

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
October 6, 2020–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
  - A. Case #: Z-2020-07  
Applicant: Joe A. Rector, Jr. / Mullins LLC Agent for Bellview Development Company, Inc. / Linda O'Neill  
Address: 900 Blk Dog Track Road  
Property Size: 20.43 +/- acres  
From: MDR, Medium Density Residential district (10 du/acre)  
To: HDMU, High Density Mixed-use district (25 du/acre)
7. Public Hearings.
8. Adjournment.

**Planning Board-Rezoning**

**6. A.**

**Meeting Date:** 10/06/2020  
**CASE :** Z-2020-07  
**APPLICANT:** Joe A. Rector, Jr. / Mullins LLC Agent for Bellview Development Company, Inc. / Linda O'Neill  
**ADDRESS:** 900 Blk Dog Track Road  
**PROPERTY REF. NO.:** 25-2S-31-1302-000-001, 25-2S-31-2402-000-000  
**FUTURE LAND USE:** MU-U, Mixed-Use Urban & MU-S, Mixed-Use Suburban  
**DISTRICT:** 1  
**OVERLAY DISTRICT:** N/A  
**BCC MEETING DATE:** 11/05/2020

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**SUBMISSION DATA:**

**REQUESTED REZONING:**

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

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

**RELEVANT AUTHORITY:**

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

**APPROVAL CONDITIONS**

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

**Consistent with Comprehensive Plan**

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

**CPP FLU 1.3.1 Future Land Use Categories.** The Mixed-Use Urban (MU-U) Future Land Use (FLU) category is intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban

land uses within the category as a whole. Range of allowable uses include: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, Public and Civic, limited agriculture. The maximum residential density is 25 dwelling units per acre.

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

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

## **FINDINGS**

The proposed amendment to HDMU is **consistent** with the intent and purpose of Future Land Use category MU-U as stated in CPP FLU 1.3.1. The MU-U FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed Range of Allowable Uses includes residential, retail and services, professional office, light industrial, recreational facilities, public, civic and limited agriculture. The amendment is also consistent with the intent of FLU 1.5.1 and FLU 2.1.2 by making use of the existing public roads and the availability of utilities and service infrastructure.

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

#### **Consistent with Zoning District Provisions**

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

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

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

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

**(a) Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and

encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

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

1. **Residential.** The following residential uses are allowed throughout the district, but if within a Commercial (C) future land use category they are permitted only if part of a predominantly commercial development.
  - a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
  - b. Manufactured (mobile) homes, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.
  - c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.
  - d. Two-family and multi-family dwellings.

See also conditional uses in this district.

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

3. **Retail services.** The following small-scale (gross floor area 6000 sq.ft. or less per lot) retail services, excluding outdoor work or permanent outdoor storage:
  - a. Bed and breakfast inns.
  - b. Boarding and rooming houses.
  - c. Child care facilities.
  - d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.
  - e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
  - f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.
  - g. Restaurants, and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

#### 4. **Public and civic.**

- a. Preschools and kindergartens.
- b. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- c. Foster care facilities.
- d. Places of worship.



- e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

**5. Recreation and entertainment.**

- a. Marinas, private only.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

**6. Industrial and related.** No industrial or related uses.

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

**8. Other uses.** [Reserved]

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

**1. Residential.**

- a. Dormitories.
- b. Fraternity and sorority houses.
- c. Manufactured (mobile) home parks.

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

**3. Retail services.**

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

**4. Public and civic.**

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

**(5) Recreation and entertainment.**

- a. Amusement arcade centers and bingo facilities.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational

facilities, including associated country clubs.

c. Parks with permanent restrooms or outdoor event lighting.

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

**(7) Agricultural and related.**

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

**(8) Other uses.**

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

**(d) Site and building requirements.** The following site and building requirements apply to uses within the HDMU district:

1. **Density.** A maximum density of 25 dwelling units per acre.
2. **Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C) future land use category and 2.0 within Mixed-Use Urban (MU-U).
3. **Structure height.** A maximum structure height of 150 feet above highest adjacent grade.
4. **Lot area.** No minimum lot area unless prescribed by use.
5. **Lot width.** For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent of the radius length, but not less than 20 feet. The minimum width for all other new lots is as follow:
6. **Single-family detached.** Forty feet at the street right-of-way for single-family detached dwellings.
7. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
8. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, or townhouse groups. No minimum lot width required by zoning for other uses.
9. **Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
10. **Structure setbacks.** For all principal structures, minimum setbacks are:
11. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
12. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.
3. **Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.
4. **Location criteria.** All new non-residential uses proposed within the HDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:
  1. **Proximity to intersection.** Along an arterial or collector street and within 200 feet of an intersection with another arterial or collector.

2. **Proximity to traffic generator.** Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
3. **Infill development.** Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
4. **Site design.** Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:
  - a. Any intrusion into a recorded residential subdivision is limited to a corner lot
  - b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.
  - c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.

**(5) 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).

**Rezoning to HDMU.** High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new non-residential use proposed within the HDMU district.

## **FINDINGS**

The proposed amendment is **consistent** with the intent and purpose of the Land Development Code. The proposed High Density Mixed-use zoning may be established only within the Mixed-Use Suburban (MU-S), Mixed-Use Urban (MU-U), or Commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district is appropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or

industrial zoning assigned by the county. The parcel is not within a county redevelopment district.

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

**Compatible with surrounding uses**

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

**FINDINGS**

The proposed amendment **is compatible** with surrounding residential uses in the area. Within the 500' radius impact area, staff observed properties with zoning districts MDR (Medium-Density Residential), HDMU and HC/LI Heavy Commercial and Light Industrial. The current property has an established residential use. The residential uses for the proposed rezoning **is compatible** with the properties located to the North, South, East and West. The proposed rezoning to HDMU would abut existing and well-established residential area.

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

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

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

**FINDINGS**

The requested zoning district **would not be considered** to be spot zoning as the adjoining parcel to the Northwest and North is currently zoned HDMU.

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

**Appropriate with changed or changing conditions.**

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

**FINDINGS**

The land uses or development conditions within the area surrounding the property of rezoning **have changed**. To the Northwest of the subject property there was a rezoning case Z-2007-24 from R-2 to R-6 was approved by the BCC on October 4, 2007 and adjacent to the North rezoning case Z-2007-15 from R-2 to R-6 was approved by the BCC on August 2, 2007. Across Dog Track Road east of the subject property rezoning case Z-2007-09 from SDD & C-2 to R-3 was approved by the BCC on July 19, 2007. Currently a Large Scale Map Amendment to the south LSA-2020-02 from Commercial FLU to Mixed-Use Urban is being reviewed by DEO. The Planning Board recommended approval to the BCC on July 6, 2020 and the BCC approved the transmittal to DEO on August 6, 2020.

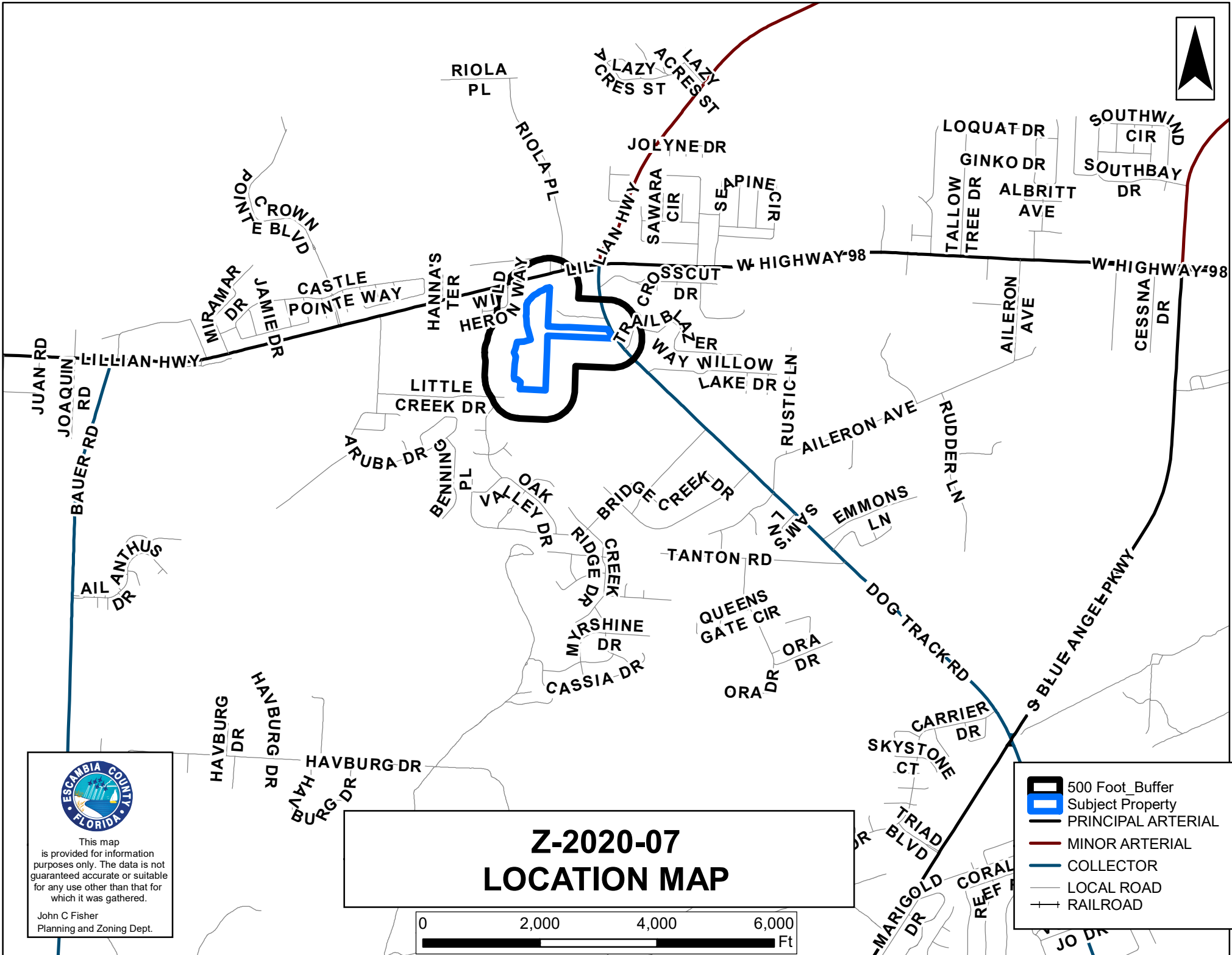

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**Attachments**

Working Case File

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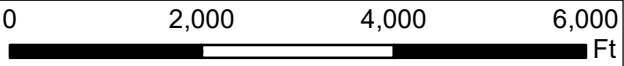
**Z-2020-07**











