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AGENDA
Escambia County Planning Board
Rezoning Meeting - July 7, 2026 - 8:30 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.
3. Approval of Minutes.
 - I. That the Planning Board review and approve the Meeting Minutes of the May 5, 2026, Planning Board Rezoning Meeting.
4. Acceptance of Planning Board Meeting Packet.
5. Public Hearings.
 - I. Case No.: Z-2026-12
Applicant: Meredith Bush, Agent for Long and Moore Land Company, LLC, Owner
Address: 1700 Blk Jacks Branch Rd
Property Size: 160.07 (+/-) acres
From: Agr, Agricultural district (1 du/ 20 acres)
To: RR, Rural Residential district (1 du/ 4 acres)
6. Adjournment.

**DRAFT MINUTES OF THE REZONING MEETING OF THE ESCAMBIA
COUNTY PLANNING BOARD**

Rezoning Meeting - May 5, 2026 - 8:30 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

Present:	Reid Rushing, Board Member Ben Nelson, Board Member Jonathan Owens, Board Member Eric Fears, Board Member Walker Wilson, Chairman William Van Horn II, Vice Chairman Tim Pyle, Board Member Kevin Adams, School Board Representative Stephen Opalenik, Navy Representative
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department Caleb MacCartee, Urban Planning Manager Rachel Whitmire, Development Services Coordinator Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:31 a.m.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Tim Pyle, Seconded by William Van Horn II

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

Vote : 7 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Minutes of the April 7, 2026, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for April 2026.

C. Planning Board 6-Month Outlook for May 2026.

Motion by Jonathan Owens, Seconded by Ben Nelson

Motion was made to approve the minutes of the April 7, 2026, Planning Board Rezoning meeting.

Vote : 7 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Jonathan Owens, Seconded by Eric Fears

Motion was made to accept the meeting packet.

Vote : 7 - 0 Motion carried unanimously

6. Public Hearings.

I. Case No.:	Z-2026-10
Applicant:	Wiley C. "Buddy" Page Agent for Yvonne Hahn, Desa Auriette Hahn Lindsey, and Timothy Lindsey, Owners
Address:	5200 Blk, 5203, and 5209 West Nine Mile Road
Property Size:	8.95 (+/-) acres
From:	LDR, Low Density Residential district (4 du/acre)
To:	Com, Commercial 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 Jonathan Owens, Seconded by Ben Nelson

Motion to accept the transcripts from the April 7th Planning Board into the meeting packet.

Vote : 7 - 0 Motion carried unanimously

Motion by Ben Nelson, Seconded by Jonathan Owens

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- II. Case No.: Z-2026-11
Applicant: Meredith Bush, Agent for DP Developers of North Florida, LLC, Owners
Address: 1400 Blk N Highway 29; Parcel Number 03-1N-31-2101-000-004
Property Size: 15.59 (+/-) acres
From: LDMU, Low Density Mixed-Use district (7 du/acre)
To: Com, Commercial (25du/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 Tim Pyle, Seconded by Jonathan Owens

Motion was made to accept the citizen's pictures into evidence.

Vote : 7 - 0 Motion carried unanimously

Motion by Jonathan Owens, Seconded by Tim Pyle

Motion to accept the transcripts from the April 7th Planning Board into the meeting packet.

Vote : 7 - 0 Motion carried unanimously

Motion by Ben Nelson, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 7 - 0 Motion carried unanimously

- III. Case No.: VRD-2026-01
Project Address: 4113 Barrancas Ave
Property Reference No.: 51-2S-30-7061-110-022
Zoning District: Com, Commercial district (25 du/acre)
FLU Category: MU-U, Mixed-Use Urban
Vested Rights For: Operation of a Tattoo Establishment
Applicant: Meredith Bush, Agent for Keyco Holdings, LLC, Owner

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

William Van Horn II advised he received a mailer, heard and spoke about the property during the Warrington Revitalization Committee, and spoke with County staff about this property.

Jonathan Owens is familiar with the property and has spoken with staff.

Reid Rushing is familiar with the property.

Motion by Jonathan Owens, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote : 6 - 0 Motion carried unanimously

Tim Pyle off the dias

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, June 2, 2026, 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.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 10:39

a.m.

Meeting Date: 07/07/2026
Case Number: Z-2026-12
APPLICANT: Meredith Bush, AICP, Agent for Long & Moore Land Company, LLC, Owner
ADDRESS: 1700 BLK JACKS BRANCH RD
PROPERTY REF #'s. 30-2N-31-4000-000-000
FUTURE LAND USE: Conservation Neighborhood and Wetlands, pending Opt Out OSP-2026-02 to Agriculture Residential (AR)
DISTRICT: 5
OVERLAY DISTRICT: NA
BCC MEETING DATE: To Be Determined

SUBMISSION DATA:
REQUESTED REZONING:

FROM: Agr, Agricultural (1 du/ 20 acres)
TO: RR, Rural Residential, (1 du/ 4 acres)

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.

Comprehensive Plan (CPP) FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be

consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined below.*

FLUM Agriculture Residential (AR)

General Description: Intended for routine agricultural and silvicultural related activities and low density residential uses. Also allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services.

Range of Allowable Uses:

Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial.

Standards:

Residential Maximum Density: 1 du/4 acres

Non-Residential Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

GOAL FLU 3 RURAL STRATEGIES

Escambia County will promote rural strategies, including protecting agriculture, silviculture, and related activities, protecting and preserving natural resources and guiding new development toward existing rural communities.

OBJ FLU 3.1 Rural Development

All new development within rural areas, including commercial development, that is compatible with the protection and preservation of rural areas will be directed to existing rural communities.

POLICIES

FLU 3.1.1 Infrastructure Expenditures. *Escambia County will limit the expenditure of public funds for infrastructure improvements or extensions that would increase the capacity of those facilities beyond that necessary to support the densities and intensities of use established by this plan unless such expenditures are necessary to implement other policies of this plan.*

FLU 3.1.2 Water Facility Extensions. *Escambia County will coordinate with potable water providers on any extensions of potable water facilities in the rural area.*

FLU 3.1.3 FLUM Amendments. *During consideration of FLUM amendments, Escambia County will consider the impacts of increased residential densities to the agriculture and silviculture industries as well as public facility maintenance and operation expenditures (i.e., roads, water, sewer, schools,) needed to serve the proposed development.*

FLU 3.1.5 New Rural Communities. *To protect silviculture, agriculture, and agriculture related activities and to prevent sprawl, Escambia County will guide the establishment of new rural communities under the Agriculture Residential (AR) and Rural Community (RC) future land use categories along Highways, Federal and Major County Roads, as identified on the Escambia County Future Land Use 2030 Map, or as may be amended, or as contiguous expansions of existing Agriculture Residential (AR) and Rural Community (RC) future land use categories.*

FINDINGS

The proposed rezoning to Rural Residential (RR) is **consistent** with the Agriculture Residential (AR) Future Land Use (FLU) category as established in CPP FLU 1.3.1 of the *Escambia County Comprehensive Plan 2030*. The AR FLU allows 1 unit per 4 acres, remaining consistent with the requested RR allowed density of 1 unit per 4 acres, preserving a low-intensity rural pattern. In accordance with CPP FLU 3.1.5, the request is compatible with the AR FLU designation through establishing rural communities along Jacks Branch Road. Staff finds that the criteria for consistency have been met and that the transition from Agricultural (Agr) to RR zoning supports the protection of rural and agricultural lands while allowing limited residential use in alignment with the Comprehensive Plan.

