

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
June 4, 2019–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 7, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June, 2019.

C. Planning Board 6-Month Outlook for June, 2019.

5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2019-01

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2019-01.

7. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2017/2018

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2017/2018 Comprehensive Plan Annual Report.

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

The next Regular Planning Board meeting is scheduled for **Tuesday, July 2, 2019 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 06/04/2019

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the May 7, 2019 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June, 2019.

C. Planning Board 6-Month Outlook for June, 2019.

Attachments

Meeting Minutes May 7, 2019

6 Month Outlook

Monthly action follow up

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING May 7, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:36 A.M. –11:37 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Alan Gray

Absent: Patty Hightower
Eric Fears
William Clay
Stephen Opalenik

Staff Present: Allyson Lindsay, Urban Planner II
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
 2. Pledge of Allegiance to the Flag.
 3. Proof of Publication and Waive the Reading of the Legal Advertisement.
 4. Approval of Minutes.
 - A. **A. RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 02, 201 Planning Board Rezoning and Regular Planning Board Meeting
 - B. Planning Board Monthly Action Follow-up Report for April 2019
 - C. Planning Board 6-Month Outlook for May 2019
- Motion by Alan Gray, Seconded by Reid Rushing
- Motion was made to approve the meeting minutes from the April 2, 2019 meeting.
- Vote:** 5 - 0 Approved
- Other: Eric Fears (ABSENT)
William Clay (ABSENT)
5. Acceptance of Rezoning Planning Board Meeting Packet.
 6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2019-05 *****WITHDRAWN BY APPLICANT****
Applicant: Joe Rector/ Mullins LLC,
Agent for James Christopher
Jennings III Living Trust
Address: 4000 Block Pine Forest Road
Property Size: Medium Density Residential
district (MDR) (10 du/acre)
From: Low Density Residential
district (LDR) (four du/acre)
To: Medium Density Residential
district (MDR) (10 du/acre)
- B. Case #: Z-2019-06
Applicant: June Baird Guerra, Owner
Address: 23 arthur Lane
Property Size: 1.01 (+/-) acres
From: HDMU, High Density Mixed
use (25 du/acre)
To: HC/LI-NA, Heavy Commercial
and Light Industrial district,
prohibiting the subsequent
establishment of any
microbreweries,
microdistilleries,
microwineries, bars,
nightclubs, or adult
entertainment uses (25
du/acre)

Motion by Alan Gray, Seconded by Timothy Pyle

Motion was to accept staffs findings of fact and to accept the applicants request to change to Commercial.

Vote: 5 - 0 Approved

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

- C. Case #: Z-2019-07
Applicant: Wiley C. "Buddy" Page,
Agent for James Christopher
Jennings III Living Trust
Address: 2400 Gulf Beach Hwy
Property Size: 9.09 (+/-) acres
From: HDMU, High Density
Mixed-use district (25 du/acre)
To: HC/LI-NA, Heavy Commercial
Light Industrial district.
prohibiting the subsequent
establishment of any
microbreweries,
microdistilleries,
microwineries, bars,
nightclubs, or adult
entertainment uses (25
du/acre)

Motion by Timothy Pyle, Seconded by Alan Gray

Motion was made to deny the zoning change due to criterion B with no reliance on the use of property only on the permitted use.

Vote: 5 - 0 Approved

Other: Eric Fears (ABSENT)

William Clay (ABSENT)

8. Discussion Item
 - A. Locational Criteria Discussion was presented by Griffin Vickery and will bring back as an Ordinance to a future meeting.
9. Adjournment.

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JUNE 2019

(Revised 5/22/19)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, May 7, 2019			<ul style="list-style-type: none"> • Z-2019-05 • Z-2019-06 • Z-2019-07 	
Tuesday, June 4, 2019		SSA-2019-01		Comp Plan Annual Report
Tuesday, July 2, 2019	Change the Lot of Record Date			
Tuesday, August 6, 2019				
Tuesday, September 3, 2019				

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

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

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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: May 22, 2019
RE: Monthly Action Follow-Up Report for May 2019

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

• **Text Amendments:**

CPA-2019-01 - Remove Reference to Navy OLF 8

04-02-19 PB recommended approval

05-07-19 BCC meeting

• **Map Amendments:**

LSA-2018-01

07-10-18 Applicant requested continuance to next PB

08-07-18 PB recommended denial

09-06-18 BCC remanded case back to PB (*ON HOLD for comp plan change CPA-2018-02*)

LAND DEVELOPMENT CODE ORDINANCES

Accessory Structures on Pensacola Beach

02-05-19 PB recommended approval

03-07-19 BCC approved

Remove Reference to Navy OLF 8

04-02-19 PB recommended approval

05-02-19 BCC meeting

REZONING CASES

1. Rezoning Case Z-2018-08 (*on HOLD with LSA-2018-01*)
07-10-18 Applicant requested continuance to next PB meeting
08-07-18 PB meeting ended before hearing
09-04-18 No quorum at PB mtg
2. Rezoning Case Z-2019-02
02-05-19 PB recommended approval
03-07-19 BCC approved
3. Rezoning Case Z-2019-03
02-05-19 PB recommended approval
03-07-19 BCC approved
4. Rezoning Case Z-2019-04
04-02-19 PB recommended approval
05-02-19 BCC approved
5. Rezoning Case Z-2019-05
05-02-19 case withdrawn by applicant
6. Rezoning Case Z-2019-06
05-02-19 PB recommended approval
06-06-19 BCC meeting
7. Rezoning Case Z-2019-07
05-02-19 PB recommended denial
06-06-19 BCC meetiing

Vested Rights Case

1. VRD-2019-01
03-05-19 PB recommended approval
04-04-19 BCC approved



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 06/04/2019

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2019-01

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2019-01

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2019-01.

BACKGROUND:

The small-scale amendment to the future land use (FLU) map of the County proposes to change the FLU category of a parcel on a 3.09 (+/-) acres from industrial (I) to Mixed-use urban district. The parcel currently has a residential structure and the applicant wish to place another dwelling on site but due to the Industrial FLU, this is not allowed, so they are seeking Mixed-use urban to be consistent with the Comprehensive Plan.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

Implementation of this Ordinance will consist of an amendment to the Future Land Use map and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

Staff Analysis

Working Case File01

Draft Ordinance

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

General Data

Project Name: SSA 2019-01
Location: 40 E Hope Dr
Parcel #s: 21-1S-30-1101-010-038

Acreage: 3.09 (+/-) acres
Request: From Industrial (I) to Mixed-Use Urban (MU-U)
Applicant: Kathrine Caldwell, Owner
Meeting Dates: Planning Board, June 4, 2019
BCC, July 18, 2019

Summary of Proposed Amendment:

The small scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of a 3.09 acre parcel from Industrial (I) to Mixed-Use Urban (MU-U). The parcel can be accessed along Hope Drive, off Old Palafox Highway. The zoning designation for the subject parcel is HC/LI which will allow residential development if the FLU change is adopted.

The existing and proposed future land use categories are described in Comprehensive Plan policy FLU 1.3.1 and summarized as follows:

Industrial. Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. The listed range of allowable uses is Light to intensive industrial, ancillary retail and office. No new residential development is allowed.

Mixed-Use Urban. Intended for a 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 MU-U FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 2.0.

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

a. General amendment conditions. All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

1. Need and benefit. There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

***Analysis:** The application cover letter states that the parcel currently has an existing mobile home with existing infrastructure. Unlike the existing Industrial FLU, the proposed MU-U allows for residential development. Conversion to MU-U would eliminate the FLU dedication of Industrial use and provide greater accommodation of residential uses within a mixed-use environment.*

The applicant provided no need-based justification for more residential housing.

The “Data and Analysis Response” in the application, the analysis refers to a residential development. Single-family residential is not a permitted use within the existing Industrial FLU of the subject parcel and if the requested MU-U FLU is approved, the density would be limited to 25 du/acre.

2. Professional practices. The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

***Analysis:** Accepting single-family residential use as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property.*

b. FLUM amendment conditions. In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.

***Analysis:** The proposed amendment complies with all four conditions established by Florida Statutes, §163.3187(1), for the adoption of any small scale comprehensive plan amendment:*

(a) The subject 3.09-acre parcel is a use of 10 acres or fewer.

- (b) The amendment is the first proposed small scale amendment for calendar year 2019 and will not exceed the cumulative maximum of 120 acres in a calendar year.*
- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity.*
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.*

Other applicable Comprehensive Plan objectives and policies

1. Housing

Policy HOU 1.1.1 **Residential Areas**. The Escambia County FLUM and zoning maps will identify areas suitable for residential development and/or redevelopment.

Analysis: The proposed MU-U is a suitable replacement of the existing Industrial future land use to accommodate the suggested residential development, and is consistent with the FLU of the surrounding residential development.

2. Future Land Use

OBJ FLU 1.3 Future Land Use Map Designations

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

Analysis: Mixed-Use Urban, the applicable FLU would promote more mixed use and compact development for the subject parcel.

3. Infrastructure

Policy HOU 1.1.4 **Adequate infrastructure**. To assure the sustainability of residential communities, Escambia County will require new residential development to locate where adequate infrastructure is available.

Analysis: The application includes documentation of potable water, wastewater, and solid waste services. The site is located along a local street and within 2000 feet of a major collector. The subject parcel would retain the use as single-family and would promote the efficient use of the available infrastructure.

GOAL CMS 1 Concurrency Management System

Escambia County will adopt a Concurrency Management System to ensure that

facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System will be determined by the provisions of the LDC.

Potable Water.

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

Policy INF 4.1.7 **Level of Service (LOS) Standards.** The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Sanitary Sewer.

Policy INF 1.1.7 **Level of Service (LOS) Standards.** Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

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

Solid Waste Disposal.

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

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

Analysis: *The property is currently on septic tank and a well provides potable water supply to the parcel. The application includes information from the Escambia County Health Department regarding the number of dwelling on a single septic tank and further review will be done once additional dwellings are approved.*

Stormwater Management.

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

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

Transportation and Mobility.

Policy MOB 1.1.2 **On-site Facilities.** All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

Policy MOB 1.1.7 **Access Management.** Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

***Analysis:** Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.*

4. Protected Resources

Wellheads.

Policy CON 1.4.1 **Wellhead Protection.** Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.

***Analysis:** The subject parcel is approximately half a mile from the nearest public potable water wellhead, outside of any wellhead protection area.*

Historically Significant Sites.

Policy FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archaeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

***Analysis:** The applicant provided documentation of a referenced request made to Florida Master Site File, Division of Historical Resources stating there are no previously-recorded cultural resources within the project area.*

Wetlands and Habitat.

SSA 2019-01 – Hope Dr

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

Urban Forest.

