

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 1, 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.
 - A.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 6, 2020, Rezoning and Regular Planning Board Meetings.
 - B. Planning Board Monthly Action Follow-up Report for October 2020.
 - C. Planning Board 6-Month Outlook for December 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-2020-04

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-2020-04.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 4, Location and Use Regulations

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 4, Article 7, creating Section 4-7.17 Tiny House Development.

7. Action/Discussion/Info Items.
8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The Planning Board Workshop is scheduled on **December 7, 2020, at 8:30 a.m.** in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

The next Regular Planning Board meeting is scheduled for **January 5, 2021, 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: 12/01/2020

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 6, 2020, Rezoning and Regular Planning Board Meetings.
- B. Planning Board Monthly Action Follow-up Report for October 2020.
- C. Planning Board 6-Month Outlook for December 2020.
-

Attachments

Draft October 6, 2020 Quasi Meeting Minutes

Draft October 6, 2020 Regular Meeting Minutes

6 Month Outlook

Monthly Action Follow-Up

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING October 6, 2020

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 8:50 P.M.)

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

Absent: Walker Wilson

Staff Present: Allyson Lindsay, Urban Planner II
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Administrative Supervisor
Rachel Merlin, Administrative Assistant
Kia Johnson, Assistant County Attorney

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

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to waive the reading of the legal advertisement.

Vote: 6 - 0

Other: Walker Wilson (ABSENT)

4. Approval of Minutes.
5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to accept the meeting package.

Vote: 6 - 0

Other: Walker Wilson (ABSENT)

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)

No planning board member acknowledged visiting the site.

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

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

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to recommend approval.

Vote: 6 - 0

7. Public Hearings.

8. Adjournment.

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD

September 1, 2020

CENTRAL OFFICE COMPLEX

3363 WEST PARK PLACE, BOARD CHAMBERS

PENSACOLA, FLORIDA

(8:50 A.M. – 11:54 A.M.)

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 September 1, 2020, Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for September 2020

C. Planning Board 6-Month Outlook for October 2020

Motion by Gary Sammons, Seconded by Jay Ingwell

Motion was made to approve the minutes from the September 1, 2020 Planning Board Meeting.

Vote: 6 - 0 Approved

Other: Walker Wilson (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to accept the meeting package.

Vote: 6 - 0 Approved

Other: Walker Wilson (ABSENT)

6. Public Hearings.

A. Case #: OSP-2020-01
Applicant: Frank Westmark, Agent
for First Baptist Church
of Cottage Hill
Address: 1400 Highway 29 N
Property 10.04 (+/-)
Size:
From: Conservation
Neighborhood
To: MU-S

Motion by Gary Sammons, Seconded by Timothy Pyle

Motion was made to recommend approval for the Opt Out request for removal from the DSAP.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Walker Wilson (ABSENT)

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to recommend approval to assign a FLU designation of MU-S.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Walker Wilson (ABSENT)

B. Case #: OSP-2020-02
Applicant: Buddy Page, Agent for
Cleveland R. Campbell,
Sr, Owner
Address: 1000 BLK Pine Top Lane
Property 19.3
Size:
From: Conservation
Neighborhood
To: MU-S

Motion by Gary Sammons, Seconded by Timothy Pyle

Motion was made to recommend approval for the Opt Out request for removal from the DSAP.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Walker Wilson (ABSENT)

Motion by Reid Rushing, Seconded by Gary Sammons

Motion was made to recommend approval to assign a FLU designation of MU-S.

Vote: 5 - 1 Approved

Voted No: Jay Ingwell

Other: Walker Wilson (ABSENT)

7. Action/Discussion/Info Items.
8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, November 10, 2020, at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

Note: The November Planning Board was canceled due to lack of items.

12. Announcements/Communications.
13. Adjournment.

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR September 2020

(Revised 7/24/20)

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
Tuesday, December 1, 2020	<ul style="list-style-type: none"> SSA-2020-04 Tiny Homes 			
Monday, December 7, 2020				<ul style="list-style-type: none"> OLF-8
Tuesday, January 5, 2021				<ul style="list-style-type: none"> OLF-8 Master Plan
Tuesday, February 2, 2021				
Tuesday, March 2, 2021				
Tuesday, April 6, 2021	<ul style="list-style-type: none"> OLF-8 Recommendation to BCC 			

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

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

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

Memorandum

TO: Planning Board

FROM: Rachel Merlin, Board Clerk

DATE: November 30, 2020

RE: Monthly Action Follow-Up Report for November 2020

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- CPA-2020-01 AR FLU**

- 09-01-20 PB postponed to future date

- **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)
 - 08-06-20 BCC transmitted to DEO
 - 11-05-20 BCC approved

- LSA-2020-02** FLU change from C to MU-U

- 07-06-20 PB recommended approval
 - 08-06-20 BCC transmitted to DEO
 - 11-05-20 BCC approved

OSP-2020-01 Opt out of Conservation Neighborhood and assign FLU MU-S

10-06-20 PB recommended approval

11-05-20 BCC transmitted to DEO

OSP-2020-02 Opt out of Conservation Neighborhood and assign FLU MU-S

10-06-20 PB recommended approval

11-05-20 BCC transmitted to DEO

LAND DEVELOPMENT CODE ORDINANCES

AR FLU LDC Ordinance

09-01-20 PB postponed to future date

REZONING CASES

1. Z-2020-07 900 BLK Dog Track Rd.

10-6-20 PB recommended approval

11-05-20 BCC approved



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 12/01/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-04

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2020-04

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-2020-04.

BACKGROUND:

This small-scale amendment to the Future Land Use (FLU) map proposes to change the FLU category of two parcels totaling 9.83± acres from Commercial (C) to Mixed-Use Urban (MU-U). The property is currently developed as a commercial landscaping business on the south side of Sorrento Road (State Road 292). Mixed-Use Suburban (MU-S) property is the south and west where a public elementary school is under construction. To the east is vacant, Commercial FLU property. The area currently is within an Airfield Influence Planning District (AIPD)-2.

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:

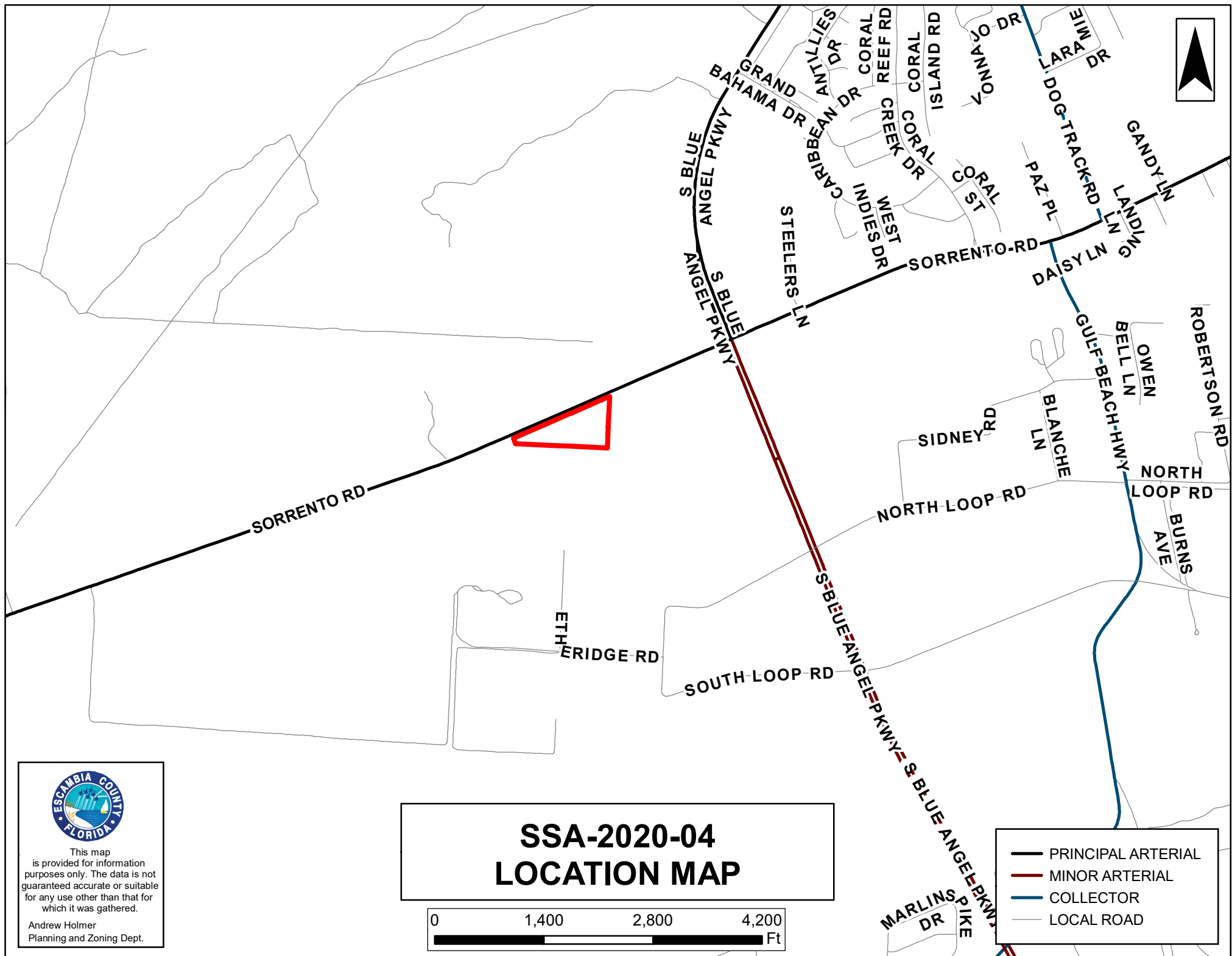
This Ordinance amending the FLUM of the Comprehensive Plan will be filed with the Department of State following adoption by the BCC. Implementation of this Ordinance will consist of an amendment to the FLUM and distribution of a copy of the adopted Ordinance to staff and interested citizens. The proposed 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.