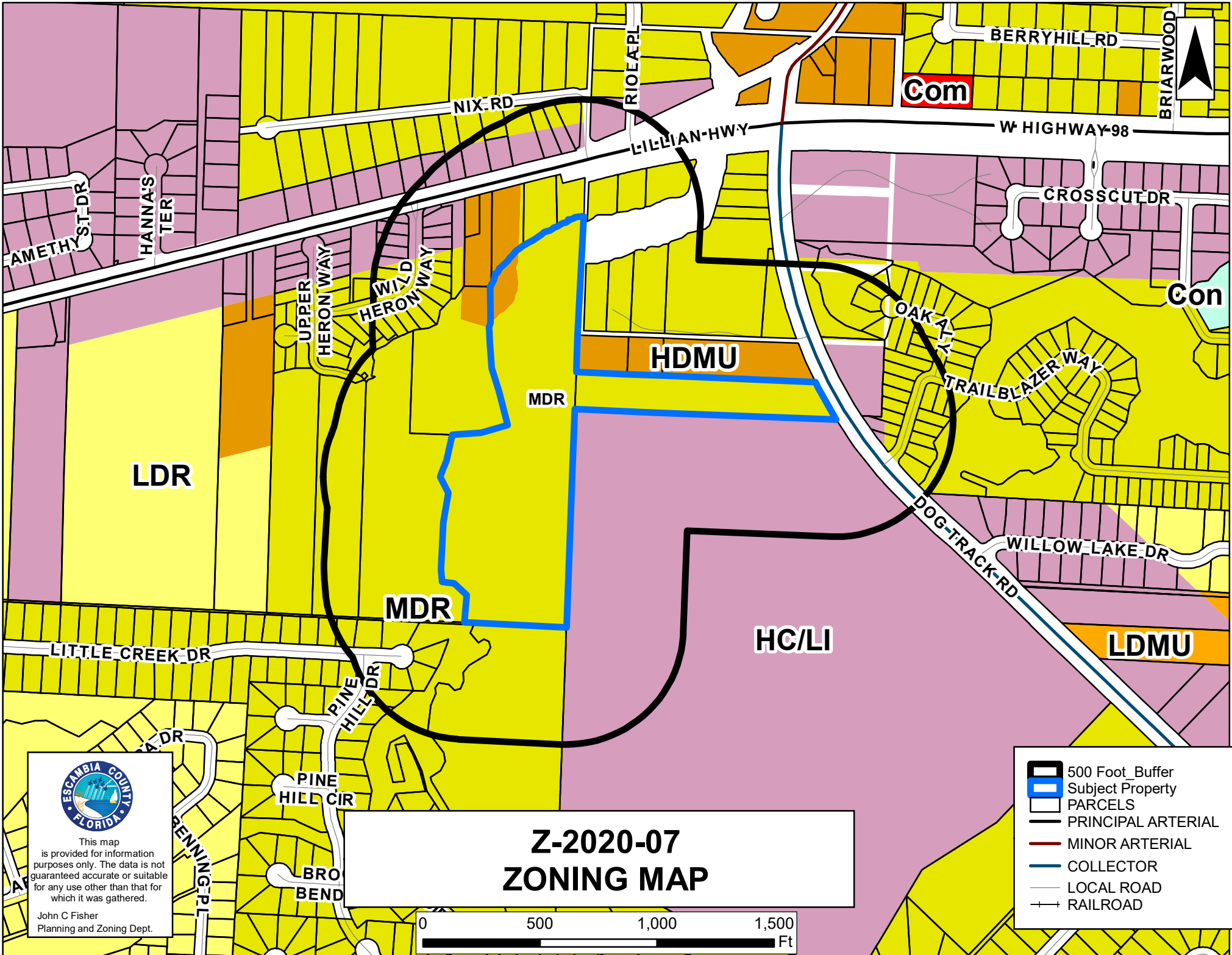
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John C Fisher  
Planning and Zoning Dept.

# Z-2020-07 LOCATION MAP

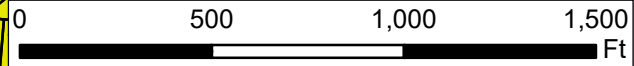










-  500 Foot Buffer
-  Subject Property
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



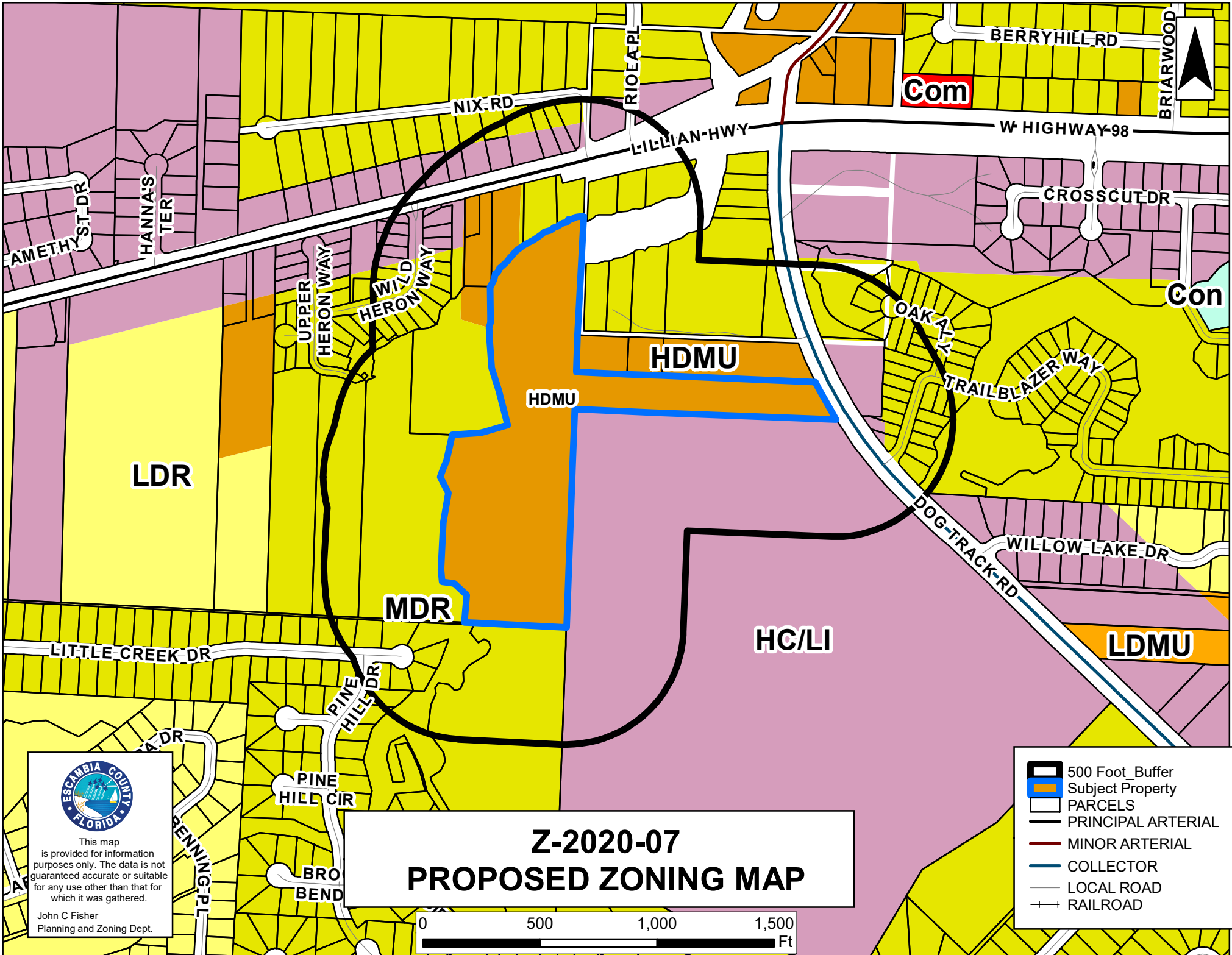
  
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# Z-2020-07 ZONING MAP



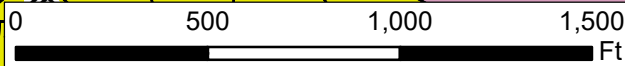
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-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD