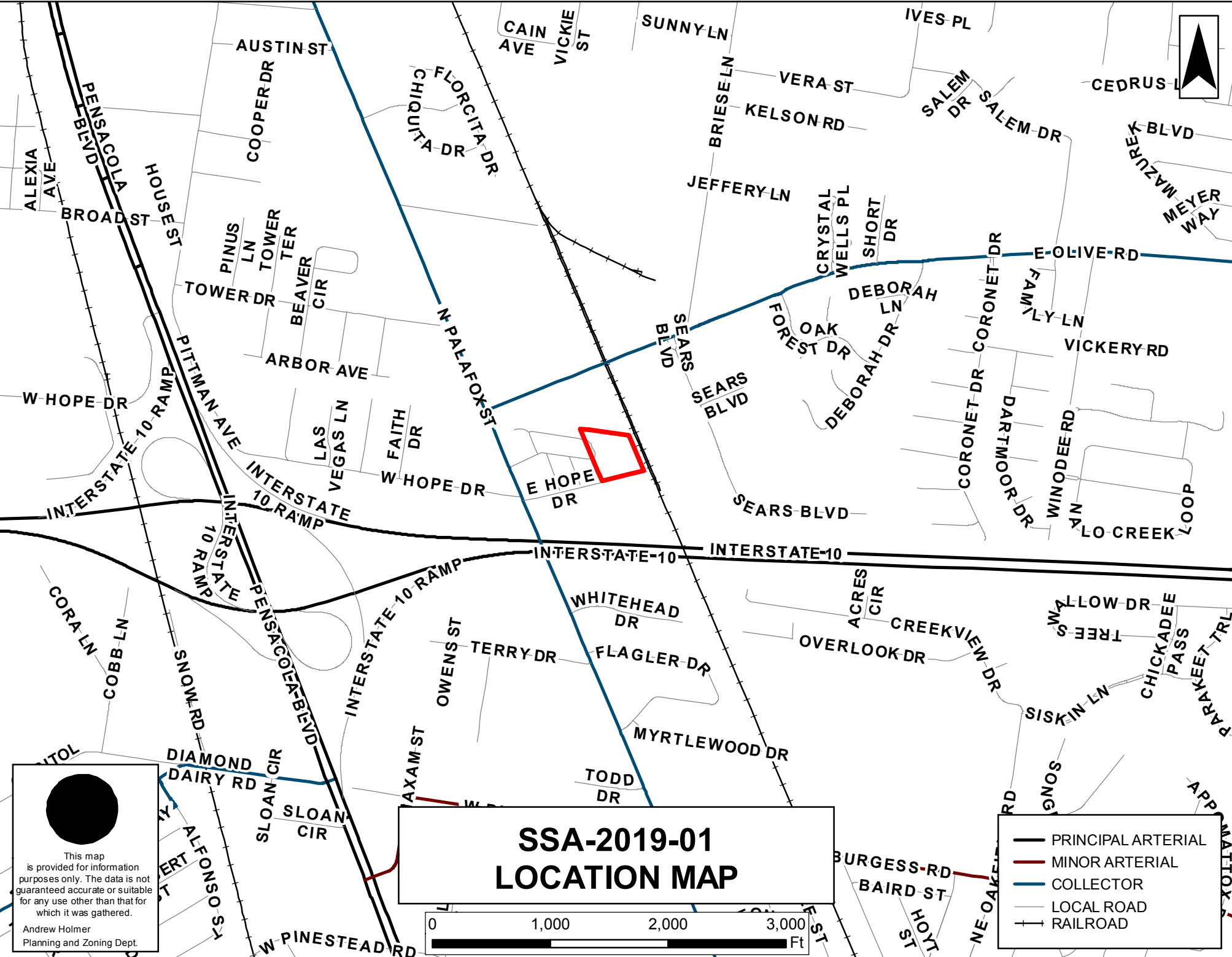
Policy CON 1.6.4 **Urban Forest Management.** Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

***Analysis:** There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. Any future development will be analyzed for compliance with all applicable environmental regulations prior to the issuance of development plan approval.*

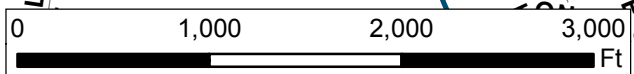
The Proposed Plan amendment discourages urban sprawl by incorporating a development pattern or urban form that achieves the following:

1. The proposed development would direct growth that will not have an adverse impact on natural resources and ecosystems.
2. The proposed amendment would efficiently promote the extension of the existing residential use.
3. The change in the FLU would allow flexibility in the mixed-use land use and the residential zoning districts not currently allowed in the Industrial future land use.
4. The parcel of land is currently Industrial FLU and substantially surrounded by heavy commercial and light industrial zoning. Changing the FLU to Mixed-Use Urban would allow the residential need for the parcel.

SSA-2019-01

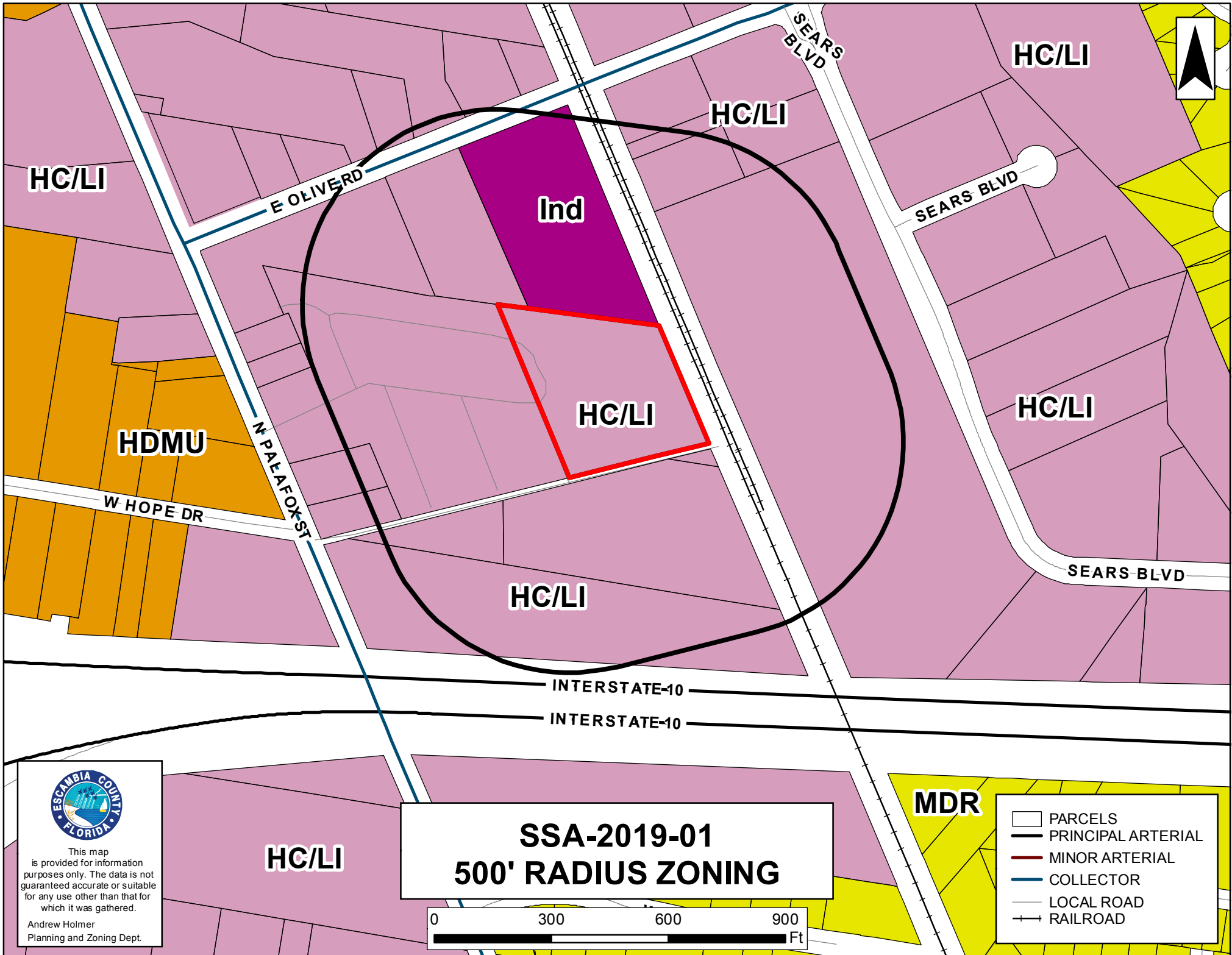


SSA-2019-01 LOCATION MAP

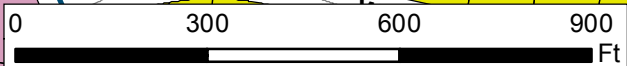


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Andrew Holmer
Planning and Zoning Dept.


