

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
September 3, 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 August 6, 2019 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for August 2019
 - C. Planning Board 6-Month Outlook for September 2019
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcels, requesting to change the existing FLUM designation from Mixed-Use Urban (MU-U) to Industrial (I) of 36.1 (+/-) acres.

B. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map, SSA-2019-02

That the Board review and recommend to the Board of County Commissioners (BCC) for action, an ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2019-02.

7. Action/Discussion/Info Items.
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, October 1, 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: 09/03/2019

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 6, 2019 Planning Board Meeting.

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

C. Planning Board 6-Month Outlook for September 2019

Attachments

Meeting Minutes 8-6-19

Monthly action follow up

6 Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD August 6, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:44 A.M. –9:27 A.M.;11:53-11:59 A.M.)

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

Absent: Patty Hightower
William Clay
Stephen Opalenik

Staff Present: Allyson Lindsay, Urban Planner II
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Karla Moreno, Director's Aide

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

Motion by Alan Gray, Seconded by Eric Fears
Motion was made to waiver the reading of the legal advertisement.
Vote: 7 - 0 Approved
4. Approval of Minutes.

Motion by Eric Fears, Seconded by Reid Rushing
Motion was made to approve minutes from previous Planning Board meeting.
Vote: 7 - 0 Approved

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 4, 2019 Planning Board Meeting.

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

C. Planning Board 6-Month Outlook for August 2019

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Public (P) to Mixed-Use Urban (MU-U) and amending Chapter 7, "The Future Land Use Element, OBJ FLU 5.1 NFCU Urban Service Area Boundary Map," to expand the Navy Federal Credit Union Urban Service Area (NFCU-USA) by 98.03 (+/-) acres.

Motion by Alan Gray, Seconded by Timothy Pyle

Motion was made to recommend approval and transmit to DEO

Vote: 7 - 0 Approved

7. Action/Discussion/Info Items.

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, September 3, 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**

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: September 2019
RE: Monthly Action Follow-Up Report for August 2019

The following is a status report of Planning Board (PB) agenda items for the prior month of August. 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

05-02-19 BCC approved transmittal to DEO

08-01-19 BCC adopted

• **Map Amendments:**

SSA-2019-01 – FLU change from I to MU-U (< 10 acres)

06-04-19 PB recommended approval

7-18-19 BCC approved FLU change

• **SSA-2019-02** – FLU change from C to MU-U

09-03-19 PB meeting

• **LSA-2019-01** - FLU change from P to MU-U

7-06-19 PB recommended approval

07-15-19 BCC approved transmittal to DEO

- **LSA-2019-02** FLU change from MU-U to I
09-03-19 PB meeting

LAND DEVELOPMENT CODE ORDINANCES

Remove Reference to Navy OLF 8

04-02-19 PB recommended approval
05-02-19 BCC approved

REZONING CASES

1. Rezoning Case Z-2019-07
05-02-19 PB recommended denial
06-06-19 Applicant withdrew prior to meeting
2. Rezoning Case Z-2019-08
08-06-19 PB recommended approval (wait on LSA-2019-01)
3. Rezoning Case Z-2019-09
08-06-19 PB recommended approval
09-05-19 BCC meeting
4. Rezoning Case Z-2019-10
08-06-19 PB recommended approval
09-05-19 BCC meeting
5. Rezoning Case Z-2019-11
08-06-19 PB recommended approval
09-05-19 BCC meeting
6. Rezoning Case Z-2019-12
08-06-19 PB recommended denial
09-05-19 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR September 2019

(Revised 8/23/19)

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, July 2, 2019 No meeting – no items				
Tuesday, August 6, 2019		LSA-2019-01	<ul style="list-style-type: none"> • Z-2019-08- Z-2019-09 • Z-2019-10 • Z-2019-11 • Z-2019-12 	
Tuesday, September 3, 2019		LSA-2019-02 SSA-2019-02	<ul style="list-style-type: none"> • Z-2019-13 • Z-2019-14 • Z-2019-15 	

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

Planning Board-Regular

6. A.

Meeting Date: 09/03/2019

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

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 and FLU 5.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcels, requesting to change the existing FLUM designation from Mixed-Use Urban (MU-U) to Industrial (I) of 36.1 (+/-) acres.

BACKGROUND:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of 36.1 (+/-) acres from Mixed-Use (MU-U) to Industrial (I). The current zoning designation of the referenced parcels is Heavy Commercial Light Industrial (HC/LI). Rezoning case Z-2019-15 is pending on the approval of this FLU map amendment. The rezoning case Z-2019-15 has been submitted to rezone the property from HC/LI to Industrial (I). The FLU amendment proposed will expand the existing Gulf Power Crist Plant.

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 Kia M. Johnson, 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 LDC, will be filed with the Department of State following adoption by the board.

Implementation of this Ordinance will consist of an amendment to the LDC 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 file

Draft Ordinance

**Comprehensive Plan
Large-Scale Future Land Use Map Amendment at Gulf Power Crist Plant
Staff Analysis**

General Data

Project Name: LSA 2019-02 – Amending the Comprehensive Plan, Chapter 7, 2030 FLU map.

Location: Pate Street

Parcel #s: 25-1N-30-1003-000-000, 25-1N-30-1006-000-000, 25-1N-30-1006-000-001.

Acreage: 14.5 (+/-) acres, 11.0 (+/-) acres, 10.6 (+/-) acres = 36.1 (+/-) acres.

Request: Mixed-Use Urban (MU-U) to Industrial (I).

Agent: Escambia County

Meeting Dates: Planning Board, September 3, 2019
BCC October 3, 2019 (Transmittal)

Site Description and Summary of Proposed Amendment:

The area includes parcels 25-1N-30-1003-000-000, 25-1N-30-1006-000-000, 25-1N-30-1006-000-001, located east of the security gate as part of private road parcel Pate Street adjoining parcels located at the north end of Pate Street. The northern boundary abuts the existing Crist Plant. The property subject area to the south currently vacant is not zoned and owned by University of West Florida (UWF). The property subject area to the southeast is wooded and separated by a bayou where on the other side is the current developed UWF site. The southeast site is currently zoned Public (P) and owned by UWF.

Mixed-Use Urban. “Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.” The range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 2.0.

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.” “Range of Allowable Uses: Light to industrial, ancillary retail and office. No new residential development is allowed.”

Analysis of Availability of Facilities and Services:

The availability of public facilities and services for the site of a Future Land Use map amendment requires analysis of the general demands of its proposed use. All specific level of service (LOS) standards established by Escambia County are evaluated for compliance during the review processes prescribed by the LDC for approval of proposed development.

Sanitary Sewer Service.

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

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

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer. Any new proposed development will have a complete reviewed during the Development Review Process.

Solid Waste Disposal.

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

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

Analysis: Escambia County continues to maintain its adopted solid waste LOS commitments. The Department of Waste Services reported in its 2018 solid waste LOS analysis that the current build-out for disposal at the Perdido Landfill will provide solid waste disposal capacity through 2045.

Potable Water Service.

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

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

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

Analysis: The subject area is within the service area of ECUA for potable water and meets the adopted level of services standards in the Comprehensive Plan. Any new proposed development will have a complete review during the Development Review Process.

Stormwater Management.

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

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

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

Analysis: *Compliance with adopted stormwater management provisions that implement these policies would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.*

Streets and Access.

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

Analysis: The FLU amendment is for an expansion of the Crist Plant. Any new development will have to submit for Development Review Process.

Transportation & Traffic Operations (TTO) Comments – LSA-2019-02

TTO Staff has reviewed the Large Scale Amendment Case LSA-2019-02 agenda item for the Planning Board meeting scheduled for September 3, 2019 regarding the three properties on Pate Road. Please see the below comments.

Pate Road is a two-lane facility with the roadway width of 24 feet and right-of-way width of 100 feet.

Escambia County does not have any capital improvement projects scheduled for this roadway within its Capital Improvements Program. In addition, the Florida Department of Transportation does not show any projects on Pate Road in planning, design or construction within its 5 Yr. Work Program.

Pate Road is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes.

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

Public School Facilities.

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

Analysis: The FLU amendment does not include any impact on public schools.

Analysis of Suitability of Amendment for Proposed Use:

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

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in Table 1 [of the Escambia County Comprehensive Plan].*

Analysis: The referenced Comprehensive Plan table describes 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 proved jobs and employment security for present and future residents.” “Range of Allowable Uses: Light to industrial, ancillary retail and office. No new residential development is allowed.”

Approval of the amendment would allow for zoning to be consistent with the existing land use that is owned by Gulf Power and create a consisted zoning for the existing use that is currently already developed.

Impact on Wellheads.

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

Analysis: The property is not located in a wellhead protection area. The FLU Amendment will not impact the area. Any new development will have to submit for Development Review Process.

Impact on Historically Significant Sites.

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

Analysis: The FLU amendment does not have any significant impacts. During times of development review if any historic or archeological resources or structures are discovered the county will take the appropriate guidance, direction and technical assistance. In September 2017, Consultant: Search, conducted at the request of Gulf Power as part of a periodic status report on the overall 917 acres found no historic or archaeological significant on the subject parcels for the FLUM request.

Impact on the Natural Environment.

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

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

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

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

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

Analysis: The proposed FLU amendment will not have an impact beyond existing development at this time. The FLU amendment application includes a report by consultant Search of wetlands have been documented. As well the Escambia County's own wetland survey of the property is attached in the submittal application. Any natural resource issues will be appropriately addressed at the county Development Review process at the time of development.

Urban Sprawl

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

Analysis: The proposed FLU amendment would discourage urban sprawl through the characteristics of the existing development pattern and already developed area.

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

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

Analysis: The proposed FLU amendment site being proposed is solely purposed for the expansion of the existing plant. This development will allow the facility to increase the existing capacity. There will be no increase in solid waste, potable water or sanitary sewer demand to serve the development.

Under section **1-1.7.3 Nonconformance.** Lawfully established and maintained uses, structures, site conditions, and lots made nonconforming by later adoption or

amendment of any land development regulations may continue, subject to the nonconformance provisions of Article 2. The provisions protect the interests of owners in continuing to use their property while providing the community a gradual remedy for existing undesirable conditions resulting from nonconformance. Actions that would expand nonconformance are prohibited and actions that would make nonconformance more permanent are restricted. Nothing in the LDC shall be interpreted as authorizing or approving the continuation or expansion of any uses, structures, conditions, or lots not lawfully established according to regulations in effect at the time of establishment.

Article 2 Nonconformance

Sec. 1-2.1 Purpose of article.

The purpose of this article is to establish land use regulations that define the legal status of nonconformance with LDC regulations, prohibit the expansion of any nonconformance, restrict activities that would make any nonconformance more permanent, and correct nonconformance to the extent practical. This article establishes specific provisions through which nonconforming uses, structures, lots and site conditions may be maintained, altered or reconstructed, and conditions under which the nonconformance is terminated.

Sec. 1-2.2 General conditions.

(a) Continuation. Lawfully established and maintained uses, structures, lots and site conditions that no longer comply with one or more land development regulations may continue in productive use as legal exceptions to those regulations only as prescribed by the nonconformance provisions of this article and related sections of the LDC. In allowing the continuation of such nonconformance it remains the intent of the LDC to prohibit the expansion and limit the alteration or reconstruction of nonconformities, and to discourage the continuation of those that are inconsistent with the purposes of applicable regulations. Where multiple nonconformities exist, each must comply with the provisions regarding their lawful continuation.

(b) Nonconformance status. Any nonconformance status of a use, structure, lot or site condition runs with the land and is not lost by changes of ownership, or management. However, once nonconforming status is lost, the use, structure, lot or condition shall comply with current LDC regulations. For the purposes of determining whether the right to continue a nonconformance is lost, all of the activities and structures on a lot are generally to be considered as a whole. For example, a unit vacancy in a nonconforming multi-tenant building does not result in the loss of the right to rent the unit if the use of the building as a whole is maintained.



the planning collaborative

Letter of Transmittal

Date: July 16, 2019

To: Allyson Lindsay
Escambia County
Planning and Zoning Division
3363 W. Park Place
Pensacola, FL 32505

From: Allara Mills Gutcher, AICP
Managing Principal
the planning collaborative
2311 Lee Street
Lynn Haven, FL 32444

Project Name: Crist Plant Future Land Use Map (FLUM) Amendment

Purpose: FLUM amendment for September 3, 2019 Planning Board

Materials Submitted:

- 1) Letter of Transmittal (this document)
- 2) Letter of Request
- 3) Future Land Use Map Amendment Application including:
 - Proof of Ownership (tax assessments)
 - Survey with Legal Descriptions of Parcels
 - Street Map
 - Future Land Use Map
 - Cultural Resources Analysis
 - Wellhead Protection Zones Map
 - Flood Zone and Wetlands Map
- 4) Check for \$2,969.50

All materials are also submitted via electronic transfer to
malindsay@myescambia.com

Allara Mills-Gutcher, AICP
the planning collaborative
allara@theplanningcollaborative.com
850.319.9180



July 16, 2019

RE: Crist Plant Parcels Future Land Use Map Amendment

Dear Andrew:

This letter is submitted in request for consideration of a Future Land Use Map amendment for three parcels located on North Pate Street. These three parcels include:

25 1N 30 1003 000 000 (14.5 acres, roadway)
25 1N 30 1006 000 000 (11 acres)
25 1N 30 1006 000 001 (10.6 acres)

The request is to amend the parcels from Mixed Use-Urban to Industrial. These parcels are owned by Gulf Power, and are associated with the Crist Plant. The size of these parcels combined is 36.1 acres. Two lie along the north side of Pate Street, and are located to the north and east of the Plant security gate. The third includes the roadway and right-of-way of Pate Street itself, and extends northeast from the plant guard gate.

The Future Land Use Map amendment of these three parcels does not require any concurrency analysis. The development of these parcels is solely purposed for the expansion of the existing plant. This development will allow the facility to increase the existing capacity. There will be no increase in solid waste, potable water or sanitary sewer demand to serve the development. A transportation analysis is unneeded as existing employees will maintain the equipment and operations of the new facilities. All stormwater facilities will be designed according to the applicable requirements of Escambia County and will be reflected on the site plan submittal forthcoming. No residential development is part of this plan for development, and therefore there will be no impact to the school system nor to the recreation and park facilities.

This request is in compliance with all policies of the Escambia County Comprehensive Plan. The request meets the intent of the Industrial Future Land Use category as stated in Policy FLU 1.3.1. Specifically, "Industrial areas shall facilitate continued industrial operations within the County". The expansion of the Crist Plant will provide for additional capacity and reliable energy production for eventual delivery to end-users within the region.

Additionally, Objective FLU 2.1 and Objective FLU 2.2 incorporate policy that provides Gulf Power with the ability to serve and provide additional energy through the expansion of existing development within

areas where infrastructure and services exist, and provide for cost-efficient services. These two criteria are met through the planned expansion of the current Gulf Power site.

This site lies outside of the Coastal High Hazard Area, and therefore this development is not within a high-risk site accordingly (See Policy COA 1.1.1 which regulates development prone to flooding and storm hazards).

The site also lies outside of any Wellhead Protection Zone and therefore no impact will be made to any public potable water supply. Although there are wellheads on the Gulf Power property, these are used for industrial purposes and are not potable water wells. Please see the Wellhead Protection Zone map attached to the application.

Finally, no environmentally sensitive lands exist on these parcels, including any jurisdictional wetlands. Any protected trees will be evaluated and mitigated, if applicable, prior to the issuance of any site plan approval or development order.

This letter of request accompanies a complete application package and exhibits for a Future Land Use Map amendment. Please let me know if you need any additional information or have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Allara Mills-Gutcher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Allara Mills-Gutcher, AICP
Managing Principal

Attachments:

- Completed application
- Proof of ownership (tax notices)
- Legal description
- Street Map
- Future Land Use Map
- Cultural Resource Desktop Survey
- Wellhead Map
- Flood Zones and Wetlands Map

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. X **Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).**
2. X **Letter of request, including reason(s) for map amendment and desired future land use category**
3. X **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. X **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. X **Street Map depicting general property location**
6. X **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. X **Land Use Map Amendment Application fee**
8. X **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 X _____
Current FLU: MU-U Desired FLU: I Zoning: HC/61 Taken by: A. Lindsay
Planning Board Public Hearing, date(s): 9/3/19

BCC Public Hearing, proposed date(s): 10/3/19

Fees Paid _____ Receipt # _____ Date: _____

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

Name: Gulf Power Company

Address: 1 Energy Place

City: Pensacola State: Florida Zip Code: 32520

Telephone: (561) 691-2766

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 11999 N. Pate Street
Pensacola, FL 32514

Subdivision:
None

Property reference number: Section 25 Township 1N Range 30W
Parcel _____ Lot _____ Block _____

25 1N 30 1006 000 000, 25 1N 30 1006 000 001, and 25 1N 30 1003 000 000

Size of Property (acres) 36.1 combined


AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 11999 Pate Street,

Pensacola, Florida, Property Reference Number(s)
251N30 1003 000 000,
251N30 1006 000 000 & 251N30 1006 000 001, I hereby designate Allara Mills-Gutcher,

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 16 day of July, 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>7/16/19</u>	<u>SAM A. FORREST</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>Allara Mills-Gutcher</u>	June 20, 2019	Allara Mills-Gutcher
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 16 day of July, year of 2019, by Sam A. Forrest who () did () did not take an oath.

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

	<u>7/16/19</u>	<u>Maritza Miranda-Wise</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number GG 078373 My Commission Expires May 30, 2021

(Notary seal must be affixed)



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

Project name: Crist Plant

Property reference #: Section 25 Township 1N Range 30W

Parcel # 25 1N 30 1006 000 000 and 25 1N 30 1006 000 001 and 25 1N 30 1003 000 000

Project Address: 11999 Pate Street, also addressed as Steam Plant Road

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 16 DAY OF July, 2019

Owner's signature



Agent's signature

SAM A. FOREST
Owner's name (print)

Allara Mills-Gutcher, AICP

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

Please see accompanying transmittal letter.

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@dos.state.fl.us) Request form attached.
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)

Please see accompanying exhibits and transmittal letter.

3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein

Please see accompanying transmittal letter.



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

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SCAN TO PAY ONLINE

2018

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1033-200	06	278	251N301006000000

GULF POWER CO
 1 ENERGY PL
 PENSACOLA, FL 32520-0093

PROPERTY ADDRESS:
 STEAM PLANT RD

EXEMPTIONS:

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	171,995	0	171,995	1,138.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	171,995	0	171,995	365.49
BY STATE LAW	4.2000	171,995	0	171,995	722.38
WATER MANAGEMENT	0.0338	171,995	0	171,995	5.81
SHERIFF	0.6850	171,995	0	171,995	117.82
M.S.T.U. LIBRARY	0.3590	171,995	0	171,995	61.75
TOTAL MILLAGE		14.0193			
				AD VALOREM TAXES	\$2,411.25

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF SEC NLY ALG EXTENSION OF E LI OF SD SEC 5097 6/10 FT MORE OR LE See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.33
	NON-AD VALOREM ASSESSMENTS		\$15.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$2,426.58

If Paid By	Nov 30, 2018				
Please Pay	\$0.00				

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	Nov 30, 2018
	0.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-1033-200
PROPERTY ADDRESS
STEAM PLANT RD

GULF POWER CO
 1 ENERGY PL
 PENSACOLA, FL 32520-0093

Paid 11/19/2018 Receipt # EEX-18-00320259 \$2,329.52

Paid By GULF POWER COMPANY



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SCAN TO PAY ONLINE

2018

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1033-300	06	278	251N301006000001

GULF POWER CO
 1 ENERGY PL
 PENSACOLA, FL 32520-0093

PROPERTY ADDRESS:
 UNKNOWN

EXEMPTIONS:

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	29,002	0	29,002	191.89
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	29,002	0	29,002	61.63
BY STATE LAW	4.2000	29,002	0	29,002	121.81
WATER MANAGEMENT	0.0338	29,002	0	29,002	0.98
SHERIFF	0.6850	29,002	0	29,002	19.87
M.S.T.U. LIBRARY	0.3590	29,002	0	29,002	10.41
TOTAL MILLAGE				14.0193	
				AD VALOREM TAXES	\$406.59

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SW COR OF CRIST STEAM PLANT PROP DB 171 P 277 N 89 DEG 14 MIN 23 SEC E AL See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.33
	NON-AD VALOREM ASSESSMENTS		\$15.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$421.92

If Paid By	Nov 30, 2018				
Please Pay	\$0.00				

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 **Nov 30, 2018**
0.00

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-1033-300
PROPERTY ADDRESS
UNKNOWN

GULF POWER CO
 1 ENERGY PL
 PENSACOLA, FL 32520-0093

Paid 11/19/2018 Receipt # EEX-18-00320261 \$405.04

Paid By GULF POWER COMPANY



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SCAN TO PAY ONLINE

2018

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1033-000	06	278	251N301003000000

PROPERTY ADDRESS:
GREENBRIER BLVD

EXEMPTIONS:

GULF POWER CO
1 ENERGY PL
PENSACOLA, FL 32520-0093

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165		0	0	0.00	
PUBLIC SCHOOLS						
BY LOCAL BOARD	2.1250		0	0	0.00	
BY STATE LAW	4.2000		0	0	0.00	
WATER MANAGEMENT	0.0338		0	0	0.00	
SHERIFF	0.6850		0	0	0.00	
M.S.T.U. LIBRARY	0.3590		0	0	0.00	
TOTAL MILLAGE				14.0193	AD VALOREM TAXES	\$0.00

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
100 FT BY 6502 FT ACROSS SEC DB 171 P 538			
NON-AD VALOREM ASSESSMENTS			\$0.00

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$0.00

If Received By	Jul 31, 2019				
Please Pay	\$0.00				

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	Jul 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
11-1033-000
PROPERTY ADDRESS
GREENBRIER BLVD

GULF POWER CO
1 ENERGY PL
PENSACOLA, FL 32520-0093

PAY DELINQUENT TAXES BY CASH,
CASHIER'S CHECK OR MONEY ORDER



Please see accompanying report attached to this application.