The RR district is intended to function as a largely self-sustaining rural area characterized by detached single-family homes on large lots, consistent with limited infrastructure and the rural land use pattern. The district also accommodates essential public facilities and compatible non-residential uses that serve the rural population and maintain agricultural community character.

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

Consistent with The Land Development Code

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. 3-2.2 Agricultural district (Agr).

(a) Purpose. The Agricultural (Agr) district establishes appropriate areas and land use regulations for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture. The primary intent of the district is to avoid the loss of prime farmland to other uses, its division into smaller parcels of multiple owners, and other obstacles to maintaining or assembling sufficient agricultural acreage for efficient large-scale farming. Other than agricultural production, non-residential uses within the Agricultural district are generally limited to rural community uses that directly support agriculture, and to public facilities and services necessary for the basic health, safety, and welfare of a rural population. The absence of urban or suburban infrastructure is intentional. Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure. Single-family

dwelling are allowed at a very low density sufficient for the needs of the district's farm-based population.

Sec. 3-2.3 Rural Residential district (RR).

(a) Purpose. The rural residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for residential development at greater density than the Agricultural district on soils least valuable for agricultural production but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character. (Ord. No. 2021-24, § 3, 5-20-2021)

Sec. 3-2.3(f) Rezoning to RR

Rezoning to RR. rural residential zoning may be established only within agriculture residential (AR), and the rural community (RC) future land use category. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

(Ord. No. 2016-31, §1, 8-4-2016; Ord. No 2019-18, §, 3, 4-4-19; Ord. No. 2021-24, § 2, 5-20-2021)

(e) Location criteria. The following location criteria apply to uses within the RR district:

(1) Prime farmland. All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or 10 percent of the development parcel area, whichever is greater.

(2) Non-residential uses. All non-residential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Retail sales and services shall be located along collector or arterial streets. Industrial uses shall be on parcels that comply with the location criteria of the Industrial (Ind) zoning district.

FINDINGS

The proposed amendment to the Rural Residential (RR) designation is consistent with the Land Development Code (LDC) regarding allowable uses and densities. Per Section 3-2.3(f), rural residential zoning may be established within the AR future land use designation. The request is appropriate to provide a needed transition between the medium density property to the east and the rural and agriculturally zoned properties to the west. Furthermore, according to the County GIS system, the property contains prime soil on small segments of the property. Pursuant to LDC Chapter 3, Section 3-

2.3(e) (Location Criteria), new or expanded uses must be sited to avoid the conversion of prime farmland. Where avoidance is not feasible, impacts are limited to five acres or ten percent of the development parcel, whichever is greater. For the 160.07 ±-acre subject parcel, this standard allows disturbance of up to ten percent of the parcel (16.07 acres), as 5 acres is less than the allowable minimum. An environmental assessment will be required before consideration of site development approval through the development review process.

Additionally, in a memo dated June 18, 2026, from Transportation & Traffic Operations staff, comments have been provided concerning the rezoning request:

Address: 1700 Blk Jacks Branch Road
Parcel ID: 30-2N-31-4000-000-000
Street Frontage Access: Jacks Branch Road
Number of Lanes: Two (2)
Bike Lanes: No
Travel Lane Width: 11'
Paved Shoulder: Yes
Right of Way Width: 100' Jacks Branch
County Improvement Planned: No
Street Classification: Jacks Branch, Minor Rural Collector
Traffic Counts: Jacks Branch AADT (2025) 3400

RECOMMENDATION:

TTO has no concerns regarding this proposed rezoning.
Please note that TTO's review is solely based on the application submittal packet, so the comments above hold no bearing on any TTO comments made during the Development Review Process.

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 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 the existing land uses in the surrounding area. Within a 500-foot radius, properties are designated Agricultural (Agr), RR, Rural Mixed-Use (RMU) and Medium Density Residential (MDR) and are developed with single-family residences, mobile homes, or are vacant lands. The requested RR zoning is consistent with the established residential pattern and supports the prevailing large-lot development characteristics in the 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 proposed RR zoning designation would **not** constitute a spot-zoning condition. Adjacent properties to the north along Country Hills Drive are zoned RR, the parcels immediately south are zoned Agr, and the parcels to the east are zoned MDR. Applying the RR district to the subject property would provide an appropriate transitional land use buffer between the surrounding medium density parcels to the east and the rural and agricultural districts.

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

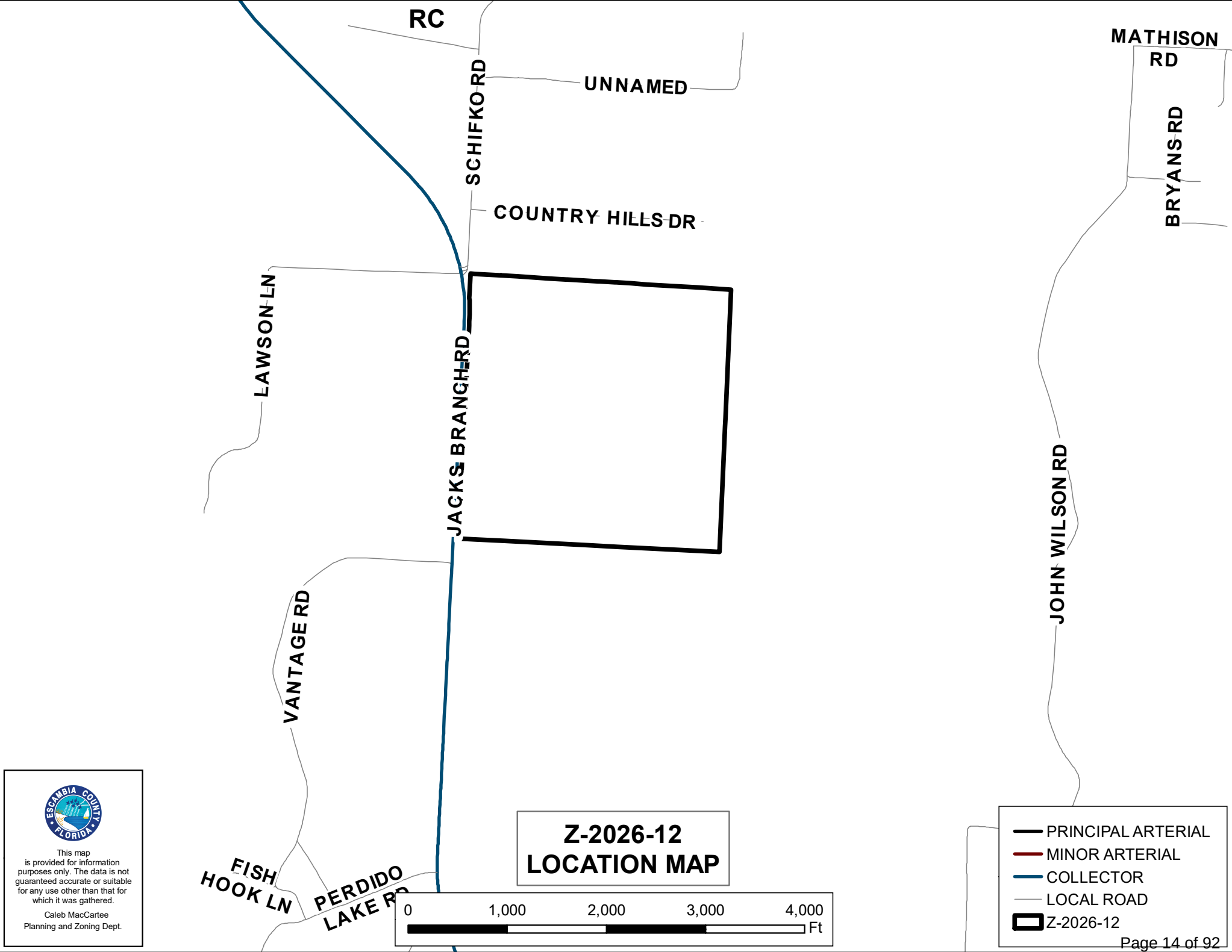
Appropriate with changed or changing conditions