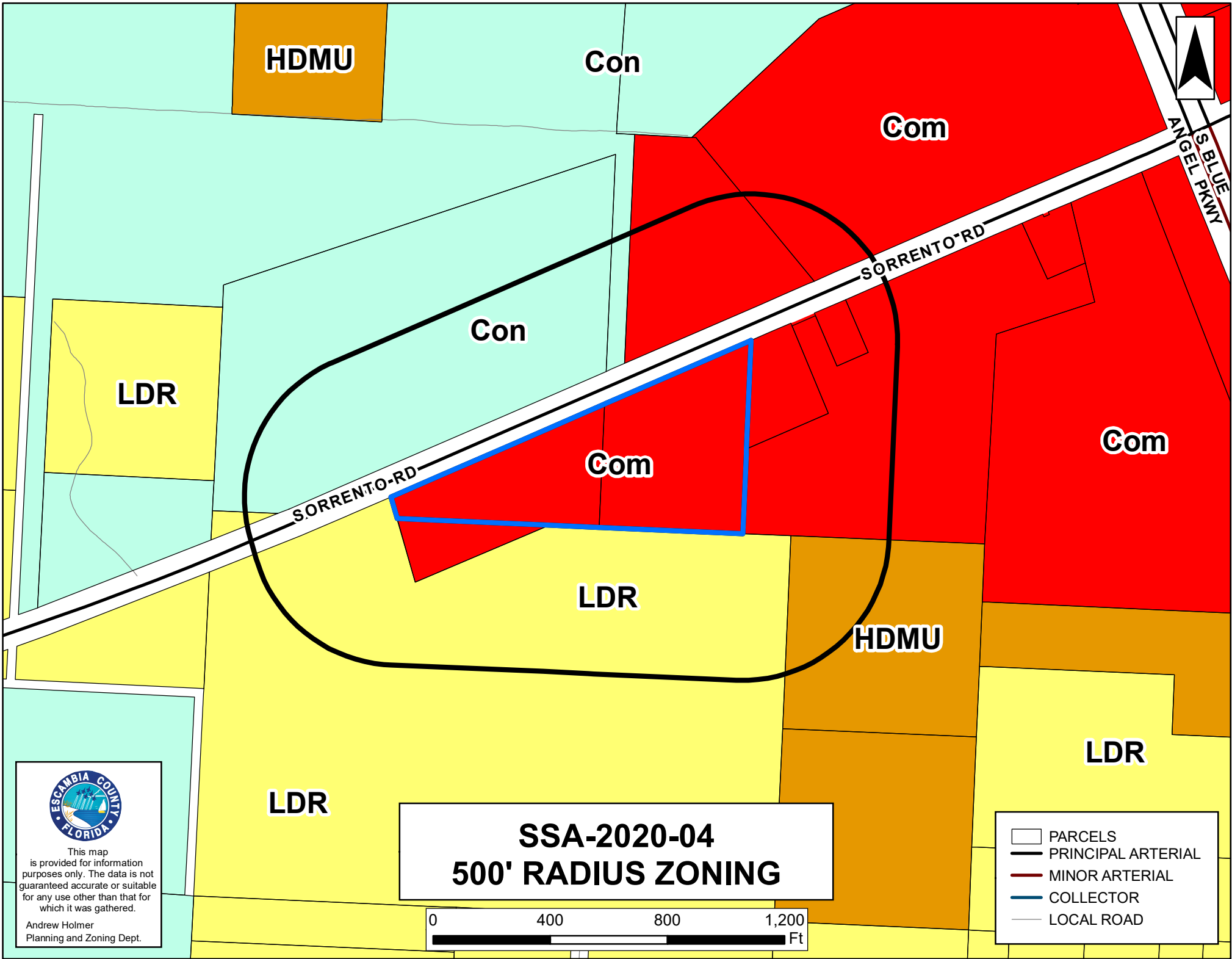
Attachments

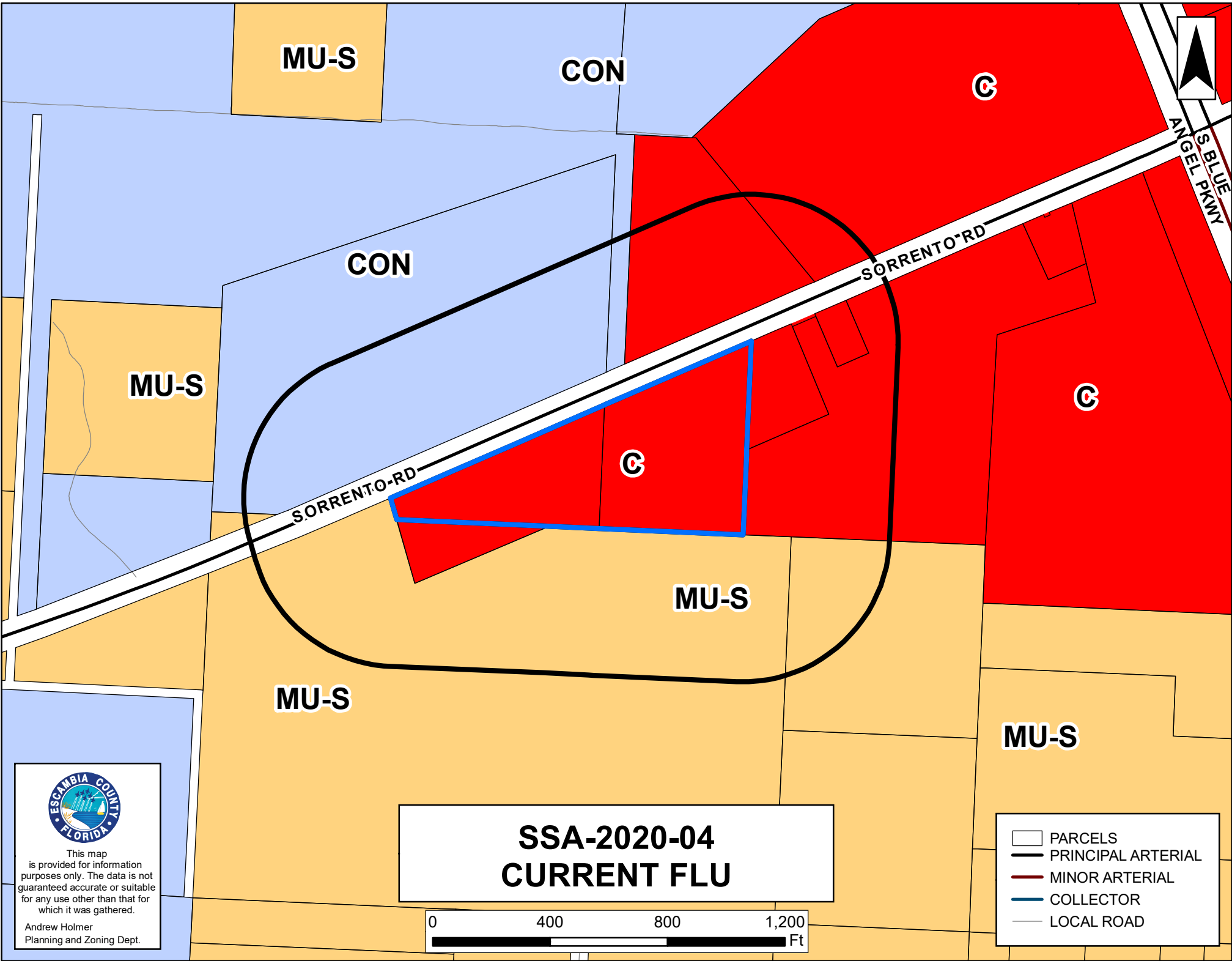
Working Case File

Ordinance Legal Sign off

SSA-2020-04

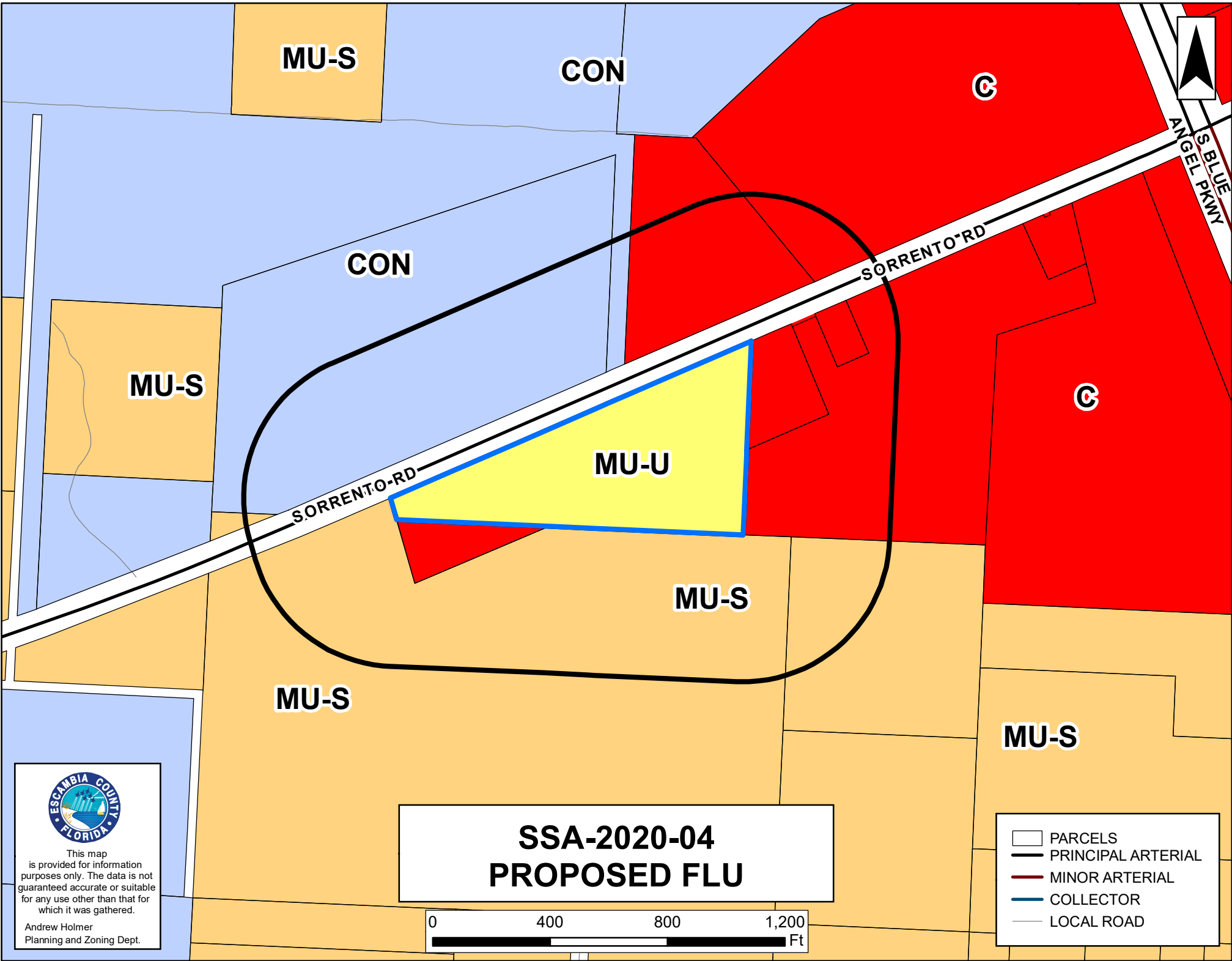






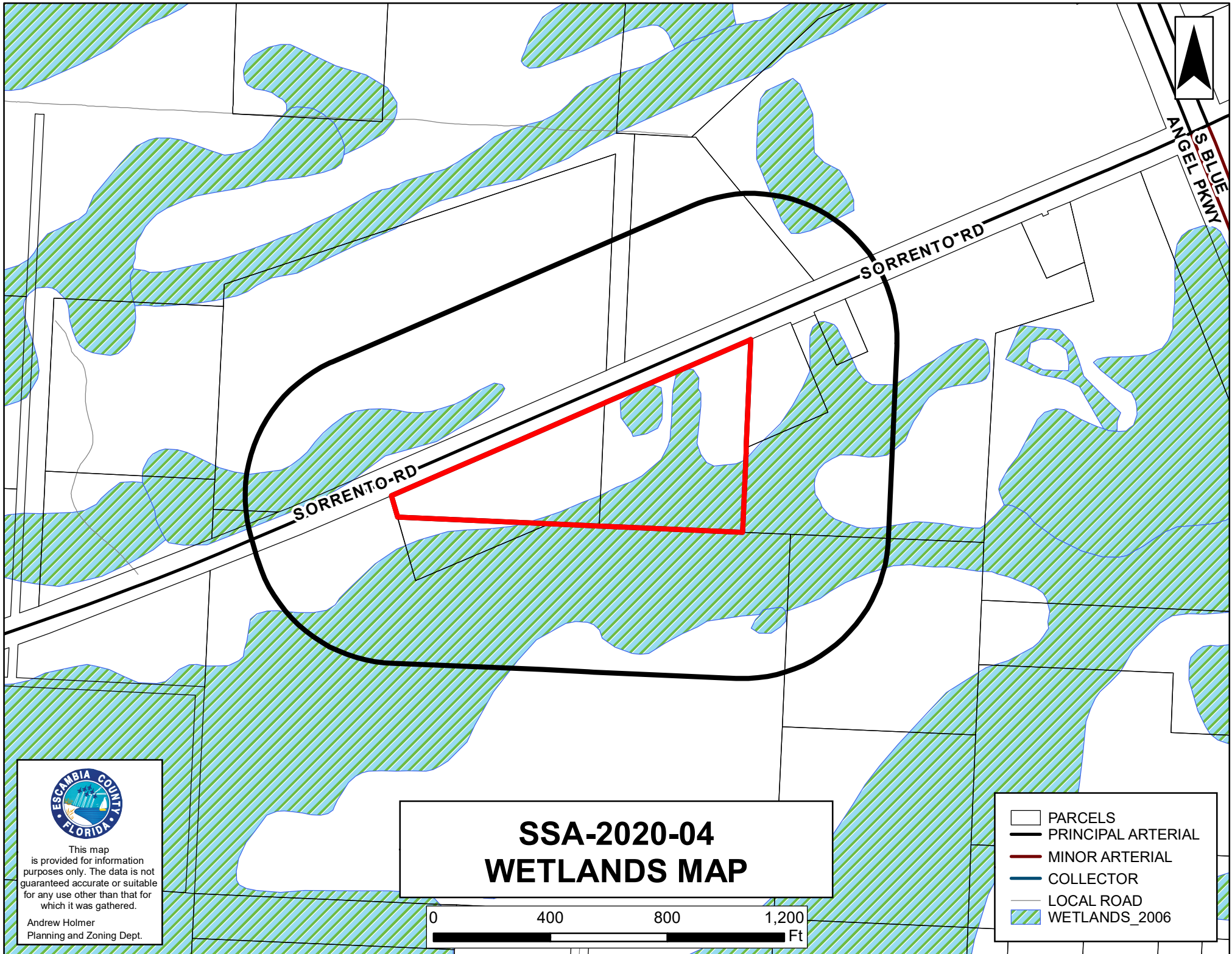
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



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Andrew Holmer
Planning and Zoning Dept.



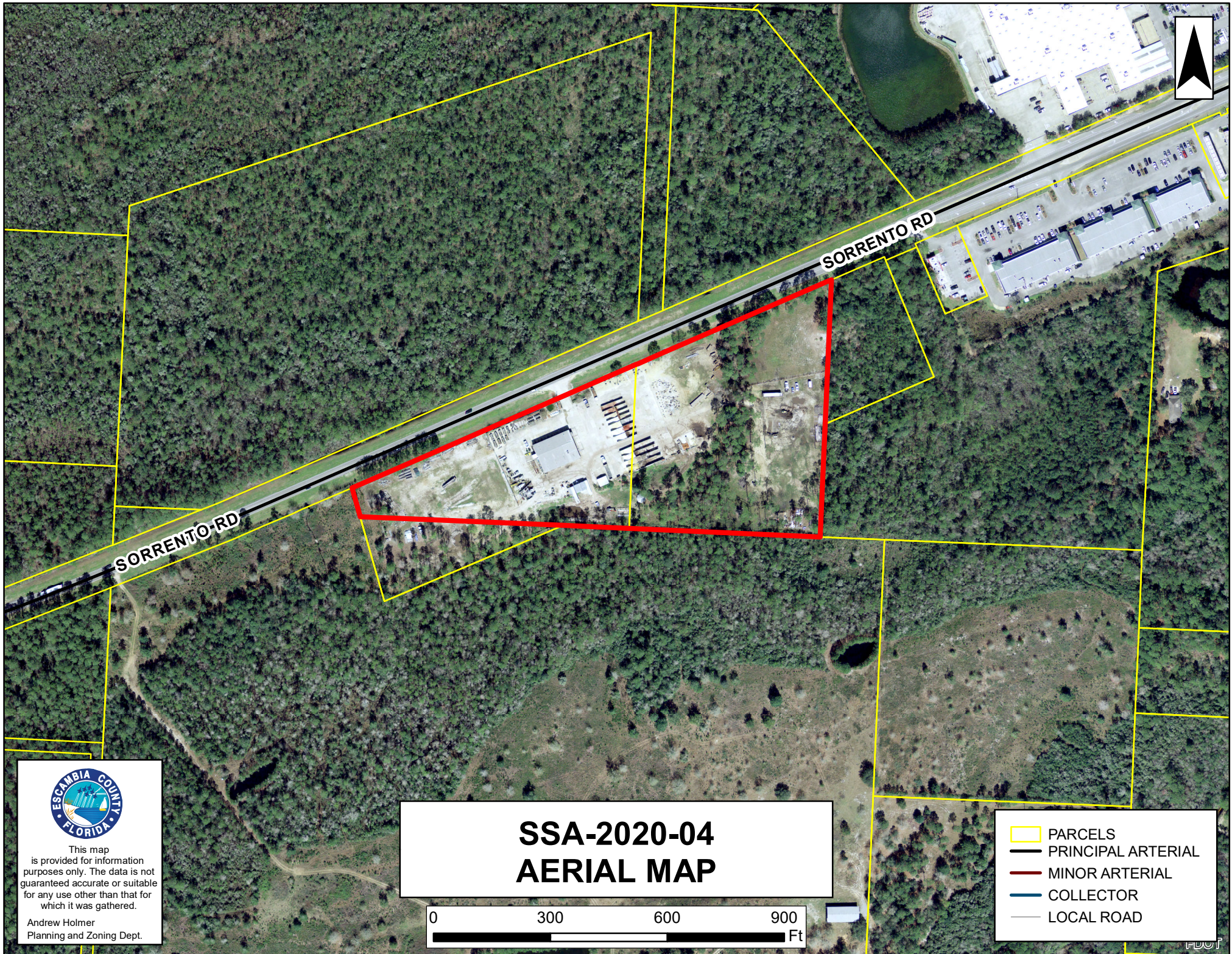
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

SSA-2020-04 WETLANDS MAP

0 400 800 1,200
Ft

- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- WETLANDS_2006



SORRENTO RD

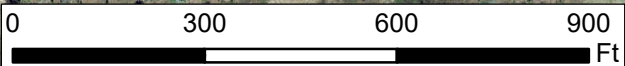
SORRENTO RD



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-2020-04 AERIAL MAP



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



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

CASE NO.: **SSA-2020-04**

CURRENT FLU: **COM** PROPOSED FLU: **MU-U**

PLANNING BOARD

DATE: **12/01/20** 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: **01/07/21** TIME: **5:45 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

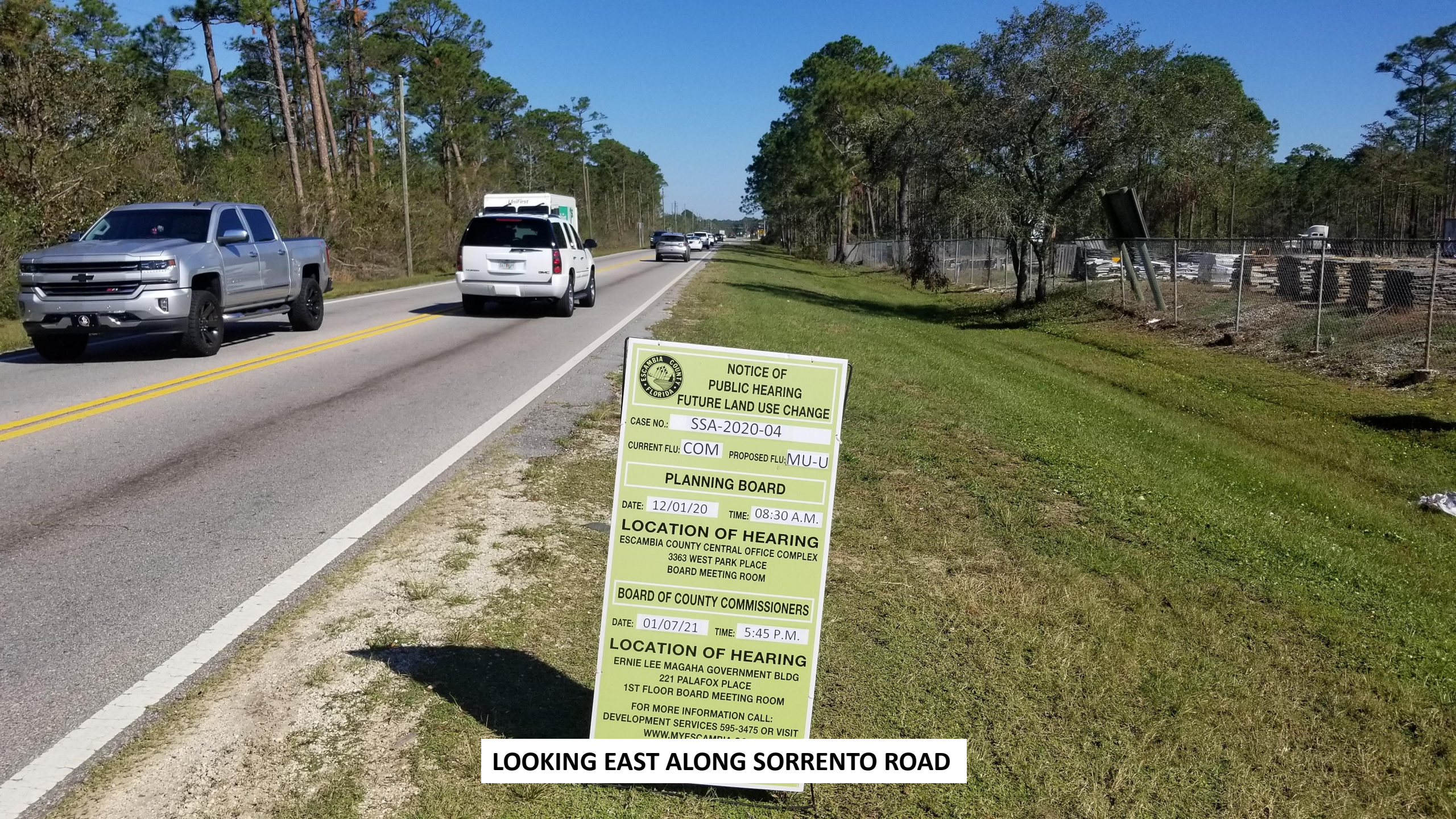
PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

PUBLIC HEARING SIGN



 **NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE**
CASE NO.: **SSA-2020-04**
CURRENT FLU: **COM** PROPOSED FLU: **MU-U**
PLANNING BOARD
DATE: **12/01/20** 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: **01/07/21** TIME: **5:45 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 ALONG SORRENTO ROAD AT SUBJECT PROPERTY



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

CASE NO.: SSA-2020-04

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/01/20 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: 01/07/21 TIME: 5:45 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 EAST ALONG SORRENTO ROAD



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

CASE NO.: SSA-2020-04

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/01/20 TIME: 08:30 A.M.

