

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
July 6, 2020–8:35 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. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 1, 2020, Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for June 2020.
 - C. Planning Board 6-Month Outlook for July 2020.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-02

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2020-02
 - B. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map; SSA-2020-03

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-2020-03.

C. 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 named LSA-2020-02

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 25-2S-31-1303-000-000, requesting to change the existing FLUM designation from Commercial (C) to Mixed-Use Urban (MU-U) of 88.24 (+/-) acres.

D. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Definitions, Section 6-0.3 Terms Defined

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending the following section to change the effective date for a lot of record from February 8, 1996 to April 16, 2015: Chapter 6, Definitions, Section 6-0.3 Terms Defined.

7. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2018/2019

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2018/2019 Comprehensive Plan Annual Report.

B. RVs Allowed for Living in District 5 Where Mobile Homes are Allowed Discussion.

C. Tiny Homes Discussion.

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, August 4, 2020 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: 07/06/2020

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 1, 2020, Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for June 2020.
- C. Planning Board 6-Month Outlook for July 2020.
-

Attachments

Draft June 1, 2020 Regular Planning Board Meeting Minutes
Monthly Action Follow-Up
Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD June 1, 2020

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(9:31 A.M. – 11:51 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Patty Hightower
Eric Fears
Gary Sammons
Walker Wilson
Stephen Opalenik

Absent: Timothy Pyle

Staff Present: Allyson Lindsay, Urban Planner II
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Administrative Supervisor
Kia Johnson, Assistant County Attorney
Kim Wilson, Urban Planner I

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 Reid Rushing, Seconded by Walker Wilson

Motion was made to waive the reading of the legal advertisement.
Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)
4. Approval of Minutes.

- A. A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 3, 2020 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for May 2020.
- C. Planning Board 6-Month Outlook for June 2020.

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to approve the minutes from the March 3, 2020 Planning Board meeting.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

- 5. Acceptance of Planning Board Meeting Packet.

Motion by Gary Sammons, Seconded by Jay Ingwell

Motion was made to accept the meeting package.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

- 6. Public Hearings.

- A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-01

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2020-01

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Timothy Pyle (ABSENT)

- 7. Action/Discussion/Info Items.

- A. Lot of Record Date Change Discussion.
- B. RVs Allowed for Living in District 5 where Mobile Homes are Allowed Discussion.
- C. Tiny Homes Discussion.

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 **Monday, July 6, 2020 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: June 26, 2020
RE: Monthly Action Follow-Up Report for June 2020

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**
- **Map Amendments:**

LSA-2019-05 FLU change from C to MU-U

12-03-19 PB recommended approval
01-07-20 BCC dropped case
04-02-20 BCC postponed
06-18-20 BCC meeting (pulled by applicant)
07-16-20 BCC meeting

OSP-2019-02

02-04-20 PB meeting – was not heard
03-03-20 PB meeting
03-05-20 BCC transmitted to DEO
06-04-20 BCC approved

OSP-2019-03

02-04-20 PB meeting – was not heard
03-03-20 PB meeting
03-05-20 BCC transmitted to DEO
06-04-20 BCC approved

OSP-2019-04

02-04-20 PB meeting – was not heard
03-03-20 PB meeting
03-05-20 BCC transmitted to DEO
06-04-20 BCC approved

LSA-2020-01

02-04-20 PB meeting – was not heard
03-03-20 PB meeting
03-05-20 BCC transmitted to DEO
06-18-20 BCC approved

SSA-2020-01

06-01-20 PB recommended approval
07-02-20 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

REZONING CASES

1. Rezoning Case Z-2020-03
06-01-20 PB recommended approval
07-02-20 BCC meeting

2. Rezoning Case Z-2020-04
06-01-20 PB meeting – applicant requested continuance

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JULY 2020

(Revised 6/26/20)

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
Monday, July 6, 2020	<ul style="list-style-type: none"> • Changing LOR Date 	<ul style="list-style-type: none"> • SSA-2020-02 • SSA-2020-03 	<ul style="list-style-type: none"> • Z-2020-05 • Z-2020-06 	<ul style="list-style-type: none"> • Comp Plan Annual Report • RVs in D5 • Tiny Homes
Tuesday, August 4, 2020	<ul style="list-style-type: none"> • Rec. Vehicles Ord 			
Tuesday, September 1, 2020				
Tuesday, October 6, 2020				
Tuesday, November 2, 2020				
Tuesday, December 1, 2020				

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: 07/06/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-02

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-02

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2020-02

BACKGROUND:

The small-scale amendment to the future land use (FLU) map of the County proposes to change the FLU category of a parcel on a 7.5 (+/-) acres from commercial (C) to Mixed-Use Suburban.

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 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 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.

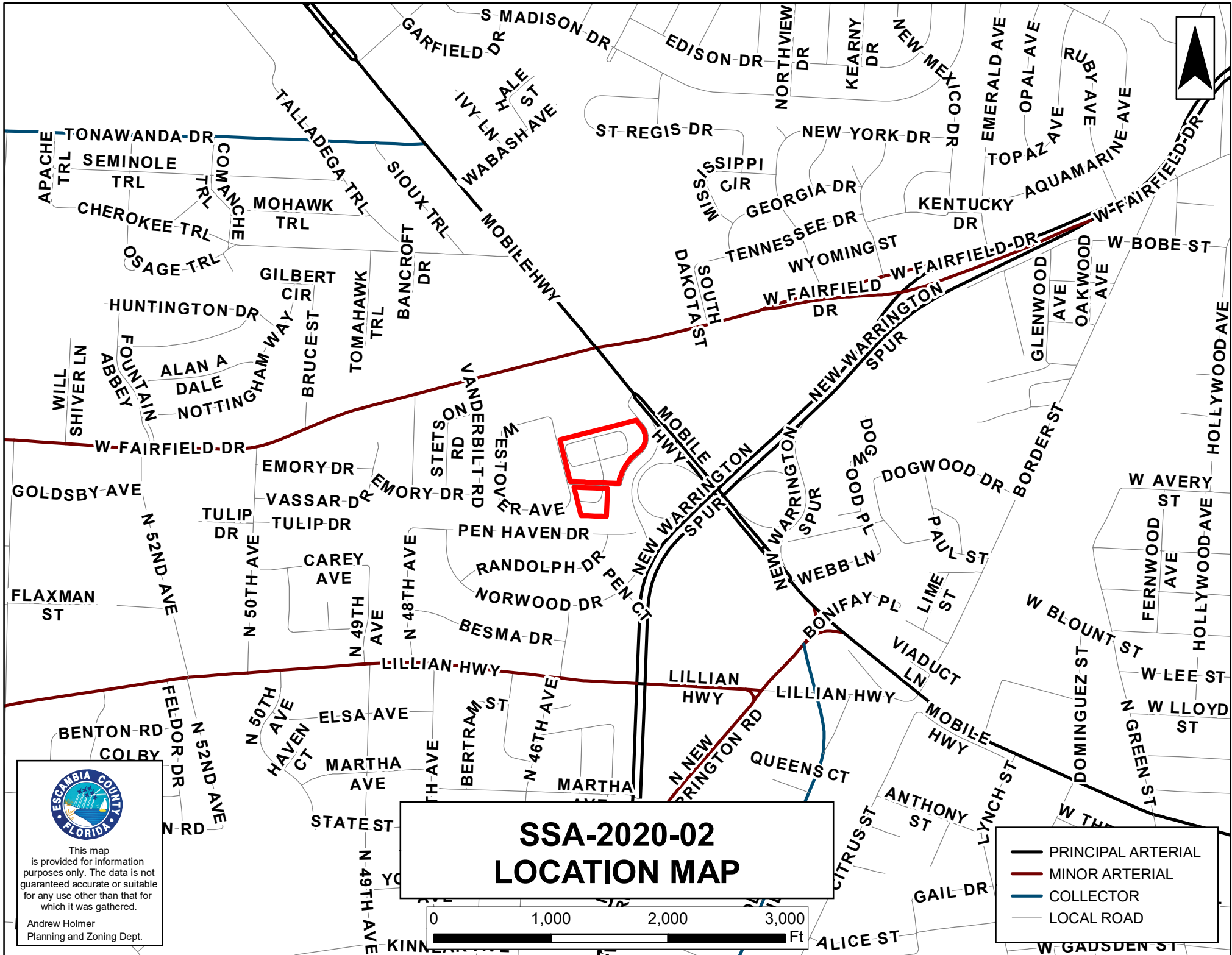
Attachments

Working Case File

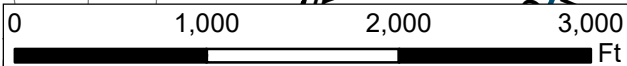
Staff Analysis

Draft Ordinance


SSA-2020-02



SSA-2020-02 LOCATION MAP

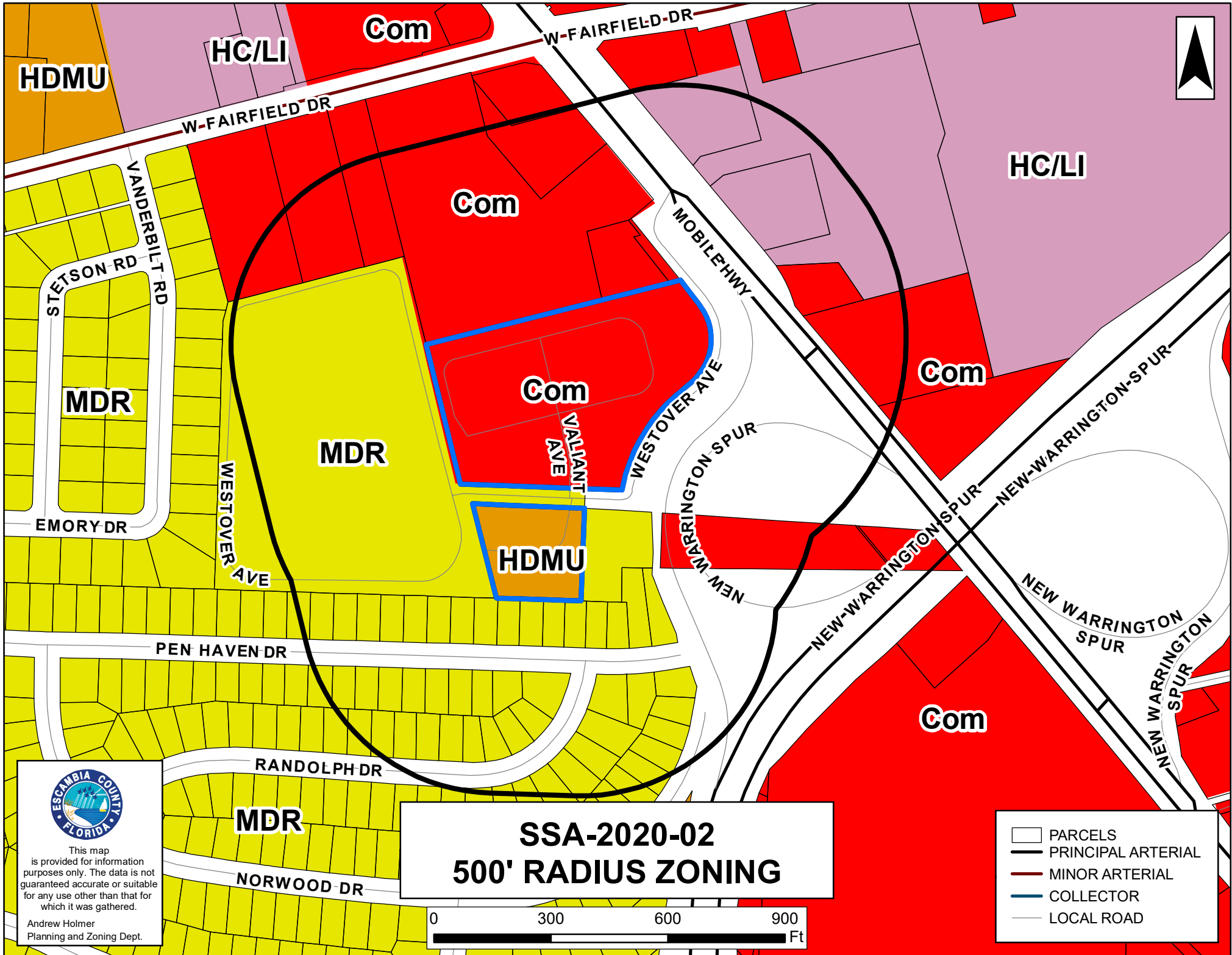


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



HDMU

HC/LI

Com

W-FAIRFIELD DR

W-FAIRFIELD DR



HC/LI

Com

MOBILE HWY

Com

STETSON RD

VANDERBILT RD

MDR

Com

VALIANT AVE

MDR

WESTOVER AVE

HDMU

EMORY DR

WESTOVER AVE

NEW WARRINGTON SPUR

NEW WARRINGTON SPUR

PEN HAVEN DR

NEW WARRINGTON SPUR

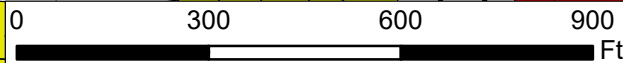
Com



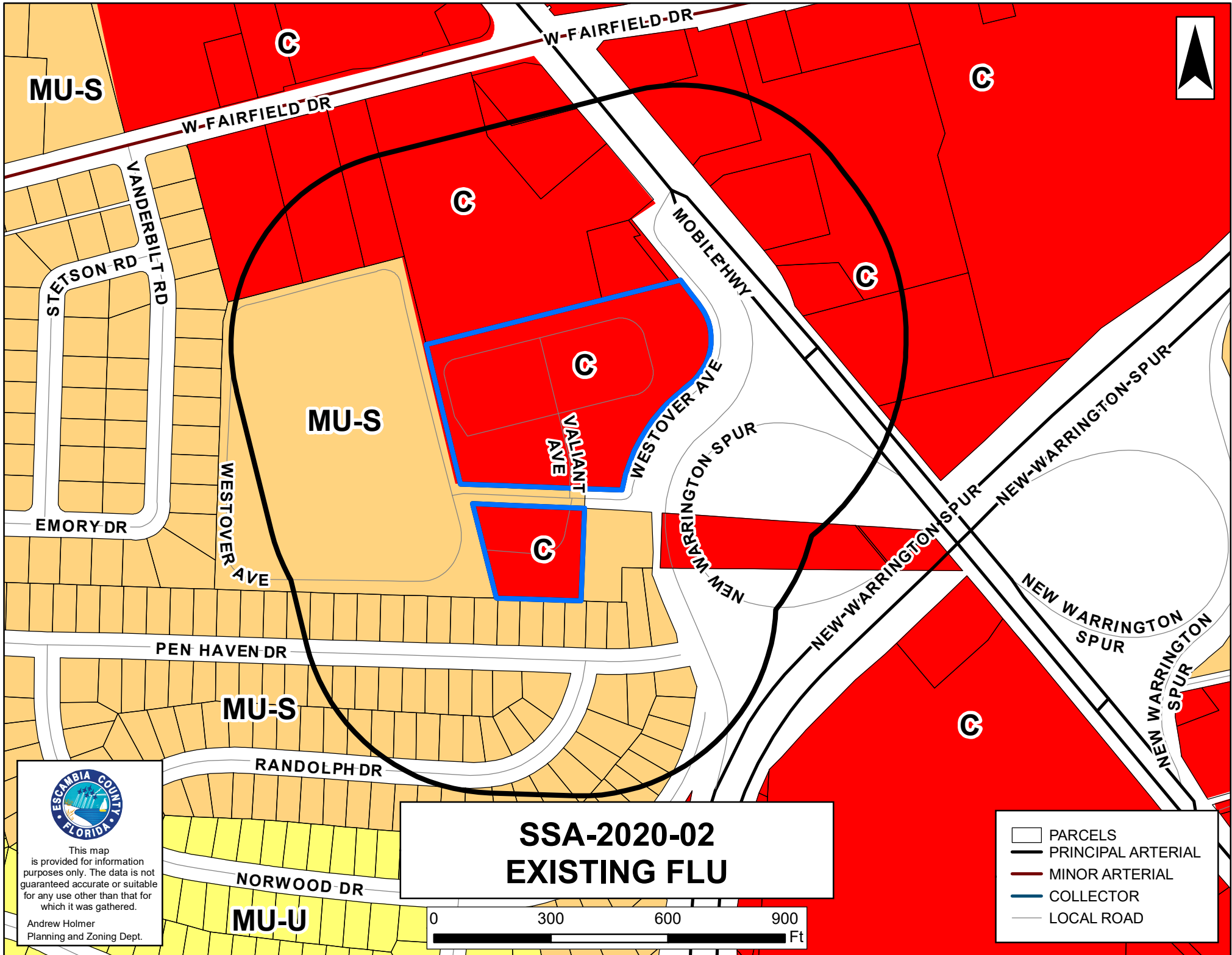
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

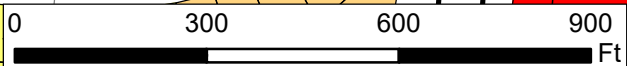
**SSA-2020-02
500' RADIUS ZONING**




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

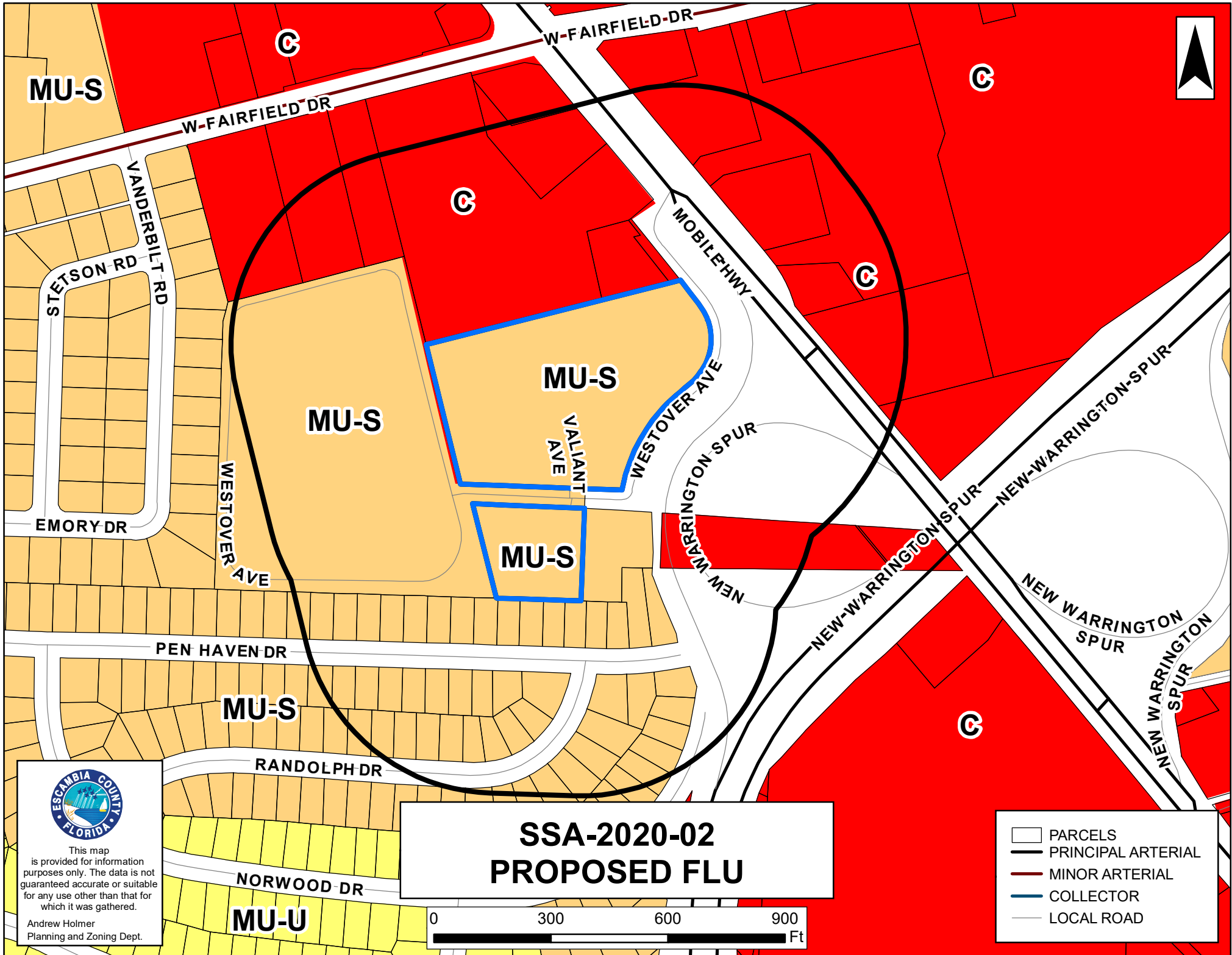


**SSA-2020-02
EXISTING FLU**



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



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

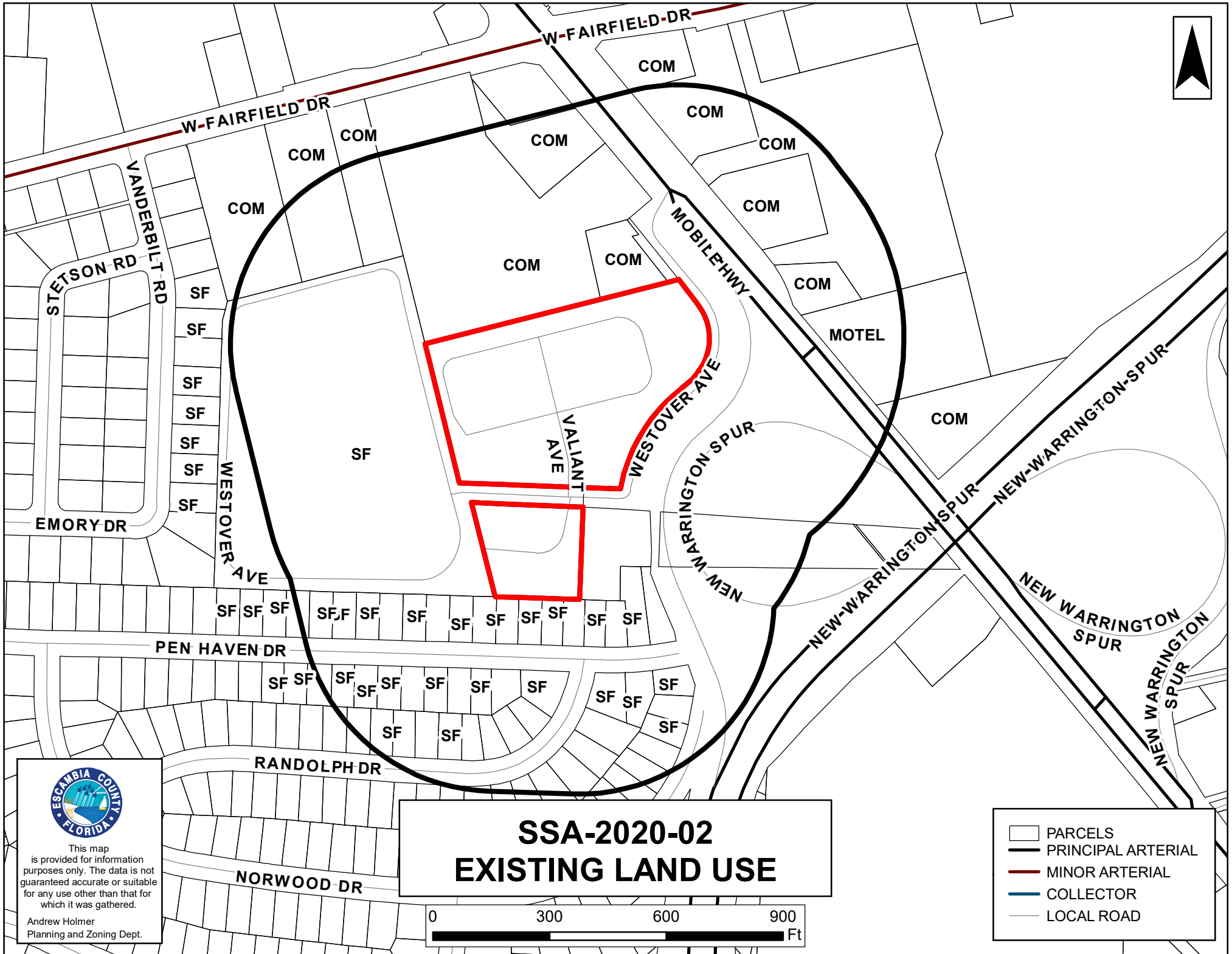


**SSA-2020-02
PROPOSED FLU**








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


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



SSA-2020-02 EXISTING LAND USE

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

0 300 600 900
Ft

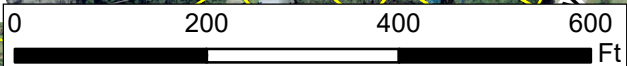


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



SSA-2020-02 AERIAL MAP



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



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

Andrew Holmer
Planning and Zoning Dept.

Public hearing sign



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

CASE NO.: SSA-2020-02

CURRENT FLU: COM PROPOSED FLU: MU-S

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:46 p.m.

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



Looking west into
the subject parcel



Looking toward
Mobile Hwy from
subject property



Looking along
Westover drive
from front of
subject property



Looking north at curve
along the backside of
parcel



Looking west toward
smaller parcel



Looking northeast into subject parcel, showing affordable housing and back of commercial development



Another view of the
smaller parcel across
Westover St



DEVELOPMENT SERVICES, LLC
SITE - CIVIL ENGINEERS

1550 Creighton Rd Suite 1
Pensacola, FL 32504
850-332-6288

April 15, 2020

Escambia County Development Services
3363 West Park Place
Pensacola, FL 32505

Re: Future Land Use Map Amendment Request
Westover Street
Our Project Number 2004

Development Services:

Please accept this letter as our request for a map amendment for the referenced parcel.

The Owner is:

Area Housing Commission
1920 W. Garden Street
Pensacola, FL 32502
(850) 438-8561

The reason for the request: Currently the parcel's Future Land Use is Commercial. The Owner wants to build affordable housing on the parcel. It is adjacent to a similar parcel with affordable housing owned by the Area Housing Commission. Commercial is not the appropriate FLU, as the envision project is for housing only. The density for COM is 25 units per acre.

The requested FLU category is MU-S. Mixed-Use Suburban. The density is 25 units per acre. The project will not contain any retail elements.

I will act as the Owner's agent:

Dave Hemphill
KG Development Services
1550 Creighton Road, Suite 1
Pensacola, FL 32504

dkh.7@icloud.com

(850) 572-1996

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

SSA-2020-02
2004/447PPB

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

Current FLU: Com Desired FLU: MU-S Zoning: Com Taken by: A.L.
Planning Board Public Hearing, date(s): TBD

BCC Public Hearing, proposed date(s): _____

Fees Paid \$2,122.50 Receipt # _____ Date: 4/14/20

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

Name: Area Housing Commission

Address: 1920 W. Garden Street

City: Pensacola State: FL Zip Code: 32502

Telephone: (850) 438-8561

Email: execdir@areahousing.org

DESCRIPTION OF PROPERTY:

Street address: Westover Street

Subdivision: _____

Property reference number: Section 34 Township 25 Range 30

Parcel 0061.000.021 Lot _____ Block _____

Size of Property (acres) 7.5 acres

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at Westover Street,

Pensacola, Florida, Property Reference Number(s)

34-25-30-0061-000-002, I hereby designate David K. Hemphill

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 31st day of March, the year of 2020, 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>X</u> <u>[Signature]</u>	<u>3-31-20</u>	<u>Abe Singh</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>[Signature]</u>	<u>3.31.2020</u>	<u>David K. Hemphill</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

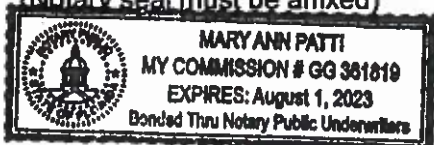
The foregoing instrument was acknowledged before me this 31st day of March, year of 2020, by Abe Singh who () did () did not take an oath.

He/she is () personally known to me, (X) produced current Florida/Other driver's license, and/or () produced current FL DL 5520-000-47-015-0 as identification.

<u>[Signature]</u>	<u>3-31-20</u>	<u>Mary Ann Patti</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number GG 361819 My Commission Expires August 1, 2023

(Notary seal must be affixed)



**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.

X [Signature] Abe Singh 3-31-20
Signature (Property Owner) Printed Name Date

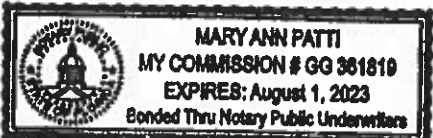
David K. Humphill David K. Humphill 3-31-2020
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 1550 Creighton Road, Suite 1
City: Pensacola State: FL Zip: 32504
Telephone (850) 332-6288 Fax # (-) - - -
Email: dkh.7@icloud.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 31st day of March,
year of 2020 by, Abe Singh who () did (X) did not take an
oath. He/she is () personally known to me, (X) produced current Florida/Other driver's license,
and/or () produced current FL DL SS20-000-47-065-11 as identification.

Mary Ann Patti 3-31-20 Mary Ann Patti
Signature of Notary Public Date Printed Name of Notary
My Commission Expires 661819 3-31-20 Commission No. 661819
(Notary seal must be affixed)



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

Project name: Westover Street

Property reference #: Section 34 Township 25 Range 30

Parcel # 34-25-30-0061-000-002

Project Address: Westover Street

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 31st DAY OF March, 2020

X [Signature] Dee Siment
Owner's signature Owner's name (print)

[Signature] David K. Humphill
Agent's signature Agent's name (print)



Data and Analysis

Westover Site

1. Existing Infrastructure

- A. Sanitary Sewer – letter of availability by ECUA attached
- B. Solid Waste Disposal – solid waste disposal is available through private carriers
- C. Potable Water – letter from ECUA attached
- D. Stormwater management – the site was formerly used by FEMA trailers. It has a stormwater permit from the County and the Water Management District. Even though the trailers have been removed, the stormwater system remains. We estimate that the proposed project will not increase the amount of impervious cover on the site, as the FEMA trailers were located on an asphalt pad covering almost the entire site.
- E. Traffic – This site is located on Westover Avenue adjacent to Mobile Highway and the New Warrington Spur. Westover Avenue is an existing local roadway that connects directly to a Principal Arterial (Mobile Highway). The existing Average Annual Daily Traffic (AADT) is 4,498 (two- way). Generally, this volume is considered low and would provide an uninterrupted level of service. The proposed FLU Amendment would not increase the proposed existing residential density of 25 du/acre. The trip generation extrapolated from the ITE Manual, based upon maximum density considerations, would be approximately 1232 trips/day with a peak hour rate of 108 trips/hour. This existing transportation infrastructure has sufficient capacity to accommodate this proposed FLU Amendment. The existing traffic count map is attached.
- F. Recreation and Open Space – The project will include a children's playground.
- G. Schools – Letter from the Escambia County School Board is attached.

2. Proximity and impact on the following:

- A. Wellheads – the site is within the 20-year time of travel calculation for the Lilian Well, located near the intersection of Lilian Hwy and Mobile Highway. See the attached screen scan. The proposed use, MU-S, does not propose any use that would be prohibited from the 20-year time-of-travel radius.
- B. Historically significant sites – see the attached report. No historically significant sites were found to be located on this previously developed site.



C. Natural resources – no wetlands are located on the site. It has an existing stormwater permit that would have described any on-site wetlands.

3. Consistency with the Existing Escambia County Comprehensive Plan

The request is to change the FLUM from Commercial to Mixed-Use Suburban. See the two paragraphs below, describing the two designations and their criteria.

The reason for the request pivots on the wording that is intended for Commercial FLU to be primarily commercial uses, but at the same time allows housing at the same density as Mixed-Use Suburban. The request (MU-S) is less intensive than the current designation (COM). See the two descriptions, below:

FLUM Mixed-Use Suburban (MU-S) General Description: Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. Range of Allowable Uses: Residential, retail services, professional office, recreational facilities, public and civic. Standards: Residential Minimum Density: 2 du/acre Maximum Density: 25 du/acre Non-Residential Minimum Intensity: None CP7:4 Maximum Intensity: 1.0 Floor Area Ratio (FAR) Escambia County intends to achieve the following mix of land uses for new development within ¼ mile of arterial roadways or transit corridors by 2030:

- a) Residential 8% to 25%
- b) Public/Rec/Inst. 5% to 20%
- c) Non-Residential: Retail Service-30% to 50% Office-25% to 50%

FLUM Commercial (C) General Description: Intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. Range of Allowable Uses: Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.

Standards:

Residential Minimum Density: None

Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None Maximum Intensity: 1.0 Floor Area Ratio (FAR)

The site is adjacent to the west to an existing housing facility owned by the Area Housing Commission. To the north is a Walgreens and other retail. Across Mobile Highway to the east is retail, and to the south is a single-family subdivision separated from this property by a buffer of large trees.



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List

[Back](#)

Navigate Mode
 Account
 Reference

[Printer Friendly Version](#)

General Information

Reference: 342S300061000002
Account: 070135000
Owners: AREA HOUSING COMMISSION
Mail: PO BOX 18370
 PENSACOLA, FL 32523
Situs: WESTOVER ST 32506
Use Code: VACANT RESIDENTIAL

Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$212,610	\$0	\$212,610	\$194,892
2018	\$177,175	\$0	\$177,175	\$177,175
2017	\$177,175	\$0	\$177,175	\$177,175

[Disclaimer](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1981	1507	20	\$270,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2019 Certified Roll Exemptions
 MUNICIPAL OWNED

Legal Description

BEG AT NE COR OF FAIRFIELD S/D PB 4 P 20 N 75 DEG 28 MIN 05 SEC E ALG S LI OF FAIRFIELD DR 464 83/100 FT S...

Extra Features
 None

Parcel Information [Launch Interactive Map](#)

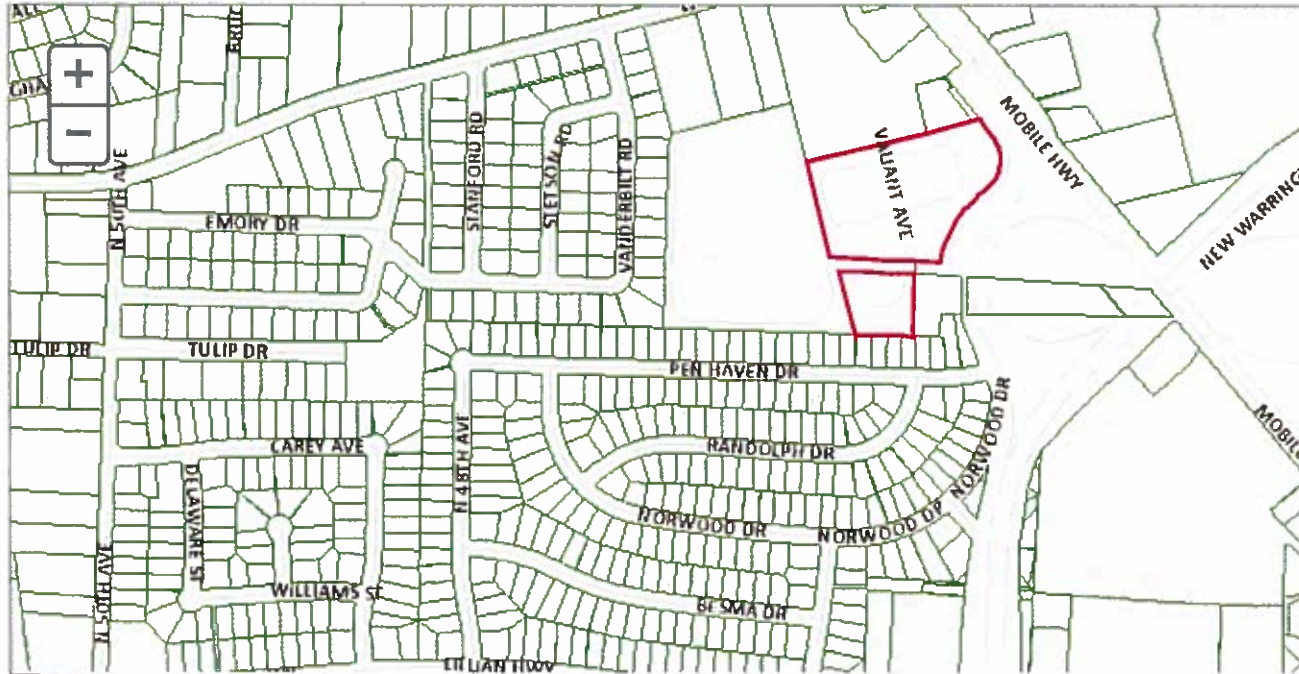
Section Map Id:

CA172

Approx.
Acreage:
7.5198

Zoned: 
CONSULT
ZONING
AUTHORITY

Evacuation
& Flood
Information
[Open Report](#)



[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.

Last Updated:04/09/2020 (tc 3515)



ESCAMBIA COUNTY TAX COLLECTOR

COVID-19 UPDATE: Governor DeSantis has issued an executive order to waive the delinquent penalty for 2019 property taxes through April 15, 2020.

General Notice - Litigation accounts are not considered delinquent and payments are not due. To see the range of accounts in litigation, click [here](#).

Pay by eCheck -There is NEVER AN EXTRA FEE.

2019 Roll Details — Real Estate Account At WESTOVER ST

Real Estate Account #07-0135-000 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#) [Print this page](#)

2019	2018	2017	2016	...	2008
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

[Get Bills by Email](#)

No taxes due
[Print Paid Bill](#)

Owner: AREA HOUSING COMMISSION
PO BOX 18370
PENSACOLA, FL 32523
Site: WESTOVER ST

Account number: 07-0135-000
Alternate Key: 132296
Millage code: 06
Millage rate: 13.7382

Assessed value: 194,892
School assessed value: 212,810
Unimproved land value: 212,810

Exemptions

MUNICIPAL-CITY OWNED: 212,810



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount NAVA: 0.00
Total tax: \$0.00

Legal description

BEG AT NE COR OF FAIRFIELD 5/D PB 4 P 20 N 75 DEG 28 MIN 05 SEC E ALG S LI OF FAIRFIELD DR 464 83/100 FT S 34 DEG 18 MIN 6 SEC E 415 68/100 FT FOR POB CONT S 14 DEG 10 MIN 6 SEC E 231 85/100 FT N 75 DEG 30 MIN 0 SEC E 674 76/100 FT TO WLY R/W LI OF DOT ACCESS RD S 39 DEG 49 MIN 40 SEC E 80 43/100 FT TO PC CONT SLY BEING CURVE TO RT RADIUS 145 FT ARC DIST 227 77/100 FT TO PT S 50 DEG 10 MIN 20 SEC W 48 04/100 FT TO PC CONT SHLY BEING CURVE TO LEFT RADIUS 402 FT ARC DIST 287 27/100 FT TO N LI OF WESTOVER AVE PB 2 P 50 N 80 DEG 0 MIN 40 SEC W 121 67/100 FT S 1 DEG 51 MIN 20 SEC W 287 25/100 FT TO N LI OF 1ST ADD PEN HAVEN PB 3 P 34 N 88 DEG 8 MIN 40 SEC W 916 67/100 FT TO Location

Gen number: 3425300081000002
Range: 30
Township: 2S
Section: 34
Block: 002
Lot: 000

Legal Description: (As Furnished)

PARCEL "B":
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF FAIRFIELD SUBDIVISION, ACCORDING TO PLAT FILED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA:

THENCE GO NORTH 75 DEGREES 28 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (70' R/W) A DISTANCE OF 464.83 FEET; THENCE GO SOUTH 14 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 647.33 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 75 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 674.76 FEET (CALCULATED 674.48 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS ROAD; THENCE GO SOUTH 39 DEGREES 49 MINUTES 40 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE ACCESS ROAD A DISTANCE OF 80.43 FEET (CALCULATED 81.09 FEET) TO A POINT OF CURVATURE; THENCE GO ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AN ARC DISTANCE OF 227.77 FEET (CH = 205.06', CH BRG = S 05°10'20" W) TO THE POINT OF TANGENCY; THENCE GO SOUTH 50 DEGREES 10 MINUTES 20 SECONDS WEST ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 48.84 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 402.00 FEET AN ARC DISTANCE OF 287.27 FEET (CH = 281.20', CH BRG = S 29°42'01" W) TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WESTOVER AVENUE (50' R/W) ALSO BEING THE NORTH LINE OF WESTOVER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 58 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA:

THENCE GO NORTH 88 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE AFORESAID NORTH LINE OF WESTOVER HEIGHTS A DISTANCE OF 418.16 FEET; THENCE GO NORTH 14 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 372.69 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 6.262 ACRES.

PARCEL "C":
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF FAIRFIELD SUBDIVISION, ACCORDING TO PLAT FILED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 75 DEGREES 28 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (70' R/W) A DISTANCE OF 464.83 FEET; THENCE GO SOUTH 14 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 1072.08 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 88 DEGREES 08 MINUTES 40 SECONDS EAST A DISTANCE OF 282.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF WESTOVER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 58 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 51 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID WESTOVER HEIGHTS SUBDIVISION A DISTANCE OF 237.25 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST ADDITION TO PEN HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 3 AT PAGE 14 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE AFORESAID NORTH LINE OF THE FIRST ADDITION TO PEN HAVEN SUBDIVISION OF 213.27 FEET; THENCE GO NORTH 14 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 247.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.349 ACRES.

Surveyor's Notes:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS HAVE NOT BEEN LOCATED OR SHOWN HEREON.
3. THIS DRAWING DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF CARLISLE UNIT NO. 1 (PLAT BOOK 9, PAGE 14), ESCAMBIA COUNTY, FLORIDA, AS BEING N 82°38'05"W.
5. JURISDICTIONAL WETLANDS AND/OR HAZARDOUS WASTE SITES, IF ANY, ARE NOT LOCATED OR SHOWN.
6. INTERIOR FENCES, DITCHES NOT LOCATED AS PART OF THIS SURVEY.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND/OR ABSTRACT OF TITLE. THEREFORE, THERE MAY BE MATTERS OF PUBLIC RECORD THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED HEREON.
8. PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12033C 0315F, DATED 02/23/2000.
9. FIXED IMPROVEMENTS DO NOT EXIST.
10. OWNERS NAME AND PREVIOUS BOUNDARY AND TOPOGRAPHIC SURVEY (HARD COPY AND DISK) WERE PROVIDED TO WILSONMILLER, INC.
11. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.

Surveyor's Certification:

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON. WE FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

WILSONMILLER, INC.
LICENSED BUSINESS NO. LB 43

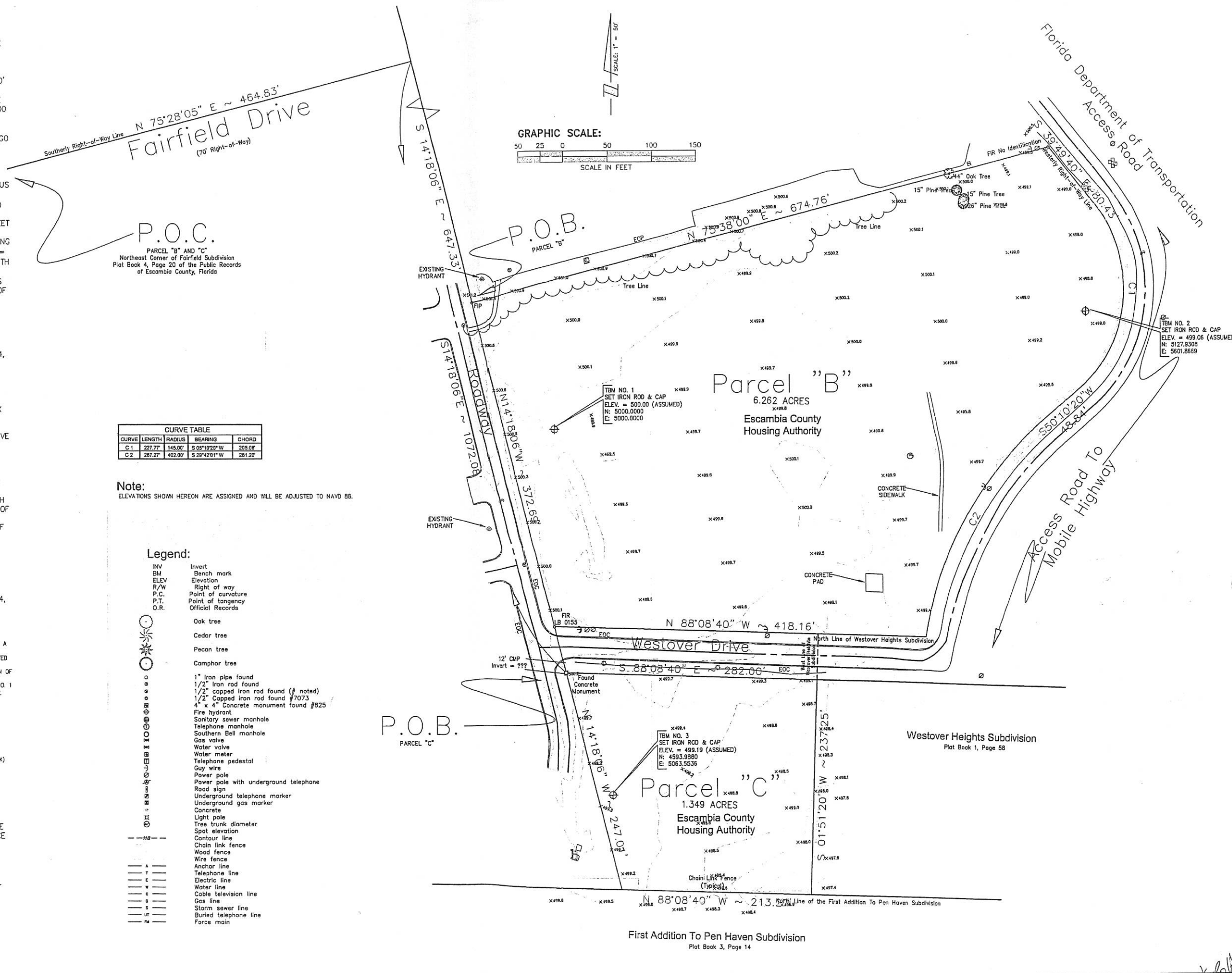
ANDREW B. BECK
PROFESSIONAL SURVEYOR & MAPPER NO. 6065
STATE OF FLORIDA
LAST DATE OF FIELD SURVEY, OCTOBER 9, 2004

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C 1	227.77	145.00'	205.06'
C 2	287.27	402.00'	281.20'

Note:
ELEVATIONS SHOWN HEREON ARE ASSIGNED AND WILL BE ADJUSTED TO NAVD 88.