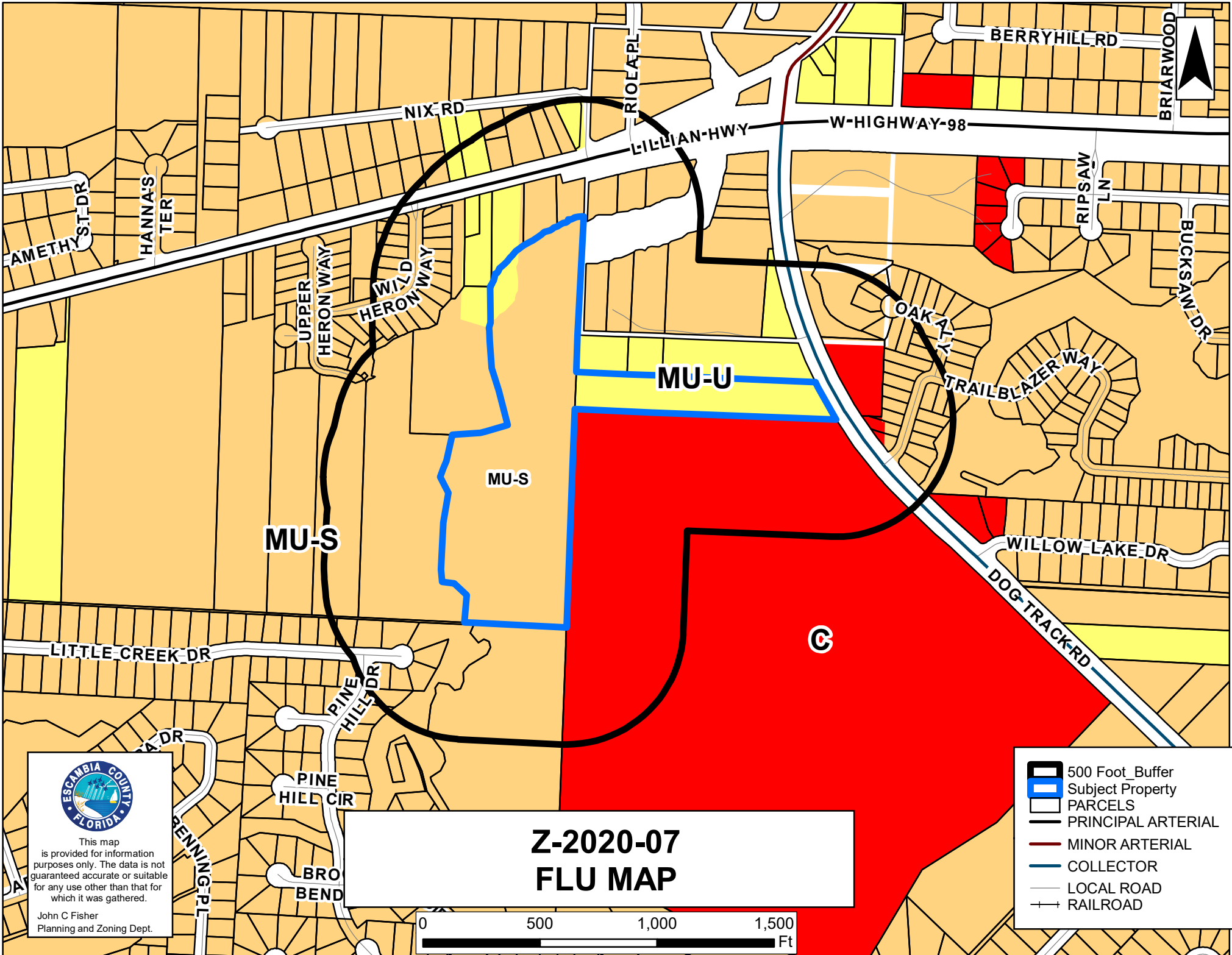



  
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**Z-2020-07**  
**PROPOSED ZONING MAP**

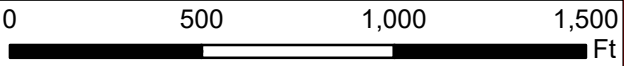










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-  Subject Property
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD



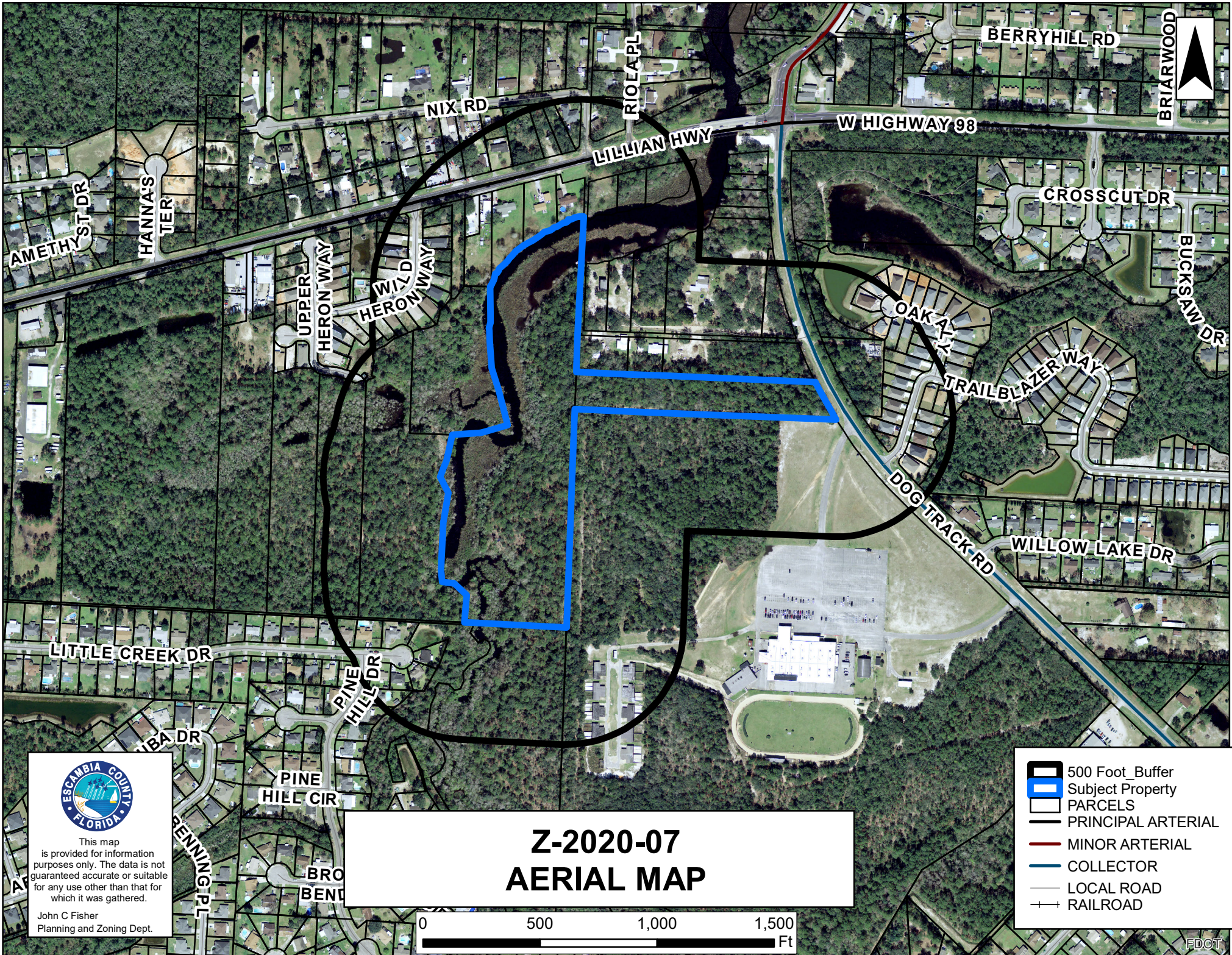
  
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**Z-2020-07**  
**FLU MAP**



-  500 Foot Buffer
-  Subject Property
-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  RAILROAD