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: 1N (North or South) **Range:** 30W (East or West)

Sections (include all affected): 25

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): _____

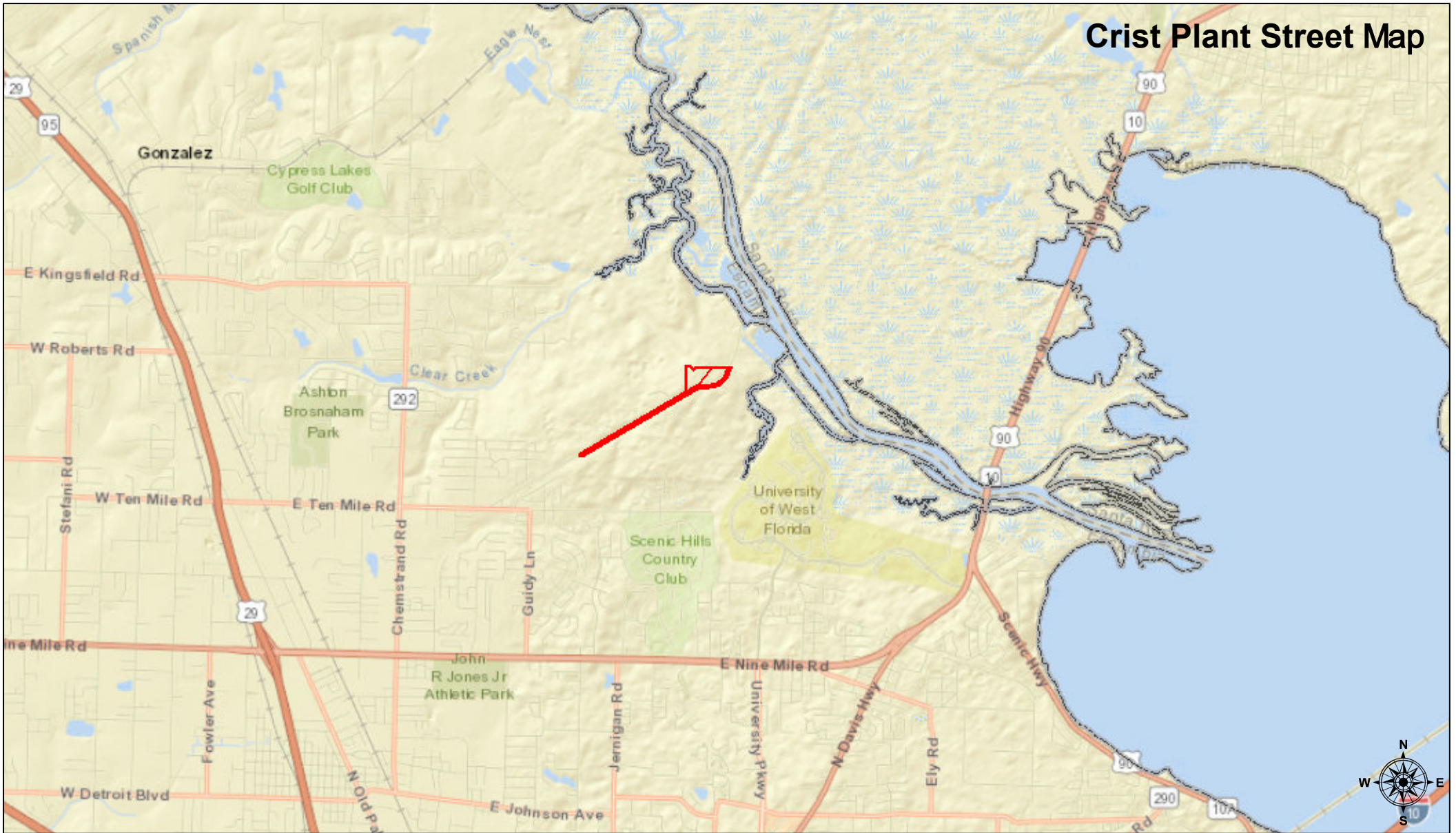
Return To: Name: _____
 Organization: _____
 Phone: _____ Fax: _____
 Address: _____

 Email: _____

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



Crist Plant Street Map

July 11, 2019

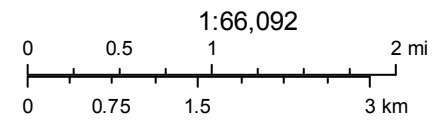
polygonLayer

Override 1



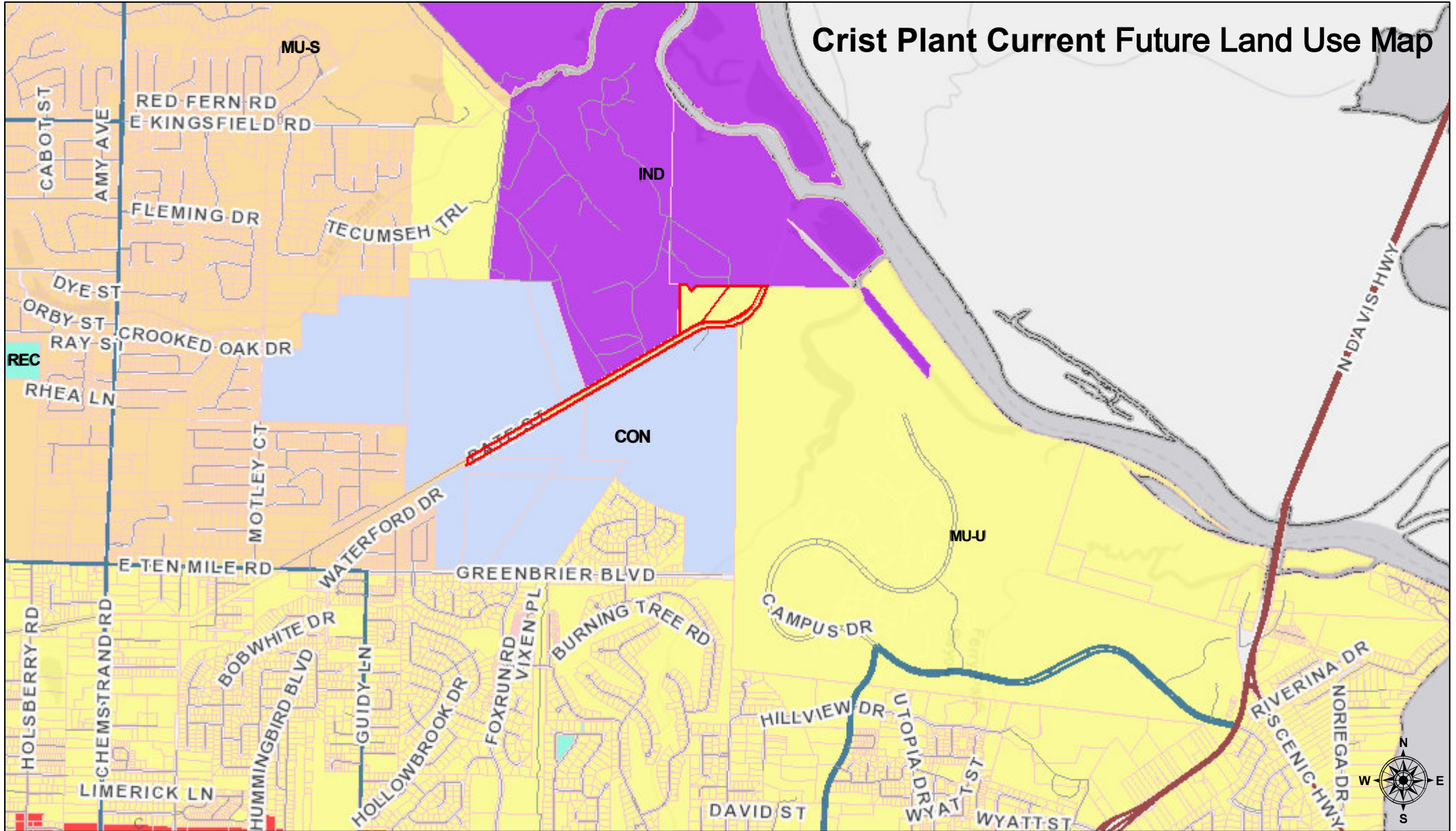
County Outline

Subject Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Crist Plant Current Future Land Use Map



July 11, 2019

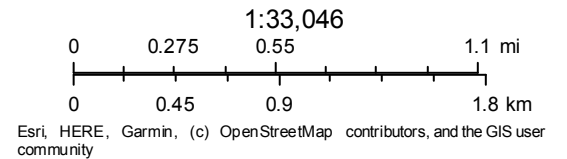
polygonLayer

Streets

- COLLECTOR
- LOCAL ROAD
- Parcels

SUBJECT PARCELS

- Override 1 — PRINCIPAL ARTERIAL
- MINOR ARTERIAL





**CULTURAL RESOURCES DESKTOP ANALYSIS OF
THE GULF POWER CRIST PLANT PROPERTY,
ESCAMBIA COUNTY, FLORIDA**

CONSULTANT: SEARCH
700 N. 9th Avenue, Pensacola, Florida 32501

PRINCIPAL INVESTIGATOR: Steve RabbySmith, MA, RPA

ARCHAEOLOGIST: Jessica Barnett, MS, RPA

CLIENT: Gulf Power Company

DATE: September 2017

In September 2017, SEARCH completed a desktop analysis of the Gulf Power Crist Plant property in Escambia County, Florida. This desktop review was conducted at the request of Gulf Power as part of a periodic status report on the power plant conditions. The total study area is approximately 917 acres (371 hectares) and is currently the site of an active power plant located just above the western bank of the Escambia River in eastern Escambia County (**Figure 1**). The present desktop analysis was conducted with the purpose of identifying cultural resource potential and previously recorded historic properties, including those that are listed, or may be eligible for listing, in the National Register of Historic Places (NRHP).

The Florida Master Site File (FMSF) database was reviewed for any previous surveys or previously recorded resources (**Figure 2**). This review also includes an assessment of archaeological site probability, which was based on soil drainage (**Figure 3**), distance to water, topography, and prior disturbance. In addition, historic maps and aerial photographs were reviewed to determine if historic age structures (minimum of 50 years old) are located in the study area (**Figures 4-6**). For the purposes of this desktop analysis, the study area was defined as Gulf Power Company's property encompassing the Crist Plant.

Review of the FMSF database (updated July 2017) indicates that 11 previously conducted cultural resources surveys and one previously conducted data recovery project intersect the study area. These investigations are listed in **Table 1**. In addition to previously recorded site locations, **Figure 2** depicts the locations of previously conducted surveys contained in the FMSF GIS data. Six of the previously conducted investigations documented cultural resources within the present study area. Cultural resources consist of 11 archaeological sites (see **Figure 2**; **Table 2**). Four of these sites were initially documented during reconnaissance level studies carried out by the University of West Florida (UWF), including an archaeological research project for the Escambia Bay drainage basin (FMSF Survey No. N/A), a northwest Florida mill site survey (FMSF Survey No. 3533), and a reconnaissance survey for colonial period sites in west Florida (FMSF Survey No. 6112). These studies identified a prehistoric Pensacola period and possible Woodland and Archaic period midden site (8ES00957), a Woodland period artifact scatter (8ES01041), a twentieth-century American site (8ES01957), and two sites with prehistoric, colonial, and American period components (8ES02949 and 8ES02950). Among these sites, 8ES02949 and 8ES02950 were evaluated as potentially eligible by the State Historic

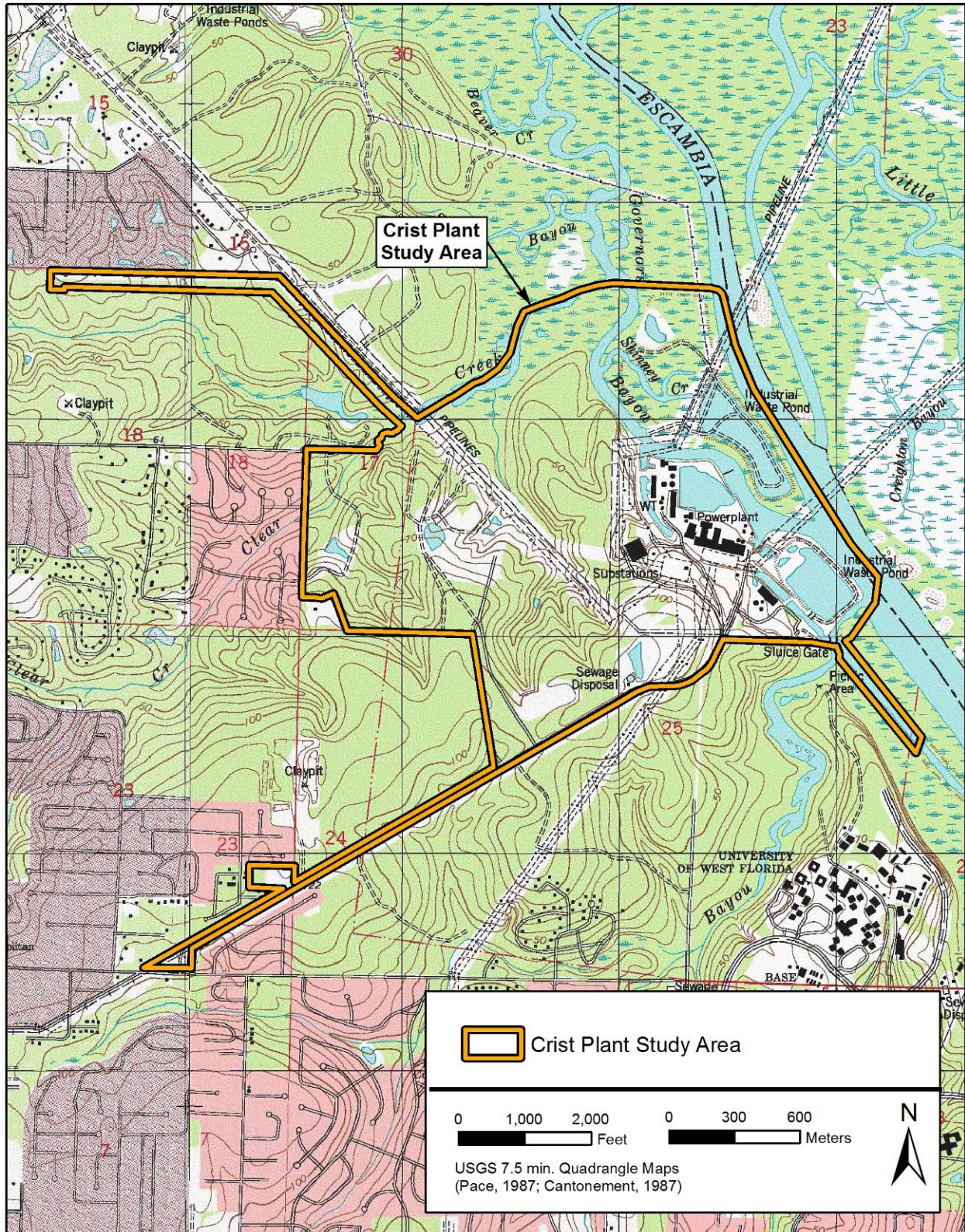


Figure 1. Gulf Power Crist Plant study area.

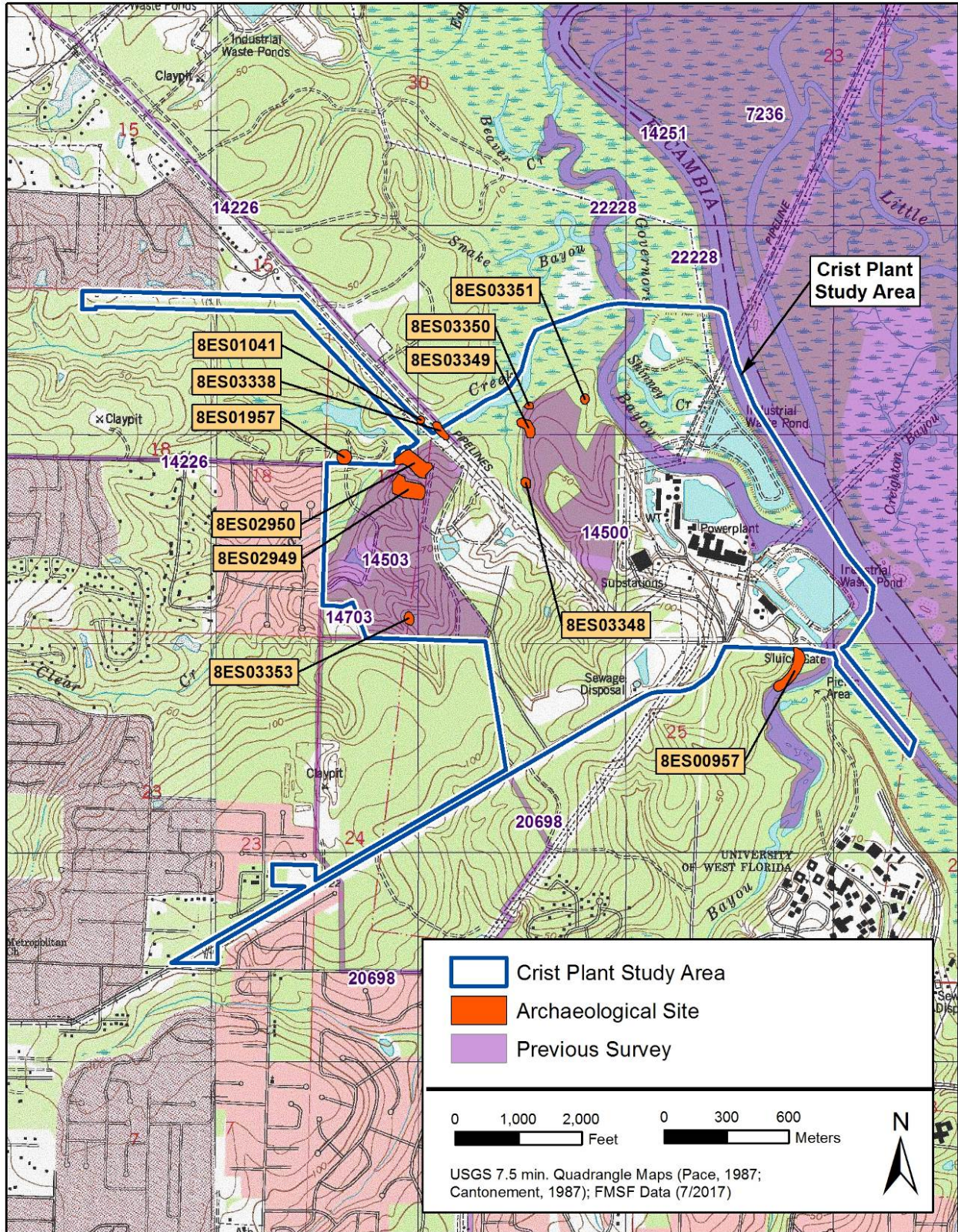


Figure 2. Previously recorded sites within the Gulf Power Crist Plant study area.