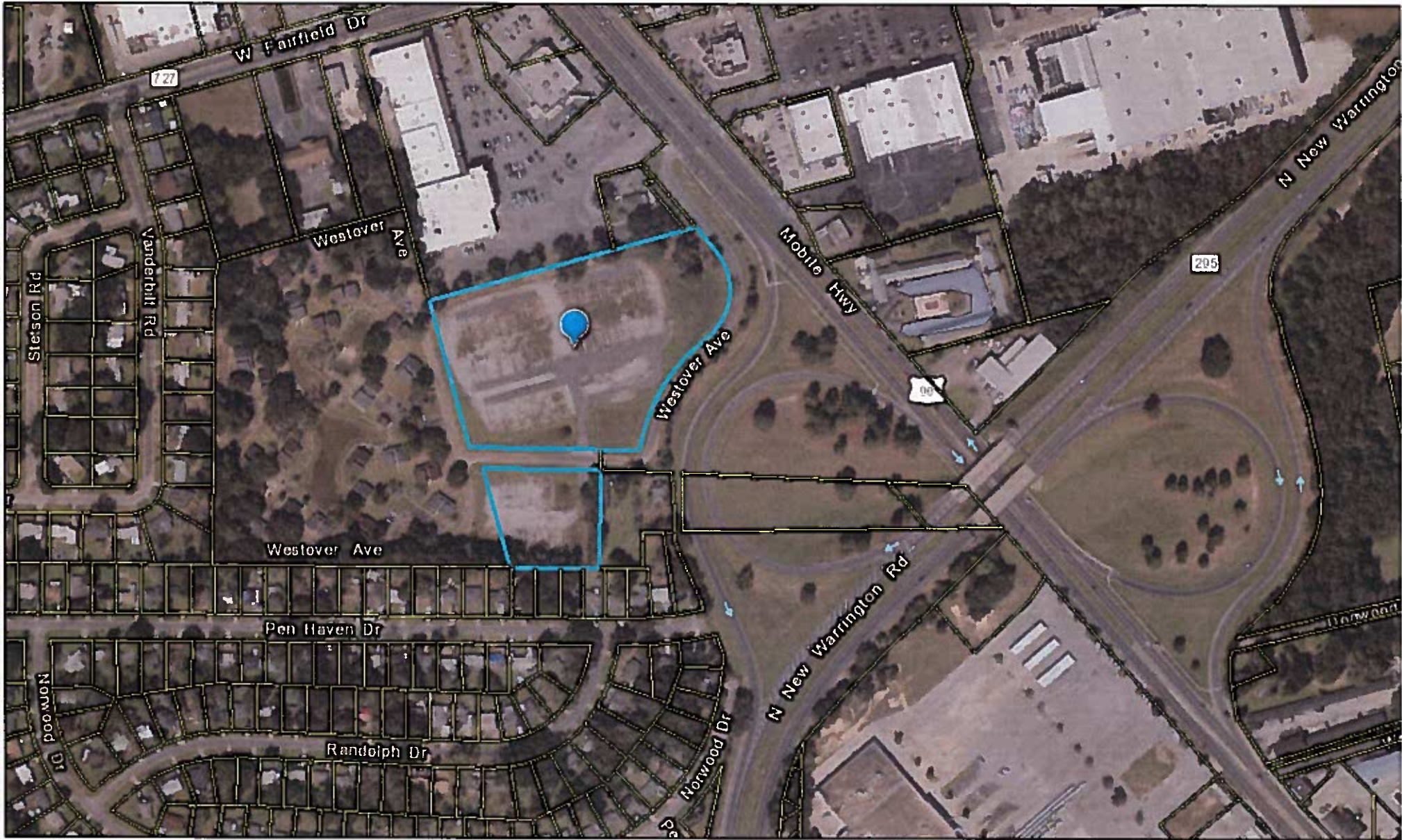
Legend:

- INV Invert
- BM Bench mark
- ELEV Elevation
- R/W Right of way
- P.C. Point of curvature
- P.T. Point of tangency
- O.R. Official Records
- Oak tree
- Cedar tree
- Pecan tree
- Camphor tree
- 1" Iron pipe found
- 1/2" Iron rod found
- 1/2" capped iron rod found (# noted)
- 1/2" Capped iron rod found #7073
- 4" x 4" Concrete monument found #825
- Fire hydrant
- Sanitary sewer manhole
- Telephone manhole
- Southern Bell manhole
- Gas valve
- Water valve
- Water meter
- Telephone pedestal
- Guy wire
- Power pole
- Power pole with underground telephone
- Road sign
- Underground telephone marker
- Underground gas marker
- Concrete
- Light pole
- Tree trunk diameter
- Spot elevation
- Contour line
- Chain link fence
- Wood fence
- Wire fence
- Anchor line
- Telephone line
- Electric line
- Water line
- Cable television line
- Gas line
- Storm sewer line
- Buried telephone line
- Force main








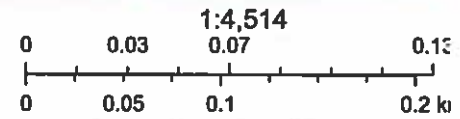
		CLIENT: FEMA / USACE		DATE: Oct. 2004	
PROJECT: AREA HOUSING COMMISSION TEMPORARY MOBILE HOME DEVELOPMENT		TITLE: SURVEY		SHEET NUMBER: 3 of 11	
CONTRACT ADMIN. BY:		PROJECT NUMBER: 00075-002-582-BP004		SHEET NUMBER: 3 of 11	
WIM APPROVED BY:		CROSS REFERENCE FILE NO.		PRINTED ON: 10/25/04, 9:44 AM - 5844 AM - 5844 AM - 5844 AM - 5844 AM - 5844 AM	

Marker shows Westover Property



April 1, 2020

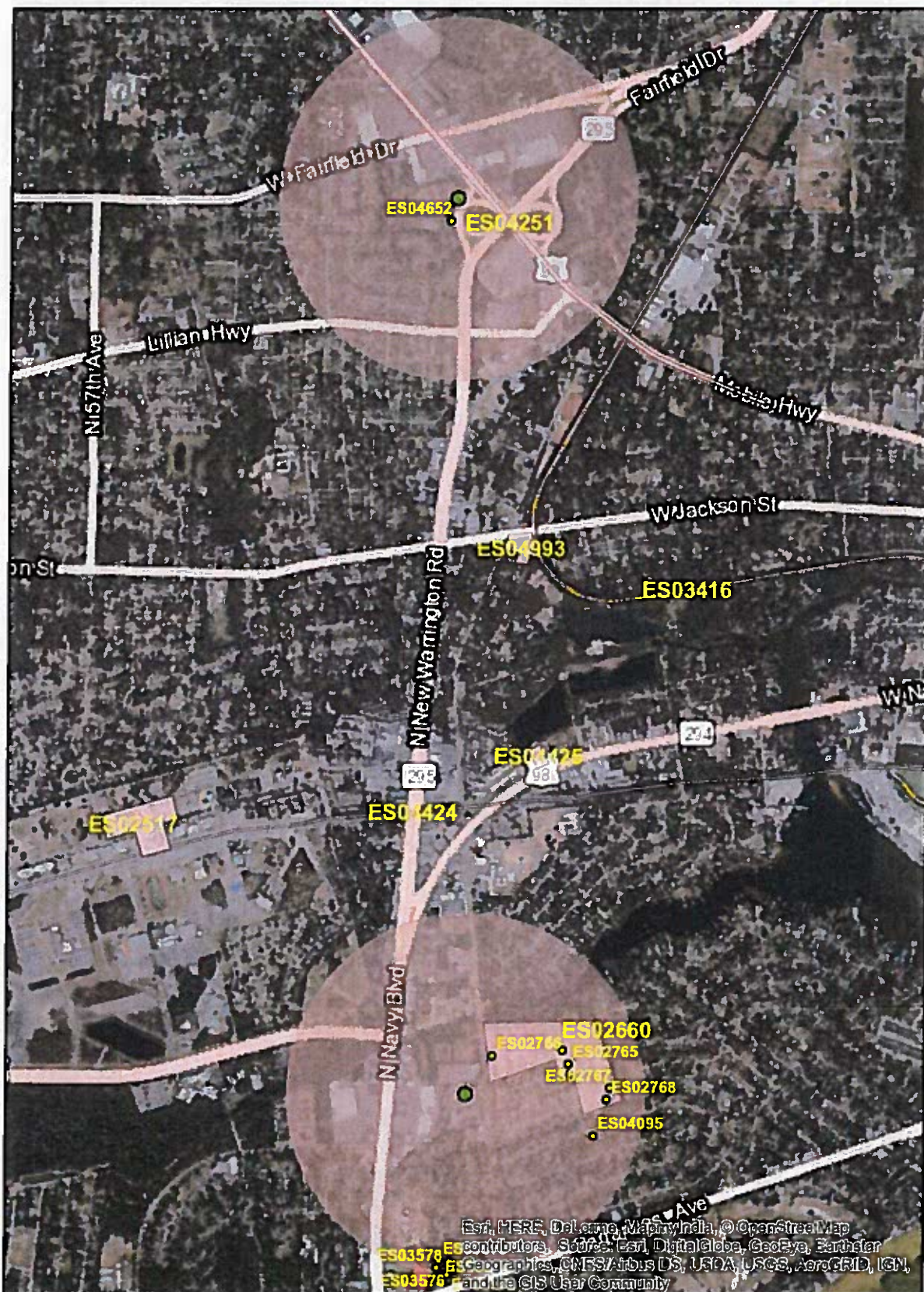
- | | |
|--|---|
|  National Wetlands Inventory (areas) |  Freshwater Forested/Shrub Wetland |
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine and Marine Wetland |  Lake |
|  Freshwater Emergent Wetland | |



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, OpenStreetMap contributors, and the GIS user community, S DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, U: AeroGRID, IGN, and the GIS User Community, FDEP

Map created by Map Direct, power

Florida Department of Environmental Protection makes no warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe upon or violate any patent or trademark rights of any person or entity.



Legend

- Buffer_of_Default_Annotation_Target_127
- structures
- HistoricalCemeteries
- ResourceGroups

3/2020





AR=0
 SS=15
 CM=1
 RG=2
 BR=0
 Total=18

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
ES02660	RG	LEXINGTON TERRACE HOUSING COMPLEX	PENSACOLA	FMSF Building Complex - 2 Contrib Resources	Not Eligible	
ES02737	SS	LEXINGTON TERRACE ADMINISTRATION BLDG	UNSP UNSP, PENSACOLA	c1941 Mixed, none dominant	Not Eligible	
ES02748	SS	LEXINGTON TERRACE LAUNDROMAT	UNSP UNSP, PENSACOLA	c1941 Other	Not Eligible	
ES02765	SS	LEXINGTON TERRACE STORAGE BLDG	UNSP UNSP, PENSACOLA	c1941 Other	Not Eligible	
ES02766	SS	LEXINGTON TERRACE ONE BEDROOM HOUSING UT	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES02767	SS	LEXINGTON TERRACE TWO BEDROOM HOUSING UT	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES02768	SS	LEXINGTON TERRACE THREE BEDROOM HOUSING	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES03572	SS	4066 Barrancas Ave.	4066 Barrancas AVE, Warrington	1965 Masonry Vernacular	Not Eligible	
ES03574	SS	1 Park Drive	1 Park DR, Warrington	1951 Masonry Vernacular	Not Eligible	
ES03575	SS	2 Park Drive	2 Park DR, Warrington	1941 Frame Vernacular	Not Eligible	
ES03576	SS	103 Manchester Street	103 Manchester ST, Warrington	1940 Frame Vernacular	Not Eligible	
ES03577	SS	105 Manchester Street 'A'	105 'A' Manchester ST, Warrington	1940 Frame Vernacular	Not Eligible	
ES03578	SS	105 Manchester Street 'B'	105 'B' Manchester ST, Warrington	1953 Masonry Vernacular	Not Eligible	
ES03579	SS	107 Manchester Street	107 Manchester ST, Warrington	1948 Masonry Vernacular	Not Eligible	
ES03640	CM	Good Hope A.M.E. Church Cemetery	Warrington	Established c1852, Graves = 75	Not Eligible	
ES04095	SS	1301 Dexter Avenue	1301 Dexter AVE, Pensacola	1940+ Frame Vernacular	Insufficient Info	
ES04251	RG	US-90/SR-10 Highway	Pensacola	Linear Resource	Not Eligible	
ES04652	SS	4417 Westover St	4417 Westover ST, Pensacola	c1948 Minimal Traditional	Not Eligible	

SiteID	PSiteName	Address	Dest	Survey	Architect	YearBu
ES02737	D LEXINGTON TERRACE ADMINISTRATION BLDG	UNSP UNSP	NO	0	UNKN	c1941
ES02748	D LEXINGTON TERRACE LAUNDROMAT	UNSP UNSP	NO	0	UNKN	c1941
ES02765	D LEXINGTON TERRACE STORAGE BLDG	UNSP UNSP	NO	0	UNKN	c1941
ES02766	D LEXINGTON TERRACE ONE BEDROOM HOUSING UT	UNSP UNSP	NO	0	UNKN	c1941
ES02767	D LEXINGTON TERRACE TWO BEDROOM HOUSING U'	UNSP UNSP	NO	0	UNKN	c1941
ES02768	D LEXINGTON TERRACE THREE BEDROOM HOUSING	UNSP UNSP	NO	0	UNKN	c1941
ES03572	D 4066 Barrancas Ave.	4066 Barrancas AVE	NO	19361		1965
ES03574	D 1 Park Drive	1 Park DR	NO	19361		1951
ES03575	D 2 Park Drive	2 Park DR	NO	19361		1941
ES03576	D 103 Manchester Street	103 Manchester ST	NO	19361		1940
ES03577	D 105 Manchester Street 'A'	105 'A' Manchester ST	NO	19361		1940
ES03578	D 105 Manchester Street 'B'	105 'B' Manchester ST	NO	19361		1953
ES03579	D 107 Manchester Street	107 Manchester ST	NO	19361		1948
ES04095	D 1301 Dexter Avenue	1301 Dexter AVE	NO			1940+
ES04652	D 4417 Westover St	4417 Westover ST	NO	26306		c1948

StrucUse1

Community center (e.g., recreation hall)

Laundry

Warehouse

Military

Military

Military

Office building

Private residence

Private residence

Private residence

Private residence

Private residence

Private residence

Private residence

Private residence

StrucUse2

Abandoned or vacant

Abandoned or vacant

Abandoned or vacant

Abandoned or vacant

Abandoned or vacant

Abandoned or vacant

SurvEval

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Ineligible for NRHP

Insufficient Information

Ineligible for NRHP

SiteID	SiteName	SurveyNum	City	YearEstab
ES03640	Good Hope A.M.E. Church Cemetery	19361	Warrington	?
	Ownership	CemType1		
	Private-corporate-nonprofit	Religious		
	EthnicGrp1	EthnicGrp2	EthnicGrp3	EthnicGrp4
	African American			
	Condition	ShpoEval	d_NRListed	PlotType
	Well maintained	Insufficient Information		NORM
	Shape_Leng	Shape_Area		
	0.00329355513	0.00000068873		
	Status			
	Used for Burials			

SiteID	SiteName	RgType	NRCategory	City
ES02660	LEXINGTON TERRACE HOUSING COMPLEX	FMSF Building Complex	BLDG	PENSACOLA
			World War II & Aftermath 1941-1950	

CONSTRUCTED FOR THE PENSACOLA NAVAL AIR STATION (PENSACOLA NAS) C1941. THE COMPLEX HAS PROVIDED HOUSING FOR MARRIED ENLISTED PERSONNEL AND THEIR FAMILIES. THE PROPERTY CONSISTS OF 42.9 +/- ACRES OF LAND AND 99 SINGLE-STORY DUPLEX STRUCTURES

Evaluation

WORKMANSHIP, MATERIALS AND DESIGN ASPECTS OF THE STRUCTURES AND NOT SIGNIFICANT. THE STURCTURES WERE RENOVATED CONSIDERABLY IN THE EARLY 1990'S. THE RENOVATION OF THE BUILDINGS BY THE DEPT OF THE NAVY DID NOT CONFORM WITH THE SECRETARY OF THE INTERIOR

SiteID	d_NRlisted	ShpoEval	Shape_Leng	Shape_Area
ES04251	US-90/SR-10 Highway	Ineligible for NRHP	0.01909335529	0.00001370632
		Linear Resource	STRU	Pensacola American, 1821-present

Road surface is paved w/ asphalt blacktop & consists of two lanes of southeast-bound traffic & two lanes of northwest-bound traffic, w/ turning lanes & traffic lights at major intersections. Roadway also features concrete curbs, sidewalks & storm drains.

26147 Due to lack of historical integrity and sufficient engineering distinction, this section of 8ES04251 is ineligible for listing in the NRHP, either individually or as a contributing portion of a larger, potentially NRHP-eligible linear historic resource.

	Ineligible for NRHP	0.07382562897	0.00000814811
--	---------------------	---------------	---------------



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

April 2, 2020

KG Development Services
Attn: Dave Hemphill
150 Creighton Road, Suite 1
Pensacola, Florida 32504

RE: Westover Housing
4400 Westover Ave
Pensacola, Florida 32506
Letter of Capacity Reservation

Dear Mr. Hemphill:

ECUA is in receipt of your inquiry concerning the availability of ECUA service/s for the above-referenced project. ECUA provides Potable Water Production Well and/or Wastewater Treatment Plant Capacity Letters exclusively to assist with your permitting efforts through Escambia County's development and concurrency review process. The administration of the concurrency review process is the sole responsibility of Escambia County, and ECUA plays no role in it.

For the purpose of concurrency review only, ECUA anticipates no problems in potable water production well capacity or wastewater treatment plant capacity for the flow rates indicated on your inquiry/request form. This letter is valid for a period not to exceed one (1) year from the date of issuance.

This letter does not guarantee that ECUA's existing water distribution or sanitary sewer collection infrastructure (mains, lift stations, etc.) in the area of your project are sufficient to serve your project; instead, this letter solely addresses potable water production well capacity and/or wastewater treatment plant capacity. Therefore, the project referenced above may require various extensions, additions, upgrades, and/or modifications to the existing ECUA water and/or sewer infrastructure that you, as the Developer, may be required to pay for and install as part of your project.

All extensions, additions, upgrades, and/or modifications to the potable water or sewer collection systems to serve this project must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements. Please submit your project to ECUA Engineering so we can work with your Engineer of Record to evaluate your project's potable water distribution and sanitary sewer collection system needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Stacy N. Hayden".

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb

cc: Project File

Vicki Campbell
District One

Iols Benson
District Two

Cedric Alexander
District Three

Dale Perkins
District Four

Larry Walker
District Five



Capacity Reservation Request Form

Request for Water Well Capacity Reservation
and/or Wastewater Plant Capacity Reservation

Date: March 30, 2020 Service Requested: Water Well X Sewer Plant X

Name of Project: Westover Housing Area (Acres): 7.5

Project Address: _____

***THIS INFORMATION IS REQUIRED TO PROCESS APPLICATION (attach location map):**

Type Development: Residential X Commercial _____ Industrial _____ Other _____

(Explain) Affordable housing by the Area Housing Commission

Number and/or Size of Units: 1.5 ac @ 25 du/ac = 187 du

Estimated Flow: (Average Day) Water 37,400 Sewer 37,400 (200 gpd/du)

How will water and/or sewer be provided if not from ECUA? Project will not be built

Special Requirements: _____

Owner of Property: (type or print) Area Housing Commission

Address: 1920 W. Garden St Pensacola Phone: 438-8561

Developer: (type or print) Area Housing Commission

Address: _____ Phone: _____

Engineer: (type or print) K9 Development Services

Address: (type or print) 1550 Craig Blvd #101 Phone: 332-6288 Email: dkh.7@icbud.com

Submitted By: (type or print) David Hemphill Title: Project Manager

Signature of Submitter: David Hemphill Title: _____

FOR ECUA USE ONLY:

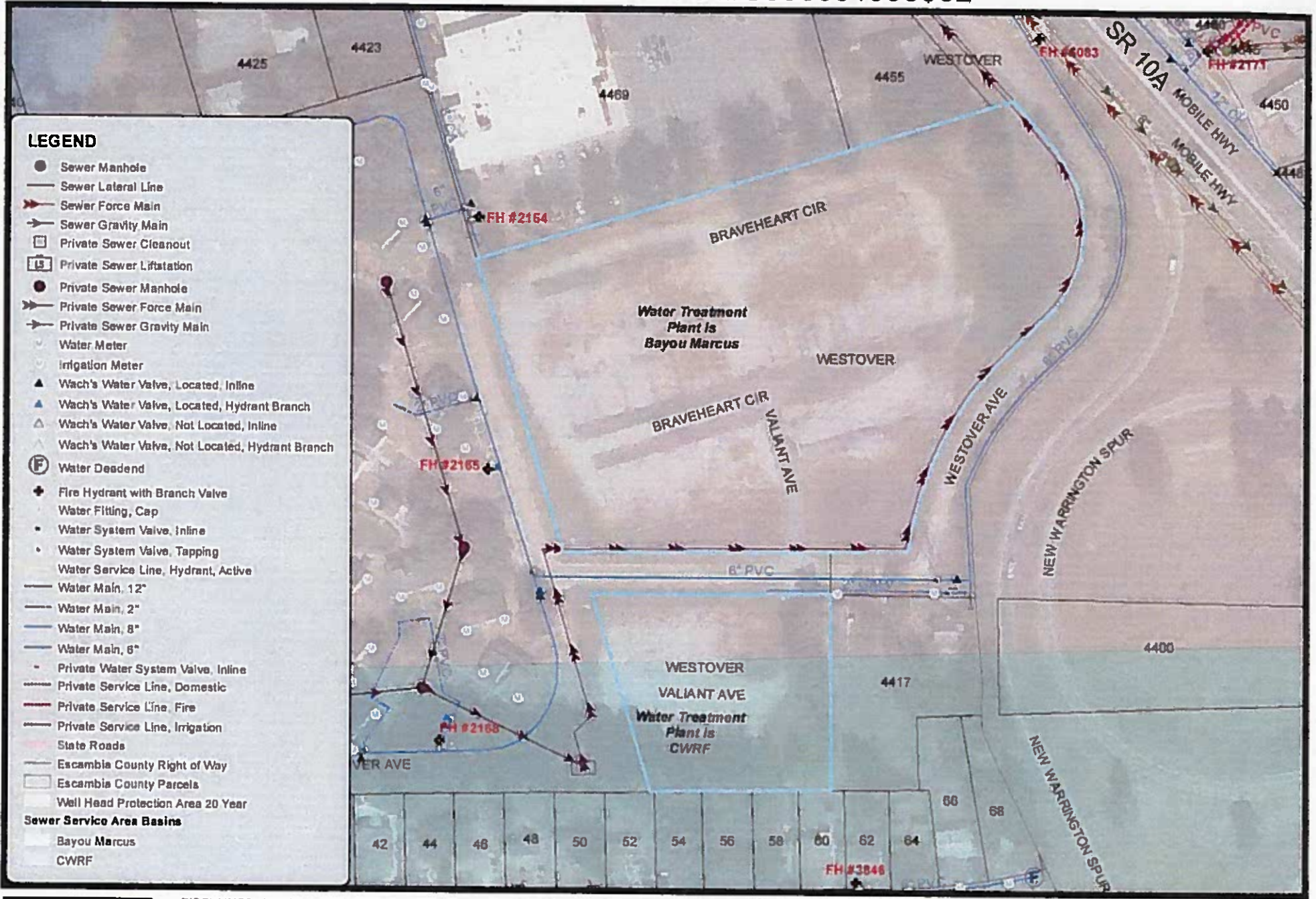
Water Zone: North _____ South X

Wastewater Treatment Plant: Bayou Marcus X CWRP X Other _____

See Map

*****Note: This form does not address water distribution or sewer collection systems issues or capacities; instead, it only concerns water well production and/or wastewater treatment plant capacities.**

Westover Ave Parcel No. 342S300061000002



LEGEND

- Sewer Manhole
- Sewer Lateral Line
- ➔ Sewer Force Main
- ➔ Sewer Gravity Main
- ☐ Private Sewer Cleanout
- ☐ Private Sewer Liftstation
- Private Sewer Manhole
- ➔ Private Sewer Force Main
- ➔ Private Sewer Gravity Main
- Water Meter
- Irrigation Meter
- ▲ Wach's Water Valve, Located, Inline
- ▲ Wach's Water Valve, Located, Hydrant Branch
- △ Wach's Water Valve, Not Located, Inline
- △ Wach's Water Valve, Not Located, Hydrant Branch
- Ⓢ Water Descend
- ◆ Fire Hydrant with Branch Valve
- Water Fitting, Cap
- Water System Valve, Inline
- Water System Valve, Tapping
- Water Service Line, Hydrant, Active
- Water Main, 12"
- Water Main, 2"
- Water Main, 8"
- Water Main, 6"
- Private Water System Valve, Inline
- Private Service Line, Domestic
- Private Service Line, Fire
- Private Service Line, Irrigation
- State Roads
- Escambia County Right of Way
- ☐ Escambia County Parcels
- Well Head Protection Area 20 Year
- Sewer Service Area Basins**
- Bayou Marcus
- CWRF


 1 inch = 150 feet
 Date: 3/31/2020

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.





- ⚙️
- 🏠
- 📍
- 🗺️
- 🗑️

1km
0.6mi



THE SCHOOL DISTRICT OF ESCAMBIA COUNTY

30 E. Texar Drive Pensacola, Florida 32503 (850) 469-5660

Malcolm Thomas, Superintendent

www.escambia.k12.fl.us

Level of Service Determination Analysis

Date:

Project Name	Westover Housing
Project Location	Westover Road at Mobile Highway
Project DRC Number	N/A
Parcel ID Numbers	34-2S-30-0061-000-02
Property Owner/Developer	Area Housing Commission
Applicant	Area Housing Commission
Applicant Address	1920 W. Garden Street, Pensacola, FL

Student Impacts		Student Generation Rates			Students Generated			
Housing Unit Type	# Units	Elem. School	Middle School	High School	Elem. School	Middle School	High School	Totals
Single Family	0							
Multi-Family*	187	0	0	0	0	0	0	0
Mobile Home	0							
Totals								

School Impacts	School Capacity	Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School					
Elementary					
Middle					
High					

LOS Impacts	LOS Capacity	LOS Proj Enrollment	LOS Available Capacity	Projected Impact of Project	Available LOS Cap w/ Impact	Adjacent LOS Avail Capacity	Adjacent LOS Avail Cap w/Impact
Level of Service Area	5th Year	5th Year					
Elementary LOS							
Middle LOS							
High LOS							

*This facility is to be designed for the elderly resident.





Development Services Department
Escambia County, Florida

**PLANNING BOARD
REZONING SUMMARY FORM**

34-25-30-0061-000-002
Property Reference Number

Dave Hemphill
Name

Westover
Address

Owner

Agent

Referral Form Included? Y / N

MAPS PREPARED

PROPERTY INFORMATION

Zoning

Current Zoning: Com Size of Property: 7.44/-

FLU

Future Land Use: Com Commissioner District: 2

Aerial

Overlay/AIPD: N/A DSAP N/A

Other: _____

Subdivision: _____

Sanitary Sewer ___ Septic Tank ___ Density/Use Savings Clause Yes ___ No ___

CRA Redevelopment Area*: N/A

**For more info please contact the CRA at 595-3217 prior to application submittal.*

COMMENTS

Desired Zoning: FLU MU-S

Is Locational Criteria applicable? ___ If so, is a compatibility analysis required? ___

Applicant wants Apartments. This requires a small scale map amendment - Residential only allowed currently as part of a predominantly commercial development

Applicant will contact staff for next appointment

Applicant decided against rezoning property

Applicant was referred to another process

BOA

DRC

Other: _____

Process Name

Staff present: A Lindsay

Date: 3/5/20

Applicant/Agent Name & Signature: Dave Hemphill

This form is for rezoning inquiries only and it doesn't negate or elevate the owner/applicant/ agent from any other necessary regulations, process or procedures required for development of this site. Applicant shall not rely on comments made by any County staff as approval or rejection of the proposed development, until the appropriate application has been submitted.

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

General Data

Project Name: SSA-2020-02
Location: Westover Street
Parcel #: 34-2S-30-0061-000-002
Acreage: 7.5 acres±
FLU Request: From Commercial (C) to Mixed-Use Suburban (MU-S)
Applicant: Dave Hemphill, KG Development, Agent for Area Housing Commission, Owner
Meeting Dates: Planning Board, July 6, 2020
BCC, August 6, 2020

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 7.5 (+/-) acre parcel from Commercial (C) to Mixed-Use Suburban (MU-S). The property is a split zoned parcel of commercial and HDMU and is divided by a local road, Westover Street.

A FLU change to MU-S will allow residential development within the existing commercial zoning district regardless of a primary commercial component as currently required by the existing Commercial FLU. Both the 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 Suburban. “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.” The range of allowable uses is “residential, retail and services, professional office, recreational facilities, public and civic, limited agriculture.” The FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

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:

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.

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 or need of affordable 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 Com and HDMU zoning at 25 du/acre while remaining consistent with surrounding property. The proposed change to MU-S would be compatible to the existing affordable housing development on the residential to the west and south.

Although the parcel’s Com zoning is shared with most surrounding parcels, the proposed land use change to mixed use suburban for a multi-family residential use would generally be in keeping with the MU-S to the west of the area.

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 7.5(+/-) 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 portion that is Commercial zoning is primarily intended to allow more diverse and intense commercial uses than the portion zoned HDMU, mixed-use district, but residential use is currently allowed in the commercial portion as long as development is a predominately commercial development. The proposed Mixed-Use Suburban will allow site development to easily achieve the maximum residential density.

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-S 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 adjacent to commercial and across from existing residential and development of the parcel would be compatible with the existing residential development as well as an efficient use of the available transportation infrastructure.

4. 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: The applicant provided information that the subject parcel is within the 20-year wellhead protection area. The proposed use of multi-family would be no different than a single-family subdivision and at the time of development, this would be reviewed for compliance with all regulations in the Land Development Code.

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 applicant indicated the lack of any historical impact and has provided data from the Florida Master Site File, Division of Historical Resources.

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: The subject parcel is within the X flood zone. This would be reviewed and confirmed prior to any site development plan approval, and an elevation certificate may be needed.

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.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SSA 2020-02 Ordinance- Westover St

Date: 4/21/20

Date requested back by: 5/06/20

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: 4-21-2020



Approved as to form and legal sufficiency.



Not approved.



Make subject to legal signoff.

Additional comments:

1
2
3
4
5
6
7
8
9
10
11
12
13
14

ORDINANCE NUMBER 2020-___

15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

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 WITHIN SECTION 34, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBER 0061-000-002, TOTALING 7.5 (+/-) ACRES, LOCATED ON WESTOVER STREET, FROM COMMERCIAL (C) TO MIXED USE SUBURBAN (MU-S) PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

32
33
34
35
36
37
38
39
40
41
42
43
44

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

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2020-02."

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

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

8
9 A parcel within Section 34, Township 2S, Range 30W, parcel number 0061-
10 000-002, totaling 7.5 (+/-) acres, located on Westover Street, as more
11 particularly described in the Boundary Survey description produced by
12 WilsonMiller, Professional Surveying, dated 10/26/2004, attached as
13 Exhibit A, from Commercial (C) to Mixed-Use Suburban (MU-S).

14 **Section 4. Severability**

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

19
20 **Section 5. Inclusion in the Code**

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

27
28
29
30
31
32
33
34 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3184(3)(c), Florida Statutes, this Ordinance shall not become effective
4 until 31 days after adoption. If challenged within 30 days after adoption, this Ordinance shall not
5 become effective until the State Planning Agency or the Administration Commission enters a final
6 order determining the Ordinance to be in compliance.

7
8 **DONE AND ENACTED** this _____ day of _____, 2020.

9
10 BOARD OF COUNTY COMMISSIONERS
11 OF ESCAMBIA COUNTY, FLORIDA

12
13
14 By: _____
15 Steven Barry, Chairman

16
17 ATTEST: PAM CHILDERS
18 CLERK OF THE CIRCUIT COURT

19
20
21 By: _____
22 Deputy Clerk

23 This document approved as to form
24 and legal sufficiency.

25 By: *Kin M. Johnson*
26 Title: *Assistant County Attorney*
27 Date: *5-6-2020*

28 (SEAL)

29 ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

Legal Description: (As Furnished)

PARCEL "B":
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF FAIRFIELD SUBDIVISION, ACCORDING TO PLAT FILED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA:

THENCE GO NORTH 75 DEGREES 28 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (70' R/W) A DISTANCE OF 464.83 FEET; THENCE GO SOUTH 14 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 647.33 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 75 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 674.76 FEET (CALCULATED 674.48 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF A FLORIDA DEPARTMENT OF TRANSPORTATION ACCESS ROAD; THENCE GO SOUTH 39 DEGREES 49 MINUTES 40 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE ACCESS ROAD A DISTANCE OF 80.43 FEET (CALCULATED 81.09 FEET) TO A POINT OF CURVATURE; THENCE GO ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET AN ARC DISTANCE OF 227.77 FEET (CH = 205.06', CH BRG = S 05°10'20" W) TO THE POINT OF TANGENCY; THENCE GO SOUTH 50 DEGREES 10 MINUTES 20 SECONDS WEST ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 48.84 FEET TO A POINT OF CURVATURE; THENCE GO ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 402.00 FEET AN ARC DISTANCE OF 287.27 FEET (CH = 281.20', CH BRG = S 29°42'01" W) TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WESTOVER AVENUE (50' R/W) ALSO BEING THE NORTH LINE OF WESTOVER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 58 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA:

THENCE GO NORTH 88 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE AFORESAID NORTH LINE OF WESTOVER HEIGHTS A DISTANCE OF 418.16 FEET; THENCE GO NORTH 14 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 372.69 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 6.262 ACRES.

PARCEL "C":
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF FAIRFIELD SUBDIVISION, ACCORDING TO PLAT FILED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 75 DEGREES 28 MINUTES 05 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD DRIVE (70' R/W) A DISTANCE OF 464.83 FEET; THENCE GO SOUTH 14 DEGREES 18 MINUTES 06 SECONDS EAST A DISTANCE OF 1072.08 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 88 DEGREES 08 MINUTES 40 SECONDS EAST A DISTANCE OF 282.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF WESTOVER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 58 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 51 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID WESTOVER HEIGHTS SUBDIVISION A DISTANCE OF 237.25 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST ADDITION TO PEN HAVEN SUBDIVISION AS RECORDED IN PLAT BOOK 3 AT PAGE 14 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE AFORESAID NORTH LINE OF THE FIRST ADDITION TO PEN HAVEN SUBDIVISION OF 213.27 FEET; THENCE GO NORTH 14 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 247.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.349 ACRES.

Surveyor's Notes:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS HAVE NOT BEEN LOCATED OR SHOWN HEREON.
3. THIS DRAWING DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF CARLISLE UNIT NO. 1 (PLAT BOOK 9, PAGE 14), ESCAMBIA COUNTY, FLORIDA, AS BEING N 82°38'05"W.
5. JURISDICTIONAL WETLANDS AND/OR HAZARDOUS WASTE SITES, IF ANY, ARE NOT LOCATED OR SHOWN.
6. INTERIOR FENCES, DITCHES NOT LOCATED AS PART OF THIS SURVEY.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND/OR ABSTRACT OF TITLE. THEREFORE, THERE MAY BE MATTERS OF PUBLIC RECORD THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT DEPICTED HEREON.
8. PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12033C 0315F, DATED 02/23/2000.
9. FIXED IMPROVEMENTS DO NOT EXIST.
10. OWNERS NAME AND PREVIOUS BOUNDARY AND TOPOGRAPHIC SURVEY (HARD COPY AND DISK) WERE PROVIDED TO WILSONMILLER, INC.
11. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.

Surveyor's Certification:

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON. WE FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

WILSONMILLER, INC.
LICENSED BUSINESS NO. LB 43

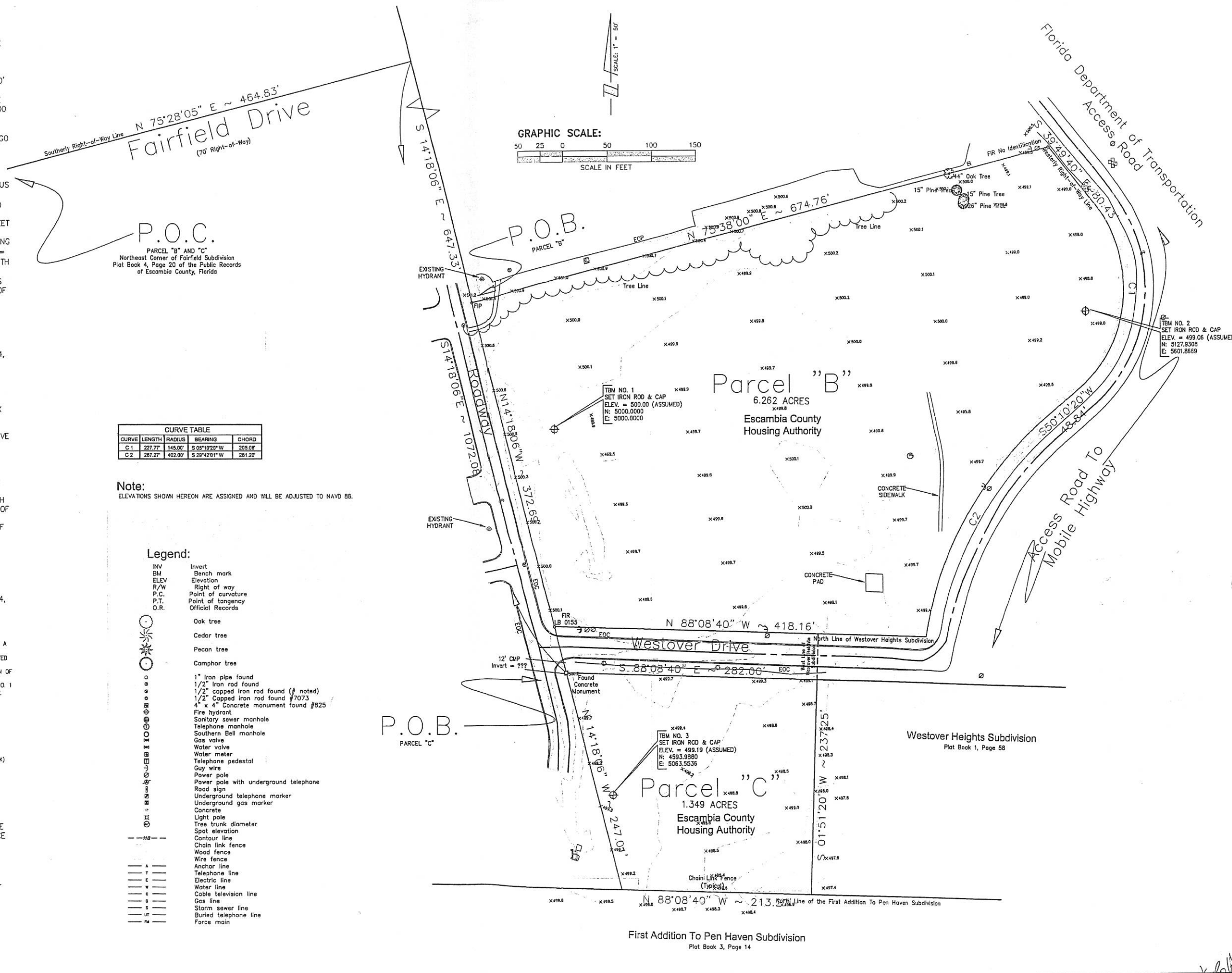
ANDREW B. BECK
PROFESSIONAL SURVEYOR & MAPPER NO. 6065
STATE OF FLORIDA
LAST DATE OF FIELD SURVEY, OCTOBER 9, 2004

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C 1	227.77	145.00'	205.06'
C 2	287.27	402.00'	281.20'

Note:
ELEVATIONS SHOWN HEREON ARE ASSIGNED AND WILL BE ADJUSTED TO NAVD 88.

Legend:

- INV Invert
- BM Bench mark
- ELEV Elevation
- R/W Right of way
- P.C. Point of curvature
- P.T. Point of tangency
- O.R. Official Records
- Oak tree
- Cedar tree
- Pecan tree
- Camphor tree
- 1" Iron pipe found
- 1/2" Iron rod found
- 1/2" capped iron rod found (# noted)
- 1/2" Capped iron rod found #7073
- 4" x 4" Concrete monument found #825
- Fire hydrant
- Sanitary sewer manhole
- Telephone manhole
- Southern Bell manhole
- Gas valve
- Water valve
- Water meter
- Telephone pedestal
- Guy wire
- Power pole
- Power pole with underground telephone
- Road sign
- Underground telephone marker
- Underground gas marker
- Concrete
- Light pole
- Tree trunk diameter
- Spot elevation
- Contour line
- Chain link fence
- Wood fence
- Wire fence
- Anchor line
- Telephone line
- Electric line
- Water line
- Cable television line
- Gas line
- Storm sewer line
- Buried telephone line
- Force main



Wilson Miller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
Wilson Miller, Inc.
Naples • Fort Myers • Sarasota • Tampa • Tallahassee • Panama City Beach
100 Beach Road, Suite 140 • Panama City Beach, Florida 32407 • Phone: 850-256-6770 • Fax: 850-256-3880 • www.wilsonmiller.com

CLIENT:	FEMA / USACE	DATE:	Oct. 2004	TITLE:	SURVEY
PROJECT:	AREA HOUSING COMMISSION TEMPORARY MOBILE HOME DEVELOPMENT	HORIZONTAL SCALE:	1" = 40'	PROJECT NUMBER:	00075-002-582-BP004
		VERTICAL SCALE:	N/A	SHEET NUMBER:	3 of 11
		SEE: TYP. R/O:	34 25 30W	CROSS REFERENCE FILE NO.:	

Handwritten signature and date:
10/28/04



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 07/06/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map; SSA-2020-03

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map; SSA-2020-03

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-2020-03.

BACKGROUND:

The small-scale amendment to the future land use (FLU) map of Escambia County proposes to change the FLU category of a 8.44(+/-) acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel is currently vacant and surrounded by non-residential uses and Commercial zoning. The amendment is proposed to eliminate the Commercial FLU-based restriction that allows residential development only when secondary to commercial development and allow for residential development.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Kia 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 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.