AMETHY ST DR  
HANNA'S TER

LITTLE CREEK DR

WILBA DR

BENNING PL

BRO BEND

NIX RD

UPPER HERON WAY

WILD HERON WAY

PINE HILL CIR

RIOLAPL  
LILLIAN HWY

W HIGHWAY 98

BERRYHILL RD

BRIARWOOD

CROSSCUT DR

BUCKSAW DR

OAK 4

TRAILBLAZER WAY

DOG TRACK RD

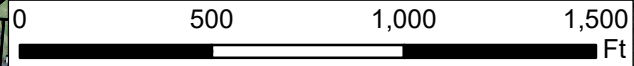
WILLOW LAKE DR



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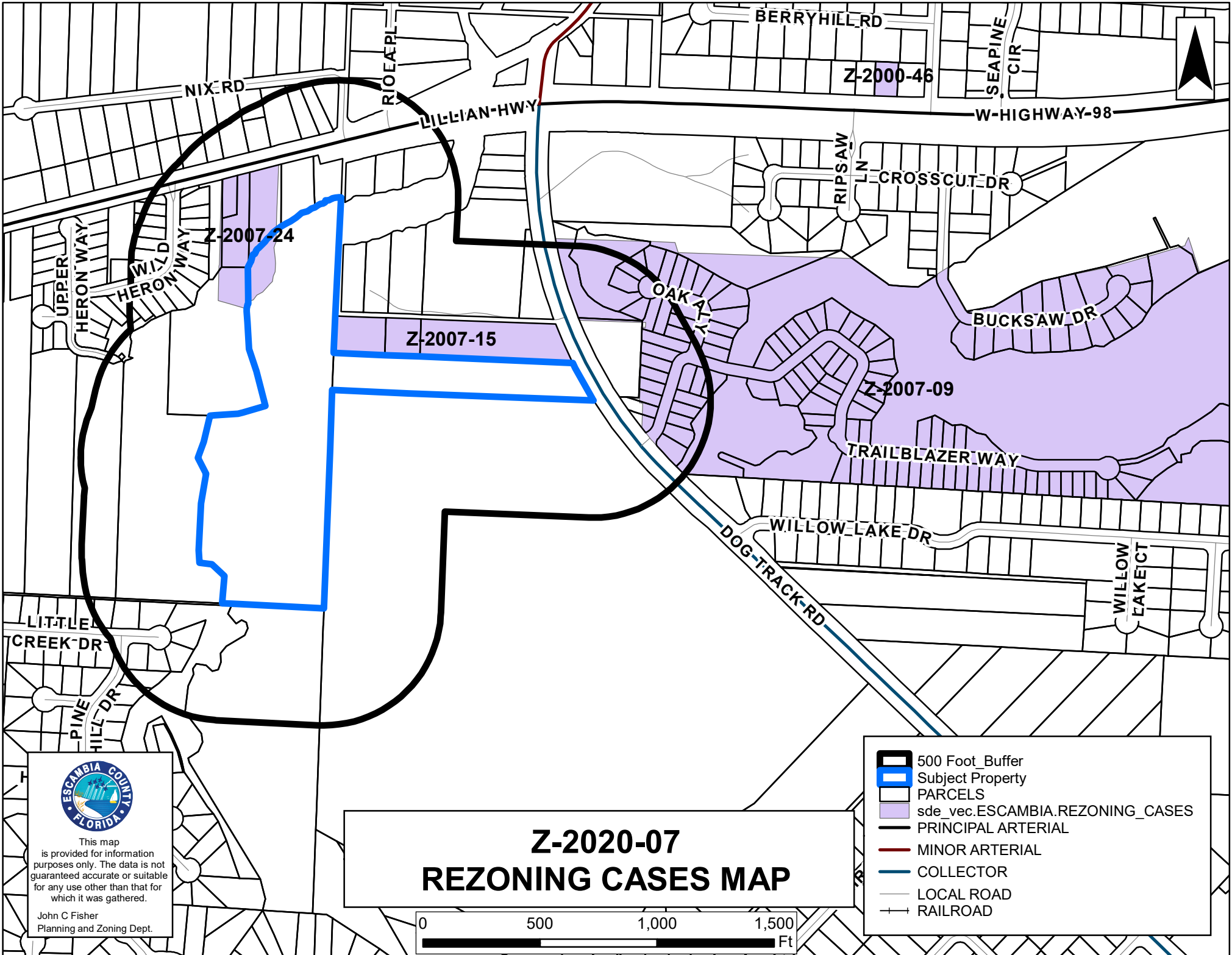
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Planning and Zoning Dept.

# Z-2020-07 AERIAL MAP



- 500 Foot Buffer
- Subject Property
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD





BERRYHILL RD

Z-2000-46

W-HIGHWAY-98

NIX RD

RIOEAPL

LILLIAN-HWY

SEAPINE CIR

RIPSAW LN

CROSSCUT DR

Z-2007-24

UPPER HERON WAY  
HERON WAY  
WILD HERON WAY

Z-2007-15

OAK AVE

BUCKSAW DR

Z-2007-09

TRAILBLAZER WAY

WILLOW LAKE DR

DOG-TRACK RD

WILLOW LAKE CT

LITTLE CREEK DR

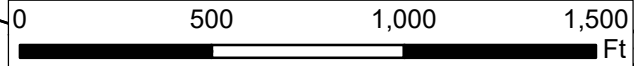
PINE HILL DR



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

John C Fisher  
Planning and Zoning Dept.

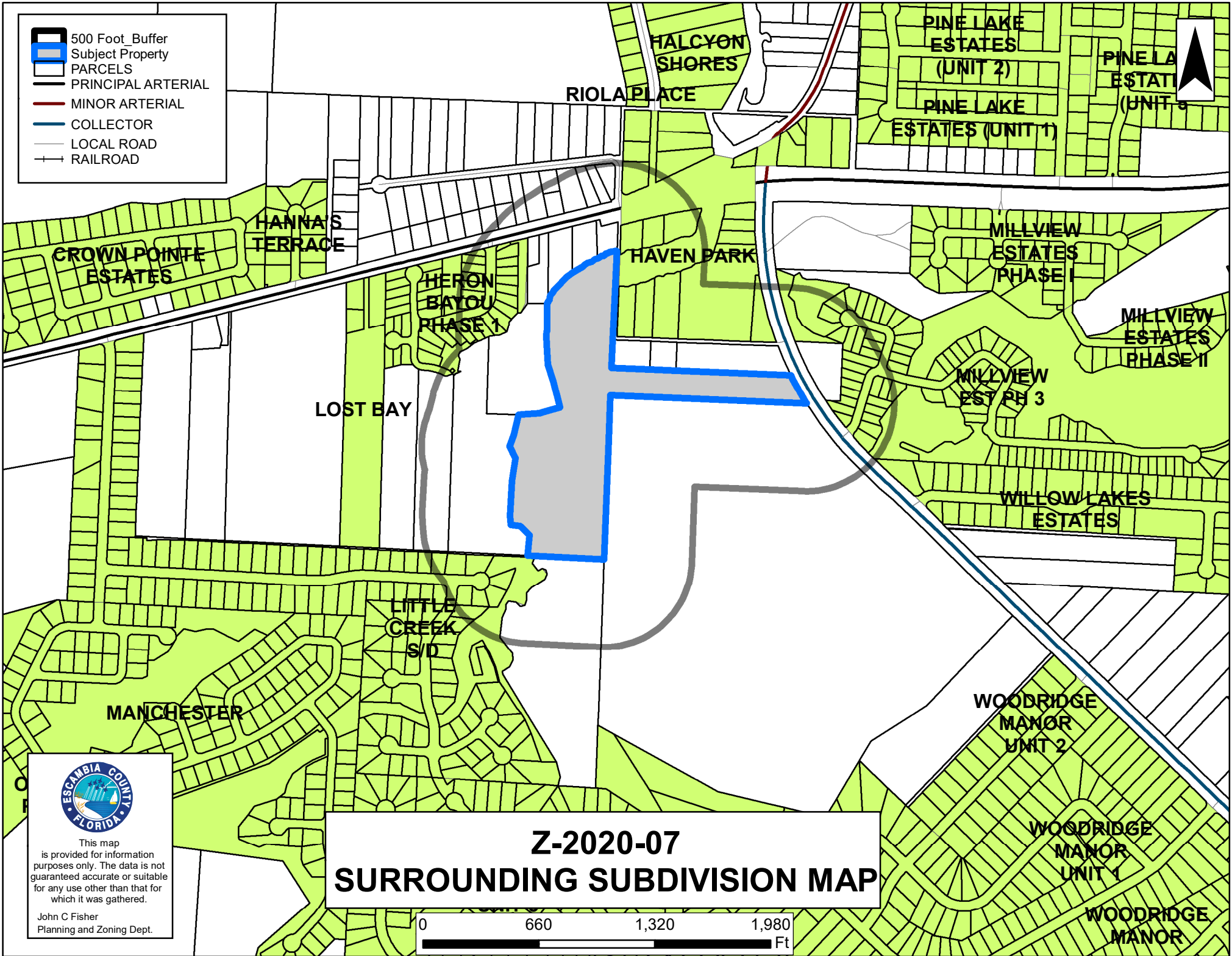

# Z-2020-07 REZONING CASES MAP



- 500 Foot Buffer
- Subject Property
- PARCELS
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- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD



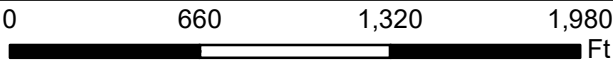
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-  LOCAL ROAD
-  RAILROAD