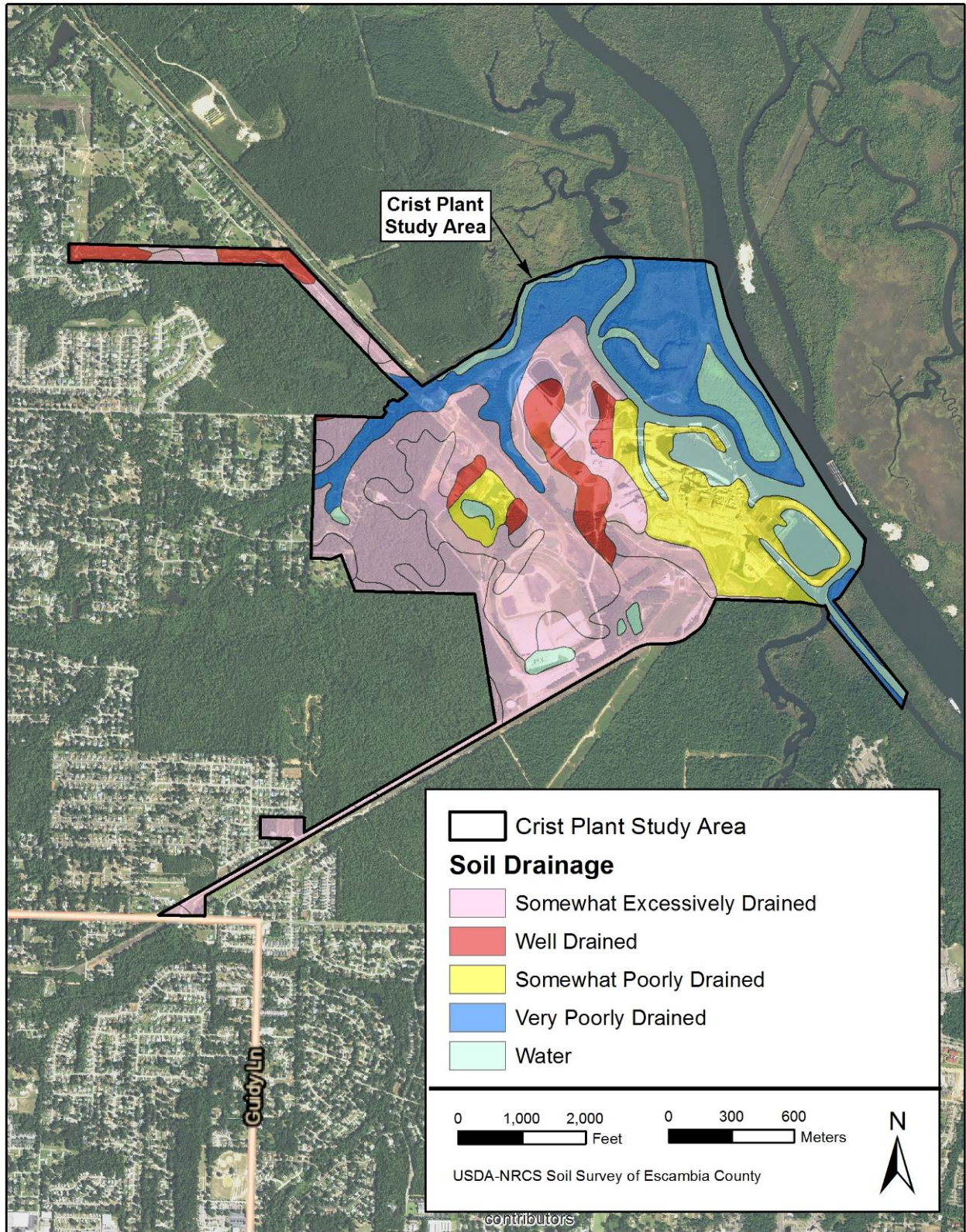


Figure 3. Soil drainage for the Gulf Coast Crist Plant study area.



Figure 4. 1890 Norton map depicting the study area.

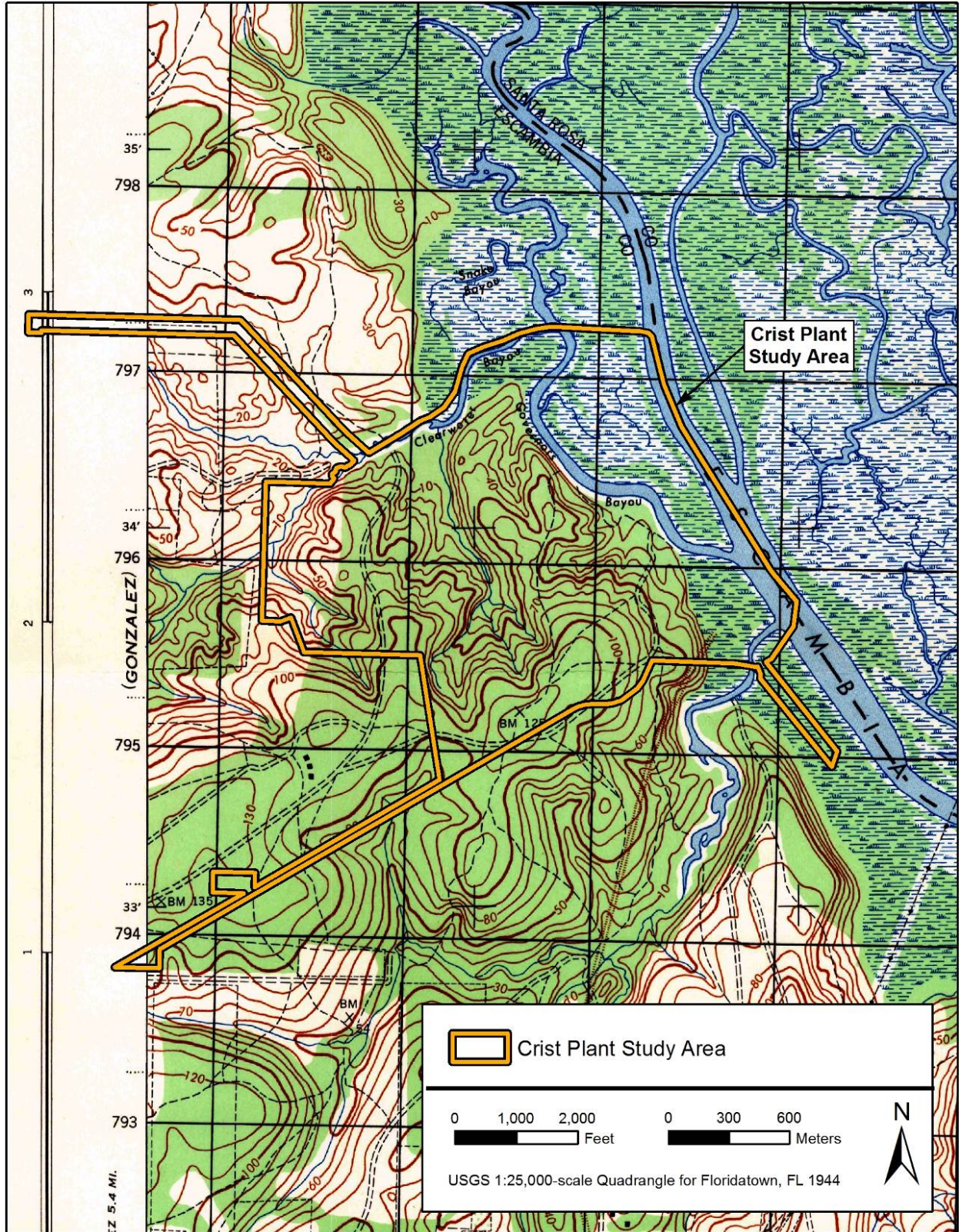


Figure 5. 1944 USGS quadrangle map depicting the study area.

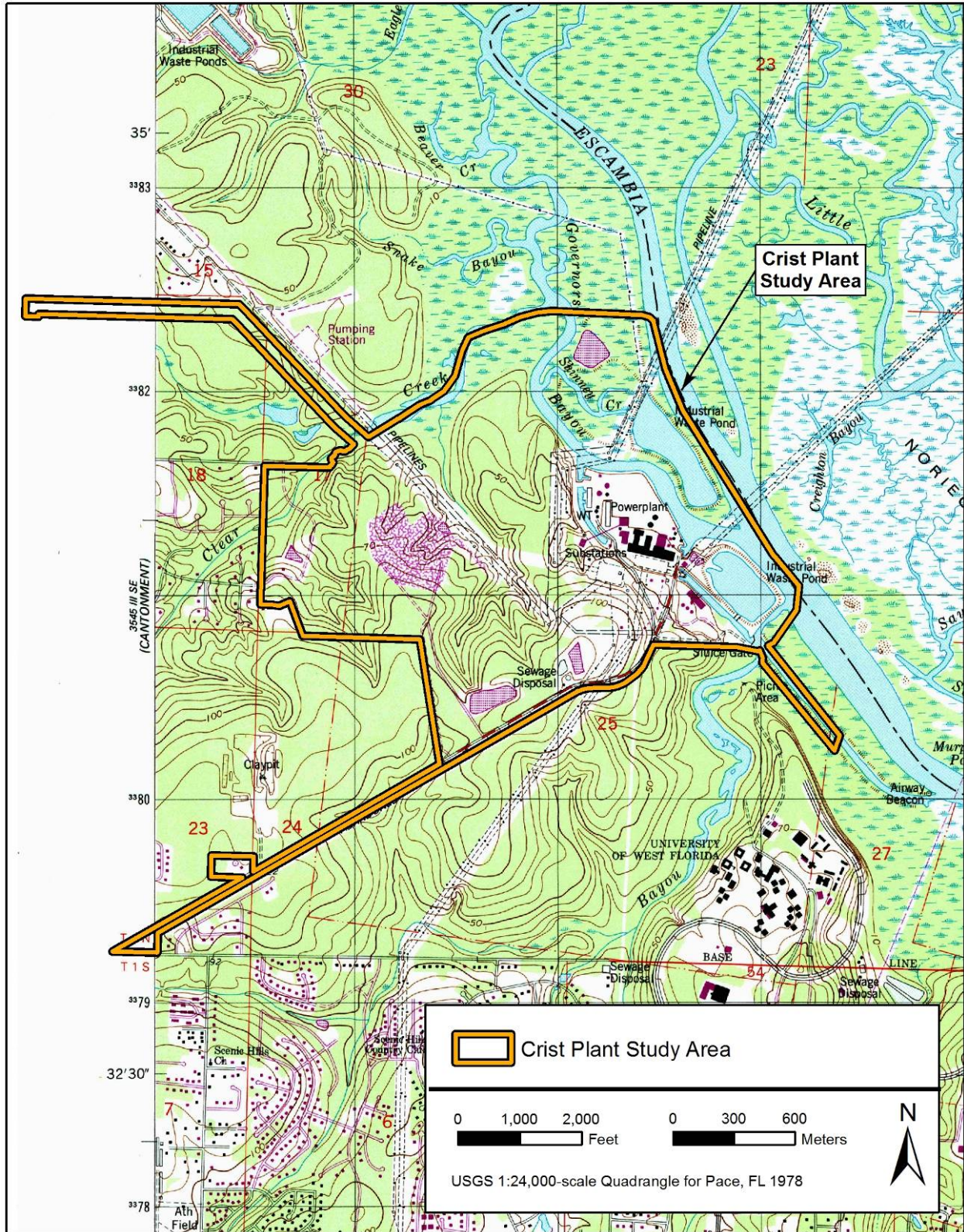


Figure 6. 1978 USGS quadrangle map depicting the study area.

Table 1. Previous Cultural Resources Investigations Intersecting the Gulf Power Crist Power Plant Study Area.

FMSF No.	Title	Date	Author
N/A	Escambia Bay Drainage Archaeological Research Project	1985	UWF
3533	Northwest Florida Mill Survey	1993	UWF
6112	Colonial Site Reconnaissance in West Florida	2000	UWF
7236	Pace Area Historic Preservation Plan	2002	UWF
14226	Phase I Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Addition, Escambia County, Florida	2007	PCI
14251	Underwater Remote Sensing and Terrestrial Cultural Resources Survey, Escambia River Channel and Mackey Island Disposal Area, Escambia County, Florida	2005	d'Aigle, Robert P.
14500	An Archaeological and Historical Survey of the 69-Acre Gypsum Site 1, Gulf Power Company Crist Plant, Escambia County, Florida	2007	PCI
14503	An Archaeological and Historical Survey of the 96 Acre Gypsum Site 2, Gulf Power Company Crist Plant, Escambia County, Florida	2007	PCI
14703	Clements Realignment Addendum to an Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Addition, Escambia County, Florida	2007	PCI
16543	Archaeological Mitigation of Sites 8ES02949 and 8ES02950, Gulf Power Company Crist Plant, Escambia County, Florida	2009	PCI
20698	Option 3 Pipeline Re-route Addendum to an Archaeological and Historical Survey of Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Add	2007	PCI
22228	Archaeological Reconnaissance Survey of the Escambia River, Deadhead Logging Recovery, from Chumuckla Springs to Escambia Bay in Pensacola, Florida	2009	Franklin, Marianne

Table 2. Previously Recorded Cultural Resources within the Gulf Power Crist Plant Study Area.

FMSF No.	Site Name	Time Period	Surveyor Evaluation	SHPO Evaluation
8ES00957	Gulf Power	Pensacola	Insufficient Information	Not Evaluated
8ES01041	Clear Creek 1	Prehistoric; Weeden Island AD 450–1000	Insufficient Information	Not Evaluated
8ES01957	LM 92-124	Twentieth-century American	Insufficient Information	Not Evaluated
8ES02949	Clear Creek Upland	Prehistoric with ceramics; British 1763–1783; Second Spanish Period 1783–1821; American Territorial 1824–1845	Eligible	Eligible
8ES02950	Clear Creek Terrace	Archaic; prehistoric with ceramic; British 1763–1783; Second Spanish Period 1783–1821; American Territorial 1824–1845; African American	Eligible	Eligible
8ES03338	Clear Creek Tram	Nineteenth-century American 1821–1899; Poss. twentieth-century, American	Insufficient Information	Potentially Eligible
8ES03348	GP Gypsum 1.1	Prehistoric with ceramics; Woodland	Ineligible	Ineligible
8ES03349	GP Gypsum 1.2	Weeden Island AD 450–1000; Weeden Island II	Ineligible	Ineligible

Table 2. Previously Recorded Cultural Resources within the Gulf Power Crist Plant Study Area.

FMSF No.	Site Name	Time Period	Surveyor Evaluation	SHPO Evaluation
8ES03350	GP Gypsum 1.3	Archaic; Prehistoric with ceramics	Ineligible	Ineligible
8ES03351	GP Gypsum 1.4	Prehistoric with ceramics; Woodland	Ineligible	Ineligible
8ES03353	GP Gypsum 2.1	Prehistoric with ceramics; Woodland	Ineligible	Ineligible

Preservation Officer (SHPO). Sites 8ES00957, 8ES01041, and 8ES01957 were not evaluated as part of these reconnaissance investigations.

Four of the sites within the study area (8ES03348, 8ES03349, 8ES03350, and 8ES03351) were recorded as part of Panamerican Consultants Inc.'s (PCI) 2007 survey of the Gypsum Site 1 (FMSF Survey No. 14500), which investigated the northern and central portions of the current study area. All four sites were identified as prehistoric, with three containing pottery most likely dating to the Weeden Island period (see **Table 2**). All four sites were determined ineligible for the NRHP by the SHPO.

In 2007, PCI conducted another survey within the Gulf Power Crist Plant property for the Gypsum Site 2 project (FMSF Survey No. 14503), which covered much of the western portion of the present study area. PCI recorded one previously unrecorded site, 8ES03353, and revisited three previously recorded sites, 8ES01041, 8ES02949, and 8ES02950. 8ES03353 was documented as a light density prehistoric artifact scatter, possibly dating to the Woodland Period. This site was evaluated as ineligible for the NRHP by SHPO. PCI found no evidence of 8ES01041 in its previously plotted location, and, therefore, there was insufficient information to assess the site for the NRHP. Sites 8ES02949 and 8ES02950 were considered eligible by the surveyors and by the SHPO as having the rare potential to provide important information to prehistory and history (Criterion D). Because these sites were to be adversely affected by construction, PCI conducted data recovery excavations in 2008 during FMSF Survey No. 16543. These sites were deemed to be adequately mitigated as a result of the data recovery.

Site 8ES03338 was documented during the survey for the relocation of the Emerald Coast Utility Authority wastewater treatment plant relocation project carried out by PCI in 2007 (FMSF Survey No. 14226). The site is a nineteenth-century tram or log pen dam believed to be affiliated with McVoy's Mill Site (8ES01965), a nineteenth- and twentieth-century NRHP eligible resource located immediately upstream. SHPO evaluated the site as potentially eligible for the NRHP.

An assessment for probability on the Gulf Power Crist Plant property examined a number of environmental variables, including soil drainage, topography, and proximity to fresh water. Soils in the study area are primarily somewhat excessively drained and well drained, particularly along the ridges and ridge slopes that occupy the majority of the western half of the Crist Plant property. This area also offers the best relief from the low lying marshes and flood plains associated with Escambia River and the tributaries that dissect the Crist Plant property, including Governors Bayou and Clear Creek. Soil drainage near these streams and marshes are very poorly drained to somewhat poorly drained. These conditions exist primarily along the

eastern and northern portions of the study area. Based on the physical setting of the study area, much of the western half presents a high probability for cultural resources, as demonstrated by the high number of previously documented sites in the area. Because of the low topography, poor soil drainage, and disturbance from construction of the Crist Plant, the eastern portions of the study area have a low probability for terrestrial archaeological sites. However, the potential for submerged sites is moderate to high.

Various maps and other documentation were reviewed to assess the potential for historic resources in the study area and to better understand the historic development in the vicinity. The Crist Plant was brought online in January 1945 by the Gulf Power Company. Named for James F. Crist, the president of Gulf Power from 1948 to 1955, the coal-powered plant provides energy for customers throughout northwest Florida. The earliest map examined during the present study (Norton 1890; see **Figure 4**) shows little detail, but does indicate railroads, major hydrological features, and a number of communities in the vicinity, including Ferry Pass, Gonzales, Powelton, and Escambia. The 1944 US Geological Survey (USGS) *Floridatown, Fla.* 7.5 minute topographic map depicts the study area just prior to construction of the Crist Plant. This map indicates no development within the study area and only an isolated concentration of buildings in the vicinity west of the study area. The 1978 USGS *Pace, Fla.* 7.5 minute topographic map depicts the power plant, along with substations, transmission lines, fuel pipelines, a water tower, several industrial waste ponds, and sewage disposal areas. The UWF campus appears approximately one-half mile to the south, and residential development is scattered across the surrounding area.

CONCLUSIONS AND RECOMMENDATIONS

This desktop review of the Gulf Power Crist Plant property indicates a substantial number of previous intensive cultural resources surveys, as well as reconnaissance level investigations, that have occurred across significant portions of the property. These studies have identified 11 archaeological sites, including those with prehistoric, colonial, and American period cultural components. SHPO has evaluated all but five of these sites as ineligible for the NRHP. Three sites (8ES00957, 8ES01041, and 8ES01957) have not been evaluated, and two (8ES02949 and 8ES02950) were determined to be eligible for the NRHP. Sites 8ES02949 and 8ES02950 were subject to data recovery in 2008 to mitigate impacts from the Gypsum Site 2 project and should require no further consideration. As warranted, the unevaluated sites 8ES00957, 8ES01041, and 8ES01957 should be further examined to ascertain the potential for inclusion in the NRHP. In addition, should ground-disturbing activity occur in any of the few remaining unsurveyed portions of the Crist Plant property, a cultural resources survey should be performed prior to ground disturbance. Historic maps indicate little potential for historic buildings or structures in many parts of the study area; however, portions of the Crist Plant facility were completed in 1945 and, therefore, meet the minimum 50-year age requirement for NRHP consideration. As warranted by future alterations or development, the Crist Plant should be surveyed as an architectural feature and assessed for inclusion in the NRHP.

REFERENCES CITED

d'Aigle, Robert P.

2005 *Underwater Remote Sensing and Terrestrial Cultural Resource Survey, Escambia River Channel and Mackey Island Disposal Area, Escambia County, Florida*. Florida Master Site File Survey No. 14251. On file, Florida Division of Historical Resources, Tallahassee.

Franklin, Marianne

2009 *Archaeological Reconnaissance Survey of the Escambia River, Deadhead Logging Recovery, from Chumuckla Springs to Escambia Bay in Pensacola, FL*. Florida Master Site File Survey No. 22228. On file, Florida Division of Historical Resources, Tallahassee.

Norton, Charles Ledyard

1890 *A Handbook of Florida* (Map of the Vicinity of Pensacola). Electronic document, historicalmaps.arcgis.com/usgs/, accessed September 12, 2017.

Panamerican Consultants, Inc. (PCI)

2007a *Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Addition, Escambia County, Florida*. Florida Master Site File Survey No. 14226. On file, Florida Division of Historical Resources, Tallahassee.