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD ROOM

BOARD OF COUNTY COMMISSIONERS

LOOKING EAST ALONG SORRENTO ROAD AT SUBJECT PROPERTY



NOTICE OF
PUBLIC HEARING
FUTURE LAND USE CHANGE

CASE NO.: SSA-2020-04

CURRENT FLU: COM PROPOSED FLU: MU-U

PLANNING BOARD

DATE: 12/01/20 TIME: 08:30 A.M.

LOCATION OF HEARING
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3383 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 01/07/21 TIME: 5:45 P.M.

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

FOR MORE INFORMATION CALL:
DEVELOPMENT SERVICES 895-3475 OR VISIT
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

LOOKING NORTHWEST ALONG SORRENTO ROAD

Comprehensive Plan Small Scale Map Amendment Staff Analysis

General Data

Project Name: SSA-2020-04
Location: 10605 Sorrento Road
Parcel #: 13-3S-31-2401-002-001, 13-3S-31-2101-000-003
Acreage: 9.83 (+/-) acres
Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Agent: Joseph Leibold Agent, for Luther Williams & Catherine Almand, Owners
Meeting Dates: Planning Board: December 1, 2020
BCC: January 7, 2020

Summary of proposed amendment

This small-scale amendment to the Future Land Use (FLU) map proposes to change the FLU category of two parcels totaling 9.83± acres from Commercial (C) to Mixed-Use Urban (MU-U). The property is currently developed as a commercial landscaping business on the south side of Sorrento Road (State Road 292). Mixed-Use Suburban (MU-S) property is the south and west where a public elementary school is under construction. To the east is vacant, Commercial FLU property. The area currently is within an Airfield Influence Planning District (AIPD)-2.

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

Commercial (C). The current Commercial FLU is intended for professional office, retail, wholesale, service, and general business trade, with residential development permitted only if secondary to a primary commercial development. The listed range of allowable uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Commercial FLU has a maximum residential density of 25 du/acre and a maximum Floor Area Ratio (FAR) of 1.0.

Mixed-Use Urban (MU-U) The proposed 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. This may include residential, retail and services, professional office, light industrial, recreational facilities, public and civic, and limited agriculture. MU-U FLU has a maximum residential density of 25 du/acre, non-residential minimum intensity: 0.25 Floor Area Ration (FAR) and a maximum intensity: 2.0 floor area ration (FAR).

Land Development Code (LDC) FLU map amendment requirements

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

(3) Compliance review.

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

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

Analysis: In an application letter to the Board, the applicant stated that “since no commercial component is proposed, a FLU category more appropriate for multi-family developments is requested” and that “this request is a less intensive category than exists currently.”

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. This FLU change would allow a maximum residential density of 25 dwelling units per acre to be obtained.

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 amendment proposes a replacement FLU that allows the residential density of the existing COM zoning at 25 du/acre while remaining consistent with surrounding property. With MU-S as the existing future land use for the parcels located to the west and south (outside of those immediately adjacent to the property), the proposed change of the current FLU to MU-U would be appropriate for the subject parcel.

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

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

- (a) The subject 9.83± acre parcel is a use of 10 acres or fewer.
- (b) The amendment is the fourth proposed small-scale amendment for calendar year 2020 and will not exceed the cumulative maximum of 120 acres in a calendar year.

- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small-scale development activity.
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.

Other applicable Comprehensive Plan objectives and policies

1. Housing

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

Analysis: The proposed Mixed-Use Urban FLU is a suitable replacement of the existing Commercial FLU to accommodate the proposed multi-family residential project and is consistent with the FLU of the surrounding area.

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: Con, MU-S, and Com, the applicable FLU for much of the land surrounding the subject parcel, would promote more mixed-use and compact development for the subject parcel and be more likely to discourage urban sprawl than the current Commercial FLU.

3. Infrastructure

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

Analysis: The application includes documentation of the general adequacy of potable water, wastewater, and solid waste services. The site is located along a principal arterial, Sorrento Road, and minor arterial road, Blue Angel Parkway.

GOAL CMS 1 Concurrency Management System

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

Potable Water.

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

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

Sanitary Sewer.

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

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

Solid Waste Disposal.

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

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

Analysis: The Emerald Coast Utilities Authority (ECUA) provides potable water distribution, sanitary sewer collection and treatment along with solid waste collection and disposal for the subject parcel.

Stormwater Management.

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

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

Transportation and Mobility.

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

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

Analysis:

TTO Staff has reviewed Small-Scale Amendment Case SSA-2020-04 , (Com) to (MU-U), for the Planning Board meeting scheduled for December 1, 2020. Please see the below comments.

Sorrento Road is a two-lane roadway without paved shoulders. Near the parcel in question, the traveling roadway width is approximately 24 feet with a right-of-way width of 100 feet.

The County does not have any project scheduled for this roadway. Roadway widening by FDOT is planned. However, the project development & Environmental (PD&E) Study is on a long-term hold and there is no design or construction scheduled or funded at this time. Sorrento Road is listed in the TPO Congestion Management Process Plan and is classified an arterial with a vehicle capacity threshold of 18,585 for level of service (LOS D). The annual average daily traffic volume on this road is listed as 17,500 for year 2019.

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.

4. Protected Resources

Wellheads.

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

Analysis: The subject parcel is outside of wellhead protection areas based on Escambia County GIS.

Historically Significant Sites.

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

Analysis: The applicant provided no confirmation of the presence or absence of historically significant sites. This information will be required at the time of application for development on site.

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.

Urban Forest.

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

Analysis: There are indications from the available National Wetland Inventory map that wetlands are on the subject parcel. They are located on the south and east portions of the property. Further review will be addressed during the development review process.

JMA

Engineering Services, Inc.

• *Civil Engineering* • *Planning* •

Ms. Allyson Lindsay, Urban Planner II
Development Services
3353 West Park Place
Pensacola, FL 32505

RE: Small Scale FLU Change – Sorrento Road Apartments
Tax parcels 13-3S-31-2401-002-001 & 13-3S-31-2101-000-003

Dear Allyson:

Attached is our small-scale Future Land Use change package for the parcels on Sorrento Road for the Sorrento Road Apartment Complex. The items included are:

1. The Owner's name, address and telephone numbers:
Luther Williams & Catherine Almand
10605 Sorrento Road
Pensacola, FL 32507
2. The request for the amendment is to change the future land use of the property from the current land use of C to MU-U in order to construct an apartment complex. Attached is a survey of the parcel in question, along with a site plan for the proposed apartment complex.
3. The original of the application all notarized.
4. One copy of the warranty deed for the 9.83-acre parcel.
5. See attached street map view of the site.
6. See attached signed and sealed boundary survey for the exact property proposed for the land use amendment.

Street Address – 10605 Sorrento Road

Property Reference Number(s) – 13-3s-31-2401-002-001 & 13-3s-31-2101-000-003

Boundary Survey – see attached boundary survey

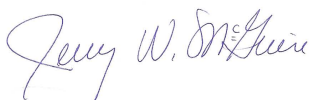
Total acreage requested for amendment – 9.83 acres

7. One check in the amount of \$2,122.50 for the application fee.
8. See attached data and analysis report.

Also attached is a disc with the above files in electronic form. Should you have any questions, please feel free to call me.

Sincerely,

JMA ENGINEERING SERVICES, INC.



Jerry W. McGuire, P.E., President

2726 Wallace Lake Road • Pace, FL • 32571
PHONE 850.995.7323 • e-MAIL jerry@mcguire-assoc.com

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

INSTRUCTIONS

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

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

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

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

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

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

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

**FUTURE LAND USE MAP AMENDMENT
APPLICATION**

CHECKLIST

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

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

FUTURE LAND USE MAP AMENDMENT APPLICATION

SSA 2020-04

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT ✓

LARGE SCALE FLU AMENDMENT

Current FLU: C Desired FLU: MU-U Zoning: Com Taken by: 4 Lindsay

Planning Board Public Hearing, date(s): 12-1-2020

BCC Public Hearing, proposed date(s): 1-7-2021

Fees Paid 2,122.50 Receipt # 3393878 Date: 10/16/20

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

Name: Luther Williams & Catherine Almand

Address: 10605 Sorrento Road

City: Pensacola State: FL Zip Code: 32507

Telephone: (850) _____

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 10605 Sorrento Road, Pensacola, FL 32507

Subdivision: N/A

Property reference number: Section 13 Township 3S Range 31

Parcel 2401 Lot 002 Block 001

Parcel 2101 Lot 000 Block 003

Size of Property (acres) 9.83 - See attached legal

2401 - 004 - 001
1 piece

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

**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.

Luther Williams
Signature (Property Owner)

Luther Williams
Printed Name

6/19/2020
Date

Joseph LeBlanc
Signature (Agent's Name (or owner if representing oneself))

JOSEPH LEBLANC
Printed Name

6/19/2020
Date

Address: 10605 Sorrento Road

City: Pensacola State: FL Zip: 32507

Telephone () - - Fax # () - -

Email: _____

STATE OF Florida
COUNTY OF Escambia

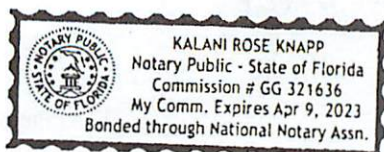
The forgoing instrument was acknowledged before me this 19th day of June, year of 2020 by Luther Williams and Catherine Williams () did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

Kalani Knapp
Signature of Notary Public Date 6/19/20

Kalani Knapp
Printed Name of Notary

My Commission Expires GG 321636
(Notary seal must be affixed)

Commission No. Apr. 9 2023



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 10605 Sorrento Road, Pensacola, FL 32507,
Property Reference Number(s): 13-3S-31-2401-002-001 & 13-3S-31-2101-000-003, I hereby
designate Joseph Liebold, 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 19th day of June, 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>Luther Williams</u>	<u>6/19/20</u>	<u>Luther Williams</u>
Signature of Property Owner	Date	Printed Name of Property Owner
<u>[Signature]</u>	<u>6/19/20</u>	<u>JOSEPH LIEBOLD</u>
Signature of Agent	Date	Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

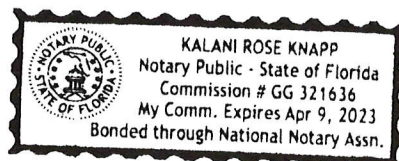
The foregoing instrument was acknowledged before me this 19th day of June, year of
2020, by Luther Williams and Catherine Almand who (☒ did () did not take
an oath.

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

<u>[Signature]</u>	<u>6/19/20</u>	<u>Kalani Knapp</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number GG 321636 My Commission Expires Apr 9 2023

(Notary seal must be affixed)



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

Project name: Sorrento Road Apartments

Property reference #: Section 13 Township 3S Range 31

Parcel # 13-3S-31-2401-002-001& 13-3S-31-2101-000-003

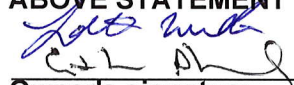
Project Address: 10605 Sorrento Road, Pensacola, FL 32507

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

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

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

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE
ABOVE STATEMENT ON THIS June DAY OF 19th, 2020


Owner's signature

Catherine Williams
Owner's name (print)


Agent's signature

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

Township: _____ (North or South) **Range:** _____ (East or West)

Sections (include all affected): _____

County (include all affected): _____ **USGS Quad** (if known): _____

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

 Email: _____

Agency/Permit/Project requiring search: _____

Florida Master Site File

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

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)

Recorded in Public Records 10/7/2020 4:21 PM OR Book 8379 Page 1699,
Instrument #2020082785, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared by without
the benefit of a title search
and return to:
Richard H. Turner
Whibbs Stone & Barnett, P.A.
801 W. Romana St., Unit C
Pensacola, Florida 32502
File No. 20-288289

QUITCLAIM DEED

This Quitclaim Deed is executed this 9 day of ^{April}~~September~~ 2020, by **Luther A Williams** and **Catherine C Almand**, husband and wife, whose post office address is 10605 Sorrento Rd., Pensacola, FL 32507 ("Grantor"), to **Shannon Devau**, a single woman ("Grantee") whose post office address is 2600 Woodridge Chase, Canton, GA 30114.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

See Exhibit "A" attached hereto

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors
in the presence of:

Luther A Williams
Print Name:

Luther A. Williams
Luther A Williams

Graham E. Guiri
Print Name:

Catherine C Almand
Print Name:

Catherine C Almand
Catherine C Almand

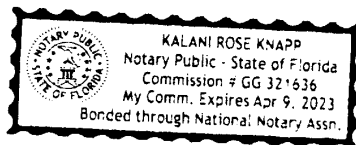
Kalani Knapp
Print Name:

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9/25/20, by Luther A. Williams and Catherine C Almand, who () are personally known to me or ☒ presented drivers license as identification.