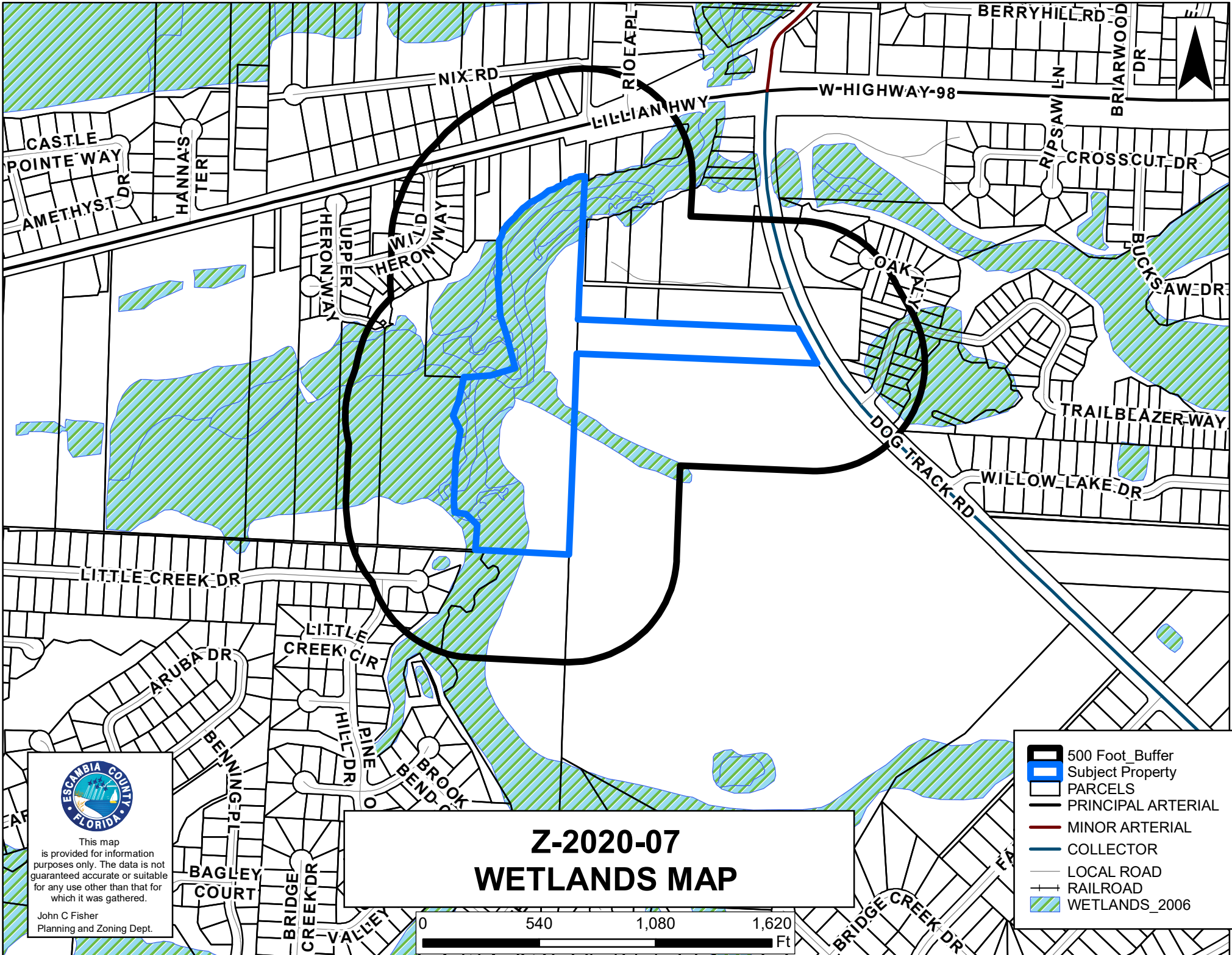



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

John C Fisher  
Planning and Zoning Dept.

**Z-2020-07**  
**SURROUNDING SUBDIVISION MAP**





CASTLE  
POINTE WAY  
AMETHYST DR  
HANNA'S  
TER

LITTLE CREEK DR

ARUBA DR  
BENNING PL

BAGLEY COURT

BRIDGE CREEK DR

HERON WAY  
UPPER  
HERON WAY  
WILD WAY

LITTLE CREEK CIR  
HILD DR  
PINE O  
BROOK BEND

VALLEY

NIX RD

LILLIAN HWY

RIOLE PL

# Z-2020-07 WETLANDS MAP

W-HIGHWAY-98

DOG-TRACK RD

WILLOW LAKE DR

BERRYHILL RD

CROSSCUT DR

TRAILBLAZER WAY

BUCKSAW DR

- 500 Foot Buffer
- Subject Property
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- RAILROAD
- WETLANDS\_2006

0 540 1,080 1,620 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.

John C Fisher  
Planning and Zoning Dept.







# NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2020-07

CURRENT ZONING: MDR PROPOSED ZONING: HDMU

## PLANNING BOARD

DATE: 10/06/20 TIME: 08:30 A.M.

### LOCATION OF HEARING

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

## BOARD OF COUNTY COMMISSIONERS

DATE: 11/05/20 TIME: 5:45 P.M.

### LOCATION OF HEARING

ERNIE LEE MAGAHA GOVERNMENT BLDG  
221 PALAFOX PLACE

1ST

FOR

DEVELOPMENT SERVICES AT 668 5TH

WWW.MYESCAMBIA.COM

**PUBLIC HEARING SIGN**



**NOTICE OF PUBLIC HEARING REZONING**

CASE NO.: 2-2020-07

CURRENT ZONING: MDR PROPOSED ZONING: RDMU

**PLANNING BOARD**

DATE: 10/05/20 TIME: 08:30 A.M.

**LOCATION OF HEARING**  
ESCAMBA COUNTY CENTRAL OFFICE COMPLEX  
330 WEST PARK PLACE  
BOARD MEETING ROOM

**BOARD OF COUNTY COMMISSIONERS**

DATE: 11/05/20 TIME: 5:45 P.M.

**LOCATION OF HEARING**  
ERNE LEE MADAMA GOVERNMENT BLDG  
201 PULFOX PLACE  
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:  
DEVELOPMENT SERVICES AT 686-3478 OR VISIT  
[WWW.WEYESCAMBA.GOV](http://WWW.WEYESCAMBA.GOV)

PLEASE DO NOT REMOVE THIS SIGN  
PROPERTY OF ESCAMBA COUNTY

**LOOKING NORTH ALONG DOG TRACK ROAD**





**LOOKING WEST ON SUBJECT PROPERTY**





**LOOKING SOUTH ALONG DOG TRACK ROAD**





**LOOKING EAST FROM SUBJECT PROPERTY**



August 10, 2020

Kayla Meador  
Administrative Supervisor  
Development Services  
3393 W Park Place  
Pensacola, FL 32502

RE: Heron's Landing Master Plan  
Transmittal Letter for Rezoning  
25-2S-31-1302-000-001 and 25-2S-31-2402-000-000

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

1. EXECTUED Forms
2. 24x36 Copies of survey

Please advise is 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

July 13, 2020

**RE: Letter of Request – Bellevue Parcel Rezoning Request  
25-2S-31-1302-000-001and25-2S-31-2402-000-000**

To Whom It May Concern:

We respectfully request the property described herein be granted the change of the current zoning to **HDMU** as depicted on the following page. The parcel previously held a zoning of MDR, with a small portion depicted as HDMU per the Escambia County GIS maps..

In light of the citizens of Florida voting to cease greyhound racing throughout the state, and following current development trends in the area, the subject parcel as well as the 88+/- acres parcel directly south, which was previously used for the Pensacola Greyhound Park, 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,

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



# Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

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

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

## Rezoning Application

FOR OFFICE USE ONLY - Case Number: \_\_\_\_\_ Accepted by: \_\_\_\_\_ PB Meeting: \_\_\_\_\_

### 1. Contact Information:

A. **Property Owner/Applicant:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

B. **Authorized Agent (if applicable):** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

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

### 2. Property Information:

A. Existing Street Address: \_\_\_\_\_

Parcel ID (s): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

B. Total acreage of the subject property: \_\_\_\_\_

C. Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_; explain why necessary and/or appropriate

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FLU Category: \_\_\_\_\_

D. Is the subject property developed (if yes, explain): \_\_\_\_\_  
\_\_\_\_\_

E. Sanitary Sewer: \_\_\_\_\_ Septic: \_\_\_\_\_

**3. Amendment Request**

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

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

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

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

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

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

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

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

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

**CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Property Reference Number(s): 25-2S-31-1302-000-001 and 25-2S-31-2402-000-000

Property Address: 900 BLK DOG TRACK RD

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

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 13 DAY OF July, YEAR OF 2020

 Linda O'Neill  
Signature of Property Owner

Linda O'Neill  
Printed Name of Property Owner

7/13/20  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Date

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

As owner of the property located at 900 BLK DOG TRACK RD  
, Florida, property reference number(s) 25-2S-31-1302-000-001  
25-2S-31-2402-000-000 I hereby designate Joe A. Rector, Jr. / Mullins LLC  
 for the sole purpose of completing this application and making  
a presentation to the Planning Board and the Board of County Commissioners to request a rezoning on  
the above referenced property. This Limited Power of Attorney is granted on this 13 day of July  
the year of, 2020, and is effective until the Board of County Commissioners or the Board of  
Adjustment has rendered a decision on this request and any appeal period has expired. The owner  
reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice  
to the Development Services Bureau.

Agent Name: Joe A. Rector, Jr. Email: joe.rector@mullinsllc.net  
Address: 41 North Jefferson Street, Suite 106, Pensacola, FL 32502 Phone: 850.502.7160

 Linda O'Neill Linda O'Neill 7-13-20  
Signature of Property Owner Printed Name of Property Owner Date

\_\_\_\_\_  
Signature of Property Owner Printed Name of Property Owner Date

STATE OF New York COUNTY OF New York

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July 2020  
by Linda O'Neill

by means of  physical presence or  online notarization. Type of Identification Produced: NY Driver License

 SOJIN HAN SOJIN HAN  
Signature of Notary Printed Name of Notary

SOJIN HAN  
No. 01HA6391578  
Notary Public, State of New York  
Qualified in Queens County  
My Commission Expires 5/13/2023

(Notary Seal)

5. Submittal Requirements

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

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

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

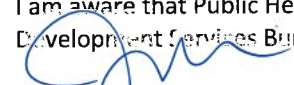

C.  Legal Proof of Ownership (ex: copy of Tax Notice or Warranty Deed) AND a Certified Boundary Survey (Include Corporation/LLC documentation if applicable.)