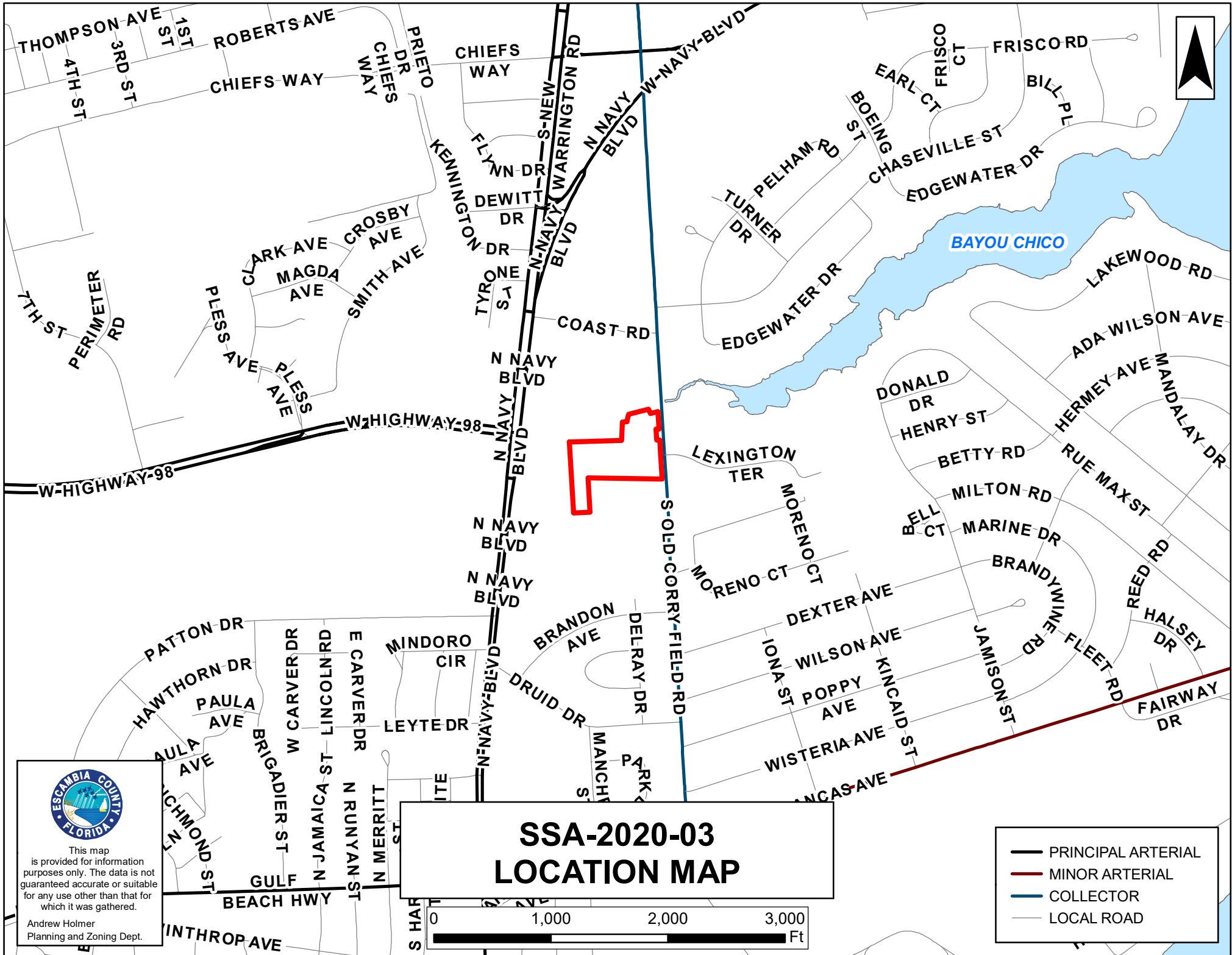
Attachments

Working Case File

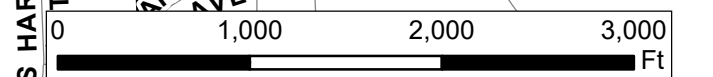
Draft Ordinance

Staff Analysis


SSA-2020-03



**SSA-2020-03
LOCATION MAP**

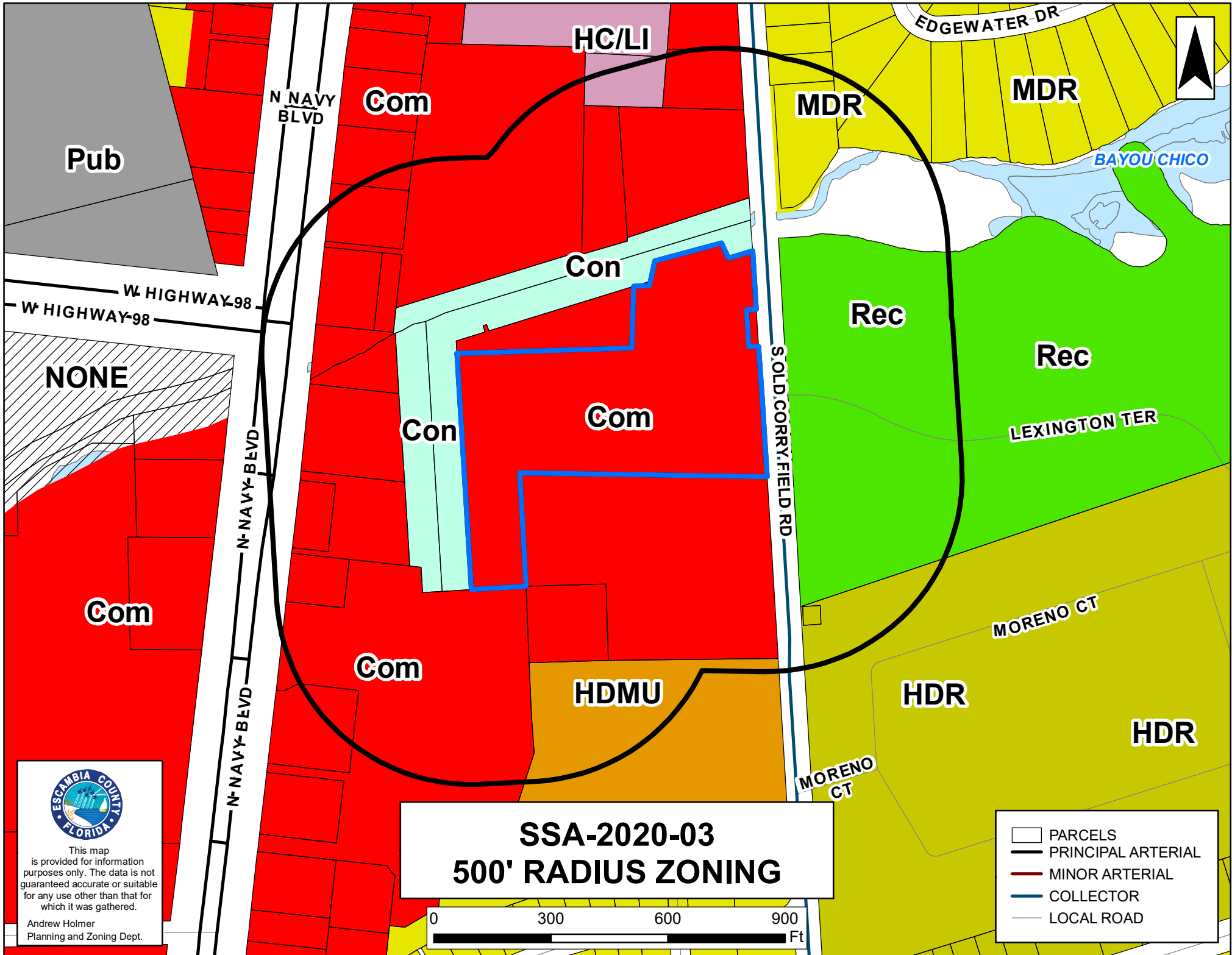


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD

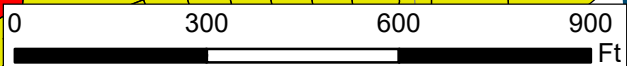


This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.


Andrew Holmer
Planning and Zoning Dept.

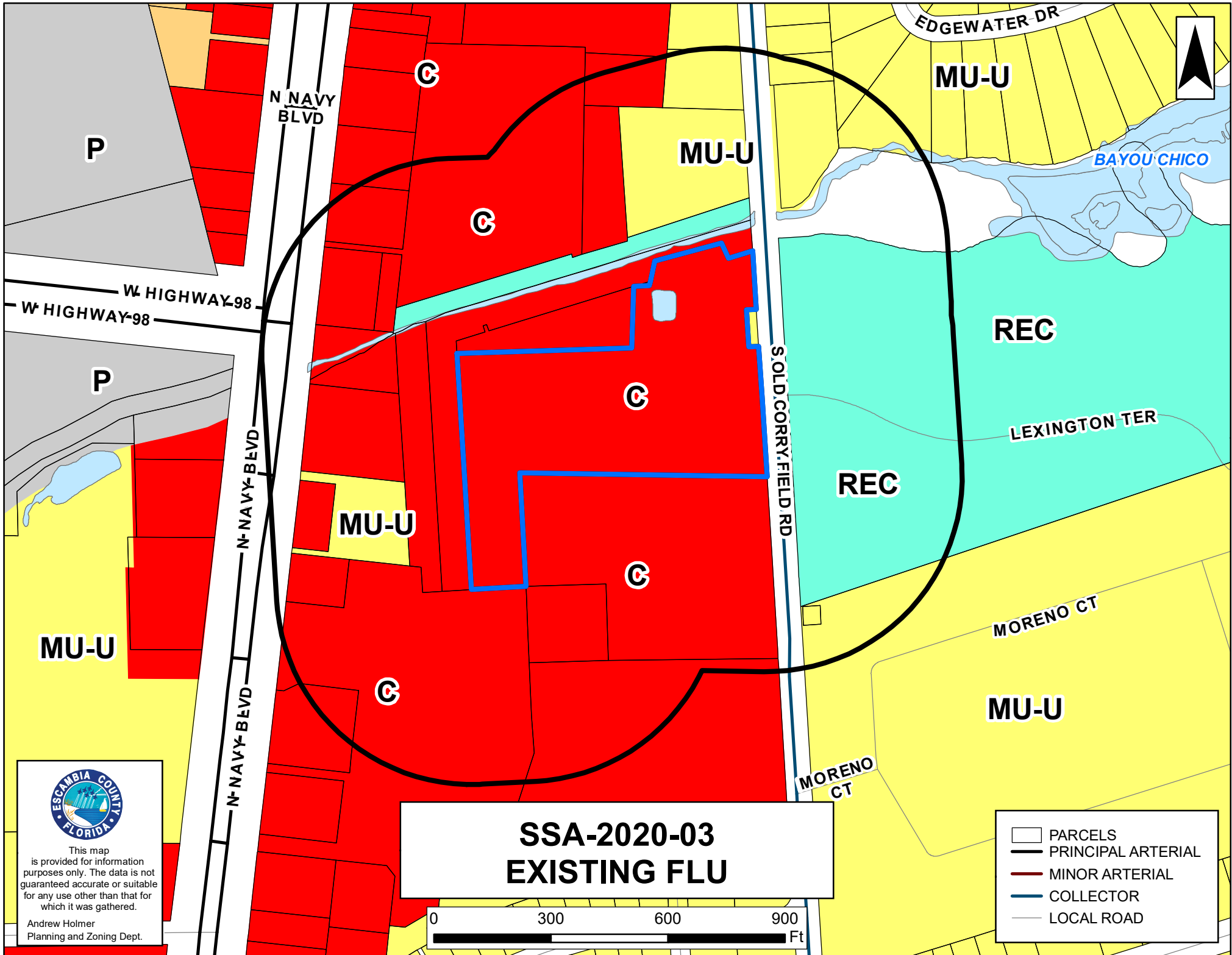


**SSA-2020-03
500' RADIUS ZONING**

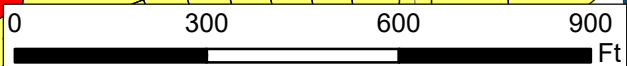


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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



**SSA-2020-03
EXISTING FLU**

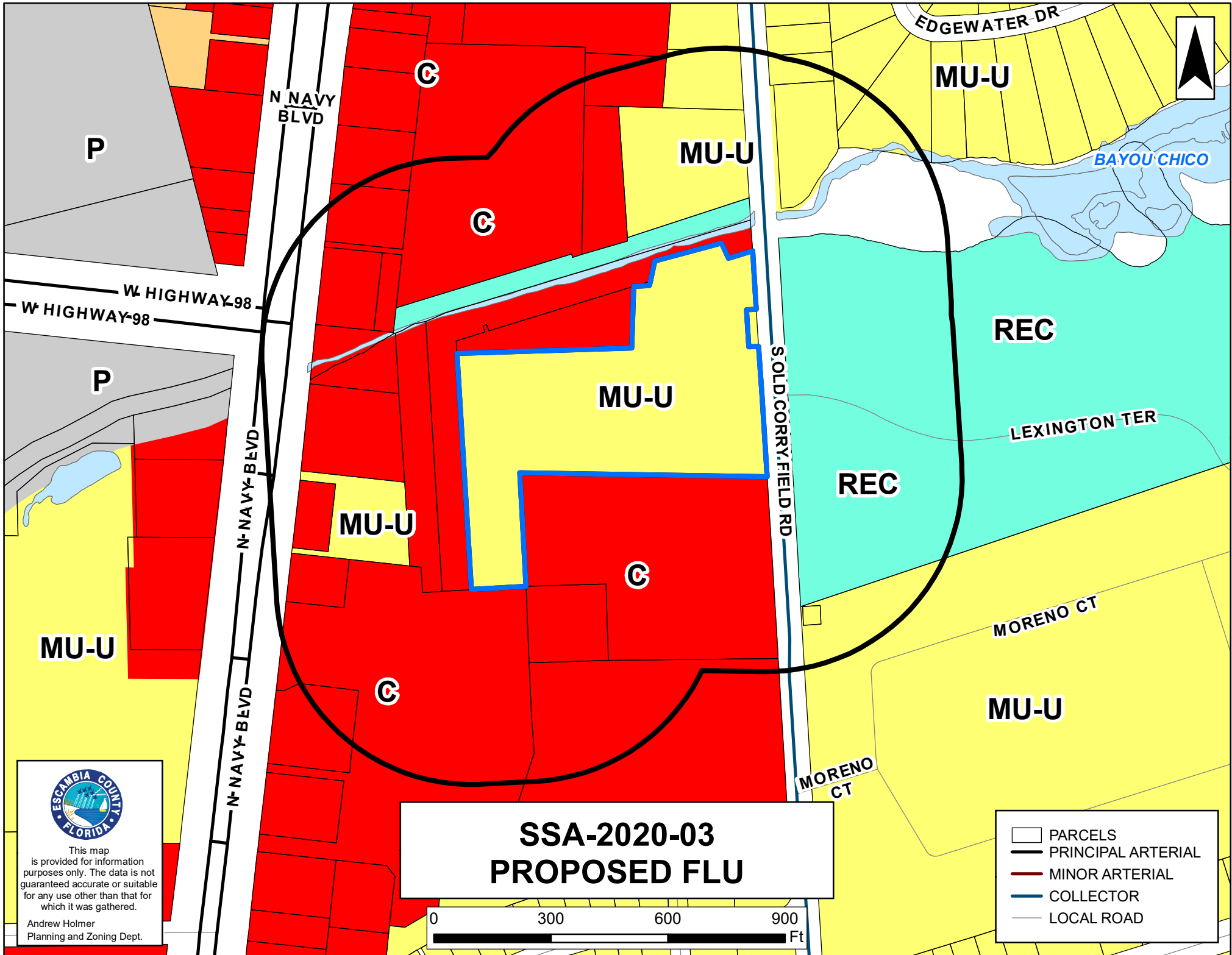


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



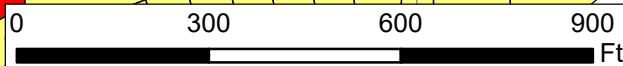
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

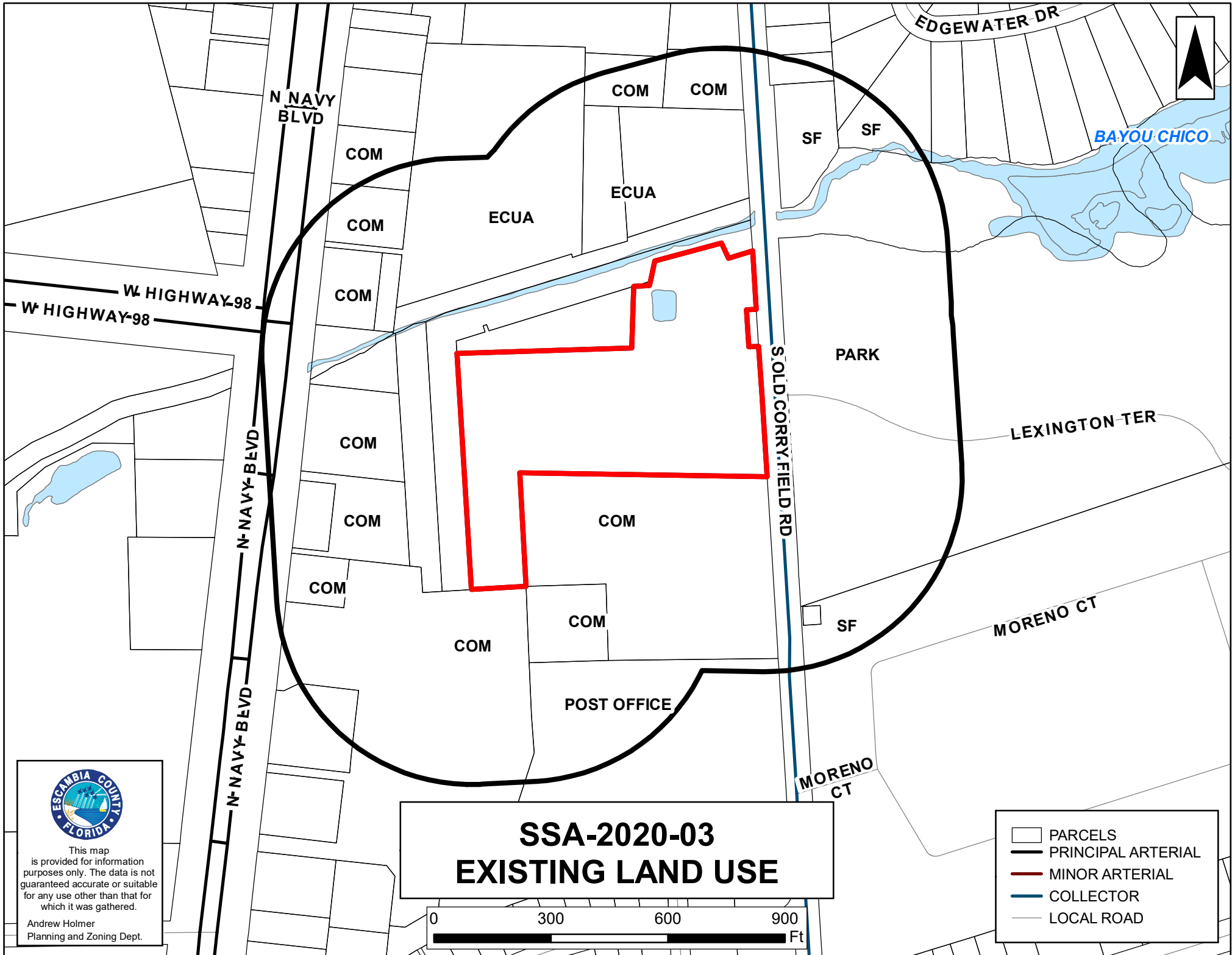
Andrew Holmer
Planning and Zoning Dept.



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

Andrew Holmer
Planning and Zoning Dept.





EDGEWATER DR



BAYOU CHICO

N NAVY BLVD

COM COM

SF SF

COM

ECUA

ECUA

COM

W HIGHWAY-98

COM

W HIGHWAY-98

PARK

COM

LEXINGTON TER

COM

COM

S OLD CORY FIELD RD

COM

MORENO CT

COM

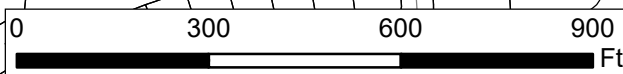
SF

COM

POST OFFICE

MORENO CT

**SSA-2020-03
EXISTING LAND USE**

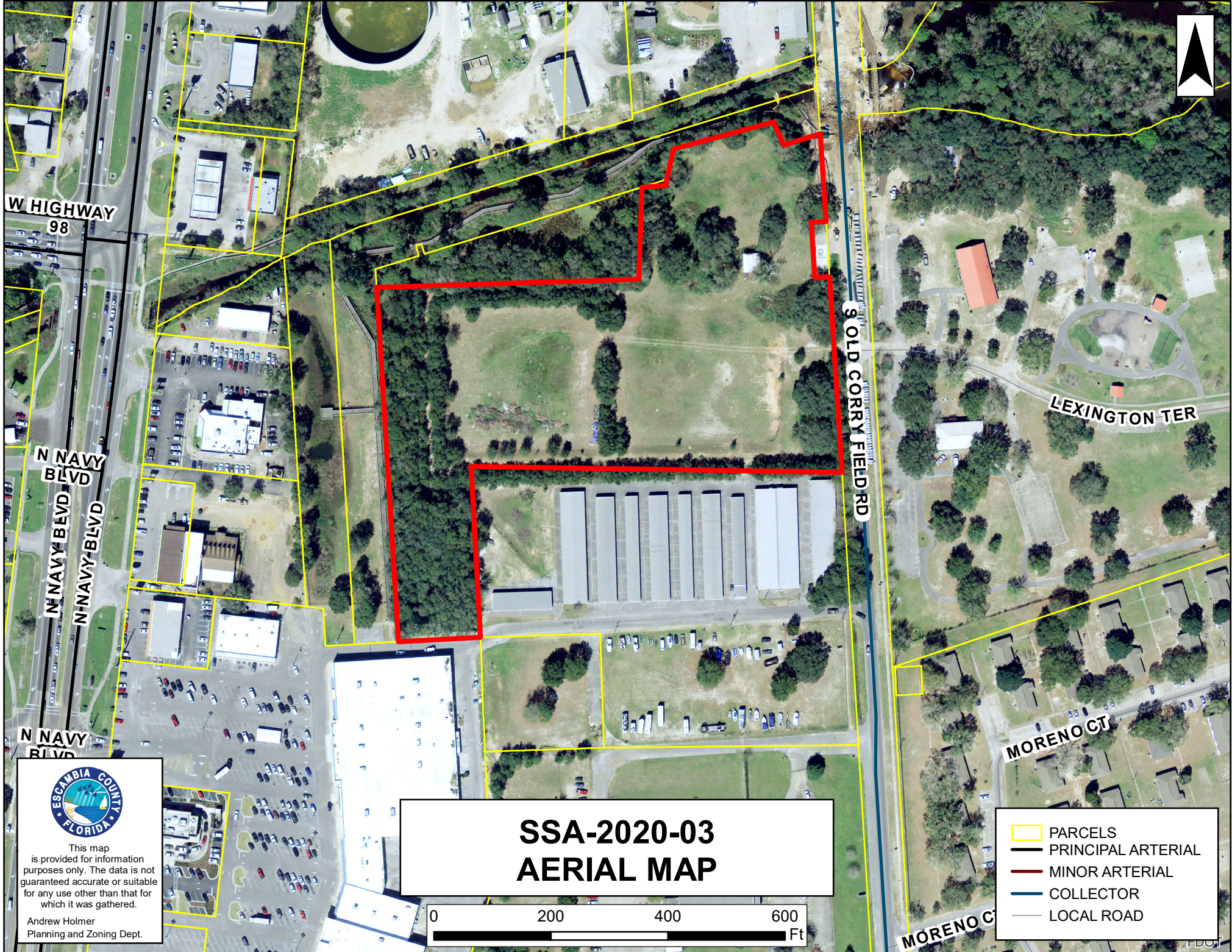


- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer
Planning and Zoning Dept.



W HIGHWAY
98

N NAVY
BLVD

N NAVY BLVD
N NAVY BLVD

N NAVY
BLVD

S OLD CORRY FIELD RD

LEXINGTON TER

MORENO CT

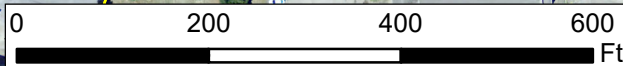
MORENO CT



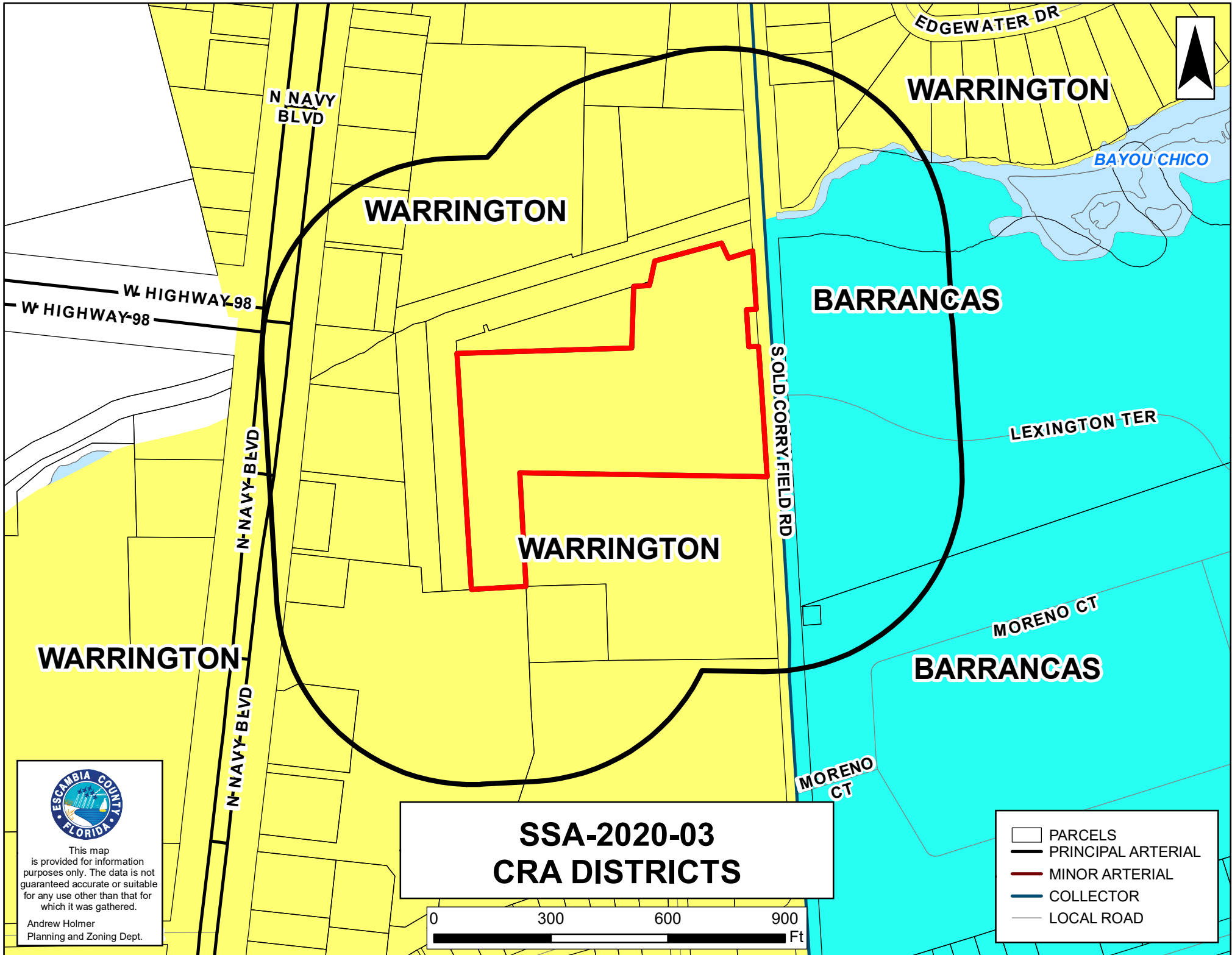
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

SSA-2020-03 AERIAL MAP



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



EDGEWATER DR

WARRINGTON

BAYOU CHICO

WARRINGTON

N NAVY BLVD

BARRANCAS

W HIGHWAY-98

W HIGHWAY-98

S OLD CORRY FIELD RD

LEXINGTON TER

N NAVY BLVD

WARRINGTON

MORENO CT






WARRINGTON

BARRANCAS

MORENO CT

**SSA-2020-03
CRA DISTRICTS**

0 300 600 900
Ft

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



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

Andrew Holmer
Planning and Zoning Dept.

Public hearing sign

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

CASE NO.: SSA-2020-03

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:47 p.m.

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY



Looking onto subject
property from Old Corry
Field Rd



Looking northwest
onto property



Looking east across
Old Corry Field



Looking north from
subject property



Looking south from subject property

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

CASE NO.: SSA-2020-03

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:47 p.m.

LOCATION OF HEARING
ERNIE LEE...



Another view of
subject property



DEVELOPMENT SERVICES, LLC
SITE - CIVIL ENGINEERS

1550 Creighton Rd Suite 1
Pensacola, FL 32504
850-332-6288

April 15, 2020

Escambia County Development Services
3363 West Park Place
Pensacola, FL 32505

Re: Future Land Use Map Amendment Request
South Old Corry Road
Our Project Number 2004

Development Services:

Please accept this letter as our request for a map amendment for the referenced parcel.

The Owner is:

Area Housing Commission
1920 W. Garden Street
Pensacola, FL 32502
(850) 438-8561

The reason for the request: Currently the parcel's Future Land Use is Commercial. The Owner wants to build affordable housing on the parcel. It is adjacent to a similar parcel with affordable housing owned by the Area Housing Commission. Commercial is not the appropriate FLU, as the envision project is for housing only. The density for COM is 25 units per acre.

The requested FLU category is MU-U. Mixed-Use Urban. The density is 25 units per acre. The project will not contain any retail elements.

I will act as the Owner's agent:

Dave Hemphill
KG Development Services
1550 Creighton Road, Suite 1
Pensacola, FL 32504

dkh.7@icloud.com

(850) 572-1996

FUTURE LAND USE MAP AMENDMENT APPLICATION

20041448 PPS

(THIS SECTION FOR OFFICE USE ONLY):

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

Current FLU: Com Desired FLU: MU-U Zoning: Com Taken by: A.C
Planning Board Public Hearing, date(s): TBD

BCC Public Hearing, proposed date(s): _____

Fees Paid \$2,122.50 Receipt # _____ Date: 4/14/20

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

Name: Area Housing Commission

Address: 1920 W. Garden Street

City: Pensacola State: FL Zip Code: 32502

Telephone: (850) 438-8561

Email: execdir@areahousing.org

DESCRIPTION OF PROPERTY:

Street address: 901 S. Old Carry Road

Subdivision: _____

Property reference number: Section 50 Township 25 Range 30

Parcel 1000-000-001 Lot _____ Block _____

Size of Property (acres) 8.27 acres

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 901 Old Corry Field Rd

Pensacola, Florida, Property Reference Number(s)

50-25-30-1000-000-001, I hereby designate David K. Hemphill

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 31st day of March, the year of 2020, 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>[Signature]</u>	<u>3-31-20</u>	<u>Abe Singh</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>David K. Hemphill</u>	<u>3.31.2020</u>	<u>David K. Hemphill</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 31st day of March, year of 2020, by Abe Singh 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 FL DL 6520-000-47-015-0 as identification.

<u>[Signature]</u>	<u>3-31-20</u>	<u>Mary Ann Patti</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number GG 361819 My Commission Expires August 1, 2023
(Notary seal must be affixed) August 1, 2023 GG 361819



**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.

X [Signature] ARJECOR 3-31-20
Signature (Property Owner) Printed Name Date

David K. Humphill David K. Humphill 3.31.2020
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 1550 Creighton Road, Suite 1
City: Pensacola State: FL Zip: 32504

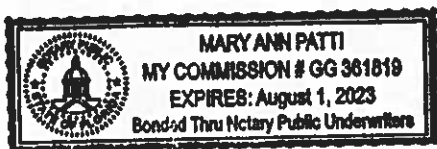
Telephone (850) 332-6288 Fax # (-) - - -

Email: dkh.7@icloud.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 31st day of March, year of 2020 by, Abe Singh who () did (X) did not take an oath. He/she is () personally known to me, (X) produced current Florida/Other driver's license, and/or () produced current FL DL 6520-000-47815-8 as identification.

Mary Ann Patti 3-31-2020 Mary Ann Patti
Signature of Notary Public Date Printed Name of Notary
My Commission Expires GG 361819 Commission No. August 1, 2023
(Notary seal must be affixed)



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

Project name: 901 Old Corry Field Rd

Property reference #: Section 50 Township 25 Range 30

Parcel # 50-25-30-1000-000-001

Project Address: 901 Old Corry Field Rd

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 31st DAY OF March, 2020

x [Signature]

Owner's signature

ABE Ginnant

Owner's name (print)

David K. Hemphill

Agent's signature

David K. Hemphill

Agent's name (print)



ESCAMBIA COUNTY TAX COLLECTOR

COVID-19 UPDATE: Governor DeSantis has issued an executive order to waive the delinquent penalty for 2019 property taxes through April 15, 2020.

General Notice - Litigation accounts are not considered delinquent and payments are not due. To see the range of accounts in litigation, click [here](#).

Pay by eCheck -There is NEVER AN EXTRA FEE.

2019 Roll Details --- Real Estate Account At 901 OLD CORRY FIELD RD

Real Estate Account #08-0002-000 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#) [Print Full Bill](#)

2019	2018	2017	2016	...	2008
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

[Get Bills by Email](#)

No taxes due
[Print Paid Bill](#)

Owner: AREA HOUSING COMMISSION
PO BOX 18370
PENSACOLA, FL 32523
Site: 901 OLD CORRY FIELD RD

Account number: 08-0002-000
Alternate Key: 155629
Mileage code: 00
Mileage rate: 13.7362

Assessed value: 131,557
School assessed value: 287,525
Unimproved land value: 287,525

Exemptions

MUNICIPAL-CITY OWNED: 287,525



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

Ad valorem: \$0.00
Non-ad valorem: \$0.00
Total Discountable: 0.00
No Discount MAVA: 0.00
Total tax: \$0.00

Legal description

BEG AT INTER OF E LY OF ADMIRAL MURRAY BLVD AND NLY LY OF CORRY S/D PB 1 P 55 NLY ALG E LY OF BLVD TO CREEK ELY ALG CREEK TO W LY OF CORRY FIELD RD SLY ALG W LY TO N LY OF CORRY S/D NLY ALG SAID N LY TO BEG DB 476 P 244 LESS OR 3 P 164 PEOPLES WATER SERVICE LESS OR 2301 P 722 UNITED STATES POSTAL SERVICE HOUSE BELL #1480 LESS OR 4952 P 1307 ESCAMBIA COUNTY LESS OR 5870 P 2270 ECUA LESS OR 6840 P 853 ESCAMBIA COUNTY CA 206

Location

Geo number: 5025301000000001
Range: 30
Township: 25
Section: 50
Block: 001
Lot: 000
Use code: 1000
Total acres: 0.270

General Information Reference: 5025301000000001 Account: 080002000 Owners: AREA HOUSING COMMISSION Mail: PO BOX 18370 PENSACOLA, FL 32523 Situs: 901 OLD CORRY FIELD 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	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$287,525</td> <td>\$0</td> <td>\$287,525</td> <td>\$131,557</td> </tr> <tr> <td>2018</td> <td>\$117,848</td> <td>\$0</td> <td>\$117,848</td> <td>\$117,848</td> </tr> <tr> <td>2017</td> <td>\$117,848</td> <td>\$0</td> <td>\$117,848</td> <td>\$117,848</td> </tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2019	\$287,525	\$0	\$287,525	\$131,557	2018	\$117,848	\$0	\$117,848	\$117,848	2017	\$117,848	\$0	\$117,848	\$117,848
	Year	Land	Imprv	Total	Cap Val																
2019	\$287,525	\$0	\$287,525	\$131,557																	
2018	\$117,848	\$0	\$117,848	\$117,848																	
2017	\$117,848	\$0	\$117,848	\$117,848																	
<p>Disclaimer</p> <p>Tax Estimator</p> <p>> File for New Homestead Exemption Online</p>																					

Sales Data <table border="1"> <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>None</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	None						2019 Certified Roll Exemptions MUNICIPAL OWNED Legal Description BEG AT INTER OF E LI OF ADMIRAL MURRAY BLVD AND NLY LI OF CORRY S/D PB 1 P 55 NLY ALG E LI OF BLVD TO CREEK ELY... Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
None													

Parcel Information

Section Map Id: [CA206](#)

Approx. Acreage: 8.2699

Zoned: Com

Evacuation & Flood Information
[Open Report](#)

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

[Launch Interactive Map](#)



Clara Long, Interim Director
Neighborhood & Human Services Department

April 22, 2020

Horace Jones, Director
Escambia County Development Services Department
3363 West Park Place
Pensacola, FL 32505

**SUBJECT: FUTURE LAND USE MAP AMENDMENT REQUEST FOR THE FOLLOWING
PARCEL #50-2S-30-1000-000-001 FROM COMMERCIAL to MU-U
ADDRESS: 901 Old Corry Field Rd**

Horace,

I have reviewed the Future Land Use Map Amendment Request package for the abovementioned location and my comments are below:

The 2010 update to the Warrington Redevelopment Plan serves as the CRA's guiding document for the Warrington Redevelopment Area. Chapter 3 of the redevelopment plan identifies redevelopment objectives and strategies.

The following is an excerpt from the Area Wide Strategy for Housing (pg. 23)

Objective

While many housing needs have been addressed in the Warrington area, there continues to be vacant, underutilized parcels and pockets of substandard housing in the area. The community's close proximity to the water also presents a unique set of storm mitigation issues.

Action Strategies

The CRA in conjunction with Neighborhood Enterprise Division must continue to target housing rehabilitation programs and hurricane mitigation programs to the Warrington area. Infill new construction, homeownership programs, and rehabilitation programs should continue to be targeted to the area. The county will continue to work with developers willing to undertake new subdivisions and rental complexes in the area such as the Wynn Oaks development south of Patton Drive and the Pines at Warrington located on West Navy Boulevard.

The following is an excerpt from the Area Wide Strategy for Zoning (pg. 25)

Retention of the predominantly C-1 Commercial zoning along the arterial highways is particularly important. This has been the practice since the original plan was adopted in 1995 and has supported the redevelopment of the area.

Based on the identified need for infill new construction for homeownership programs and rental complexes, CRA staff support the proposed development of the subject vacant commercial property into affordable housing. It should be noted the subject property is not located on an arterial roadway. This circumstance might make this property more desirable for affordable housing rather than commercial development.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Max Rogers, AICP at 595-3499.

Sincerely,



Clara Long, Interim Director
Neighborhood & Human Services Department



Data and Analysis

901 South Old Corry Road

1. Existing Infrastructure

- A. Sanitary Sewer – letter of availability by ECUA attached
- B. Solid Waste Disposal – solid waste disposal is readily available from private carriers
- C. Potable Water – letter from Peoples Water is attached
- D. Stormwater management – the site has no jurisdictional wetlands; it is adjacent to Jones Creek. The project will provide stormwater provisions consistent with both Escambia County and the Northwest Florida Water Management District requirements.
- E. Traffic – This site is located on South Old Corry Field Road. South Old Corry Field Road is a two-lane collector road classified by Escambia County as a major rural collector road. South Old Corry Field Road connects to a Principal Arterial (W. Navy Boulevard) to the north and a Minor Arterial (Barrancas) to the south. The current average annual daily traffic (AADT) on South Old Corry Field Road is 6,100 (two-way). As a generalized approach, this AADT would indicate that this roadway is functioning in an uninterrupted manner at a Level of Service (LOS) better than B (8,600 AADT), which is far below the standard LOS D (24,200 AADT). This proposed FLU Amendment would not increase the existing residential density of 25 du/acre. Currently, elderly housing is envisioned at this location and the trip generation extrapolated from the ITE manual based on this maximum density is 720 trips/day, with a peak hour rate 33 trips/hour. The existing transportation infrastructure has sufficient capacity to accommodate this proposed Future Land Use amendment. The existing Traffic count map is attached.
- F. Recreation and Open Space – The project will include a children's playground.
- G. Schools – Letter from the Escambia County School Board is attached.

2. Proximity and impact on the following:

- A. Wellheads – there are no wellhead impacts – either 7-year or 20-year time of travel, that impact this site.
- B. Historically significant sites – see the attached report. No historically significant sites were found to be located on this previously developed site.



C. Natural resources – no wetlands are located on the site. See the attached map from information provided through the Florida Department of Environmental Protection, National Wetlands Inventory.

3. Consistency with the Existing Escambia County Comprehensive Plan

The request is to change the FLUM from Commercial to Mixed-Use Urban. See the two paragraphs below, describing the two designations and their criteria.

The reason for the request to change the FLUM pivots on the wording of the Commercial designation. The Commercial FLU is intended to be primarily commercial uses, but at the same time allows housing at the same density as Mixed-Use Urban. The request (MU-U) is less intensive than the current designation (COM).

FLUM Commercial (C) General Description: Intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. **Range of Allowable Uses:** Residential, retail and services, professional office, light industrial, recreational facilities, public and civic.

Standards:

Residential Minimum Density: None

Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None **Maximum Intensity:** 1.0 Floor Area Ratio (FAR)

FLUM Mixed-Use Urban (MU-U) General Description: Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. **Range of Allowable Uses:** Residential, retail and services, professional office, light industrial, recreational facilities, public and civic. **Standards:** Residential Minimum Density: 3.5 du/acre Maximum Density: 25 du/acre Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR) Maximum Intensity: 2.0 Floor Area Ratio (FAR) Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:

a) Residential 8% to 25%

b) Public/Rec/Inst. 5% to 20%

c) Non-Residential: Retail/Service 30% to 50% Office 25% to 50% Light Industrial 5% to 10%



DEVELOPMENT SERVICES, LLC
SITE - CIVIL ENGINEERS

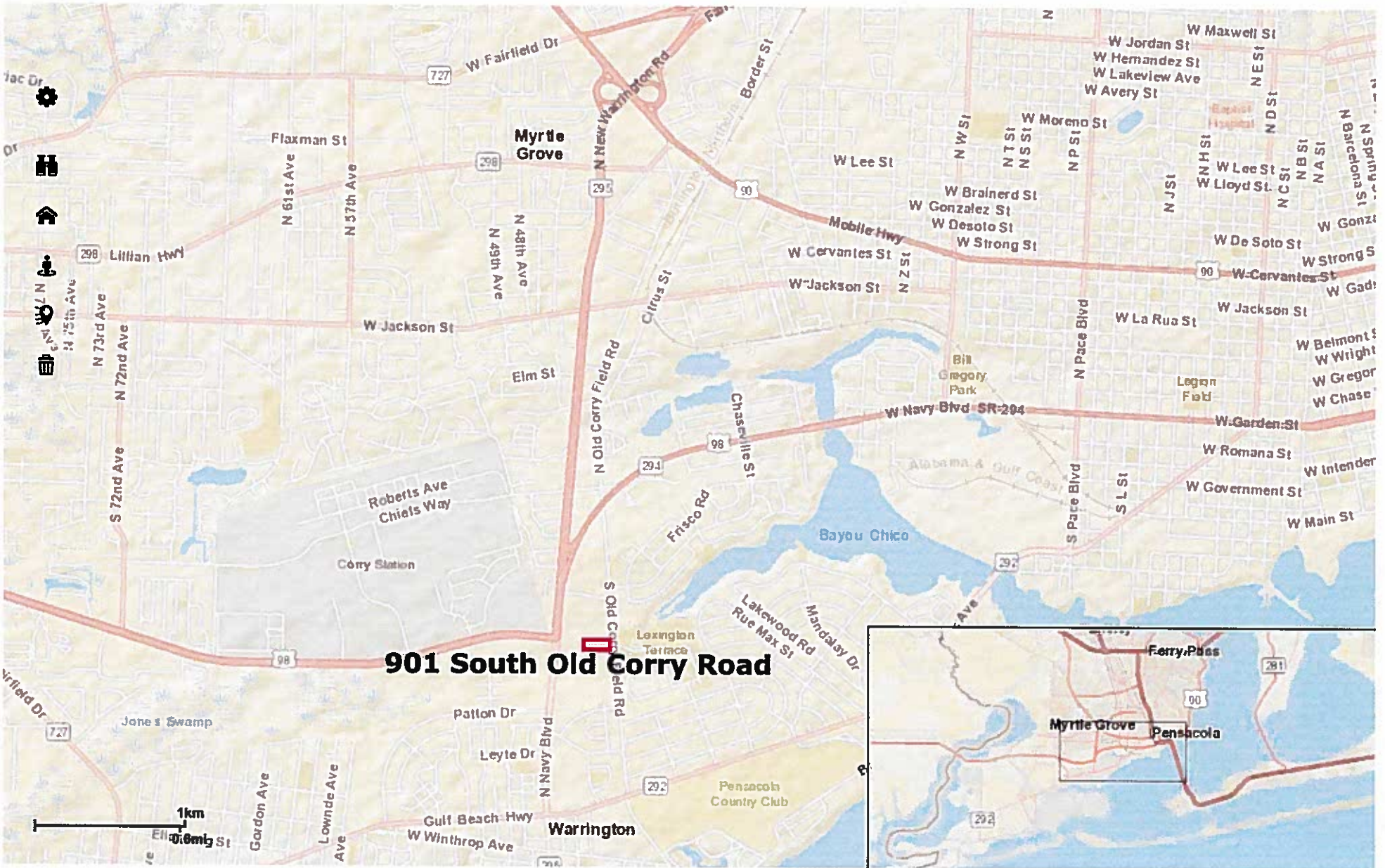
1550 Creighton Rd Suite 1
Pensacola, FL 32504
850-332-6288

Jones Creek is located adjacent and to the north of the site. Across the creek to the north is the former Warrington Treatment Plant, now a wet-weather storage facility that pumps to ECUA's Central Water Reclamation Facility. It is no longer a treatment plant.

To the south is a self-storage facility. And south of that is the Warrington Post Office.

West of the site is a wide band of large trees, separating the site from the retail/restaurants on New Warrington Road.