My Commission Expires: April 9, 2023

[Signature]
Signature of Notary



BK: 8379 PG: 1700

Exhibit A

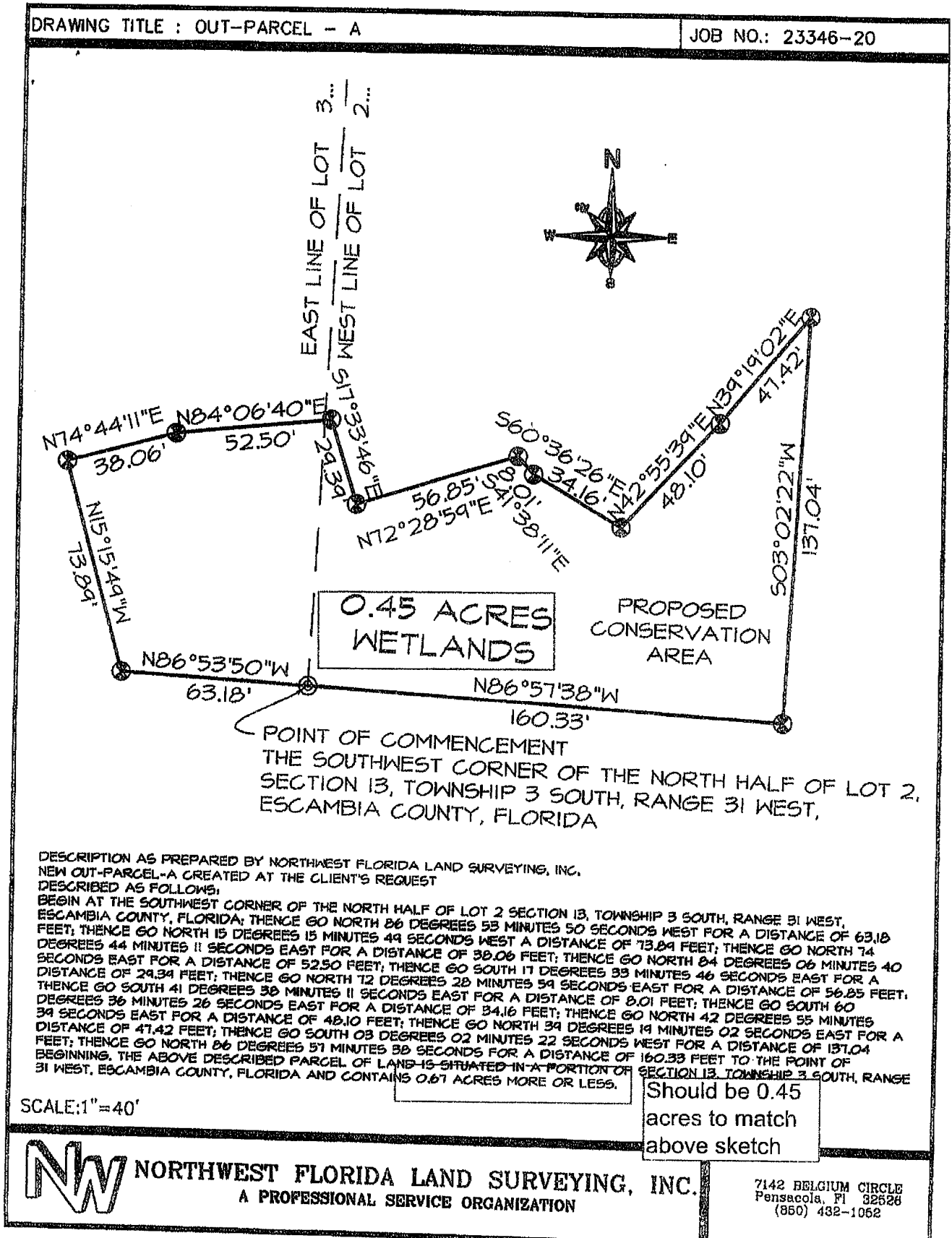
Parcel A:

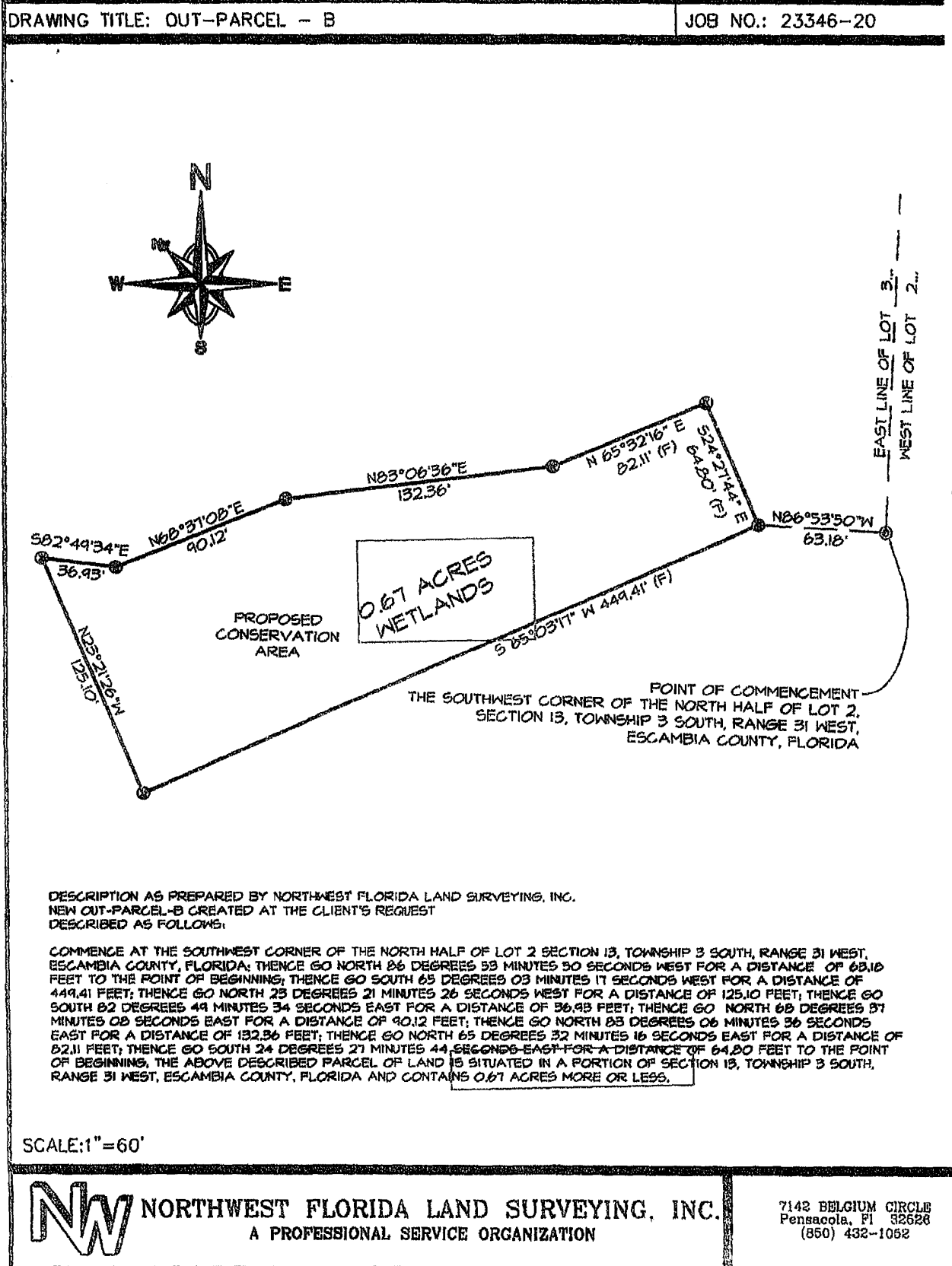
BEGIN AT THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 2 SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 86 DEGREES 53 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.18 FEET; THENCE GO NORTH 15 DEGREES 15 MINUTES 49 SECONDS WEST A DISTANCE OF 73.89 FEET; THENCE GO NORTH 74 DEGREES 44 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 38.06 FEET; THENCE GO NORTH 84 DEGREES 06 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 52.50 FEET; THENCE GO SOUTH 17 DEGREES 33 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 29.39 FEET; THENCE GO NORTH 72 DEGREES 28 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 56.85 FEET; THENCE GO SOUTH 41 DEGREES 38 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 8.01 FEET; THENCE GO SOUTH 60 DEGREES 36 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 34.16 FEET; THENCE GO NORTH 42 DEGREES 55 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 48.10 FEET; THENCE GO NORTH 39 DEGREES 19 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 47.42 FEET; THENCE GO SOUTH 03 DEGREES 02 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 137.04 FEET; THENCE GO NORTH 86 DEGREES 57 MINUTES 38 SECONDS FOR A DISTANCE OF 160.33 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.67 ACRES MORE OR LESS.

Parcel B:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 2 SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 86 DEGREES 53 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.18 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 65 DEGREES 03 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 449.41 FEET; THENCE GO NORTH 23 DEGREES 21 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 125.10 FEET; THENCE GO SOUTH 82 DEGREES 49 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 36.93 FEET; THENCE GO NORTH 68 DEGREES 37 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 90.12 FEET; THENCE GO NORTH 83 DEGREES 06 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 132.36 FEET; THENCE GO NORTH 65 DEGREES 32 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 82.11 FEET; THENCE GO SOUTH 24 DEGREES 27 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.45 ACRES MORE OR LESS.

BK: 8379 PG: 1701





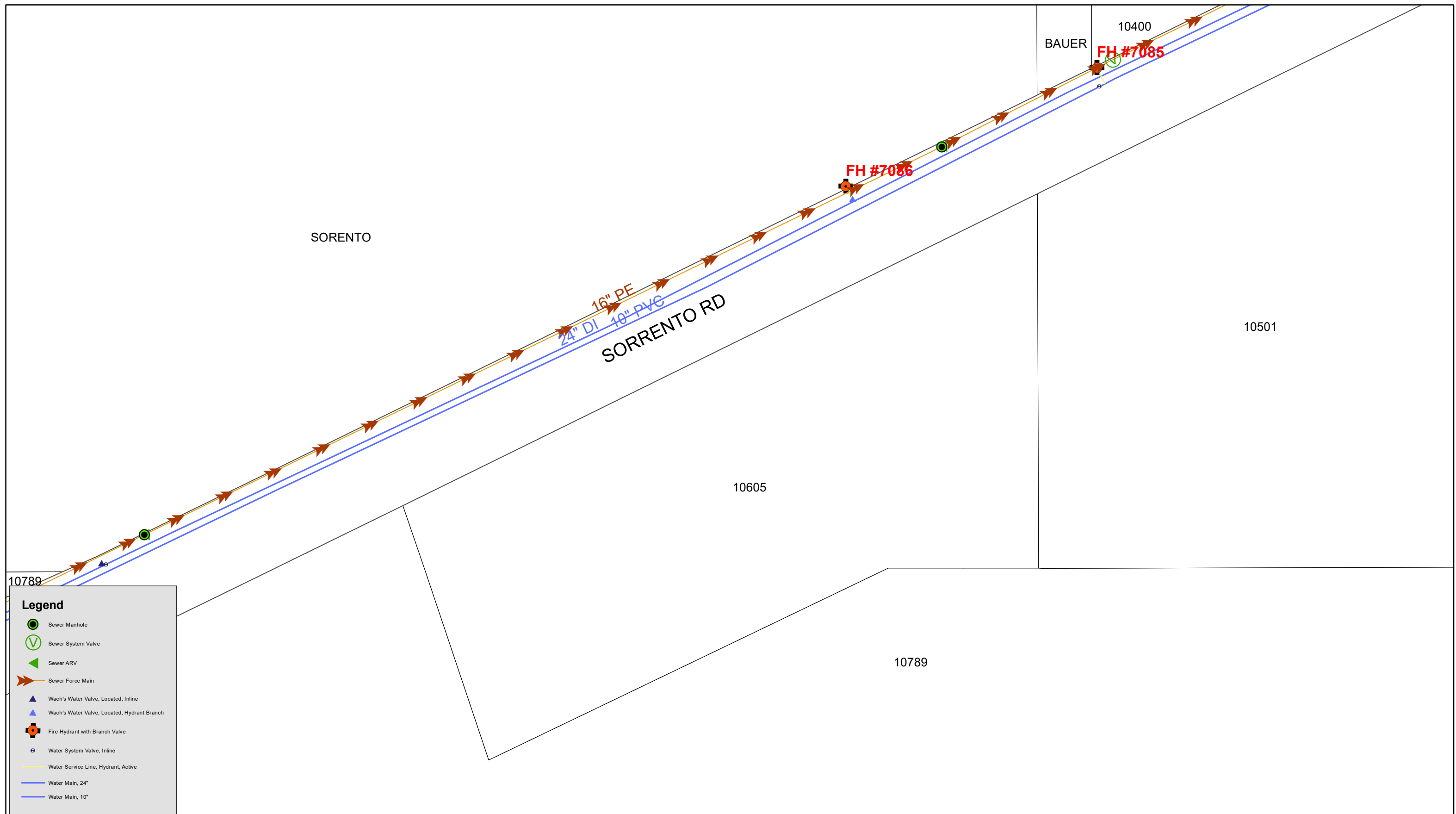
**FUTURE LAND USE AMENDMENT
SORRENTO ROAD APARTMENTS
DATA AND ANALYSIS**

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** – Sanitary Sewer is available through connection to the existing Emerald Coast Utilities sewer system in the Sorrento Road right of way. We have had preliminary design for the project reviewed.
 - B. **Solid Waste Disposal** – solid waste will be handled by the Emerald Coast Utilities Authority with ultimate disposal at the Escambia County Landfill.
 - C. **Potable Water** – Potable water is available through connection to the existing Peoples Water System in the right of way of Sorrento Road. We have had preliminary design for the project reviewed.
 - D. **Stormwater Management** – All stormwater runoff generated by the site will be collected and conveyed to an onsite stormwater system to be permitted through Escambia County and the Northwest Florida Water Management District.
 - E. **Traffic** – All traffic generated by the proposed project will use SR S-292 (Sorrento Road) for exiting and entering the property. We have had a pre-application conference with the Florida Department of Transportation for the driveway, drainage, and utility connection permits. We further will be coordinating our proposed left and right turn lane driveways with the new school being built off Sorrento Road.
 - F. **Recreation and Open Space** – The development will be a private gated apartment complex. The gate will be fitted with a Knox Box lock for access by emergency vehicles.
 - G. **Schools** – The project is within the districts for the Helen Caro Elementary School, the Bailey Middle School, and Escambia High School.
2. **Proximity to and impact on the following:**
 - A. **Wellheads** (indicate distance and location to nearest wellhead) – there are no wellheads within the 7-year or 20-year radius.
 - B. **Historically significant sites** (available from Florida Master Site File,

Division of Historical Resources; email sitefile@dos.state.fl.us) Request form attached. We have requested the historically significant sites survey from the Division of Historical Resources.

- C. **Natural Resources, including wetlands** (a wetlands survey is highly recommended if wetlands are located on the property) – Wetlands – There are wetlands along the south boundary of the site, and a wetland finger that runs along the eastern side of the site to the FDOT right of way. The only wetlands being impacted is the wetland finger up to the Sorrento Road right of way. A permit application has been submitted to the US Army Corps of Engineers for the fill to install a pipe within the wetland finger to carry water to the wetlands to the south of the site by Biome Environmental. There is no intent to fill any wetlands on the south end of the site, or adjacent to the south end of the site.

10605 Sorrento Rd

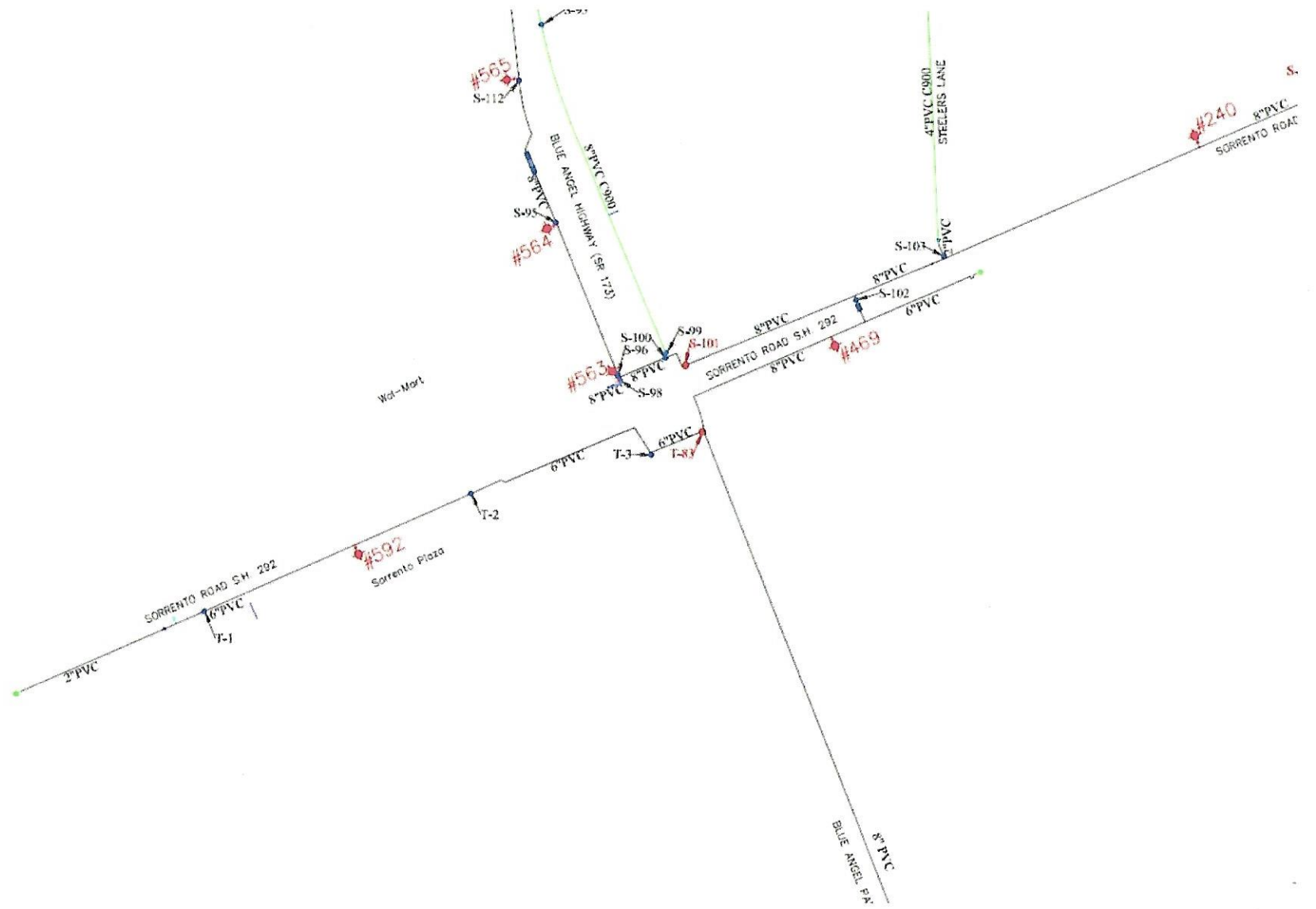


1 inch = 100 feet

Date: 1/30/2020

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.