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

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

By my signature, I hereby certify that:

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

  
 Signature of Owner/Agent  
  
 Signature of Owner

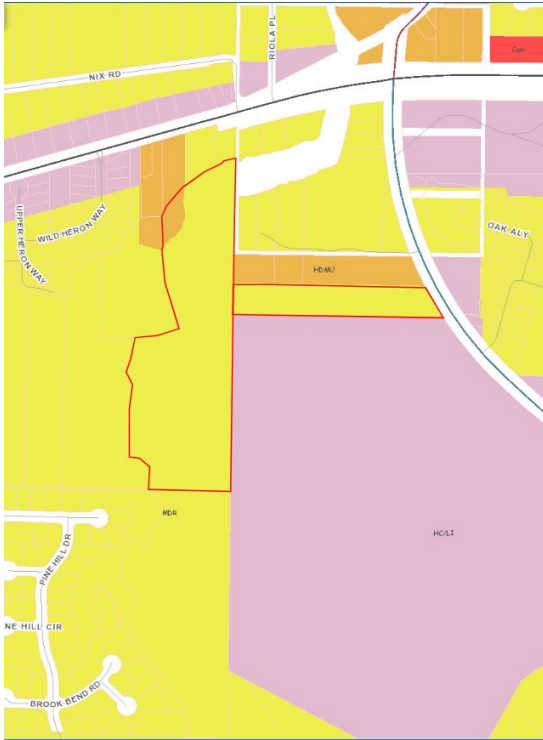
Joe A. Rector, Jr. 7-1  
 Printed Name Owner/Agent Date  
 Linda O'Neill 7-13-20  
 Printed Name of Owner Date

STATE OF New York COUNTY OF New York  
 The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July 2020  
 by Linda O'Neill  
 by means of  physical presence or  online notarization. Type of Identification Produced: NY Driver License

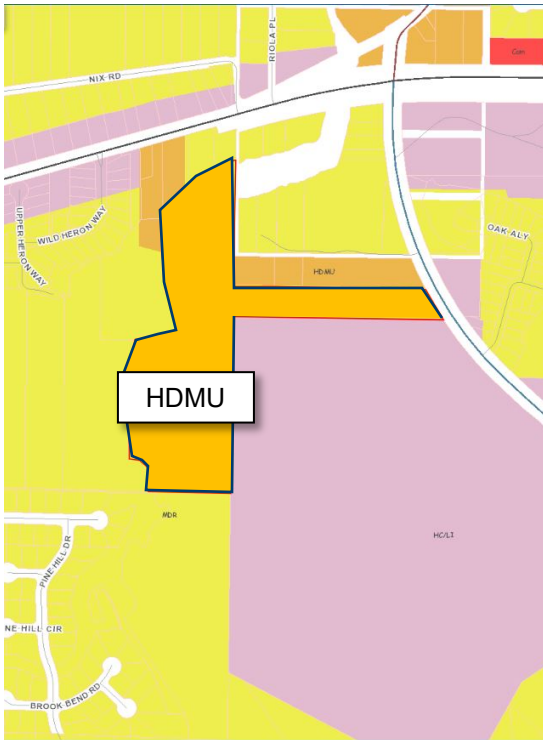
  
 Signature of Notary  
 SOJIN HAN  
 No. 01HA6391578  
 Notary Public, State of New York  
 Qualified in Queens County  
 My Commission Expires 5/13/2023  
 Printed Name of Notary (notary seal)  
 SOJIN Han

# Heron's Landing

## Current Zoning



## Requested Zoning



# Escambia County, FL - Address Search

900 BLK 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

<b>Parcel Site Address:</b>	900 BLK DOG TRACK RD
<b>Parcel Ref (link to Property Appraiser):</b>	<a href="#">25-2S-31-1302-000-001</a>
<b>Tax Collector ID (link to Tax Collector):</b>	<a href="#">094587100</a>
<b>Commission District:</b>	1
<b>Jurisdiction:</b>	Unincorporated Escambia County
<b>Subdivision:</b>	None
<b>Zip Code of Site Address:</b>	32506 (Note: Must be verified with USPS)
<b>Water Franchise:</b>	EMERALD COAST UTILITIES AUTHORITY
<b>Elementary School Zone:</b>	Blue Angels (Note: Must be verified with the ECSD)
<b>Middle School Zone:</b>	Bailey (Note: Must be verified with the ECSD)
<b>High School Zone:</b>	Escambia (Note: Must be verified with the ECSD)
<b>Voting Precinct:</b>	73
<b>Polling Place:</b>	Jim C. Bailey Middle School (Note: Must be verified with the EC SOE)
<b>Mosquito Spray Area:</b>	4

### Emergency Management Report

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

### Topographical Report

<b>Wetlands Attribute (not an official wetland determination):</b>	No
<b>Soils Map Unit Name:</b>	DOROVAN AND MUCKALEE SOILS, FREQUENTLY FLOODED,HURRICANE SAND, 0 TO 3 PERCENT SLOPES
<b>Drainage Basin:</b>	BRIDGE CREEK HERON BAYOU
<b>Drainage Basin Number:</b>	XII

### Land Use Report

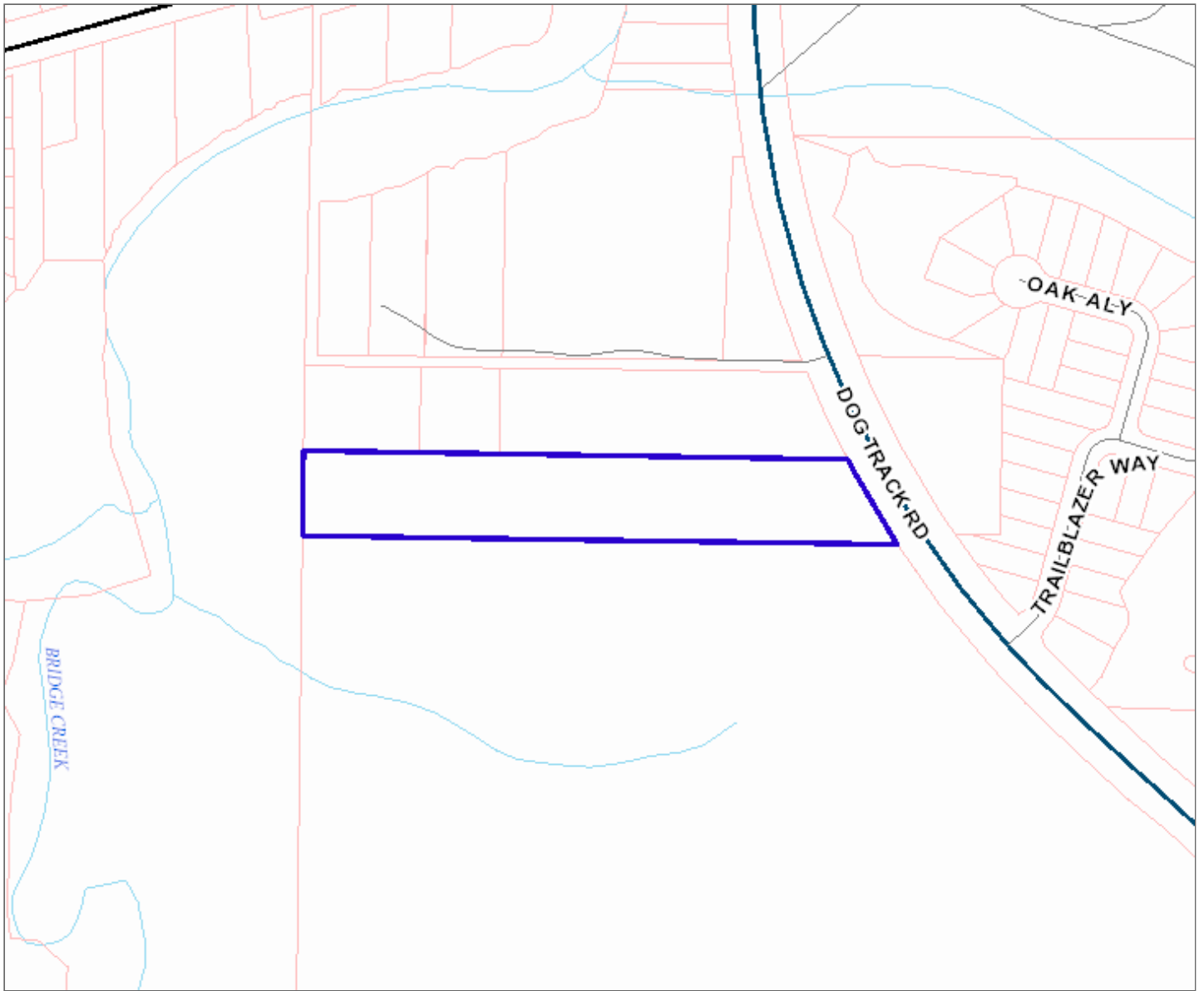
<b>Zoning:</b>	MDR
<b>Future Land Use 2030:</b>	MU-U
<b>Pensacola Regional Airport Real Estate Disclosure Area (See Military Base Disclosure Info below):</b>	No
<b>Pensacola Regional Airport Noise Zone:</b>	No
<b>Pensacola Regional Airport Height Restriction Grid:</b>	No
<b>Pensacola Regional Airport Education Facility Zone:</b>	No
<b>Airfield Influence Planning District:</b>	No
<b>CRA District and Overlay District:</b>	No
<b>Accident Potential Zone</b>	No