2007b *An Archaeological and Historical Survey of the 69-Acre Gypsum Site 1, Gulf Power Company Crist Plant, Escambia County, Florida*. Florida Master Site File Survey No. 14500. On file, Florida Division of Historical Resources, Tallahassee.

2007c *An Archaeological and Historical Survey of the 96.84-acre Gypsum Site 2, Gulf Power Company Crist Plant, Escambia County, Florida*. Florida Master Site File Survey No. 14503. On file, Florida Division of Historical Resources, Tallahassee.

2007d *Option 3 Pipeline Re-Route Addendum to an Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Addition, Escambia County, Florida*. Florida Master Site File Survey No. 20698. On file, Florida Division of Historical Resources, Tallahassee.

2007e *Clements Realignment Addendum to Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Street WWTP Relocation Pipeline Routes, Lift Stations, Rapid Infiltration Basins, and Central Water Reclamation Facility Addition, Escambia County, Florida*. Florida Master Site File Survey No. 14703. On file, Florida Division of Historical Resources, Tallahassee.

2009 *Archaeological Mitigation of Sites 8ES02949 and 8SES02950, Gulf Power Company Crist Plant, Escambia County Florida*. Florida Master Site File Survey No. 16543. On file, Florida Division of Historical Resources, Tallahassee.

US Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS)

2017 *Soil Survey of Escambia County*. Electronic document, <https://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/survey/>, accessed September 12, 2017.

US Geological Survey (USGS)

1944 *Floridatown Quadrangle*. Electronic document, historicalmaps.arcgis.com/usgs/, accessed September 12, 2017.

1978 *Pace Quadrangle*. Electronic document, historicalmaps.arcgis.com/usgs/, accessed September 12, 2017.

University of West Florida (UWF)

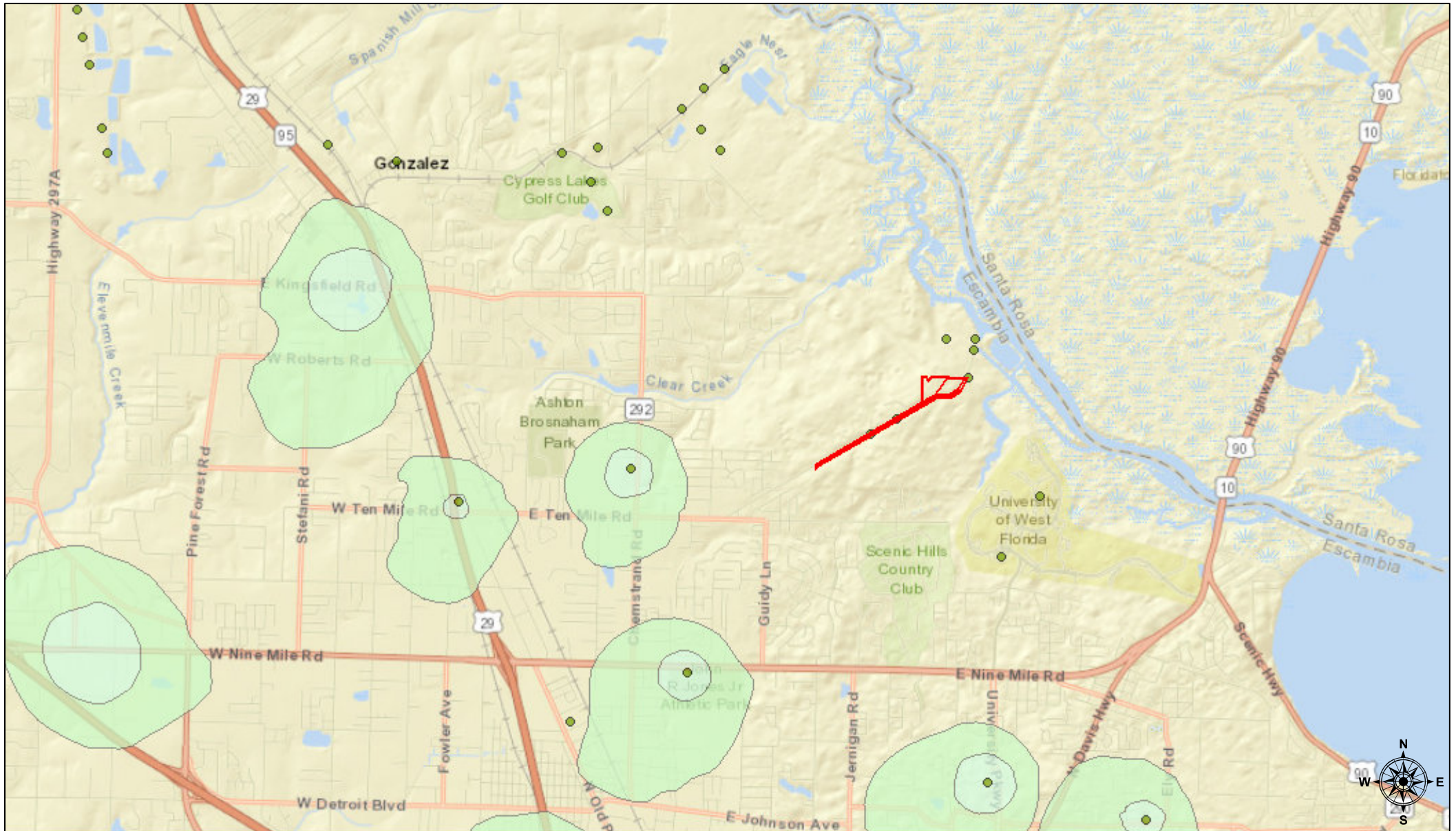
1985 *Escambia Bay Drainage Archaeological Research Project*. University of West Florida, Pensacola.

1993 *Northwest Florida Mill Survey*. Florida Master Site File Survey No. 3533. On file, Florida Division of Historical Resources, Tallahassee.

2000 *Colonial Site Reconnaissance in West Florida*. Florida Master Site File Survey No. 6112. On file, Florida Division of Historical Resources, Tallahassee.

2002 *Pace Area Historic Preservation Plan*. Florida Master Site File Survey No. 7236. On file, Florida Division of Historical Resources, Tallahassee.

Wellhead Protection Zones



July 12, 2019

polygonLayer

Override 1

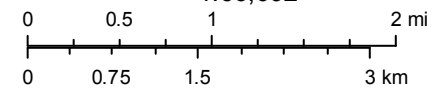
● Well Head Protection Area Wells

Well Head Protection Area - 7 Year

Well Head Protection Area - 20 Year

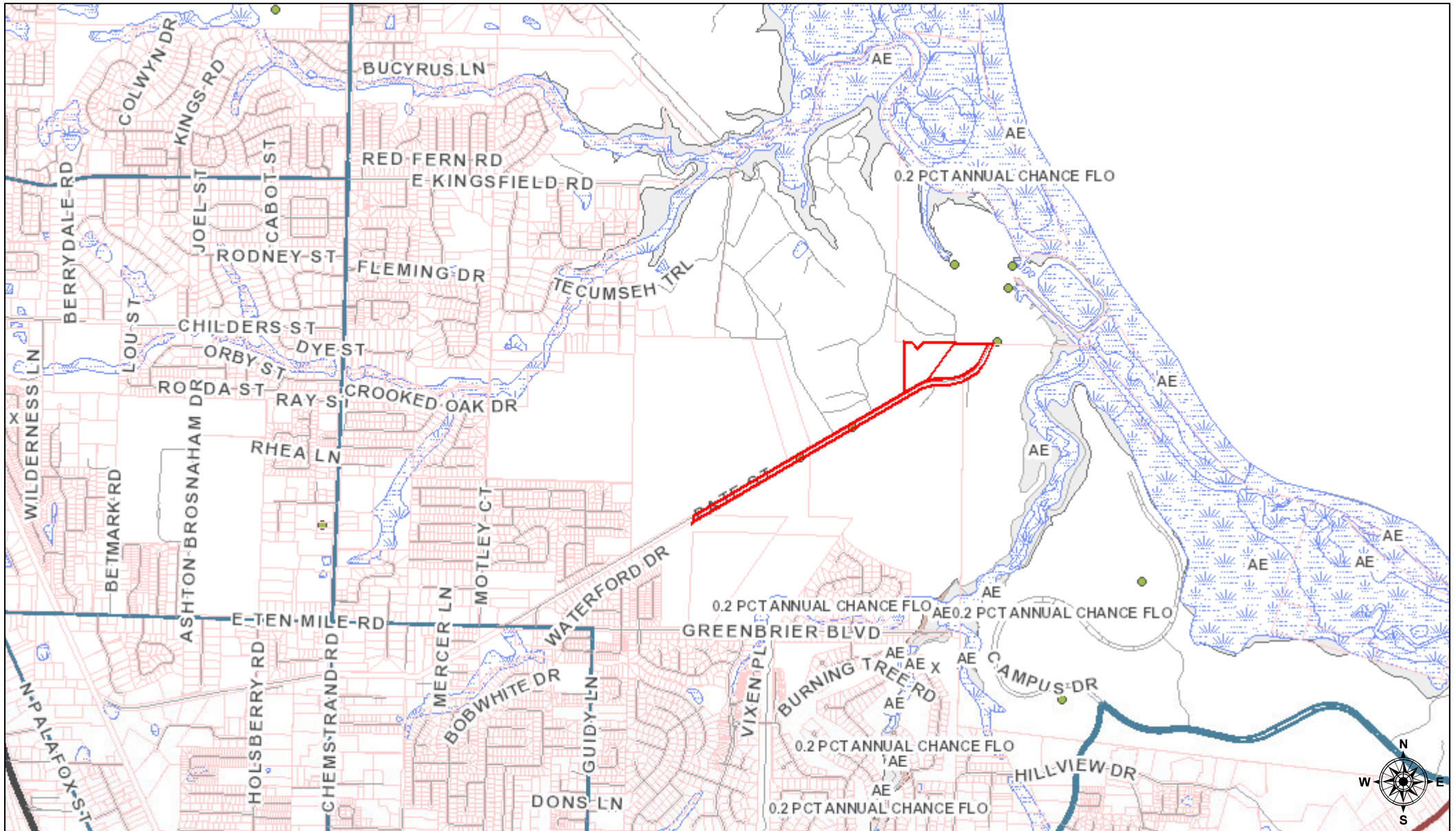
Subject Parcels

1:66,092



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Flood Zone and Wetlands Map



July 12, 2019

polygonLayer

Streets

Override 1

— PRINCIPAL ARTERIAL

— MINOR ARTERIAL

— COLLECTOR

— LOCAL ROAD

□ Parcels

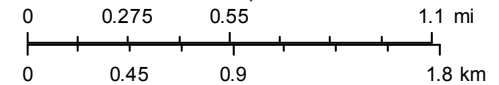
● Well Head Protection Area Wells

Subject Parcels

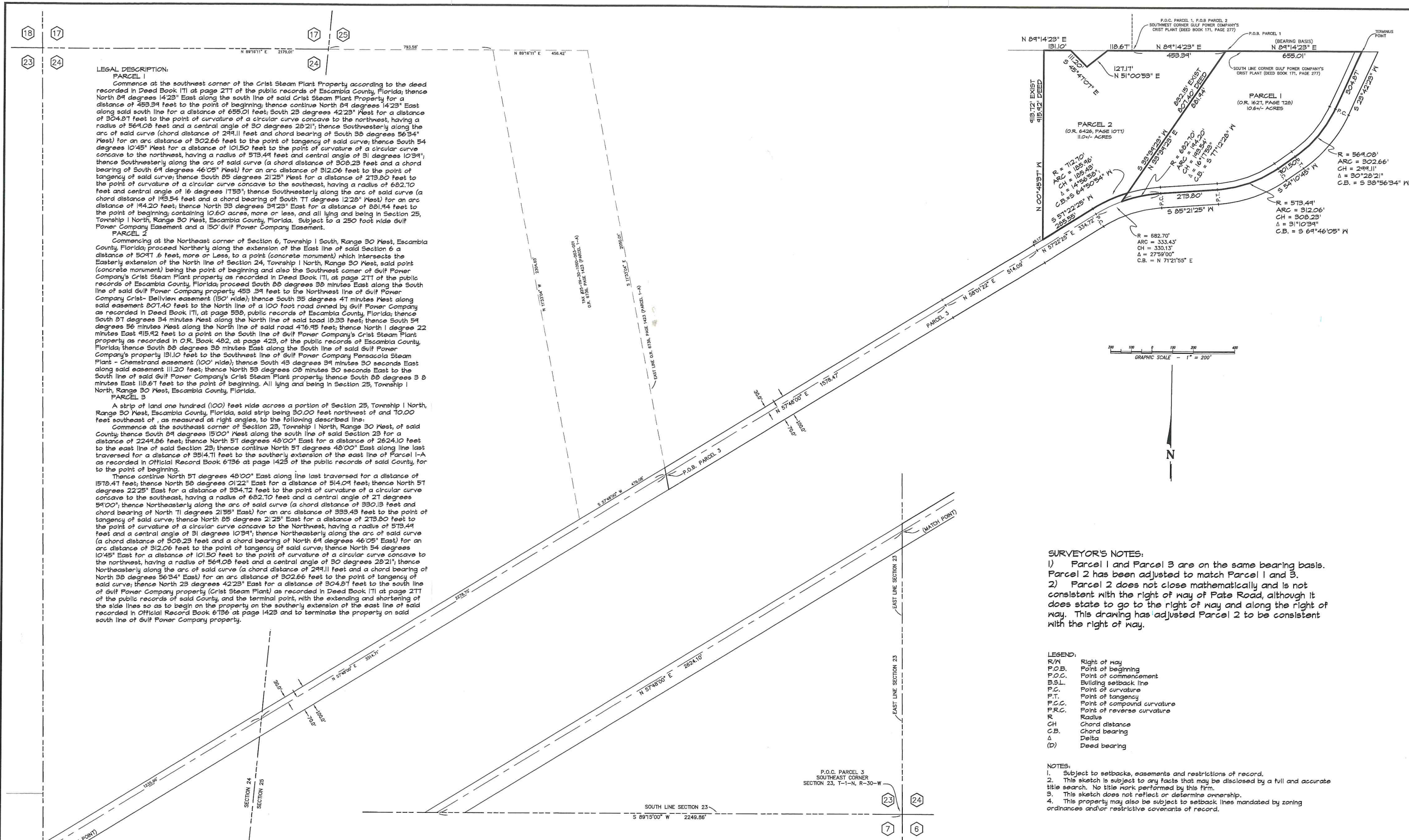
Wetlands

Flood Zones

1:33,046



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



LEGAL DESCRIPTION:
PARCEL 1
 Commence at the southwest corner of the Crist Steam Plant Property according to the deed recorded in Deed Book 171 at page 277 of the public records of Escambia County, Florida; thence North 84 degrees 14'23" East along the south line of said Crist Steam Plant Property for a distance of 453.34 feet to the point of beginning; thence continue North 84 degrees 14'23" East along said south line for a distance of 655.01 feet; South 23 degrees 42'23" West for a distance of 304.87 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 569.08 feet and a central angle of 30 degrees 28'21"; thence Southwesterly along the arc of said curve (chord distance of 249.11 feet and chord bearing of South 38 degrees 56'34" West) for an arc distance of 302.66 feet to the point of tangency of said curve; thence South 54 degrees 10'45" West for a distance of 101.50 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 573.44 feet and central angle of 31 degrees 10'34"; thence Southwesterly along the arc of said curve (a chord distance of 308.23 feet and a chord bearing of South 64 degrees 46'05" West) for an arc distance of 312.06 feet to the point of tangency of said curve; thence South 85 degrees 21'25" West for a distance of 273.80 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 682.70 feet and central angle of 16 degrees 17'33"; thence Southwesterly along the arc of said curve (a chord distance of 143.54 feet and a chord bearing of South 77 degrees 12'28" West) for an arc distance of 194.20 feet; thence North 33 degrees 34'23" East for a distance of 881.94 feet to the point of beginning, containing 10.60 acres, more or less, and all lying and being in Section 25, Township 1 North, Range 30 West, Escambia County, Florida. Subject to a 250 foot wide Gulf Power Company Easement and a 150 Gulf Power Company Easement.

PARCEL 2
 Commencing at the Northeast corner of Section 6, Township 1 South, Range 30 West, Escambia County, Florida; proceed Northerly along the extension of the East line of said Section 6 a distance of 5047.6 feet, more or Less, to a point (concrete monument) which intersects the Easterly extension of the North line of Section 24, Township 1 North, Range 30 West, said point (concrete monument) being the point of beginning and also the Southwest corner of Gulf Power Company's Crist Steam Plant Property as recorded in Deed Book 171, at page 277 of the public records of Escambia County, Florida; proceed South 88 degrees 30 minutes East along the South line of said Gulf Power Company property 453.34 feet to the Northwest line of Gulf Power Company Crist- Bellvien easement (150' wide); thence South 35 degrees 47 minutes West along said easement 807.40 feet to the North line of a 100 foot road owned by Gulf Power Company as recorded in Deed Book 171, at page 277, public records of Escambia County, Florida; thence South 87 degrees 34 minutes West along the North line of said road 18.33 feet; thence South 54 degrees 56 minutes West along the North line of said road 476.95 feet; thence North 1 degree 22 minutes East 915.42 feet to a point on the South line of Gulf Power Company's Crist Steam Plant property as recorded in O.R. Book 482, at page 423, of the public records of Escambia County, Florida; thence South 88 degrees 30 minutes East along the South line of said Gulf Power Company's property 131.10 feet to the Southwest line of Gulf Power Company Pensacola Steam Plant - Chemstrand easement (100' wide); thence South 43 degrees 39 minutes 30 seconds East along said easement 111.20 feet; thence North 53 degrees 08 minutes 30 seconds East to the South line of said Gulf Power Company's Crist Steam Plant property; thence South 88 degrees 30 minutes East 118.67 feet to the point of beginning. All lying and being in Section 25, Township 1 North, Range 30 West, Escambia County, Florida.

PARCEL 3
 A strip of land one hundred (100) feet wide across a portion of Section 25, Township 1 North, Range 30 West, Escambia County, Florida, said strip being 30.00 feet northwest of and 70.00 feet southeast of, as measured at right angles, to the following described line:

Commence at the southeast corner of Section 23, Township 1 North, Range 30 West, of said County; thence South 84 degrees 15'00" West along the south line of said Section 23 for a distance of 2249.86 feet; thence North 57 degrees 48'00" East for a distance of 2624.10 feet to the east line of said Section 23; thence continue North 57 degrees 48'00" East along line last traversed for a distance of 354.71 feet to the southerly extension of the east line of Parcel 1-A as recorded in Official Record Book 6736 at page 1423 of the public records of said County, for to the point of beginning.

Thence continue North 57 degrees 48'00" East along line last traversed for a distance of 1578.47 feet; thence North 58 degrees 01'22" East for a distance of 514.09 feet; thence North 57 degrees 22'25" East for a distance of 334.72 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 682.70 feet and a central angle of 27 degrees 54'00"; thence Northeastly along the arc of said curve (a chord distance of 330.13 feet and chord bearing of North 71 degrees 21'55" East) for an arc distance of 339.43 feet to the point of tangency of said curve; thence North 85 degrees 21'25" East for a distance of 273.80 feet to the point of curvature of a circular curve concave to the Northwest, having a radius of 573.44 feet and a central angle of 31 degrees 10'34"; thence Northeastly along the arc of said curve (a chord distance of 308.23 feet and a chord bearing of North 64 degrees 46'05" East) for an arc distance of 312.06 feet to the point of tangency of said curve; thence North 54 degrees 10'45" East for a distance of 101.50 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 569.08 feet and a central angle of 30 degrees 28'21"; thence Northeastly along the arc of said curve (a chord distance of 249.11 feet and a chord bearing of North 38 degrees 56'34" East) for an arc distance of 302.66 feet to the point of tangency of said curve; thence North 23 degrees 42'23" East for a distance of 304.87 feet to the south line of Gulf Power Company property (Crist Steam Plant) as recorded in Deed Book 171 at page 277 of the public records of said County, and the terminal point, with the extending and shortening of the side lines so as to begin on the property on the southerly extension of the east line of said recorded in Official Record Book 6736 at page 1423 and to terminate the property on said south line of Gulf Power Company property.

SURVEYOR'S NOTES:
 1) Parcel 1 and Parcel 3 are on the same bearing basis. Parcel 2 has been adjusted to match Parcel 1 and 3.
 2) Parcel 2 does not close mathematically and is not consistent with the right of way of Pate Road, although it does state to go to the right of way and along the right of way. This drawing has adjusted Parcel 2 to be consistent with the right of way.