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

Land use conditions and patterns in the area **have changed** over time. Recent gradual increases in residential development within this area of Escambia County have prompted the applicant to request rezoning to Rural Residential (RR), which allows a density of one dwelling unit per four acres. The proposed RR designation would provide a logical transitional land use between the adjacent RR, RMU, MDR, and Agr zoning districts. Existing development in the area predominantly consists of large-lot residential uses with supporting agricultural activities. The RR district, with its established permitted uses, density standards, and development intensities, is consistent with these existing patterns and would integrate seamlessly within the current land-use framework of the area.

Z-2026-12



RC

SCHIFKORD

UNNAMED

MATHISON
RD

BRYANS RD

COUNTRY HILLS DR

LAWSON LN

JACKS BRANGHER RD

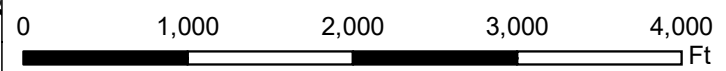
JOHN WILSON RD

VANTAGE RD

FISH
HOOK LN

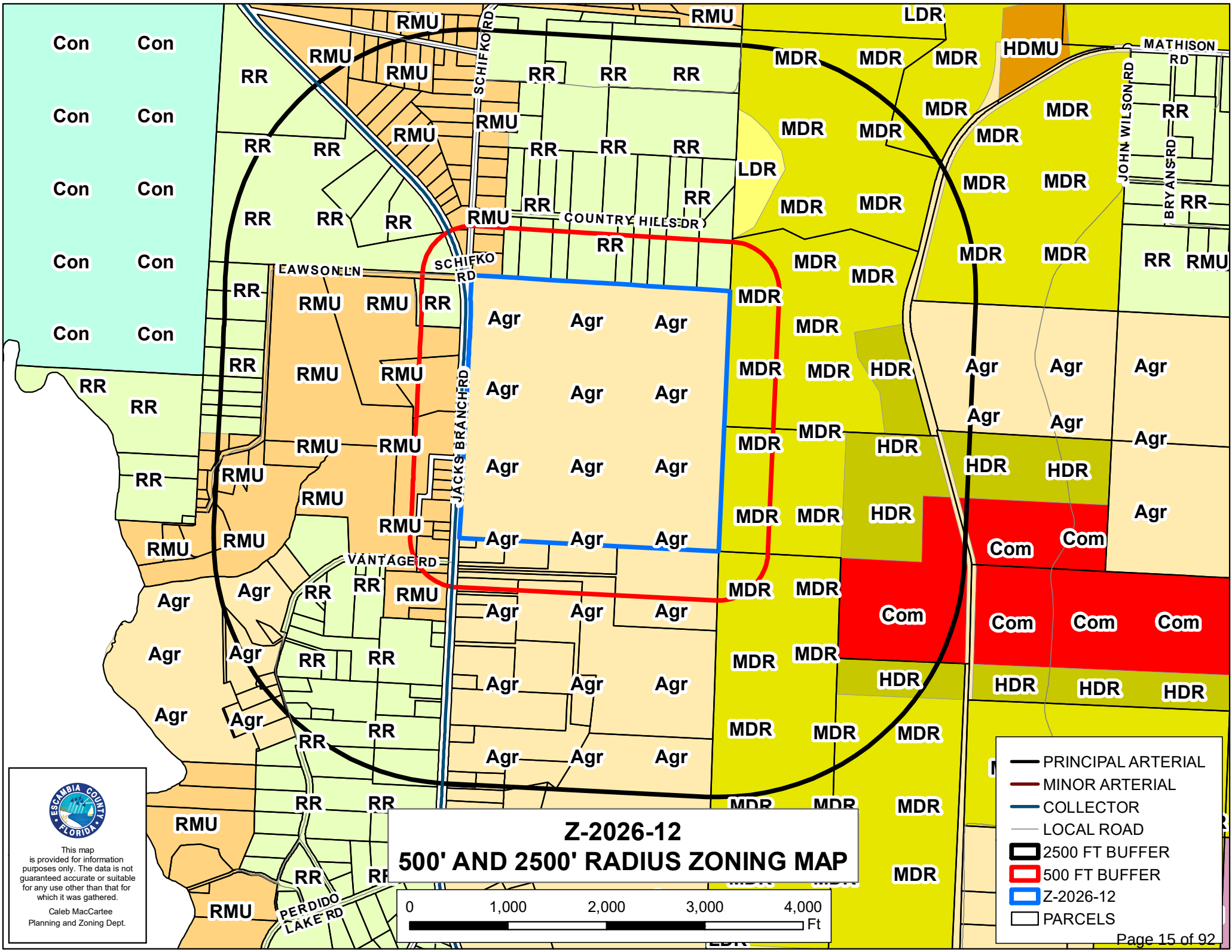
PERDIDO
LAKE RD

**Z-2026-12
LOCATION MAP**



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- Z-2026-12

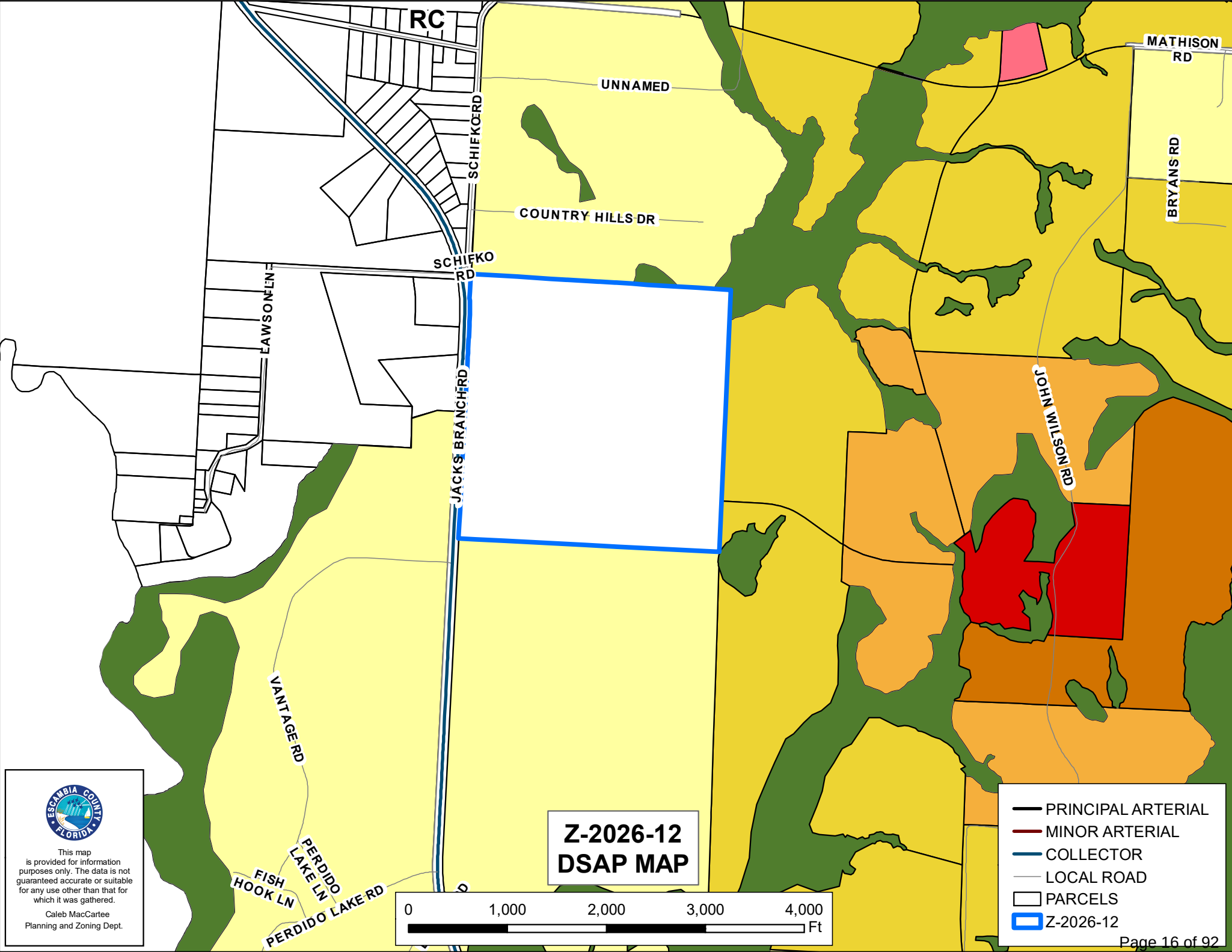

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purposes only. The data is not
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which it was gathered.
Caleb MacCartee
Planning and Zoning Dept.





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Caleb MacCartee
Planning and Zoning Dept.