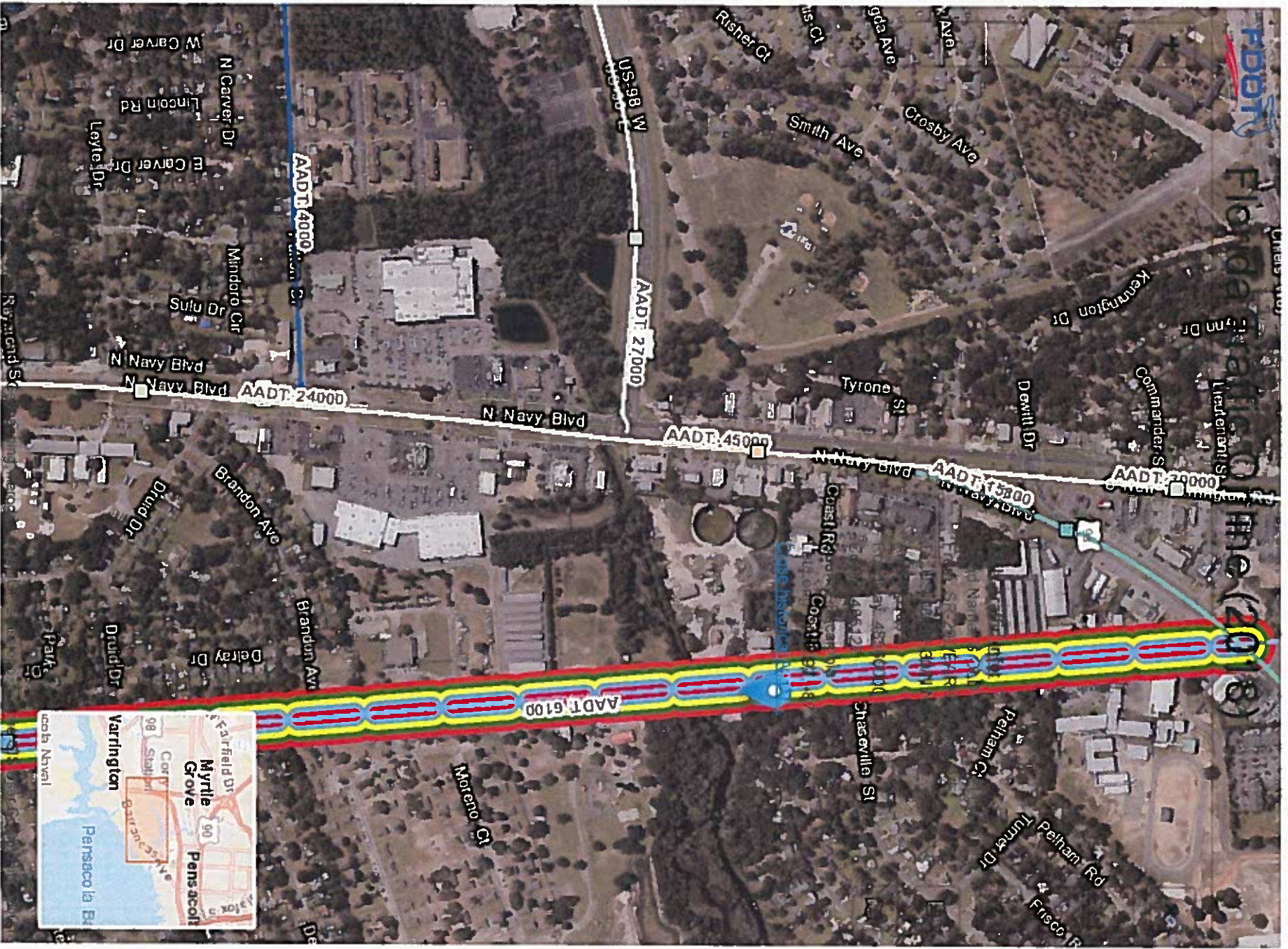
East of the site is Lexington Terrace, an affordable housing facility operated by the same organization proposing this request: The Area Housing Commission.



901 South Old Corry Field Road

1km
0.8mils



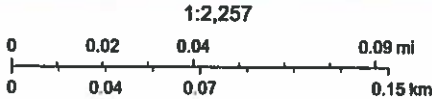


901 S Old Corry



April 1, 2020

- | | |
|-------------------------------------|---|
| National Wetlands Inventory (areas) | Freshwater Pond |
| Estuarine and Marine Deepwater | Lake |
| Estuarine and Marine Wetland | Other |
| Freshwater Emergent Wetland | Riverine |
| Freshwater Forested/Shrub Wetland | Cadastral 2019 (Property Appraiser Parcels) - Public View |



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, FDEP

Florida Department of Environmental Protection makes no warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product, or process disclosed, or represents that its use would not infringe privately owned rights. Map created by Map Direct, powered by ESRI.



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

April 2, 2020

KG Development Services
Attn: Dave Hemphill
150 Creighton Road, Suite 1
Pensacola, Florida 32504

RE: Old Corry Field Road Housing
901 South Corry Field Road
Pensacola, Florida 32504
Letter of Capacity Reservation

Dear Mr. Hemphill:

ECUA is in receipt of your inquiry concerning the availability of ECUA service/s for the above-referenced project. ECUA provides Potable Water Production Well and/or Wastewater Treatment Plant Capacity Letters exclusively to assist with your permitting efforts through Escambia County's development and concurrency review process. The administration of the concurrency review process is the sole responsibility of Escambia County, and ECUA plays no role in it.

For the purpose of concurrency review only, ECUA anticipates no problems in potable water production well capacity or wastewater treatment plant capacity for the flow rates indicated on your inquiry/request form. This letter is valid for a period not to exceed one (1) year from the date of issuance.

This letter does not guarantee that ECUA's existing water distribution or sanitary sewer collection infrastructure (mains, lift stations, etc.) in the area of your project are sufficient to serve your project; instead, this letter solely addresses potable water production well capacity and/or wastewater treatment plant capacity. Therefore, the project referenced above may require various extensions, additions, upgrades, and/or modifications to the existing ECUA water and/or sewer infrastructure that you, as the Developer, may be required to pay for and install as part of your project.

All extensions, additions, upgrades, and/or modifications to the potable water or sewer collection systems to serve this project must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements. Please submit your project to ECUA Engineering so we can work with your Engineer of Record to evaluate your project's potable water distribution and sanitary sewer collection system needs.

Sincerely,

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb

cc: Project File

Vicki Campbell
District One

Lois Benson
District Two

Cedric Alexander
District Three

Dale Perkins
District Four

Larry Walker
District Five



Capacity Reservation Request Form

Request for Water Well Capacity Reservation
and/or Wastewater Plant Capacity Reservation

Date: March 30, 2020 Service Requested: Water Well _____ Sewer Plant X

Name of Project: Old Comy Field Road Housing Area (Acres): 8.27

Project Address: 901 ^{Suite 1} Old Comy Field Road

***THIS INFORMATION IS REQUIRED TO PROCESS APPLICATION (attach location map):**

Type Development: Residential X Commercial _____ Industrial _____ Other _____
(Explain) _____

Number and/or Size of Units: 8.27 acres x 25 du/acre = 206 du

Average size unit is 1200 sq ft

Estimated Flow: (Average Day) Water _____ Sewer 41,200 (200 gpd/du)

How will water and/or sewer be provided if not from ECUA? Project will not be built

Special Requirements: _____

Owner of Property: (type or print) Area Housing Commission

Address: 1920 W. Garden St Pensacola Phone: 438-8561

Developer: (type or print) Area Housing Commission

Address: _____ Phone: _____

Engineer: (type or print) K9 Development Services

Address: (type or print) 550 ^{Suite 1} Craigito Road Phone: 332-6288 Email: dkh.7@icloud.com

Submitted By: (type or print) Dore Hemphill Title: Project Manager

Signature of Submitter: Dore Hemphill Title: _____

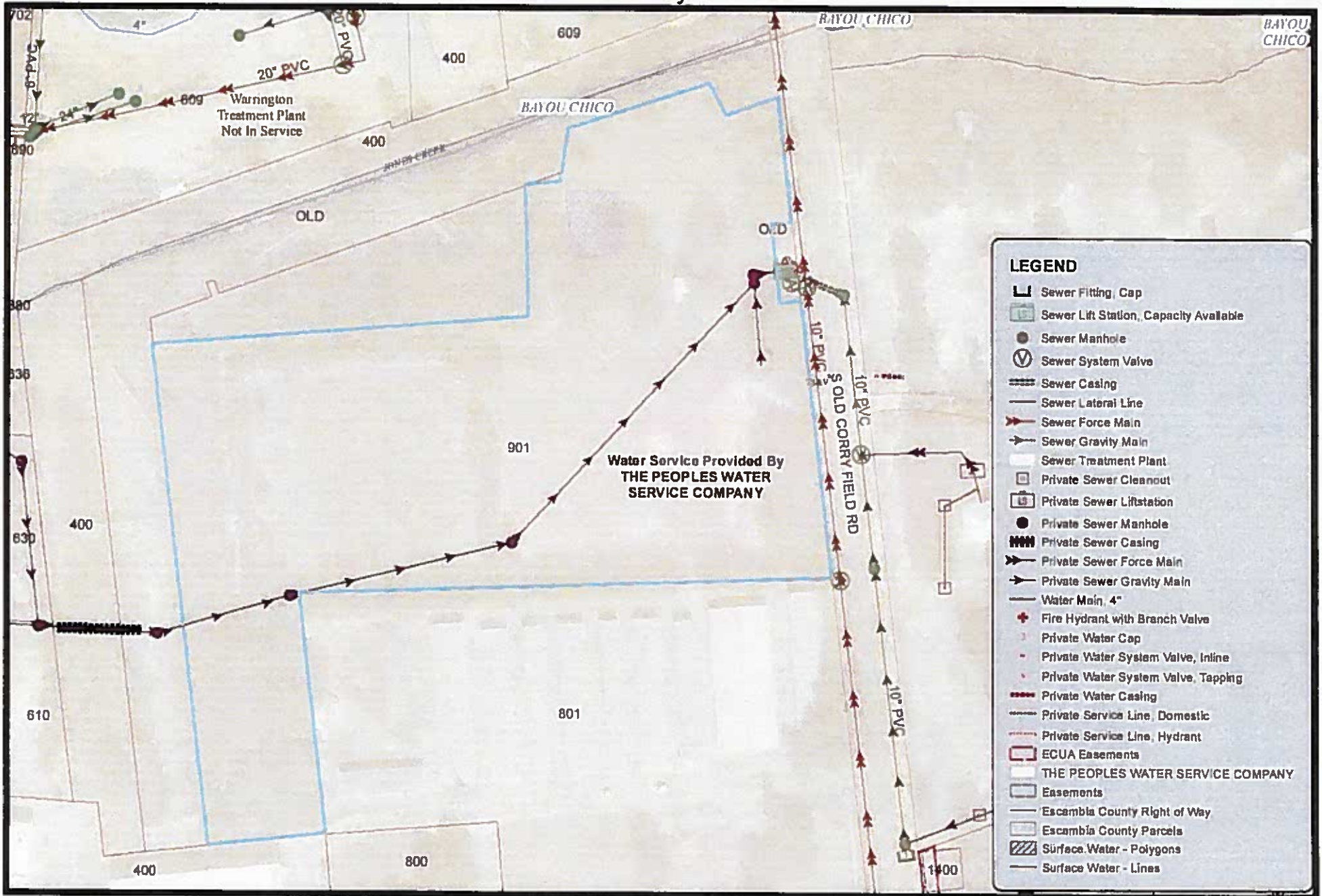
FOR ECUA USE ONLY:

Water Zone: North _____ South X

Wastewater Treatment Plant: Bayou Marcus _____ CWRP X Other _____

*****Note: This form does not address water distribution or sewer collection systems issues or capacities; instead, it only concerns water well production and/or wastewater treatment plant capacities.**

901 Old Corry Field Rd



1 inch = 150 feet
Date: 3/31/2020

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.





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

April 1, 2020

RE: Potable Water Availability at 901 South Corry Field Road Pensacola, FL

To Whom It May Concern:

Please be informed that the property located at 901 South Corry Field Road is located within Peoples Water Service Company of Florida Inc.'s Florida Public Service Commission certificated service area. Our utility has the source, treatment, pumping, and water distribution system capacity to serve potable water to this property.

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 any further assistance, please feel free to contact me at (850) 455-8552 or by email at TheoDeleon@PeoplesWaterService.Com.

Respectfully,

Theo Deleon
Assistant Manager
Peoples Water Service Company of Florida, Inc.



"Making a Positive Difference"

THE SCHOOL DISTRICT OF ESCAMBIA COUNTY

30 E. Texar Drive Pensacola, Florida 32503 (850) 469-5660

Malcolm Thomas, Superintendent

www.escambia.k12.fl.us

Facilities Planning
Anthony B. Noles, Director
30 E. Texar Drive, Room 158
Pensacola, Florida 32503
(850) 469-5660 Fax: (850) 469-5634

Level of Service Determination Letter

Project Information	
Project Name	South Old Corry Road Housing
Project Location	901 South Old Corry Road
Parcel ID Numbers	50-2S-30-1000-000-001
Property Owner/Developer	Area Housing Commission
Applicant Name	KG Development Services, LLC/Dave Hemphill, PE
Applicant Address	1550 Creighton Road, Suite 1, Pensacola, FL 32504

School Level of Service Reservation			
Level of Service	Warrington Elem.	Warrington Middle	Pensacola High
Reserved Students	15.12	7.56	7.56
Comments:			

This School Level of Service Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Level of Service requirements of Florida Statute 163.3180 and the adopted Interlocal Agreement

This Level of Service Reservation shall expire two (2) years from date of issuance of this letter.









Anthony B. Noles, Director
Facilities Planning

April 15, 2020
Issue Date

C: Shawn Dennis, Assistant Superintendent of Operations

901 South Old Corry Road

Legend

-  A-1 PAWN #3 INC.
-  Arby's
-  Dollar General
-  Dunkin' Donuts
-  Feature 1
-  Lexington Terrace Park
-  Optical Outlet

Edgewater Dr

295A

SW Greenway

South Old Corry Rd

Lexington Terrace

Google Earth

© 2020 Google

700 ft





Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, © Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Buffer_of_Default_Annotation_Target_127
- structures
- HistoricalCemeteries
- ResourceGroups

3/2020

1:29,200





AR=0
 SS=15
 CM=1
 RG=2
 BR=0
 Total=18

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
ES02660	RG	LEXINGTON TERRACE HOUSING COMPLEX	PENSACOLA	FMSF Building Complex - 2 Contrib Resources	Not Eligible	
ES02737	SS	LEXINGTON TERRACE ADMINISTRATION BLDG	UNSP UNSP, PENSACOLA	c1941 Mixed, none dominant	Not Eligible	
ES02748	SS	LEXINGTON TERRACE LAUNDROMAT	UNSP UNSP, PENSACOLA	c1941 Other	Not Eligible	
ES02765	SS	LEXINGTON TERRACE STORAGE BLDG	UNSP UNSP, PENSACOLA	c1941 Other	Not Eligible	
ES02766	SS	LEXINGTON TERRACE ONE BEDROOM HOUSING UT	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES02767	SS	LEXINGTON TERRACE TWO BEDROOM HOUSING UT	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES02768	SS	LEXINGTON TERRACE THREE BEDROOM HOUSING	UNSP UNSP, PENSACOLA	c1941 Minimal Traditional	Not Eligible	
ES03572	SS	4066 Barrancas Ave.	4066 Barrancas AVE, Warrington	1965 Masonry Vernacular	Not Eligible	
ES03574	SS	1 Park Drive	1 Park DR, Warrington	1951 Masonry Vernacular	Not Eligible	
ES03575	SS	2 Park Drive	2 Park DR, Warrington	1941 Frame Vernacular	Not Eligible	
ES03576	SS	103 Manchester Street	103 Manchester ST, Warrington	1940 Frame Vernacular	Not Eligible	
ES03577	SS	105 Manchester Street 'A'	105 'A' Manchester ST, Warrington	1940 Frame Vernacular	Not Eligible	
ES03578	SS	105 Manchester Street 'B'	105 'B' Manchester ST, Warrington	1953 Masonry Vernacular	Not Eligible	
ES03579	SS	107 Manchester Street	107 Manchester ST, Warrington	1948 Masonry Vernacular	Not Eligible	
ES03640	CM	Good Hope A.M.E. Church Cemetery	Warrington	Established c1852, Graves = 75	Not Eligible	
ES04095	SS	1301 Dexter Avenue	1301 Dexter AVE, Pensacola	1940+ Frame Vernacular	Insufficient Info	
ES04251	RG	US-90/SR-10 Highway	Pensacola	Linear Resource	Not Eligible	
ES04652	SS	4417 Westover St	4417 Westover ST, Pensacola	c1948 Minimal Traditional	Not Eligible	

SiteID	PI SiteName	Address	Desi	Survey	Architect	YearBu
ES02737	D LEXINGTON TERRACE ADMINISTRATION BLDG	UNSP UNSP	NO	0	UNKN	c1941
ES02748	D LEXINGTON TERRACE LAUNDROMAT	UNSP UNSP	NO	0	UNKN	c1941
ES02765	D LEXINGTON TERRACE STORAGE BLDG	UNSP UNSP	NO	0	UNKN	c1941
ES02766	D LEXINGTON TERRACE ONE BEDROOM HOUSING UT	UNSP UNSP	NO	0	UNKN	c1941
ES02767	D LEXINGTON TERRACE TWO BEDROOM HOUSING U	UNSP UNSP	NO	0	UNKN	c1941
ES02768	D LEXINGTON TERRACE THREE BEDROOM HOUSING	UNSP UNSP	NO	0	UNKN	c1941
ES03572	D 4066 Barrancas Ave.	4066 Barrancas AVE	NO	19361		1965
ES03574	D 1 Park Drive	1 Park DR	NO	19361		1951
ES03575	D 2 Park Drive	2 Park DR	NO	19361		1941
ES03576	D 103 Manchester Street	103 Manchester ST	NO	19361		1940
ES03577	D 105 Manchester Street 'A'	105 'A' Manchester ST	NO	19361		1940
ES03578	D 105 Manchester Street 'B'	105 'B' Manchester ST	NO	19361		1953
ES03579	D 107 Manchester Street	107 Manchester ST	NO	19361		1948
ES04095	D 1301 Dexter Avenue	1301 Dexter AVE	NO			1940+
ES04652	D 4417 Westover St	4417 Westover ST	NO	26306		c1948

StrucUse1

Community center (e.g., recreation hall)
Laundry
Warehouse
Military
Military
Military
Office building
Private residence
Private residence
Private residence
Private residence
Private residence
Private residence
Private residence
Private residence

StrucUse2

Abandoned or vacant
Abandoned or vacant
Abandoned or vacant
Abandoned or vacant
Abandoned or vacant
Abandoned or vacant

SurvEval

Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Ineligible for NRHP
Insufficient Information
Ineligible for NRHP

SiteID	SiteName	SurveyNum	City	YearEstab
ES03640	Good Hope A.M.E. Church Cemetery	19361	Warrington	?
	Ownership	CemType1		
	Private-corporate-nonprofit	Religious		
	EthnicGrp1	EthnicGrp2	EthnicGrp3	EthnicGrp4
	African American			
	Condition	ShpoEval	d_NRlisted	PlotType
	Well maintained	Insufficient Information		NORM
	Shape_Leng	Shape_Area		
	0.00329355513	0.00000068873		
	Status			
	Used for Burials			

SiteID	SiteName	RgType	NRCategory	City
ES02660	LEXINGTON TERRACE HOUSING COMPLEX	FMSF Building Complex	BLDG	PENSACOLA
			World War II & Aftermath 1941-1950	

CONSTRUCTED FOR THE PENSACOLA NAVAL AIR STATION (PENSACOLA NAS) C1941. THE COMPLEX HAS PROVIDED HOUSING FOR MARRIED ENLISTED PERSONNEL AND THEIR FAMILIES. THE PROPERTY CONSISTS OF 42.9 +/- ACRES OF LAND AND 99 SINGLE-STORY DUPLEX STRUCTURES

Evaluation

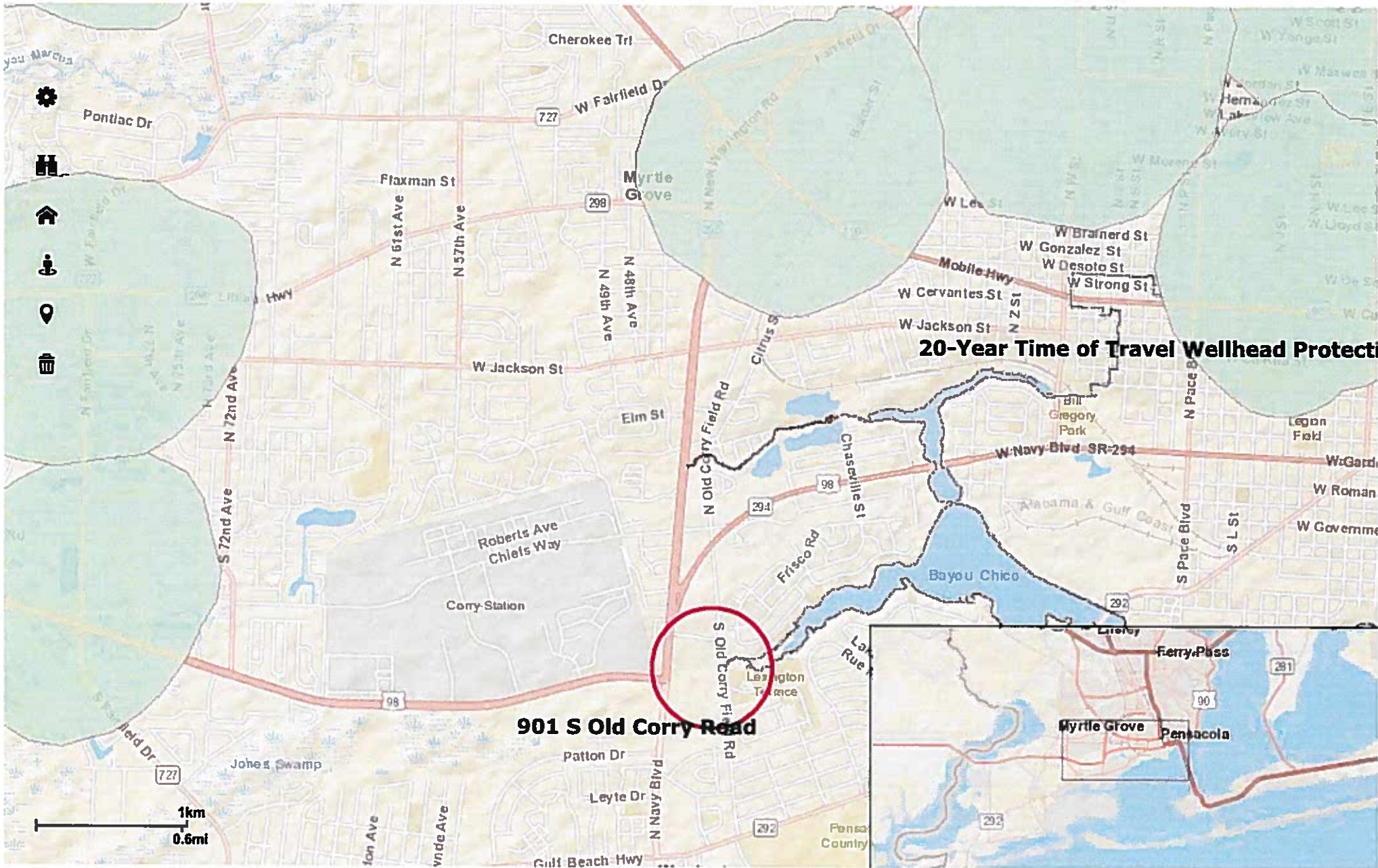
WORKMANSHIP, MATERIALS AND DESIGN ASPECTS OF THE STRUCTURES AND NOT SIGNIFICANT. THE STURCTURES WERE RENOVATED CONSIDERABLY IN THE EARLY 1990'S. THE RENOVATION OF THE BUILDINGS BY THE DEPT OF THE NAVY DID NOT CONFORM WITH THE SECRETARY OF THE INTERIOR

SiteID	d_NRListed	ShpoEval	Shape_Leng	Shape_Area
		Ineligible for NRHP	0.01909335529	0.00001370632
ES04251	US-90/SR-10 Highway	Linear Resource	STRU	Pensacola American, 1821-present

Road surface is paved w/ asphalt blacktop & consists of two lanes of southeast-bound traffic & two lanes of northwest-bound traffic, w/ turning lanes & traffic lights at major intersections. Roadway also features concrete curbs, sidewalks & storm drains.

26147 Due to lack of historical integrity and sufficient engineering distinction, this section of 8E504251 is ineligible for listing in the NRHP, either individually or as a contributing portion of a larger, potentially NRHP-eligible linear historic resource.

	Ineligible for NRHP	0.07382562897	0.00000814811
--	---------------------	---------------	---------------

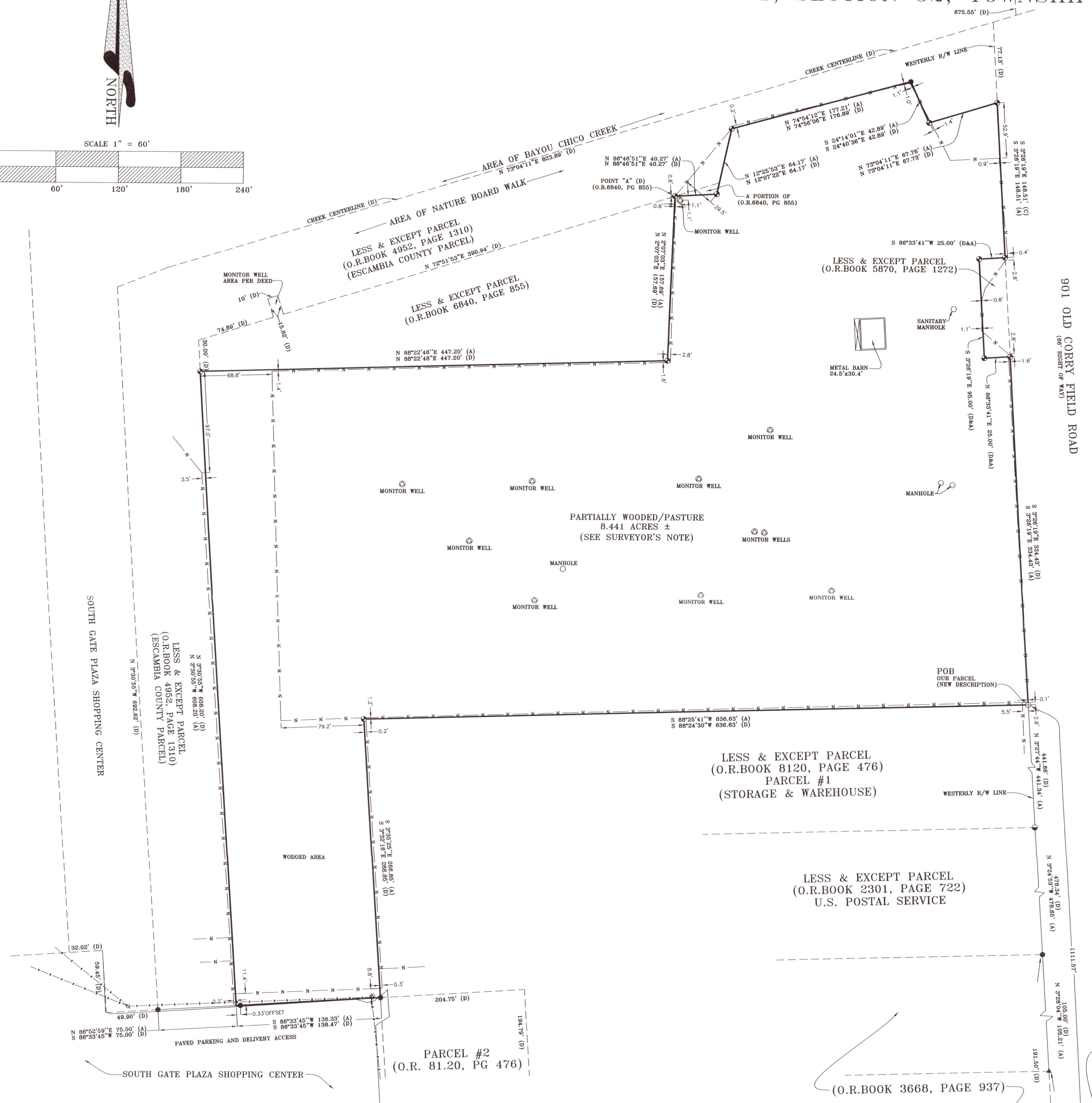
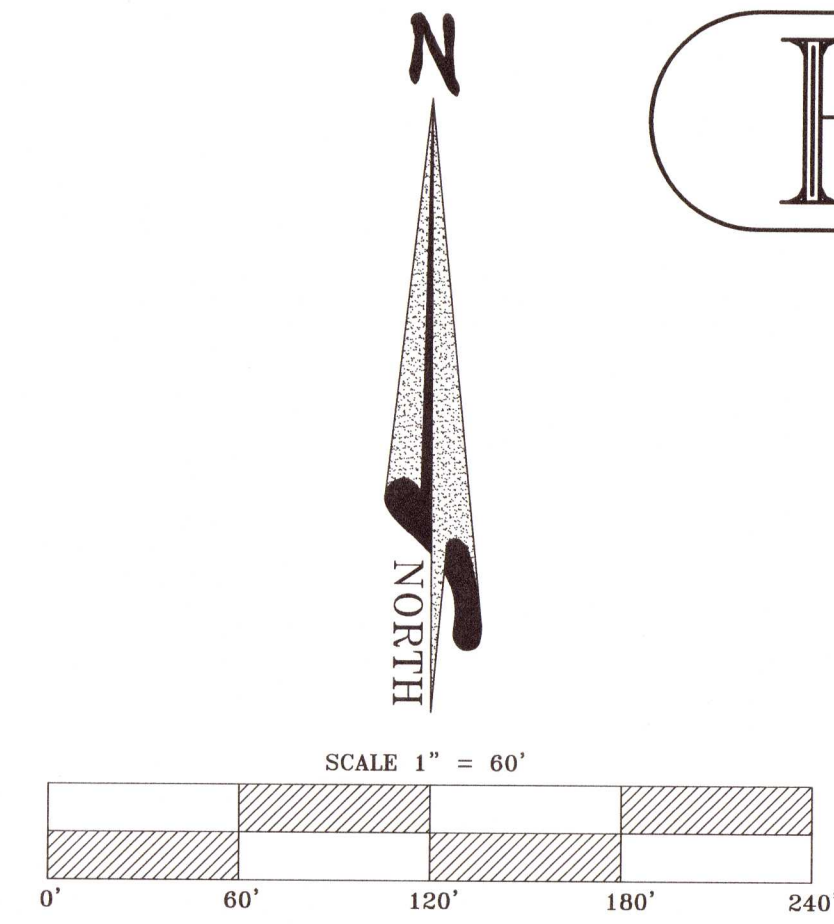


20-Year Time of Travel Wellhead Protection

901 S Old Corry Road

BOUNDARY & IMPROVEMENTS SURVEY

OF A PORTION OF GOVERNMENT LOT 1, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.



SURVEYORS NOTE:

THE FOLLOWING IS A DESCRIPTION OF THE LANDS REMAINING FROM THAT CERTAIN PARCEL WITH A TAX ID # 50-2S-30-1000-000-001, ESCAMBIA COUNTY. THE PARCEL HAS AN ADDRESS LABELED AS 901 OLD CORY FIELD ROAD ON THE PROPERTY APPRAISER'S WEB SITE. THE BEARING DATUM USED MATCHES SEVERAL OF THE "LESS AND EXCEPT" NEIGHBORING PARCELS MENTIONED ON THE PROPERTY APPRAISER'S ABBREVIATED DESCRIPTION AND ALSO MATCHED WITH THE G.P.S. BEARINGS CALCULATED USING THE FLORIDA STATE PLANE COORDINATES. THE NEIGHBORING PARCELS O.R. BOOK AND PAGE DESCRIPTIONS, USED AS A REFERENCE, ARE LABELED ON THE SURVEY MAP.

DESCRIPTION (AS PREPARED BY LANDS END SURVEYING, INC.)

COMMENCE AT THE PERMANENT REFERENCE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF BLOCK NINE (9) AS SHOWN ON THE RECORDED PLAT OF CORY SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 01, PAGE 55 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 03° 26' 19" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD CORY FIELD ROAD (66' R/W) FOR A DISTANCE OF 1111.57 FEET TO NORTHEAST CORNER OF THAT CERTAIN PARCEL AS RECORDED IN O.R. BOOK 8120, AT PAGE 476 OF THE AFORESAID PUBLIC RECORDS, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, GO SOUTH 88° 25' 41" WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL AS RECORDED IN O.R. BOOK 8120, PAGE 476, FOR A DISTANCE OF 636.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE GO SOUTH 03° 35' 25" EAST ALONG THE WESTERLY BOUNDARY OF THE AFORESAID PARCEL AS DESCRIBED IN O.R. BOOK 8120, PAGE 476 FOR A DISTANCE OF 266.85 FEET; THENCE GO SOUTH 86° 33' 45" WEST FOR A DISTANCE OF 138.33 TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS RECORDED IN O.R. BOOK 4952, PAGE 1310 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 03° 30' 55" WEST ALONG THE EASTERLY BOUNDARY OF SAID PARCEL FOR A DISTANCE OF 608.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN O.R. BOOK 6840, PAGE 855 OF THE AFORESAID PUBLIC RECORDS; THENCE GO NORTH 88° 22' 48" EAST ALONG SAID SOUTHERLY BOUNDARY FOR A DISTANCE OF 447.20 FEET; THENCE GO NORTH 02° 07' 03" EAST FOR A DISTANCE OF 157.69 FEET; THENCE GO NORTH 86° 46' 51" EAST FOR A DISTANCE OF 40.27 FEET; THENCE GO NORTH 12° 25' 53" EAST ALONG THE SAME BOUNDARY COMMON WITH THE AFORESAID O.R. BOOK 4952, PAGE 1310 FOR A DISTANCE OF 64.17 FEET; THENCE GO NORTH 74° 54' 12" EAST ALONG THE BOUNDARY COMMON WITH THE SAME AFORESAID PARCEL FOR A DISTANCE OF 177.21 FEET TO THE CORNER COMMON WITH THE SAME AFORESAID PARCEL; THENCE GO SOUTH 24° 14' 01" EAST ALONG THE BOUNDARY COMMON WITH THE SAME AFORESAID PARCEL FOR A DISTANCE OF 42.89 FEET; THENCE GO NORTH 73° 04' 11" EAST FOR A DISTANCE OF 67.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID OLD CORY FIELD ROAD; THENCE GO SOUTH 03° 26' 19" EAST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 148.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY GO SOUTH 86° 33' 41" WEST FOR A DISTANCE OF 25.00 FEET; THENCE GO SOUTH 03° 26' 19" EAST FOR A DISTANCE OF 95.00 FEET; THENCE GO NORTH 86° 33' 41" EAST FOR A DISTANCE OF 25.00 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; THENCE GO SOUTH 03° 26' 19" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 334.43 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 8.441 ACRES, MORE OR LESS.

CERTIFICATIONS:

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

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

AREA HOUSING COMMISSION

DRAWN BY CHIP EVANS

General Notes:
 1. No Title Search of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
 2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area.
 3. All bearings and/or angles and distances are Deed = (D); Actual Field Measurement = (A); Plat = (P)
 4. Underground portions of foundations, footings, or other underground structures were not located unless otherwise noted.
 5. Eaves and soffits of building structures or overhead utilities were not located unless otherwise noted.
 6. Fence locations as shown are exaggerated and are not to scale for clarity purposes.
 7. The setback lines and/or easements shown hereon, if any, are per information found in the recorded plat of said subdivisions or are as provided by the client, designer, builder, title company, county or S.R.I.A. and should be verified with appropriate entities.

LEGEND		FLORIDA SURVEYORS CERTIFICATE	
0	Degree	R	Radius RP Radius Point
1	Foot or Minutes	RM	Permanent Reference Monument
11	Inches or Seconds	ESL	Existing Spot Elevation
N	North E East	BSL	Building Setback Line
S	South W West	(D)	Deed
PCP	Permanent Control Point	(P)	Plat
PRC	Point of Reverse Curve	(A)	Actual Field Measurement
PCC	Point of Compound Curve	(CALC)	Calculated Measurement
PC	Point of Curvature	⊙	Existing Hole in Concrete
PT	Point of Tangency	⊙	Set "X" Cut in Concrete
PI	Point of Intersection	⊙	1/2" Metal Rod-Found
POC	Point of Commencement	⊙	Permanent Reference Monument #1035
POB	Point of Beginning	⊙	Existing Capped Metal Rod
R/W	Right of Way	⊙	Existing Capped Metal Rod ILLISIBLE
RFM	Permanent Reference Monument	⊙	Existing Capped Metal Rod
		⊙	1" Metal Pipe-Found
		⊙	Capped Iron rod-set Lb.6832
		⊙	Nail & disk found
		⊙	Nail & disk set Lb.6832
		⊙	Concrete Monument Found
		⊙	Utility Pole ⊙ Meter
		⊙	Utility wires overhead
		⊙	N-N-N Chain link fence
		⊙	Wooden fence
		⊙	X-X-X Metal Fence
		⊙	Plastic Fence
		⊙	Concrete or Pavement
		⊙	Wood Deck or Dock
		⊙	Covered area (porch, carport, etc.)
		⊙	Pavers or Brick

LANDS END Lands End Surveying, Inc.
 8192 SIX PENCE DRIVE, PENSACOLA, FLORIDA 32514
 Telephone: 850-433-8545 FAX: 850-433-8282
 Florida Licensed Business #6832
 LANDSENDSURVEYING.COM

TYPE SURVEY	BOUNDARY AND IMPROVEMENTS
BASIS OF BEARING	HELD THE WESTERLY R/W LINE OF OLD CORY FIELD ROAD PER DEED AND G.P.S.
SCALE:	1" = 60'
FIELD DATE:	4-27-2020
ORDER NO:	372-2020
FIELD BOOK:	370/43 DATA

© COPYRIGHT 2020 BY LANDS END SURVEYING, INC.
 THIS MAP DRAWING IS PROTECTED FROM UNAUTHORIZED USE BY STATE AND FEDERAL COPYRIGHT ACTS.
 THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR PART, OR TO BE USED FOR ANY OTHER PURPOSE OR TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY, OR FIRM NOT LISTED ON THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF COPYRIGHT OWNER.

REVISIONS	FIELD BOOK	DATE

I HEREBY STATE THAT I HAVE RECENTLY SURVEYED OR THAT A SURVEY OF THE ABOVE PROPERTY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE ABOVE-GROUND SURVEY AND SUBSEQUENT MAP AS SHOWN ARE TO BE TRUE, ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND MAP MEET THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH IN THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO RULE 6J-17.001 S AND 6J-17.002 AND ALSO STATUTE 476.267 OF THE FLORIDA STATUTES.

APRIL 27-2020 LARRY E. STEGALL, PLS
 PROFESSIONAL LAND SURVEYOR NO. 4742, STATE OF FLORIDA DATE LARRY@LANDSENDSURVEYING.COM

WITHOUT THE ORIGINAL SIGNED SEAL OF A SURVEYOR AND MAPPER



Development Services Department
Escambia County, Florida

**PLANNING BOARD
REZONING SUMMARY FORM**

50-25-30-1000-000-004
Property Reference Number

Dave Hemphill
Name

Old Corry Field Rd
Address

Owner Agent

Referral Form Included? Y / N

MAPS PREPARED

PROPERTY INFORMATION

- Zoning
- FLU
- Aerial
- Other: _____

Current Zoning: Com Size of Property: 8.2
 Future Land Use: MU-U Commissioner District: 2
 Overlay/AIPD: N/A DSAP: NA
 Subdivision: _____

Sanitary Sewer ___ Septic Tank ___ Density/Use Savings Clause Yes ___ No X

CRA Redevelopment Area*: Warrington

**For more info please contact the CRA at 595-3217 prior to application submittal.*

COMMENTS

Desired Zoning: FIU MU-U
 Is Locational Criteria applicable? _____ If so, is a compatibility analysis required? _____

Applicant wants Apartments Will need FIU Change to allow residential. Will contact Staff to submit application.

- Applicant will contact staff for next appointment
- Applicant decided against rezoning property
- Applicant was referred to another process
- BOA DRC Other: _____
Process Name

Staff present: A. Lindsay Date: 3/5/20

Applicant/Agent Name & Signature: Dave Hemphill

This form is for rezoning inquiries only and it doesn't negate or elevate the owner/applicant/ agent from any other necessary regulations, process or procedures required for development of this site. Applicant shall not rely on comments made by any County staff as approval or rejection of the proposed development. until the appropriate application has been submitted.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Draft Ordinance-SSA-2020-03- Old Corry Field

Date: 5/12/20

Date requested back by: 6/4/20

Requested by: Allyson Cain

Phone Number: _____



(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: 5-12-2020

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2020-____

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 WITHIN SECTION 50, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBERS 1000-000-001, TOTALING 8.44 (+/-) ACRES, LOCATED ON OLD CORRY FIELD ROAD, FROM COMMERCIAL (C) TO MIXED USE URBAN (MU-U); 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

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2020-03."

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

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

8
9 A parcel within Section 50, Township 2S, Range 30W, parcel number 1000-
10 000-001, totaling 8.44 (+/-) acres, located on Old Corry Field Road, as more
11 particularly described in the Boundary Survey description produced by
12 Lands End Surveying, registered land surveyor Larry E. Stegall dated
13 4/27/2020, attached as Exhibit A, from Commercial (C) to Mixed-Use Urban
14 (MU-U).

15 **Section 4. Severability**

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

20
21 **Section 5. Inclusion in the Code**

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

28
29
30
31
32
33
34
35 **INTENTIONALLY LEFT BLANK**
36
37
38
39
40
41
42
43
44

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

Section 6. Effective Date

Pursuant to Section 163.3184(3)(c), Florida Statutes, this Ordinance shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, this Ordinance shall not become effective until the State Planning Agency or the Administration Commission enters a final order determining the Ordinance to be in compliance.

DONE AND ENACTED this _____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Steven Barry, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

This document approved as to form
and legal sufficiency.
By *Kim M. Johnson*
Title *Assistant County Attorney*
Date *5-22-2020*

(SEAL)

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

ORDINANCE NUMBER 2020-___

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 WITHIN SECTION 50, TOWNSHIP 2S, RANGE 30W, PARCEL NUMBERS 1000-000-001, TOTALING 8.44 (+/-) ACRES, LOCATED ON OLD CORRY FIELD ROAD, FROM COMMERCIAL (C) TO MIXED USE URBAN (MU-U); 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

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2020-03."

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

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

8
9 A parcel within Section 50, Township 2S, Range 30W, parcel number 1000-
10 000-001, totaling 8.44 (+/-) acres, located on Old Corry Field Road, as more
11 particularly described in the Boundary Survey description produced by
12 Lands End Surveying, registered land surveyor Larry E. Stegall dated
13 4/27/2020, attached as Exhibit A, from Commercial (C) to Mixed-Use Urban
14 (MU-U).

15 **Section 4. Severability**

16
17 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
18 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
19 the validity of the remaining portions of this Ordinance.
20

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

22
23 It is the intention of the Board of County Commissioners that the provisions of this
24 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
25 sections, subsections and other provisions of this Ordinance may be renumbered or
26 relettered and the word "ordinance" may be changed to "section," "article," or such other
27 appropriate word or phrase in order to accomplish such intentions.
28
29
30
31
32
33
34

35 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3184(3)(c), Florida Statutes, this Ordinance shall not become effective
4 until 31 days after adoption. If challenged within 30 days after adoption, this Ordinance shall not
5 become effective until the State Planning Agency or the Administration Commission enters a final
6 order determining the Ordinance to be in compliance.

7
8 **DONE AND ENACTED** this _____ day of _____, 2020.

9
10 BOARD OF COUNTY COMMISSIONERS
11 OF ESCAMBIA COUNTY, FLORIDA

12
13
14 By: _____
15 Steven Barry, Chairman

16
17 ATTEST: PAM CHILDERS
18 CLERK OF THE CIRCUIT COURT

19
20
21 By: _____
22 Deputy Clerk

23
24 (SEAL)

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

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

General Data

Project Name:	SSA-2020-03
Location:	901 S Old Corry Field Rd
Parcel #:	50-2S-30-1000-000-001
Acreage:	8.44 (+/-) acres
Redevelopment Area:	Warrington
FLU Request:	From Commercial (C) to Mixed-Use Urban (MU-U)
Applicant:	KG Development, Agent for Area Housing Commission, Owner
Meeting Dates:	Planning Board, July 6, 2020 BCC, August 6, 2020

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 8.44 (+/-) acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The parcel fronts Old Corry Field Road, a collector roadway with the zoning designation of Commercial (Com) and is in the Warrington Overlay (Warr-OL). A letter from the Community Redevelopment (CRA) is included in the packet.

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.

Warrington Overlay District. “District establishes supplemental land use regulations to support the objectives of the adopted Warrington area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization, especially along those commercial corridors that provide primary access or gateways to the adjoining military installations within the Warrington area. CRA has provided comments regarding the overlay area.

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:

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.

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.

- 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: The proposed change to MU-U would be compatible to the existing affordable housing development on the east side of Old Corry Field Rd.

Although the parcel's Com zoning is shared with most surrounding parcels, the proposed multi-family residential use of the parcel would generally be in keeping with the intended category-wide mixed use of MU-U and the general revitalization intent of the Warrington overlay. CRA provided a letter, included in the packet, stating this parcel would be a suitable for residential rather than a commercial development and have no additional comments at this time.

- 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 8.27(+/-) 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 achieve the maximum residential density more easily. The existing Commercial zoning is intended to allow more diverse and intense commercial uses than the residential or neighborhood commercial districts, 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: Any redevelopment of the subject parcel is required to comply with the current onsite parking, access management provisions and other applicable development standards of the LDC. 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 arterial street and residential development of the parcel would be an efficient use of the available transportation infrastructure.

4. 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: The applicant provided information that the subject parcel is not within any of the wellhead areas.

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 applicant indicated the lack of any historical impact and has provided data from the Florida Master Site File, Division of Historical Resources.

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: The subject parcel is within the X flood zone, and according to the Escambia County Soil Survey, hydric soils were shown on the northern portion of the parcel. Hydric soils are an indicator of possible wetlands and this will need to be reviewed as a part of any future development.