LEGEND:
 R/W Right of way
 P.O.B. Point of beginning
 P.O.C. Point of commencement
 B.S.L. Building setback line
 P.C. Point of curvature
 P.T. Point of tangency
 P.C.C. Point of compound curvature
 P.R.C. Point of reverse curvature
 R Radius
 CH Chord distance
 C.B. Chord bearing
 Δ Delta
 (D) Deed bearing

NOTES:
 1. Subject to setbacks, easements and restrictions of record.
 2. This sketch is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
 3. This sketch does not reflect or determine ownership.
 4. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.

Measurements made in accordance with United States Standards.
 Bearing Reference NORTH BASED ON THE SOUTH LINE OF DEED BOOK 171 PAGE 277 AS N 84°14'23" E (DEED CALL PARCEL 1)
 Ordered By: MR. ROBERT LEONARD Elevation Reference
 Encroachments
 Source of Information TAX MAPS, PUBLIC RECORDS, SURVEYS ON FILE WITH THIS FIRM; MAPS BY GULF POWER COMPANY

A VISUAL AID OF A PORTION OF SECTION 25, T-1-N, R-30-W

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32508
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze PSM #5605
Walter J. Glaze PSM #6190

This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7073		File No. C-2124
NOT VALID WITHOUT SEAL AND SIGNATURE		Job No. 38244-19
		Scale: 1" = 200'
		Date of Plat. 7-12-2014
		Date of Revision 7-15-2014
		FB: PG
		FB: PG
		Drawn by: F.M.J.
		Checked By: D.D.G.
SHEET 1	OF 1	

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

INTEROFFICE MEMORANDUM



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

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

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

DATE: August 19, 2019

RE: Transportation & Traffic Operations (TTO) Comments – LSA-2019-02

TTO Staff has reviewed the Large Scale Amendment Case LSA-2019-02 agenda item for the Planning Board meeting scheduled for September 5, 2019 regarding the three properties on Pate Road . Please see the below comments.

Pate Road is a two-lane facility with the roadway width of 24 feet and right-of-way width of 100 feet.

Escambia County does not have any capital improvement projects scheduled for this roadway within its Capital Improvements Program. In addition, the Florida Department of Transportation does not show any projects on Pate Road in planning, design or construction within its 5 Yr. Work Program.

Pate Road is classified as a local street and assumed to be functioning within its allowable capacity for traffic volumes.

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

**cc: Horace Jones, Development Services Department Director
Joy Jones, P.E., Engineering Department Director
John C. Fisher, Development Services Department**

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA-2019-02 Christ Plant.

Date: 07/25/2019

Date requested back by: 08/08/2019

Requested by: John C Fisher

Phone Number: 850-595-4651



(LEGAL USE ONLY)

Legal Review by *Kim M. Johnson*

Date Received: 7-25-19

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2019-__

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL, WHICH IS LOCATED WITHIN SECTION 25, TOWNSHIP 1N, RANGE 30W, AND WHICH IS IDENTIFIED AS PARCEL ID NUMBER 25-1N-30-1003-000-000 TOTALING 14.5(+/-) ACRES, LOCATED ON A PRIVATE ROAD, PATE STREET, FROM MIXED USE URBAN (MU-U) TO INDUSTRIAL (I); CHANGING A PARCEL WITHIN SECTION 25, TOWNSHIP 1N, RANGE 30W, AND WHICH IS IDENTIFIED AS PARCEL ID NUMBER 25-1N-30-1006-000-000 TOTALING 11.0(+/-) ACRES, LOCATED AT PATE STREET, FROM MIXED USE URBAN (MU-U) TO INDUSTRIAL (I); CHANGING A PARCEL WITHIN SECTION 25, TOWNSHIP 1N, RANGE 30W, AND WHICH IS IDENTIFIED AS PARCEL ID NUMBER 25-1N-30-1006-000-001 TOTALING 10.6(+/-) ACRES, LOCATED AT PATE STREET, FROM MIXED USE URBAN (MU-U) TO INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on April 29, 2014; and

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to consider changes (amendments) to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County, Florida, as follows:

Section 1. Purpose and Intent

1 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
2 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
3 Florida Statutes.

4
5 **Section 2. Title of Comprehensive Plan Amendment**

6
7 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2019-
8 02."

9
10 **Section 3. Changes to the 2030 Future Land Use Map**

11
12 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
13 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030,
14 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
15 references and information shown thereon, is further amended to include the following
16 future land use changes:

17
18 (A) A parcel of land which is located within Section 25, Township 1N, Range
19 30W, parcel number 25-1N-30-1003-000-000 and totaling 14.5 (+/-) acres,
20 located at Greenbrier Boulevard as a private road called Pate Street, as
21 more particularly described in the Boundary Survey produced by David D.
22 Glaze, registered land surveyor from Pitman Glaze and Associates, Inc.,
23 dated 07/15/2019, attached as Exhibit A, from Mixed-Use Urban (MU-U) to
24 Industrial (I).

25
26 (B) A parcel of land which is located within Section 25, Township 1N, Range
27 30W, parcel number 25-1N-30-1006-000-000 and totaling 11.0 (+/-) acres,
28 located on a private road called Pate Street, as more particularly described
29 in the Boundary Survey produced by David D. Glaze, registered land
30 surveyor from Pitman Glaze and Associates, Inc., dated 07/15/2019,
31 attached as Exhibit A, from Mixed-Use Urban (MU-U) to Industrial (I).

32
33 (C) A parcel of land which is located within Section 25, Township 1N, Range
34 30W, parcel number 25-1N-30-1006-000-001 and totaling 10.6 (+/-) acres,
35 located on a private road called Pate Street, as more particularly described
36 in the Boundary Survey produced by David D. Glaze, registered land
37 surveyor from Pitman Glaze and Associates, Inc., dated 07/15/2019,
38 attached as Exhibit A, from Mixed-Use Urban (MU-U) to Industrial (I).

39
40 **Section 4. Severability**

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

4
5 **Section 5. Inclusion in the Code**

6
7 It is the intention of the Board of County Commissioners that the provisions of this
8 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
9 sections, subsections and other provisions of this Ordinance may be renumbered or
10 relettered and the word "ordinance" may be changed to "section," "article," or such other
11 appropriate word or phrase in order to accomplish such intentions.

12
13
14
15
16
17 **INTENTIONALLY LEFT BLANK**

18
19
20
21
22 **Section 6. Effective Date**

23
24 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not become
25 effective until 31 days after the Department of Economic Opportunity notifies Escambia
26 County that the plan amendment package is complete. If timely challenged, this
27 Ordinance shall not become effective until the Department of Economic Opportunity or
28 the Administration Commission enters a final order determining the Ordinance to be in
29 compliance.

30
31 **DONE AND ENACTED** this _____ day of _____, 2019.

32
33 BOARD OF COUNTY COMMISSIONERS
34 OF ESCAMBIA COUNTY, FLORIDA

35
36
37 By: _____
38 Lumon J May, Chairman

39 ATTEST: PAM CHILDERS
40 CLERK OF THE CIRCUIT COURT

41
42
43 By: _____
44 Deputy Clerk

Approved as to form and legal
sufficiency.

By/Title: Kia M. Johnson, ACA
Date: 8-8-19

1 (SEAL)
2
3
4 ENACTED:
5 FILED WITH THE DEPARTMENT OF STATE:
6 EFFECTIVE DATE:

DRAFT

PB: 09-03-19
BCC: 10-03-19
Re: LSA-2019-02



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 09/03/2019

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map; SSA-2019-02

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map, SSA-2019-02

That the Board review and recommend to the Board of County Commissioners (BCC) for action, an ordinance amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2019-02.

BACKGROUND:

The small-scale amendment to the FLUM of the Comprehensive Plan proposes to change the Future Land Use (FLU) category of a 1.29-acre (±) parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel is currently wooded and surrounded by non-residential uses mostly of a general commercial character with the exception of an adjoining more intensive auto paint and body shop with outside storage. The amendment is proposed to eliminate the Commercial FLU-based restriction on the subject parcel that allows residential development only when secondary to commercial development. The proposed FLU change would expand an existing adjoining area of MU-U to include the parcel.

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 Kia M. Johnson, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is required by Comprehensive Plan policies to "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." Amendment of the FLU Map to designate such land uses requires public hearing review and recommendation by the Board prior to approval by the BCC.

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Staff Analysis

Draft Ordinance

Working Case file ssa02

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

General Data

Project Name: SSA-2019-02
Location: 50 Coast Rd.
Parcel #: 52-2S-30-2501-012-002
Acreage: 1.29 acres±
FLU Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Applicant: Mr. Landry Leidner, Manager, Coast 50 LLC, Owner
Meeting Dates: Planning Board, September 3, 2019
BCC, October 3, 2019

Summary of Proposed Amendment:

The small-scale amendment to the future land use (FLU) map of Escambia County proposes to change the FLU category of a vacant wooded 1.29-acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The zoning designation of the subject parcel is Heavy Commercial and Light Industrial (HC/LI) with Warrington Overlay (Warr-OL). The parcel fronts approximately 137 feet of the north right-of-way of Coast Road, a local street connecting Navy Blvd. and Old Corry Field Rd.

A FLU change to MU-U will allow residential development within the existing zoning district regardless of a primary commercial component as currently required by the existing Commercial FLU. The existing and proposed future land use categories are described in Comprehensive Plan Policy FLU 1.3.1 and summarized as follows:

Commercial. “Intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.” The range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Mixed-Use Urban. “Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.” The range of allowable uses is “residential, retail and services, professional office, light industrial, recreational facilities, public and civic.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 2.0.

Land Development Code FLU map amendment requirements

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: In an application letter to the Board the applicant stated that “new, efficient rental units can help with the lack of affordable housing,” and that “the subject area is in need of rental housing.”

The provision of affordable housing is consistent with Comprehensive Plan objective OBJ HOU 1.2, Affordable Housing, to “assure the provision of safe, sanitary and affordable housing for moderate, low, and very low income residents.” Affordable housing is defined as “housing with costs, including monthly rents or mortgage payments, taxes, insurance, and utilities, not exceeding 30 percent of the median adjusted gross annual income for the households [defined] in Florida Statutes as amended.”

The requested FLU change would remove the Commercial FLU-based restriction on the subject parcel that allows residential development only when secondary to commercial development. Presumably, the maximum residential density of 25 dwelling units per acre would be more easily obtained, the higher site density would produce lower per-unit development costs, and the lower unit costs would allow lower unit rental costs.

Although county housing officials confirm there is a county-wide shortage of below market rate or subsidized residential development, the application did not appear to reference any specific definition of affordable housing. It remains to be shown within what criteria the proposed development would respond to the shortage of affordable rental housing.

- 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 affordable housing as the identified need, the amendment proposes a replacement FLU that most easily maximizes the residential density of the existing HC/LI zoning at 25 du/acre while remaining consistent with surrounding property. With MU-U as the existing future land use of all east-side adjoining parcels, the proposed change simply shifts the current FLU boundary to the west and north sides of the subject parcel.

Although the parcel's HC/LI zoning is shared with most surrounding parcels, only the existing custom car paint and body shop on the east side appears to require that zoning. The surrounding restaurants, hotel, offices, and mortuary are generally less intensive commercial uses not requiring HC/LI.

The proposed multi-family residential use of the parcel would be isolated by the surrounding non-residential uses, but generally in keeping with the intended category-wide mixed use of MU-U and the general revitalization intent of the Warrington overlay. Also, as CRA staff noted, the lack of high visibility may make the subject parcel less desirable for most commercial use.

Contemporary planning principles direct development to incorporate natural elements into site design. In the proposed site layout, the stormwater pond location responds typically to the existing site grade. However, the proposed magnitude of impervious cover, arrangement of single-story buildings, and accommodation of stormwater drainage, all appear to leave no area sufficiently undisturbed to preserve and maintain any existing site trees. Additionally, there appears to be limited site landscape area to provide tenants the intended recreational green space and suggested amenities beyond that created by the minimum required structure setbacks.

Planning practice also includes screening and buffering to protect less intense uses and reduce or eliminate incompatibility with neighboring uses. Residential use is generally presumed to be less intense than commercial use, but current LDC standards only require a proposed use that is more intensive than adjoining uses to provide and maintain a buffer. The non-required provision of either screening or buffering for the proposed residences do not appear to be considered in the application.

The preliminary site plan was the subject of a DRC pre-application review, but specific review for compliance with all applicable engineering and other development provisions would only occur after application for site development plan approval. Those provisions include access management, parking, stormwater management, landscaping, and tree protection, and apply regardless of any FLU change.

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 three conditions established by Florida Statutes, §163.3187(1), for the adoption of any small-scale comprehensive plan amendment:

- (a) The subject 1.29-acre parcel is a use of 10 acres or fewer.
- (b) 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.
- (c) 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 replacement of the existing Commercial FLU will allow site development to more easily achieve the maximum residential density and is the same FLU as several adjoining parcels. The existing HC/LI zoning is primarily intended to “allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial [zoning] district,” but residential use is allowed.

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: Although the site-specific requirement for residential development to be secondary to commercial would be lost in the proposed FLU change, MU-U would otherwise promote mixed use development generally within the urban area around 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.*

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.

a. 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.*

Analysis: The application included documentation confirming available potable

water source, treatment, pumping, and distribution to the proposed development from the Peoples Water Service Company system. Development of the subject parcel would be an efficient use of the available water infrastructure.

b. 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 ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.*

Analysis: The application included documentation confirming available sanitary sewer to the proposed development from the ECUA system at the county's adopted LOS. Development of the parcel would be an efficient use of the available sewer infrastructure.

c. 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: Escambia County continues to maintain its adopted solid waste LOS commitments. The Department of Waste Services reported in its 2018 solid waste LOS analysis that the current build-out for disposal at the Perdido Landfill will provide solid waste disposal capacity through 2045.

d. 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.*

Analysis: *Compliance with adopted stormwater management provisions that implement these policies would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.*

e. 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: Compliance with adopted on-site traffic flow and access management provisions that implement these policies would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use. The subject parcel is located along an existing paved local street connecting to a major arterial (Navy Blvd.) and a collector (Old Corry Field Rd.). Development of the parcel would be an efficient use of the available transportation infrastructure.

4. Protected Resources. It appears likely, especially given the limited impacted resources and unchanged HC/LI zoning, that the proposed FLU change will result in no greater adverse impacts to protected resources.

a. 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: As identified in prior DRC pre-application comments, a portion of the subject parcel appears to lie within the 20-year Time-of-travel Contour of a public potable water wellhead: that is, partly within a wellhead protection area. Compliance with adopted wellhead protection provisions that implement this policy would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.

b. 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 application indicated that an “historical impact analysis is applied for,” but included no documentation of a request made to or response received from the Florida Master Site File, Division of Historical Resources regarding whether there are any previously recorded resources within the subject parcel.

c. Wetlands and Habitat.

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.*

Analysis: There are no indications from the available National Wetlands Inventory map that wetlands are within the subject parcel. Compliance with adopted environmental provisions that implement this policy would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.

d. 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: Compliance with adopted tree protection and landscaping provisions that implement this policy would be reviewed and confirmed prior to any site development plan approval, regardless of the proposed FLU change or use.

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

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

7 A parcel within Section 52, Township 2S, Range 30W, parcel number
8 2501-012-002, totaling 1.29 acres±, located on Coast Road, as more
9 particularly described in the Boundary and Topographic Survey description
10 produced by Northwest Florida Land Surveying, Inc., registered land
11 surveyor Fred R. Thompson, dated 6/7/19, attached as Exhibit A, changed
12 from Commercial (C) to Mixed-Use Urban (MU-U).

13 **Section 4. Severability**

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

17 **Section 5. Inclusion in the Code**

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

23 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

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

3 **DONE AND ENACTED** this _____ day of _____, 2019.

4 BOARD OF COUNTY COMMISSIONERS
5 OF ESCAMBIA COUNTY, FLORIDA

6 By: _____
7 Lumon J. May, Chairman

8 ATTEST: PAM CHILDERS
9 CLERK OF THE CIRCUIT COURT

10 By: _____
11 Deputy Clerk

12 (SEAL)

13 ENACTED:
14 FILED WITH THE DEPARTMENT OF STATE:
15 EFFECTIVE DATE:

Coast 50 LLC
Landry Leidner
Beau Bryant
1249 S Old Corry Field Rd.
Pensacola, FL 32507

July 10, 2019

Board Members,

I, Landry Leidner and my partner Beau Bryant are requesting a Future Land Use Change in order to build a multifamily project. As builders, we understand the challenge to build affordable housing. We feel new, efficient rental units can help with the lack of affordable housing. With the expansion of Corry Station and NAS, we feel the subject area is in need of rental housing.

Sincerely,



Landry Leidner, Manager



Beau Bryant, Manager

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of July, 2019, by Landry Leidner, as Manager of Coast 50, LLC, and Beau Bryant, as Manager of Coast 50, LLC, who did (did not) take an oath. They are personally known to me, () produced current Florida/Other Driver's License, and/or () produced current _____ as identification.

Christine Folmar 7/10/19

Signature Of Notary Public Date

Christine Folmar

Printed Name of Notary

My Commission Expires 9/5/2020 Commission No. GG026575
(Notary Seal Must be Affixed)



FUTURE LAND USE MAP AMENDMENT APPLICATION

SSA-2019-02

(THIS SECTION FOR OFFICE USE ONLY):

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

Current FLU: Com Desired FLU: MU-U Zoning: _____ Taken by: A Lindsay
Planning Board Public Hearing, date(s): 9-3-19

BCC Public Hearing, proposed date(s): 10-3-19

Fees Paid 2,122.50 Receipt # _____ Date: 2/17/19

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

Name: COAST 50 LLC / Laundry Laundry of Beau Bryant

Address: 1249 Old Cory Field Rd

City: Pensacola FL State: FL Zip Code: 32507

Telephone: (850) 450-4656

Email: Christy @ bluewatersignaturehomes.com

DESCRIPTION OF PROPERTY:

Street address: 50 COAST RD. Pensacola FL.
32507

Subdivision: _____

Property reference number: Section 52 Township 2S Range 30W

Parcel _____ Lot _____ Block _____

Size of Property (acres) 1.29 AC

**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.

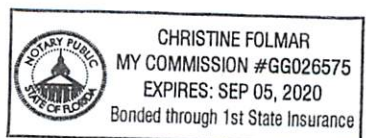
<u>LL</u>	<u>LANDRY LEIDNER</u>	<u>6-27-2019</u>
Signature (Property Owner)	Printed Name	Date
<u>LL</u>	<u>Landry Leidner</u>	<u>6-27-2019</u>
Signature (Agent's Name (or owner if representing oneself))	Printed Name	Date

Address: 1249 OLD COREY FIELD Rd
City: PENSACOLA State: FL Zip: 32507
Telephone (850) 554 - 8524 Fax # () _____ - _____
Email: leidnerbuilders@yahoo.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 27th day of June, year of 2019 by, Landry Leidner who () did () did not take an oath. He/she is personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

<u>Christine Folmar</u>	<u>6/27/19</u>	<u>Christine Folmar</u>
Signature of Notary Public	Date	Printed Name of Notary
My Commission Expires <u>9/5/2020</u>	Commission No. <u>GG026575</u>	
(Notary seal must be affixed)		



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

Project name: COAST 50 APARTMENTS

Property reference #: Section _____ Township _____ Range _____

Parcel # 522S302501012002

Project Address: 50 COAST Rd PENSACOLA FL 32507

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 _____ DAY OF _____, 20_____

LR

Owner's signature

CANDRY LEIDNER

Owner's name (print)

Agent's signature

Agent's name (print)