Date: 01/31/2020
Time: 09:59:32

Peoples Water Service
Plant: Water Dept.
905 Lounde Ave., Pensacola, FL - 32507
Phone (850) 455-8552 Fax

Pa
Flow

Hydrant Flow Test History

Hydrant Number	Flow Seq.	Hydrant Location	Map Section	Main Size	Nozzle Size	Last Flowed	Next Flow	Pressure			Flow	Projected		Test by		Witness
								Init.	Res.	Pitot		Psi	GPM			
469	365	SORRENTO RD (south side) and By storage buildings	B-7	8.00	2.50	01/31/2020	01/28/2030	53	37	26.00	857.6	20.00	1268.2	Jeremy	Holcombe	Michael Harrington
592		MID SORRENTO RD. and MALL	STRIP	6.00	2.50	01/31/2020	01/28/2030	55	35	25.75	853.5	20.00	1154.9	Jeremy	Holcombe	Michael Harrington

DM

JURISDICTION LINE TABLE		
LINE	LENGTH	BEARING
L1	36.93'	N84°21'47"W
L2	40.12'	N84°04'55"W
L3	132.36'	S81°34'13"W
L4	48.17'	N65°32'16"E
L5	55.64'	N61°56'31"E
L6	51.70'	N83°44'23"E
L7	42.45'	N12°47'04"E
L8	82.44'	N13°11'54"E
L9	52.50'	N82°12'04"E
L10	24.38'	N19°05'54"W
L11	56.85'	S10°56'46"W
L12	8.01'	N43°10'24"W
L13	34.16'	N62°10'38"W
L14	48.10'	S41°23'21"W
L15	44.63'	N37°46'44"E
L16	71.11'	N81°10'04"E
L17	74.75'	N16°28'20"E
L18	31.40'	N81°21'51"E
L19	28.60'	S39°40'34"E
L20	66.55'	S04°48'05"E
L21	73.07'	S30°39'11"W
L22	58.21'	S04°10'04"E
L23	75.06'	S24°41'13"E
L24	57.24'	S71°04'34"E
L25	47.63'	S60°18'01"E
L26	6.10'	S15°11'13"E
L27	8.76'	N64°54'25"E
L28	11.88'	S15°28'42"E
L29	32.48'	S38°13'31"E
L30	58.10'	S42°21'45"E
L31	50.45'	S11°14'34"W
L32	34.22'	S22°03'17"W
L33	31.33'	S32°04'54"E
L34	45.05'	S28°42'30"W
L35	18.61'	N86°14'04"E
L36	52.44'	N16°44'29"E
L37	55.47'	N25°14'22"W
L38	42.01'	N16°26'48"W


3. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARINGS OF NORTH 65 DEGREES 04 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED.
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4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0526 G, REVISED SEPTEMBER 29, 2006.
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- ② ~ 1/2" CAPPED IRON ROD, NUMBERED 1073 (FOUND)
- ③ ~ 1/2" CAPPED IRON ROD, NUMBERED 7912 (FOUND)
- ④ ~ 1/2" IRON PIPE, UNNUMBERED (FOUND)
- ⑤ ~ 4" SQUARE CONCRETE MONUMENT
- (D) ~ DEED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
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NORTHWEST FLORIDA LAND SURVEYING, INC.
742 BELGIUM CIRCLE, PENSACOLA, FLORIDA 32506
F. R. Thompson 3/9/2020
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

PROJECT NO. <div>23346</div>		NO. <div>1</div>		OF <div>1</div>		SHEETS <div>1</div>	
INDEX 10							
BOUNDARY WITH IMPROVEMENTS AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR AND REQUESTED BY: JOE LEIBOLD							
				SCALE <div>1" = 60'</div>			
CREW CHIEF <div>RM</div>		DRAWN <div>JAS</div>		CHECKED <div>FRT</div>		DATE <div>3/9/20</div>	
NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 7142 BELLAIR CIRCLE PANAMA CITY, FL 32366 (850) 438-1062							
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR		NO.		DATE		APPR.	
R E V I S I O N S							



**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: November 12, 2020

**RE: Transportation & Traffic Operations (TTO) Comments – SSA 2020-04
Parcel Numbers 2401-002-001 and 2101-000-003, totaling 9.83 (+-)
Sorrento Road (SR292)**

TTO Staff has reviewed the Small Scale Amendment Case SSA 2020-04 Sorrento Road (Com) to MU-U), agenda item for the Planning Board meeting scheduled for December 1, 2020. Please see the below comments.

Sorrento Road is a two-lane roadway without paved shoulders. Near the parcel in question, the traveling roadway width is approximately 24 feet with a right-of-way width of 100 feet.

The County does not have any project scheduled for this roadway. Roadway widening by FDOT is planned. However, the project development & Environmental (PD&E) Study is on a long-term hold and there is no design or construction scheduled or funded at this time. Sorrento Road is listed in the TPO Congestion Management Process Plan and is classified an arterial with a vehicle capacity threshold of 18,585 for level of service (LOS D). The annual average daily traffic volume on this road is listed as 17,500 for year 2019.

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 and Traffic Operations Division
John C. Fisher, Development Services Department**

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Small Scale Map amendment- SSA-2020-04 Sorrento Road

Date: 10-28-2020

Date requested back by: 11-13-2020

Requested by: John C Fisher

Phone Number: 850-595-4651

.....

(LEGAL USE ONLY)

Legal Review by Kia M. Johnson

Date Received: 10-28-2020

✓

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Remember to attach survey as exhibit.

ORDINANCE NUMBER 2021-__

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 TWO PARCELS WITHIN SECTION 13, TOWNSHIP 3S, RANGE 31W, PARCEL NUMBERS 2401-002-001 AND 2101-000-003, TOTALING 9.83 (+/-) ACRES, LOCATED ON STATE ROAD 292 SORRENTO 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 Navy Air Station (NAS) Pensacola is an active naval air base that provides flight training within the County such that Escambia County Airfield Overlay density restrictions apply; 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 2020-04."

Section 3. Changes to the 2030 Future Land Use Map

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

Parcels within Section 13, Township 3S, Range 31W, parcel numbers 2401-002-001 and 2101-000-003, totaling 9.83 (+/-) acres, located on State Road 292 Sorrento Road, as more particularly described in the Boundary Survey description produced by Northwest Florida Land Surveying, Inc., registered land surveyor Fred R. Thompson dated 03/09/2020, attached as Exhibit A, from Commercial (C) to Mixed-Use Urban (MU-U).

Section 4. Severability

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

Section 5. Inclusion in the Code

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

INTENTIONALLY LEFT BLANK

Section 6. Effective Date

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

DONE AND ENACTED this _____ day of _____, 2021.

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

By: _____
Robert D. Bender, Chairman

ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

Approved as to form and legal
sufficiency.

By/Title: Ki M. Johnson
Date: 11-5-2020

(SEAL)

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

JURISDICTION LINE TABLE		
LINE	LENGTH	BEARING
L1	36.93'	N84°21'47"W
L2	40.42'	N84°04'55"W
L3	132.36'	S81°34'13"W
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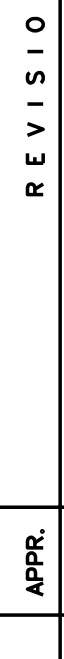
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NORTHWEST FLORIDA LAND SURVEYING, INC.
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REGISTRATION NUMBER 3027 CORP. NUMBER 7277
STATE OF FLORIDA

NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 7142 BELAIRUM CIRCLE PANAMA CITY, FL 32366 (850) 438-1062		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR		NO.		DATE		APPR.		R E V I S I O N S	
		SCALE 1" = 60'		CREW CHIEF RM		DRAWN JAS		CHECKED FRT		DATE 3/9/20	
BOUNDARY WITH IMPROVEMENTS AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR AND REQUESTED BY: JOE LEIBOLD											
PROJECT NO.		23346		NO.		1 OF 1		SHEETS			
INDEX		10									



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 12/01/2020

Issue: Tiny House Development Regulations

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 4, Location and Use Regulations

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 4, Article 7, creating Section 4-7.17 Tiny House Development.

BACKGROUND:

The Florida Building Commission has proposed new regulations on the construction of tiny houses-homes that are less than 400 square feet or smaller in size. The Board of County Commissioners finds that adoption of the ordinance creating regulations for tiny home developments serves the health, safety, and welfare of the residents and visitors to Escambia County.

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 the County Attorney office. 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

Sample designs

Style samples

Style samples 2

ORDINANCE NUMBER 2021-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS 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 CHAPTER 4, LOCATION AND USE REGULATIONS, ARTICLE 7, SUPPLEMENTAL USE REGULATIONS, CREATING SECTION 4-7.17 "TINY HOUSE DEVELOPMENT" AS A PERMITTED USE IN SPECIFIED ZONING DISTRICTS AND ESTABLISHING USE CRITERIA; CREATING ADDITIONAL CONDITIONAL USE CRITERIA IN SPECIFIC ZONING DISTRICTS; PROVIDING FOR APPLICABILITY; 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

WHEREAS, through its Land Development Code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, work and play for people of all income-levels; and

WHEREAS, HOU 1.1.7 Housing Types requires that Escambia County will provide for a mix of housing types, including, but not limited to, single-family residential, multi-family residential, mobile and manufactured homes, live-work units, accessory dwellings, and other residential types that vary in density, size, cost and location; and

WHEREAS, the Florida Building Commission has proposed new regulations on the construction of "tiny houses" – homes that are 400 square feet or smaller in size, which are becoming popular around the country in urban areas to meet housing shortage needs; and

WHEREAS, the Board of County Commissioners finds this ordinance and creation of "Tiny House Development" serves the health, safety, welfare of the residents of and visitors to Escambia County, Florida.

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

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. Part III, Chapter 4, Location and Use Regulations, Article 7, Supplemental Use Regulations, Section 4-7.17 Tiny House Development is hereby created as follows:

Sec. 4-7.17 Tiny House Development

(a) Purpose. The tiny house development use component provides for the development of smaller detached single-family dwellings on one lot. This use provides for greater flexibility in the size of the houses and for a development process to reflect the smaller structures. The intent of this provision is not to allow for a tiny house on wheels (THOWS) such as recreational vehicles, travel/camping trailers, motor homes, private motor coaches, fifth-wheels, park models, and or any other structures that are movable or portable.

(b) Permitted Uses. A tiny house shall be defined as a dwelling that is 400 square feet (37 square meters) or less in gross floor area, excluding lofts, subject to the construction standards of the Florida Building Code.

A single tiny house, as defined, is allowed in all zoning districts that allow for a single-family dwelling or as an accessory dwelling.

For the purposes of these provisions, a tiny house development is a multifamily development on an individual development parcel. The designated zoning district densities will apply.

(c) Location. The following mainland zoning districts are identified as compatible for tiny house developments, as permitted uses, with a compatible Future Land Use category:

1. High Density Residential district (HDR).
2. High Density Mixed-Use district (HDMU).
3. Commercial district (COM).
4. Heavy Commercial and Light Industrial district (HC/LI).

(d) Conditional Use. The Escambia County Board of Adjustment may conditionally allow tiny house developments within the MDR district only on a parcel with a minimum lot area of 2 acres. All conditional use criteria established in Chapter 2 of the Land Development Code apply to tiny house developments in MDR zoning.

(e) Design Standards. The proposed multifamily tiny house development shall include the following specific criteria with their site plan as part of the development review process:

1. A designated minimum of two hundred (200) square feet of exterior open space per unit. This area shall include usable public spaces such as lawn, gardens, patios, plazas, or scenic viewing area.
2. The principal common open space must be centrally located to the development; common open space tables, chairs, and benches, are encouraged, with all houses having access to common open amenities.

1 3. Each tiny house within the development shall have ingress and egress from
2 a private driveway.

3 4. The developer shall submit to the County for review and approval,
4 covenants, deeds and homeowners or condominium association bylaws and
5 other documents guaranteeing maintenance and common fee ownership of
6 public open space, community facilities, private roads and drives, and all
7 other commonly owned and operated property.

8 5. Landscaping and buffering will be provided by the developer.

9 6. Flat or shed roofs are not permissible.

10 7. As part of the site plan review process, the developer shall submit to the
11 County for review and approval a design plan that generally outlines the
12 proposed building materials and colors to be used in construction of the tiny
13 house development. Sketches, photos, site plans, renderings or written
14 descriptions may be provided to illustrate the proposed project's conceptual
15 design and shall be supplemented as requested by Development Services
16 staff. County staff will review the design plan for consideration of the following
17 criteria:

18 a. Structures, additions, and renovations shall be constructed to be
19 long-lasting and use materials and detailing that maintain the distinct
20 character and harmony of the surrounding community.

21 b. Use of design materials such as vinyl, engineered wood, stucco,
22 stone veneer, brick façade and cyber cement are encouraged.
23 Plywood and metal siding are prohibited.

24 c. A variety of compatible contrasting textures should be used to create
25 visual interest.

26 d. Single material facades throughout the development should be
27 avoided to the extent practicable.

28 e. Qualifying developments shall utilize color schemes harmonious with
29 the natural environment of the area and surrounding development.

30 f. Building materials and colors shall avoid adverse visual impacts on
31 surrounding properties.

32 g. Accessory structures shall use the same or similar materials, color,
33 and style of the primary structure's facade if visible from a public way.

34 h. Buildings shall create desirable pedestrian environments between
35 the buildings and adjacent streets through uniform and orderly
36 orientation.

37 i. Entrances shall be well lit, visible from the street, and easily
38 accessible.

39 j. Walkways separate from driveways shall lead to front doors where
40 practical.

1 k. Creative design elements and neighborhood enhancements are
2 encouraged.

3 l. Tree canopies, green spaces, flowers and shrubs to enliven the area
4 should be utilized and maintained.

5 m. New buildings, additions and redeveloped buildings shall
6 complement the existing pattern of building heights.

7 n. Exceptions may be granted if the design contributes to the quality
8 and character of the streetscape.

9 8. For any development located within a CRA Overlay district, in the event of
10 any conflict between the CRA design standards and those of this section,
11 the more stringent design standards apply.

12 **(f). Land Use Controls.** The following provisions are established as minimum
13 requirements to safeguard the public health, safety, and general welfare and
14 to minimize public and private losses:

15
16 1. Parcels proposed for tiny home developments must be a lot of record.

17 2. Parent parcel will not be subdivided.

18 3. Not adjacent to a platted subdivision.

19 4. Not within 200 feet of a Low Density Residential (LDR) zoned parcel.

20 5. Each tiny house will be connected to permanent utilities.

21 6. Each tiny house will be built on an individual foundation.

22
23 **(g). Location.** Tiny house developments shall not be located within:

24 1. An existing platted subdivision.

25 2. The boundaries of the Mid-West Escambia Sector Plan.