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



**SSA-2019-01
500' RADIUS ZONING**



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


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HC/LI

HC/LI

HC/LI

Ind

HC/LI

HC/LI

HC/LI

MDR

HDMU

HC/LI

INTERSTATE-10

INTERSTATE-10

E OLIVER RD

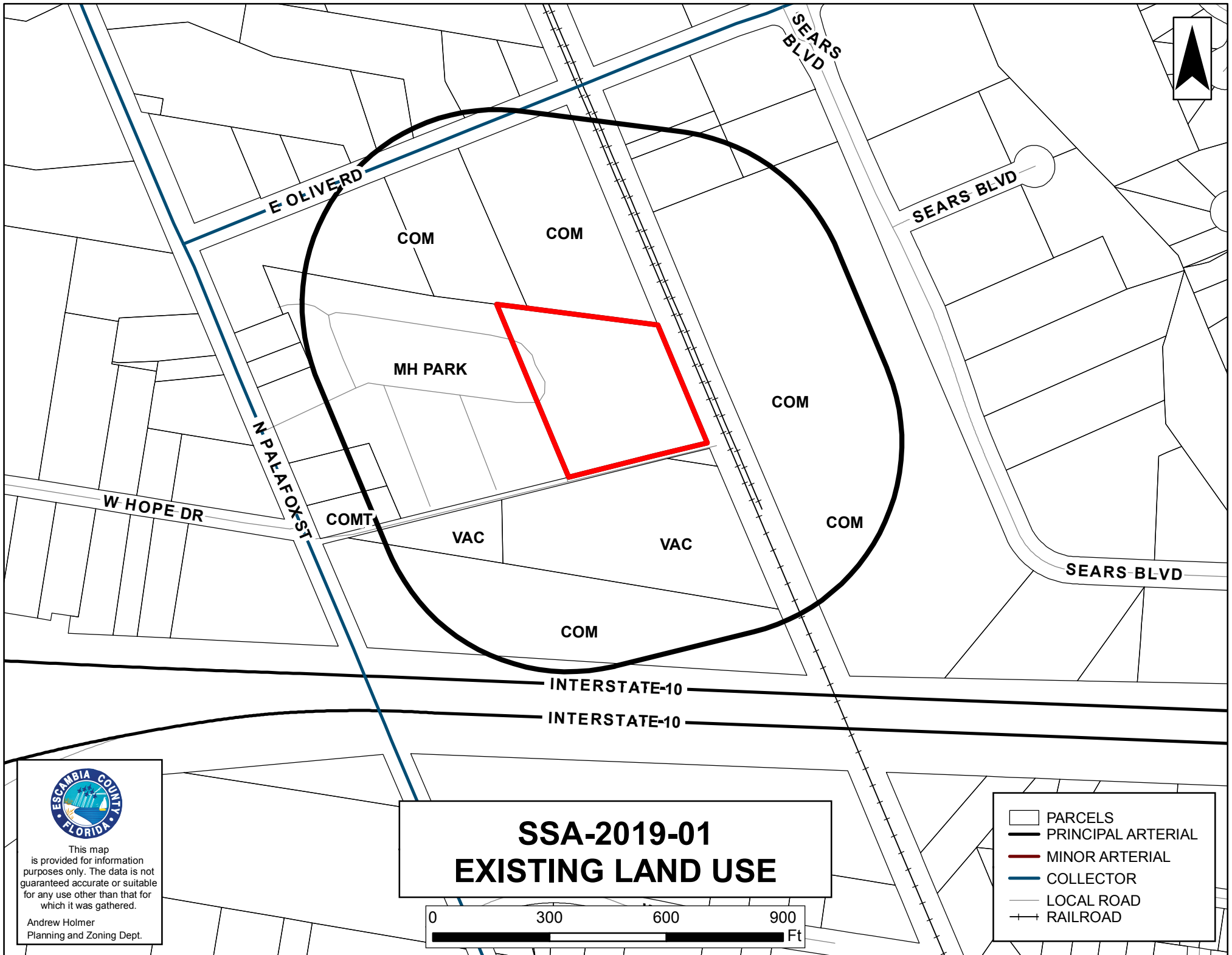
SEARS BLVD


SEARS BLVD

SEARS BLVD

N PALAFOX ST

W HOPE DR

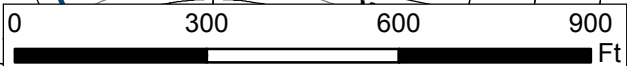










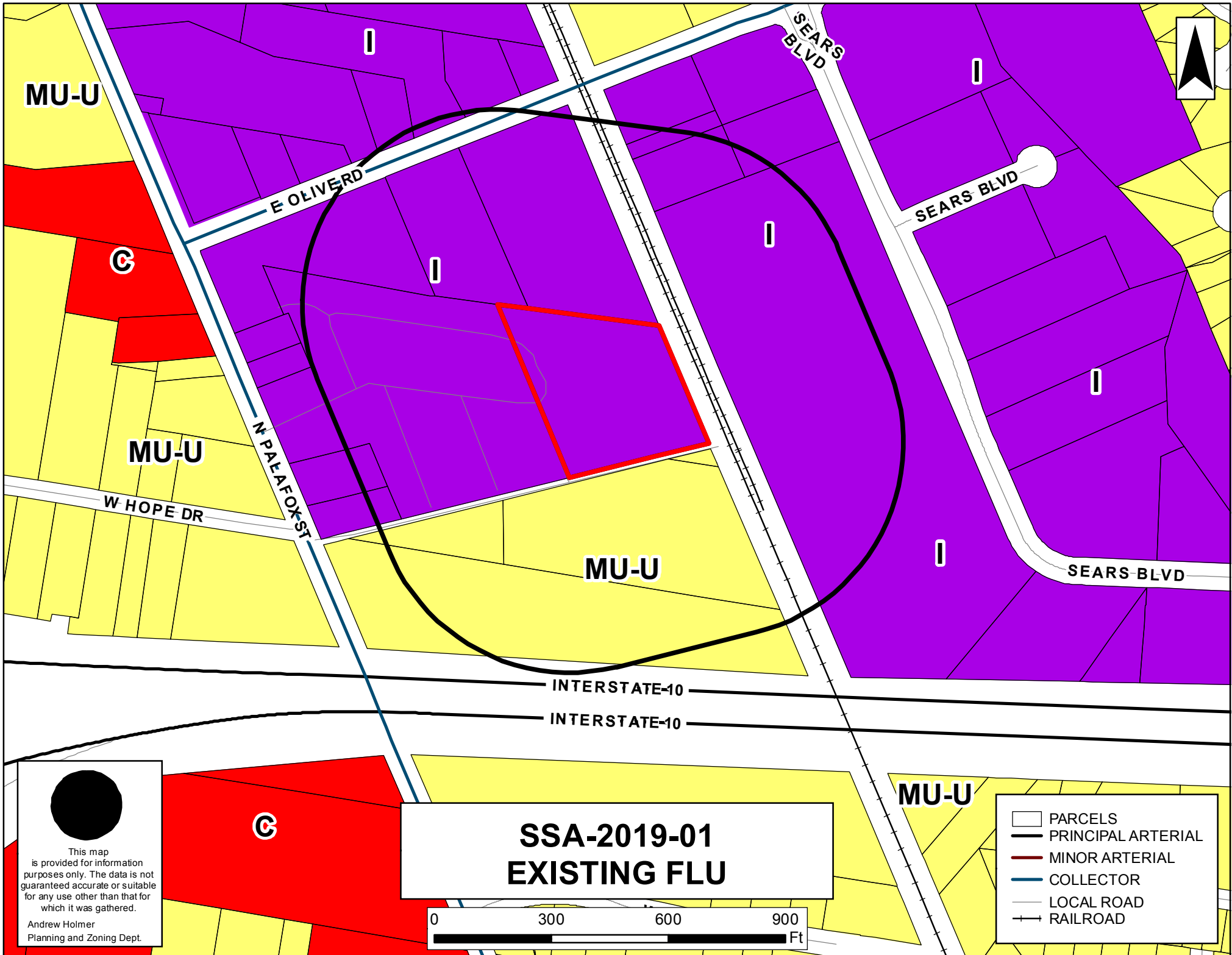
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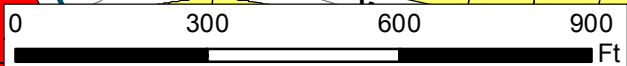
**SSA-2019-01
EXISTING LAND USE**



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



**SSA-2019-01
EXISTING FLU**

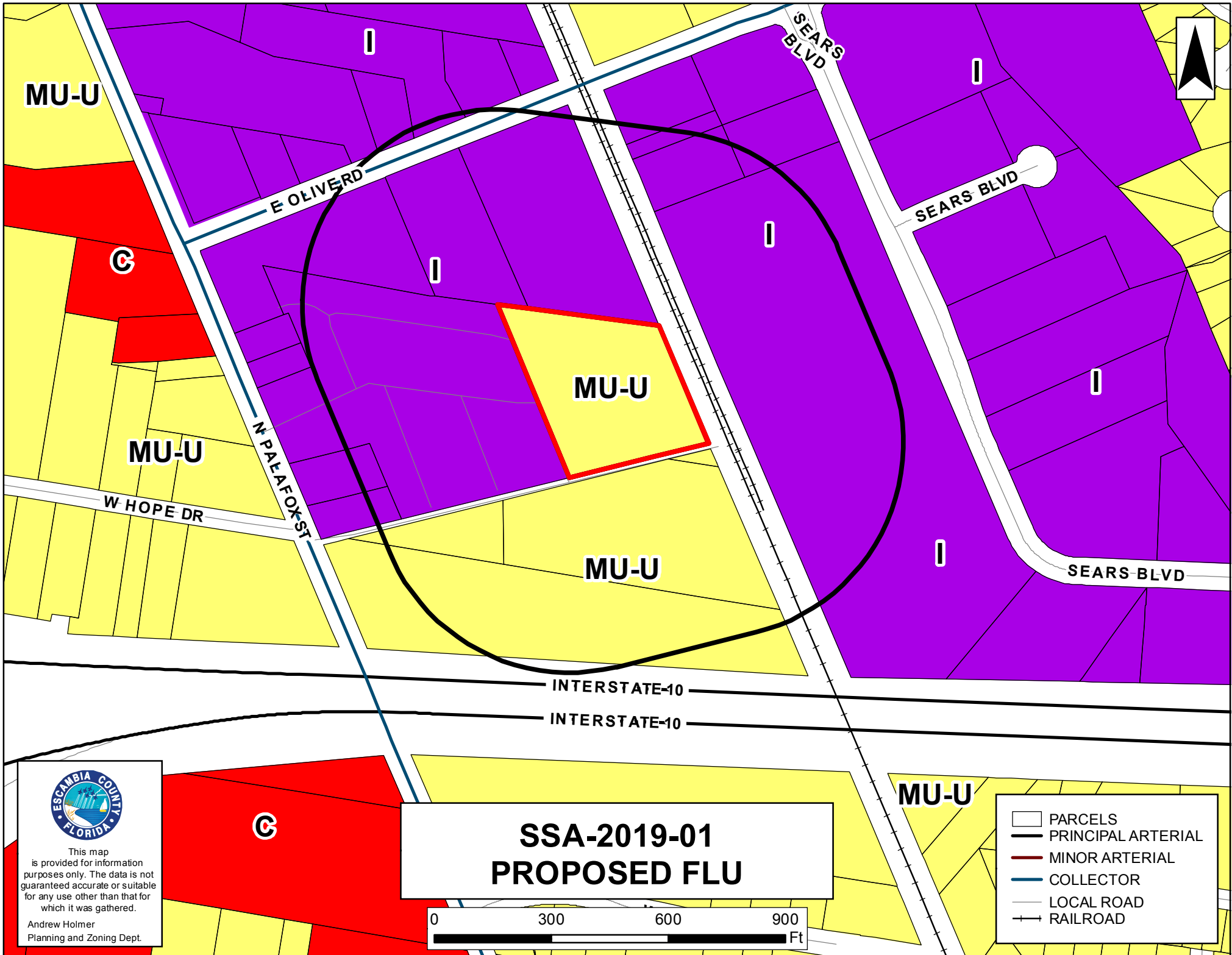


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD

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Planning and Zoning Dept.





MU-U

G

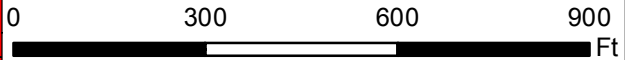
MU-U

MU-U


MU-U

MU-U

**SSA-2019-01
PROPOSED FLU**

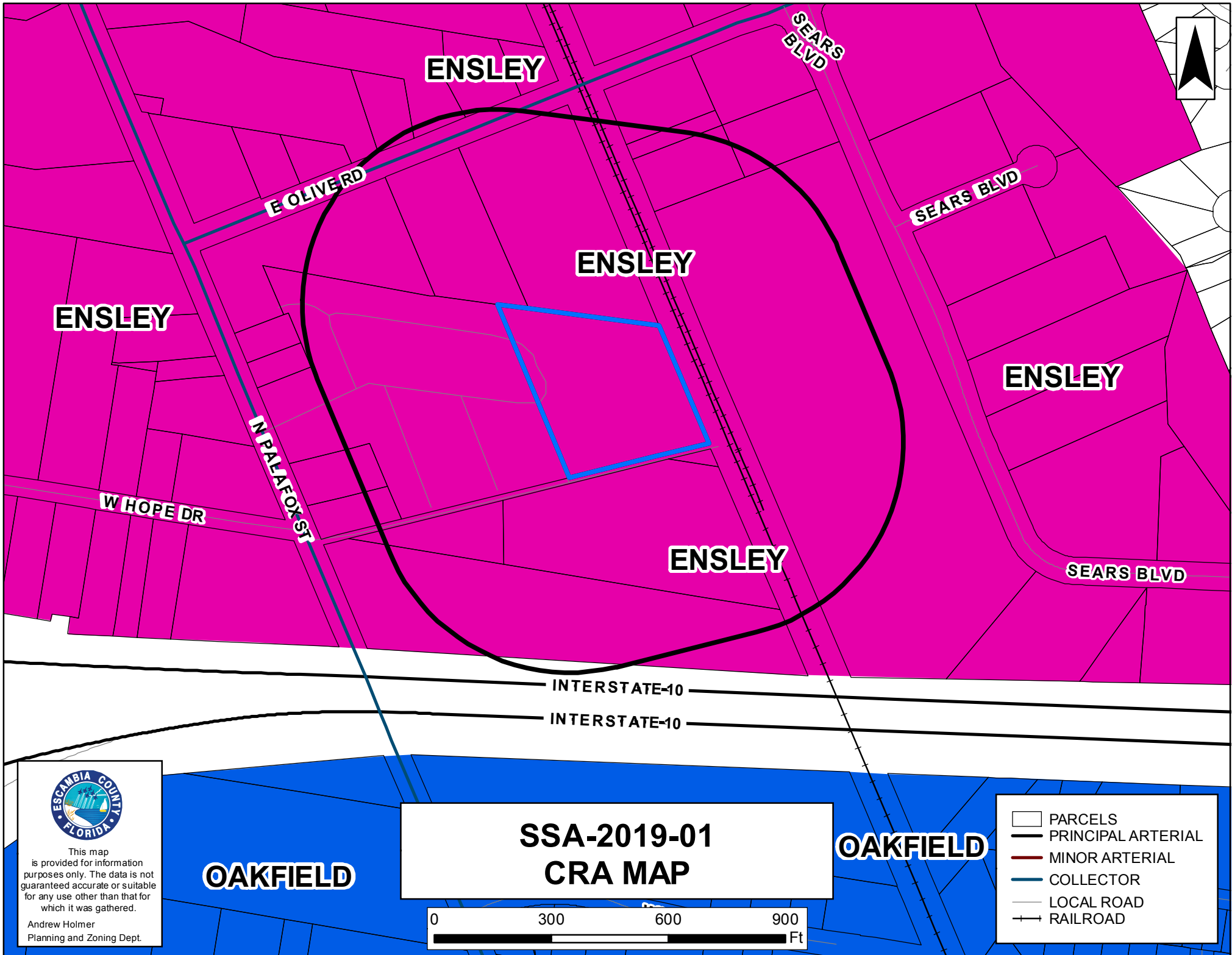


- PARCELS
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Andrew Holmer
Planning and Zoning Dept.