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.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. C.

Meeting Date: 07/06/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1, 2030 Future Land Use Map LSA-2020-02

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 named LSA-2020-02

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 25-2S-31-1303-000-000, requesting to change the existing FLUM designation from Commercial (C) to Mixed-Use Urban (MU-U) of 88.24 (+/-) acres.

BACKGROUND:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of 88.24 (+/-) acres from Commercial to Mixed-Use (MU-U). The current zoning designation of the referenced parcels is Heavy Commercial Light Industrial (HC/LI). The FLU amendment proposed will remove the predominantly commercial development requirement factor out and allow for a more mix-use development allowing for residential development.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by 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.

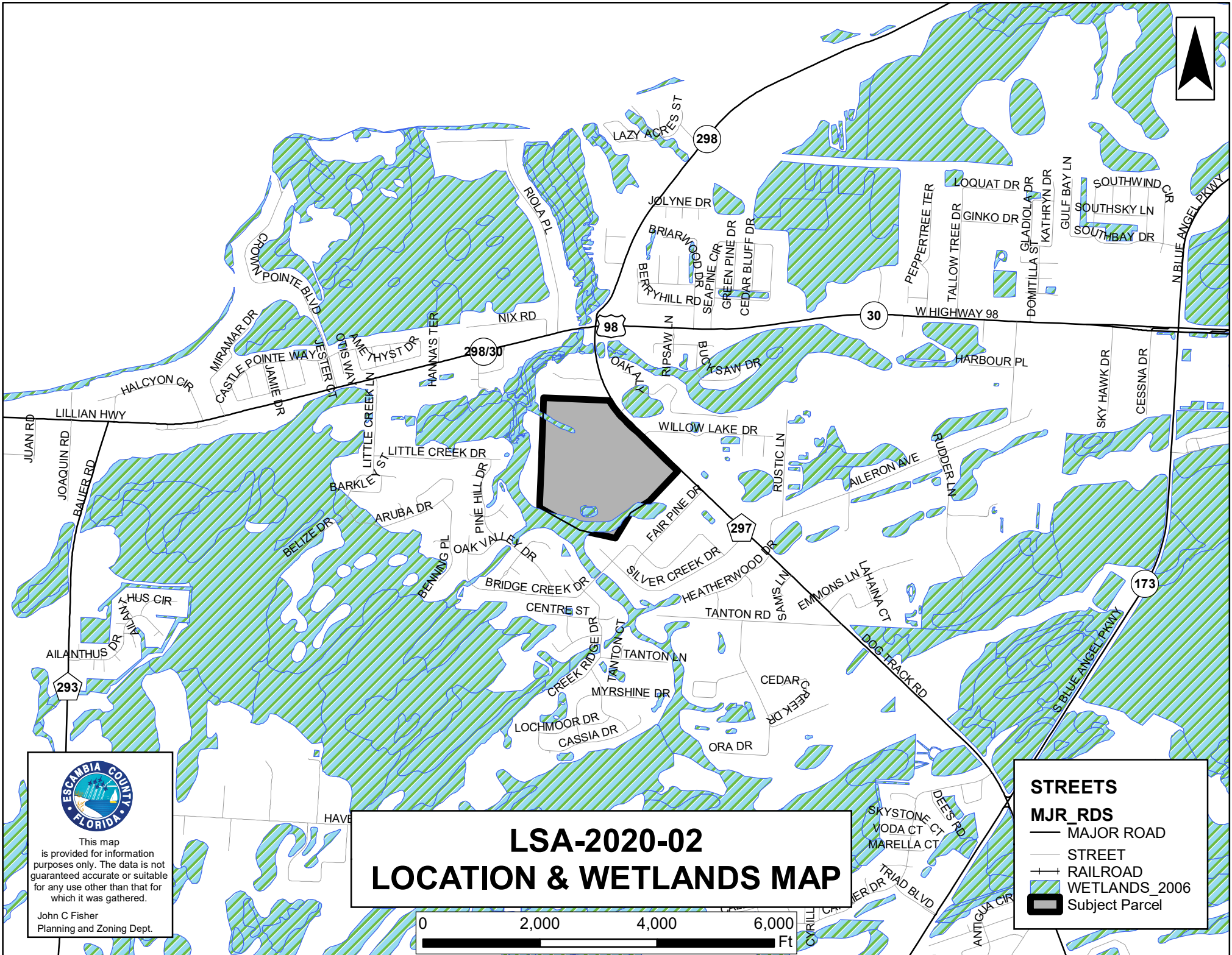

Attachments

Working Case File

Staff Analysis

Draft Ordinance

LSA-2020-02

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

John C Fisher
Planning and Zoning Dept.

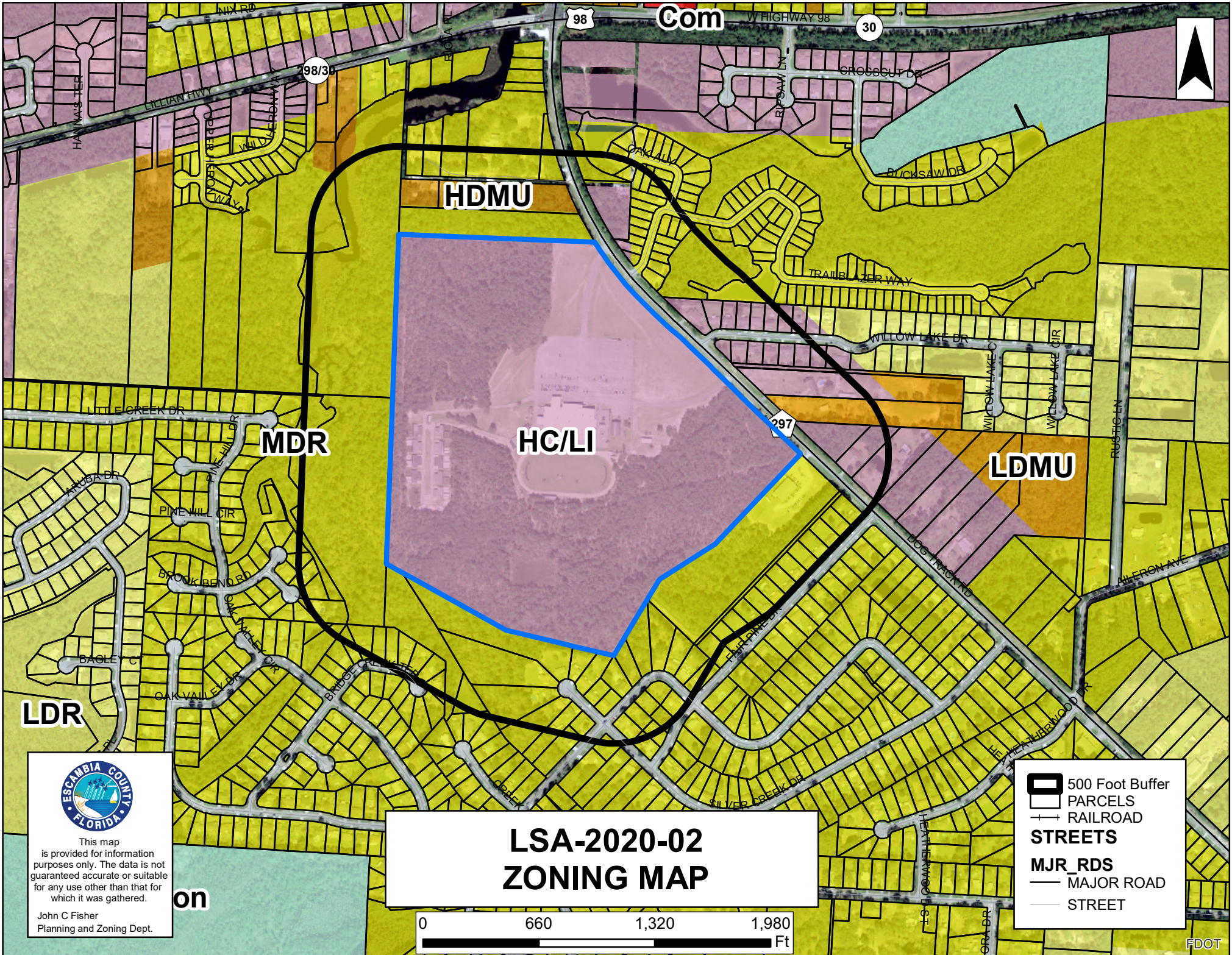
LSA-2020-02 LOCATION & WETLANDS MAP



STREETS

MJR_RDS

- MAJOR ROAD
- STREET
- + RAILROAD
- WETLANDS_2006
- Subject Parcel



Com

HDMU

MDR

HC/LI

LDMU

LDR

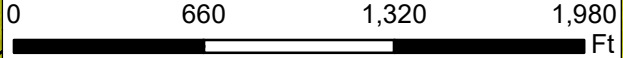
**LSA-2020-02
ZONING MAP**

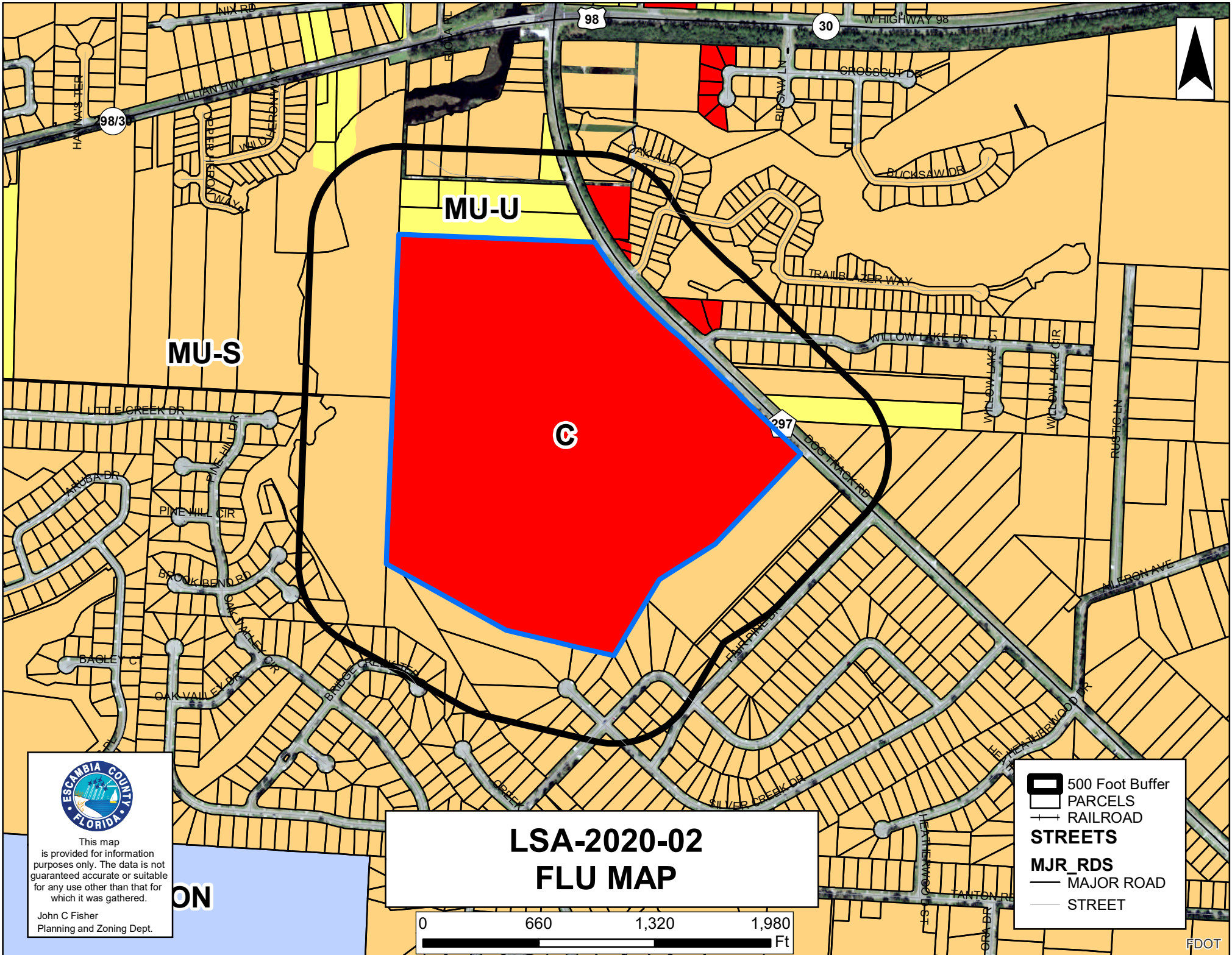



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

John C Fisher
Planning and Zoning Dept.

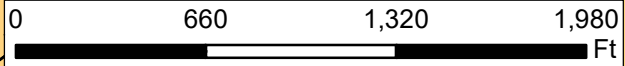
- 500 Foot Buffer
- PARCELS
- RAILROAD
- STREETS**
- MJR_RDS**
- MAJOR ROAD
- STREET



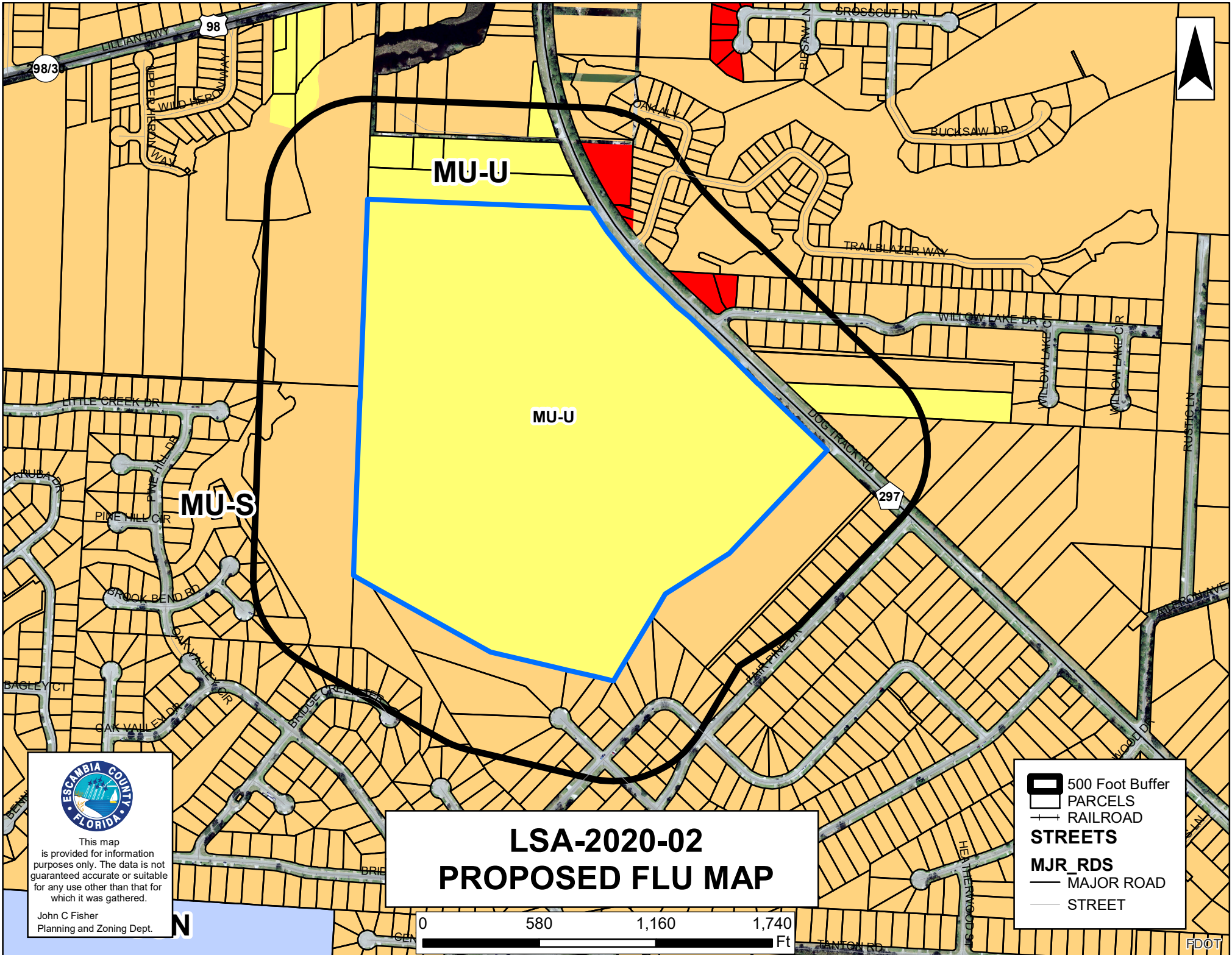



 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 John C Fisher
 Planning and Zoning Dept.


LSA-2020-02
FLU MAP



-  500 Foot Buffer
-  PARCELS
-  RAILROAD
- STREETS**
- MJR_RDS**
-  MAJOR ROAD
-  STREET

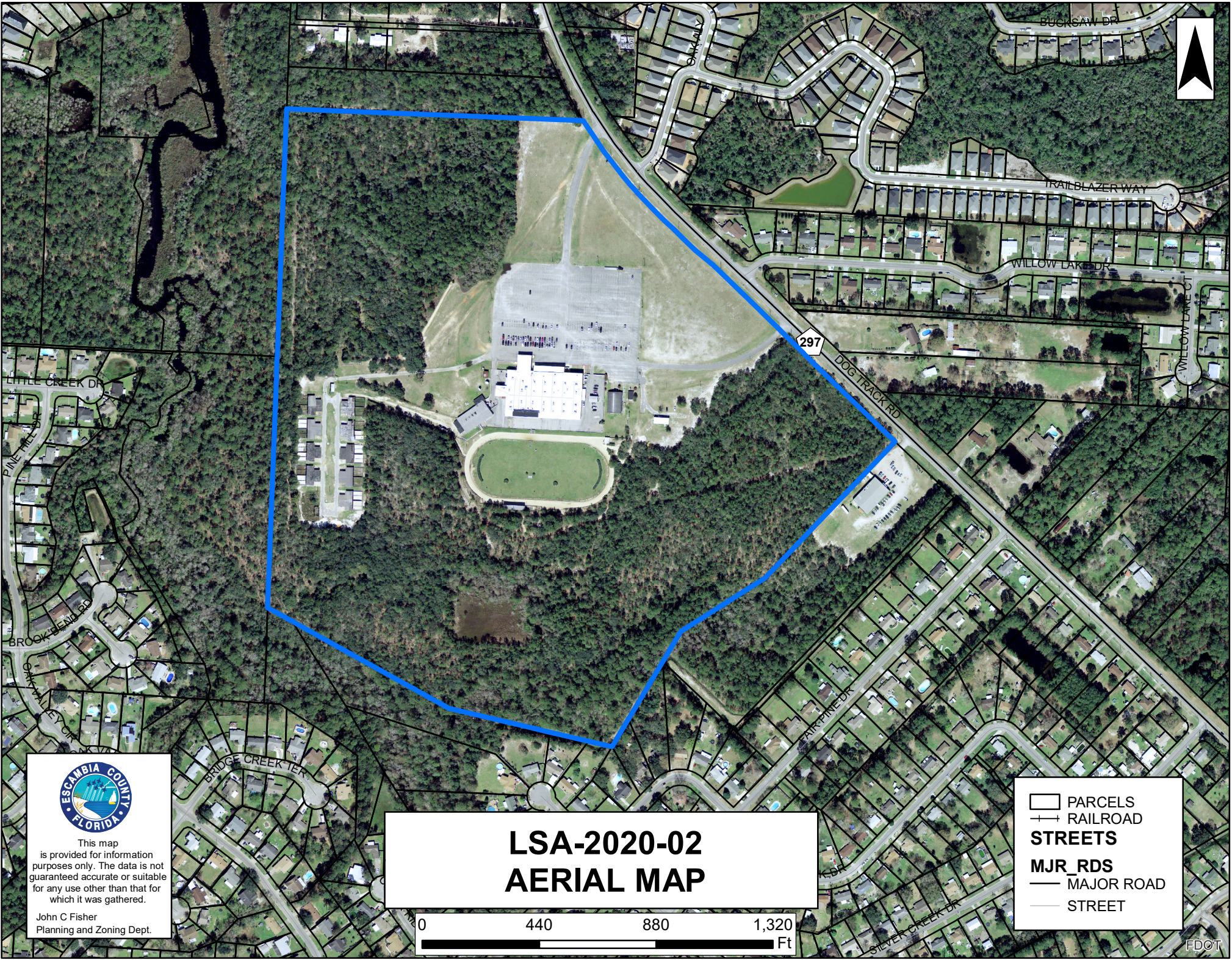


LSA-2020-02 PROPOSED FLU MAP


 This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
 John C Fisher
 Planning and Zoning Dept.

 500 Foot Buffer
 PARCELS
 RAILROAD
STREETS
MJR_RDS
 MAJOR ROAD
 STREET

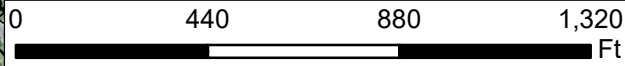




This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

John C Fisher
Planning and Zoning Dept.

LSA-2020-02 AERIAL MAP



	PARCELS
	RAILROAD
STREETS	
	MAJOR ROAD
	STREET



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

CASE NO.: LSA-2020-02

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:49 p.m.

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

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

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN

OLA
D TRACK
ROOM

NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE

CASE NO.: LSA-2020-02

CURRENT FILE: COM PROPOSED FILE: MU-1

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

LOCATION OF HEARING
SCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PRAIRIE PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:49 p.m.

LOCATION OF HEARING
ERNE LEE MAGANA GOVERNMENT BLDG
221 PALADIN PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 909-5425 OR VISIT
WWW.MI.SCAMBIA.GOV

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF SCAMBIA COUNTY

LOOKING WEST AT THE SUBJECT PROPERTY



 **NOTICE OF PUBLIC HEARING
FUTURE LAND USE CHANGE**
CASE NO: LSA-2020-02
CURRENT FLU: COM PROPOSED FLU: MU-U
PLANNING BOARD
DATE: 07/06/20 TIME: 8:35 a.m.
LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3963 WEST PARK PLACE
BOARD MEETING ROOM
BOARD OF COUNTY COMMISSIONERS
DATE: 08/06/20 TIME: 5:49 p.m.
LOCATION OF HEARING
ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM
FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 905-3476 OR VISIT
WWW.ESCAMBIA.COM
PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY


PENSACOLA
**GREYHOUND TRACK
& POKER ROOM**

LOOKING SOUTH ALONG DOG TRACK ROAD



LOOKING EAST ACROSS DOG TRACK ROAD

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

CASE NO.: LSA-2020-02

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 07/06/20 TIME: 8:35 a.m.

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

BOARD OF COUNTY COMMISSIONERS

DATE: 08/06/20 TIME: 5:49 p.m.

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

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

LOOKING NORTH ALONG DOG TRACK ROAD

May 20, 2020

Escambia County Planning and Zoning
3393 W Park Place
Pensacola, FL 32502

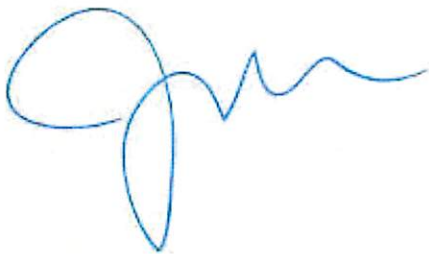
RE: Heron's Landing Master Plan
Transmittal Letter for Large Scale Map Amendment

Attached for your review and use are the following items required for pre-application submittal.

1. Transmittal letter
2. Project Narrative
3. email with all documents

Please advise if you require any further information. Thank you.

Sincerely,

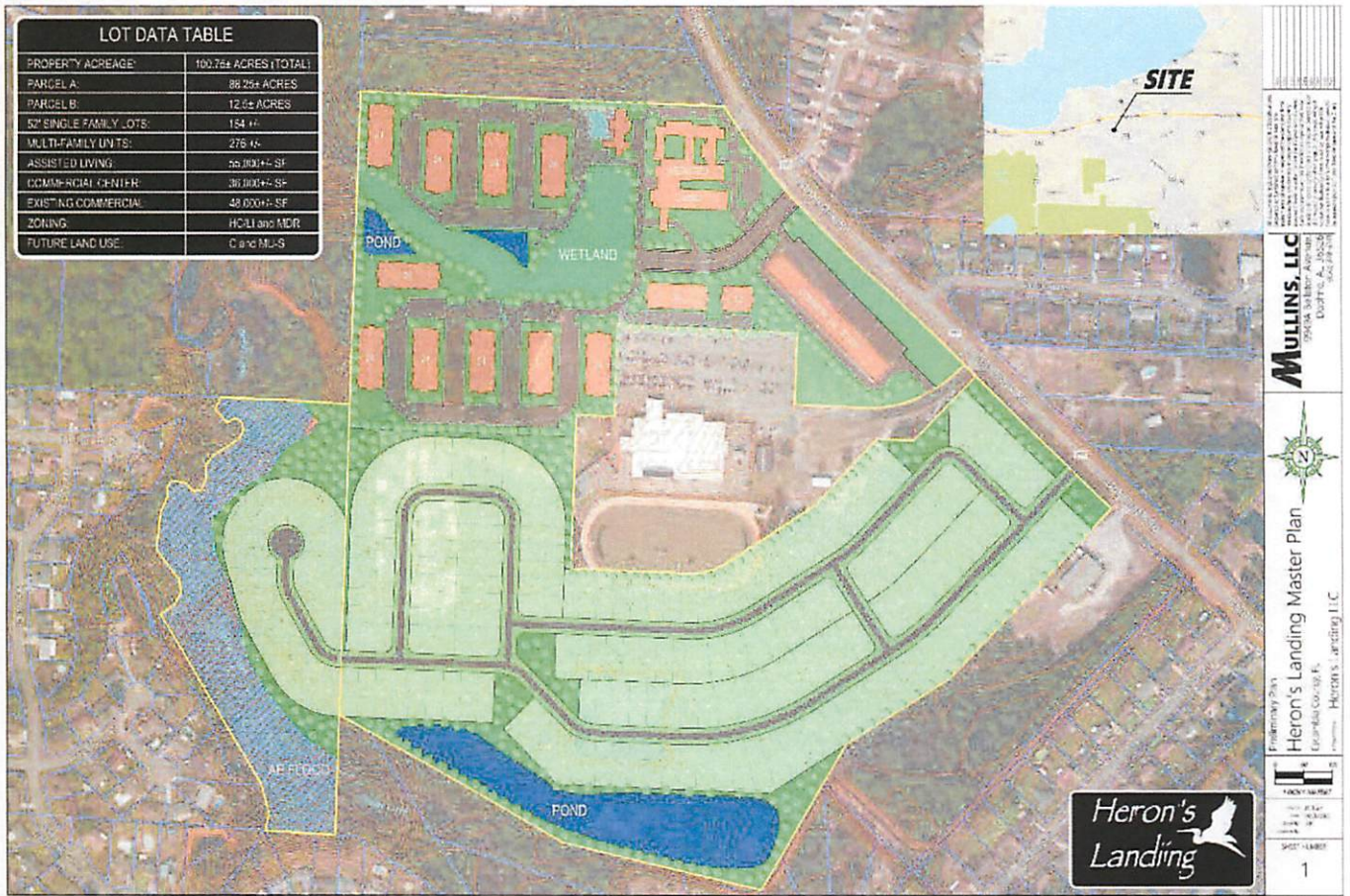
A handwritten signature in blue ink, appearing to read "Joe A. Rector, Jr.", with a stylized, cursive script.

Joe A. Rector, Jr.
Regional Vice-President
Mullins LLC



Future Land Use Amendment

Heron's Landing Master Plan



Prepared
May 2020

TABLE OF CONTENTS

HERON'S LANDING FUTURE LAND USE AMENDMENT

Large Scale Amendment Application _____

Project Summary Letter _____

BACKGROUND OF PROPERTY

Figure 1 – Subject Property _____

Figure 2 – Current Future Land Use _____

Figure 3 – Proposed Future Land Use _____

Figure 4 – Current Zoning _____

Figure 5 – Property Appraiser Data _____

Figure 6 – Parcel Deed _____

Figure 7 – Parcel Boundary Survey _____

Figure 8 – National Wetlands Inventory _____

Figure 9 – FEMA Flood Data _____

EVALUATION

Figure 10 – Data and Analysis _____

Figure 11 – Consistency with Comprehensive Plan _____

CONCLUSION

Conclusion _____

Supplement _____

**FUTURE LAND USE MAP AMENDMENT
APPLICATION**

CHECKLIST

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

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

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: C Desired FLU: MU-U Zoning: HC/LI Taken by: _____
Planning Board Public Hearing, date(s): 07/07/2020

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

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

Name: PENSACOLA GREYHOUND RACING LLP

Address:
951 DOG TRACK RD

City: PENSACOLA State: FL Zip Code:
32506-8236

Telephone: () _____

Email: jim@panhandlegulf.com

DESCRIPTION OF PROPERTY:

Street address: 951 DOG TRACK RD

Subdivision: _____

N/A

Property reference number: Section 25 Township 2S Range 31 E

Parcel 1303 Lot 000 Block 000

Size of Property (acres) 88.2448

**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.

✓ Brent Pinkston (Owner) Pensacola Greyhound Racing L.P.
(Agent) PCI Gaming Authority Managing Partner Brent Pinkston 5/21/2020

Signature (Property Owner) by Brent Pinkston Printed Name Joe A. Rector, Jr. - VP Mullins LLC Date 05/15/20
VP/COO PCI Gaming Authority

Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 51 DOG TRACK RD

City: PENSACOLA State: FL Zip: 32506-8236

Telephone () 850 - 502.7160 Fax # () _____ - _____

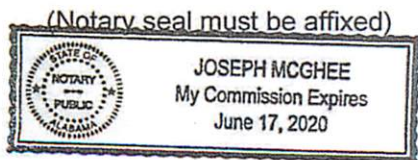
Email: joe.rector@mullinsllc.net

STATE OF Alabama
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21 day of May 2020, produced current _____ as identification.

✓ Joseph M. McRae 5-21-20 Joseph M. McRae
Signature of Notary Public Date Printed Name of Notary

My Commission Expires My Commission Expires: Commission No. _____
November 7, 2023



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 951 DOG TRACK RD,
Pensacola, Florida, Property Reference Number(s)
25-2S-31-1303-000-000, I hereby designate Mullins LLC,

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

This Limited Power of Attorney is granted on this _____ day of _____, the year of 2020, 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. (owner) Pensacola Greyhound Racing LPA
(Agent) PCI Gaming Authority Managing Partner
by Brent Pinkston, VP/COO PCI Gaming Authority 5/21/2020 Brent Pinkston



Signature of Property Owner [Handwritten Signature] Date 05/15/2020 Printed Name of Property Owner Joe A. Rector, Jr. - VP Mullins LLC

Signature of Agent _____ Date _____ Printed Name of Agent _____

STATE OF Alabama COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of May, 2020, produced current _____ as identification.



[Handwritten Signature] 5-21-20 Joseph McGhee
Signature of Notary Public Date Printed Name of Notary Public

Commission Number _____ My Commission Expires _____ ~~My Commission Expires:~~
November 7, 2023



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

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

Project name: Heron's Landing

Property reference #: Section 25 Township 2 S Range 31 E

Parcel # 25-2S-31-1303-000-000

Project Address: 951 DOG TRACK RD

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 21 DAY OF May, 2020



[Signature] ^{(Owner) Pensacola Greyhound Racing LEP}
(Agent) ^{Pcs Gaming Authority managing Partner}
by Brent Prickett VP/COO Pcs Gaming Authority
Owner's signature Owner's name (print)

[Signature] Joe A. Rector, Jr. - VP Mullins LLC
Agent's signature Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

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

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

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



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: 2 S (North or South) Range: 31 E (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: Joe A. Rector, Jr.
Organization: Mullins LLC
Phone: 850.502.7160 Fax: _____
Address: 41 N Jefferson Street, Suite 106
Pensacola, FL 32502
Email: joe.rector@mullinsllc.net

Agency/Permit/Project requiring search: YES

Florida Master Site File

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

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

May 15, 2020

RE: Letter of Request - Former Dog Track Site FLU Change

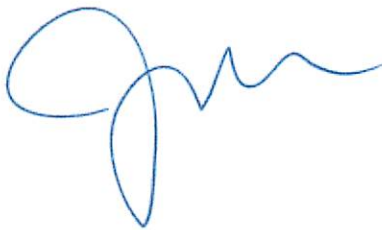
To Whom It May Concern:

We respectfully request the property described herein be granted the change of Future Land Use to **MU-U** as depicted on the following page. The parcel previously held a Future Land use for C or Commercial, and was used as the location of the Pensacola Greyhound Park.

In light of the citizen's of Florida voting to cease greyhound racing throughout the state, and following current development trends in the area, the subject 88+/- acres property would be more appropriately used as a mixed used development consisting of a blend of multi-family residential, single family residential and commercial uses. With its proximity to Navy Federal Credit Union Campus on Nine Mile Road and Naval Air Station Pensacola, the development trends on the west side of Escambia County continue to show high demand for housing.

Thank you for consideration of our application and we trust you will find sufficient documentation supporting our request.

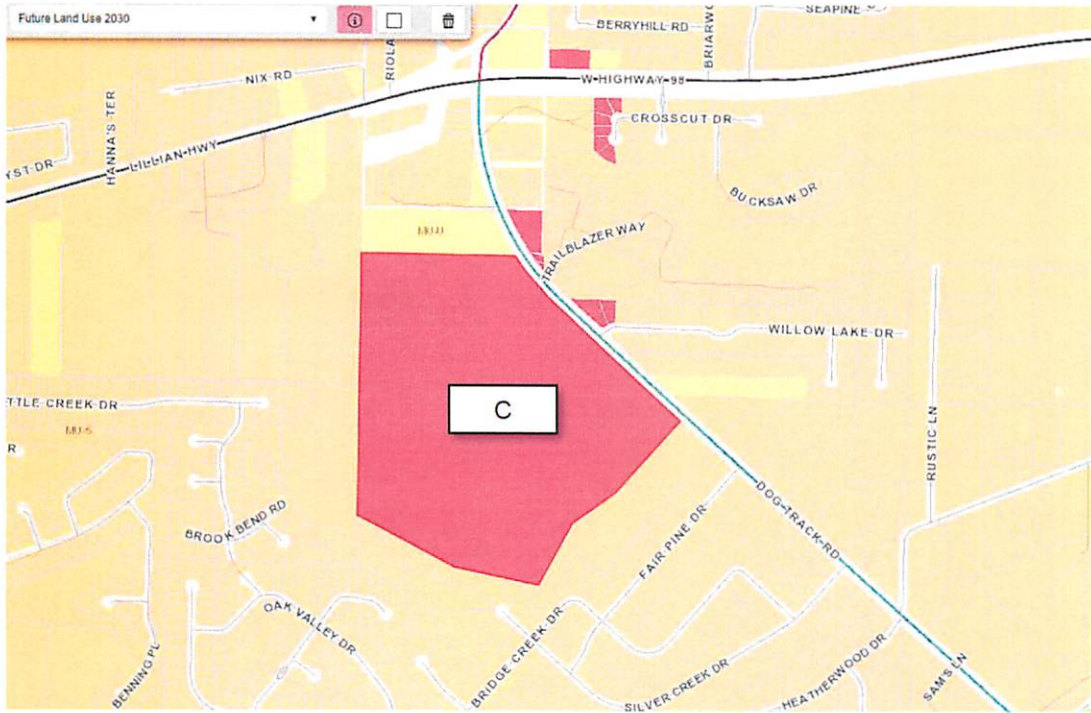
Sincerely,



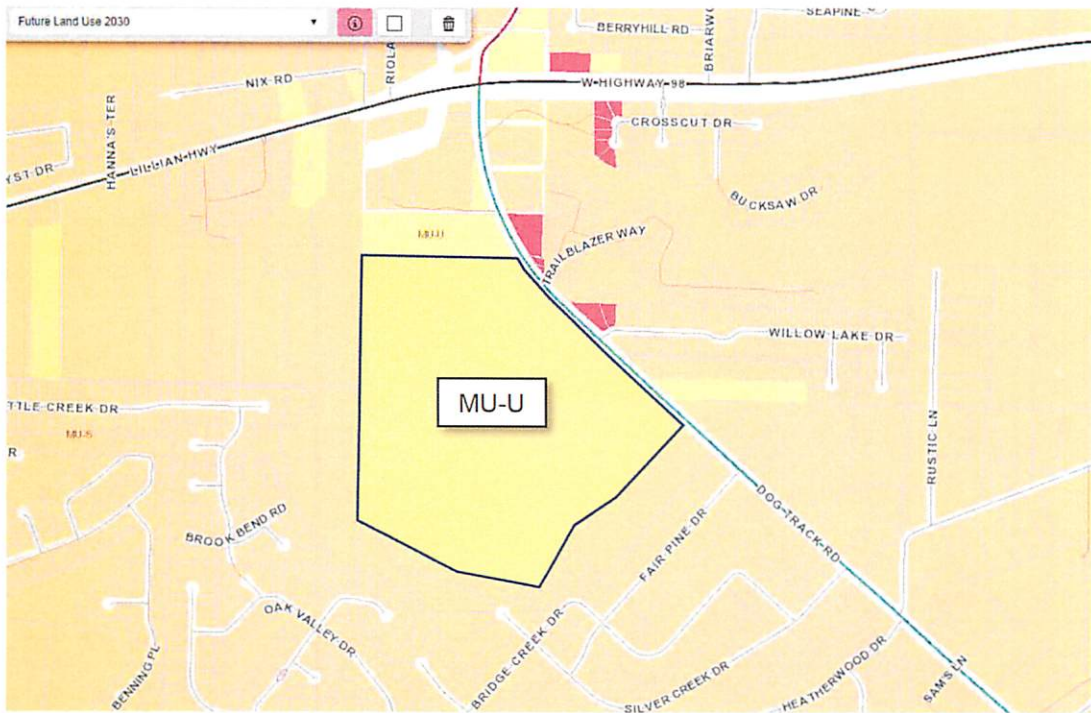
Joe A. Rector, Jr.
Regional Vice President
Mullins LLC

Heron's Landing

Current Future Land Use



Requested Future Land Use





Heron's Landing



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Navigate Mode Account Reference

Printer Friendly Version

General Information

Reference: 252S311303000000
Account: 094588000
Owners: PENSACOLA GREYHOUND RACING LLP
Mail: 951 DOG TRACK RD
 PENSACOLA, FL 32506-8236
Situs: 951 DOG TRACK RD 32506
Use Code: RACE TRACK
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap_Val
2019	\$342,755	\$1,574,870	\$1,917,625	\$1,917,625
2018	\$342,755	\$1,737,581	\$2,080,336	\$2,080,336
2017	\$342,755	\$1,658,628	\$2,001,383	\$2,001,383

[Disclaimer](#)

[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/01/2010	6607	994	\$1,720,000	WD	View Instr
12/1987	2328	142	\$5,000,000	ED	View Instr
01/1987	2355	609	\$100	QC	View Instr
08/1984	1986	550	\$100	WD	View Instr
01/1910	1155	822	\$1,753,900	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions

None

Legal Description

THAT POR OF SEC 25 DAF BEG AT SE COR OF N 1/2 OF NW 1/4 OF SE 1/4 OF SEC N 42 DEG 22 MIN E 977 6/10 FT TO PT IN SWLY...

Extra Features

ASPHALT PAVEMENT
 BLOCK/BRICK BUILDING
 CANOPY
 CHAINLINK FENCE
 FRAME BUILDING
 LIGHTS
 METAL BUILDING
 MODULAR OFFICE/BLDG

Parcel Information

Section Map Id: [25-2S-31-2](#)

Approx. Acreage: 88.2448

Zoned: HC/LI

Evacuation & Flood Information
[Open Report](#)



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



Heron's Landing



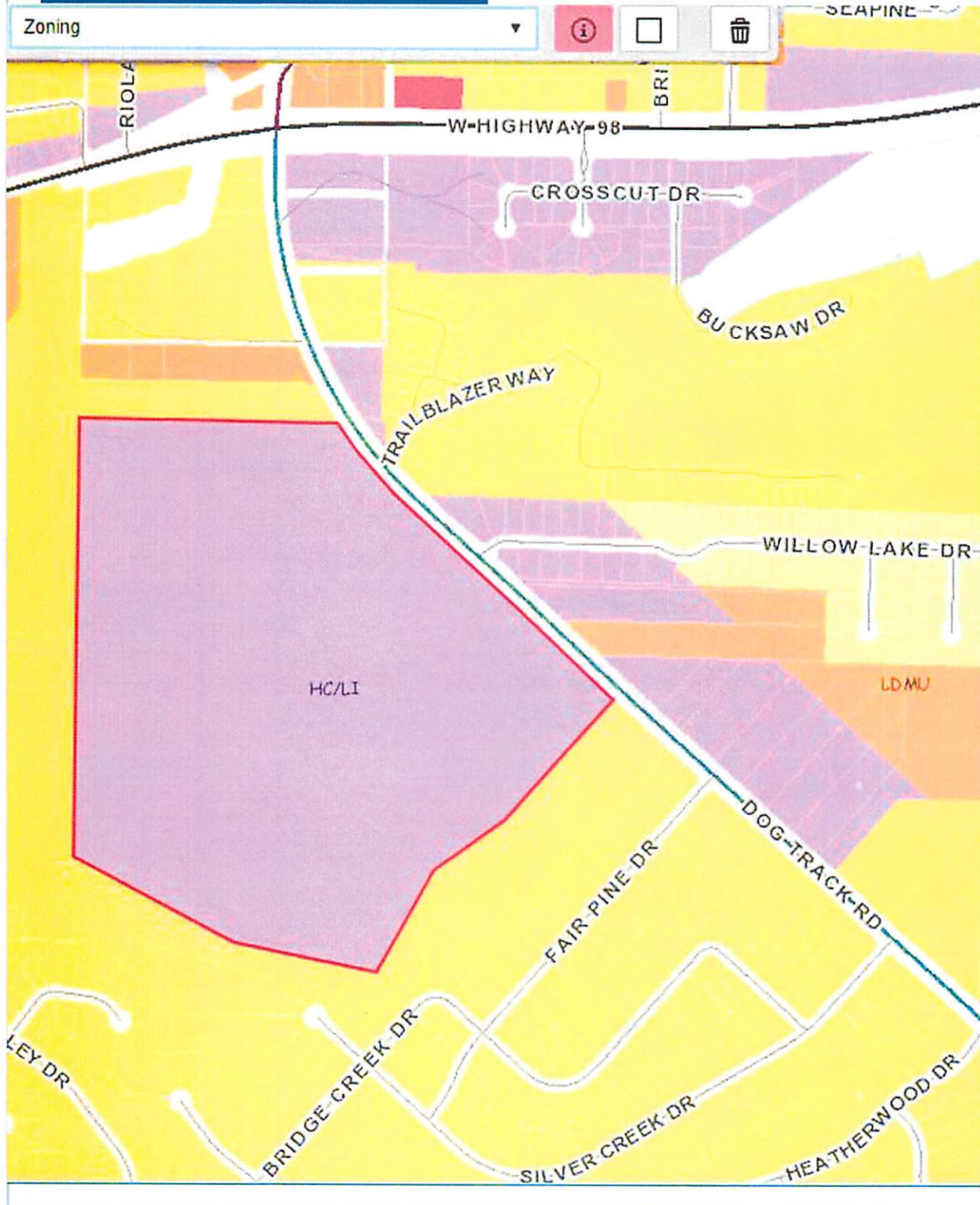


Heron's Landing





Heron's Landing



Sec. 3-2.11 - Heavy commercial and light industrial district (HC/LI).

- (a) *Purpose.* The heavy commercial and light industrial (HC/LI) district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by the applicable FLU and their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.
- (b) *Permitted uses.* Permitted uses within the HC/LI district are limited to the following:
- (1) *Residential.* Any residential uses outside of the industrial (I) future land use category, but if within the commercial (C) future land use category (and not the principal single-family dwelling on an existing lot of record), only as part of a predominantly commercial development; and excluding new or expanded manufactured (mobile) home parks and subdivisions. See also conditional uses in this district.
 - (2) *Retail sales.* Retail sales including medical marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, manufactured (mobile) homes.
 - (3) *Retail services.*
 - a. Car washes, automatic or manual, full service or self-serve.
 - b. Child care facilities.
 - c. Hotels, motels and all other public lodging, including boarding and rooming houses.
 - d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
 - e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
 - f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
 - g. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, and major motor vehicle and boat service and repair, but excluding outdoor work or storage.
 - h. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, drive-in and drive-through service, and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales. The parcel boundary of any restaurant with drive-in or drive-through service shall be at least 200 feet from any LDR or MDR zoning district unless separated by a 50-foot or wider street right-of-way.
 - i. Taxi and limousine services.See also conditional uses in this district.
 - (4) *Public and civic.*
 - a. Broadcast stations with satellite dishes and antennas, including towers.
 - b. Cemeteries, including family cemeteries.
 - c. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
 - d. Educational facilities, including preschools, K-12, colleges, and vocational schools.
 - e. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - f. Funeral establishments.
 - g. Homeless shelters.
 - h. Hospitals.