26 3. Within a FEMA designated floodway.

27 4. Designated Barrier Islands, Perdido Key or Pensacola Beach

28 5. Areas identified as Airport Influence Planning Districts.

29
30 **(h). Site Development.** Compliance with the adopted Land Development Code
31 regulations will apply. Site Plan review, approval, and issuance of a
32 development order will be accomplished using established procedures.

33
34 **SECTION 3. Applicability.**

35
36 This Ordinance shall apply in the areas specifically identified under this ordinance.

SECTION 4. Severability.

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

SECTION 5. Inclusion in Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by Chapter 125, Florida Statutes, and Chapter 163, Florida Statutes, and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. Effective Date.

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

DONE AND ENACTED this ____ day of _____, 2021.

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

By: _____
Robert Bender, Chairman

**ATTEST: PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

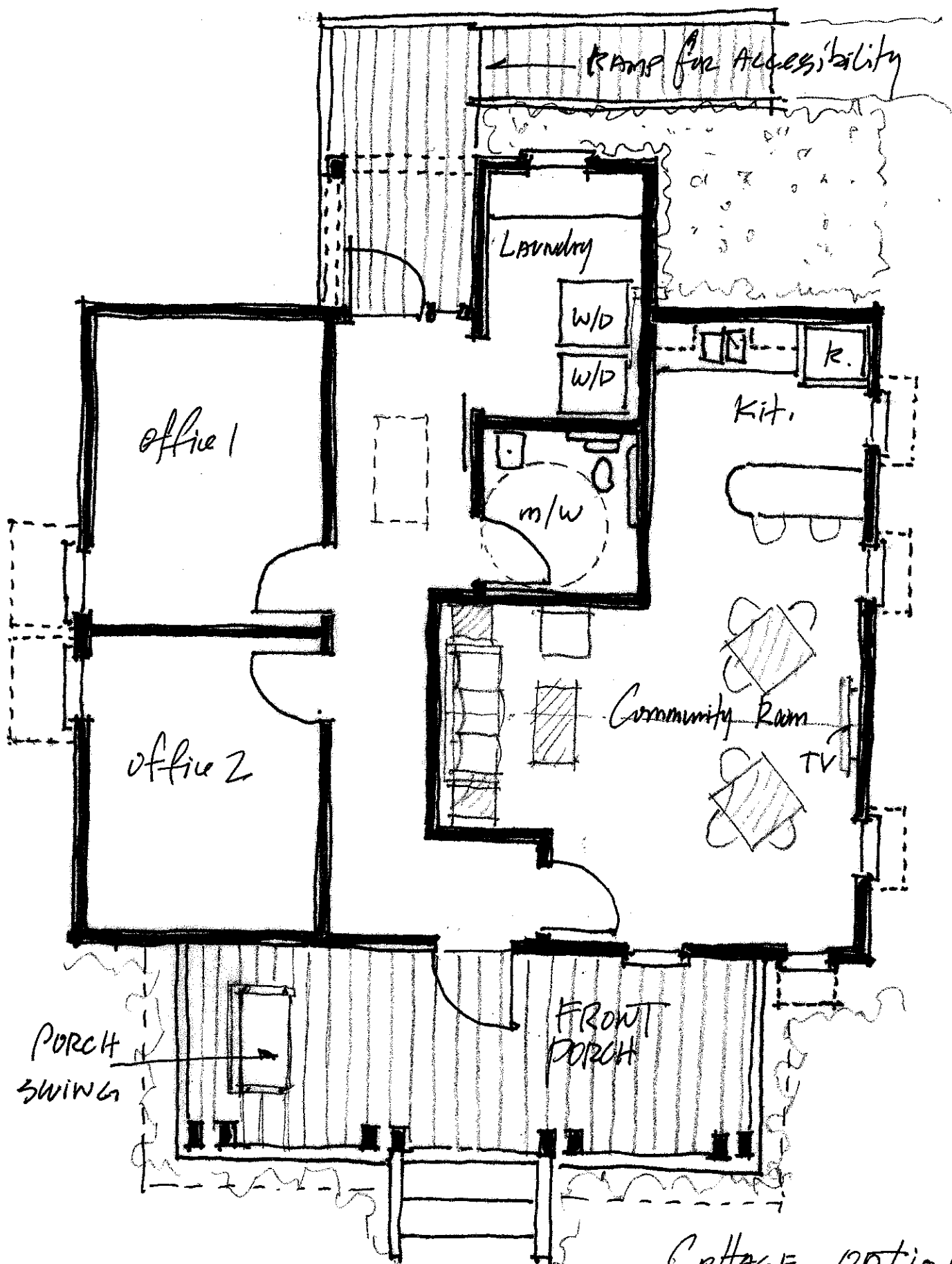
By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:



Cottage Option

3/16" = 1'-0" - 6-9-20

© HA/5FA - 874 S.F.
Hd - COOLED



3' ~~18'~~ 16' 8.56 S.F. total
0.97

more office

(Handwritten notes)

check
BD.
+ sign

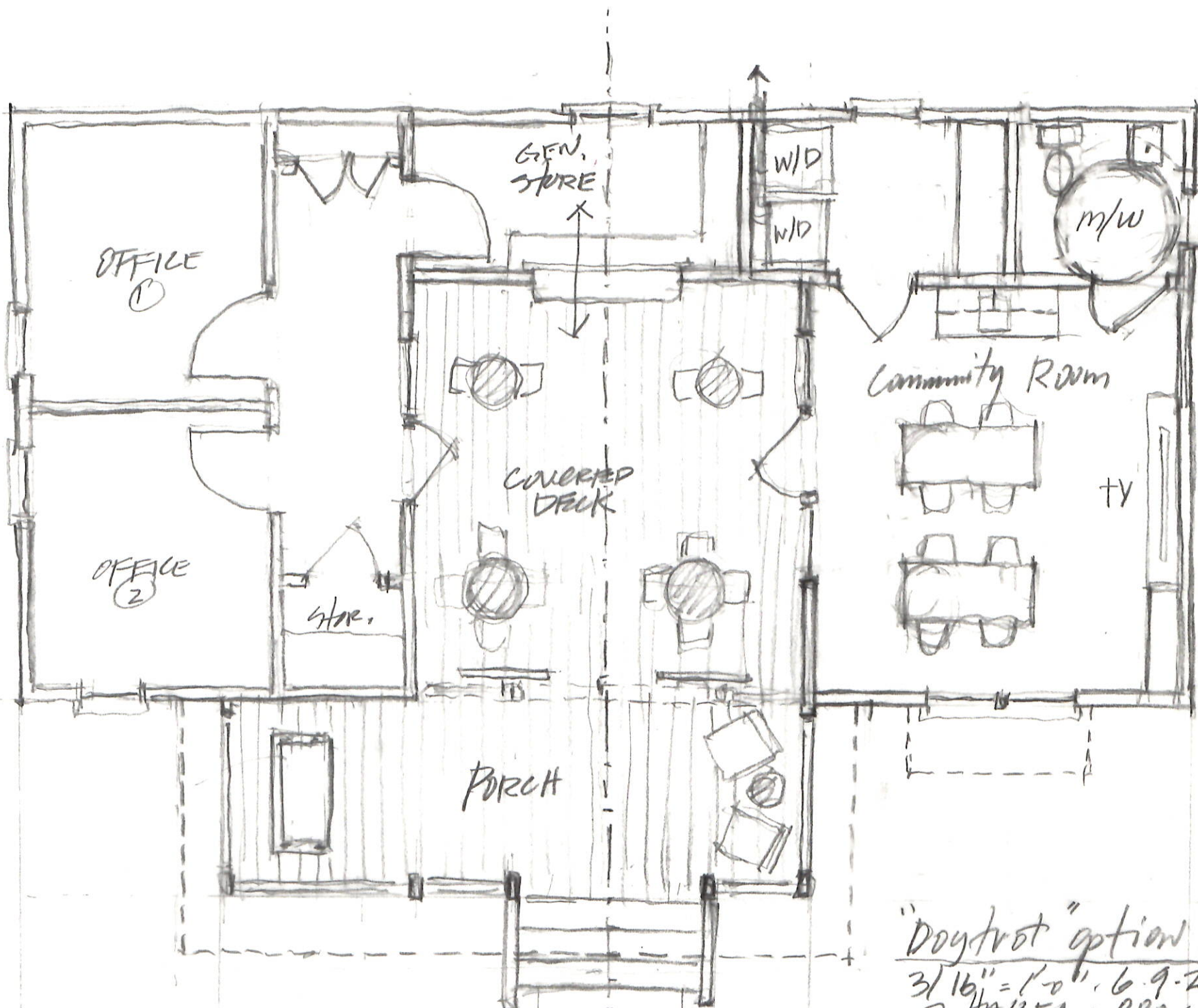
Print Stamp out

(2) 6×83

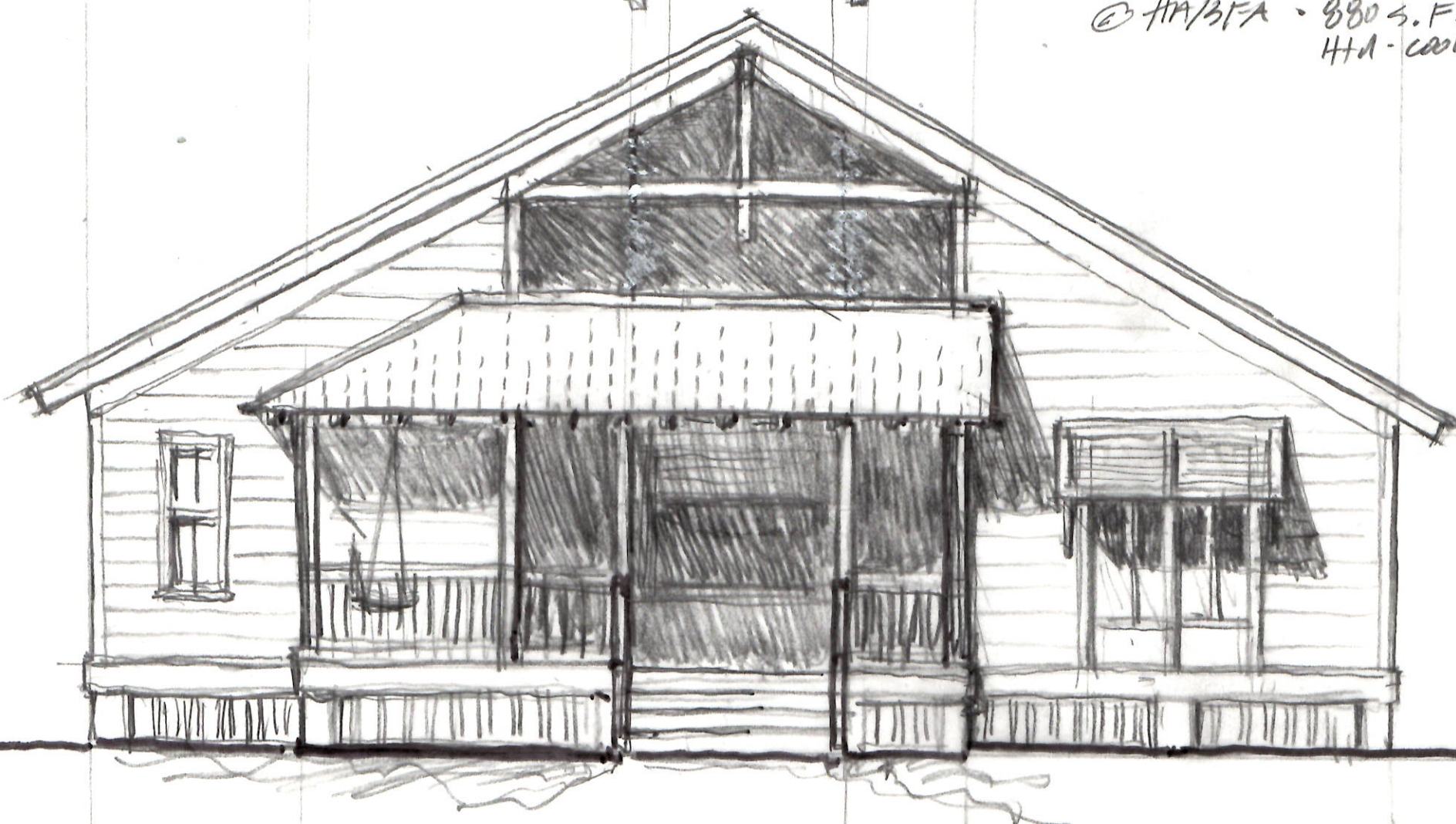
no
from

11 cm
net 91
+ 91/5

2410226



"Dogtrot" option
 3/16" = 1'-0", 6.9.20
 © HA/BFA - 880 S.F.
 HA-COOLED



THE DWELLINGS - GABLE COTTAGE SERIES

LEON COUNTY, FLORIDA

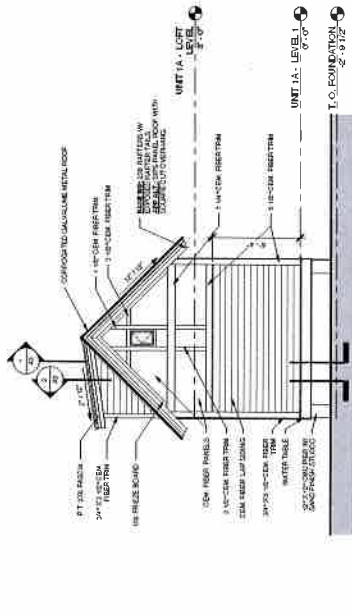
DATE: 08/18/18
 DRAWN BY: JAH
 CHECKED BY: JAH
 PROJECT NO.: 180011010

UNIT 1A ELEVATIONS

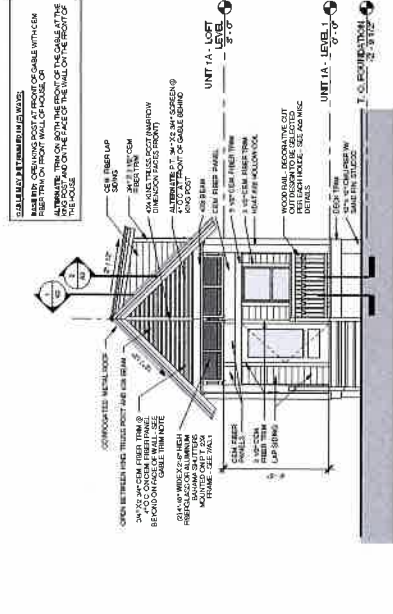
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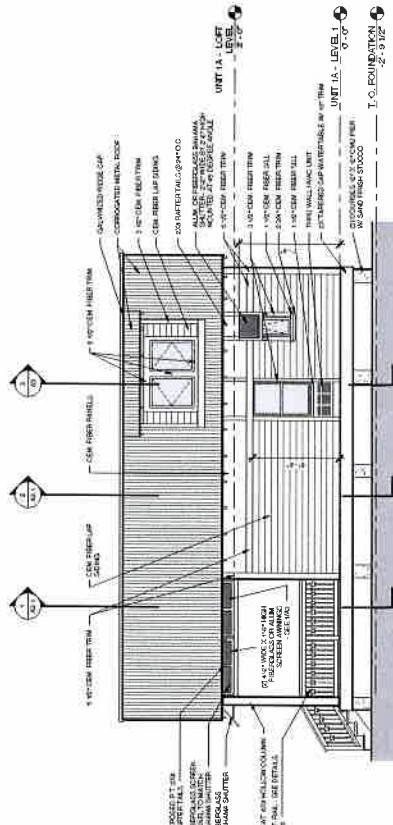
UNIT 1A "LARGE" WITH LOFT 410 G.S.F.