ENSLEY

SEARS BLVD

E OLIVER RD

SEARS BLVD

ENSLEY

ENSLEY

ENSLEY

N PALAFOX ST

W HOPE DR

ENSLEY

SEARS BLVD

INTERSTATE-10

INTERSTATE-10

OAKFIELD

**SSA-2019-01
CRA MAP**

OAKFIELD



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Planning and Zoning Dept.



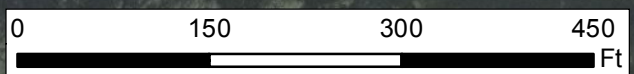
- PARCELS
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- COLLECTOR
- LOCAL ROAD
- RAILROAD






E HOPE DR

SSA-2019-01 AERIAL MAP

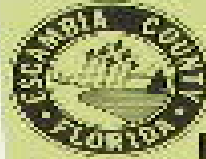


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Planning and Zoning Dept.



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

CASE NO.: SSA-2019-01

CURRENT FLU: 1 PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 06/04/19 TIME: 8:35 AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: 07/18/19 TIME: 9:15 AM

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

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

DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

Public hearing sign



Looking onto subject property



Another view of subject property



Looking northeast onto
subject parcel



Looking west at MH park
from subject property;



Looking southwest toward Old
Palafox from subject parcel on
Hope Dr



Looking northeast along Hope
Dr from subject parcel



Intersection of Hope Dr
and Old Palafox

FUTURE LAND USE MAP AMENDMENT APPLICATION
(Revised 06/05/17)

INSTRUCTIONS

Please contact our office at (595-3475) to make an appointment with a Planner to personally discuss your site and prospective plans for it, and to review the application form with you to answer any questions you may have.

It is important for the application packet to be complete and on time in order to process and schedule your request for the required public hearing(s). The Planning Board holds public hearings once a month. Application closing dates for these hearings are provided in the attached schedule (Attachment A). In order for your application to move through the process in a timely manner, it is important for all items on the application to be completed. Incorrect or missing information could delay the hearing of your request. **NOTE: The applicant, or his/her agent, must be present at the Planning Board meeting. It is also highly recommended that he or she be present at the subsequent Board of County Commissioners meeting.**

An application is not considered complete until all of the items listed on the Future Land Use Map Amendment Application Checklist (attached herein) are received.

Please note the completion and notarized certification(s) required herein. The owner and/or agent acting in his/her behalf, must sign the certification(s) where indicated on the application. Signatures must be properly notarized. If an agent is handling the request, the owner must sign the application and submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf.

FEES: Application fees can be found on the Escambia County website at:
<https://myescambia.com/our-services/development-services/planning-zoning/rezoning/planning-board/planning-board-forms>

Please remember, the Planning Board meets only once a month. Applications received after the deadline for a particular meeting will not be heard until the following meeting.

NOTE: Whenever an applicant would like any County Staff member to appear and testify at a hearing other than the normal public hearings required to process your request, a minimum notification of 5-10 days to the individual staff member and the Development Services Department is required in advance of the hearing.

**FUTURE LAND USE MAP AMENDMENT
APPLICATION**

CHECKLIST

1. _____ **Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).**
2. _____ **Letter of request, including reason(s) for map amendment and desired future land use category**
3. _____ **Completed Application which includes (Notarized Affidavit of Ownership and Authorization, Notarized Affidavit of Ownership and Limited Power of Attorney if agent will act in owner's behalf, and Concurrency Determination Acknowledgement.)**
4. _____ **Proof of Ownership (Copy of Warranty Deed or Tax Notice) Also need copy of Contract for Sale if the change of ownership has not yet been recorded.**
5. _____ **Street Map depicting general property location**
6. _____ **Legal Description of exact property area proposed for a future land use map amendment, including:**
 - _____ **Street Address**
 - _____ **Property Reference Number(s)**
 - _____ **Boundary Survey**
 - _____ **Total acreage requested for amendment**
7. _____ **Land Use Map Amendment Application fee**
8. _____ **Complete Data and Analysis (See applicable page herein)**

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT
LARGE SCALE FLU AMENDMENT

Current FLU: I Desired FLU: MU-U Zoning: HC/LI Taken by: _____
Planning Board Public Hearing, date(s): 5-15-19

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Dan Jaguish

Address: 5720 North W St.

City: Pensacola, State: FL Zip Code: 32505

Telephone: (850) 341-1514

Email: /

DESCRIPTION OF PROPERTY:

Street address: 40 E. Hope Dr.

Pensacola, FL 32534

Subdivision: /

Property reference number: Section 21 Township 1S Range 30



Parcel 1101 Lot 010 Block 030

Size of Property (acres) 3.090

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

By my signature, I hereby certify that:

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

	<u>Daniel Jaoush</u>	<u>4/13/19</u>
Signature (Property Owner)	Printed Name	Date
	<u>Katherine Caldwell</u>	<u>4.13.19</u>
Signature (Agent's Name (or owner if representing oneself))	Printed Name	Date

Address: _____


City: _____ State: _____ Zip: _____

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

Email: _____

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 13th day of April, year of 2019 by, Dan Jaoush who did did not take an oath. He/she is personally known to me, produced current Florida/Other driver's license, and/or produced current Driver's License as identification.

	<u>Sheila Marie Savage</u>
Signature of Notary Public	Printed Name of Notary
My Commission Expires <u>8/10/2020</u>	Commission No. <u>66020459</u>

(Notary seal must be affixed)



Sheila Marie Savage
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG020459
Expires 8/10/2020

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY


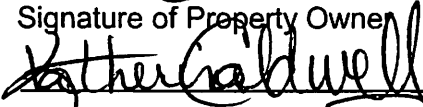
As owner of the property located at 40 E. Hope Drive,

Pensacola, Florida, Property Reference Number(s)

211S301101010038, I hereby designate Katherine Caldwell

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


This Limited Power of Attorney is granted on this 13 day of April, the year of 2019 and is effective until the Board of County Commissioners has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Planning and Zoning Department.

	<u>4/13/19</u>	<u>Daniel J. J. J.</u>
Signature of Property Owner	Date	Printed Name of Property Owner
	<u>4.13.19</u>	<u>Katherine Caldwell</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF Escombr Florida
COUNTY OF Escambia

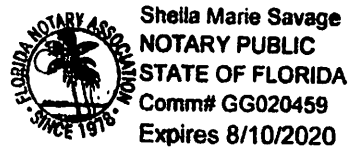
The foregoing instrument was acknowledged before me this 13th day of April, year of 2019, by Den Jacquish who () did () did not take an oath.

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

	<u>8/10/2020</u>	<u>Sheila Marie Savage</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number GG020459 My Commission Expires 8/10/2020

(Notary seal must be affixed)



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

Project name: _____

Property reference #: Section 21 Township 15 Range 30

Parcel # 2118301101010038

Project Address: 40 E. Hope Dr., Pensacola, FL 32534

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 13 DAY OF April, 2019

Owner's Signature

Katherine Caldwell
Agent's signature

Owner's name (print)

Katherine Caldwell
Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

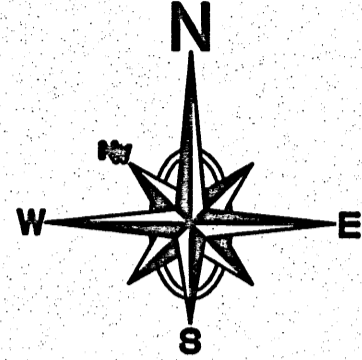
1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.
 - A. Sanitary Sewer
 - B. Solid Waste Disposal
 - C. Potable Water
 - D. Stormwater Management
 - E. Traffic
 - F. Recreation and Open Space
 - G. Schools

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

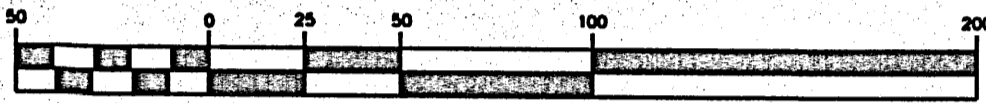
2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from Florida Master Site File, Division of Historical Resources; email sitefile@doh.state.fl.us) Request form attached.
 - C. Natural Resources,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

BOUNDARY SURVEY OF A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

40 WEST HOPE DRIVE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

DESCRIPTION AS FURNISHED. (OFFICIAL RECORDS BOOK, T310, PAGE, 162B)

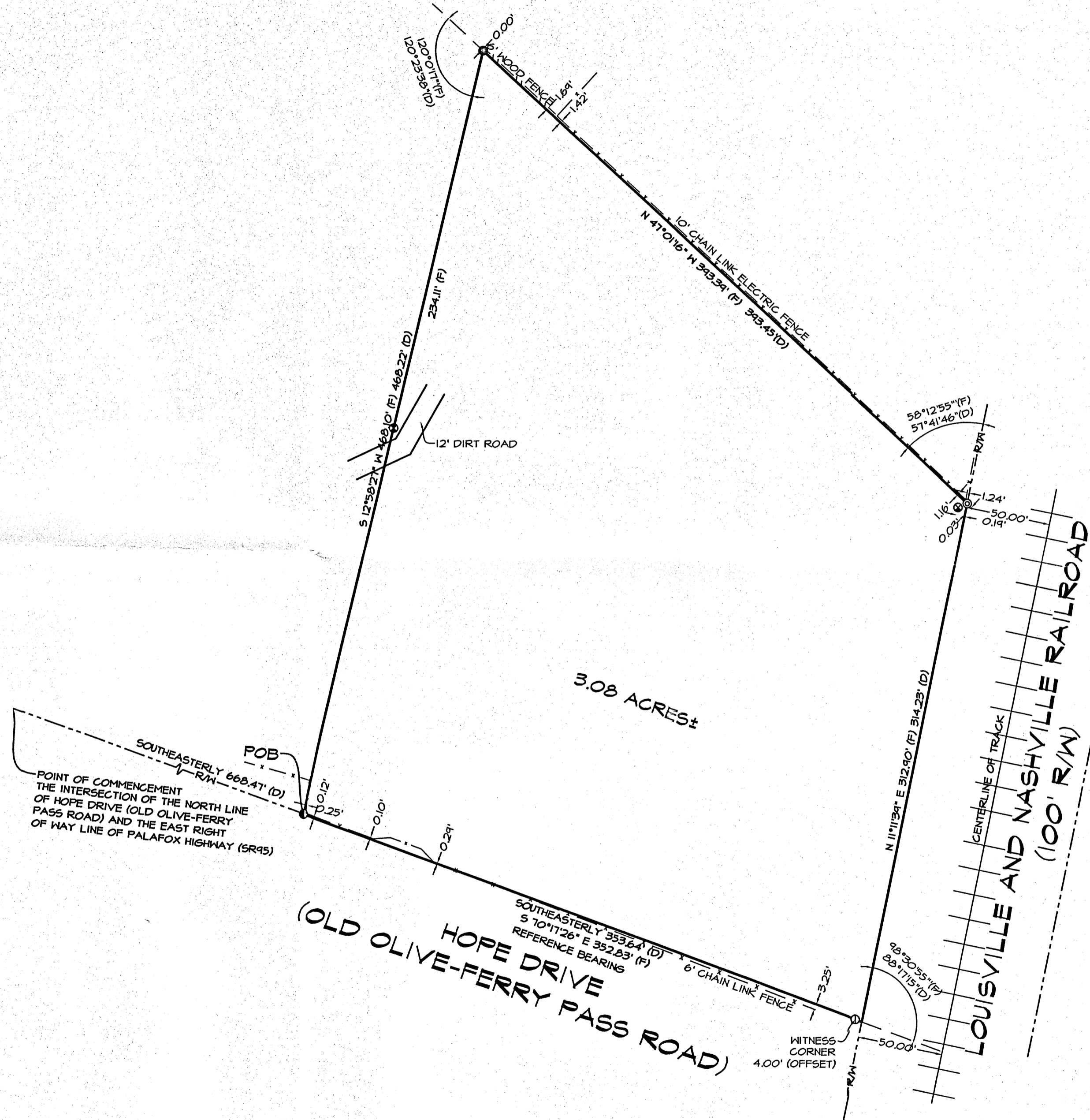
BEG AT N LI OF HOPE DR (OLD OLIVE-FERRY PASS RD) & E R/W LI PALAFOX HWY (SR 95) SELY ALG N R/W LI HOPE DR 668.47/100 FT FOR POB CONT SELY ALG SD N LI 353.64/100 FT 88 DEG 17 MIN 15 SEC LEFT 314.23/100 FT 57 DEG 41 MIN 46 SEC LEFT 344.45/100 FT 120 DEG 23 MIN 38 SEC LEFT 468.22/100 FT TO POB S/D W OF RR PLAT DB 2 P 90 OR 5627 P 822.