**Description:**

<b>Accident Potential Zone Restriction:</b>	No
<b>AICUZ Noise Zone:</b>	No
<b>AICUZ Special Area:</b>	No
<b>AICUZ Special Area Restrictions:</b>	No
<b>Scenic Highway Overlay District:</b>	No
<b>Enhanced Neighborhood Protection Zone:</b>	No
<b>DSAP Overlay:</b>	No
<b>Well Head Protection Area - 7 Year:</b>	No
<b>Well Head Protection Area - 20 Year:</b>	No
<b>Perdido Key Beach Mouse Critical Habitat:</b>	No
<b>NFCU USA:</b>	No
<b>Enterprise Zone:</b>	No
<b>Perdido Key Master Plan Town Center Overlay:</b>	No









# Escambia County, FL - Address Search

OFF LILLIAN HWY



## Warning: This is not a survey

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## Administrative Report

<b>Parcel Site Address:</b>	OFF LILLIAN HWY
<b>Parcel Ref (link to Property Appraiser):</b>	<a href="#">25-2S-31-2402-000-000</a>
<b>Tax Collector ID (link to Tax Collector):</b>	<a href="#">094625520</a>
<b>Commission District:</b>	1
<b>Jurisdiction:</b>	Unincorporated Escambia County
<b>Subdivision:</b>	None
<b>Zip Code of Site Address:</b>	32506 (Note: Must be verified with USPS)
<b>Water Franchise:</b>	EMERALD COAST UTILITIES AUTHORITY
<b>Elementary School Zone:</b>	Blue Angels (Note: Must be verified with the ECSD)
<b>Middle School Zone:</b>	Bailey (Note: Must be verified with the ECSD)
<b>High School Zone:</b>	Escambia (Note: Must be verified with the ECSD)
<b>Voting Precinct:</b>	73
<b>Polling Place:</b>	Jim C. Bailey Middle School (Note: Must be verified with the EC SOE)
<b>Mosquito Spray Area:</b>	4

### Emergency Management Report

<b>Hurricane Evacuation Zone:</b>	A,B,C,D
<b>Special Flood Hazard Area:</b>	AE,X
<b>DFIRM Panel:</b>	12033C0345G
<b>Base Flood Elevation:</b>	Not Available
<b>Wind Zone:</b>	140
<b>Fire District:</b>	PLEASANT GROVE - 14,PARADISE BEACH - 20

### Topographical Report

<b>Wetlands Attribute (not an official wetland determination):</b>	PFO1C,PFO4A,E1UBL,PFO4S,PFO1C,E2EM1P,PFO4A,PFO4B,E2EM1N
<b>Soils Map Unit Name:</b>	HURRICANE SAND, 0 TO 3 PERCENT SLOPES,DOROVAN AND MUCKALEE SOILS, FREQUENTLY FLOODED,HURRICANE SAND, 0 TO 3 PERCENT SLOPES,FOXWORTH SAND, 0 TO 3 PERCENT SLOPES
<b>Drainage Basin:</b>	BRIDGE CREEK HERON BAYOU
<b>Drainage Basin Number:</b>	XII

### Land Use Report

<b>Zoning:</b>	HDMU,MDR
<b>Future Land Use 2030:</b>	MU-S,MU-U
<b>Pensacola Regional Airport Real Estate Disclosure Area (See Military Base Disclosure Info below):</b>	No
<b>Pensacola Regional Airport Noise Zone:</b>	No
<b>Pensacola Regional Airport Height Restriction Grid:</b>	No
<b>Pensacola Regional Airport Education Facility Zone:</b>	No

**Airfield Influence Planning District:** No

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**CRA District and Overlay District:** No

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**Accident Potential Zone  
Description:** No

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**Accident Potential Zone  
Restriction:** No

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**AICUZ Noise Zone:** No

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**AICUZ Special Area:** No

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**AICUZ Special Area Restrictions:** No

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**Scenic Highway Overlay District:** No

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**Enhanced Neighborhood Protection  
Zone:** No

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**DSAP Overlay:** No

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**Well Head Protection Area - 7  
Year:** No

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**Well Head Protection Area - 20  
Year:** No

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**Perdido Key Beach Mouse Critical  
Habitat:** No

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**NFCU USA:** No

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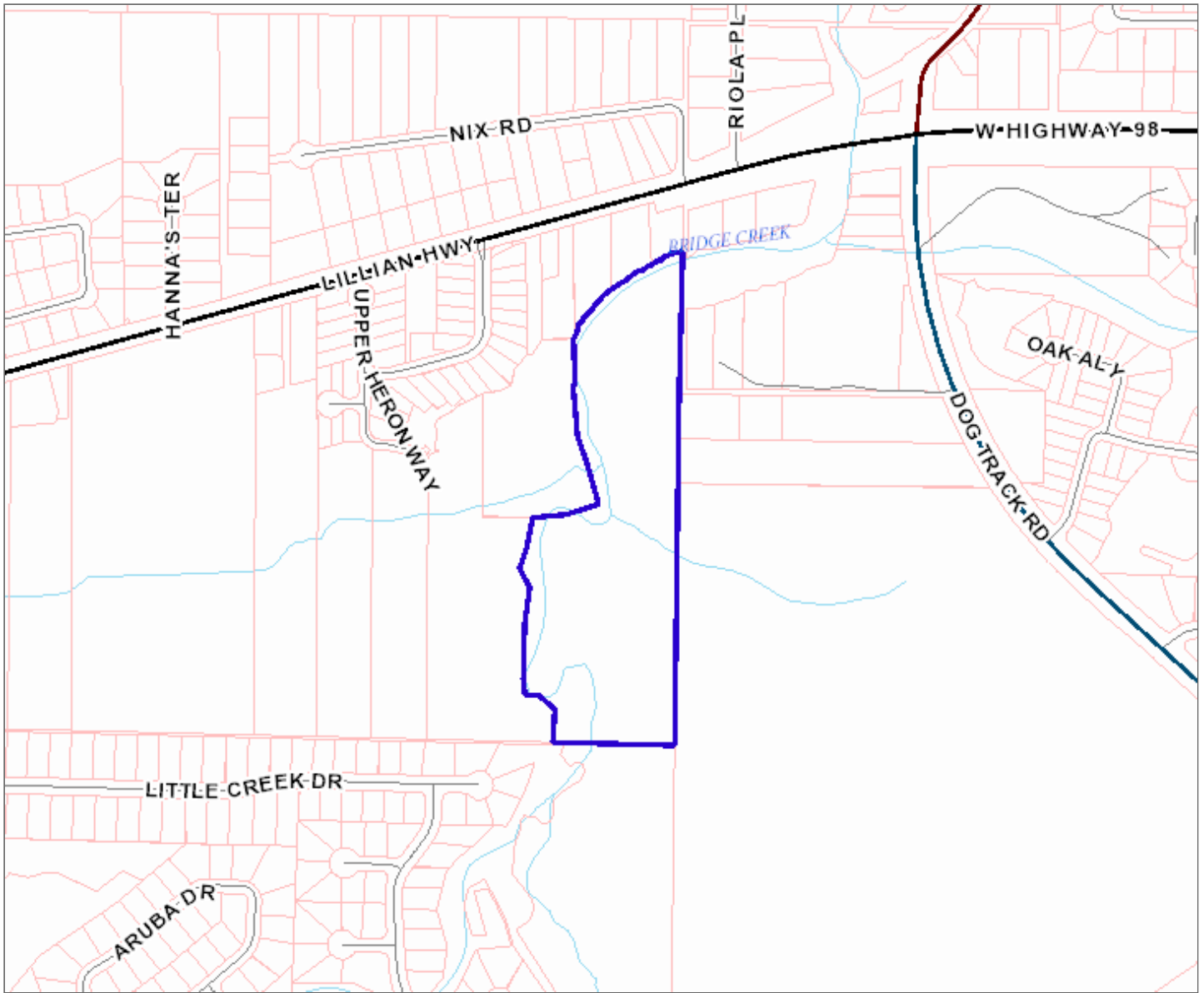
**Enterprise Zone:** No

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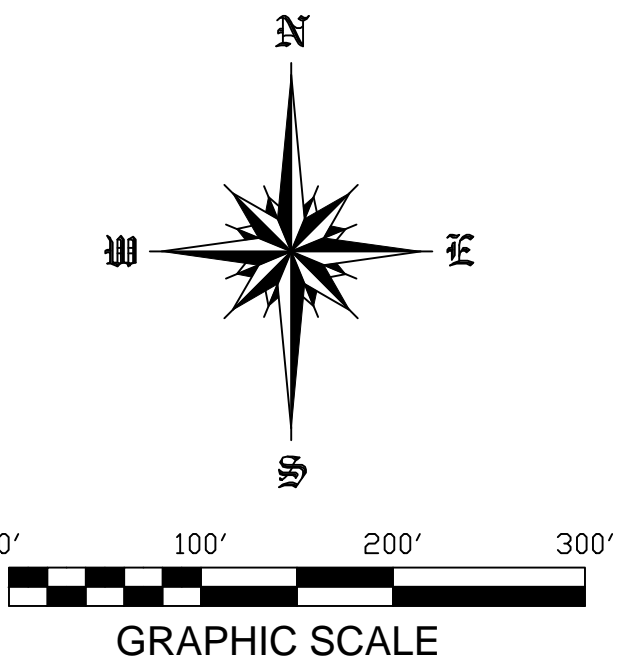
**Perdido Key Master Plan Town  
Center Overlay:** No