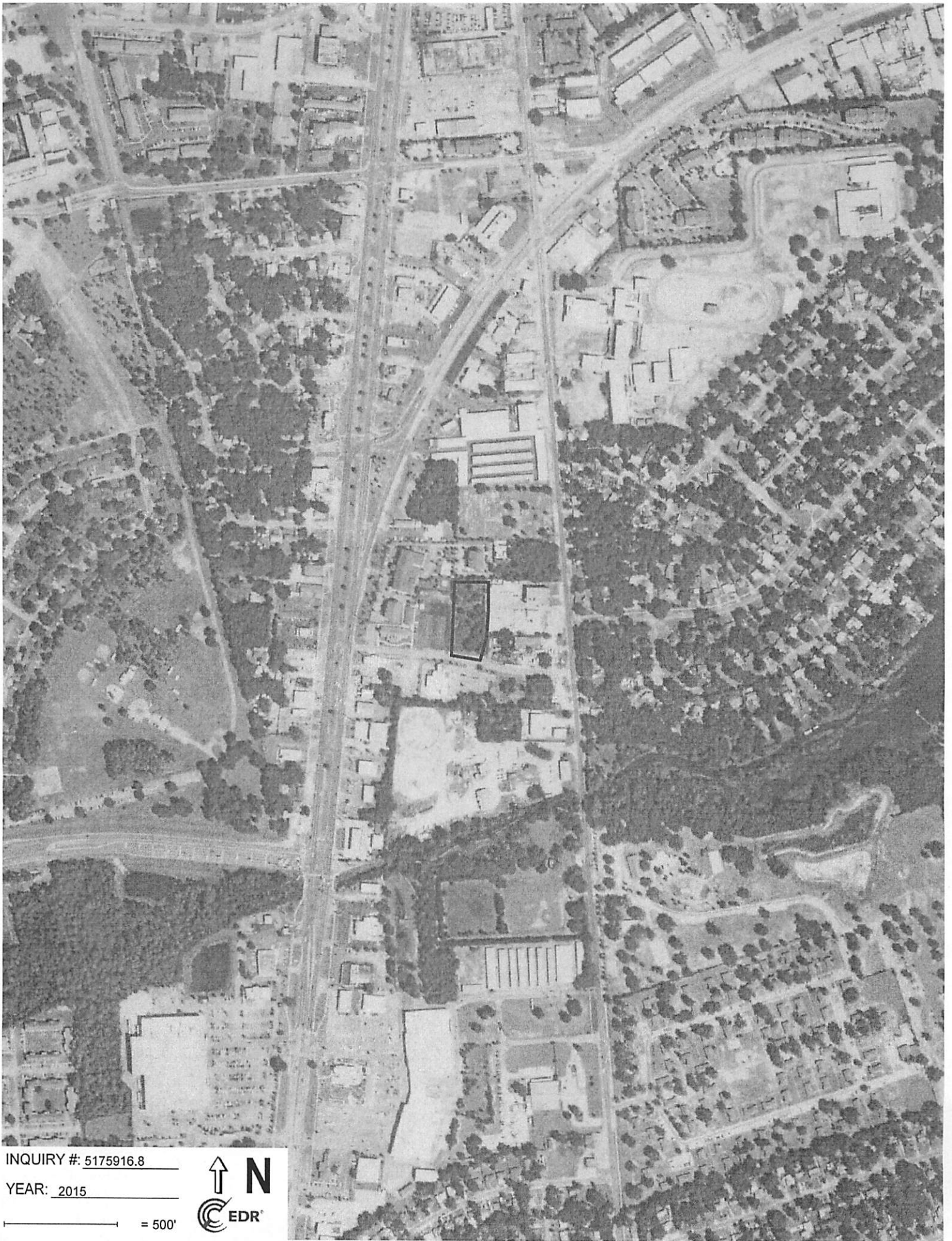
PHYSICAL SETTING SOURCE MAP - 5175916.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells
- Sink holes

SITE NAME: Commercial Vacant Land
 ADDRESS: 50 Coast Road
 Pensacola FL 32507
 LAT/LONG: 30.401347 / 87.275411

CLIENT: PSI, Inc.
 CONTACT: Ryan Parson
 INQUIRY #: 5175916.2s
 DATE: February 02, 2018 10:47 am



INQUIRY #: 5175916.8

YEAR: 2015

— = 500'



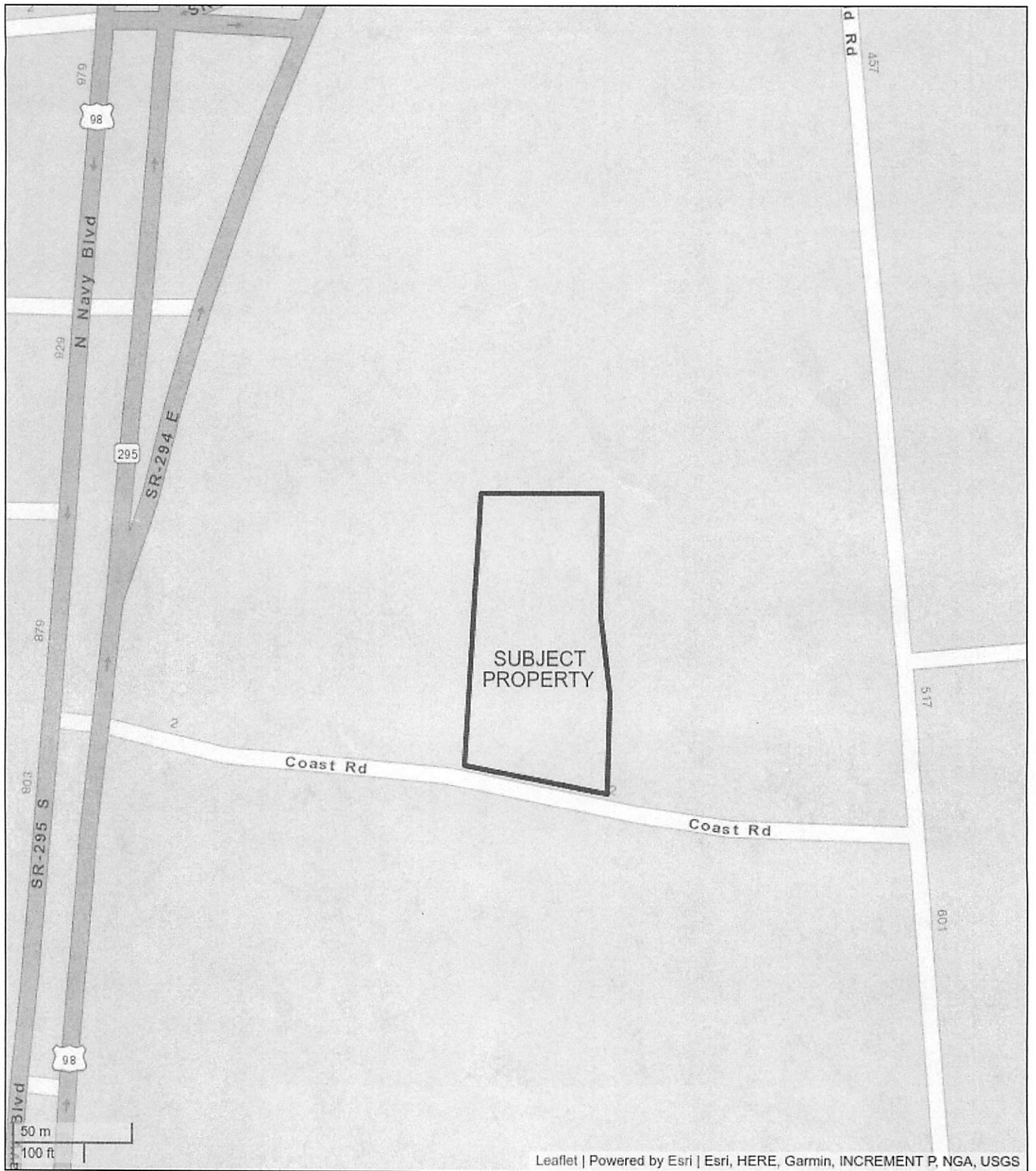


Figure 3 - Street Map

Commercial Vacant Land
 50 Coast Road
 Pensacola, Escambia County, Florida



ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCALAMBA COUNTY LAND DEVELOPMENT CODE, THE F.L.A.A. ENGINEERING MANUAL, AND THE F.D.O.T. OF FLORIDA STANDARDS LATEST EDITIONS.

37-2S-30-2004-000-000
 ASHTON LLP
 SITUS: 800 Old Cory
 MAIL: PO BOX 4817
 PENSACOLA, FL 32507
 USE: COMM.
 ZONED: HC/LI
 FLU: C

52-2S-30-2501-010-002
 B&D HOLDINGS LLC
 SITUS: 830 N. NAVY BLVD.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: C

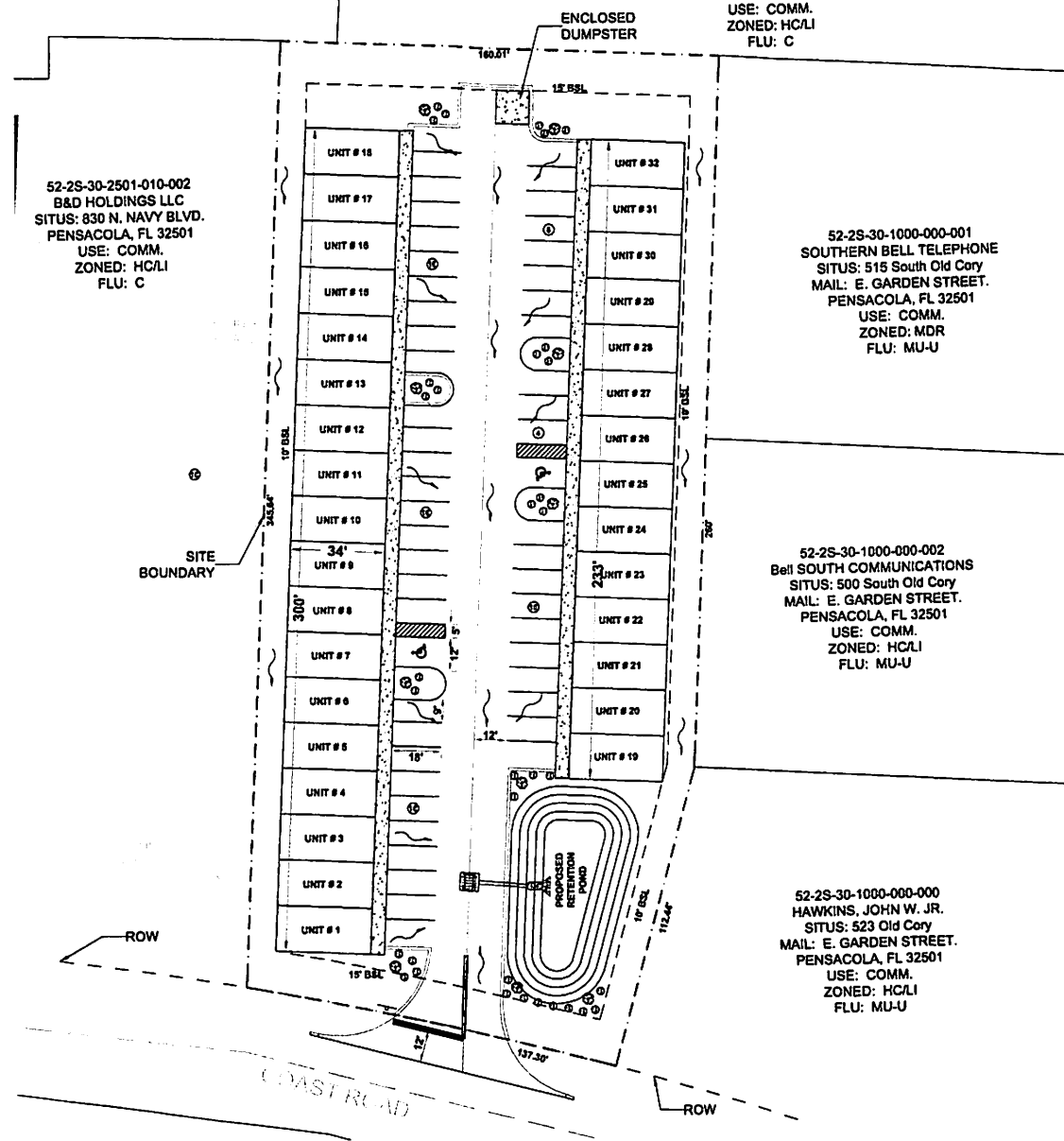
52-2S-30-1000-000-001
 SOUTHERN BELL TELEPHONE
 SITUS: 515 South Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: MDR
 FLU: MU-U

52-2S-30-1000-000-002
 Bell SOUTH COMMUNICATIONS
 SITUS: 500 South Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: MU-U

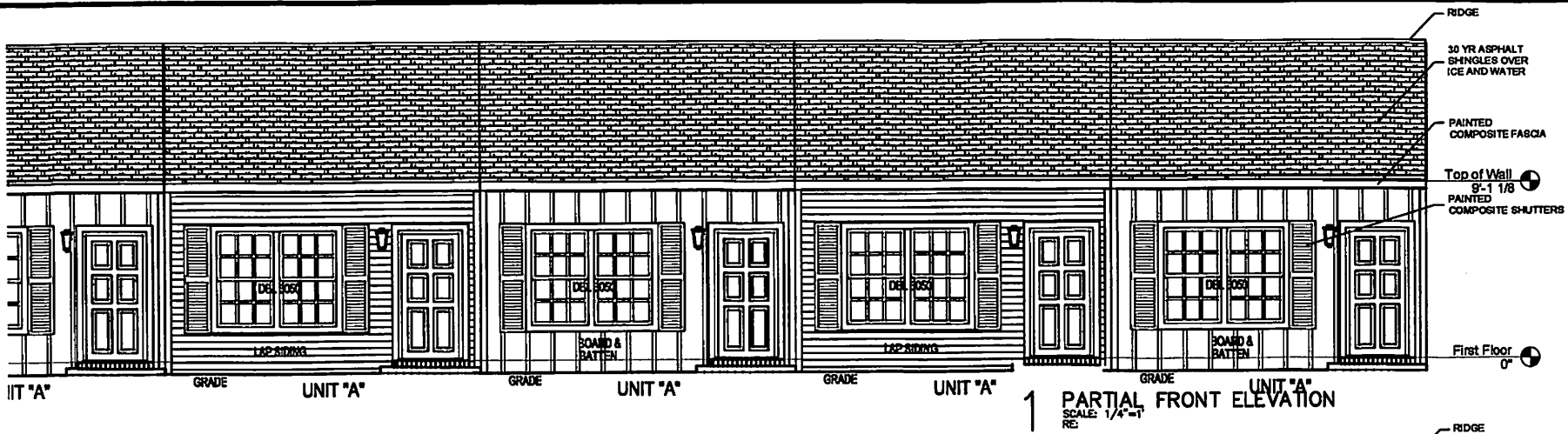
52-2S-30-1000-000-000
 HAWKINS, JOHN W. JR.
 SITUS: 523 Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: MU-U

PROJECT DATA:
 ADDRESS: 50 COAST ROAD
 PARCEL ID# 52-2S-30-2501-012-002
 ACREAGE: 1.28 ACRES
 DENSITY: 32/1.28 AC = 25 DU/AC.
 32 APARTMENT UNITS
 ZONING: HC/LI
 FLU: C

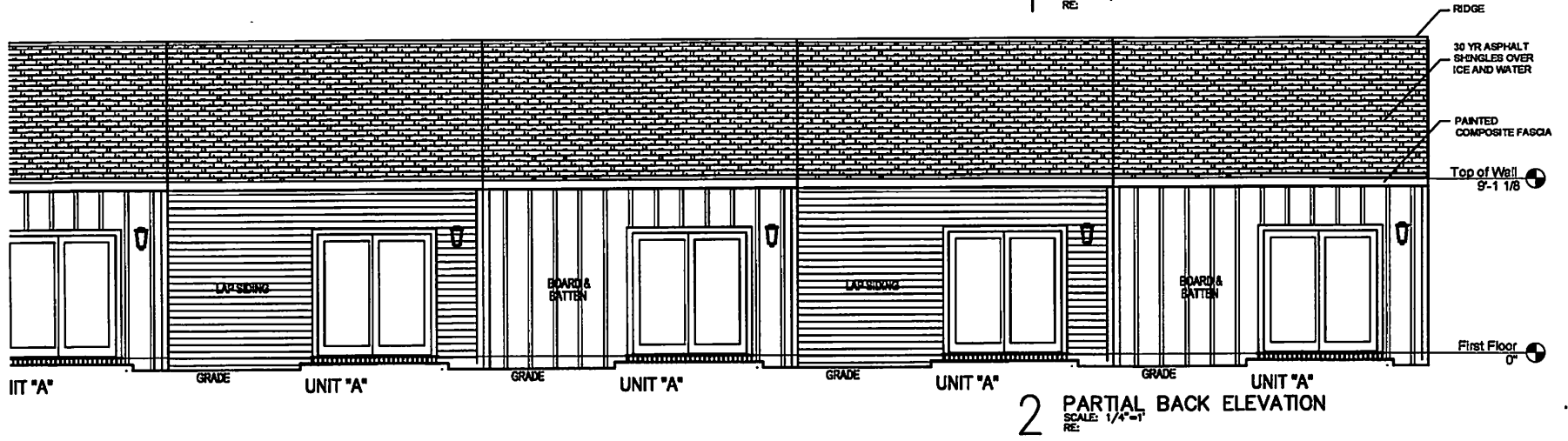
PARKING REQ'D. = 48 SPACES
 TOTAL PROVIDED = 52 SPACES



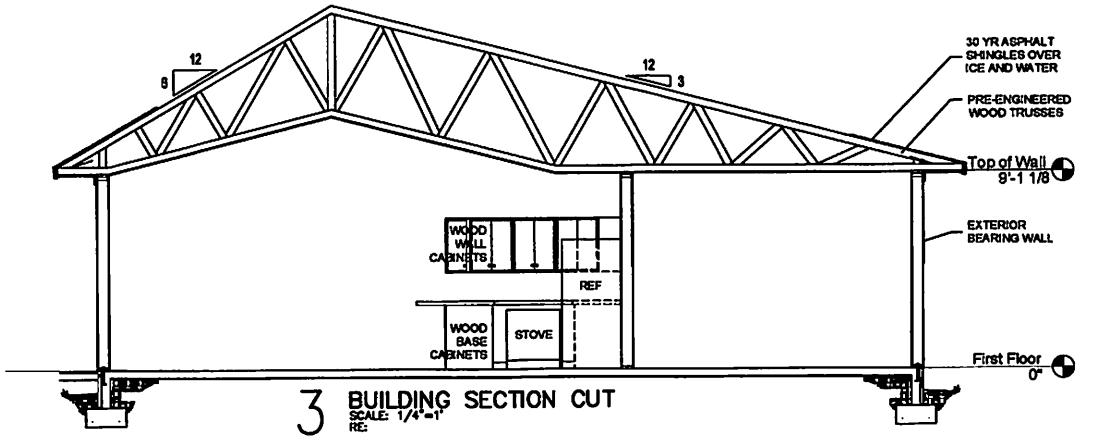
<p>JMA Engineering & Planning Inc.</p>	
<p>5010 W. GARDEN STREET SUITE 100 PENSACOLA, FL 32505 PHONE: 904-232-2222</p>	
<p>FLORIDA</p>	
<p>ESCALAMBA COUNTY</p>	
<p>COAST ROAD APARTMENTS SITE LAYOUT</p>	
<p>DATE: 11/11/11</p>	<p>PROJECT: 11-11-11</p>
<p>SCALE: 1/8" = 1'-0"</p>	<p>FILE NO: 11-11-11</p>
<p>NOT RELEASABLE FOR CONSTRUCTION</p>	<p>DATE: 11/11/11</p>



1 PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"
RE:



2 PARTIAL BACK ELEVATION
SCALE: 1/4"=1'-0"
RE:



3 BUILDING SECTION CUT
SCALE: 1/4"=1'-0"
RE:

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, DIMENSIONS, AND FIELD CONDITIONS TO THE DESIGNER AND THE OWNER.
- THE CONTRACTOR IS TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTIONS, ETC.
- ALL DIMENSIONS ARE GIVEN TO ROUGH FRAMING AND/OR MASONRY UNLESS NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL THE PREMISES ARE ACCEPTED IN A CLEAN, HABITABLE CONDITION BY THE OWNER.