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 70 DEGREES 17 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF THE PROPERTY.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
- 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.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0245 G, REVISED SEPTEMBER 24, 2006.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 - 5J-17.13052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
- FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES
- 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.
- 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.
- THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
- ENCROACHMENTS ARE AS SHOWN.
- THE DESCRIPTION AS FURNISHED DOES NOT MATHEMATICALLY CLOSE THEREFORE EXISTING FIELD MONUMENTATION WAS HELD.

DENOTES:

- ① ~ 1/2" CAPPED IRON ROD, NUMBERED 6832 (FOUND)
- ② ~ 1/2" CAPPED IRON ROD, NUMBERED 2337 (FOUND)
- ③ ~ 1/2" CAPPED IRON ROD, NUMBERED 3578 (FOUND)
- ④ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ⑤ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- P.O.B. ~ POINT OF BEGINNING



NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32506

Fred R. Thompson 7/2/15
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

NO.	DATE	APPR.	REVISIONS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR	DATE	7/2/15
NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION	CHECKED	FRT
742 BELGIUM CIRCLE PENSACOLA, FL 32506 (907) 968-1808	DRAWN	JAS
SCALE 1" = 50'	DESIGNED	JAS

BOUNDARY SURVEY
OF A PORTION OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA
PREPARED FOR AND REQUESTED BY:
DAVID JACOBS

PROJECT NO.	19731
INDEX	10
SHEETS	1 of 1



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2018

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
02-3266-225	06		211S301101010038

JAQUISH DAN
5720 NORTH W ST
PENSACOLA, FL 32505

PROPERTY ADDRESS:
OLD PALAFOX HWY

EXEMPTIONS:

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	207,771	0	207,771	1,374.72
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	207,771	0	207,771	441.51
BY STATE LAW	4.2000	207,771	0	207,771	872.64
WATER MANAGEMENT	0.0338	207,771	0	207,771	7.02
SHERIFF	0.6850	207,771	0	207,771	142.32
M.S.T.U. LIBRARY	0.3590	207,771	0	207,771	74.59
TOTAL MILLAGE 14.0193					AD VALOREM TAXES \$2,912.80

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT N LI OF HOPE DR (OLD OLIVE-FERRY PASS RD) & E R/W LI PALAFOX HWY (SR 95) See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$3,038.13

If Paid By Please Pay	Mar 31, 2019 \$0.00				
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RETAIN FOR YOUR RECORDS

2018 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector
P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Mar 31, 2019 0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
02-3266-225
PROPERTY ADDRESS
OLD PALAFOX HWY

JAQUISH DAN
5720 NORTH W ST
PENSACOLA, FL 32505

THIS SPACE PROVIDED FOR RECORDER'S USE

WHEN RECORDED RETURN TO:

CONTRACT FOR DEED

This Contract ("Contract") is effective as of June 13, 2015 by and between

- DAN JAQUISH, a single person,
hereinafter referred to as "SELLER," whether one or more, and
- THE WAGON TRAIN LLC, DAVID M JACOBS, CEO, 2172 W NINE MILE RD
#358, PENSACOLA, ESCAMBIA County, Florida, 32514,
- DAVID JACOBS, _____,
County, _____,
- KATHERINE CALDWELL, _____,
_____ County, _____,

hereinafter referred to as "BUYER," whether one or more, on the terms and conditions and for the purposes hereinafter set forth.

PROPERTY. The property sold under this contract is located at OLD PALOFOX HWY, PENSACOLA, Florida 32514 in ESCAMBIA County and is legally described as

SEE ATTACHED

hereinafter referred to as "the Property."

PURCHASE PRICE. The agreed upon sales price for the Property is \$118,000.00 with interest from August 13, 2015, on the unpaid principal at the rate of 6.50% per annum. The Seller hereby

acknowledges receipt of a down payment or earnest money totaling \$10,000.00 which shall be deducted from the total purchase price indicated above.

TERMS OF PAYMENT. Payments under this contract should be submitted to DAN JAQUISH at 5720 NORTH W ST, PENSACOLA, Florida 32505.

Unpaid principal after the Due Date shown below shall accrue interest at a rate of 6.50% annually until paid.

The unpaid principal and accrued interest shall be payable in monthly installments of \$682.63, beginning on September 13, 2015, and continuing until August 13, 2045 (the "Due Date"), at which time the remaining unpaid principal and interest shall be due in full.

All payments on this Contract shall be applied first in payment of accrued interest, if applicable, and any remainder in payment of principal.

If any payment obligation under this Contract is not paid when due, the remaining unpaid principal balance and any accrued interest, if applicable, shall become due immediately at the option of the Seller.

LATE PAYMENT CHARGE. The Buyer promises to pay a late charge of \$50.00 for each installment that remains unpaid more than 5 day(s) after its Due Date. This late charge shall be paid as liquidated damages in lieu of actual damages, and not as a penalty.

NON-SUFFICIENT FUNDS. The Buyer shall be charged the maximum amount allowable under applicable law for each check that is returned to Seller for lack of sufficient funds in addition to any late payment charges allowable under this Contract.

PREPAYMENT. The Buyer reserves the right to prepay this Contract (in whole or in part) prior to the Due Date with no prepayment penalty.

ENCUMBRANCES. The Seller guarantees the Property is not currently encumbered and further agrees to take no action causing the Property to become encumbered so long as this Contract is in effect.

MAINTENANCE AND IMPROVEMENTS. Buyer agrees that any and all buildings, permanent fixtures and improvements currently on or subsequently added to the land or Property may not be removed, but will remain on the Property until the contract is fully performed. In the event of default by the Buyer under this Contract, any and all permanent fixtures and improvements made on the Property will remain with the Property.

POSSESSION. Buyer will maintain possession of the Property upon execution of this Contract.

CONDITION OF PREMISES. The Buyer recognizes the Property is being sold as is and the Seller is under no obligation to make any improvements or repairs during the time of this Contract.

INSURANCE. Buyer agrees to maintain adequate property insurance on the Property equal to the assessed value of the Property from the date of signing this agreement. The Buyer shall immediately notify the Seller of any lapse in coverage. The Buyer is responsible for maintaining insurance on any personal property or other items the Buyer places inside or on the Property.

TAXES AND ASSESSMENTS. Buyer agrees to pay all taxes including but not limited to federal, state, and municipal, that arise as a result of this sale, excluding income taxes.

Buyer shall pay all real estate taxes and assessments that may be levied against the Property. Buyer shall be responsible for all personal taxes or assessments that result from the Buyer's use of the Property.

REMEDIES ON DEFAULT. In addition to any and all other rights available according to law, if either party defaults by failing to substantially perform any material provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may elect to cancel this Contract if the default is not cured within 5 days after providing written notice to the defaulting party. The notice shall describe with sufficient detail the nature of the default. The Seller maintains the right and authority to reclaim the Property or to foreclose on the property if the default is not cured within 5 days.

DEED. Upon receipt of all payments required under this Contract, the Seller will furnish the Buyer with a Quit Claim Deed wherein the Seller conveys all of their interest in the Property to the Buyer. The Buyer shall be responsible for cost of recording the deed.

ABSTRACT/TITLE POLICY. The Seller will provide the Buyer with an updated abstract evidencing clear title or other accepted title documents upon receipt of all payments under this Contract.

NOTICES. Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the addresses listed above or to such other address as one party may have furnished to the other in writing. The notice shall be deemed received when delivered or signed for, or on the third day after mailing if not signed for.

ASSIGNMENT. Neither party may assign or transfer this Contract without prior written consent of the other party, which consent shall not be unreasonably withheld.

ATTORNEY FEES. If any payment obligation under this Contract is not paid when due, the Buyer promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.

ENTIRE CONTRACT/AMENDMENT. This Contract for Deed contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Contract for Deed. This Contract for

Deed may be modified or amended in writing, so long as all parties obligated under this Contract sign the agreement.

SEVERABILITY. If any portion of this Contract for Deed shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Contract for Deed is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Buyer agrees to indemnify, hold harmless, and defend Seller from and against any and all losses, claims, liabilities and expenses, including reasonable attorney fees, if any, which Buyer may suffer or incur in connection with Buyer's possession, use or misuse of the Property, except due to Seller's negligent acts or omissions.

GOVERNING LAW. This Contract for Deed shall be construed in accordance with the laws of the State of Florida.

WAIVER. The failure of either party to enforce any provisions of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract for Deed.

OTHER PROVISIONS. BUYER PAID \$5000 DOWN ON 06/13/15 AND WILL PAY ANOTHER \$5000 DOWN PAYMENT BY 13 AUG 2015 . 1ST PAYMENT STARTS SEPT 13 2015

TAX EXEMPTION. Buyer will be entitled to claim the property for the Federal Homestead Property Tax Exemption and any other exemption, should the property be eligible for such an exemption.

RECORDING. This Contract will be recorded by the Buyer immediately upon execution by all parties. The Buyer shall be responsible for the recording fees associated with recording the Contract.

PROPERTY TAX DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR

**PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY
THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY
QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY
APPRAISER'S OFFICE FOR INFORMATION.**

**Deed Drafted By:
DAN JAQUISH
5720 NORTH W ST
PENSACOLA, Florida, 32505
850-341-1514**

SELLER:

DATED: _____

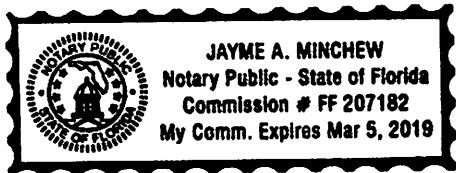
6 15 15

[Handwritten Signature]

DAN JAQUISH
5720 NORTH W ST
PENSACOLA, Florida, 32505

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 15 day of June, 2015 by DAN JAQUISH, who are personally known to me or who have produced DRIVER'S LICENSE as identification.