RC

UNNAMED

COUNTRY HILLS DR

SCHIEFORD RD

JACKS BRANCH RD

MATHISON RD

BRYANS RD

JOHN WILSON RD

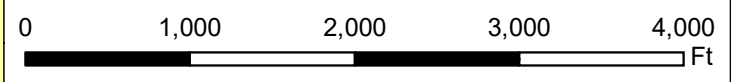
VANTAGE RD

FISH HOOK LN

PERDIDO LAKE LN

PERDIDO LAKE RD

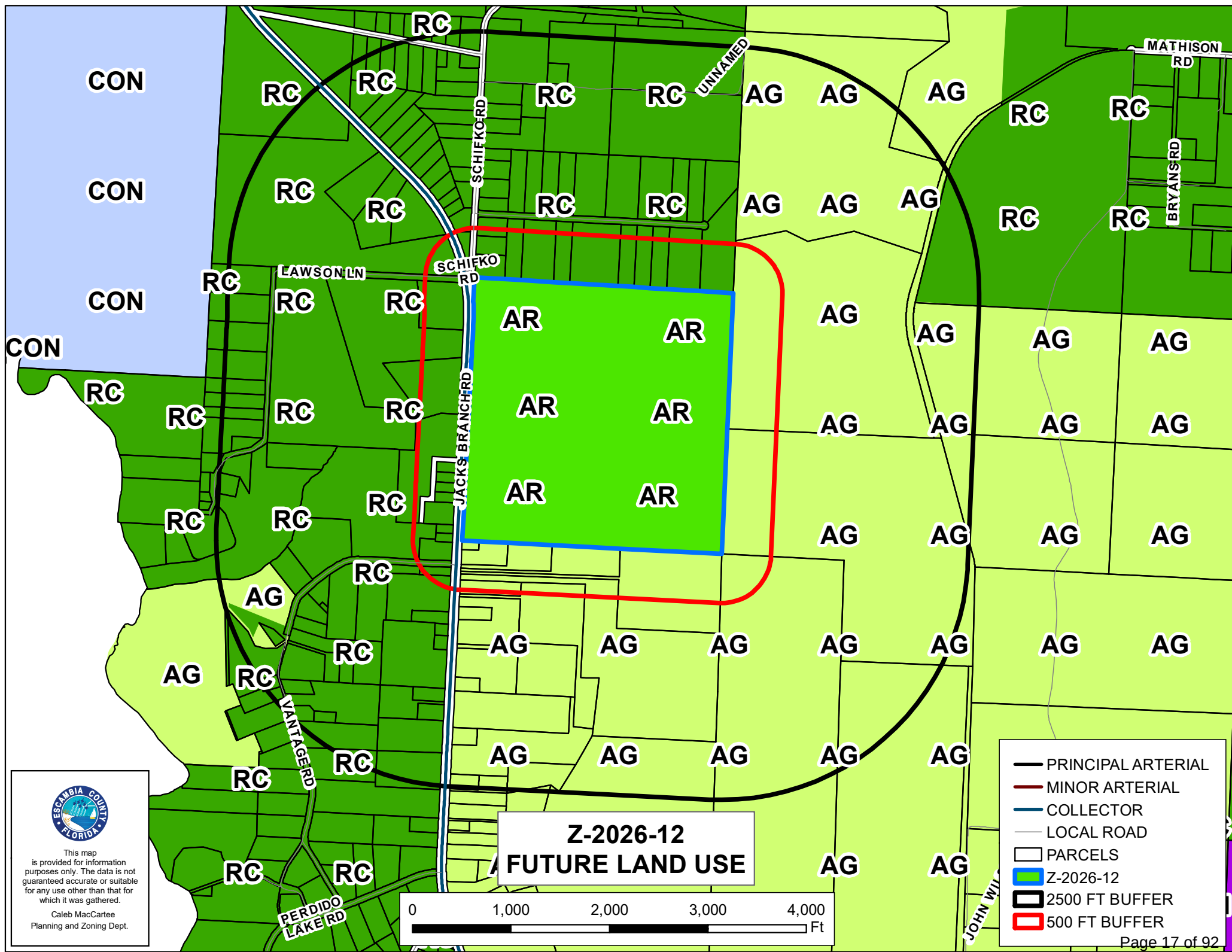
Z-2026-12 DSAP MAP