DRAFTING BY:
DMG
DESIGN MANAGEMENT GROUP
FIRST DRAFTSMAN BY:
MELTON, FLORIDA 32030
PHONE: (850) 943-2500
CELL: (850) 943-1801
EMAIL: dm@dmgroup.com
RESIDENTIAL DESIGN
PLANNING
PROJECT MANAGEMENT

ENGINEERING BY:
GARY S. BISHOP, P.E.
4690 HIGHWAY 90, BOX #156, PACE, FL 32371
PHONE: (850) 994-0681 FAX: (850) 631-1463
E-MAIL: gvbishop@bystudio.com

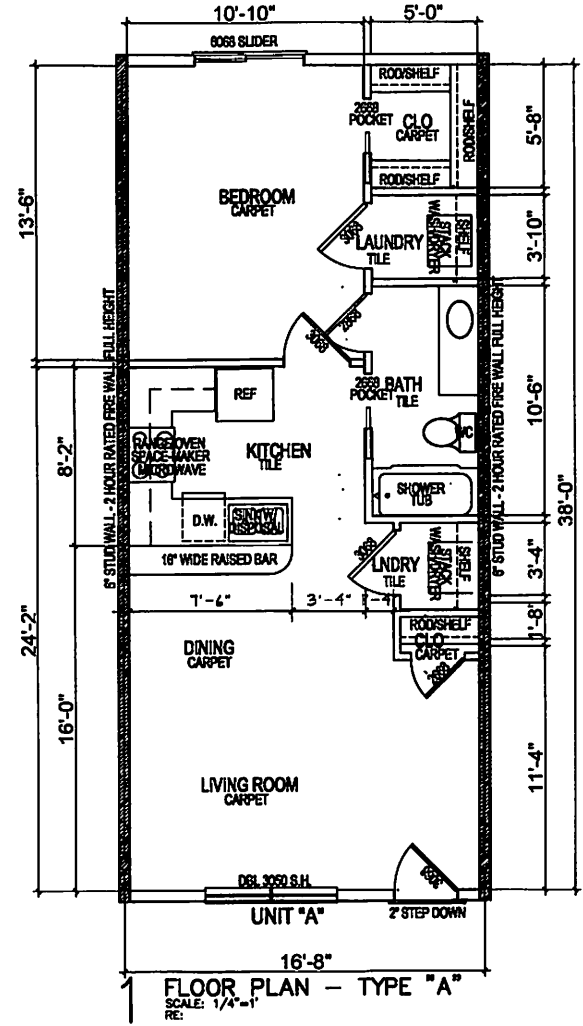
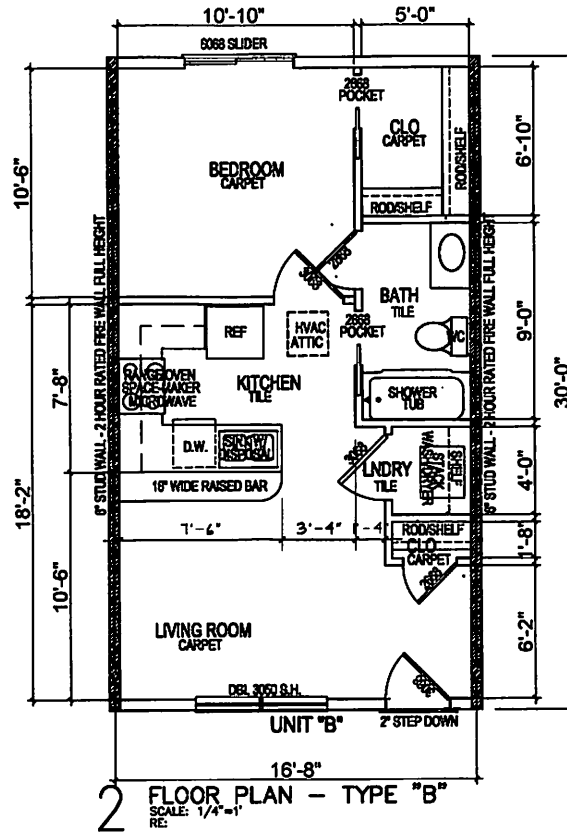


PROPOSED RESIDENCE for
BLUEWATER HOMES
OLDE BARRACAS TOWNHOMES
PENSACOLA, FLORIDA
ESCAMBIA COUNTY

DATE		JOB NO. 19-006
DATE	DATE	
DATE	DATE	JANUARY 8, 2019

ELEVATIONS/DATA
SHEET
A1

<p>HARD VERT LAP SIDING WATER RESISTIVE BARRIER / VAPOR BARRIER R-13 BATT INSULATION 5/8" GYPSUM WALLBOARD TYP. NON-RATED EXTERIOR WALL</p>
<p>1/2" GYPSUM WALLBOARD 1/2" GYPSUM WALLBOARD TYP. NON-RATED INTERIOR WALL</p>
<p>(2)-5/8" TYPE "X" GYPSUM WALLBOARD 2x6 @ 2 SPF STUDS SPACING AT 16" O.C. R-13 BATT INSULATION (2)-5/8" TYPE "X" GYPSUM WALLBOARD NOTE: CAULK & SEAL ALL PENETRATIONS & EDGES TYP. 2 HR RATED INTERIOR WALL</p>



DRAFTING BY:
DMG
DESIGN
MANAGEMENT
GROUP
TESTIMONIAL BY:
MILTON, FLORIDA 32507
PHONE: (850) 994-9933
CELL: (904) 919-8011
www.dmgdm.com
RESIDENTIAL DESIGN
PLANNING
PROJECT MANAGEMENT

ENGINEERING BY:
GARY S. BISHOP, P.E.
4930 HIGHWAY 99, BOX # 156 PACE FL 32571
PHONE: (850) 994-9933 FAX: (850) 431-9483
E-MAIL: gsbishop@tch300.com



**PROPOSED RESIDENCE for
BLUEWATER HOMES**
OLDE BARRANCAS TOWNHOMES
PENSACOLA, FLORIDA
ESCAMBIA COUNTY

NO.	DATE	REVISIONS
1		
2		
THIS DRAWING IS THE PROPERTY OF DMG DESIGN MANAGEMENT GROUP AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DMG DESIGN MANAGEMENT GROUP AND IS TO BE RETURNED UPON REQUEST.		
JOB NO.		
19-006		
DATE		
JANUARY 8, 2019		
FLOOR PLANS		
TYPE "A" - "B"		
SHEET		
A2		

Coast Road Apartments / 52-2s-30-2501-012-00



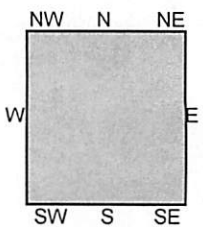


Figure 1 - 2012 Aerial Map
Commercial Vacant Land
50 Coast Road
Pensacola, Escambia County, Florida





This report includes information from the following map sheet(s).



TP, West Pensacola, 1944, 7.5-minute

SITE NAME: Commercial Vacant Land
 ADDRESS: 50 Coast Road
 Pensacola, FL 32507
 CLIENT: PSI, Inc.





Chris Jones - Escambia County Property Appraiser

Account: 083423300
 Refno: 5225302501012002
 OName1: COAST 50 LLC
 MailingAddr: 1249 OLD CORRY FIELD RD+PENSACOLA, FL 32507
 Situs: 50 COAST RD
 LastSale: 3/29/2018
 LastSalePr: 70000
 DORCd: VACANT COMMERCIAL
 acreage: 1.2900
 BldCnt: 0
 TotHeatArea: 0
 SecMapId: CA181
 ComplexType:
 ComplexDscr:
 Zoned: HC/LI
 MLSNbr:
 TaxAuth: COUNTY MSTU
 PicCnt: 0
 Schools: WARRINGTON|WARRINGTON|PENSACOLA





Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List

[Back](#)

← [Navigate Mode](#) [Account](#) [Reference](#) →

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 522S302501012002 Account: 083423300 Owners: COAST 50 LLC Mail: 1249 OLD CORRY FIELD RD PENSACOLA, FL 32507 Situs: 50 COAST RD 32507 Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$68,628</td> <td>\$0</td> <td>\$68,628</td> <td>\$68,628</td> </tr> <tr> <td>2017</td> <td>\$68,628</td> <td>\$0</td> <td>\$68,628</td> <td>\$68,628</td> </tr> <tr> <td>2016</td> <td>\$68,628</td> <td>\$0</td> <td>\$68,628</td> <td>\$68,628</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Disclaimer</u></p> <hr/> <p style="text-align: center;"><u>Tax Estimator</u></p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2018	\$68,628	\$0	\$68,628	\$68,628	2017	\$68,628	\$0	\$68,628	\$68,628	2016	\$68,628	\$0	\$68,628	\$68,628
Year	Land	Imprv	Total	Cap Val																	
2018	\$68,628	\$0	\$68,628	\$68,628																	
2017	\$68,628	\$0	\$68,628	\$68,628																	
2016	\$68,628	\$0	\$68,628	\$68,628																	

<p>Sales Data</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/29/2018</td> <td>7879</td> <td>807</td> <td>\$70,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/2005</td> <td>5558</td> <td>1535</td> <td>\$85,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/2000</td> <td>4612</td> <td>1513</td> <td>\$157,600</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/29/2018	7879	807	\$70,000	WD	View Instr	01/2005	5558	1535	\$85,000	WD	View Instr	09/2000	4612	1513	\$157,600	WD	View Instr	<p>2018 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description </p> <p>BEG AT PT ON N LI OF SEC WHERE SD LI INTER E R/W LI OF ADMIRAL MURRAY BLVD (NAVY BLVD) S 88 DEG 52 MIN 36 SEC...</p> <hr/> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
03/29/2018	7879	807	\$70,000	WD	View Instr																				
01/2005	5558	1535	\$85,000	WD	View Instr																				
09/2000	4612	1513	\$157,600	WD	View Instr																				

Parcel Information

Section Map Id: CA181

Approx. Acreage: 1.2900

Zoned: HC/LI

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Data and Analysis

50 Coast Rd
Pensacola, FL 32507

UTILITY SERVICE:

Availability of water, sewer, and sanitation services are attached.

STORM WATER MANAGEMENT:

Detailed site plan will specify storm water management process and analysis. Preliminary site plan/elevations attached.

TRAFFIC:

The parcel is set back 300 ft from Navy Blvd. (17) 2 Bedroom Units and (17) 1 Bedroom Units should have minimal impact on traffic patterns. Further input has been requested and if obtained will accompany application prior to the Sept. 3 board meeting.

RECREATION AND OPEN SPACES:

The site will contain recreational "green space" areas for the tenants to enjoy and may include some of the following: Pavilion, Volleyball Area, Dog Walk Area, Etc. A rear yard is also planned for each individual unit.

SCHOOLS:

The development of (17) 2 Bedroom Units and (17) 1 Bedroom Units is thought to have minimal impact to the school system but further analysis will be provided by the ECSD to accompany application prior to the Sept. 3 board meeting.

Historical impact analysis is applied for.



P.O. Box 17089 • 9255 Sturdevant Street
Pensacola, Florida 32522-7089
ph: 850 476-5110 • fax: 850 969-3308

JMA Engineering Services, Inc.
Attn: Jerry McGuire
2726 Wallace Lake Road
Pace, Florida 32571

RE: Coast Road Apartments
Coast Road between Navy Boulevard & Old Corry
Pensacola, Florida 32507
Letter of Capacity Reservation – Sewer Only

Dear Mr. McGuire:

In response to your inquiry concerning the availability of sewer service for the above-referenced project, ECUA anticipates no problems in sewerage treatment plant capacity. Our review indicates this project will not degrade ECUA's sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service as defined and the Escambia County Comprehensive Plan.

For the purpose of concurrency review, ECUA will guarantee the availability of sewer system capacity up to the requested demand and flow for a period not to exceed one (1) year from the date of this letter. The administration of the Concurrency Review Process is the sole responsibility of Escambia County. This letter is provided to assist in that process.

The connection of the proposed project to ECUA's systems is the responsibility of the developer. Extensions of the ECUA sewerage collection systems to serve this project must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements.

Sincerely,

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb
cc: Project File

\\ECUA-DATA\Engineering\System Extension Projects\Letters of Capacity Reservation\2019\Coast Road Apartments\Coast Road Apartments (Letter of Capacity Reservation).docx

Vicki Campbell
District One

Lois Benson
District Two

Elvin McCorvey
District Three

Dale Perkins
District Four

Larry Walker
District Five

Capacity Reservation Form



Date 7-10-2019 Service Requested: Water _____ Sewer X

Name of Project Coast Road Apartments – Coast Road between Navy Boulevard & Old Corry Area(Acres) 1.28

PROJECT ADDRESS – *THIS INFORMATION IS REQUIRED TO PROCESS APPLICATION (ATTACH LOCATION MAP)

Type Development: Residential _____ Commercial XX Industrial _____ Other _____

(Explain) Apartment Complex

Number and/or Size of Units 32-unit apartment complex for rental

Estimated Flow: (Avg Day) Water N/A MGD Sewer 0.009 MGD Fire N/A

How will water and/or sewer be provided if not from ECUA? Peoples Water Service

Special Requirements: None

Owner of Property: (type or print) Bluewater Signature Homes

Address: 503 E. Government Street, Pensacola, FL 32502 Phone: 850-433-0666

Developer: (type or print) Bluewater Signature Homes

Address: 503 E. Government Street, Pensacola, FL 32502 Phone: 850-433-0666

Engineer: (type or print) JMA Engineering Services, Inc. – Jerry McGuire

Address: (type or print) 2726 Wallace Lake Road, Pace, FL 32571 Phone: 850-995-7323

email: jerry@mcguire-assoc.com

Submitted By: (type or print) Jerry McGuire Title: President

Signature of Submitter Jerry W. McGuire Title: _____

FOR ECUA USE:

MAP PAGE: USG

Nearest Water Line of Adequate Size: NONE. WATER SERVICE PROVIDED BY PEOPLES WATER.

Size: N/A Pressure: N/A

Nearest Sewer Line of Adequate Size: COAST ROAD

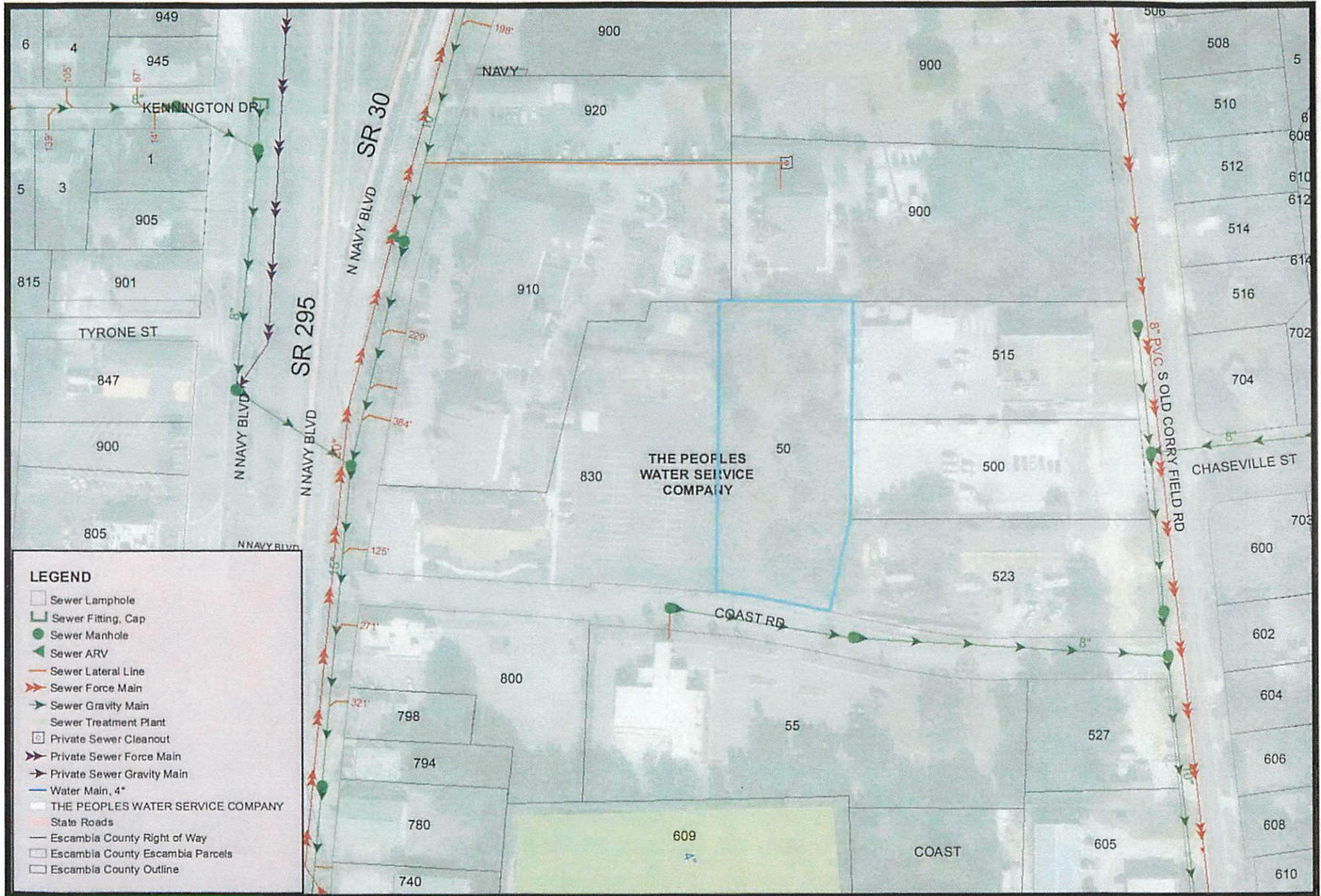
Size: 8" 1st L/S: #180 2nd L/S: PIPELINE Plant: CWRF


ECUA Sanitation? YES

Prepared By Cathy Bush Date 7/15/2019 Reviewed By _____

NOTE: THIS PROJECT WAS APPROVED IN FEB. 2009 (SSC #2009-507), ES. CTY. DRC IS ^{12/18/14} REQUIRING A FUTURE LAND USE CHANGE WHICH NECESSITATES THIS FORM.

50 Coast Rd




 1 inch = 150 feet
 Date: 7/15/2019

DISCLAIMER: The Emerald Coast Utilities Authority maps/data are informational records of the approximate location of ECUA Water and/or Sewer Facilities. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown; which may or may not include water and sewer facilities not owned by ECUA. ECUA provides this service for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. These maps/data are not guaranteed accurate or suitable for any use other than that for which they were gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.



ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE FLORIDA COUNTY LAND DEVELOPMENT CODE, THE FLORIDA CONSTITUTION, ORDINANCES, AND THE FDOT, DESIGN STANDARDS LATEST EDITION.

37-29-30-2004-000-000
 ASHTON LLP
 SITUS: 900 Old Cory
 MAIL: PO BOX 4817
 PENSACOLA, FL 32507
 USE: COMM.
 ZONED: HC/LI
 FLU: C

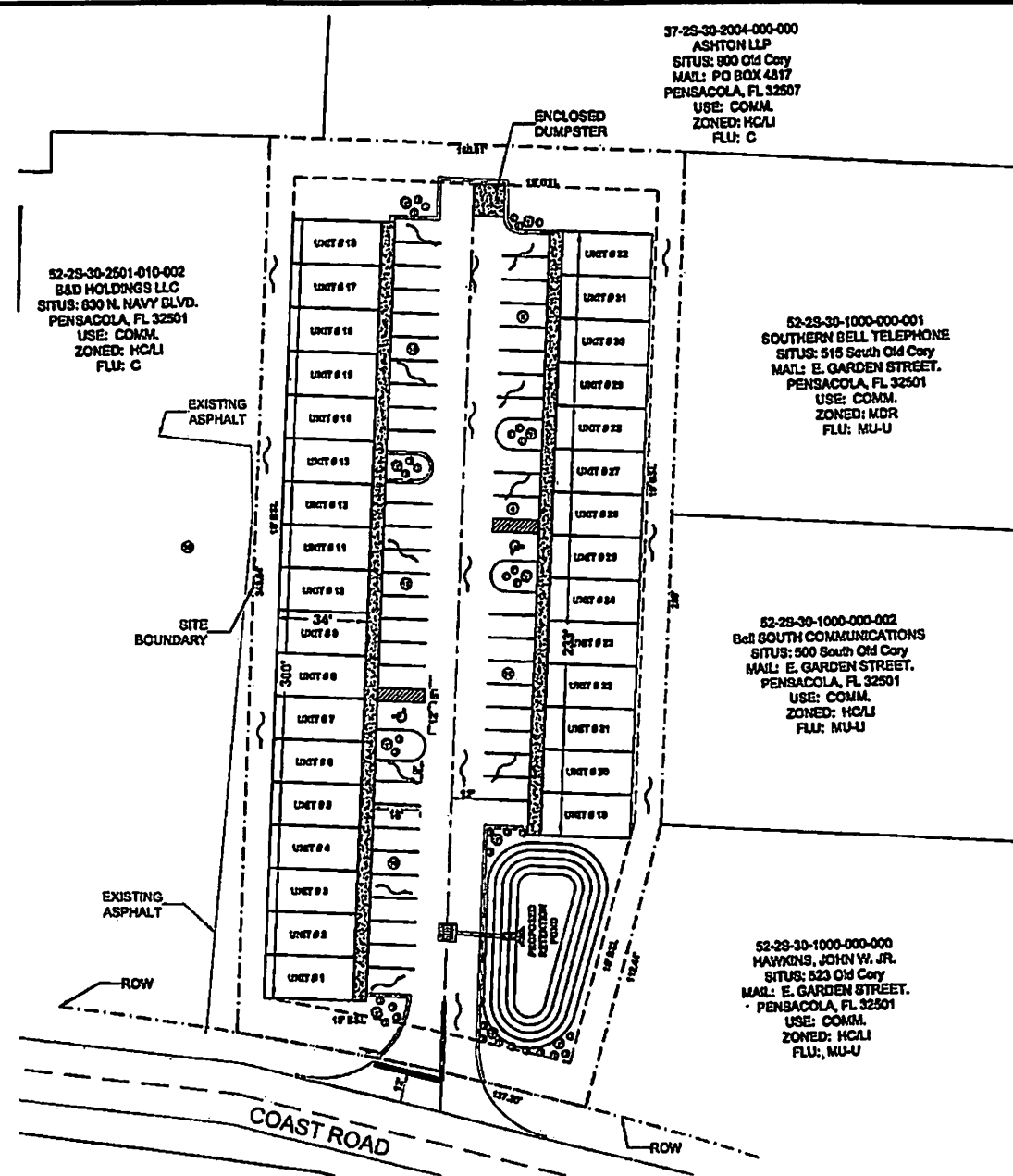
52-29-30-2501-010-002
 B&D HOLDINGS LLC
 SITUS: 830 N. NAVY BLVD.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: C