- i. Offices for governmental agencies or public utilities.
- j. Places of worship.
- k. Public utility structures, including telecommunications towers, but excluding industrial uses not otherwise permitted.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Commercial entertainment facilities, indoor or outdoor, including movie theatres, amusement parks, and stadiums, but excluding motorsports facilities. Carnival-type amusements shall be at least 500 feet from any residential district. Bars, nightclubs, and adult entertainment are prohibited in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning.
- b. Commercial recreation facilities, passive or active, including those for walking, hiking, bicycling, camping, recreational vehicles, swimming, skateboarding, bowling, court games, field sports, and golf, but excluding off-highway vehicle uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks require a minimum lot area of five acres.
- c. Marinas, private and commercial.
- d. Parks, with or without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) *Industrial and related.* The following industrial and related uses, except within MU-S:

- a. Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all completely within the confines of buildings and without adverse off-site impacts.
- b. Marinas, industrial.
- c. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA.

See also conditional uses in this district.

(7) *Agricultural and related.*

- a. Food produced primarily for personal consumption by the producer, but no farm animals.
- b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.
- c. Veterinary clinics, excluding outside kennels.

See also conditional uses in this district.

(8) *Other uses.* Within MU-S, outside storage is permitted only when adequately screened per LDC regulations.

- a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.
- b. Building or construction trades shops and warehouses, including on-site outside storage.
- c. Bus leasing and rental facilities, not allowed within MU-S.
- d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.
- e. Outdoor adjacent display of plants by garden shops and nurseries.
- f. Outdoor sales.
- g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.
- h. Parking garages and lots, commercial, not allowed within MU-S.

- i. Sales and outdoor display of prefabricated storage sheds.
 - j. Self-storage facilities, including vehicle rental as an accessory use.
- (c) **Conditional uses.** Through the conditional use process prescribed in chapter 2, the BOA, or the BCC as noted, may conditionally allow the following uses within the HC/LI district:
- (1) **Residential.** Caretaker residences not among the permitted uses of the district and for permitted non-residential uses.
 - (2) **Retail services.** Restaurants not among the permitted uses of the district.
 - (3) **Public and civic.** Cinerators.
 - (4) **Recreation and entertainment.**
 - a. Motorsports facilities on lots 20 acres or larger.
 - b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
 - c. Shooting ranges, outdoor.
 - (5) **Industrial and related.** The following industrial and related uses, except within MU-S:
 - a. Asphalt and concrete batch plants if within the industrial (I) future land use category and within areas zoned GID prior to adoption of HC/LI zoning.
 - b. Borrow pits and reclamation activities 20 acres minimum (subject to local permit and development review requirements per Escambia County Code of Ordinances, part I, chapter 42, article VIII, and land use regulations in part III, the land development code, chapter 4).
 - * Borrow pits are prohibited on land zoned GBD, GID, and WMU prior to the adoption of the HC/LI zoning.
 - c. Salvage yards not otherwise requiring approval as solid waste processing facilities.
 - d. Solid waste processing facilities, including solid waste collection points, solid waste transfer facilities, materials recovery facilities, recovered materials processing facilities, recycling facilities and operations, resource recovery facilities and operations, and volume reduction plants.

The conditional use determination for any of these solid waste facilities shall be made by the BCC in lieu of any hearing before the BOA. The applicant shall submit a site boundary survey, development plan, description of anticipated operations, and evidence that establishes each of the following conditions in addition to those prescribed in chapter 2:

 - 1. Trucks have access to and from the site from adequately wide collector or arterial streets and do not use local residential streets.
 - 2. The scale, intensity, and operation of the use will not generate unreasonable noise, traffic, objectionable odors, dust, or other potential nuisances or hazards to contiguous properties.
 - 3. The processing of materials will be completely within enclosed buildings unless otherwise approved by the BCC.
 - 4. The plan includes appropriate practices to protect adjacent land and resources, minimize erosion, and treat stormwater; landscaping and buffering for adjacent uses; hours of operation; methods to comply with maximum permissible noise levels; means of access control to prevent illegal dumping; and plans for materials storage.
 - (6) **Agricultural and related.** Kennels or animal shelters not interior to veterinary clinics.
 - (7) **Other uses.**
 - a. Structures of permitted uses exceeding the district structure height limit.
 - b. Heliports.
- (d) **Site and building requirements.** The following site and building requirements apply to uses within the HC/LI district:

- (1) *Density*. A maximum density of 25 dwelling units per acre. Lodging unit density is not limited by zoning.
- (2) *Floor area ratio*. A maximum floor area ratio of 1.0 within the mixed-use suburban (MU-S), commercial (C) and industrial (I) future land use categories, and 2.0 within mixed-use urban (MU-U).
- (3) *Structure height*. A maximum structure height of 150 feet above highest adjacent grade, except that for any parcel previously zoned GBD and within the MU-S future land use category the mean roof height (average of roof eave and peak heights) of a building shall not exceed 45 feet above average finished grade.
- (4) *Lot area*. No minimum lot area unless prescribed by use.
- (5) *Lot width*. No minimum lot width required by zoning
- (6) *Lot coverage*. Minimum pervious lot coverage of 15 percent (85 percent maximum semi-impervious and impervious cover) for all uses. A maximum 75 percent of lot area occupied by principal and accessory buildings on lots of non-residential uses.
- (7) *Structure setbacks*. For all principal structures, minimum setbacks are:
 - a. *Front and rear*. Fifteen feet in both front and rear.
 - b. *Sides*. On each side of a single-family detached dwelling, ten feet or ten percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For all other structures, including any group of attached townhouses, ten feet on each side. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional ten feet in height.
- (8) *Other requirements*.
 - a. *Access*. For any industrial use south of Well Line Road, site access shall be provided by curb cuts on an arterial or collector street. Alternatively, a private or public street may link the site to an arterial or collector, provided that the private or public street does not traverse a residential subdivision or predominantly residential neighborhood between the site and the arterial or collector street.
 - b. *Parcels within MU-S previously zoned GBD*. For any parcel previously zoned GBD and within the MU-S future land use category, additional requirements apply as mandated by the GBD performance standards and the site and building requirements in effect as of April 15, 2015, prior to the adoption of the current Land Development Code to ensure compatibility.
 - c. *Chapters 4 and 5*. Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria*. All new non-residential uses proposed within the HC/LI district that are not part of a planned unit development or not identified as exempt by district regulations shall be on parcels that satisfy at least one of the following location criteria:
 - (1) *Parcels along Hwy 29 or SR 95A*. Parcels previously zoned GBD and within the MU-S future land use category which are located along and directly fronting U.S. Highway 29 or State Road 95A.
 - (2) *Proximity to intersection*. Along an arterial street and within one-quarter mile of its intersection with an arterial street.
 - (3) *Site design*. Along an arterial street, no more than one-half mile from its intersection with an arterial street, and all of the following site design conditions:
 - a. Not abutting a RR, LDR or MDR zoning district.
 - b. Any intrusion into a recorded residential subdivision is limited to a corner lot.
 - c. A system of service roads or shared access is provided to the maximum extent feasible given the lot area, lot shape, ownership patterns, and site and street characteristics.
 - d. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.
 - e. Location in an area where already established non-residential uses are otherwise consistent with the HC/LI, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.

- (4) *Documented compatibility.* A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:
- a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
 - b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the community redevelopment agency (CRA).
- (f) *Rezoning to HC/LI.*
- (1) *Generally.* Heavy commercial and light industrial zoning may be established by rezoning only within the mixed-use urban (MU-U), commercial (C), or industrial (I) future land use categories. The district is appropriate to provide transitions between areas zoned or used for commercial and areas zoned or used for industrial. The district is suitable for areas able to receive bulk deliveries by truck in locations served by major transportation networks and able to avoid undesirable effects on nearby property and residential uses. Rezoning to HC/LI is subject to the same location criteria as any non-residential use proposed within the HC/LI district.
 - (2) *HC/LI-NA designation.* Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, microdistilleries, microbreweries, bars, nightclubs, or adult entertainment uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of chapter 2, the HC/LI-NA zoning designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-24, § 1, 7-7-2015; Ord. No. 2015-56, § 5, 12-10-2015; Ord. No. 2016-2, § 3, 1-7-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2017-5, § 2(Exh. B), 1-5-2017; Ord. No. 2017-65, § 2, 11-30-2017; Ord. No. 2018-25, § 1, 6-21-2018; Ord. No. 2018-30, § 2, 8-2-2018; Ord. No. 2019-2, § 2(Exh. B), 1-10-2019; Ord. No. 2019-18, § 3, 4-4-2019)

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that **Pensacola Greyhound Track, Inc.**, a Florida corporation, with a mailing address at 951 Dog Track Road, Pensacola, Florida 32506-8236 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **Pensacola Greyhound Racing, LLP**, a Florida registered limited liability partnership with a mailing address at 951 Dog Track Road, Pensacola, Florida 32506-8236 ("Grantee"), upon and subject to those matters set forth on Exhibit B, which is attached hereto and adopted and incorporated herein as if fully set out, does hereby grant, sell, and convey unto Grantee, that certain real property (the "Property") situated in Escambia County, Florida, as is more particularly described on Exhibit A, which is attached hereto and adopted and incorporated herein as if fully set out.

TO HAVE AND TO HOLD the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the Grantee above named, Grantee's heirs, successors, and assigns forever. Grantor covenants that the premises are free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise, and any such warranties of title shall be subject to those matters set forth on Exhibit B, which is attached hereto and adopted and incorporated herein as if fully set out.

[Signature Page Follows]

[Special Warranty Deed Signature Page]

IN WITNESS WHEREOF, Grantor has caused its name to be duly executed to this deed on March 1, 2010.

PENSACOLA GREYHOUND TRACK, INC.

By: H. Joseph Morrison
Name: H. Joseph Morrison
As Its: President

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Andrew Freeman
Name: Andrew Freeman

Jason Walker
Name: Jason Walker

STATE OF Alabama
COUNTY OF Mobile

I, the undersigned Notary Public in and for said County in said State, hereby certify that H. Joseph Morrison, as President of Pensacola Greyhound Track, Inc., and whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily and with authority as President of Pensacola Greyhound Track, Inc. on behalf of Pensacola Greyhound Track, Inc. on the day the same bears date.

Given under my hand and seal on March 1, 2010.



Beth Ann Currenley
Notary Public

[AFFIX NOTARIAL SEAL]

Commission Expires: 6/12/2012

INSTRUMENT PREPARED BY:
April M. Dodd
ADAMS AND REESE LLP
P.O. Box 1348
Mobile, Alabama 36633-1348
(251) 433-3234

Attachments:

- Exhibit A - Legal Description
- Exhibit B - Exceptions, Reservations, etc

Exhibit A
Escambia County, Florida

Legal Description

PARCEL 1

THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY; THENCE NORTH 47°40' WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 767.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTH 45°38' WEST ALONG A CHORD DISTANCE OF 129.28 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 00°04' WEST ALONG SAID EAST LINE A DISTANCE OF 298.18 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 88°33' WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.15 FEET TO A POINT BEING A DISTANCE OF 305.6 FEET FROM A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 00°05' EAST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1626.6 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, SAID POINT BEING A DISTANCE OF 305.6 FEET FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°32'30" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.11 FEET TO THE POINT OF BEGINNING; LESS 100 FOOT RIGHT OF WAY PLEASANT GROVE HIGHWAY CROSSING NEAR THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25.

PARCEL 2

THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 25; THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY; THENCE SOUTH 47°40' EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 429.35 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°22' WEST A DISTANCE OF 748.8 FEET; THENCE SOUTH 56°23' WEST A DISTANCE OF 366.28 FEET; THENCE SOUTH 29°29' WEST A DISTANCE OF 481.3 FEET; THENCE NORTH 78°13' WEST A DISTANCE OF 614.83 FEET; THENCE NORTH 60°52.5' WEST A DISTANCE OF 736.6 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 00°04' WEST ALONG THE SAID WEST LINE A DISTANCE OF 288.77 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 00°05" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1626.5 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE

NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°33' EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 305.6 FEET; THENCE SOUTH 00°05' EAST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SECTION 25 A DISTANCE OF 1626.6 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, SAID POINT BEING A DISTANCE OF 305.6 FEET FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°32.5' EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE NORTH 00°05' WEST ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 600.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88°32'30" EAST, 305.6 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 00°05' EAST, 600.00 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF SAID NORTH 1/2; THENCE NORTH 88°32'30" WEST ALONG SAID SOUTH LINE, 305.6 FEET TO THE POINT OF BEGINNING.

Exhibit B
Escambia County, Florida

Subject to the Following Matters:

All recording references herein are to the records appearing in the Office of the Judge of Probate of Escambia County, Florida, unless otherwise indicated.

1. All liens for taxes, assessments and other governmental charges, including rollback taxes, not yet due and payable.
2. Oil, gas, and other minerals lying on, in, under or upon the Property, previously reserved by others, and any mineral leases or other documents concerning the oil, gas, and other mineral estate.
3. All rights, easements, and servitudes incident to and a part of the mineral estate underlying the Property and all oil, gas, saltwater or disposal wellsites and related agreements.
4. All public and private recorded rights of way, public roads, utility easements, utility rights of way, and pipeline rights of way now in existence in, on, under, over and across the surface of the Property.
5. Any matter affecting the Property that would be disclosed by an accurate and complete land survey of the Property.
6. Recorded easements and rights-of-way for existing roads (public or private), railroads, and public utility lines running through, over or across the Property.
7. That certain mortgage from Pensacola Greyhound Track, Inc., to the Poarch Band of Creek Indians, PCI Gaming Authority, filed of record 5/19/2009 in OR Book 6461, Page 335, in the original principal amount of \$3,450,000.00, and the terms and conditions thereof.
8. UCC-1 (Financing Statement) from Pensacola Greyhound Track, Inc., a Florida Corporation, to the Poarch Band of Creek Indians, PCI Gaming Authority, recorded 5/19/2009 in OR Book 6461, Page 348.
9. Easement granted to Gulf Power Company by instrument recorded in OR Book 880, Page 62.
10. Easement granted to Escambia County Utilities Authority by instrument recorded in OR Book 2820, Page 504.
11. Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in OR Book 3101, Page 944.
12. All matters recorded in the Official Records of Escambia County, Florida.

Escambia County, FL - Address Search

951 DOG TRACK RD



Warning: This is not a survey

This site was prepared by the Escambia County GIS Division and is provided for information purposes only. It is not to be used for development of construction plans or any type of engineering services based on the information depicted herein and is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Administrative Report


Parcel Site Address:	951 DOG TRACK RD
Parcel Ref (link to Property Appraiser):	25-2S-31-1303-000-000
Tax Collector ID (link to Tax Collector):	094588000
Commission District:	1
Jurisdiction:	Unincorporated Escambia County
Subdivision:	None
Zip Code of Site Address:	32506 (Note: Must be verified with USPS)
Water Franchise:	EMERALD COAST UTILITIES AUTHORITY
Elementary School Zone:	Blue Angels (Note: Must be verified with the ECSD)
Middle School Zone:	Bailey (Note: Must be verified with the ECSD)
High School Zone:	Escambia (Note: Must be verified with the ECSD)
Voting Precinct:	73
Polling Place:	Jim C. Bailey Middle School (Note: Must be verified with the ECSOE)

Mosquito Spray Area::

.....

•

Emergency Management Report

 Hurricane Evacuation Zone:	D,E
Special Flood Hazard Area:	AE,X
DFIRM Panel:	12033C0345G,12033C0365G
Base Flood Elevation:	Not Available
Wind Zone:	140
Fire District:	PLEASANT GROVE - 14

.....

•

Topographical Report

Wetlands Attribute (not an official wetland determination):	PFO1C,PUBHx,PEM1C,PFO4A
Soils Map Unit Name:	DOROVAN AND MUCKALEE SOILS, FREQUENTLY FLOODED,HURRICANE SAND, 0 TO 3 PERCENT SLOPES,FOXWORTH SAND, 0 TO 3 PERCENT SLOPES,ARENTS, FILLED, 0 TO 3 PERCENT SLOPES,FOXWORTH SAND, 0 TO 3 PERCENT SLOPES
Drainage Basin:	BRIDGE CREEK HERON BAYOU
Drainage Basin Number:	XII

.....

Land Use Report	
------------------------	--

Zoning: HC/LI

Future Land Use 2030: C

Pensacola Regional Airport Real Estate Disclosure Area (See Military Base Disclosure Info below): No

Pensacola Regional Airport Noise Zone: No

Pensacola Regional Airport Height Restriction Grid: No

Pensacola Regional Airport Education Facility Zone: No

Airfield Influence Planning District: No

CRA District and Overlay District: No

Accident Potential Zone Description: No

Accident Potential Zone Restriction: No

AICUZ Noise Zone: No

AICUZ Special Area: No

AICUZ Special Area Restrictions: No

Scenic Highway Overlay District: No

Enhanced Neighborhood Protection Zone: No

DSAP Overlay: No

Well Head Protection Area - 7 Year: No

Well Head Protection Area - 20 Year: No

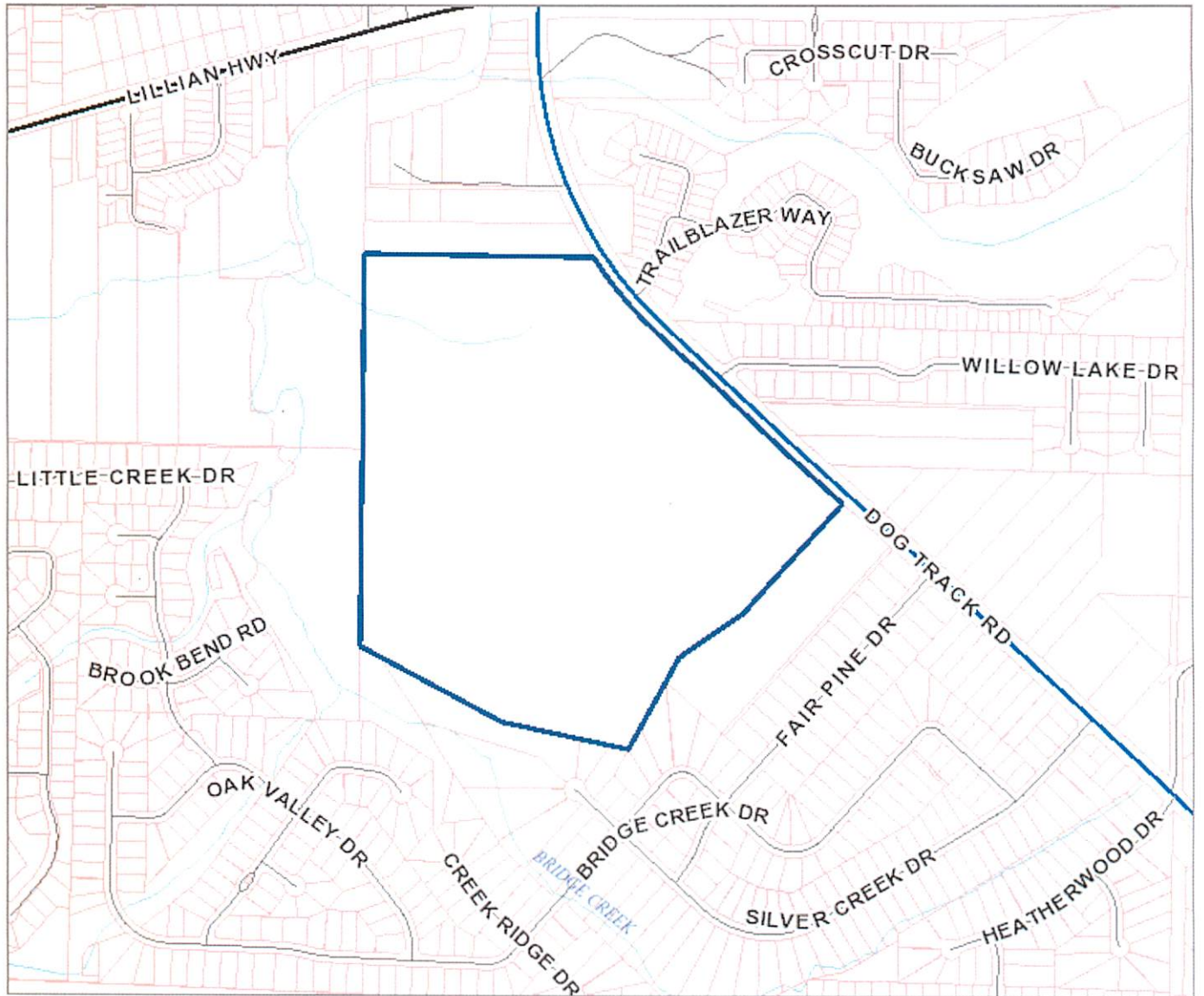
Perdido Key Beach Mouse Critical Habitat: No

NFCU USA: No

Enterprise Zone: No

**Perdido Key Master Plan Town Center
Overlay:** No

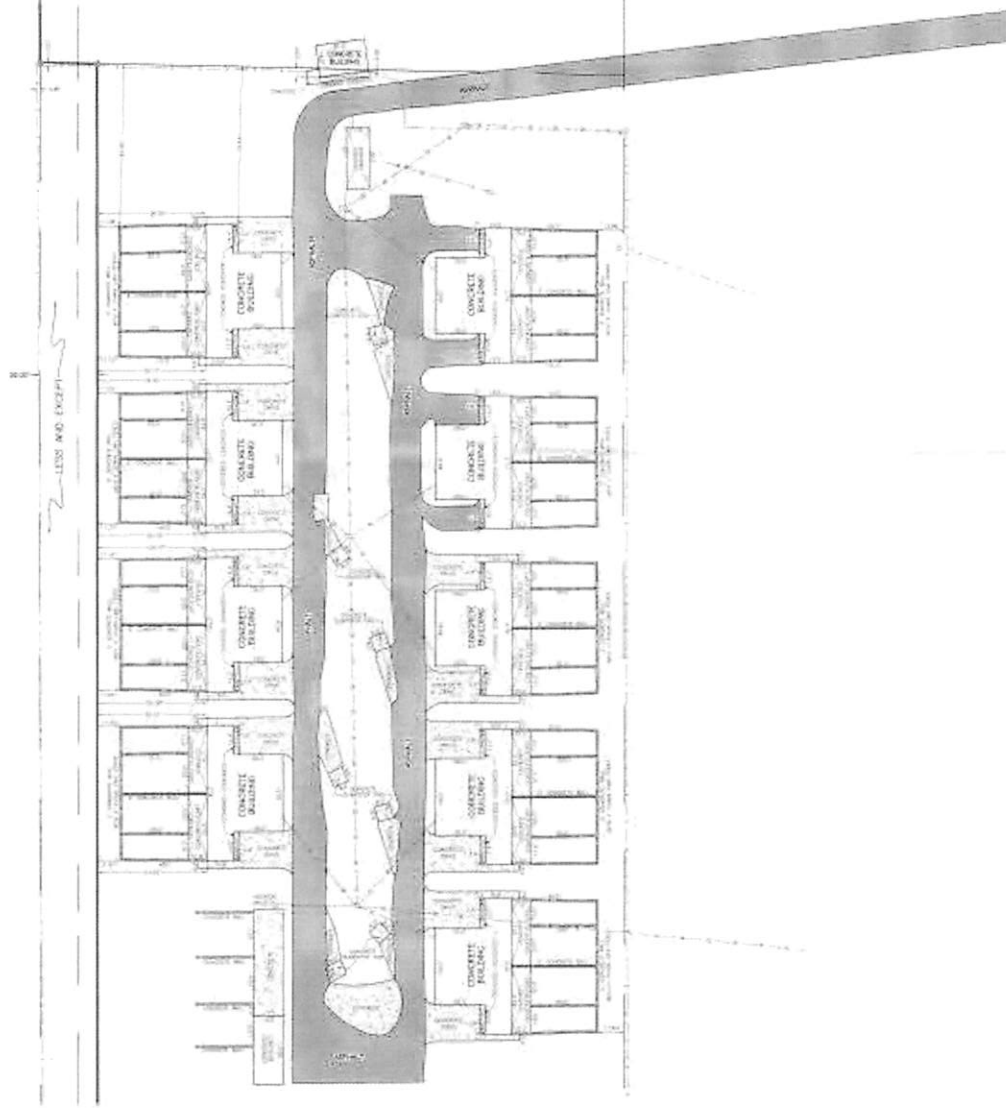
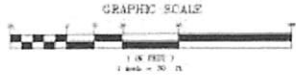
Parcel Map Image



MP

BOUNDARY SURVEY

OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



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



NO.	DATE	REVISIONS

STATE OF FLORIDA
ESCAMBIA COUNTY
SECTION 25, TOWNSHIP 2 SOUTH
RANGE 31 WEST

MERRILL PARKER SHAW, INC.
TERRITORIAL ENGINEERING & SURVEYING SYSTEMS
REGISTERED PROFESSIONAL ENGINEERS
FLORIDA LICENSE NO. 11000
MERRILL PARKER SHAW, INC.
2222 W. 12TH AVE., SUITE 100
TALLAHASSEE, FLORIDA 32304-1000
TEL: 904.833.1111
FAX: 904.833.1112
WWW.MPSHAW.COM

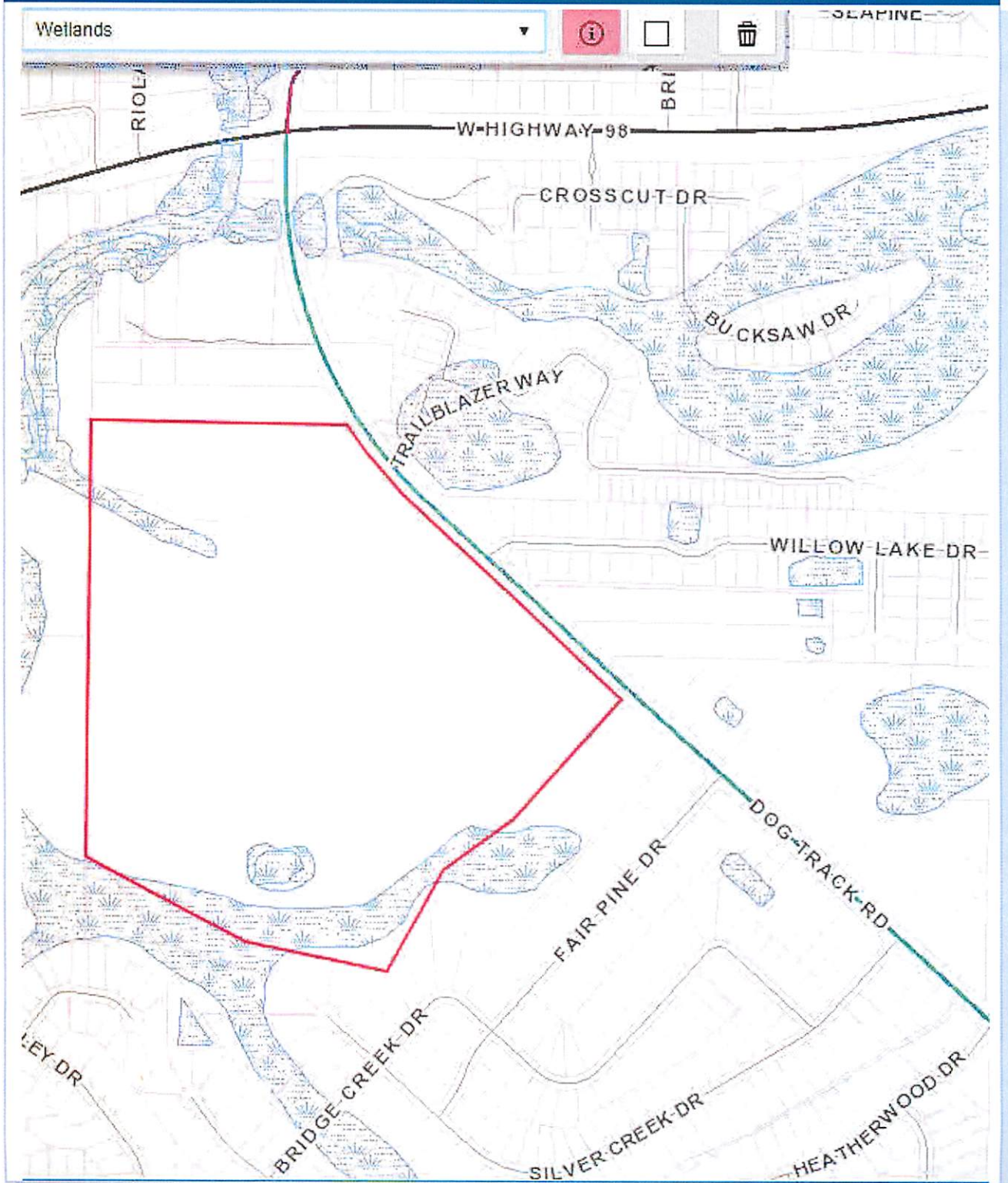
SCALE: 1" = 30'
FIELD DATE: 2/22/70 - 3/14/70
FIELD BOOKS: 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BOUNDARY SURVEY
OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

PREPARED BY: CLARK BASTWORTH
DESIGNED BY: CLARK BASTWORTH

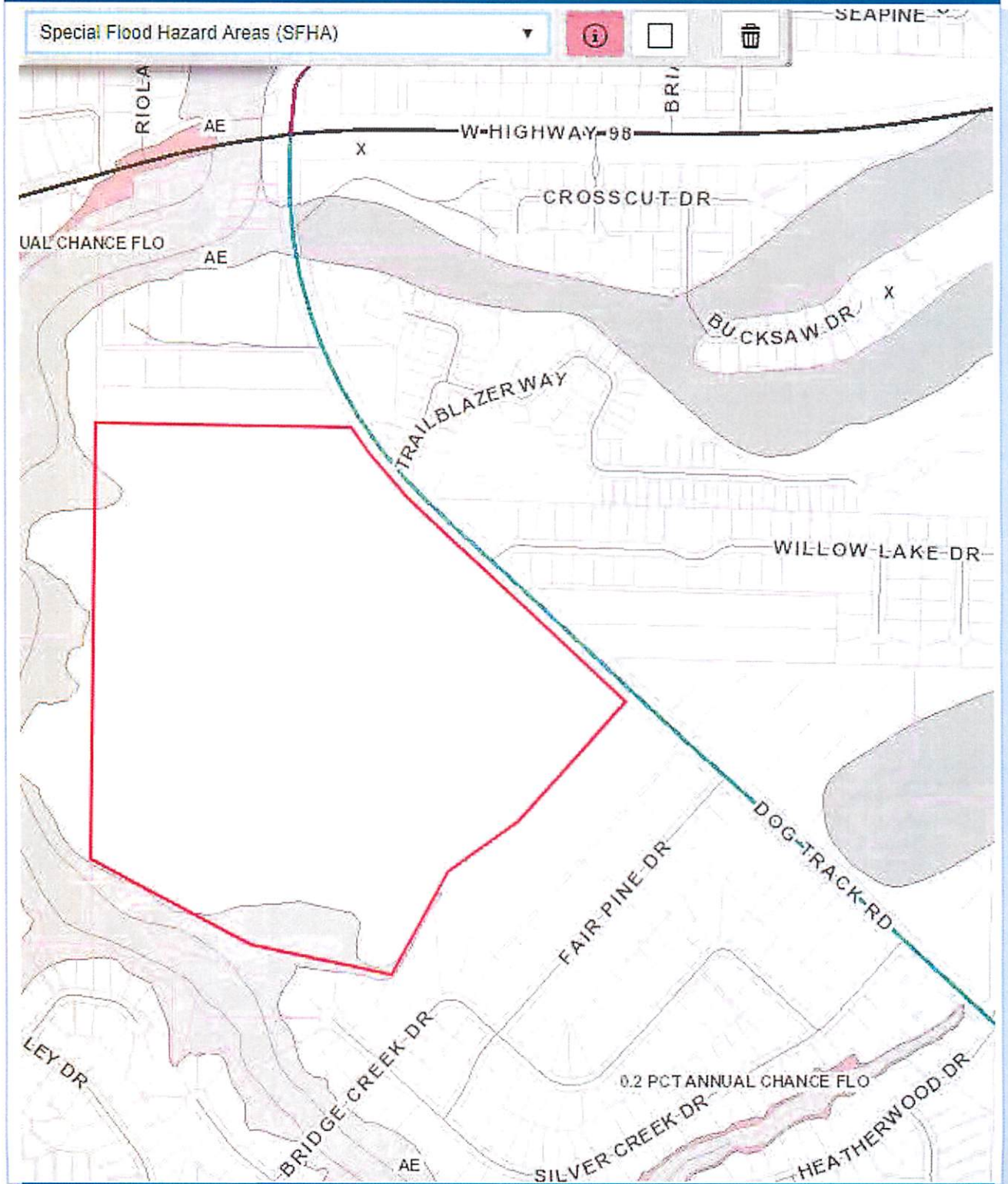


Heron's Landing





Heron's Landing





Heron's Landing

Data and Analysis

88 +/- Acre former Pensacola Greyhound Parcel

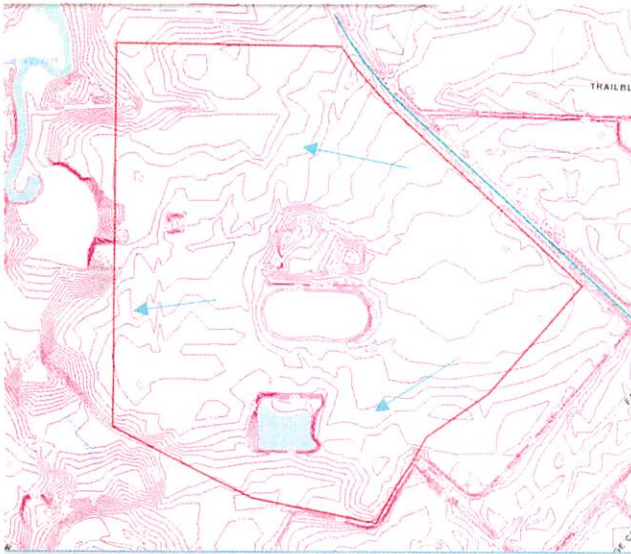
Mixed Used Development

Pensacola, Florida

The subject site is accessible from Dog Track Road, which is classified as a Major Urban Collector. The property is located ¼ mile south of the intersection with Highway 98 and Lilian Highway. The site is approximately 88+/- acres and was formerly home to the Pensacola Greyhound Park. Our proposal is for development of a mixed-use development consisting of a blend of multi-family residential, single family residential and commercial uses.

UTILITY IMPACTS: A letter identifying potential development impacts on utility capacities including water, sanitary sewer and garbage collection, has been requested and will be provided upon receipt, prior to public meeting. It is anticipated that an ECUA lift station will be required for this development.

STORMWATER MANAGEMENT Topographical features show that the site is higher on the east side. As shown on the attached site/contour map, the western and southerly end was found to have an elevation of 12 feet, while the easterly edge of the site had an 21 feet elevation contour. With a 8' downhill gradient, the existing stormwater drainage pattern is from east to west. This is similar to the existing stormwater drainage system within Woodridge Manor Subdivision, located to south of the property, as evidenced by the location of the existing drainage ponds.



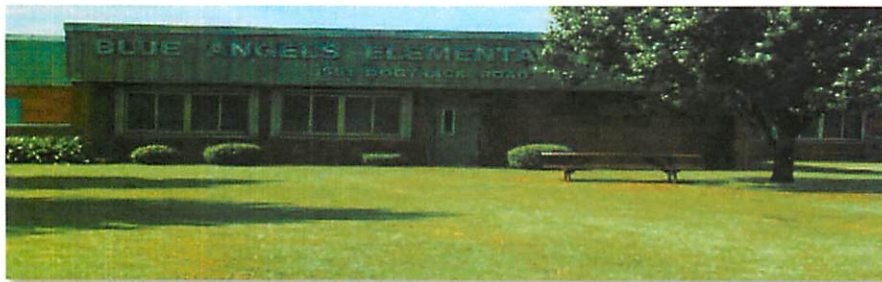
The proposed stormwater design for the 88 acre site will include the use of pipe, curb and gutter and swales, among others. The collected stormwater will be directed into several large ponds running along the edge of the existing wetland. The northern and easterly end of the site has been designed to avoid any construction activities within areas that could potentially be classified as jurisdictional wetlands. These areas have been flagged by environmental scientists to precisely identify any plants, wetlands and any other flora/fauna of concern. The proposed stormwater plan will then be designed and submitted for review and approval by all appropriate county, state and federal regulatory offices.

TRAFFIC: All Access to the site from the east will be from Dog Track Road. These connection points will be designed during the approval process to make necessary accommodations recommended in traffic study. The development's ingress/egress points will be similar to the attached concept plan. **(See Supplement)**

RECREATION AND OPEN SPACE: The site is located approximately 2 miles from the Southwest Escambia Sports Complex as well as the Millview ~ Heron Bayou Public Boat Ramp. **(See Supplement)** It is anticipated that existing facilities have sufficient capacity to meet the recreation and open space needs of this proposed new development. Recreational amenities are planned as a part of this development.

SCHOOLS: A letter identifying potential development impacts on the area school facilities has been requested. Schools of potential impact include:

Elementary School Zone: **Blue Angels Elementary**



Middle School Zone: **Bailey Middle School**



High School Zone: **Escambia High School**





Heron's Landing

May 15, 2020

Consistency with Relevant Portions of the Escambia Comprehensive Plan

88 +/- Acre former Pensacola Greyhound Parcel

Mixed Used Development

Pensacola, Florida

OBJ FLU 1.1 Growth Strategies

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

POLICIES

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

RESPONSE: If approved by the Escambia County Planning Board, this proposed development will be consistent with this policy.

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.

POLICIES

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 below.

FLUM Mixed-Use Urban (MU-U)

General Description:

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

Range of Allowable Uses:

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

Standards:

Residential Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: 0.25

Floor Area Ration (FAR) Maximum Intensity: 2.0 Floor Area Ratio (FAR)

Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:

- a) Residential 8% to 25%
- b) Public/Rec/Inst. 5% to 20%
- c) Non-Residential: Retail/Service 30% to 50% Office 25% to 50% Light Industrial 5% to 10%

In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:

- a) Residential 70% to 85%
- b) Public/Rec/Inst. 10% to 25%
- c) Non-Residential 5% to 10%

RESPONSE: If approved by the Escambia County Planning Board, this proposed development will be consistent with this policy.

OBI FLU 2.1 Urban Development

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

POLICIES

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

RESPONSE: A letter identifying potential development impacts on utility capacities including water, sanitary sewer and garbage collection, has been requested and will be provided upon receipt, prior to public meeting. It is anticipated that an ECUA lift station will be required for this development.

OBI FLU 2.2 Provision of Public Services

Promote orderly and balanced growth and development as a fiscal management technique to provide cost-efficient public services and facilities.

POLICIES

FLU 2.2.3 Right-of-way Dedication. Escambia County will continue to require dedication of adequate rights-of-way as approved by the County.

RESPONSE: The development of this site would result in roadways that meet the Escambia County Engineering Manuals Specifications for Roadways of which the rights-of-ways would be dedicated to Escambia County.

OBJ MOB 1.1 Transportation System

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

POLICIES

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 Strategic Intermodal System (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.

Nothing in this policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with construction of any transportation improvement made necessary by the development.

RESPONSE: This proposed development will submit detailed site plans identifying required improvements all of which will be paid by the developer.

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.

RESPONSE: Preliminary internal circulation design shows the site will be accessible from the west, at two locations. These plans will be submitted to the County for review and approval. The plans will contain overall traffic circulation patterns and will comply with this element of the Comprehensive Plan.

OBJ MOB 1.4 Corridor Preservation

Provide for the protection of existing and future rights-of-way from encroachment by including appropriate regulations for standard right-of-way, setback regulations, density and intensity regulation, right-of-way, and scenic roadway designation within the provisions of the LDC.

POLICIES

MOB 1.4.1 Proposed Transportation Corridors. Escambia County will make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted TPO's Cost Feasible Plan, the proposed or adopted County Capital Improvement Plan, or in any proposed or adopted Development of Regional Impact (DRI) or development plan. Transportation corridor protection regulations will be incorporated in the LDC.

FY 2021 - FY 2025 Florida-Alabama TPO Project Priorities Table 5 - FY 21-25 Transportation Alternatives (TA) Project Priorities, Dog Track Road from Blue Angel Parkway to SR 30 (US 98) is listed as number six on

this list. This project calls for the installation of paved shoulders along both sides of Dog Track Rd (CR-297) in Escambia County.

RESPONSE: This proposed development is adjacent to the Dog Track Road. It is not anticipated that any additional right-of-way will be necessary additional right-of-way to accommodate this project. However, consideration will be given and final determination will occur during the development review stages of the project in accordance with the Escambia County Land Development Code.

OBJ INF 3.1 Provision of Stormwater Management

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

POLICIES

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

RESPONSE: Required stormwater management plan and facilities will be designed and installed at the developer's expense.

OBJ INF 4.1 Provision of Potable Water Service Ensure the safe and efficient provision of potable water services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies, water conservation, and protection of natural resources. POLICIES

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.

RESPONSE: The developer will pay for all agreed costs associated with any required modifications to the water lines.

OBJ COA 1.1 General Hazard Mitigation

Reduce the exposure of people and property to natural hazards.

POLICIES

COA 1.1.3 Flood Elevation. Escambia County will, as supported by federal emergency management regulations (Title 44, Code of Federal Regulations (CFR) 60.1) and the County's experience of significant flood hazard events, require additional height above the base flood elevation to more effectively reduce the exposure of people and property to losses from flood hazards.

RESPONSE: Base finished floor elevations will be establish as necessary during the development review stages of the project in accordance with the Escambia County Land Development Code.

OBJ CON 1.1 General Resource Management

Effectively manage the natural resources of Escambia County through sound conservation principles.

POLICIES

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

RESPONSE: Existing inventory maps indicate that an area in the northwestern portion of the site contain jurisdictional wetlands. This is verified in the Jurisdictional Wetland Assessment performed by BIOME Consulting Group, dated, April 7, 2020. Based on their wetland jurisdictional determination, they have determined that the site appears to have approximately 84.11-acres of uplands and 3.93-acres of wetlands and other jurisdictional waters. Their site visit documented the wetlands within the jurisdiction of the COE and WMD/FDEP. **(See Supplement)** As shown on the preliminary site layout, this area is being completely avoided and will remain in its natural state.

OBI CON 1.3 Surface Water Resources

Protect and improve the quality, biological health, and natural function of all surface water systems to preserve their ecological and aesthetic values.

POLICIES

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

RESPONSE: Plans depicting stormwater management and treatment will be submitted to Escambia County for review and approval to assure compliance with this requirement.

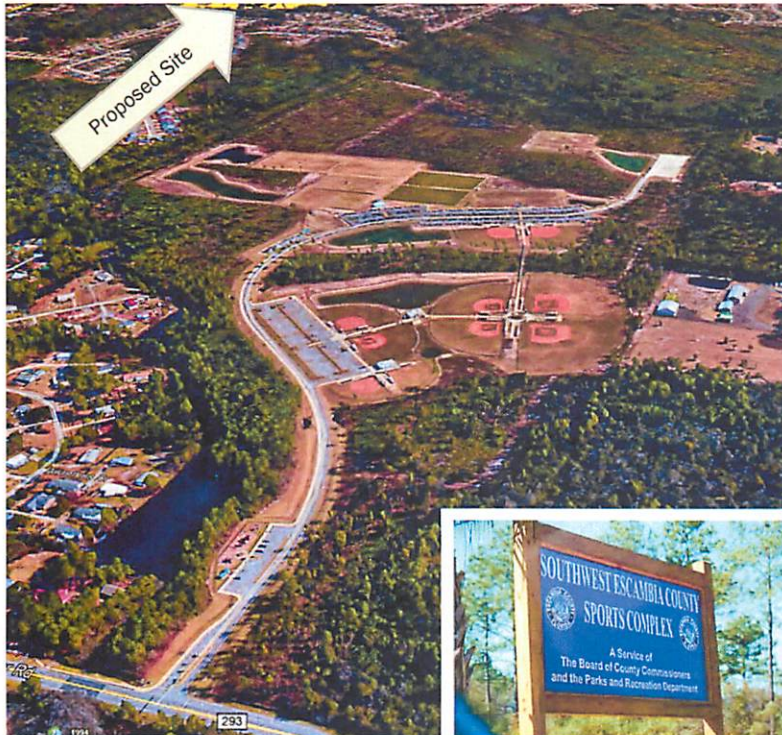
OTHER: The site is not located within any designated Area of Critical State Concern.



Heron's Landing

RECREATION AND OPEN SPACE

The Southwest Escambia Sports Complex is located at 2020 Bauer Rd, Pensacola, FL 32506 ½ south of Lilian Highway on Bauer Road.