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- PARCELS
- Z-2026-12

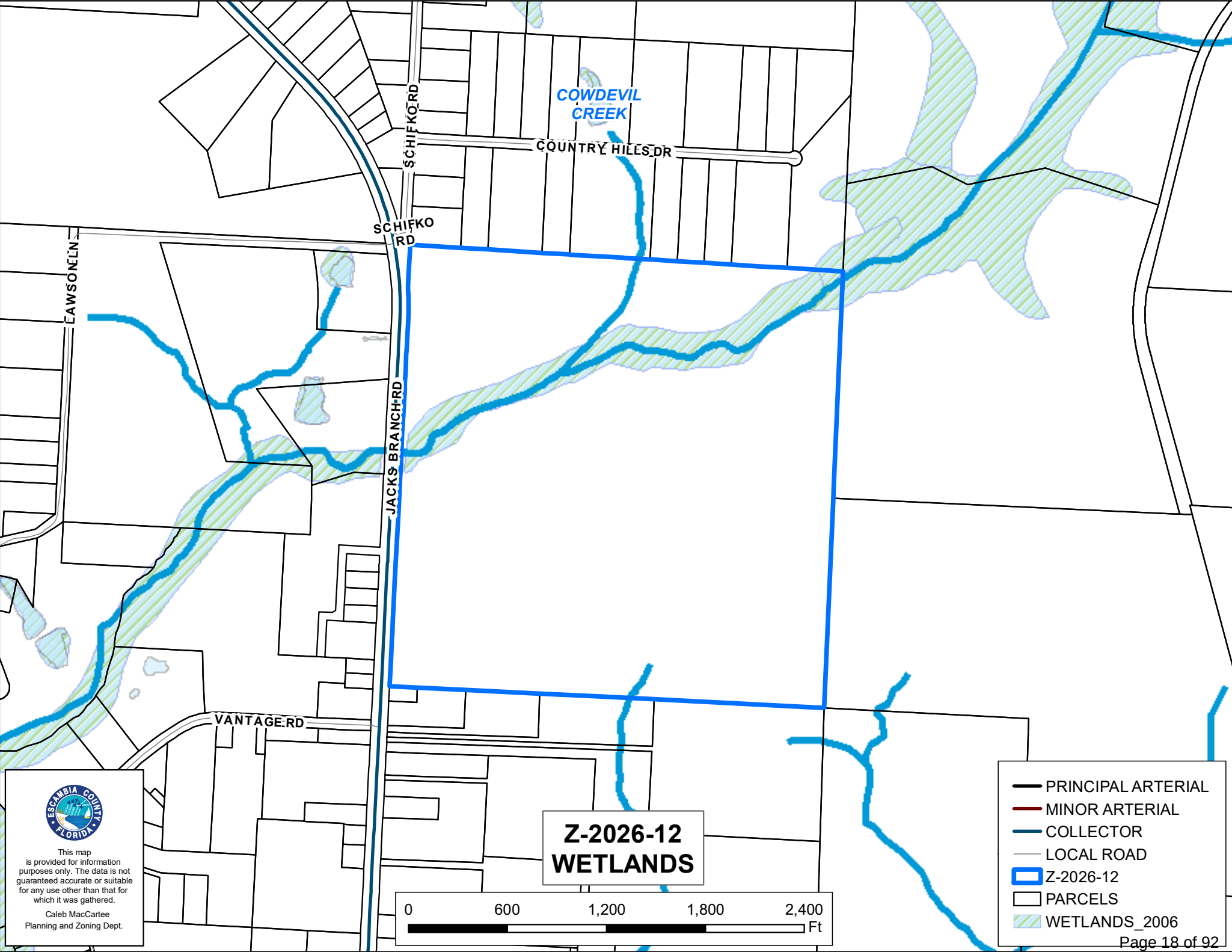


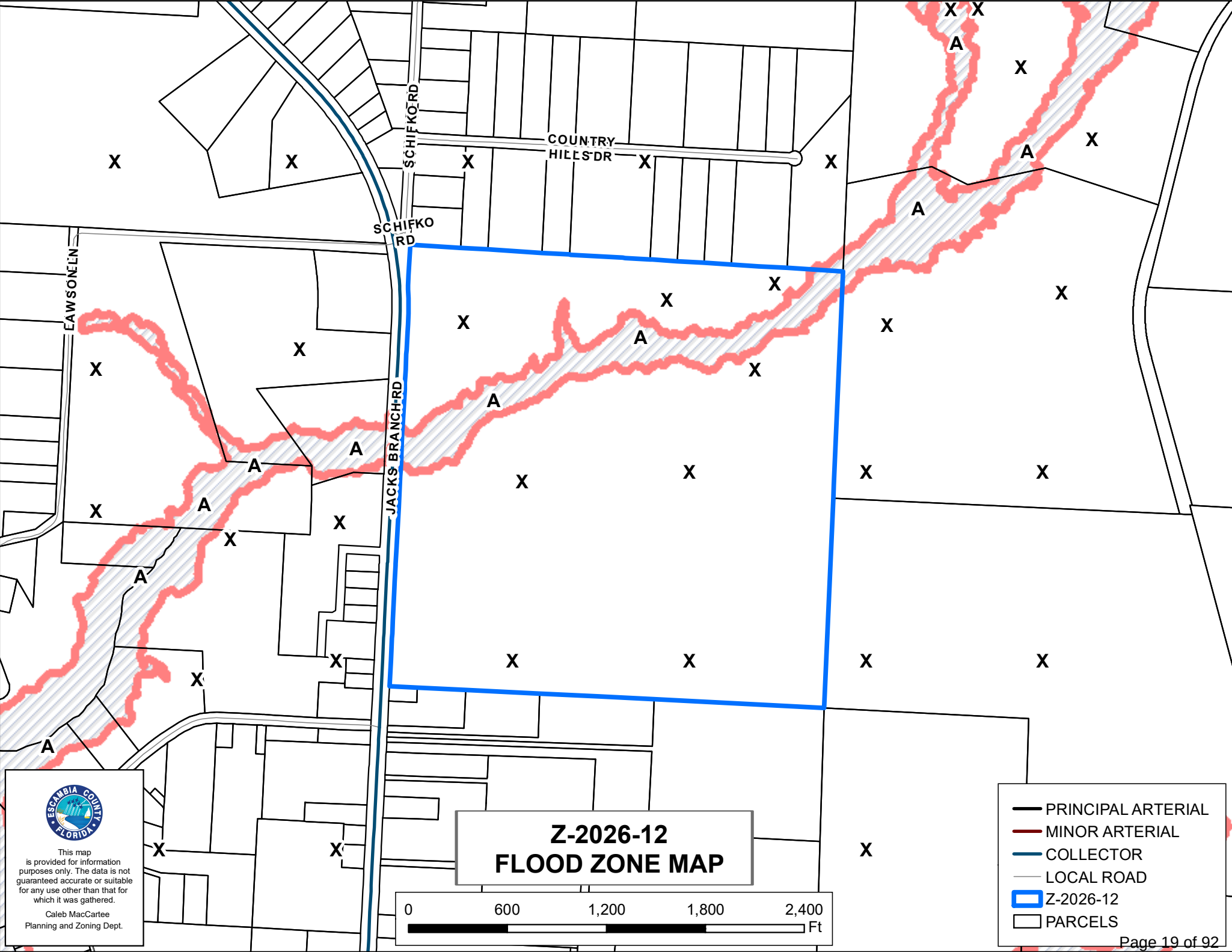
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Caleb MacCartee
Planning and Zoning Dept.