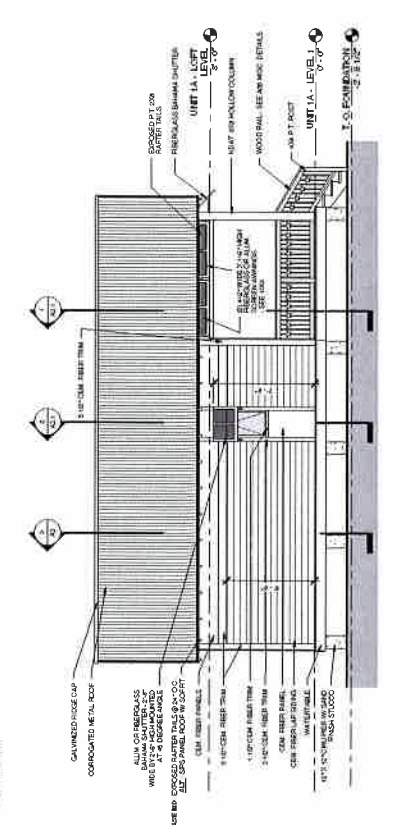
UNIT 1A - REAR
 1/4" = 1'-0"



UNIT 1A - FRONT
 1/4" = 1'-0"



UNIT 1A - RIGHT SIDE
 1/4" = 1'-0"



UNIT 1A - LEFT SIDE
 1/4" = 1'-0"

Architectural drawings are for informational purposes only. The drawings are not to be used for construction without the approval of the architect. All dimensions are in feet and inches. All materials are to be specified in the contract documents.

DOORS:

- 1) 3'-0" X 6'-5" FIBERGLASS DOOR WITH 3/4 LITE - EXTERIOR - PAINTED
- 2) 2'-5" X 6'-5" S.C. MOF 2-PANEL STICK-STYLE DOOR - INTERIOR - PAINTED
- 3) 4'-0" X 6'-5" S.C. MOF SLIDING 2-PANEL STICK-STYLE ROCKET DOOR - INTERIOR - PAINTED
- 4) 2'-5" X 3'-5" HOLLOW CORE MOF FLUSH - INTERIOR - PAINTED
- 5) 2'-5" X 3'-0" HOLLOW CORE MOF FLUSH - INTERIOR - PAINTED

NOTE: SUBMIT PRODUCT MANUFACT. DATA COLORFINISH SAMPLES FOR ALL OF THE MATERIALS LISTED ABOVE. THE SIDING SAMPLE AND DOOR HARDWARE SAMPLE ALSO REFER TO SPECIFICATIONS FOR ADDITIONAL WINDOW AND DOOR INFORMATION.

FINISH FLOOR AND DECK ELEVATIONS:

* BASE BID (AS DRAWN): FINISH FLOOR 2'-8" ABOVE GRADE, TOP OF DECK 2'-4" ABOVE GRADE, PORCH STEPS: (4) 7" RISERS

DEDUCTIVE ALTERNATE: FINISH FLOOR 2'-0" ABOVE GRADE
TOP OF DECK 1'-10" ABOVE GRADE, PORCH STEPS: (3) 7 1/2"

RISE

ACCESSIBLE UNIT 3: FINISH FLOOR 1'-2 1/4" ABOVE GRADE;
TOP OF DECK 1'-2" ABOVE GRADE, PORCH STEPS: (3) @ 23"

* ACCESSIBLE UNITS ARE LOCATED ON SITE PLAN

ROOF CONSTRUCTION:

BASE BID: 2X6 JOISTS @ 24" O.C. W/ OPEN CELL SPRAY FOAM INSULATION MIN. R-22 W/ 3/4" OSB ROOF DECK AND 1/2" GYP. BOARD, PROVIDE (2) 2X12 RIDGE BEAM.

ALTERNATE 6 1/2 SIPS ROOF PANEL SYSTEM

BASE BID: 210 JOISTS @ 24" O.C. W/ OPEN CELL SPRAY FOAM INSULATION MIN. R-19 W/ 3/4" OSB ROOF DECK AND 1/2" GIP.
00/00

ALTERNATE 6 1/2" SFGS BOX & PANEL SYSTEM

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE

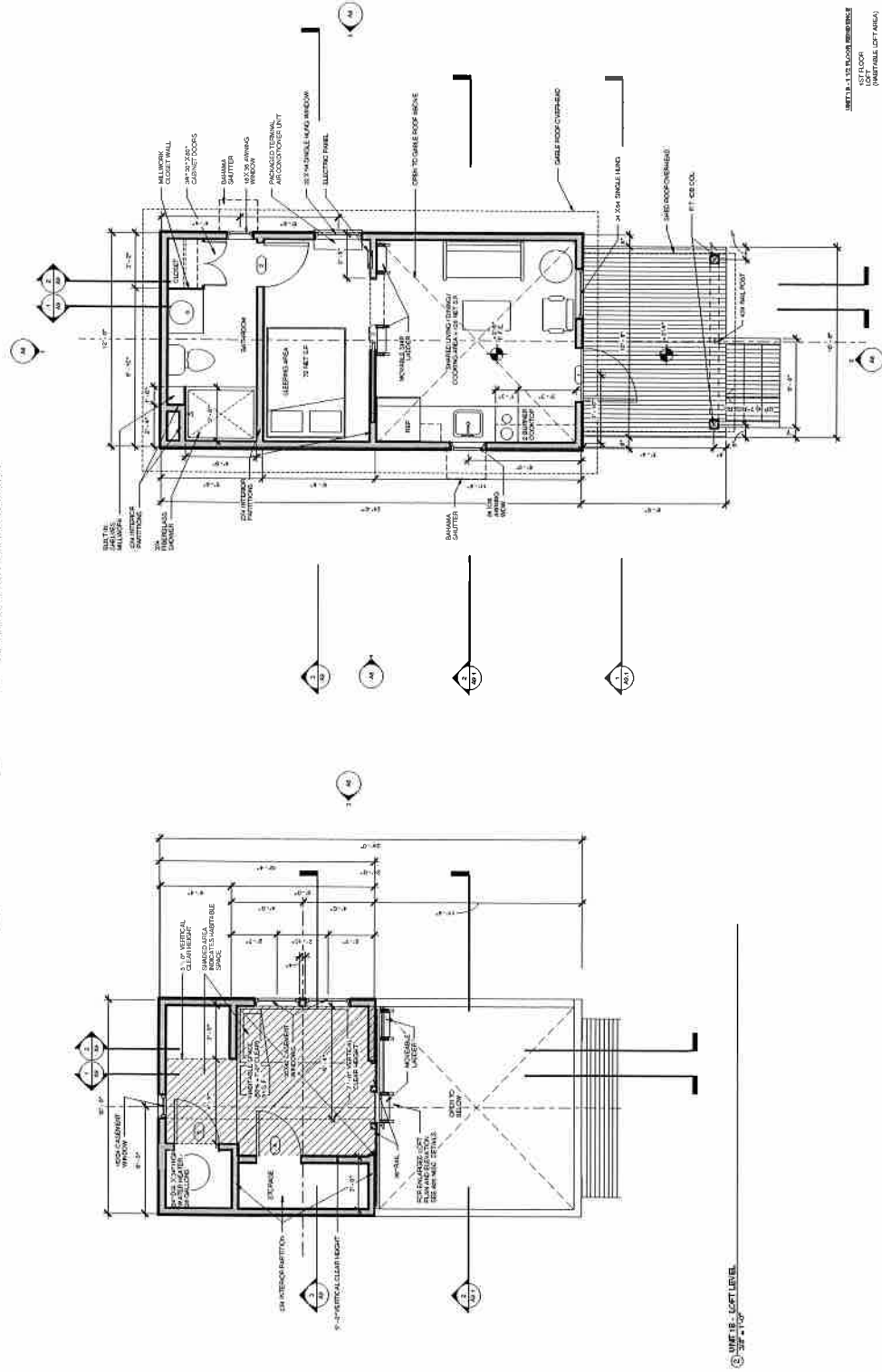
BUILDING PERIMETER CONSTRUCTION:

BASE BID: 2X4 STUDS @ 16" O.C. W/ R11 BATT INSULATION AND 1/2" GYP SHEETING. BID + 1/2" GYP BOARD.

ALTERNATE: 4 1/2" SIPs PANEL SYSTEM

LOFT FLOOR CONSTRUCTION:

• LVT FINISH FLOOR
ALTERNATE: 3/4" GIPS FLOOR W/ LVT



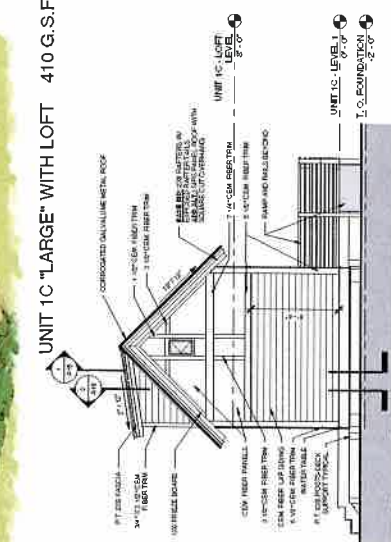
LIMITS B - 1/2 FLOOR REINFORCING	
1ST FLOOR	240 G.S.F.
LOFT	120 G.S.F.
(HABITABLE LOFT AREA)	91 G.S.F.
TOTAL INTERIORED	451 G.S.F.
COVERED OUTDOOR DECK	160 G.S.F.

UNIT 18 - LEVEL 1
30% - 1.25

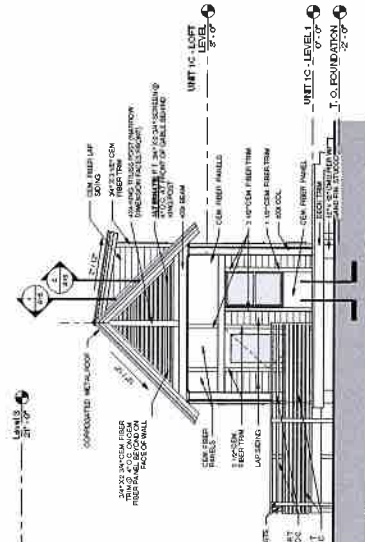
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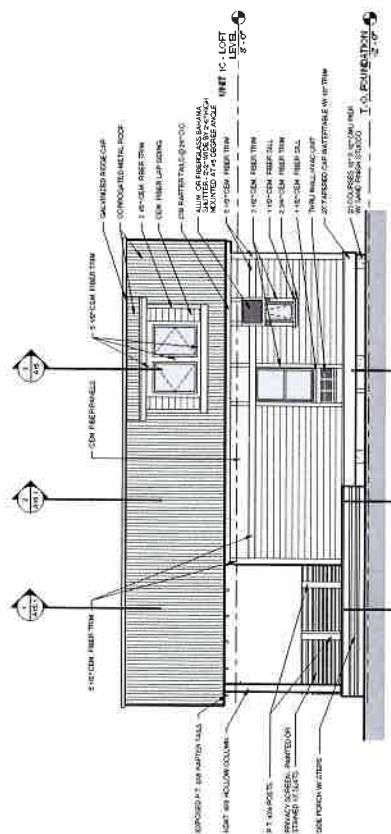
UNIT 1C "LARGE" WITH LOFT 410 G.S.F.



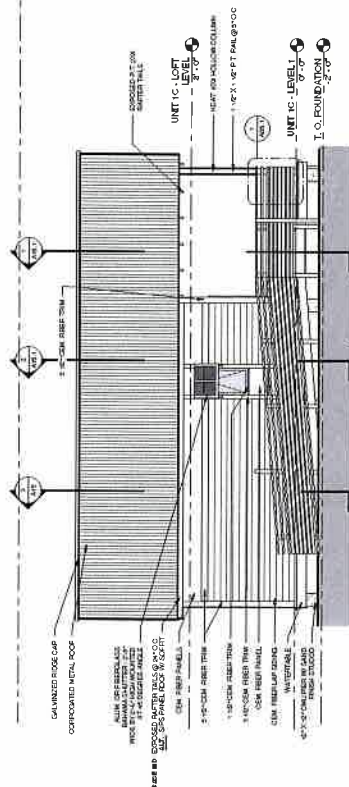
UNIT IC - REAR



UNIT 1C - FRONT - SHOWN WITH OPTIONAL ACCESSIBLE RAMP
9.1' W - 9.0' D



UNIT 1C - RIGHT SIDE



UNIT 1C - LEFT SIDE

- NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF SIPs WALL UNLESS NOTED OTHERWISE
- BUILDING PERIMETER CONSTRUCTION:**
- BASE BID: 3/4" STUDS @ 16" O.C. W/ R11 BATT INSULATION AND 1/2" OSB SHEATHING AND 1/2" GYP. BOARD
 - ALTERNATE: 4" 1/2" SIPs PANEL SYSTEM
- MECHANICAL MEZZANINE FLOOR CONSTRUCTION:**
- BASE BID: 3/4" JOISTS @ 12" O.C. W/ 3/4" 3/8" FLOOR
 - ALTERNATE: 6" 1/4" SIPs FLOOR

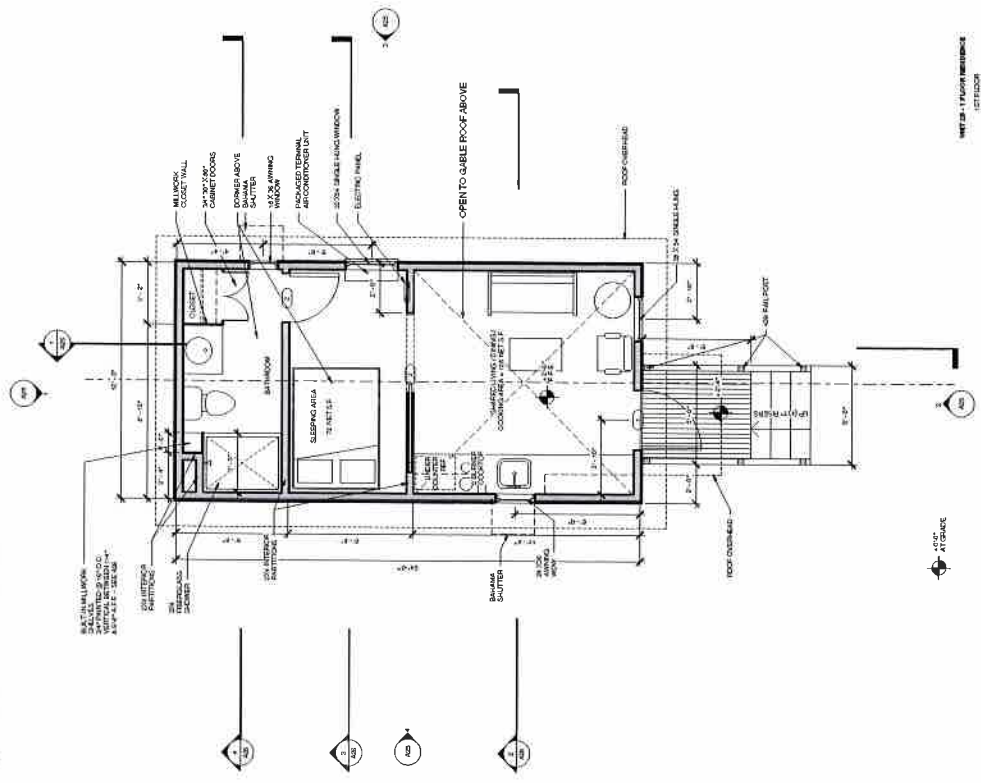
- ROOF CONSTRUCTION:**
- BASE BID: 2x6 JOISTS @ 24" O.C. W/ OPEN CELL SPRAY FOAM INSULATION MILL 1/2" W/ 3/4" OSB ROOF DECK AND 1/2" GYP. BOARD
 - ALTERNATE: 4" 1/2" SIPs ROOF PANEL SYSTEM

- FINISH FLOOR AND DECK ELEVATIONS:**
- BASE BID (AS DRAWN): FINISH FLOOR 2'-0" ABOVE GRADE, TOP OF DECK 2'-4" ABOVE GRADE, PORCH STEPS: (6) 7" RISERS
 - REDUCTIVE ALTERNATE: FINISH FLOOR 2'-0" ABOVE GRADE, TOP OF DECK 2'-4" ABOVE GRADE, PORCH STEPS: (6) 7" RISERS
 - REDUCTIVE ALTERNATE: FINISH FLOOR 1'-11" ABOVE GRADE, TOP OF DECK 1'-11" ABOVE GRADE, PORCH STEPS: (6) 7" RISERS
 - ACCESSIBLE UNITS: FINISH FLOOR 1'-11" ABOVE GRADE, TOP OF DECK 1'-11" ABOVE GRADE, PORCH STEPS: (6) 7" RISERS
 - ACCESSIBLE UNITS ARE LOCATED ON SITE PLAN

- DOORS:**
- 1) 3'-0" x 6'-0" FIBERGLASS DOOR WITH 24 LITE - EXTERIOR - PAINTED
 - 2) 3'-0" x 6'-0" FIBERGLASS DOOR WITH 24 LITE - INTERIOR - PAINTED
 - 3) 4'-0" x 6'-0" S.C. 1/2" SILLING 2 PANEL STICK-STYLE POCKET DOOR - INTERIOR - PAINTED
 - 4) 3'-0" x 6'-0" S.C. 1/2" SILLING 2 PANEL STICK-STYLE POCKET DOOR - INTERIOR - PAINTED
 - 5) 2'-0" x 3'-0" MULLION CORE 1/2" SILLING 2 PANEL STICK-STYLE POCKET DOOR - INTERIOR - PAINTED
 - 6) 2'-0" x 3'-0" MULLION CORE 1/2" SILLING 2 PANEL STICK-STYLE POCKET DOOR - INTERIOR - PAINTED
- NOTE: SUBMIT PRODUCT MANUF. DATA COLOR/FINISH SAMPLES FOR ALL OF THE MATERIALS LISTED ABOVE + THE SUBMIT SAMPLE AND DOOR HARDWARE SAMPLE. ALSO REFER TO SPECIFICATIONS FOR ADDITIONAL WINDOW AND DOOR INFORMATION.