[Handwritten Signature]
Signature of person taking acknowledgment

Jayme A. Minchew
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

Witness Signatures:

[Handwritten Signature]

Witness

[Handwritten Signature]

Witness

DEQUANISE STAGGERS
876 N "C" ST
PENSACOLA, FL 32507

Alan Dukes
889 Nowak Rd
Continental Pl. 32524

BUYER:

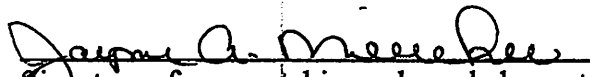
DATED: 6/15/15

 The Wagon Train

DAVID M JACOBS, CEO, on behalf of
THE WAGON TRAIN LLC
2172 W NINE MILE RD #358
PENSACOLA, Florida, 32514

STATE OF FLORIDA, ss: COUNTY OF ESCAMBIA, ss:

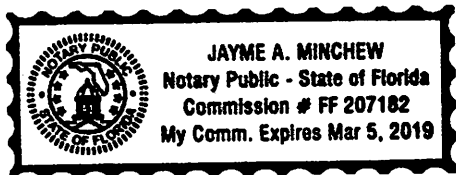
The foregoing instrument was acknowledged before me this 15 day of
June, 2015 by DAVID M JACOBS, CEO, on behalf of THE WAGON
TRAIN LLC, who are personally known to me or who have produced
DRIVER'S LICENSE as identification.


Signature of person taking acknowledgment

JAYME A. MINCHEW
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)



BUYER:

DATED: 6.15.2015

Katherine Caldwell

KATHERINE CALDWELL
2172 W. Nine Mile Rd.
#358 Pensacola, FL 32534

STATE OF FLORIDA, ss: COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 15 day of
June, 2015 by KATHERINE CALDWELL, who are personally known to
me or who have produced DRIVER'S LICENSE as identification.



Jayme A. Minchew
Signature of person taking acknowledgment

Jayme A. Minchew
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

Witness Signatures:

[Signature]
Witness

[Signature]
Witness

DEQUANSE STAGGERS
876 "N C ST
Pensacola, FL 32501

Alan Dukes
390 Cantonment Ave 32521

BUYER:

DATED: 6/15/15

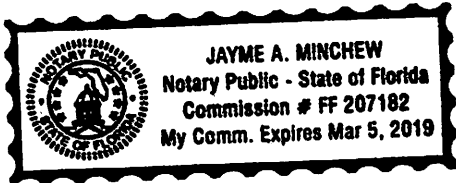
[Signature]

DAVID JACOBS
2172 W. Nine Mile Rd.
#358 Pensacola, FL 32534

STATE OF FLORIDA, ss: COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me this 15 day of June, 2015 by DAVID JACOBS, who are personally known to me or who have produced DRIVER'S LICENSE as identification.

[Signature]
Signature of person taking acknowledgment



Jayme A. Minchew
Name typed, printed, or stamped

Title or rank

Serial number (if applicable)

Witness Signatures:

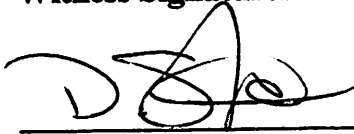
[Signature]
Witness

[Signature]
Witness

DEQUAISE SPAGGERS
876 N C St
PENSACOLA, FL 32501

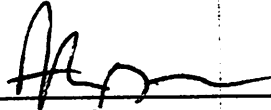
Alon Duker
281 Nowak Rd.
Cantonment FL 32534

Witness Signatures:



Witness

DEQUANE STAGERS
876 N "C" St
Pensacola, FL 32501



Witness

Alan Dukes
28a Nowak Rd
Cartersville FL 32530

Recorded in Public Records 8/2/2017 4:32 PM OR Book 7754 Page 1111,
Instrument #2017059374, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$5,600.00

9

CONSIDERATION \$800,000.00
DOC TAX \$5,600.00
RECORD \$27.00
PARCEL ID NO.: 211S301101007038

✓ Prepared by and return to:
Williams Parker Harrison Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: James L. Turner, Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE, made July 31, 2017 by and between WOODRIDGE, LLC, a dissolved Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 226 East Government Street, Pensacola, FL 32502, and FLORIDA MHC, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 98 Mill Plain Road, Ste. 3C, Danbury, CT 06811.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Escambia County, Florida:

Commence at the North line of Hope Drive (Old Olive-Ferry Pass Road) and the East R/W line of Palafox Highway (SR 95); thence run Northerly along said East R/W line for 210.0 feet to the Point of Beginning; Thence continue Northerly along said East R/W line for 202.50 feet; thence run Easterly at right angle for 148.00 feet; thence run Northerly at right angle for 151.0 feet; thence run Westerly at right angle for 148.0 feet to said East R/W line of Palafox Highway; thence run Northerly along said East R/W line for 222.50 feet; thence deflect 122 Degrees 10'59" Right and run 1191.46 feet; thence deflect 57 Degrees 41'46" Right and run 314.23 feet; thence deflect 99 Degrees 17'15" right for 812.11 feet; thence deflect 80 Degrees 50' Right and run 210.0 feet; thence deflect 80 Degrees 15' Left and run 210.0 feet to the Point of Beginning; lying in Section 21, Township 1 South, Range 30 West, Escambia County, Florida.

LESS & EXCEPT

Commence at the intersection of the East R/W line of Palafox Highway (SR 95), 66' R/W and the North R/W line of Hope Drive (40' R/W); thence run

BK: 7754 PG: 1112

Northerly along said East R/W line for 563.50 feet to the point of beginning; thence continue Northerly along said East R/W line for 222.50 feet; thence deflect 122 Degrees 10' 59" Right and run 155.59 feet; thence deflect 56 Degrees 52'01" Right and run 139.65 feet; thence deflect 90 Degrees 57'00" Right and run 134.00 feet; to the East R/W line of Palafox Highway (SR 95) and the Point of Beginning, lying in Section 21, Township 1 South, Range 30 West, Escambia County, Florida.

LESS & EXCEPT

Begin at the North line of Hope Drive (Old Olive-Ferry Pass Road) and the East R/W line of Palafox Highway (SR 95); thence go NORTHEASTERLY (Southeasterly per deed) along the North R/W line of Hope Drive a distance of 666.47 feet for the Point of Beginning; thence continue NORTHEASTERLY (Southeasterly per deed) along said North R/W line a distance of 354.64 feet; thence deflect 99 Degrees 17 '15" Left for 314.23 feet; thence deflect 57 Degrees 41'46" Left for 394.45 feet; thence deflect 120 Degrees 23'28" Left for 468.22 feet to the Point of Beginning.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[SIGNATURE PAGE TO FOLLOW]

BK: 7754 PG: 1113 Last Page

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WOODRIDGE, LLC, a dissolved Florida limited liability company

[Signature]
Witness Name: [Signature]

By: [Signature]
Robert O. Beasley, as Personal Representative of the Estate of Donald W. Moore, deceased, as sole member

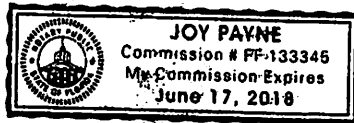
[Signature]
Witness Name: STACEY TURNBULL

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28 day of July 2017 by Robert O. Beasley, as Personal Representative of the Estate of Donald W. Moore, deceased, as sole member of WOODRIDGE, LLC, a dissolved Florida limited liability company, on behalf of the company. He is personally known to me or has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

Joy Payne
Print Name of Notary Public



(Notary Seal)

I am a Notary Public of the State of Florida, and my commission expires on 6/17/18.

4.00
355
485

QUIT-CLAIM DEED

REC 997 PAGE 800

This Quit-Claim Deed, Executed this 27th day of April, A. D. 1976, by

BEATRICE W. YOUNG,
first party, to
GEORGE O. YOUNG,

whose postoffice address is

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural representatives, and assigns of individuals, and the successors and assigns of corporations, wherever so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia State of Florida to-wit:

That portion of Lots 38, 39 and 40, lying between Flomaton Road and L & N Railroad and North of Old Olive-Ferry Pass Road, (presently known as Hope Drive) containing 12.82 acres in Section 21, Township 1 South, Range 30 West, Escambia County, Florida, according to recorded Plat of the National Land Sales Company, as recorded in Deed Book 2 at page 90 of the public records of said County. (One half of right-of-way for public roadway to be allowed on the West line of Lots 38 and 39) less 1 acre in the Southwest corner of the above described 12.82 acre tract, said acre having a front of 210.0 feet more or less on the Pensacola-Flomaton Hard Road and a front of 210.0 feet, more or less, on the Olive-Ferry Pass Road (Hope Drive).

LESS AND EXCEPT the following described parcel: Commence at a concrete monument on the Easterly 66' right-of-way line of Palafox Highway and being a distance of 210.0 feet North of the North line of Hope Drive (Olive-Ferry Pass Road); thence Northerly along Palafox Highway right-of-way line a distance of 202.5 feet for the point of beginning; thence continue Northerly along same course a distance of 151.0 feet; thence Easterly at a 90° angle for 148.0 feet; thence Southerly at a 90° angle and parallel to Palafox Hwy. a distance of 151.0 feet; thence Westerly 148.0 ft. to the point of beginning.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of
(Mrs) Katherine D. Warren
Beatrice W. Young

Beatrice W. Young
BEATRICE W. YOUNG

STATE OF FLORIDA,
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BEATRICE W. YOUNG

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
April A. D. 19 76

NOTARY PUBLIC STATE OF FLORIDA
AT LARGE
JAMES E. HERTZ
420 North Palafox St.
Pensacola, FL 32501

This instrument prepared by: JAMES E. HERTZ
Address: 420 North Palafox St.
Pensacola, FL 32501

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
MAY 5 3 13 PM '76

736996

1619-00

THIS INSTRUMENT PREPARED BY
Dale A. Zuber
OF GULF BREEZE TITLE COMPANY,
P. O. BOX 786, GULF BREEZE
FLA. IN CONNECTION WITH
ISSUANCE OF TITLE INSURANCE

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida }
Escambia County }

WARRANTY DEED 1326 PAGE 23

Knows All Men by These Presents: That I, GEORGE O. YOUNG

for and in consideration of an equity transfer and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto STUART W. COSSLET AND V. CORINNE COSSLET, husband and wife

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to-wit:

Commence at the north line of Hope Drive (Old Olive-Ferry Pass Road) and the east R/W line of Palafox Highway (SR 95); thence run northerly along said east R/W line for 210.0 ft. to the Point of Beginning; Thence continue northerly along said east R/W line for 202.50 feet; thence run easterly at right angle for 148.00 ft; thence run northerly at right angle for 151.0 ft; thence run westerly at right angle for 148.00 ft. to said east R/W line of Palafox Highway; thence run northerly along said east R/W line for 222.50 ft; thence deflect 122°10'59" right and run 1191.46 ft; thence deflect 57°41'46" right and run 314.23 ft; thence deflect 99°17'15" right for 812.11 ft; thence deflect 80°50' right and run 210.0 ft; thence deflect 80°15' left and run 210.0 ft. to the Point of Beginning; lying in Section 21, Township 1 South, Range 30 West, Escambia County, Florida, and containing 11.22 acres, more or less.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of May A. D. 19 79

Signed, sealed and delivered in the presence of George O. Young (SEAL)
Ben K. Lobb (SEAL)
Katherine J. Dietz (SEAL)
GEORGE O. YOUNG (SEAL)

FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLA. ON MAY 3 3 30 PM '79

State of Florida }
Escambia County }

Before the subscriber personally appeared George O. Young, and

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of May 19 79



Dale A. Zuber
Notary Public

My commission expires October 7, 1980

947214

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



Florida Master Site File TRS Search

Preliminary Investigation of Previously Recorded Cultural Resources

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

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

Township: 1 (North or South) Range: 30 (East or West)
Sections (include all affected): 21
County (include all affected): Escambia USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)
Sections (include all affected): _____
County (include all affected): _____ USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)
Sections (include all affected): _____
County (include all affected): _____ USGS Quad (if known): _____

Township: _____ (North or South) Range: _____ (East or West)
Sections (include all affected): _____
County (include all affected): _____ USGS Quad (if known): _____

Return To: Name: Katherine Caldwell
Organization: _____
Phone: 6235213598 Fax: _____
Address: 40 E. Hope Drive
Pensacola, FL 32534
Email: thewagetrainkd@gmail.com * Preferred method for response.