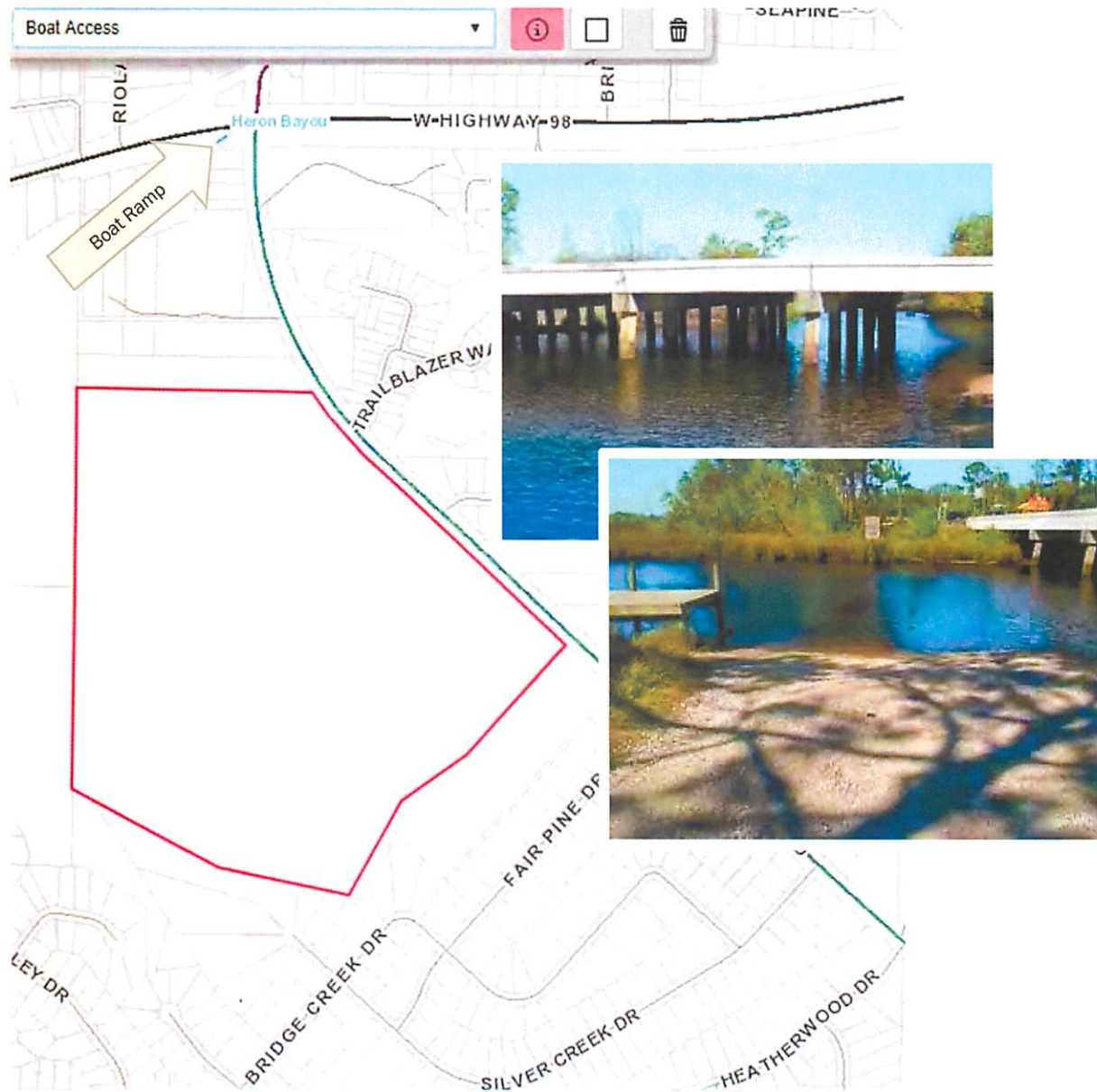
This 17-field athletic complex is the home for all of Perdido Youth sports. Baseball, Softball, Soccer, and Football fields comprise the athletic fields, and the park also offers a playground and pavilions.



- Team Sports
- Picnic Tables
- Playground
- Covered Picnic area with pavilion

Credit: Nicole St. Aubin, Broker Associate ~ Email me: Nicoles@PensacolaRealtyMasters.com

The Millview ~ Heron Bayou Public Boat Ramp is a small boat ramp, with courtesy dock, parking for about 5 small trailers, port-o-let and sits on about 1 acre near the intersection of Route 98 and Route 298 (Lillian Highway) in Pensacola.



Credit: https://www.saltchef.com/catch_fish/FL/Escambia/boat_ramps.html



April 7, 2020

Hérons Landing Development, LLC
c/o Mark Conner
mark@roweroofing.com
850.766.6180

**Re: Jurisdictional Wetland Assessment – Herons Landing, +/- 88.24 acres
Escambia County Parcel: 25-25-31-1303-000-000**

Dear Mr. Conner,

Biome Consulting Group, LLC (Biome) has completed a jurisdictional wetlands and waters assessment of the above referenced property. Our assessment included an analysis of vegetative cover and composition, wetland hydrology indicators and hydric soil indicators in accordance with state and federal procedural guidelines. The following is meant to be used as a brief summary of site results and the regulatory agencies' potential involvement with this property.

The site was found to contain approximately **84.11-acres of uplands and 3.93-acres of wetlands and other waters** within the jurisdiction of state and federal agencies. Please note that these calculations are based on an inspection boundary provided by the Escambia County property appraiser and an actual boundary survey may result in slightly different calculations. The jurisdictional boundaries were alphanumerically flagged with pink surveyor's tape, located via Trimble Geo7x GPS, and is depicted on the enclosed map using ArcMap 10.5 software. The following is a summary of our observations relating to the jurisdictional determination:

1. **General Observations:** The site is an 88.24-acre parcel that comprised the former Greyhound Race Track/Poker Room, which is currently closed. Remnants of the operation are still present;
2. **Vegetation:** The wetland area is dominated by slash pine, cypress, sweetbay magnolia, red maple, wax myrtle, cinnamon fern, pitcher plants, and bog buttons, and the upland area is dominated by longleaf pine, saw palmetto, live oak, blueberry, bracken fern, and gopher apple;
3. **Soils:** The soil survey indicates that the property is underlain by and Hurricane Sand (non-hydric), Foxworth (non-hydric), and Dorovan muck (hydric), which was confirmed by on-site soil pit excavation. Dark surface and redox were present in the wetland areas of the site;
4. **Hydrology:** Indicators of wetland hydrology include buttressing and multi-trunking.

FEDERAL JURISDICTION - U.S. ARMY CORPS OF ENGINEERS

The Federal agency responsible for regulating wetlands is the U.S. Army Corps of Engineers (COE). Technical guidelines outlined in the US Army Corps of Engineers Wetlands Delineation Manual (1987) were applied in the field for determining the presence and location of jurisdictional wetlands on the above referenced property.

Results: All parameters necessary for the COE to exert jurisdiction are present on the site. Please contact Biome for permitting guidance and suggestions.

Section 404 of the Clean Water Act (33 USC 1344) requires authorization from the Secretary of the Army, acting through the COE, for the discharge of dredged or fill material into all waters of the United States, including wetlands. Discharges of fill material generally include, without limitation: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; dams and dikes; artificial islands; property protection or reclamation devices such as riprap, groins, seawalls, breakwaters, and revetments; beach nourishment; levees; fill for intake and outfall pipes and sub-aqueous utility lines; fill associated with the creation of ponds; and any other work involving the discharge of fill or dredged material. A COE permit is required whether the work is permanent or temporary.

The basic premise of the dredge and fill program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. What this means is when you apply for a permit, you must show that you have, to the extent practicable:

- Reasonably avoided all wetland impacts;
- Minimized potential impacts on wetlands; and
- Provide compensation for any remaining unavoidable impacts.

STATE JURISDICTION - STATE OF FLORIDA

The State agencies responsible for regulating wetlands are the Florida Department of Environmental Protection (FDEP) and Northwest Florida Water Management District (WMD).

Results: All parameters necessary for the FDEP/WMD to exert jurisdiction are present on the site. Please contact Biome for permitting guidance and suggestions.

Similar to COE requirements, dredge and/or fill activities waterward of State's limits will require a permit under the Environmental Resource Permitting (ERP) program, Section 373, F.S., Chapters 62-4, 62-340 and 62-330, F.A.C. There is a state application permitting fee (based on acreage) and mitigation is usually required for permanent wetland impacts. Typically, permits are issued within 90 days of complete application. Please contact Biome for permitting guidance and suggestions or visit <http://www.biome.co/>

CONCLUSION

Based on our wetland jurisdictional determination, we have determined that the site appears to have approximately **84.11-acres of uplands and 3.93-acres of wetlands and other jurisdictional waters**. Our site visit documented wetlands within the jurisdiction of the COE and WMD/FDEP. Any proposal to impact wetlands will require permits from the applicable agencies. Please contact Biome for permitting guidance and suggestions.

A wetland delineation performed by an ecological consultant represents the professional opinion of the scientist that performed the work. The results of this jurisdiction are based on the professional opinion and experience of an environmental consultant. This report is intended for the sole use by the above listed addressee. Its contents may not be relied upon by other parties without the written consent of Biome Consulting Group.

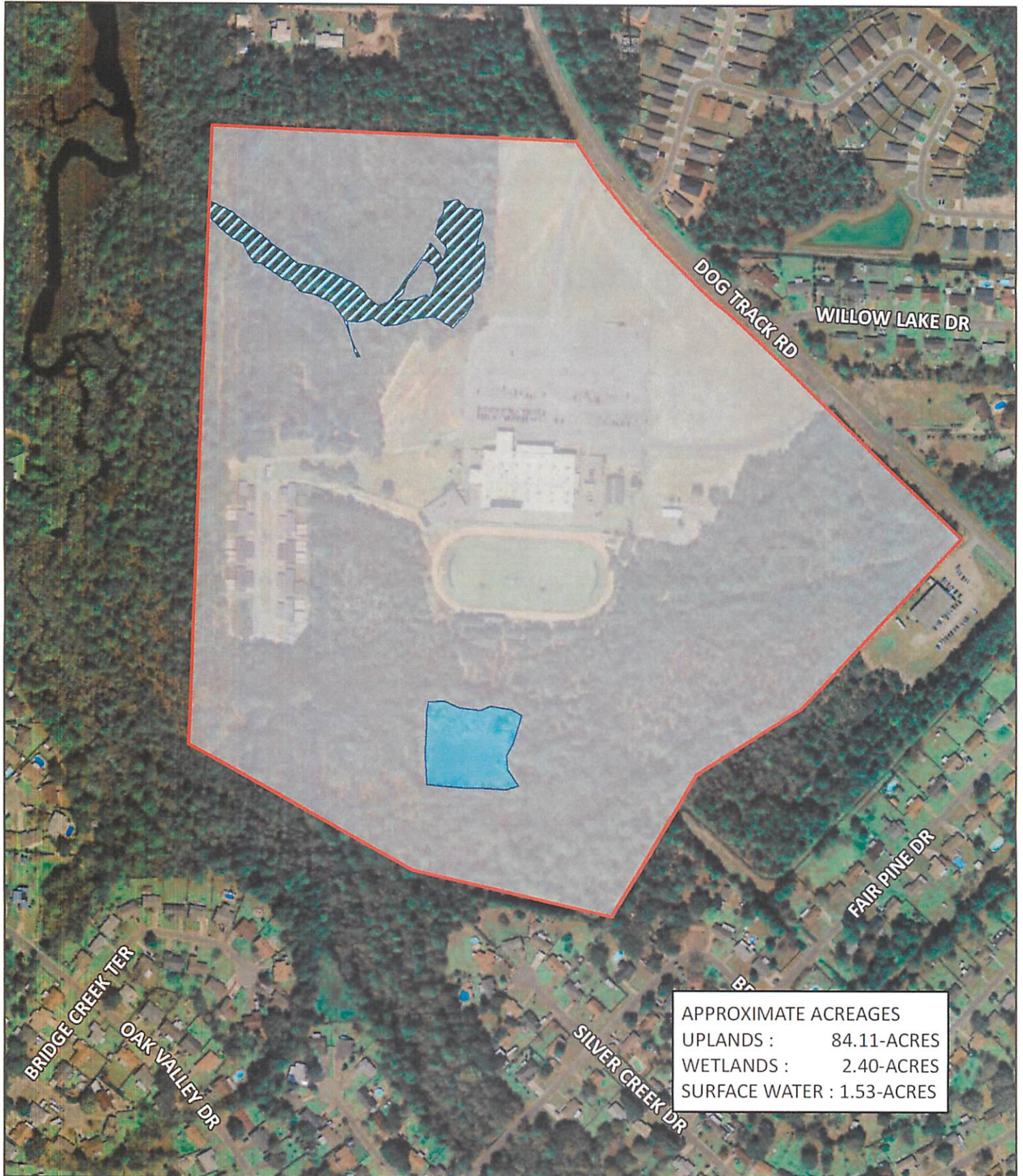
This concludes our assessment of the target property. If you require additional information, assistance, or clarification, please give us a call at 850.435.9367 or visit <http://www.biome.co/>. We look forward to assisting you in the future.

Sincerely,
Biome Consulting Group



Sean O'Toole
Managing Partner
Ecological Consultant
2415.006 Herons Landing

Attachment: Wetland Jurisdiction Map



APPROXIMATE ACREAGES	
UPLANDS :	84.11-ACRES
WETLANDS :	2.40-ACRES
SURFACE WATER :	1.53-ACRES

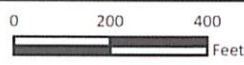
WETLAND JURISDICTION MAP
ESCAMBIA COUNTY
HERONS LANDING
25-2S-31-1303-000-000
HERONS LANDING DEV. LLC

LEGEND	
	INSPECTION BOUNDARY
	UPLANDS
	WETLANDS
	POND

AUTHOR:
 CBO
 4/7/2020




 1300 West Government St. Pensacola, FL 32502
 850.435.9167 www.biome.co



THIS IS NOT A SURVEY



Heron's Landing

May 15, 2020

Pensacola Greyhound Track discontinues live dog races

Kevin Robinson, Pensacola News Journal Published 1:32 p.m. CT Jan. 31, 2019



The Pensacola Greyhound Track & Poker Room is discontinuing its live greyhound racing. (Photo: Getty Images/Flickr Select)

There will be no more live dog races in Pensacola.

The Pensacola Greyhound Track & Poker Room's fall greyhound racing season ended Sept. 30, 2018, and races were supposed to resume Jan. 18, 2019. However, in November, [Florida voters passed an amendment](#) that will phase out live greyhound races statewide by 2021, so Pensacola track owner, PCI Gaming, has opted not to resume live races.

"The transition is complete and all team members impacted by the change were offered new job placement within the company," said an emailed statement from a PCI Gaming representative. "With the help of national partners, all greyhounds were successfully placed in good care."



Heron's Landing

Conclusion

88 +/- Acre former Pensacola Greyhound Parcel

Mixed Used Development

Pensacola, Florida

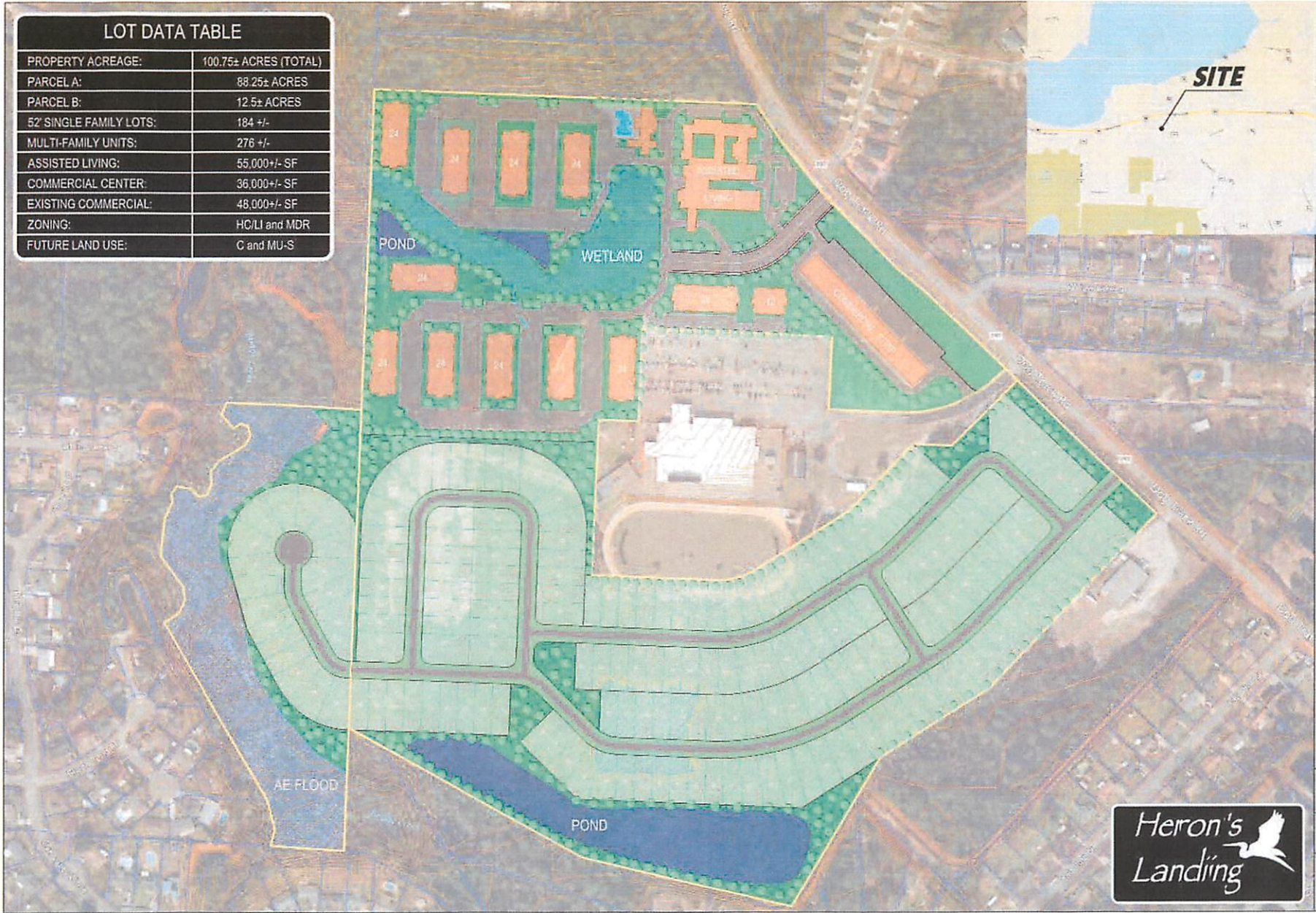
We believe the afore presented report sufficiently demonstrates that our request described herein be granted the change of Future Land Use to **MU-U**. We have provided the normal practices and normal standard of care in analyzing this criteria and addressed criteria set forth as follows:

1. Our comparative analysis of the impact of both the current and the proposed future land use categories on the following items adequately demonstrate consistency with the Comprehensive Plan for:
 - A. Sanitary Sewer
 - B. Solid Waste Disposal
 - C. Potable Water
 - D. Stormwater Management
 - E. Traffic
 - F. Recreation and Open Space
 - G. Schools
2. The data and analysis also supports the requested future land use category by reflecting a need for that category. This is demonstrated by the closure of the previous use as the Pensacola Greyhound Park and converting to a mixed-use development consistent with the current development trends.
3. Proximity to and impact on the following:
 - A. Wellheads (no wellhead locations within 2 miles of site).
 - B. Historically significant sites (available from Florida Master Site File, Division of Historical Resources; email sitefile@dos.state.fl.us) Requested.
 - C. Natural Resources, including wetlands **(See Supplement)**.
4. Analysis of consistency with the Escambia County Comprehensive Plan included in this report.
5. Applicable sections referenced and addressed herein.

Thank you for consideration of our application and the documentation supporting our request.

LOT DATA TABLE

PROPERTY ACREAGE:	100.75± ACRES (TOTAL)
PARCEL A:	88.25± ACRES
PARCEL B:	12.5± ACRES
52' SINGLE FAMILY LOTS:	184 +/-
MULTI-FAMILY UNITS:	276 +/-
ASSISTED LIVING:	55,000+/- SF
COMMERCIAL CENTER:	36,000+/- SF
EXISTING COMMERCIAL:	48,000+/- SF
ZONING:	HC/LI and MDR
FUTURE LAND USE:	C and MU-S

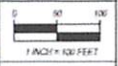


1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54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

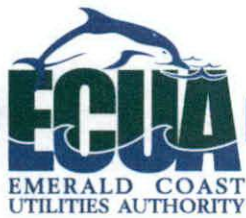
MULLINS, LLC
 9949A Belaton Avenue,
 Daphne, AL 36526
 (850) 828-8341



Preliminary Plan
Heron's Landing Master Plan
 Escambia County, FL
 10/24/2023 Heron's Landing LLC



SHEET NUMBER
1



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

June 23, 2020

Mullins, LLC
Attn: Joe A. Rector, Jr., PS
41 N. Jefferson Street, Suite 106
Pensacola, Florida 32502

RE: Heron's Landing
951 Dog Track Road
Pensacola, Florida 32506
Letter of Capacity Reservation

Dear Mr. Rector:

ECUA is in receipt of your inquiry concerning the availability of ECUA service/s for the above-referenced project. ECUA provides Potable Water Production Well and/or Wastewater Treatment Plant Capacity Letters exclusively to assist with your permitting efforts through Escambia County's development and concurrency review process. The administration of the concurrency review process is the sole responsibility of Escambia County, and ECUA plays no role in it.

For the purpose of concurrency review only, ECUA anticipates no problems in potable water production well capacity or wastewater treatment plant capacity for the flow rates indicated on your inquiry/request form. This letter is valid for a period not to exceed one (1) year from the date of issuance.

This letter does not guarantee that ECUA's existing water distribution or sanitary sewer collection infrastructure (mains, lift stations, etc.) in the area of your project are sufficient to serve your project; instead, this letter solely addresses potable water production well capacity and/or wastewater treatment plant capacity. Therefore, the project referenced above may require various extensions, additions, upgrades, and/or modifications to the existing ECUA water and/or sewer infrastructure that you, as the Developer, may be required to pay for and install as part of your project.

All extensions, additions, upgrades, and/or modifications to the potable water or sewer collection systems to serve this project must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements. Please submit your project to ECUA Engineering so we can work with your Engineer of Record to evaluate your project's potable water distribution and sanitary sewer collection system needs.

Sincerely,

Stacy N. Hayden, PE
Director of Engineering/ECUA

SNH/cwb

cc: Project File



Capacity Reservation Request Form
**Request for Water Well Capacity Reservation
and/or Wastewater Plant Capacity Reservation**

Date: 06/02/2020 Service Requested: Water Well Sewer Plant
Name of Project: Heron's Landing Area (Acres): 120.6

Project Address: 951 DOG TRACK RD

***THIS INFORMATION IS REQUIRED TO PROCESS APPLICATION (attach location map):**

Type Development: Residential Commercial Industrial _____ Other _____
(Explain) Mixed Use Development - Single family, townhomes and apartments

Number and/or Size of Units: approximately 184+/- single family lots, 144+/- townhomes, 288 apartments and a 48,000 commercial building

Estimated Flow: (Average Day) Water 184,800 Sewer 184,800

How will water and/or sewer be provided if not from ECUA? N/A

Special Requirements: Assumed that a master ECUA liftstation will be construction to serve all of the development.

Owner of Property: (type or print) PENSACOLA GREYHOUND RACING LLP
Address: 951 DOG TRACK RD Phone: _____

Developer: (type or print) Heron's Landing LLC
Address: _____ Phone: 850-766-6180

Engineer: (type or print) Mullins LLC, Pensacola, FL - Micah Jones, PE
Address: (type or print) 41 N Jefferson Street, Suite 106 Phone: 850-502-7160 Email: joe.rector@mullinsllc.net

Submitted By: (type or print) Joe A. Rector, Jr. Title: VP

Signature of Submitter: _____ Digitally signed by Joe A. Rector, Jr.
Date: 2020.06.03 13:14:54 -05'00' Title: VP

FOR ECUA USE ONLY:

Water Zone: North _____ South

Wastewater Treatment Plant: Bayou Marcus CWRP _____ Other _____

*****Note: This form does not address water distribution or sewer collection systems issues or capacities; instead, it only concerns water well production and/or wastewater treatment plant capacities.**

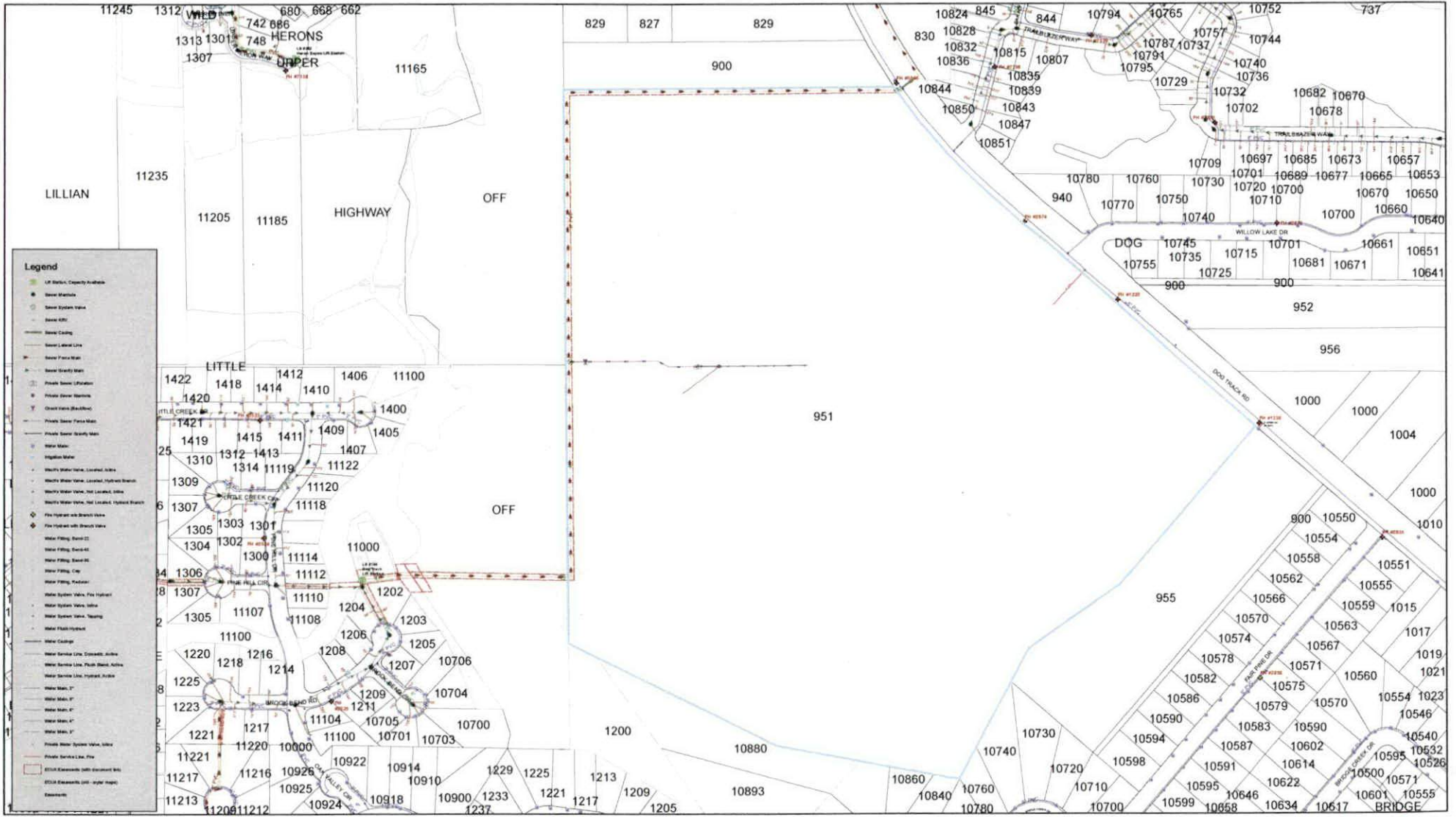
MULLINS, LLC

CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE

41 N. Jefferson Street, Suite 106, Pensacola, FL 32502
(850) 378-8141



951 Dog Track Rd



Legend

- UP Service Capacity Analysis
- Water Main
- Sewer System Valve
- Water Valve
- Water Casing
- Water Lateral Line
- Water Service Main
- Water Service Main
- Private Sewer Lateral
- Private Sewer Manhole
- Water Main
- Hydrant
- Water Valve - Located
- Water Valve - Located - Hydro Break
- Water Valve - Not Located - Side
- Water Valve - Not Located - Hydrant Branch
- Fire Hydrant - No Branch Valve
- Fire Hydrant - With Branch Valve
- Water Filling - Stand-Off
- Water Filling - Stand-Off
- Water Filling - Cap
- Water Filling - Pedestal
- Water System Valve - Fire Hydrant
- Water System Valve - Other
- Water System Valve - Tagging
- Water Stand-Off
- Water Casing
- Water Service Line - Crossed - Other
- Water Service Line - Flush - Stand-Off
- Water Service Line - Hydrant - Other
- Water Main - 12"
- Water Main - 10"
- Water Main - 8"
- Water Main - 6"
- Water Main - 4"
- Private Sewer System Valve - Other
- Private Sewer Lateral Line
- ETC (Excludes info contained here)
- ETC (Excludes info - other maps)
- Enclosure

ECUA
EMERALD COAST UTILITIES AUTHORITY

1 inch = 300 feet
Date: 6/23/2020

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.



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

General Data

Project Name: LSA 2020-02– Amending the Comprehensive Plan, Chapter 7, 2030 FLU map.

Location: 951 Dog Track Road

Parcel #s: 25-2S-31-1303-000-000

Acreage: 88.24 (+/-) acres.

Request: Commercial (C) to Mixed-Use Urban (MU-U).

Agent: **Joe A. Rector, Jr. -VP Mullins LLC, Agent for Pensacola Greyhound Racing LLP, Brent Pinkston.**

Meeting Dates: Planning Board, July 6, 2020
BCC August 6, 2020 (Transmittal)

Site Description and Summary of Proposed Amendment:

The parcel is located on the west side of Dog Track Road about .25 miles (+/-) south of the intersection West Highway 98/Lillian Highway and 1.5 miles (+/-) north of Blue Angle Parkway.

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.” “Range of Allowable Uses: 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.

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. The applicant provided in their application that an ECUA lift station will be required for the development. ECUA currently already provides water and sanitation to the existing structures on site. ECUA anticipates no problems in potable water production well capacity or wastewater treatment plant capacity for the flow rates. Any new proposed development will have a complete reviewed during the Development Review Process, as well must be designed, approved and constructed in accordance with ECUA's policies, procedures, and all applicable permitting requirements.

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: Based on the applicant's documentation the parcel is under the ECUA service area; the applicant did submit a letter from ECUA assuring there is capacity reservation availability from ECUA. Any proposed development will submit for a complete review and obtain approval from the Development Review Committee.

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 parcel fronts Dog Track Road which is a Escambia County maintained road, classified as a major collect roadway. Any new development will have to apply for review and approval thru the Development Review Committee.

Transportation & Traffic Operations (TTO) Comments – LSA-2020-01

TTO Staff has reviewed LSA-2020-02, 951 Dog Track Road. The requested Future land use change is from Commercial (C) to Mixed Use – Urban (MU-U) and is

scheduled for the July 6, 2020 Planning Board Meeting. Please see the below comments.

This segment of Dog Track Road has a two-lane typical section with two 12 foot travel lanes and a six foot wide path on the west side of the road. Dog Track Road has an approximate right-of-way width of 100 feet. The County does not have any proposed improvement projects scheduled for Dog Track Road in this area.

Per the Florida-Alabama TPO's Congestion Management Process Plan, Dog Track Road is classified as a major collector with a maximum LOS of D and a corresponding daily volume threshold of 17,700. Near the subject property, the daily volume on Dog Track Road for 2019 was recorded as 6,400.

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.

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: Based on the public records of Escambia County, the assigned schools that service this area are Blue Angels Elementary, Bailey Middle School and Escambia High School. The applicant has requested a letter from the Escambia County School District Facilities Planning Director, stating that capacity for this project meets the School Level of Service requirements.

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 the current Commercial FLU as intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development. MU-U FLU as 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. Residential density is limited to 25 dwelling units per acre. If the amendment is approved the proposed Future Land Use to MU-U would be consistent with the existing zoning; there would be a decrease on the intensity of the development, but it would potentially accommodate a proposed residential development and mixed-use development that would be compatible with the surrounding uses.

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: Based on the GIS wellhead protection areas layer, there are no wellhead protection areas within the parcel. 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 county did not receive a letter from the Historical Resources, Florida Master File. A request was made by the applicant. At the time of development review if any historic or archeological resources or structures are discovered, the county will request the appropriate guidance, direction, and technical assistance from the State, in accordance with current regulations.

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 (FWWCC) 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, FWWCC, 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 applicant stated that wetlands on-site have been identified and delineated. The applicant understands and will comply with the design and permitting processes requirements during the Site Plan Review process.

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 promote mixed uses in the urban areas, with compatible development.

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 applicant has stated the development of the site would result in roadways that meet the Escambia County Engineering Manuals Specifications for roadways of which the rights-of-ways would be dedicated to Escambia County. There were no capacity letters from supporting agencies addressing the availability of public services. Any new proposed project will be required to meet the current regulations, as

it relates to the availability of public services to support the requested densities and intensities.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA Ordinance 2020-02

Date: 6/17/2020

Date requested back by: 6/19/2020

Requested by: John C Fisher

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by *Kia M. Johnson*

Date Received: 6/17/2020

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2020-____

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 2S, RANGE 31W, AND WHICH IS IDENTIFIED AS PARCEL ID NUMBER 25-2S-31-1303-000-000 TOTALING 88.24(+/-) ACRES, LOCATED ON DOG TRACK ROAD, FROM COMMERCIAL (C) TO MIXED USE URBAN (MU-U); 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

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2020-02."

Section 3. Changes to the 2030 Future Land Use Map

1
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

- 8 (A) A parcel of land which is located within Section 25, Township 2S, Range
9 31W, parcel number 25-2S-31-1303-000-000 and totaling 88.24 (+/-) acres,
10 located on 951 Dog Track Road, as more particularly described in the
11 Boundary Survey produced by Merrill Parker Shaw, Inc., E. Wayne Parker,
12 a registered Florida land surveyor, dated 03/10/2010, attached as Exhibit
13 A, from Commercial (C) to Mixed-Use Urban (MU-U).
14

15 **Section 4. Severability**
16

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

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

23 It is the intention of the Board of County Commissioners that the provisions of this
24 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
25 sections, subsections and other provisions of this Ordinance may be renumbered or
26 relettered and the word "ordinance" may be changed to "section," "article," or such other
27 appropriate word or phrase in order to accomplish such intentions.
28
29
30
31
32
33
34

35 **THIS SPACE INTENTIONALLY BLANK**
36
37
38
39
40
41
42
43
44

1 **Section 6. Effective Date**

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

9
10 **DONE AND ENACTED** this _____ day of _____, 2020.

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

14
15
16 By: _____
17 Steven Barry, Chairman

18 ATTEST: PAM CHILDERS
19 CLERK OF THE CIRCUIT COURT

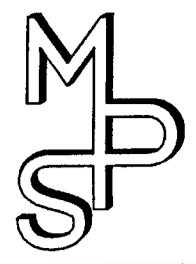
20
21
22 By: _____
23 Deputy Clerk

24 (SEAL)

25 This document approved as to form
26 and legal sufficiency.

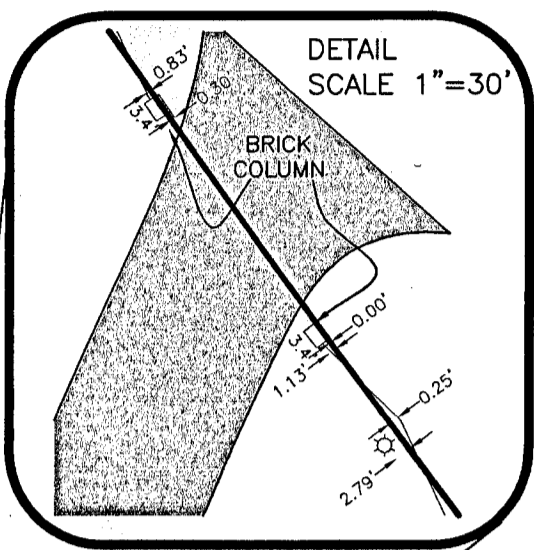
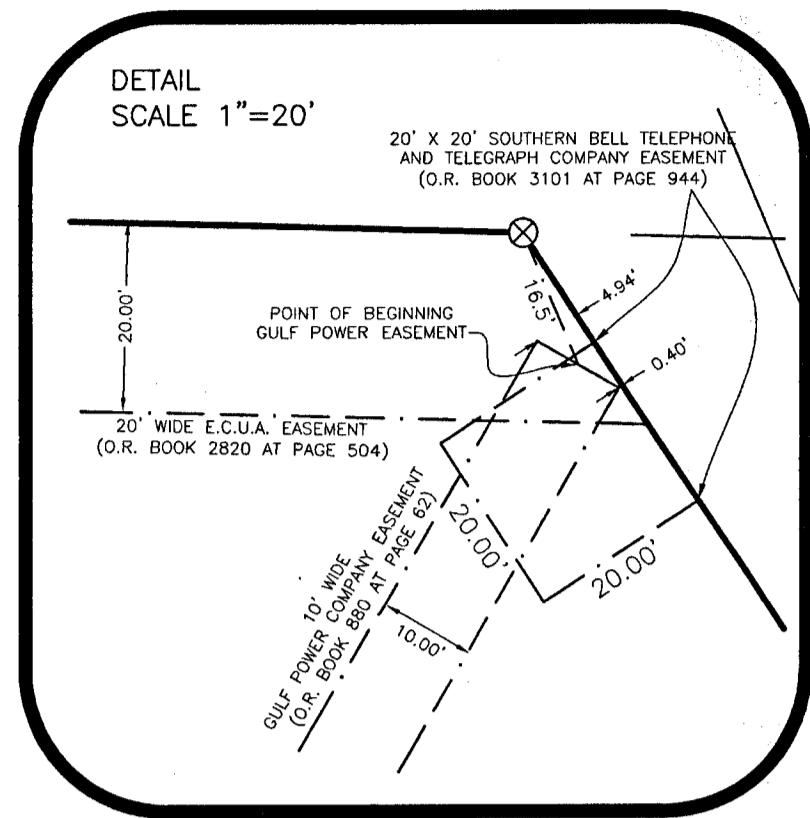
27 By Kia M. Johnson
28 Title Assistant County Attorney
29 Date 6/17/2020

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

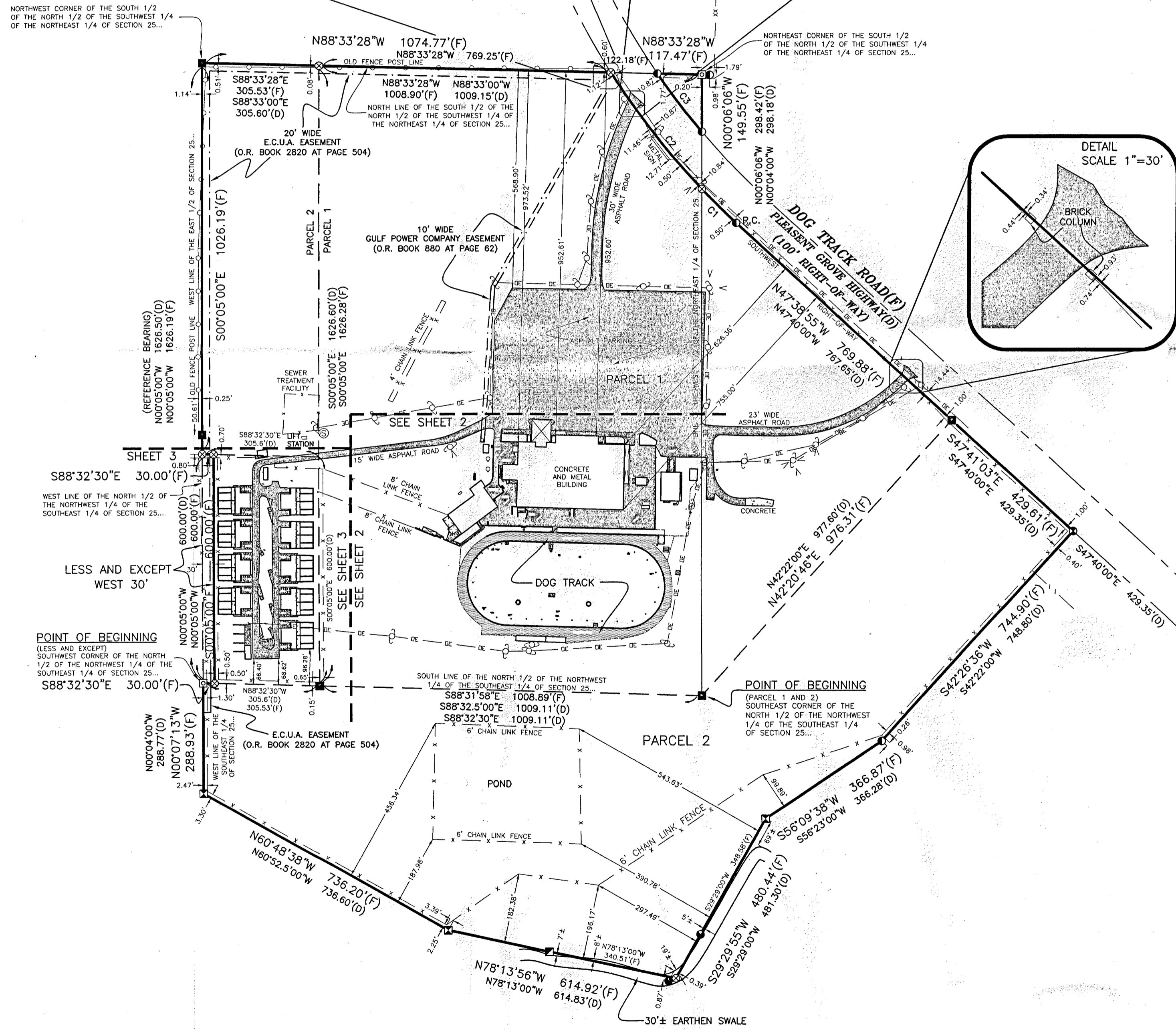
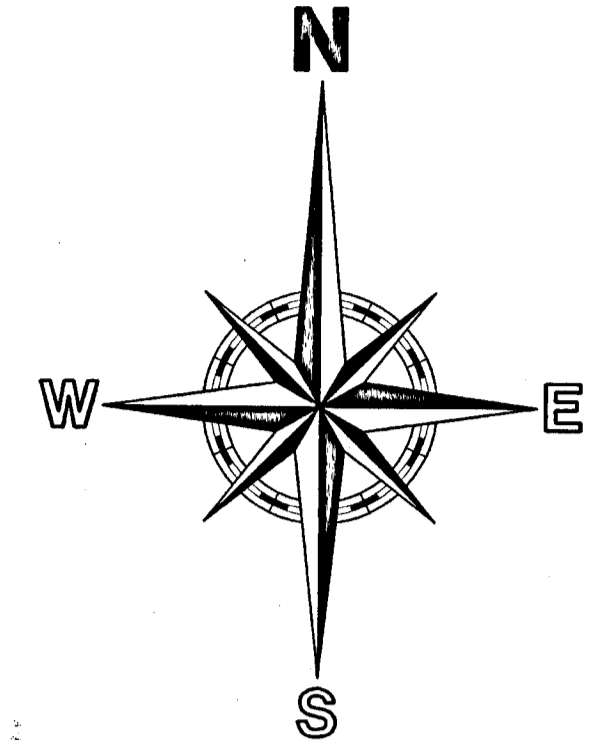
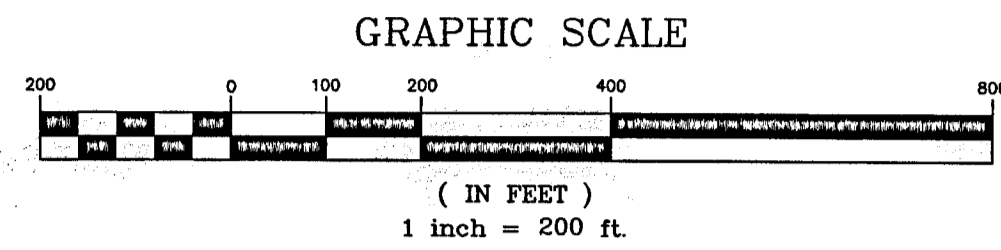


BOUNDARY SURVEY

OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1(F)	126.29	1961.29	3°41'21"	S45°46'43"E	126.27
C1(D)				N45°38'00"W	129.28
C2(F)	388.38	1961.29	11°20'45"	S38°15'40"E	387.74
C3(F)	192.62	1861.29	5°55'46"	S37°39'30"E	192.54



DESCRIPTION AS FURNISHED:

PARCEL 1
 THAT PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT IN THE SOUTHWEST RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY; THENCE NORTH 47°40' WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 787.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTH 45°38' WEST ALONG A CHORD DISTANCE OF 129.28 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 0°04' WEST ALONG SAID EAST LINE A DISTANCE OF 298.18 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 88°33' WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.15 FEET TO A POINT BEING A DISTANCE OF 305.6 FEET FROM A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 0°05' EAST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1626.6 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SAID POINT BEING A DISTANCE OF 305.6 FEET FROM THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°32'30" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.11 FEET TO THE POINT OF BEGINNING; LESS 100 FOOT RIGHT OF WAY PLEASANT GROVE HIGHWAY CROSSING NEAR THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25.