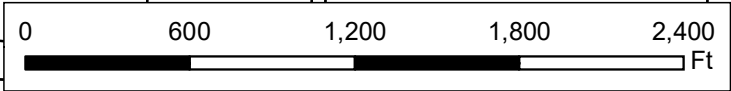




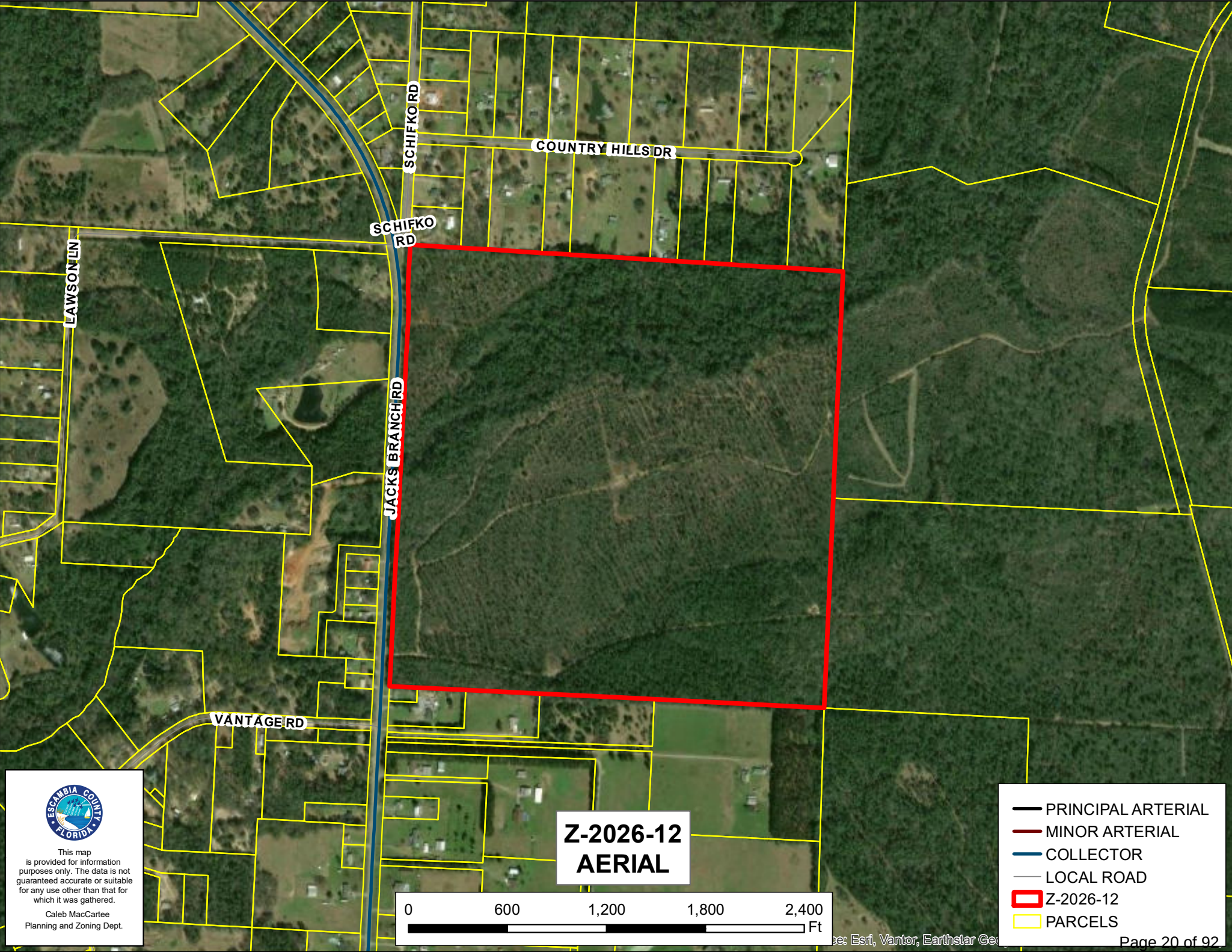
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Caleb MacCartee
Planning and Zoning Dept.

**Z-2026-12
FLOOD ZONE MAP**



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- Z-2026-12
- PARCELS



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Caleb MacCartee
Planning and Zoning Dept.

Z-2026-12 AERIAL



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- Z-2026-12
- PARCELS

 **NOTICE OF
PUBLIC HEARING
REZONING**

CASE NO.: Z-2026-12

CURRENT ZONING: AGR **PROPOSED ZONING:** RR

PLANNING BOARD

DATE: 07/07/26 **TIME:** 8:30AM

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

BOARD OF COUNTY COMMISSIONERS

DATE: TBD **TIME:** TBD

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

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

CURR

DATE: 07/07/26

LOC
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33
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BOARD OF CO

DATE: 08/06/26

LOCATION
ERNIE LEE MAGHA G
221 PALAFOX
1ST FLOOR BOARD ME

FOR MORE INFORMAT
LOPMENT SERVICES AT 59
WWW.MYESCAMBIA.COM

PLEASE DO NOT REMO

Notice of Public Hearing Sign



Looking onto site



Looking north along Jacks Branch Rd



Looking west across Jacks Branch Rd



Looking south along Jacks Branch Rd



MEREDITH BUSH LAW

MEREDITH D. BUSH, ESQ., BCS, AICP
MEREDITH@MEREDITHBUSHLAW.COM
314 S. BAYLEN STREET, SUITE 108
PENSACOLA, FLORIDA 32502
(850) 460-1601
Licensed in Florida and Mississippi

May 26, 2026

VIA E-MAIL AND HAND DELIVERY –

hljones@myescambia.com

**Mr. Horace Jones
Director, Escambia County Development Services Department
3363 West Park Place
Pensacola, Florida 32505**

**RE: 1700 BLK JACKS BRANCH RD; PR: 30-2N-31-4000-000-000
Submittal – Sector Plan Opt-Out, Future Land Use Amendment, and
Rezoning Application**

Dear Horace:

Please accept this correspondence as transmittal of the application materials for the Sector Plan Opt-Out, Future Land Use Map Amendment, and Rezoning application pertaining to the property located at 1700 Block Jacks Branch Road in Escambia County, Florida.

Enclosed please find the completed application materials and supporting documentation for review and processing. Payment for the application fees will be dropped off separately.

Please let me know if any additional information, documentation, or revisions are needed as part of the review process. Thank you for your time, consideration, and assistance with this application.

Sincerely,

Meredith D. Bush, BCS, AICP
*Board Certified — City, County &
Local Government Lawyer
Certified Land Use Planner*
MEREDITH BUSH LAW

Enclosures

**REZONING
ESCAMBIA COUNTY, FLORIDA**

**ADDRESS
1700 BLK JACKS BRANCH RD, 32533**

**PARCEL NUMBER
30-2N-31-4000-000-000**

**EXISTING DSAP: CONSERVATION NEIGHBORHOOD AND WETLANDS
EXISTING FLUM: AGRICULTURE (AG)
EXISTING ZONING: AGRICULTURE (AGR)
PROPOSED FLUM: AGRICULTURE RESIDENTIAL (AR)
PROPOSED REZONING: RURAL RESIDENTIAL (RR)**

PREPARED BY:



**MEREDITH D. BUSH, AICP
BOARD CERTIFIED CITY, COUNTY AND LOCAL GOVERNMENT LAWYER
314 S. BAYLEN STREET, SUITE 108, PENSACOLA, FLORIDA 32502**

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I. Application Narrative

The subject property consists of approximately 160.92 acres located at 1700 Block Jacks Branch Road in Escambia County, Florida (the "Property"). The Property is presently designated Agricultural ("AG") on the Future Land Use Map and is currently zoned Agricultural ("AGR"). The surrounding area is characterized by rural and low-density residential uses, agricultural activities, timberland, and undeveloped tracts that collectively reflect the rural character of the northern portion of Escambia County.