Agency/Permit/Project requiring search: _____

Florida Master Site File

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

Office Use Only --H:\DEV SRVCS\FOR-000 Forms\Application Packet Forms-2016\Large & Small Scale
Admendment\FLU Application New Fees 6_05_17.docx
(Note: print from Adobe (.pdf) version)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Katherine Caldwell
40 East Hope Drive
Pensacola, Florida 32534

April 18, 2019

RE: DHR Project File No.: 2019-2226 Received by DHR: April 18, 2019
Project: *40 East Hope Dr. Pensacola, FL*
County: Escambia

To Whom It May Concern:

Our office has reviewed the above referenced project and provided comments as part of a Due Diligence review in anticipation of state and federal permitting applications. Please note that our comments may change if other information is presented for this project during the state or federal permitting process that indicates it may effect historic properties.

A review of the Florida Master Site File indicates that there are no previously-recorded cultural resources within the project area (Tax Parcel ID# 211S301101010038). Based on the information provided, it is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the permit, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

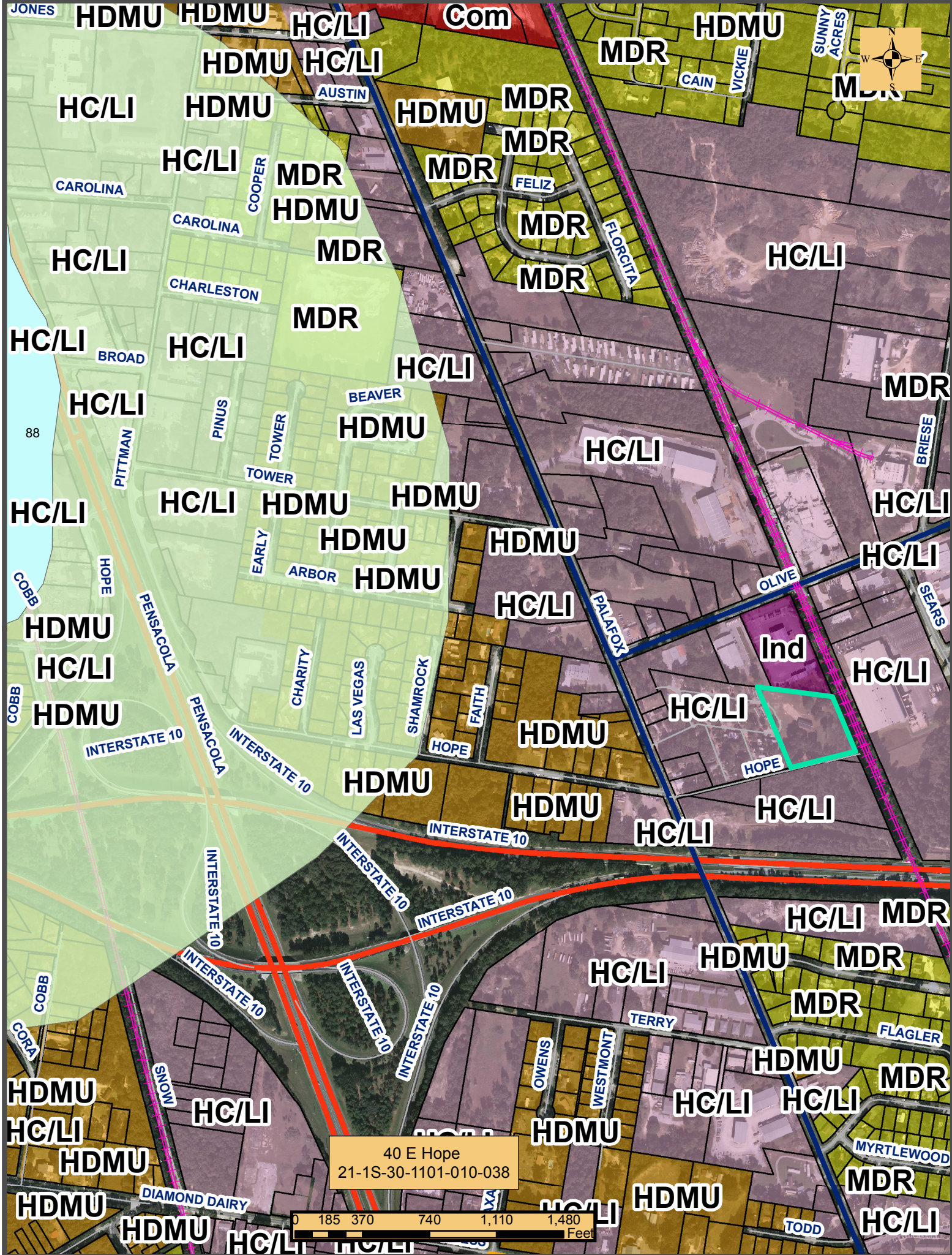
If you have any questions, please contact Kristen Hall, Historic Sites Specialist, by email at Kristen.Hall@dos.myflorida.com, or by telephone at 850.245.6342 or 800.847.7278.

Sincerely,

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) FLHeritage.com





40 E Hope
21-1S-30-1101-010-038

0 185 370 740 1,110 1,480 Feet

DATA AND ANALYSIS

Utility Services (Sanitary Sever, Solid Waste, Potable Water)

The property is currently using the existing roads. We are not using county water or sewer (ECUA); we are on septic and have a well. We have spoken with Joe Hardin, at the Health Department regarding the requirements for adding 3 manufactured homes, should the change for the new future zoning be accomplished. We are aware of several options and prepared to comply with all necessary documents and requirements for the Health Department regarding the sewer and well. Per Joe Hardin, at the Health Department, we will not be maximizing the land adding the 3 homes or adding if needed 3 septic tanks.

Stormwater Management

There will be no need for a Stormwater Management plan as the property is currently being used for residential dwellings.

Traffic

The change in the future land use will not have an affect on traffic as the land is currently and will remain residential dwelling, therefore no increase in traffic.

Recreation and Open Space

There is no need for recreation and open space since this is for single-family residential.

Schools

The proposed change in the future land use will not impact the capacity of the area schools.

The need for the Future Land Use change is because the current land use is Industrial that does not allow for residential. There is currently our home on site and we want to add an additional home so we request a change to mixed use urban land use.

Proximity to and impact on the following:

Wellheads: Please see attached wellhead map as it will show we are outside of both wellheads.

Historical: Please see attached email to the Division of Historical Resources

Natural Resources: Land is outside of wellheads, map is attached.

Consistency with the Comprehensive Plan

40 E. Hope Drive

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM.

Response: If this application is approved the proposed new Future Land Use will be consistent with existing residential use of the property. The land is currently being used as residential, as Mixed Use this would incorporate the current residential use, but would allow for retail, office, etc. The land is currently on a dead-end street and a mobile home park, though grandfathered in, is in front of the property.

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)

Response: The property is currently using the existing roads, utilities and service that are in place. We have spoken to addressing and that is a simple process as well, once this future rezoning should be approved. We have reached out to David Hill, the engineer at Gulf Power to understand what will need to be completed for this expansion, as well.

CON 1.1.2 Wetland and Habitat Indicators. Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the FFWCC Land Satellite (LANDSAT) imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

Response: The County soils and wetland map did not identify wetlands on the property.

CON 1.4.1 Wellhead Protection. Escambia County will provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions will establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas

Response: The attached maps identified wellhead protection zones in the area, but the property is outside of these protection zones.

Sec.2-7.3 Comprehensive Plan 2Future Land Use and Text Amendments

a. General Amendment Conditions. All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement.

1. Need and Benefit. There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Response: To make the property being used for residential consistent with the FLU and by changing from Industrial to Mixed Use Urban will accomplish this goal.

2. Professional practices. The proposed amendment applies planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Response: The proposed change would apply appropriate planning principles to the land currently used as residential.

b. FLUM amendment conditions. In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses by Florida Statute.

Analysis: The proposed amendment complies with all four conditions established by Florida Statutes, 163.3187(1), for the adoption of any small-scale comprehensive plan amendment:

a. The parcel is a use of 10 acres or fewer. This property is 3.09 acres which is under 10 acres for a small-scale map change.

b. The amendment is the first proposed small-scale amendment for calendar year 2019 and will not exceed the cumulative maximum of 120 acres in a calendar year per the planning department.

c. The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small-scale development activity.

- d. The property that is the subject of the proposed amendment is not within a designated area of critical state concern.

In the Comprehensive Plan, Chapter 7, FLU 1.3.1

FLUM Mixed-Use Urban (MU-U)

General Description: 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.

Range of Allowable Uses:

Residential, retail and services, professional office, light industrial, recreational facilities, public and civic, limited agriculture.

With just the total of 4 homes on the lot there is plenty of land for a variety of opportunities. In the future as the area continues to grow zoned as a Mixed Use this would allow an assortment of potential uses for the land and ability to meet its surroundings.

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

2
3 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
4 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030,
5 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
6 references and information shown thereon, is further amended to include the following
7 future land use changes:

8
9 A parcel within Section 21, Township 1S, Range 30W, parcel number 1101-
10 010-038, totaling 3.09 (+/-) acres, located on East Hope Drive, as more
11 particularly described in the Boundary Survey description produced by
12 Northwest Florida Land Surveying, registered land surveyor Fred R.
13 Thompson dated 7/02/2015, attached as Exhibit A, from Industrial (I) to
14 Mixed-Use Urban (MU-U).

15
16 **Section 4. Severability**

17
18 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
19 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
20 the validity of the remaining portions of this Ordinance.

21
22 **Section 5. Inclusion in the Code**

23
24 It is the intention of the Board of County Commissioners that the provisions of this
25 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
26 sections, subsections and other provisions of this Ordinance may be renumbered or
27 relettered and the word "ordinance" may be changed to "section," "article," or such other
28 appropriate word or phrase in order to accomplish such intentions.

29
30
31
32
33
34
35
36 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

2
3
4 This Ordinance shall become effective upon filing with the Department of State.

5
6 **DONE AND ENACTED** this _____ day of _____, 2019.

7
8 BOARD OF COUNTY COMMISSIONERS
9 OF ESCAMBIA COUNTY, FLORIDA

10
11
12 By: _____
13 Lumon J. May, Chairman

14
15 ATTEST: PAM CHILDERS
16 CLERK OF THE CIRCUIT COURT

17
18
19 By: _____
20 Deputy Clerk

21
22 (SEAL)

23
24
25 ENACTED:
26 FILED WITH THE DEPARTMENT OF STATE:
27 EFFECTIVE DATE:



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. A.

Meeting Date: 06/04/2019

Issue: Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2017/2018

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2017/2018

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2017/2018 Comprehensive Plan Annual Report.