UNIT 2B "MEDIUM"



UNIT 2B - LEVEL 1
33' x 14'

UNIT 2B - 1 FLOOR MEASUREMENTS

NET FLOOR	118' 0.15'
TOTAL AREA COVERED	398' 4.54'
OUTDOOR STOPS	210' 0.5'

THE DWELLINGS - GABLE COTTAGE SERIES

LEON COUNTY, FLORIDA

DATE: 04/24/2014
 4500 CONSTRUCTION DOCUMENTS
 DRAWN BY: J. L. LAM
 CHECKED BY: J. L. LAM
 REVISIONS: 04/24/2014

UNIT 2B PLANS
A24

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF SIPs WALL UNLESS NOTED OTHERWISE

BUILDING ENVELOPE CONSTRUCTION:

- BASE BID: 2x4 STUDS @ 16" O.C. W/ R11 BATT INSULATION AND 1/2" OSB SHEATHING AND 1/2" GYP. BOARD
- ALTERNATE: 4" RIGID SIPs PANEL SYSTEM

MECHANICAL/MEZZANINE FLOOR CONSTRUCTION:

- BASE BID: 2x6 JOISTS @ 12" O.C. W/ 3/4" SUB FLOOR
- ALTERNATE: 6" RIGID SIPs FLOOR

ROOF CONSTRUCTION:

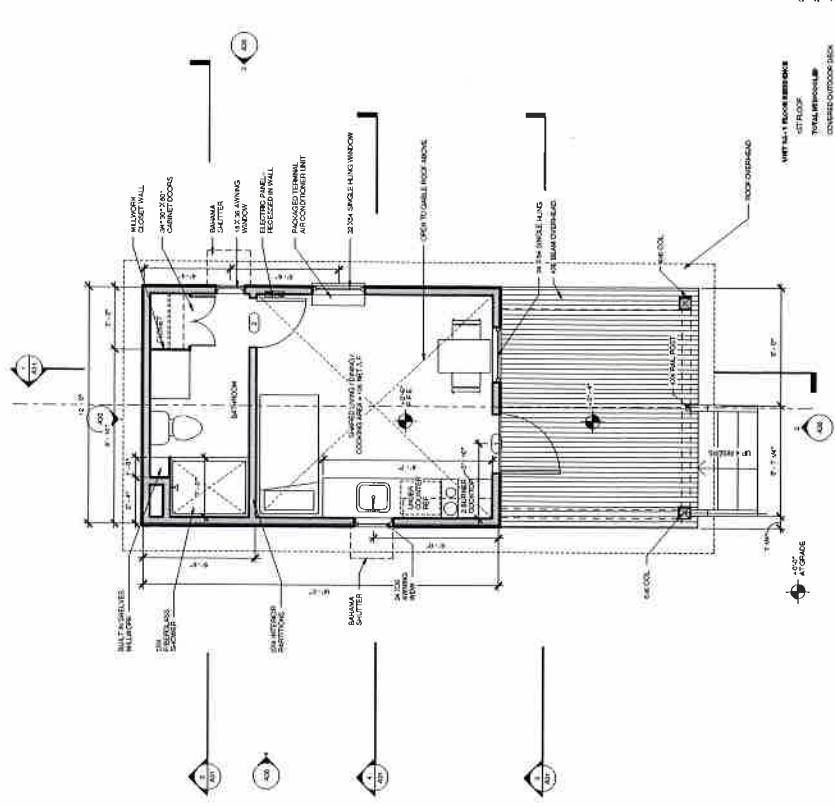
- BASE BID: 2x6 JOISTS @ 24" O.C. W/ OPEN CELL SPRAY FOAM INSULATION R-15 W/ 3/4" OSB ROOF DECK AND 1/2" GYP. BOARD
- ALTERNATE: 4" RIGID SIPs PANEL SYSTEM

FINISH FLOOR AND DECK ELEVATIONS:

- BASE BID (AS DRAWN): FINISH FLOOR 2" ABOVE GRADE, TOP OF DECK 2" ABOVE GRADE, PORCH STEPS: (4) 7" RISERS
- DEDUCTIVE ALTERNATE: FINISH FLOOR 2" ABOVE GRADE, TOP OF DECK 2" ABOVE GRADE, PORCH STEPS: (4) 7" RISERS
- ACCESSIBLE UNITS: FINISH FLOOR 15" ABOVE GRADE, TOP OF DECK 15" ABOVE GRADE, PORCH STEPS: (3) 6" RISERS
- ACCESSIBLE UNITS ARE LOCATED ON SITE PLAN



UNIT 3A "SMALL"



① UNIT 3A - LEVEL 1
23'0" x 11'0"

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THE DWELLINGS - GABLE COTTAGE SERIES

LEON COUNTY, FLORIDA

DATE: 06/05/2020
WORK CONSTRUCTION DOCUMENTS
DESIGNED BY: LMH
CHECKED BY: LMH
REVISIONS: 02/02/2020

UNIT 3A PLANS

A29

2x4 G.S.F.
2x6 G.S.F.
100 G.S.F.

UNIT 3A - 1 ROOM RESIDENCE
1ST FLOOR
TOTAL AREA: 23'0" x 11'0"
COVERED OUTDOOR SPACE

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF RISER WALL UNLESS NOTED OTHERWISE

BUILDING PERIMETER CONSTRUCTION:

- BASE BID: 2X4 STUDS @ 16" O.C. W/ R11 BATT INSULATION AND 1/2" OSB SHEATHING AND 1/2" GYP. BOARD
ALTERNATE: 4 1/2" SIPs PANEL SYSTEM

MECHANICAL MEZZANINE FLOOR CONSTRUCTION:

- * BASE BID: 2/6 JOISTS @ 12" O.C. W/ 3/4" SUB FLOOR
* ALTERNATE: 6 1/4" SIPS FLOOR

ROOF CONSTRUCTION:

- BASE STD. 2X6 JOISTS @ 24" O.C. W/ OPEN CELL SPRAY FOAM
INSULATION MIN. R-22 W/ 3/4" OSB ROOF DECK AND 1/2" G.I.P.
BOARD. PROVIDE (3) 2X12 RIDGE BEAM
ALTERNATE: 0 1/2" SIPRS ROOF PANEL SYSTEM

FINISH FLOOR AND DECK ELEVATIONS:

- * BASE BD (AS DRAWN); FINISH FLOOR 2'-0" ABOVE GRADE.
TOP OF DECK 2'-4" ABOVE GRADE. PORCH STEPS: (4) 7"
RISERS.
- * DEDUCTIVE ALTERNATE: FINISH FLOOR 2'-0" ABOVE
GRADE, TOP OF DECK 1'-11" ABOVE GRADE, PORCH
STEPS: (3) 7" RISERS.
- * ACCESSIBLE UNITS: FINISH FLOOR 1'-3 1/4" ABOVE GRADE.
TOP OF DECK 1'-7" ABOVE GRADE. PORCH STEPS: (3) 6"
2-2" RISERS.
- * ACCESSIBLE UNITS ARE LOCATED ON SITE PLAN

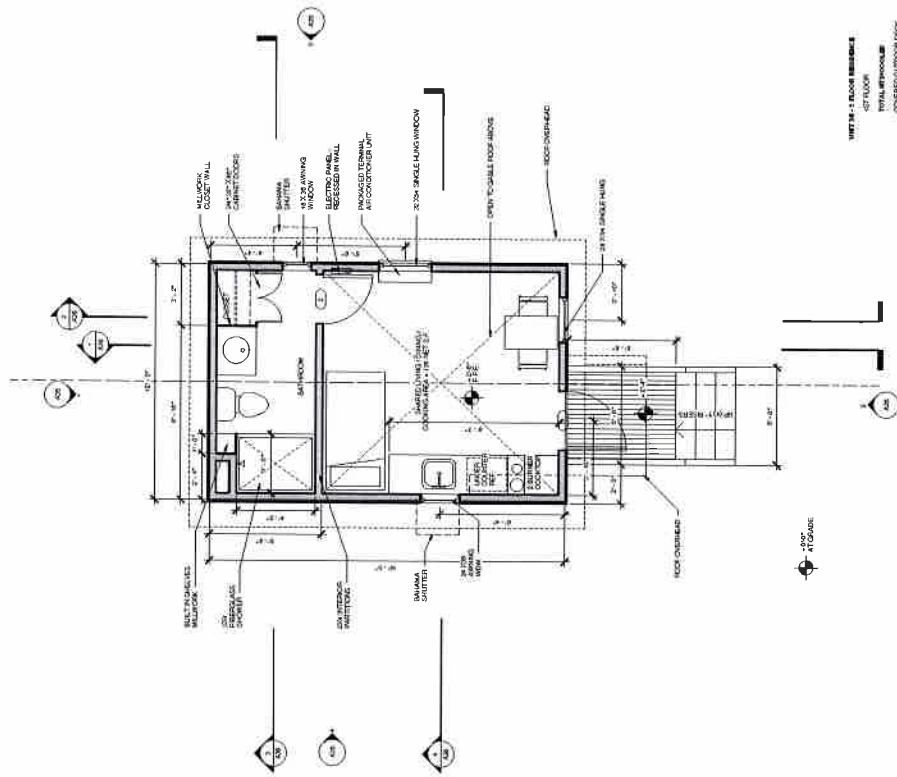
Discussion

- 1) 32" X 64" FIBERGLASS DOOR WITH 3/4 LITE - EXTERIOR - PAINTED
- 2) 32" X 64" S.C. MDF SLIDING 2-PANEL STICK STYLE DOOR - INTERIOR - PAINTED
- 3) 40" X 64" S.C. MDF SLIDING 2-PANEL STICK STYLE POCKET DOOR - INTERIOR - PAINTED
- 4) 32" X 36" HOLLOW CORE MDF FLUSH - INTERIOR - PAINTED
- 5) 24" X 36" HOLLOW CORE MDF FLUSH - INTERIOR - PAINTED

NOTE: SUBMIT PRODUCT MANUF. DATA COLOR/FINISH SAMPLES FOR ALL OF THE MATERIALS LISTED ABOVE + THE SIDING SAMPLE AND DOOR HARDWARE SAMPLE. ALSO REFER TO SPECIFICATIONS FOR ADDITIONAL WINDOW AND DOOR INFORMATION.



UNIT 3B "SMALL"

UNIT 3B - LEVEL 1
300 - 300

UNIT 34 - 2 FLOOR REINFORCEMENT
427 FLOOR
TOTAL REINFORCEMENT
CONCRETE/STAINLESS STEEL

210 G.S.F.
336 G.S.F.
400 G.S.F.

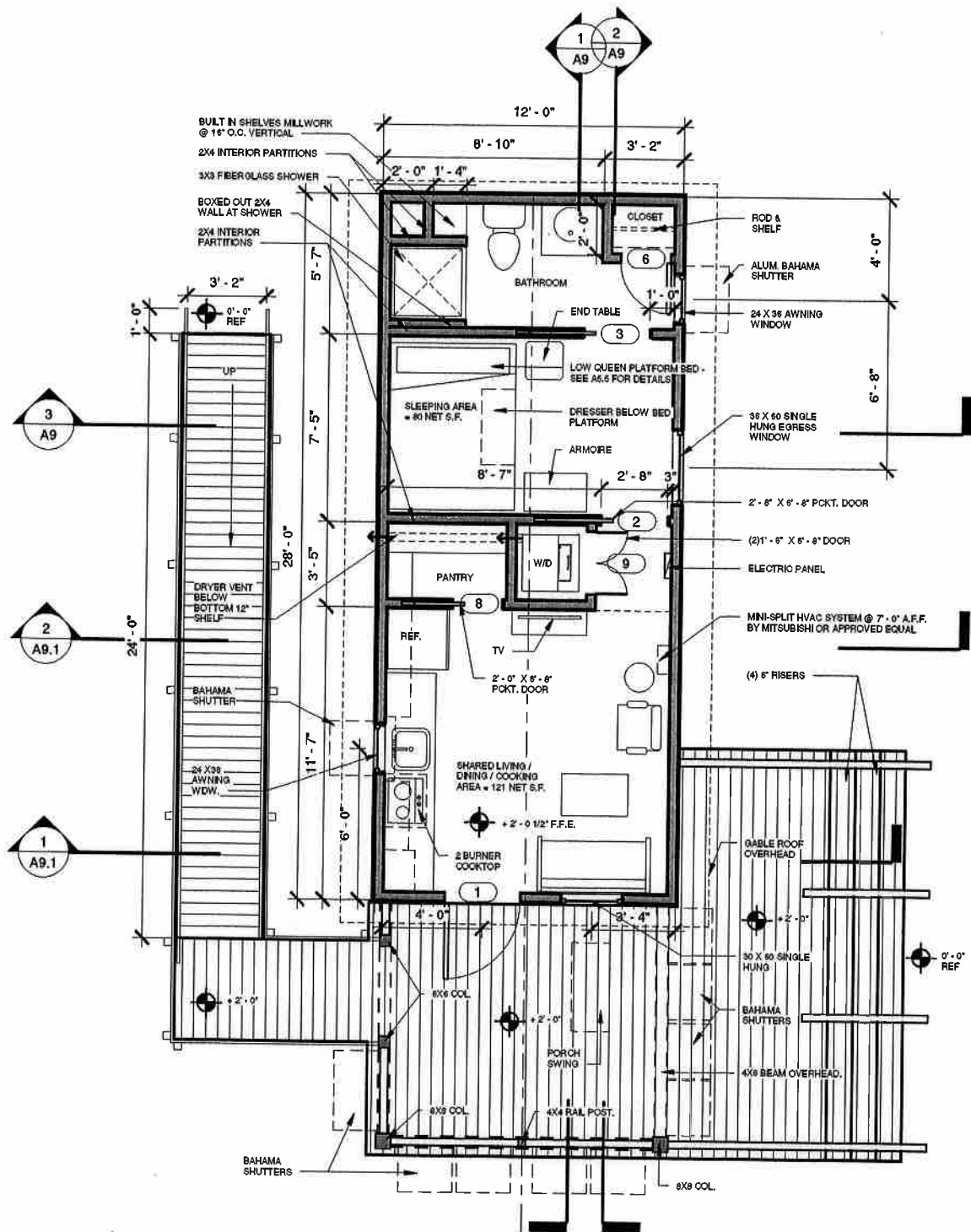
UNIT 38 PLANS

A34

THE DWELLINGS - GABLE COTTAGE SERIES

LEON COUNTY, FLORIDA

DATE: 06-28-2016
NAME: CONSTRUCTION DOCUMENTS



REVISED UNIT 2A

MAY 15, 2020

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