PARCEL 2
 BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 42°22' EAST A DISTANCE OF 977.6 FEET TO A POINT IN THE SOUTHWEST RIGHT OF WAY LINE OF THE PLEASANT GROVE HIGHWAY; THENCE SOUTH 47°40' EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 429.35 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 42°22' WEST A DISTANCE OF 748.8 FEET; THENCE SOUTH 56°23' WEST A DISTANCE OF 366.28 FEET; THENCE SOUTH 29°29' WEST A DISTANCE OF 481.3 FEET; THENCE NORTH 78°13' WEST A DISTANCE OF 614.83 FEET; THENCE NORTH 60°52'5" WEST A DISTANCE OF 736.6 FEET TO A POINT IN THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 0°04' WEST ALONG THE SAID WEST LINE A DISTANCE OF 288.77 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 0°05' WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 25 A DISTANCE OF 1626.5 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 88°33' EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 600.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88°32'30" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 1009.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:
 THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTH 0°05' WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 600.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88°32'30" EAST, 305.6 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0°05' EAST, 600.00 FEET TO A CONCRETE MONUMENT IN THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 305.6 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES:

- 1.) AN EASEMENT IN FAVOR OF GULF POWER COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 880 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- 2.) AN EASEMENT IN FAVOR OF E.C.U.A., AS RECORDED IN OFFICIAL RECORDS BOOK 2820 AT PAGE 504 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- 3.) AN EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3101 AT PAGE 944 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 25, TOWNSHIP-2-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AS PER THE DESCRIPTION AS FURNISHED.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED, DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. A TITLE COMMITMENT WAS PROVIDED TO MERRILL PARKER SHAW, INC., FROM FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT FILE NUMBER 09-0342, DATED MAY 8, 2009, FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
5. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
6. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
7. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTIONS. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
8. ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
9. THE DESCRIPTION AS FURNISHED OF PARCEL ONE DOES NOT MATHEMATICALLY CLOSE BY 1.39 FEET.
10. THE DESCRIPTION AS FURNISHED OF PARCEL TWO DOES NOT MATHEMATICALLY CLOSE BY 3.05 FEET.

DENOTES:

- ⊙ 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
- 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
- ⊙ 1/2" CAPPED IRON ROD, NUMBERED 1748 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 475 (FOUND)
- ⊙ 1/2" IRON ROD, UNNUMBERED (FOUND)
- 4"x4" CONCRETE MONUMENT WITH IRON PIPE (FOUND)
- 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 4"x4" CONCRETE MONUMENT, NUMBERED 3578 (FOUND)
- 4"x4" CONCRETE MONUMENT, NUMBERED 736 (FOUND)
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- (D) DEED INFORMATION
- (F) FIELD INFORMATION
- OR OFFICIAL RECORDS
- E.C.U.A. - ESCAMBIA COUNTY (EMERALD COAST) UTILITY AUTHORITY
- ⊗ SEWER MANHOLE
- ⊗ CHAIN LINK FENCE
- ⊗ WIRE FENCE
- ⊗ OVERHEAD ELECTRIC LINE
- ⊗ POWER POLE
- ⊗ FIRE HYDRANT
- ⊗ LIGHT POLE

CERTIFIED TO:

POARCH BAND OF CREEK INDIANS, PCI GAMING AUTHORITY
 CLARK PARTINGTON HART LARRY BOND AND STACKHOUSE
 FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
 4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. Wayne Parker 3/10/10
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
 STATE OF FLORIDA

COPYRIGHT © 2010 BY MERRILL PARKER SHAW, INC.
MERRILL PARKER SHAW, INC.
 PROFESSIONAL ENGINEERING & SURVEYING SERVICES
 4928 N. DAVIS HWY
 PENSACOLA, FL 32503
 FLORIDA CORPORATION NUMBER 7174
 PHONE: (850) 478-4823
 FAX: (850) 478-4824
 LICENSED SURVEYOR AND MAPPING

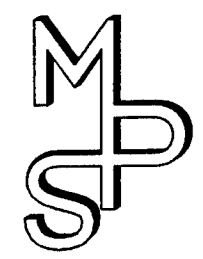
BOUNDARY SURVEY
 OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH,
 RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

REQUESTED BY: CARY HUSTON
 PREPARED FOR: CLARK PARTINGTON HART

NO.	DATE	APPR.	REVISIONS:

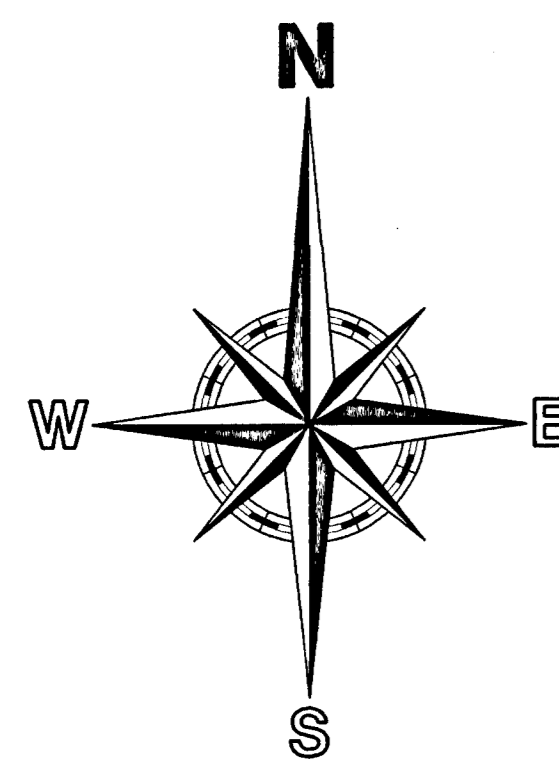
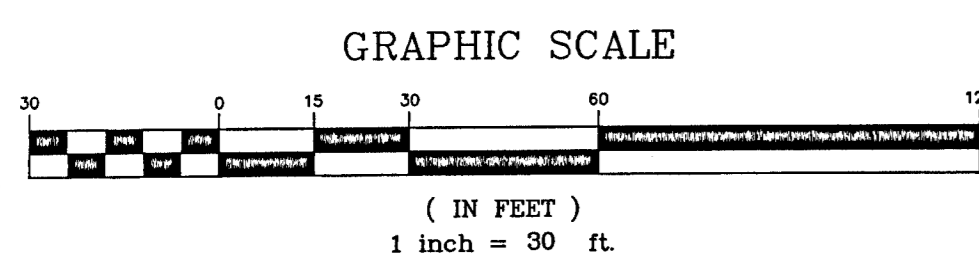
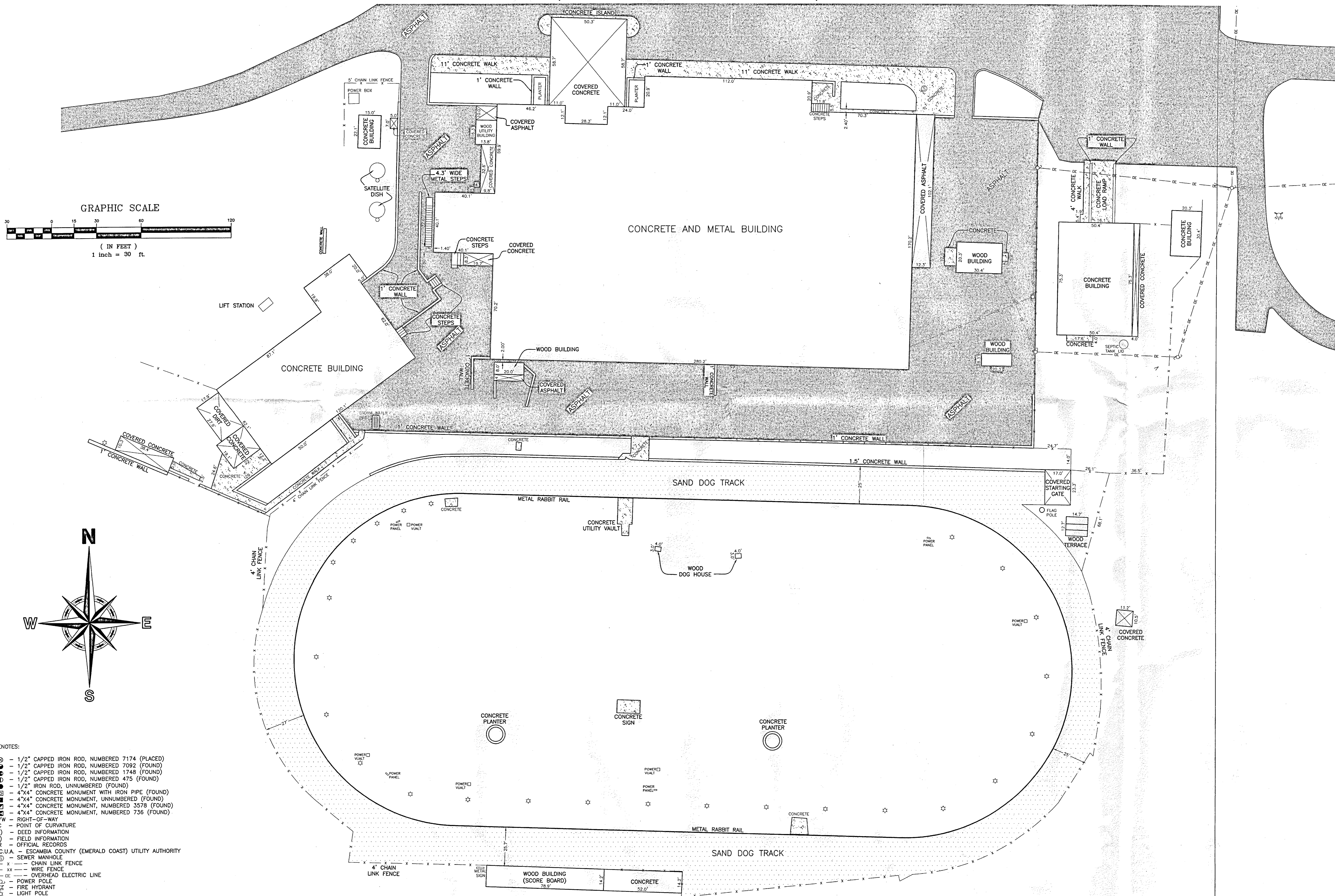
SCALE: 1" = 200'
 DRAWN: AES
 CHECKED: EWP
 DATE: 03/09/10
 FIELD DATE: 2/22/10 - 3/4/10
 FIELD BOOKS: 182, 183, PAGES: 1-5, 1-3

JOB NO. SHEET
 10- 1 OF 3
 4295
 -S-1



BOUNDARY SURVEY

OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

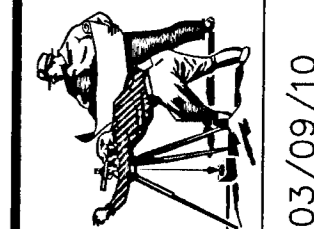


- DENOTES:**
- ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 1748 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 475 (FOUND)
 - ⊙ - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT WITH IRON PIPE (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, NUMBERED 3578 (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, NUMBERED 736 (FOUND)
 - R/W - RIGHT-OF-WAY
 - PC - POINT OF CURVATURE
 - (D) - DEED INFORMATION
 - (F) - FIELD INFORMATION
 - OR - OFFICIAL RECORDS
 - E.C.U.A. - ESCAMBIA COUNTY (EMERALD COAST) UTILITY AUTHORITY
 - ⊙ - SEWER MANHOLE
 - X — CHAIN LINK FENCE
 - XX — WIRE FENCE
 - DE — OVERHEAD ELECTRIC LINE
 - P — POWER POLE
 - FH — FIRE HYDRANT
 - LP — LIGHT POLE

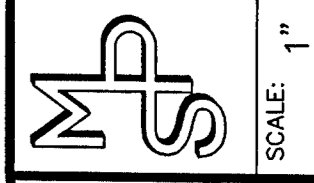
COPYRIGHT © 2010 BY MERRILL PARKER SHAW, INC.

NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND LICENSE NUMBER OF LICENSED SURVEYOR AND MAPPER



MERRILL PARKER SHAW, INC.
PROFESSIONAL ENGINEERING & SURVEYING SERVICES
4888 N. DAVIS HWY.
PENSACOLA, FL 32503
FLORIDA CORPORATION NUMBER 7174
PH: (850) 478-4923
FAX: (850) 478-4924

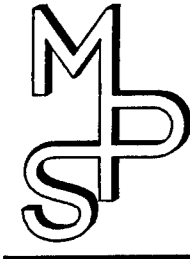


BOUNDARY SURVEY
OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

JOB NO.	SHEET
10-4295	2 OF 3

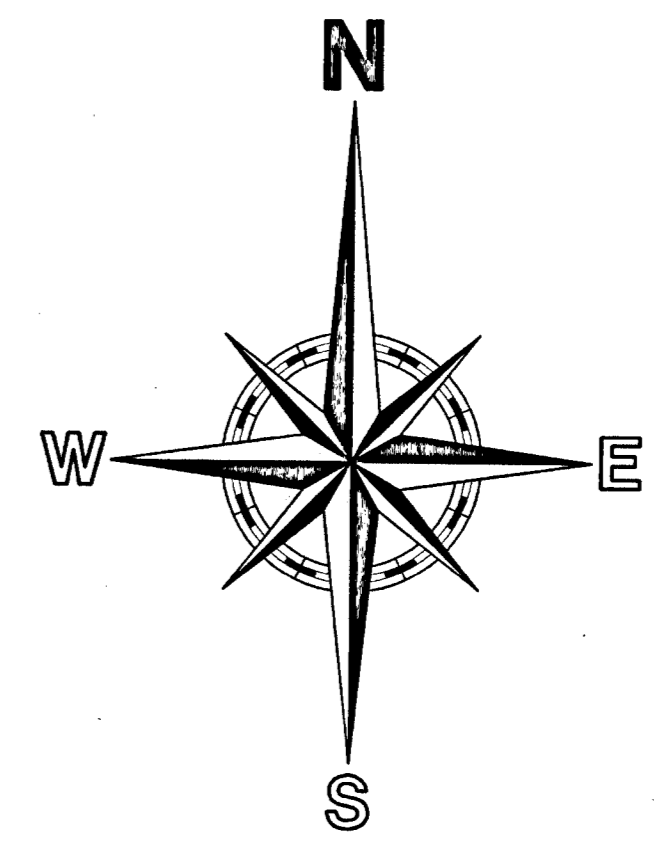
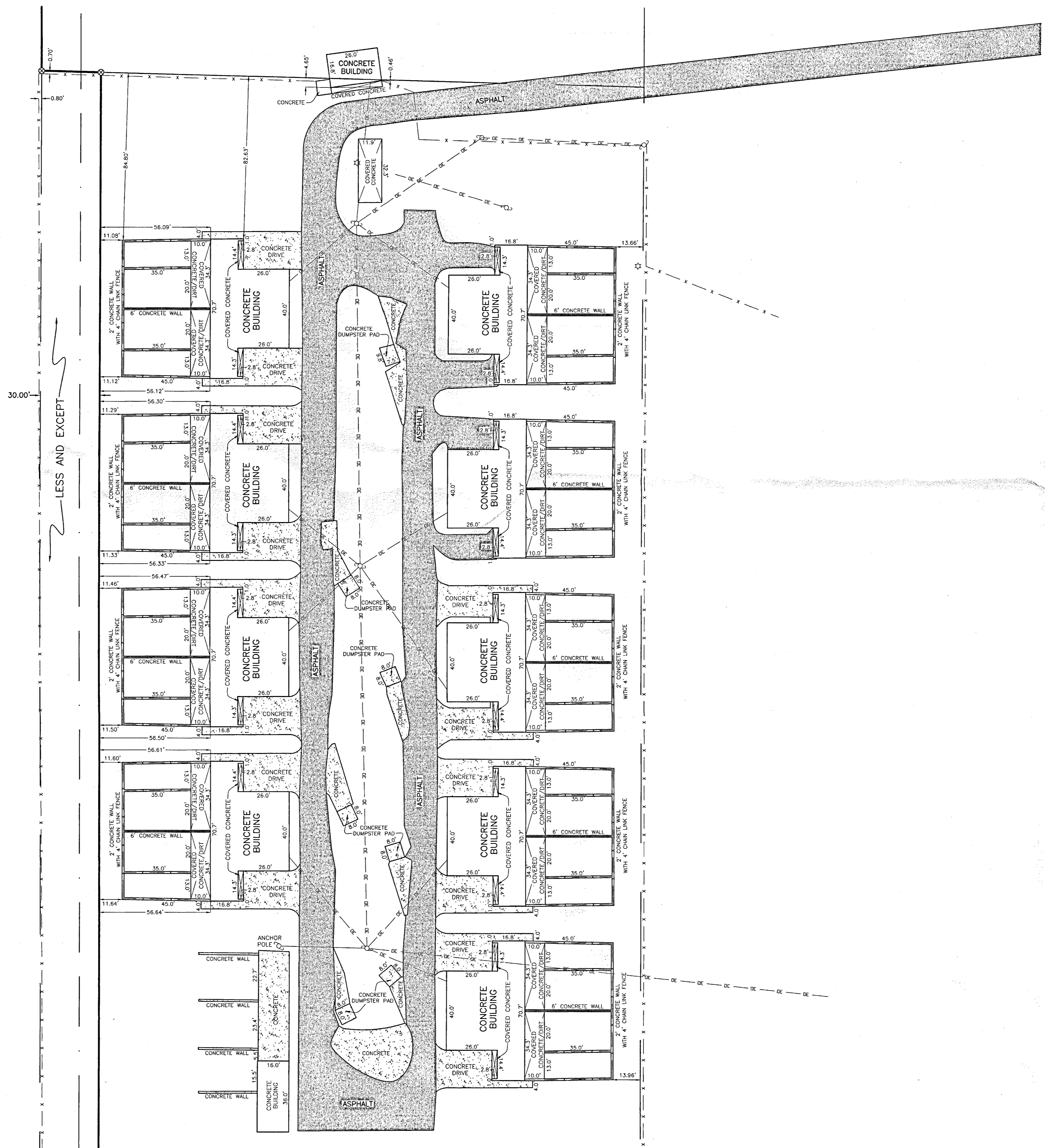
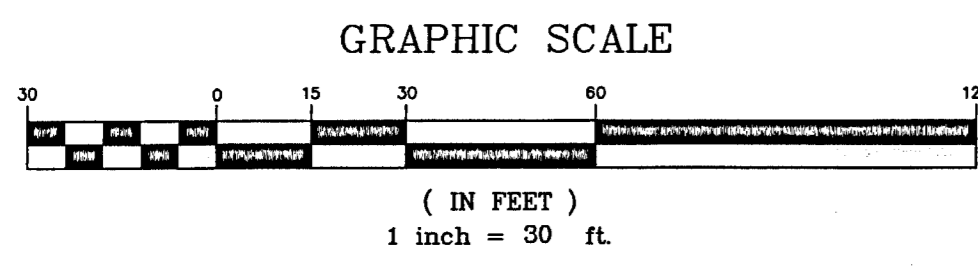
SCALE: 1" = 30'
FIELD DATE: 2/22/10 - 3/4/10
DRAWN: AES
CHECKED: EWP
DATE: 03/09/10
FIELD BOOKS: 182, 183, PAGES: 1-5, 1-3

REQUESTED BY: GARY HUSTON
PREPARED FOR: CLARK PARTINGTON HART



BOUNDARY SURVEY

OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



- DENOTES:**
- ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7092 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 1748 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 475 (FOUND)
 - ⊙ - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT WITH IRON PIPE (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, NUMBERED 3578 (FOUND)
 - ⊙ - 4"x4" CONCRETE MONUMENT, NUMBERED 736 (FOUND)
 - R/W - RIGHT-OF-WAY
 - PC - POINT OF CURVATURE
 - (D) - DEED INFORMATION
 - (F) - FIELD INFORMATION
 - OR - OFFICIAL RECORDS
 - E.C.U.A. - ESCAMBIA COUNTY (EMERALD COAST) UTILITY AUTHORITY
 - ⊙ - SEWER MANHOLE
 - CHAIN LINK FENCE
 - xx - WIRE FENCE
 - OE - OVERHEAD ELECTRIC LINE
 - ⊙ - POWER POLE
 - ⊙ - FIRE HYDRANT
 - ⊙ - LIGHT POLE

NO. DATE APPR.

NOT VALID WITHOUT THE SIGNATURE AND LICENSE NUMBER OF LICENSED SURVEYOR AND MAPPER

MERRILL PARKER SHAW, INC.
 PROFESSIONAL ENGINEERING & SURVEYING SERVICES
 4828 N. DAVIS HWY
 PENSACOLA, FL 32503
 FLORIDA CORPORATION NUMBER 7174
 PH: (850) 478-4823
 FAX: (850) 478-4824

SCALE: 1" = 30'
 DRAWN: AES
 CHECKED: EWP
 DATE: 03/09/10

FIELD DATE: 2/22/10 - 3/4/10
 FIELD BOOKS: 182, 183, 183, PAGES: 1-5, 1-3

BOUNDARY SURVEY
 OF A PORTION OF SECTION 25, TOWNSHIP-2-SOUTH,
 RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

REQUESTED BY: GARY HUSTON
 PREPARED FOR: CLARK PARTINGTON HART

COPYRIGHT © 2010 BY MERRILL PARKER SHAW, INC.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. D.

Meeting Date: 07/06/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Definitions, Section 6-0.3 Terms Defined

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 6, Definitions, Section 6-0.3 Terms Defined

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending the following section to change the effective date for a lot of record from February 8, 1996 to April 16, 2015: Chapter 6, Definitions, Section 6-0.3 Terms Defined.

BACKGROUND:

In 2007, the BCC adopted an ordinance bringing the Lot of Record date to February 8, 1996, the date the original LDC became effective with the State. In 2015, the current LDC was adopted with new, consolidated zoning districts, and the Property Appraiser's office began requiring zoning sign off to split or join existing parcels. These changes have effectively ended the creation of nonconforming parcels but those created from 1996-2015 still exist.

Updating the Lot of Record date will remedy most of these nonconforming parcels and allow for analysis of data, something the current static Lot of Record maps cannot.

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

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Lot of Record Ordinance

Date: 06/29/2020

Date requested back by: ASAP

Requested by: Andrew Holmer

Phone Number: 595-3466



(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: 6/29/2020

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

ORDINANCE NUMBER 2020-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, AMENDING THE FOLLOWING SECTION TO CHANGE THE EFFECTIVE DATE FOR A LOT OF RECORD FROM FEBRUARY 8, 1996 TO APRIL 16, 2015: CHAPTER 6, DEFINITIONS, SECTION 6-0.3 "TERMS DEFINED"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County that the following regulation is hereby adopted.

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 6 DEFINITIONS, Section 6-0.3 "TERMS DEFINED" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 6-0.3 Terms defined.

Lot of record. A lot that is part of a subdivision that has been recorded in the official records of Escambia County, or a lot or parcel described by metes and bounds, and the description of which has been so recorded or accepted on or before ~~February 8, 1996~~ April 16, 2015. A lot of record does not include contiguous multiple lots under single ownership.

Section 2. Severability.

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 3. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes (2018), and that the

1 sections of this ordinance may be renumbered or relettered and the word "ordinance" may
2 be changed to "section," "article," or such other appropriate word of phrase in order to
3 accomplish its intentions.

4 **Section 4. Effective date.**

5 This ordinance shall become effective upon filing with the Department of State.

6 **DONE AND ENACTED** this ____ day of _____, 2020.

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

9
10
11 By: _____
12 Steven Barry, Chairman

13
14 ATTEST: PAM CHILDERS
15 CLERK OF THE CIRCUIT COURT

16
17
18 By: _____
19 Deputy Clerk

This document approved as to form
and legal sufficiency.

20 By: Kim M. Johnson
21 Title: Assistant County Attorney
22 Date: 6-30-2020

23
24 (SEAL)

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. A.

Meeting Date: 07/06/2020

Issue: Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2018/2019

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2018/2019

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2018/2019 Comprehensive Plan Annual Report.

BACKGROUND:

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

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

No additional personnel are required for implementation of this report.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

Attachments

[Comp Plan Annual report 2018-2019](#)

Escambia County Comprehensive Plan Implementation Annual Report 2018/2019



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

June 22, 2020

EXECUTIVE SUMMARY

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

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

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

As a result of the adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2018/2019:

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

This report was prepared by the Development Services Department.

COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

JANICE P. GILLEY, *County Administrator*

WESLEY HALL, *Assistant County Administrator, (Community and Administrative)*

J. TAYLOR "CHIPS" KIRSCENFELD, *Deputy County Administrator, (Natural Resources Management Director)*

DEBBIE BOWERS, *Assistant County Administrator, (Infrastructure and Public Safety)*

WES MORENO, *Deputy County Administrator, (Public Works/Road Department Director)*

HORACE L. JONES, *Development Services Director*

JOY JONES, P.E., *Engineering Director*

SHARON HARRELL, *Interim Budget Manager, Budget Office*

JASON ROGERS, *Public Safety Director*

PAUL WILLIAMS, *Interim Fire Chief*

RICH POWELL, *Chief Corrections Officer/Director*

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

Annual Report Prepared By: Development Services Department

ALLYSON LINDSAY, *Urban Planner II*

CALEB MACCARTEE, *Urban Planner II*

JOHN FISHER, *Senior Planner*

JUAN LEMOS, *Senior Planner*

TABLE OF CONTENT

1.0 MOBILITY ELEMENT

Interlocal Agreement.....5

Infrastructure Impact Report..... 5

Annual Assessment..... 5-6

2.0 HOUSING

Neighborhood Enterprise Foundation..... 7-8

3.0 COASTAL MANAGEMENT ELEMENT

Development Impact Analysis.....9

Intergovernmental Task Force..... 9

Beach and Shoreline Regulations..... 10

Population Projections.....11

4.0 INTERGOVERNMENTAL COORDINATION

Growth and Development Trends.....12-13

1.0 MOBILITY ELEMENT

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

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

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

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

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

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

d. Number of units approved in preliminary and final subdivision plats.

e. Number of site plans for commercial projects approved.

f. Number of communication towers approved.

g. Number of variances and/or conditional use requests and approvals.

h. Number of rezoning requests/approvals.

i. Number of future land use amendments.

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

Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg. Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezoning Approval	Future Land Use Amendment
AIPD-1	N/A	0	0	1	0	0	0	0	0	0	0
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
AIPD-1	AREA B	0	0	0	0	0	0	0	0	0	0
AIPD-1	APZ-1	0	0	0	0	0	0	0	0	0	0
AIPD-1	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
AIPD-1	APZ-2	0	0	0	0	0	0	0	0	0	0
AIPD-1	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
AIPD-1	CZ	0	0	0	0	0	0	0	0	0	0
AIPD-2		0	294	3	0	0	0	0	0	1	0

2.0 HOUSING ELEMENT

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

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

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

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

Escambia County and the City of Pensacola jointly participate in the State Housing Initiatives Partnership Program under an interlocal agreement, and formation of the AHAC is mandatory under Section 420.9076, F.S. The SHIP Interlocal provides for the City of Pensacola to solicit and appoint a representative from the City of Pensacola Planning Board and a citizen that resides in the City of Pensacola. All other appointees will be solicited through the County. All appointments will be jointly approved by the BCC and PCC.

The Neighborhood Enterprise Division seeks to increase the supply of affordable housing through a variety of rental and homeownership programs for the community's low- and moderate-income residents, as well as encourage neighborhood and housing sustainability through the preservation and rehabilitation of existing housing stock.

NED provides the administrative, fiscal and technical support required to plan, design and deliver quality housing, community development and related services. The division is responsible for programs such as the [Neighborhood Renewal Initiative Grant Program](#), [Homebuyer Programs](#) and [Homeowner Repair Programs](#).

Escambia County and the city of Pensacola jointly administer the State Housing Initiatives Partnership, or SHIP, program. This program provides first-time homebuyers loans of up to \$7,500 for income eligible borrowers for down payment and closing cost assistance. Assistance is provided in the form of a five-year forgivable loan, provided that the buyer does not sell, rent, or transfer within that time frame and retains the

property as principal residence. Maximum sales price is \$189,000. Funding is available on a first qualified, first served basis. For more information, call 850-858-0350.

OBJ COA 1.3 Population Evacuation

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

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

https://www.ecrc.org/programs/community_and_economic_development/emergency_planning/index.php

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

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

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

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

Two (2) of the HMGP projects were withdrawn due to acquisition failure.

Two (2) of the HMGP projects are complete.

One (1) HMGP is a Global Match Project utilized to leverage as match funding is complete.

One (1) HMGP is awaiting grant approval to initiate the construction phase.

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

7 out of 7 completed- NRCS (Natural Resource Conservation Service) Emergency Watershed Protection Projects.

A drainage needs assessment list was also developed following the April 2014 storm event, of which currently includes 260 identified drainage projects, with 11 completed, 15 in design, and 2 under construction, as of May 2020.

OBJ COA 2.3 Beach and Dune Protection

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

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

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.

Chapter 5 General Requirements.

Section 5.06 Population projections.

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

2020–2045 Estimates for April 2019, Population 321,134

RANGE	2020	2025	2030	2035	2040	2045
LOW	314,100	319,200	321,500	322,100	321,800	321,600
MEDIUM	324,000	336,400	345,800	353,000	359,300	365,200
HIGH	333,600	354,800	374,200	389,700	404,100	418,200

https://www.bebr.ufl.edu/sites/default/files/Research%20Reports/projections_2020.pdf

4.0 INTERGOVERNMENTAL COORDINATION

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

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

Growth & Development Trends FY 2018/2019

<i>Planning Board Case by Type</i>	Number of Cases
<i>Small-Scale Map Amendments</i>	3
<i>Large-Scale Map Amendments</i>	2
<i>LDC Amendments</i>	4
<i>Comp Plan Amendments</i>	1
<i>Planned Unit Development PUD</i>	1
<i>Rezoning Cases</i>	14
<i>Vested Rights</i>	2
<i>Opt Out</i>	0
<i>PUD</i>	1
<i>Total Number of Planning Board Cases</i>	28

DRC PROJECTS FISCAL YEAR Oct 2018-Sept 30, 2019

<i>Type of Projects</i>	Number of Projects
<i>Final Plat</i>	17
<i>Minor Subdivisions</i>	7
<i>Masterplans</i>	4
<i>Construction Plans</i>	3
<i>Preliminary Plat</i>	7
<i>Preliminary Plat/Construction Plan</i>	13
<i>Major Site Plans</i>	63
<i>Minor Site Plans</i>	26
<i>Borrow Pits</i>	1
<i>Total Number of DRC Projects</i>	141

Escambia County Board of Adjustment Cases

(October 1, 2018 – September 30, 2019)

CASE TYPE	Number of Cases
<i>Administrative Appeals</i>	1
<i>Conditional Uses</i>	14
<i>Extensions to Development Orders</i>	0
<i>Variances</i>	4
Total Number of Cases	19



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. B.

Meeting Date: 07/06/2020

Agenda Item:

RVs Allowed for Living in District 5 Where Mobile Homes are Allowed Discussion.

Attachments

Draft Ordinance

1 **Planning Board 7-6-20 meeting discussion item**
2 **Draft of proposed recreational vehicle LDC provisions**

3 **ORDINANCE NUMBER 2020-_____**

4 **AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING**
5 **PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE**
6 **LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS**
7 **AMENDED, AMENDING CHAPTER 4, SECTION 4-7.9 “OUTDOOR**
8 **STORAGE,” TO REMOVE REQUIRED ON-PREMISES OWNER**
9 **RESIDENCE FOR A RECREATIONAL VEHICLE STORED ACCESSORY**
10 **TO A DWELLING; AND AMENDING SECTION 4-7.10 “RECREATIONAL**
11 **VEHICLES,” TO EXPAND THE USE OF RECREATIONAL VEHICLES AS**
12 **LIVING QUARTERS AND ESTABLISH RELATED USE STANDARDS;**
13 **PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN**
14 **THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

15 **WHEREAS**, the Legislature of the State of Florida has, in Chapter 125, Florida
16 Statutes, conferred upon local governments the authority to adopt regulations designed
17 to promote the public health, safety, and general welfare of its citizenry; and,

18 **WHEREAS**, recreational vehicles are not dwelling units but can, nonetheless,
19 provide useful temporary living quarters beyond their primary recreational, camping, and
20 travel uses; and,

21 **WHEREAS**, the use of recreational vehicles as living quarters outside of duly
22 licensed campgrounds, recreational vehicle parks, or mobile home parks requires land
23 use standards to protect the public health, safety, and general welfare;

24 **NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners
25 of Escambia County that the following regulation is hereby adopted.

26 **Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development
27 Code of Escambia County, Chapter 4, Location and Use Regulations, Section 4-7.9,
28 Outdoor storage, is hereby amended as follows (words underlined are additions and
29 words ~~stricken~~ are deletions):

30 **Sec. 4-7.9 Outdoor storage.**

31 **General.** Where the LDC allows any outdoor storage of equipment, goods, junk,
32 material, or merchandise, the storage shall comply with the regulations of this section
33 unless specifically identified in the LDC as exempt from these regulations. The

1 regulations are intended to allow outdoor storage, including retail display, while assuring
2 it is not a hazard to public health and safety, does not have a depreciating effect on
3 adjacent property values, and does not create nuisance conditions. Unless specifically
4 identified as a principal use, outdoor storage in all zoning districts is limited to items
5 accessory (subordinate and incidental) to a permitted principal use on the same parcel,
6 and complying with the provisions of this section.

7 **(a) Exemptions.** The following storage is exempt from the regulations of this section:

8 **Construction and landscaping.** Construction and landscaping materials and
9 equipment incidental to ongoing construction or landscaping activities within the
10 parcel on which the materials and equipment are stored.

11 **(b) Residential uses.** Outdoor storage for all residential uses is limited to items
12 accessory to the use of a dwelling, on the lot occupied by the dwelling, and
13 complying with the following conditions:

14 **(1)** Rear or side yard storage of firewood for the purpose of consumption only by
15 those residing on the premises.

16 **(2)** Recreational vehicle storage if the vehicle is ~~the property of a person residing on~~
17 ~~the premises, is licensed and operable,~~ and is stored no closer than five feet from
18 a side or rear lot line. Additionally, such stored vehicles shall not encroach on a
19 public right-of-way or public sidewalk.

20 **(3)** Items not intended for outdoor use or storage shall not be stored outdoors
21 regardless of resistance to deterioration by the elements.

22 **(c) Retail display.** Outdoor retail display shall comply with the following standards:

23 **(1) Accessory.** The display shall be accessory to a permitted retail use on the
24 same parcel.

25 **(2) Access.** The display shall not be located where it will interfere with any required
26 vehicular or pedestrian access, including access to public rights-of-way, parking
27 stalls, loading zones, driveways, drive aisles, fire lanes, hydrants, alarms,
28 emergency exits, or sidewalks. Additionally, displays shall not interfere with any
29 sight visibility triangles prescribed in Chapter 5, or any utilities, services or
30 drainage systems.

31 **(3) Order.** Items displayed shall be maintained in a neat and orderly manner.

32 **(4) Height.** The height of items displayed shall not exceed the height of any
33 required screening.

34 **(5) Condition of approval.** The location of permissible display area shall be
35 established as a condition of any applicable county approval for a retail use.

36

1 To regulate outdoor storage and determine the proper screening requirements for such
 2 storage, the following storage categories and standards are established:

Class	Description for Outdoor Storage
Class 1	<ul style="list-style-type: none"> • Construction materials on active construction sites.
Class 2	<ul style="list-style-type: none"> • Live plants not displayed for sale. • Goods incidental to agriculture or the provision of agricultural services.
Class 3	<ul style="list-style-type: none"> • Vehicles, including recreational, trailers, construction, and watercraft, at dealerships or a mini-warehouse. • Retail funerary sales.
Class 4	<ul style="list-style-type: none"> • Items outdoors during business hours.
Class 5	<ul style="list-style-type: none"> • Vehicles including recreational, trailers, construction, and watercraft excluding vehicles located at residences. • Hazardous or toxic substances • The storage, sale, dismantling, or other processing of used or waste goods or materials that are not intended for reuse in their original forms. • Materials or equipment. • Storage of vehicles or equipment for maintenance, repair, or servicing. • Raw or finished materials incidental to manufacture, processing, fabrication, assembly, treatment, and packaging of products. • The storage incidental to offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles.

3

(A) Standard	(B) Class 1	(C) Class 2	(D) Class 3	(E) Class 4	(F) Class 5
Yard or driveway.					
Rear yard unless the area is screened in accordance with LDC Section 7.01.06.E.					
Standard A-2 buffer is required where abutting any residential district.					
Screened in accordance with LDC Section 7.01.06.E.					

4 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development
 5 Code of Escambia County, Chapter 4, Location and Use Regulations, Section 4-7.10,
 6 Recreational vehicles, is hereby amended as follows (words underlined are additions and
 7 words ~~stricken~~ are deletions):

1 **Sec. 4-7.10 Recreational vehicles.**

2 ~~Recreational vehicles are designed primarily as temporary living quarters for~~
3 ~~recreational, camping, or travel use. Except under the disaster recovery temporary use~~
4 ~~provisions of this chapter, the use of a recreational vehicle as living quarters for more~~
5 ~~than 14 days in any calendar year is prohibited except in duly licensed campgrounds or~~
6 ~~mobile home parks. All recreational vehicles located in residential districts, except for~~
7 ~~those being stored and not occupied and located on the same lot with the principal~~
8 ~~structure, shall be removed within 60 days from notification.~~

9 Recreational vehicles (RVs), as defined in Chapter 6, are designed primarily as
10 temporary living quarters for recreational, camping, or travel use. The use and outdoor
11 storage of RVs is limited by the following:

12 **(1) Outdoor storage.** The outdoor storage of an unoccupied RV is allowed
13 accessory to a residential dwelling as authorized conditionally by the outdoor
14 storage section of this article. For all other land uses, outdoor RV storage is
15 limited to that specifically authorized by the applicable zoning district. No RV
16 storage is authorized to encroach on a public right-of-way or access easement.

17 **(2) Living Quarters.** The use of a RV as living quarters for more than 14 days in
18 any calendar year is prohibited outside of duly licensed campgrounds, RV parks,
19 or mobile home parks, except as specifically authorized herein. Use of a RV as
20 living quarters for any period requires authorization of the landowner and
21 compliance with the following as applicable:

22 **a. Short-term use.** In any zoning district, short-term use (no more than 14 days
23 in any calendar year) of a single RV as living quarters outside of a duly
24 licensed campground, RV park, or mobile home park may be authorized on a
25 parcel by land use certificate, provided the RV complies with the use
26 standards of this section and remains fully licensed and ready for highway
27 use. Such readiness requires that the RV be on wheels or a jacking system,
28 be attached to the site only by quick-disconnect type utilities and security
29 devices, and have no permanent attachments such as additions, rooms,
30 stairs, decks or porches.

31 **b. Use within District 5.** For any parcel within the established limits of BCC
32 commissioner District 5, RV use as living quarters for more than 14 days in a
33 calendar year may be authorized on the parcel by land use certificate,
34 provided the parcel and RV placement comply with the following conditions in
35 addition to the RV use standards of this section:

- 36 **1. Manufactured home use.** The zoning of the parcel specifically includes
37 individual manufactured (mobile) homes among the permitted residential
38 uses of the district.
- 39 **2. Not platted.** The parcel is not within a platted subdivision.
- 40 **3. Lot of record.** The parcel is a lot of record as defined in Chapter 6.
- 41 **4. One per parcel.** The RV is the only RV occupied as living quarters on the
42 parcel.

- 1 **5. One per owner.** The RV is the only RV occupied as living quarters on
2 any contiguous parcels (those sharing any boundary point in common)
3 having the same owner of record.
- 4 **6. No hazard areas.** The RV is not placed within a FEMA designated
5 Special Flood Hazard Area, a state designated Coastal High-hazard Area,
6 or a county designated Evacuation Zone A, B, or C.
- 7 **c. Use during dwelling construction.** For any parcel where a building permit
8 has been issued for the construction of a single-family dwelling as the
9 principal structure on the parcel, the use of a single RV as temporary living
10 quarters may be authorized on the parcel by land use certificate, but only for
11 use while the permit is valid and the dwelling is under construction. RV
12 placement shall comply with accessory structure setbacks to the extent
13 practical. After a certificate of occupancy is issued for the new dwelling or
14 other conclusion of the permit, the RV use is no longer authorized. Any
15 subsequent use or storage of the RV on the parcel is subject to the applicable
16 provisions of this section and may require reauthorization, relocation, or
17 disconnection of utility services.
- 18 **d. Use for disaster recovery.** If a natural or man-made disaster requires
19 temporary housing to facilitate repair or replacement of a damaged structure,
20 a RV may be allowed to provide the disaster recovery housing as authorized
21 conditionally by the temporary uses and structures section of this article.
- 22 **e. Standards for use.** Any RV use as living quarters on a parcel outside of a
23 duly licensed campground, RV park, or mobile home park shall comply with
24 the following standards:
- 25 **1. Authorization.** Any individual authorization (e.g., land use certificate) of
26 RV use on the parcel is maintained on the parcel to be available on
27 request by county code enforcement officers.
- 28 **2. Setbacks.** The RV placement complies with the parcel boundary
29 setbacks applicable to a principal structure on the parcel, except as may
30 be authorized for disaster recovery or use during dwelling construction.
- 31 **3. Utilities.** If the RV requires the installation of site utilities, they are
32 obtained through applicable land use approval and building permits (e.g.,
33 electrical, plumbing).
- 34 **4. Site preparation.** If the RV site requires clearing or driveway connection,
35 applicable permits for the activities are obtained (e.g. land disturbance,
36 tree removal, driveway). For tree removal, RVs are not separately eligible
37 for any protected tree exemptions available to single-family dwellings.
- 38 **5. Waste.** All sewage and other liquid waste from the RV are discharged
39 directly into a sewage treatment and disposal system or other manner of
40 collection and disposal specified and approved for such waste by the
41 Florida Department of Health. All solid waste is contained and disposed of
42 in compliance with county ordinances.
- 43

1 **Section 3. Severability.**

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

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

6 The Board of County Commissioners intends that the provisions of this ordinance
7 will be codified as required by Section 125.68, Florida Statutes (2018), and that the
8 sections of this ordinance may be renumbered or relettered and the word "ordinance" may
9 be changed to "section," "article," or such other appropriate word or phrase in order to
10 accomplish its intentions.

11 **Section 5. Effective date.**

12 This ordinance shall become effective upon filing with the Department of State.

13 DONE AND ENACTED this ____ day of _____, 2020.

14 BOARD OF COUNTY COMMISSIONERS
15 ESCAMBIA COUNTY, FLORIDA

16 By: _____
17 _____, Chairman

17 ATTEST: Pam Childers
18 Clerk of the Circuit Court

19
20 By: _____ Date Executed: _____

21 Deputy Clerk

22
23 (SEAL)

24
25 ENACTED:

26
27 FILED WITH THE DEPARTMENT OF STATE:

28
29 EFFECTIVE DATE:



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular
Meeting Date: 07/06/2020

7. C.

Agenda Item:

Tiny Homes Discussion.

Attachments

Powerpoint

TINY HOMED DEVELOPMENT (THD)

PLANNING BOARD DISCUSSION
7-6-2020



A discussion about the potential for regulations addressing tiny home developments (THD)

–Define what a THD structure is (consistent with the language to be adopted under the Florida Building Code, Appendix Q.

–Define what a THD structure **is not**:

1. THD structures are not a manufactured mobile home, as defined in Chapter 6, Definitions of the Escambia County Land Development Code (LDC)

2. THD structures are not a recreational vehicle, as defined in Chapter 6 , Definitions of the LDC.

3. THD structures are not a park trailer, as defined in Chapter 6 Definitions of the LDC



Proposed land use controls

- THDs will abide to the following land use controls:
 - ❖ It will not be located within an existing platted subdivision
 - ❖ It will not be located within the boundaries of the adopted Escambia County Mid–West Sector Plan
 - ❖ It will not be located within the boundaries of Pensacola Beach or Perdido Key (resiliency)
 - ❖ It will not be located within the boundaries of any identified Airport Influence Planning District (AIPD) (resiliency)
 - ❖ It will not be located within a FEMA designated High–Risk Special Flood Hazard Area (SFHA) (resiliency)



Initial discussion identified the following zoning districts potential to accommodate consistent development:

High Density Residential district (HDR). Residential uses within the HDR district include most forms of single-family, two-family and **multi-family dwellings**

High Density Mixed-use district (HDMU). Residential uses within the district include all forms of single-family, two-family and **multi-family dwellings**

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

Heavy Commercial and Light Industrial district (HC/LI). Any residential uses outside of the Industrial (I) future land use Category.



Initial discussion identified the following zoning districts potential to accommodate consistent development, only if a **Conditional Use request** is approved :

Agricultural district (Agr). Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure.

Rural Residential district (RR). The primary intent of the district is to provide for residential development at greater intensity than the Agricultural district on soils least valuable for agricultural production but continue to support small-scale farming on more productive district lands.

Rural Mixed-use district (RMU). Residential uses are generally limited to detached single-family dwellings, consistent with existing rural communities and limited infrastructure.



Conditional Use request is approved :

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

Residential uses within the MDR district are limited to single-family and two-family dwellings.



What other jurisdiction have done:

JURISDICTION	DATE	TYPE	Additional Information
Leon County	2/12/2019	Technical Ammendments to the FI Building Code	Exclude City of Tallahassee; 400 square feet or less
City of Rockledge, Brevard County	9/23/2015	Land Development Code	In pocket neighborhoods under RMU and in Planned Unit Development Districts
Monroe County, Fl	12/1/2018	Pilot Program Construction	1 year–display only; multiple builders
City of St. Petersburg, Fl	Current	Land Development Code	If built as a permanent on–site structure, the “tiny home” is allowed on vacant land, subject to the same zoning requirements as any new single–family home, including building setbacks, design requirements, and parking requirements of the applicable zoning district, and is subject to the Florida Building Code.
City of Spur, Tx	7/17/2014	Land Development Code	Requires variance in identified areas of the City; must be on a foundation; must have a driveway; must be connected water/sewer service



What is next?

Florida Building Code, Appendix Q adoption scheduled for Jan 2021

Staff to receive additional guidance or request for additional information from the Planning Board members (to include timeline)