BACKGROUND:

As required by the Comprehensive Plan Capital Improvement Element, the Comprehensive Plan Implementation Committee (CPIC) provides an annual report of the status of growth management activities and the Capital Improvement Program (CIP) to the Planning Board. The Planning Board reviews the report and makes recommendations to the BCC for use during its deliberations on the annual budget and CIP.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

No additional personnel are required for implementation of this report.

POLICY/REQUIREMENT FOR BOARD ACTION:

This Annual Report is prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan.

IMPLEMENTATION/COORDINATION:

The Development Services Department will distribute copies to all County Departments and make them available to interested citizens, after BCC approval.

Development Services Department staff has coordinated development of the Annual report with all CPIC members.

Attachments

Comp Plan Annual Report 2017_2018

Escambia County Comprehensive Plan Implementation Annual Report 2017/2018



A Report of the
Comprehensive Plan Implementation Committee and the Planning Board to the
Escambia County Board of County Commissioners

May 16, 2019



EXECUTIVE SUMMARY

This Annual Report has been prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan, which requires reporting of certain data and information related to growth on an annual basis.

The purpose and intent of the Annual Report is to provide a yearly planning tool for monitoring and evaluating future implementation of the Escambia County Comprehensive Plan. The Comprehensive Plan contains policies and objectives adopted by the Board of County Commissioners to provide for “orderly growth management” and to “maintain and improve the quality of life for all citizens of the county”.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on February 2015 and the Florida Legislature adopted changes to Chapter 163 Florida Administrative Code in July, 2011.

As a result of the adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2017/2018:

General Requirements- Mobility Element, Housing Element, Coastal Management Element and Intergovernmental Coordination.

This report was prepared by the Development Services Department.



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

JACK R. BROWN, *County Administrator*

AMY L. LOVOY, *Assistant County Administrator*

MATT COUGHLIN, *Assistant County Administrator*

HORACE L. JONES, *Development Services Director*

JOY JONES, P.E., *Public Works Director*

J. TAYLOR "CHIPS" KIRSCHENFELD, *Natural Resources Management Director*

STEPHAN D. HALL, *Budget Manager, Budget Office*

MIKE D. WEAVER, *Public Safety Director*

PATRICK T. GRACE, *Fire Chief*

TAMYRA JARVIS, *Corrections Director*

PAOLO GHIO, *Executive Director/Director of Environmental and Developmental Services, Santa Rosa Island Authority*

Annual Report Prepared By:

Development Services Department

ALLYSON LINDSAY, *Urban Planner II*

CALEB MACCARTEE, *Urban Planner II*

JOHN FISHER, *Senior Planner*

JUAN LEMOS, *Senior Planner*



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1.0 MOBILITY ELEMENT

MOB 4.2.3 Interlocal Agreement. *An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the navy will appoint a Planning Board representative; the length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.*

The Interlocal agreement was reviewed for compliance and approved by the County Administrator and current Board of County Commissioners in December 2015. All joint projects that will be addressed by the County and the Navy will meet the requirements of the Interlocal agreement. The Navy's representative continues to participate in the decision making process of the Planning Board.

MOB 4.2.7 Infrastructure Impact Report. *A formal information exchange between the County, FDOT, Emerald Coast Utilities Authority (ECUA), and other utility service providers in the area will be established to explore the growth-inducing impacts of utility expansion and infrastructure improvements within the AIPD overlay areas in relation to the JLUS recommendations. Annual reporting of the status of the planned utility expansion and infrastructure improvements will be included in the Comprehensive Plan Implementation Annual Report.*

The calculations used during this reporting period with the AIPD Overlay Areas will be used as the baseline figures to track utility and infrastructure improvements in future reports.

MOB 4.2.8 Annual Assessment. *Pursuant to Florida Statutes and beginning in Fiscal Year 2004/2005, the County will conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment will be based on a compilation of data for the calendar year and will compare the current year's development with the previous years' development relevant to the following in each AIPD:*

- a. Single-family residential building permits in each AIPD area based on the number of permits issued and broken down by APZ and AIPD area.*
- b. Number of residential units (high density) approved and permitted.*
- c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).*



- d. Number of units approved in preliminary and final subdivision plats.*
- e. Number of site plans for commercial projects approved.*
- f. Number of communication towers approved.*
- g. Number of variances and/or conditional use requests and approvals.*
- h. Number of rezoning requests/approvals.*
- i. Number of future land use amendments.*

The intent is to measure the increase or decrease in residential development activity within the AIPDs to determine the effectiveness of the measures adopted to control residential density and encourage commercial development, as recommended by the JLUS. The County will review the collected data to ensure compliance with the intent of the JLUS recommendations. In addition, an analysis of the collected data over a period of time will assist in determining what future changes may be required to enhance or improve the County's efforts to control encroachment on the military installations. The reports will be included in the Annual Comprehensive Plan Implementation Report and will be further analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive Plan required every seven years.



Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variations	Conditional Use	Rezone Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	0	0	0	0	0	0	1	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	61	0	0	0	0	0	0	2	0
	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
		0	0	1	0	0	0	0	0	0	0
AIPD-2		272	0	3	0	0	0	0	0	1	0
AIPD-1	AREA B	0	0	0	0	0	0	0	0	0	0
AIPD-2		0	0	0	0	0	0	0	0	1	0



2.0 HOUSING ELEMENT

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

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

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

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



OBJ COA 1.3 Population Evacuation

COA 1.3.8 Development Impact Analysis. The Comprehensive Plan Implementation Annual Report will include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the LPA, will address any deficiencies identified in the report and take corrective measures as necessary. The report and recommendations will consider the actual development that has occurred during the evaluation period (preceding 12 months) as well as the projected development anticipated to be approved during the succeeding evaluation period. The needed corrective actions by the BCC will maintain or reduce the County's adopted roadway clearance time.

The Florida Division of Emergency Management, Division of Community Planning and Department of Transportation, in coordination with the WFRPC, have developed the Florida Statewide Regional Evacuation Study Program for the West Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demands. Originally released on October 5, 2010, the study covers Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington counties and their respective municipalities, and is updated as needed. There is multiple County and State transportation projects that take into account the State mandated evacuation times, as part of their development, based on the established regional evacuation modeling process. In coordination between Emergency Management, Traffic and Development Services departments, the County strives to maintain pre-established roadway clearing times for evacuation. A copy of the Evacuation Study can be viewed in its entirety at this location: <http://www.wfrpc.org/programs/evacuation-study>

COA 1.4.6 Intergovernmental Task Force. An Intergovernmental Task Force, as outlined in the Post Disaster Redevelopment Plan, will foster cooperation between local governments during pre-disaster planning, post-disaster mitigation analysis, and redevelopment. Additionally, the task force will be activated and mobilized for a minimum of 60 days following a disaster declaration. The task force will make recommendations concerning pre-disaster planning, post-disaster mitigation analysis, and redevelopment for inclusion in the Comprehensive Plan Implementation Annual Report of every fiscal year during which it was mobilized.

Projects related to the April 29, 2014 Flood Event Escambia County has worked on:

85 completed out of 86 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency); 1 FEMA project is still active.



5 of the 6 are ongoing- HMGP Projects (Hazard Mitigation Grant Program) were awarded by FDEM for FEMA grant are active ongoing projects.

One (1) of the projects was withdrawn due to acquisition failure. One (1) is a Global Match Project utilized to leverage as match funding. One (1) is awaiting grant modification to initiate.

19 completed out of 19 projects - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation).

7 out of 7 completed- NRCS (Natural Resource Conservation Service) Emergency Watershed Protection Projects. As of October 2017, all 7 have completed construction and the County has been reimbursed our portion of the grant award.

Additional Capital Improvement Projects:

60 complete out of 155 projects LOST funded or supplemental funding sources; 95 projects are still active

OBJ COA 2.3 Beach and Dune Protection

COA 2.3.3 Beach and Shoreline Regulations. Escambia County will protect beach and shoreline systems. These regulating provisions will be reviewed annually for the Comprehensive Plan Implementation Annual Report and updated as necessary to address concerns and issues including, but not limited to, the following:

- a. "White Sand" regulations;
- b. Shoreline protection zone;
- c. CCCL-related regulations;
- d. Dune replenishment, enhancement, and re-vegetation programs;
- e. Wetland and environmentally sensitive area regulations.

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Coastal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on

the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.



Chapter 5 General Requirements.

Section 5.06 Population projections.

This ordinance is based upon permanent and seasonal population estimates and projections, which must either be those provided by the University of Florida’s Bureau of Economic and Business Research or generated by the local government based upon a professionally acceptable methodology. Population projections will be updated annually with the most current projections available.

2020–2045, with Estimates for 2018							
County and State	Estimates April 2018	<i>Projections, April 1</i>					
		2020	2025	2030	2035	2040	2045
ESCAMBIA	318,560						
LOW		314,400	319,900	322,900	323,900	323,600	322,200
MEDIUM		324,400	337,300	347,600	355,500	362,100	367,700
HIGH		333,900	355,600	375,800	393,700	409,900	424,600

https://www.bebr.ufl.edu/sites/default/files/Research%20Reports/projections_2018.pdf

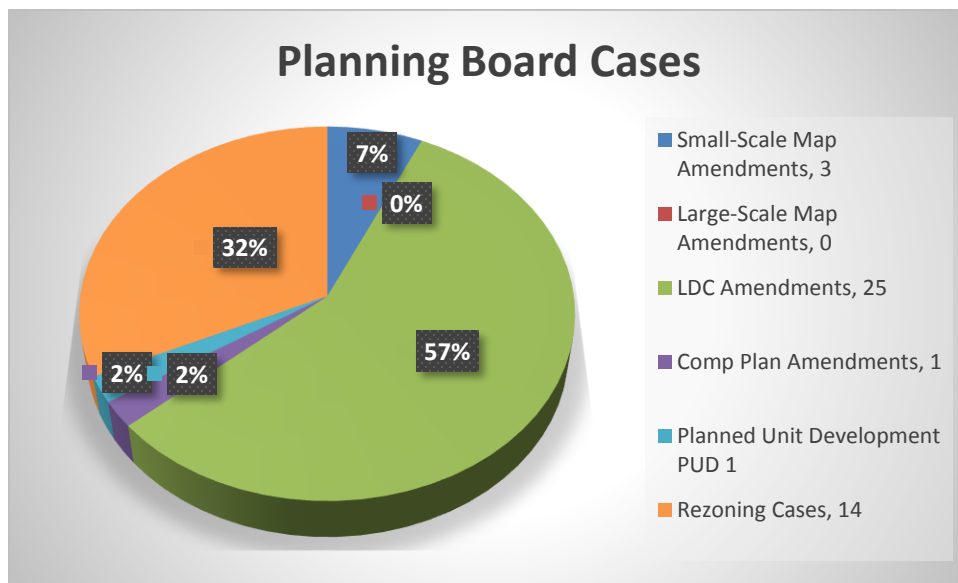


4.0 INTERGOVERNMENTAL COORDINATION

ICE 1.3.4 Growth and Development Trends. As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in a geographic information system-compatible format for the purpose of geo-referencing the information.

This report will be in tabular, graphic, and textual formats and will include data and summaries as requested by the LPA.

Growth & Development Trends FY 2017/2018



DRC PROJECTS FISCAL YEAR 2017-2018			
Final Plat	13	Preliminary Plat/Construction Plan	9
Minor Subdivisions	8	Construction Plans	11
Masterplan	4	Major Site Plans	79
Preliminary Plat	11	Minor Site Plans	33
		Borrow Pits	1
TOTAL			169



Escambia County Board of Adjustment Cases

(October 1, 2017 - September 30, 2018)

CASE TYPE	
Administrative Appeals	3
Conditional Uses	23
Extensions to Development Orders	0
Variances	9