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**Parcel Map Image**



3/4" CRF  
"NWFLS"  
FOUND ON SOUTH  
RIGHT OF WAY LINE  
OF ULLIAN HIGHWAY



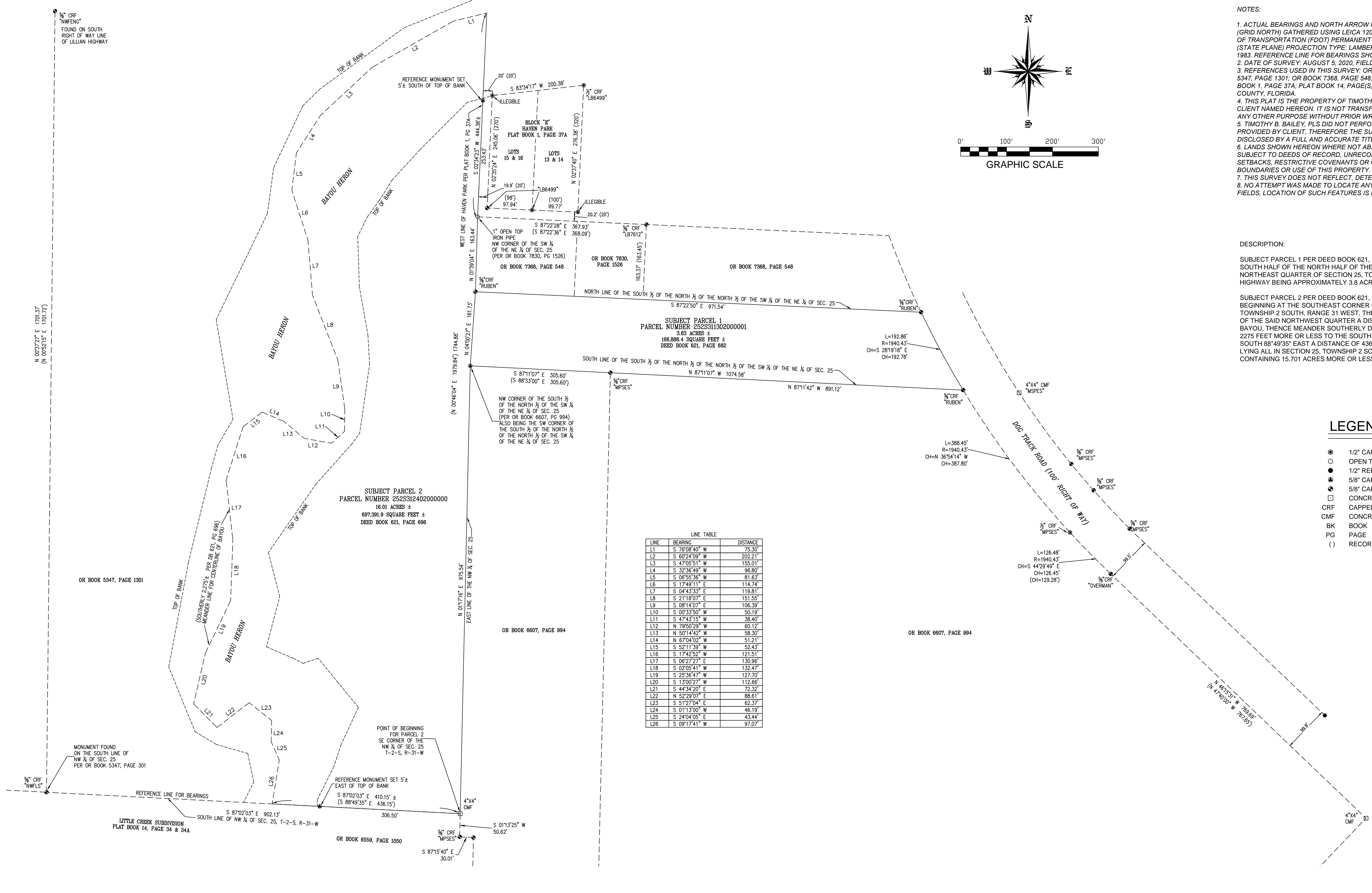
NOTES:  
 1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) GATHERED USING LEICA 1200 GPS UTILIZING RTK MODE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PERMANENT REFERENCE NETWORK, PROJECTION ZONE: FLORIDA NORTH (STATE PLANE) PROJECTION TYPE: LAMBERT CONFORMAL CONIC, DATUM: NORTH AMERICAN DATUM OF 1983. REFERENCE LINE FOR BEARINGS SHOWN HEREON.  
 2. DATE OF SURVEY: AUGUST 5, 2020. FIELD WORK COMPLETE: AUGUST 3, 2020  
 3. REFERENCES USED IN THIS SURVEY: OR BOOK 7830, PAGE 1526; OR BOOK 6607, PAGE 994; OR BOOK 5347, PAGE 1301; OR BOOK 7368, PAGE 548; DEED BOOK 621, PAGE 696; DEED BOOK 621, PAGE 682; PLAT BOOK 1, PAGE 374; PLAT BOOK 14, PAGE(S) 34834A; ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.  
 4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, PLS. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, PLS.  
 5. TIMOTHY B. BAILEY, PLS DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT, THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.  
 6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY B. BAILEY, PLS, AND IS, THEREFOR SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THIS PROPERTY.  
 7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.  
 8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, LOCATION OF SUCH FEATURES IS BEYOND THE SCOPE OF THIS SURVEY.

DESCRIPTION:  
 SUBJECT PARCEL 1 PER DEED BOOK 621, PAGE 682:  
 SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, LYING WEST OF HIGHWAY BEING APPROXIMATELY 3.8 ACRES.  
 SUBJECT PARCEL 2 PER DEED BOOK 621, PAGE 696:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, THENCE RUN NORTH 0°46'04" WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1979.84 FEET TO THE CENTER LINE OF HERON BAYOU, THENCE MEANDER SOUTHERLY DOWN THE CENTER LINE OF HERON BAYOU, A DISTANCE OF 2275 FEET MORE OR LESS TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER, THENCE RUN SOUTH 88°49'35" EAST A DISTANCE OF 436.15 FEET TO THE POINT OF BEGINNING. SAID PROPERTY LYING ALL IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINING 15.701 ACRES MORE OR LESS.

- LEGEND**
- 1/2" CAPPED REBAR FOUND
  - OPEN TOP IRON PIPE FOUND
  - 1/2" REBAR FOUND-NOT CAPPED
  - 5/8" CAPPED REBAR SET "LS6978"
  - 5/8" CAPPED REBAR FOUND
  - CONCRETE MONUMENT FOUND
  - CRF CAPPED REBAR FOUND
  - CMF CONCRETE MONUMENT FOUND
  - BK BOOK
  - PG PAGE
  - ( ) RECORD PER DEED/MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°08'40" W	75.30'
L2	S 60°24'09" W	202.21'
L3	S 47°05'51" W	155.01'
L4	S 32°36'49" W	96.80'
L5	S 08°55'36" W	81.63'
L6	S 17°49'11" E	114.74'
L7	S 04°43'33" E	119.81'
L8	S 21°18'07" E	151.55'
L9	S 08°14'07" E	106.39'
L10	S 03°33'50" W	50.19'
L11	S 47°43'15" W	38.40'
L12	N 79°50'29" W	60.12'
L13	N 50°14'42" W	58.30'
L14	N 67°04'02" W	51.21'
L15	S 52°11'39" W	52.43'
L16	S 17°42'52" W	121.51'
L17	S 08°27'27" E	130.96'
L18	S 02°05'41" W	132.47'
L19	S 25°36'47" W	127.70'
L20	S 13°00'27" W	112.66'
L21	S 44°34'20" E	72.32'
L22	N 52°29'07" E	88.61'
L23	S 51°27'04" E	62.37'
L24	S 01°13'00" W	46.19'
L25	S 24°04'05" E	43.44'
L26	S 09°17'41" W	97.07'



**SURVEY PREPARED BY:**  
**Timothy Brandon Bailey, PLS**  
 208 Mohawk Street  
 Mobile, Alabama 36606  
 Telephone: 251-564-7295  
 tbailey@hotmail.com

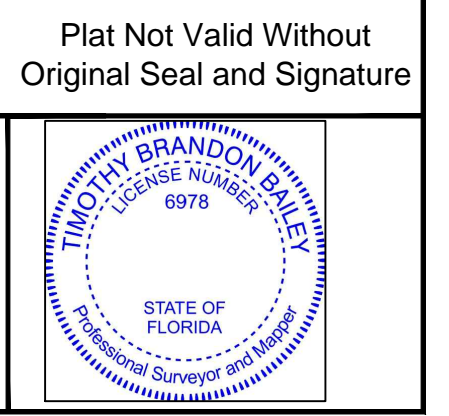
Scale: 1" = 100'  
 File No.: 48-20

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENT'S CONVEYANCE.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 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.  
  
 DATE: 8-5-20  
 TIMOTHY BRANDON BAILEY, P.L.S.  
 FLORIDA LICENSE NUMBER 6978

TYPE OF SURVEY:  
**BOUNDARY SURVEY**

CLIENT:  
**MULLINS LLC**



Plat Not Valid Without Original Seal and Signature



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

**INTEROFFICE MEMORANDUM**



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

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

**DATE: August 28, 2020**

**RE: Transportation & Traffic Operations (TTO) Comments – Z-2020-07**

TTO Staff has reviewed Z-2020-07, 900 Block Dog Track Road. The requested Future land use change is from Commercial (C) to High Density Mixed Use (HDMU) and is scheduled for the September 1, 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 this section of Dog Track Road.

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 traffic 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.

**cc: Horace Jones, Development Services Department Director  
Joy Jones, P.E., Engineering Department Director  
Christine Fanchi, P.E., Transportation Engineer  
John Fisher, Development Services Department**