52-29-30-1000-000-001
 SOUTHERN BELL TELEPHONE
 SITUS: 515 South Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: MDR
 FLU: MU-U

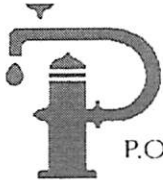
52-29-30-1000-000-002
 Bell SOUTH COMMUNICATIONS
 SITUS: 500 South Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: MU-U

52-29-30-1000-000-000
 HAWKINS, JOHN W., JR.
 SITUS: 823 Old Cory
 MAIL: E. GARDEN STREET.
 PENSACOLA, FL 32501
 USE: COMM.
 ZONED: HC/LI
 FLU: MU-U

PROJECT DATA:
 ADDRESS: 60 COAST ROAD
 PARCEL ID# 52-29-30-2501-012-002
 ACREAGE: 1.28 ACRES
 DENSITY: 32/1.28 AC = 25 DU/AC.
 32 APARTMENT UNITS
 ZONING: HC/LI
 FLU: C
 PARKING REQ'D. = 48 SPACES
 TOTAL PROVIDED = 52 SPACES



<p>52-29-30-2501-012-002 B&D HOLDINGS LLC SITUS: 830 N. NAVY BLVD. PENSACOLA, FL 32501 USE: COMM. ZONED: HC/LI FLU: C</p>	
<p>52-29-30-1000-000-001 SOUTHERN BELL TELEPHONE SITUS: 515 South Old Cory MAIL: E. GARDEN STREET. PENSACOLA, FL 32501 USE: COMM. ZONED: MDR FLU: MU-U</p>	
<p>52-29-30-1000-000-002 Bell SOUTH COMMUNICATIONS SITUS: 500 South Old Cory MAIL: E. GARDEN STREET. PENSACOLA, FL 32501 USE: COMM. ZONED: HC/LI FLU: MU-U</p>	
<p>52-29-30-1000-000-000 HAWKINS, JOHN W., JR. SITUS: 823 Old Cory MAIL: E. GARDEN STREET. PENSACOLA, FL 32501 USE: COMM. ZONED: HC/LI FLU: MU-U</p>	
<p>37-29-30-2004-000-000 ASHTON LLP SITUS: 900 Old Cory MAIL: PO BOX 4817 PENSACOLA, FL 32507 USE: COMM. ZONED: HC/LI FLU: C</p>	
<p>PROJECT DATA: ADDRESS: 60 COAST ROAD PARCEL ID# 52-29-30-2501-012-002 ACREAGE: 1.28 ACRES DENSITY: 32/1.28 AC = 25 DU/AC. 32 APARTMENT UNITS ZONING: HC/LI FLU: C PARKING REQ'D. = 48 SPACES TOTAL PROVIDED = 52 SPACES</p>	
<p>COAST ROAD APARTMENTS SITE LAYOUT</p>	
<p>J M A Engineering Services, Inc. Civil Engineering & Planning 1000 E. GARDEN STREET SUITE 100 PENSACOLA, FL 32501 PHONE: 904-437-1234</p>	
<p>ESCALONIA COUNTY FLORIDA</p>	



PEOPLES WATER SERVICE COMPANY OF FLORIDA, INC.

P.O. BOX 4815 • 905 LOWNDE AVENUE
(850) 455-8552

PENSACOLA, FLORIDA 32507-0815
FAX (850) 456-1010

July 15, 2019

RE: 50 Coast Road
Pensacola, FL 32507

To Whom it May Concern:

Be informed that the above referenced project is located within Peoples Water Service Company of Florida Inc.'s Public Service Commission certificated service area. This utility has the source, treatment, pumping, and water distribution system capacity to serve potable water to this project.

Water service will be provided under our normal rules and regulations as specified in the Florida Public Service Commission Tariff.

If I can be of further assistance, do not hesitate to contact me.

Sincerely,

Mark Cross
General Manager

Date: 07/15/2019
 Time: 10:23:17

Peoples Water Service Plant: Water Dept.

905 Loude Ave., Pensacola, FL - 32507
 Phone (850) 455-8552 Fax

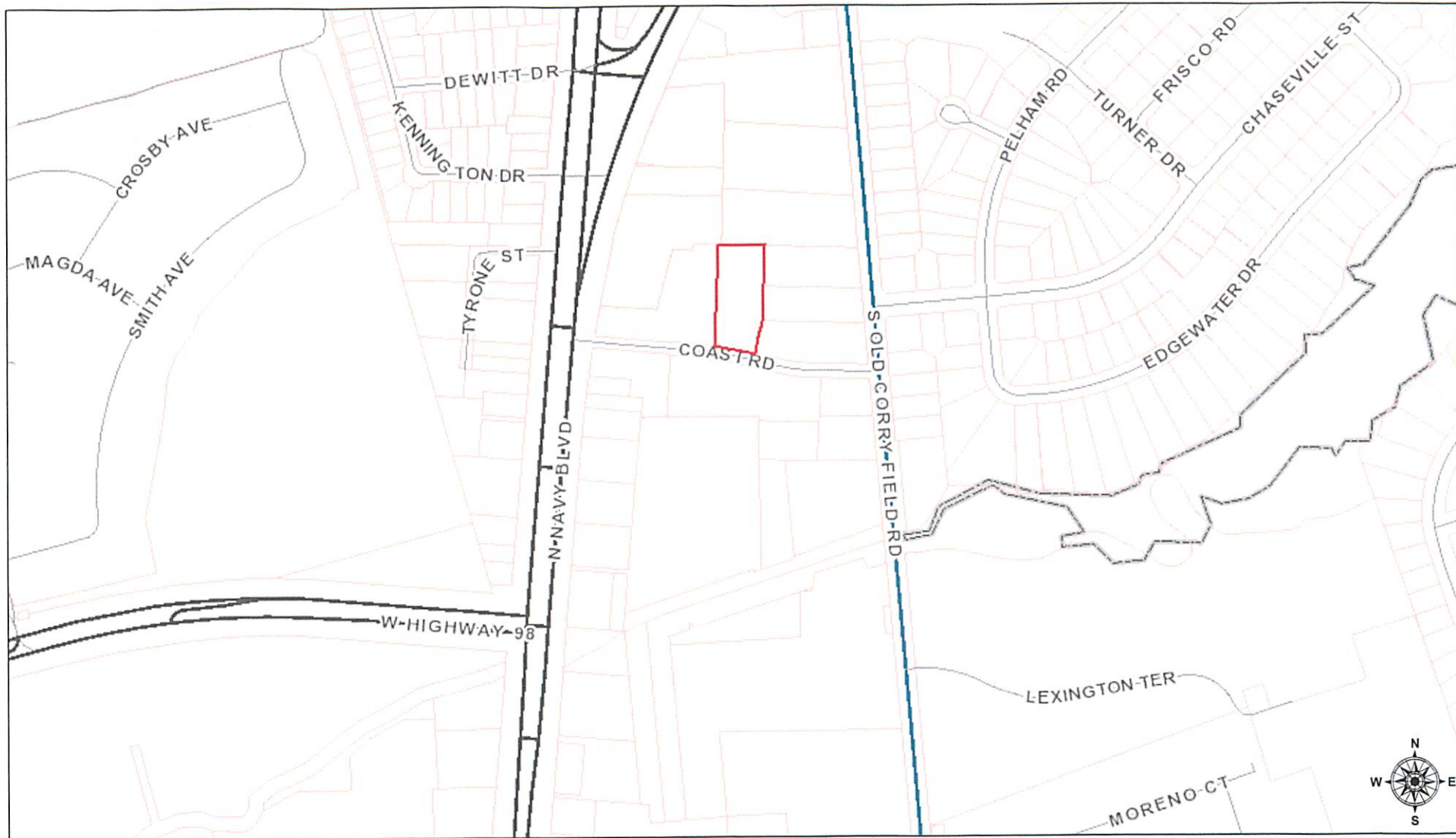
Pa
 Flow

Hydrant Flow Test History

Hydrant Number	Flow Seq.	Hydrant Location	Map Section	Main Size	Nozzle Size	Last Flowed	Next Flow	Pressure			Flow	Projected		Test by	Witness	
								Init.	Res.	Pitot		Psi	GPM			
124	365	900 N.Navy Blvd. and RD.	CCAST	J-14	6.00	2.50	09/25/2018	09/22/2028	60	48	42.35	1095	20.00	2094.7	Jeremy Holcombe	Michael Harrington
230	1095	55 CCAST RD. and BLK.	MIDDLE OF		12.00	2.50	09/25/2018	09/22/2028	60	51	45.00	1128	20.00	2521.3	Jeremy Holcombe	Michael Harrington
						2.50	04/02/2019	03/30/2029	55	45	44.00	1116	20.00	2192.7	Dan Middlebrook	

DM

COAST RD APTS



March 29, 2019

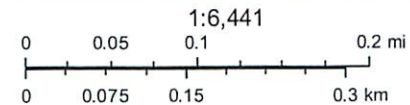
polygonLayer

Streets

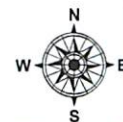
- Override 1 — PRINCIPAL ARTERIAL
- MINOR ARTERIAL

- COLLECTOR
- LOCAL ROAD
- Parcels

□ County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



This Instrument Prepared By:
WILLIAM H. MITCHEM
Beggs & Lane, RLLP
501 Commendancia Street
Pensacola, Florida 32502
(850) 432-2451
File Number: 19691-73350

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2018025819 4/4/2018 1:41 PM
OFF REC BK: 7879 PG: 807 Doc Type: WD
Recording \$27.00 Deed Stamps \$490.00

Parcel ID #: 52-2S-30-2501-012-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Fleet Reservist, Inc., a Florida not-for-profit corporation**, whose address is P.O. Box 3144, Pensacola, Florida 32516 (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Coast 50, LLC, a Florida limited liability company** (herein "Grantee"), whose address is 1249 Old Corry Field Road, Pensacola, Florida 32507, and Grantee's successors and/or assigns, forever, the following described real property located in Escambia County, Florida (the "Property"):

SEE EXHIBIT A ATTACHD AND INCORPORATED HEREIN

Subject to zoning ordinances and restrictions and limitations of record and subject to any easements for public utilities of record, and taxes for the year 2018 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor has good right, full power, and lawful authority to grant, bargain, sell, and convey the same, and hereby warrants title to said interest in the property and will defend same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of March, 2018.

Signed, sealed, and delivered in the presence of:

Fleet Reservist, Inc., a Florida not-for-profit corporation

[Signature]
Print Name: KEN ELLZEY
[Signature]
Print Name: Stephne L. Jay

By: *[Signature]*
James P. Richmond, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of March, 2018, by James P. Richmond, as President of Fleet Reservist, Inc., a Florida not-for-profit corporation, who did not take an oath and who:

 is/are personally known to me.
 produced FL driver's license as identification.
 produced _____

 as identification.
[Signature]
Notary Public
[Signature]
Name of Notary Printed
My Commission Expires: 4/22/21
Commission Number: 6674040

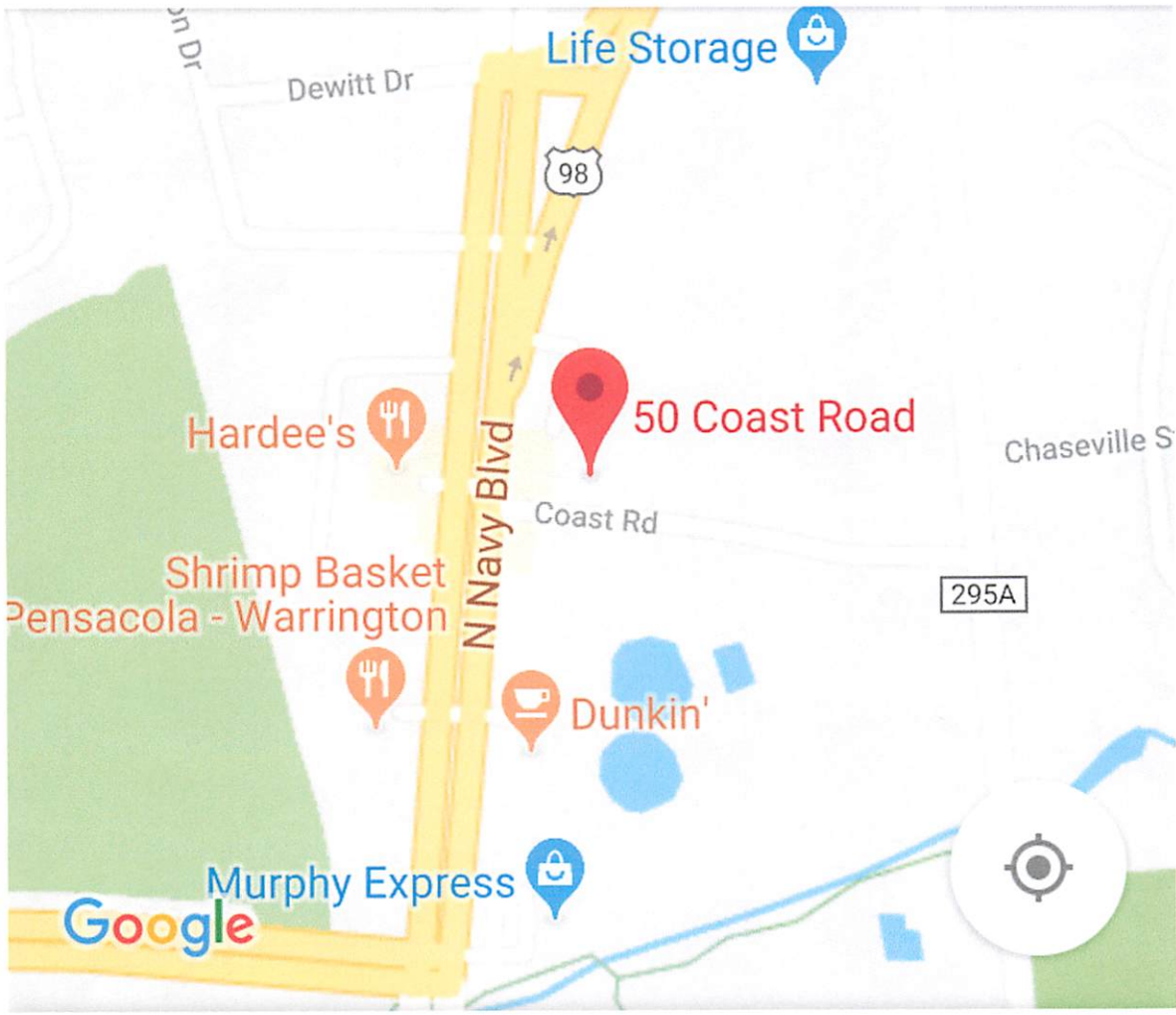
(Notary Seal Must Be Affixed)



STEPHNE L. JAY
Notary Public, State of Florida
My Comm. Expires April 22, 2021
Commission No. GG 74040

EXHIBIT "A"

Begin at a point on the North line of Section 52, Township 2 South, Range 30 West, where said line intersects the East right of way line of Admiral Murray Blvd. (Navy Blvd.); thence South 88 degrees 52 minutes 36 seconds East along the North line of said section for 355.08 feet to the point of beginning; thence continue South 88 degrees 52 minutes 36 seconds East along North line of said section for 160.01 feet to the Northeast corner of Government Lot 2; thence South 01 degrees 00 minutes 00 seconds West along the East line of said lot for 260.0 feet; thence South 13 degrees 49 minutes 53 seconds West for 112.44 feet to a point on the arc of a curve concave to the Southwest having a radius of 1503.40 feet and a delta angle of 05 degrees 13 minutes 51 seconds; thence Northwesterly along the arc of said curve (chord distance of 137.20 feet, a chord bearing of North 78 degrees 46 minutes 39 seconds West) for an arc distance of 137.25 feet; thence North 01 degrees 00 minutes 00 seconds East for 345.64 feet to the point of beginning.



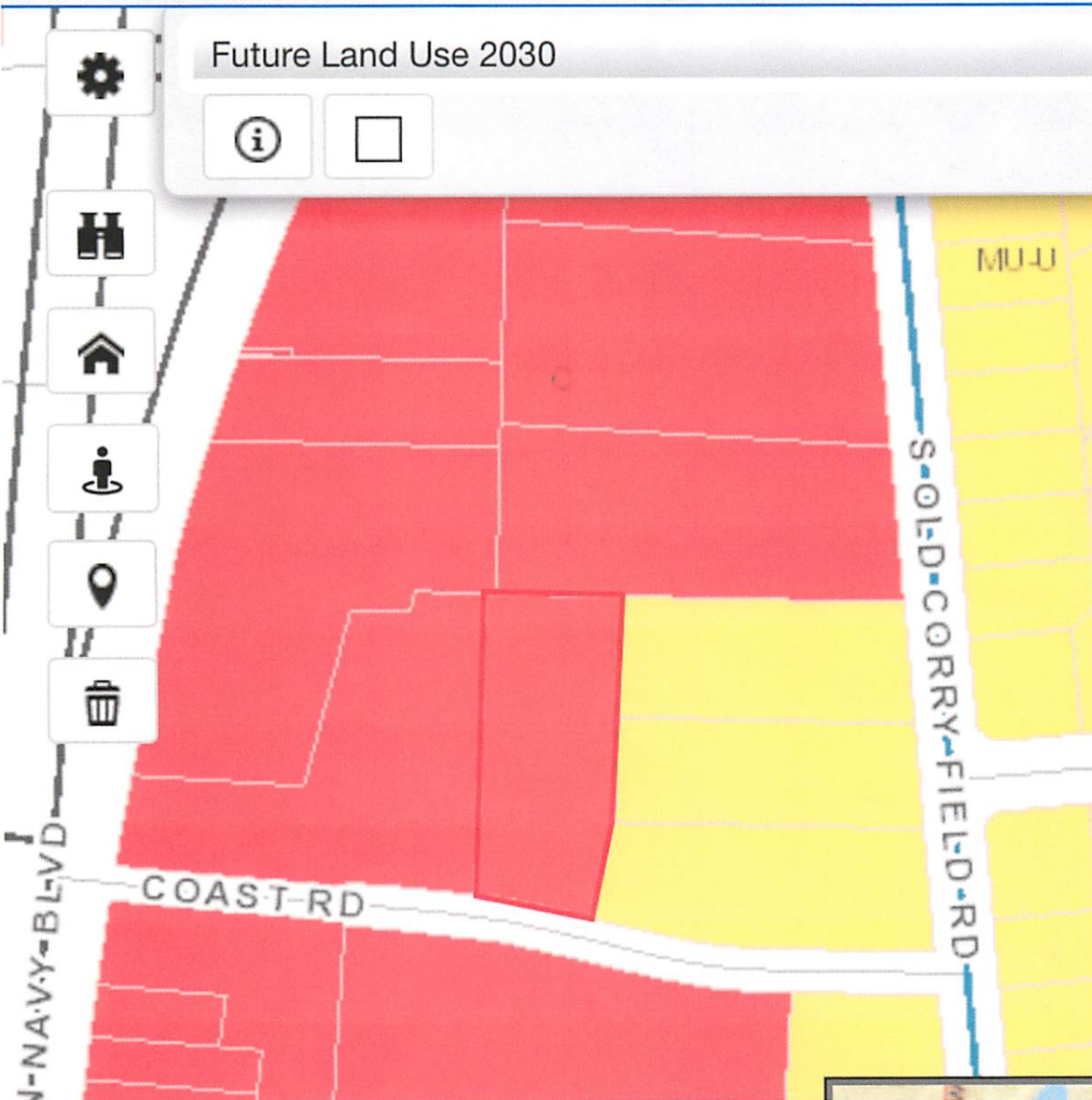
50 Coast Rd
Pensacola, FL 32507



 **DIRECTIONS**



Future Land Use 2030



1 Results



Reference Number 

+ 52-2S-30-2501-012-002