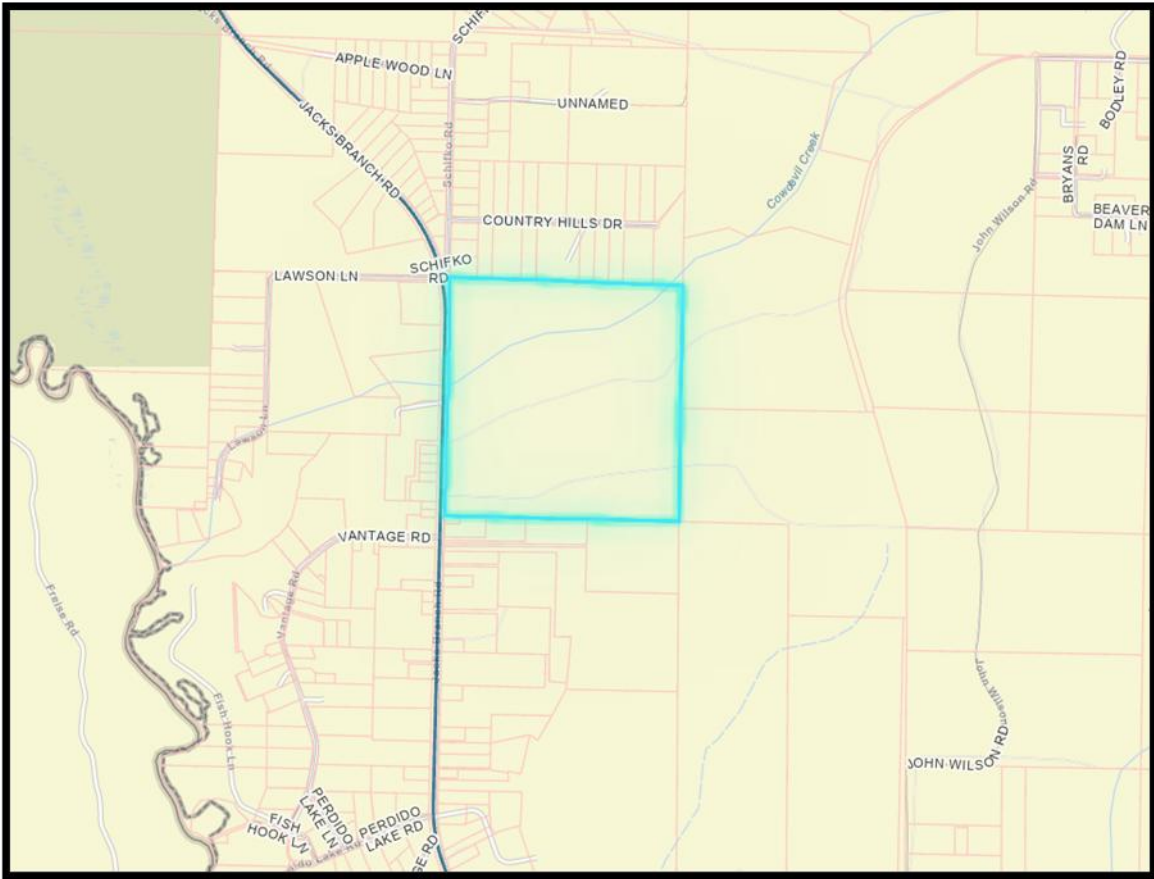
The requested rezoning is not a stand-alone intensification request. It is part of a coordinated land use package that includes a companion Sector Plan Opt-out and large-scale Future Land Use Map amendment from Agriculture (AG) to Agriculture Residential (AR). The rezoning is intended to implement the proposed AR designation through a rural zoning district that remains low-density, compatible with agricultural and silvicultural uses, and consistent with the existing character of the Jacks Branch Road corridor.

This application requests a rezoning of the Property from Agricultural ("AGR") to Rural Residential ("RR"). Concurrently with this rezoning request, the Applicant has submitted a corresponding application to opt out of the Sector Plan and amend the Future Land Use Map designation from Agriculture ("AG") to Agriculture Residential ("AR"). The requested rezoning is therefore intended to implement and remain consistent with the proposed Future Land Use Map amendment and opt-out request currently pending before Escambia County. As provided in the Escambia County Land Development Code, a rezoning may be approved when it is consistent with a proposed Future Land Use amendment that is pending adoption. Approval of the rezoning should therefore be coordinated with the companion FLUM amendment so that the Comprehensive Plan and zoning map are internally consistent.

The proposed Rural Residential ("RR") zoning district is intended to provide for low-density residential uses and compatible rural uses while preserving the rural character of the area. The RR district specifically accommodates detached single-family residential development on large lots and supports continued small-scale agricultural activity and other rural land uses. The RR district is further intended for rural areas that are no longer suitable for large-scale agricultural operations and serves as an appropriate transition between agricultural lands and low-density residential development.

The requested rezoning is compatible with the existing development pattern in the surrounding area and will allow the Property to develop in a manner consistent with the rural residential character envisioned by the proposed AR Future Land Use designation. The application therefore promotes a logical and orderly development pattern consistent with the goals and policies of the Escambia County Comprehensive Plan and Land Development Code.

Project Location Map:

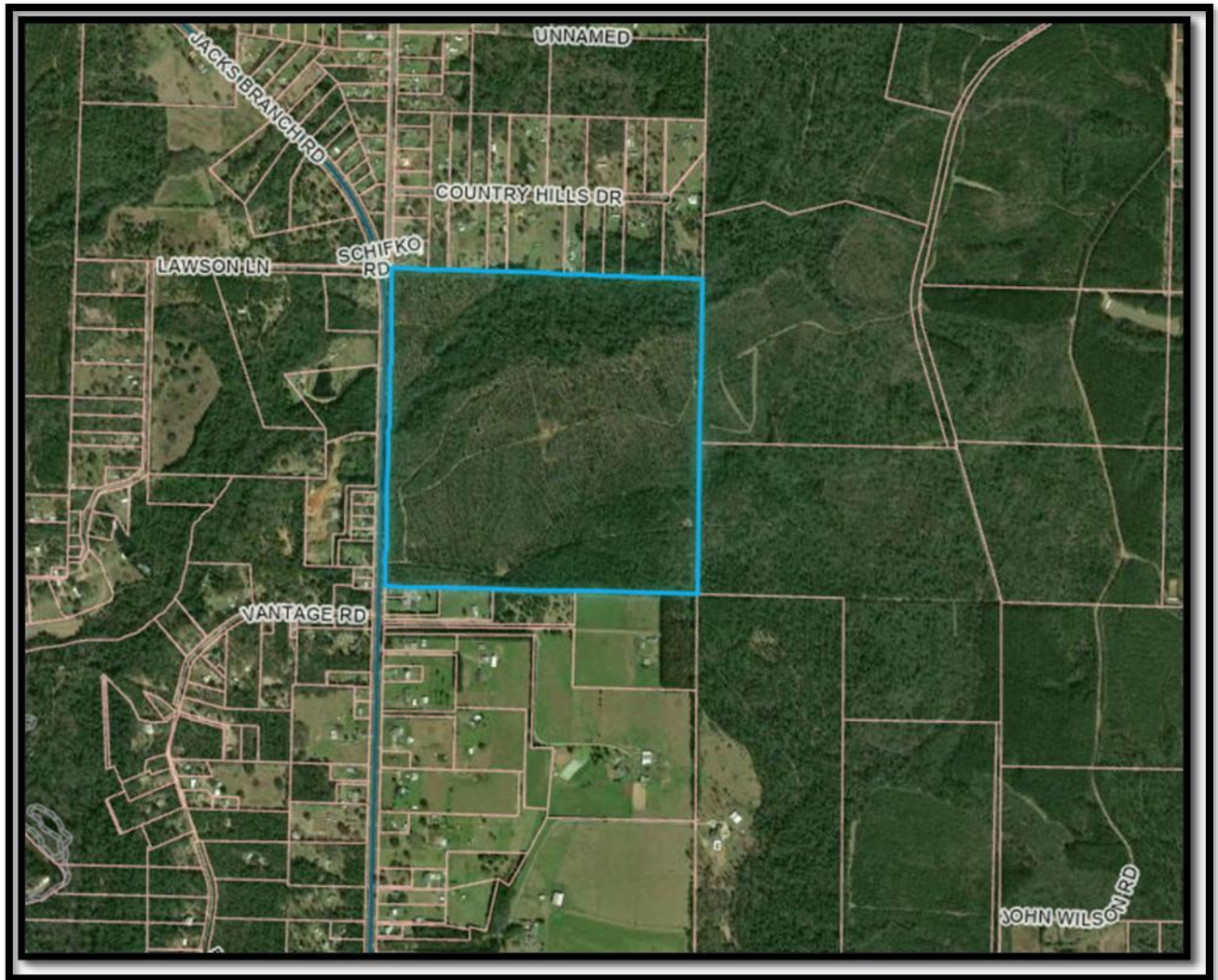


The subject property is approximately 160.92 acres and is more particularly described as follows:

Address	Parcel Number	Approximate Acreage
1700 BLK JACKS BRANCH RD	30-2N-31-4000-000-000	160.92

The existing Future Land Use designation for the property is Agriculture (AG). The proposed Future Land Use designation is Agriculture Residential (AR).

Aerial Map:



Existing Future Land Use:

The existing future land use category of the subject property seeking to be amended is Agriculture (AG).

The FLUM category of Agriculture (AG) is intended for routine agricultural and silvicultural related activities and very low-density residential uses. Also allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services.

Range of Allowable Uses: Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial.

Standards:

Residential Maximum Density: 1 du/20 acres

Non-Residential: Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

Proposed Future Land Use:

The proposed future land use category for the subject property is the Agriculture Residential (AR) category.

FLUM Agriculture Residential (AR) is intended for routine agricultural and silvicultural related activities and low-density residential uses. Also allows for commercial activity limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services.

Range of Allowable Uses: Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial.

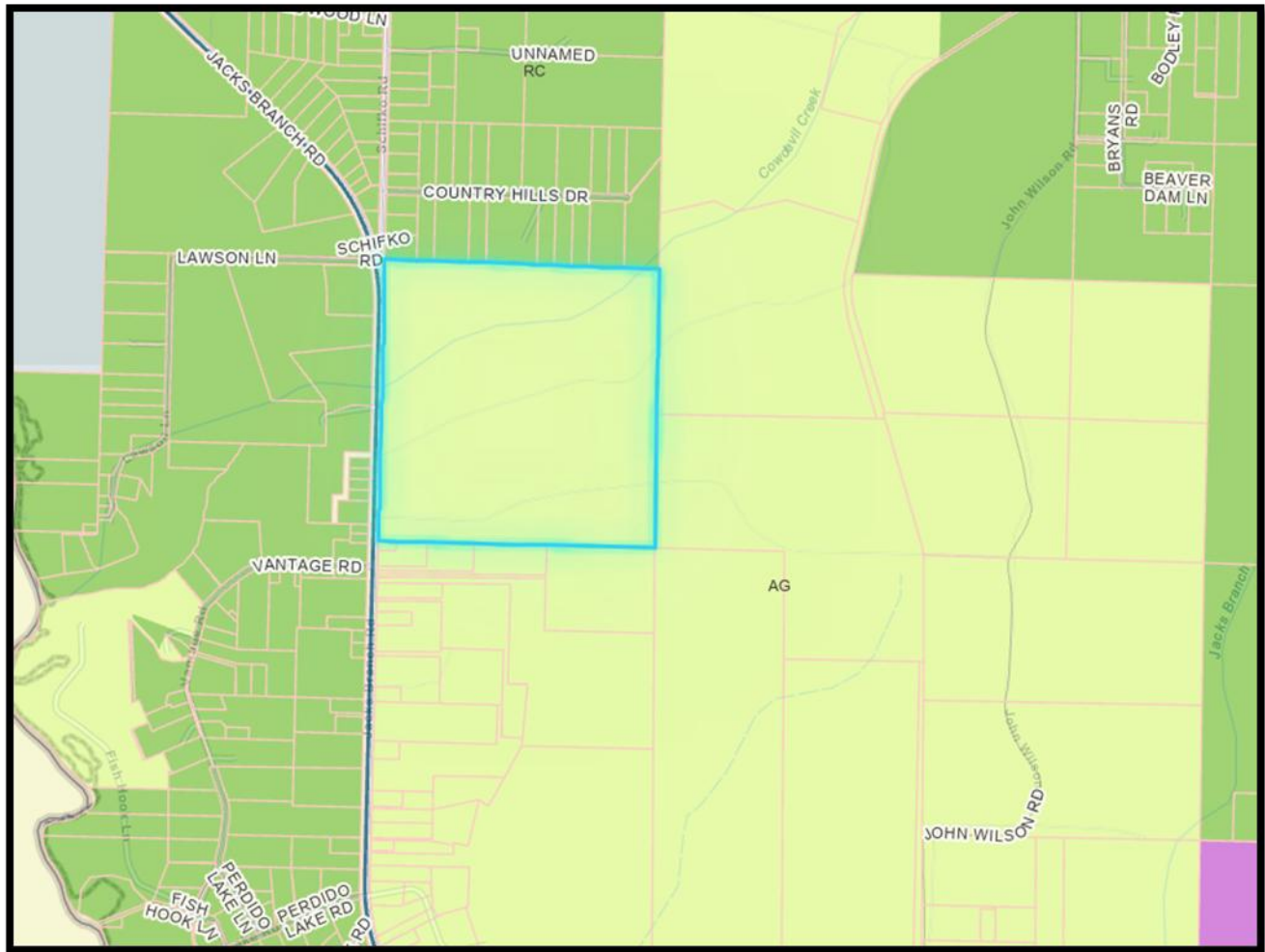
Standards:

Residential Maximum Density: 1 du/4 acres

Non-Residential Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

See Existing Future Land Use Map below.



Demonstrated Community Need

The requested rezoning from Agricultural (“AGR”) to Rural Residential (“RR”) addresses an existing and growing need within Escambia County for additional rural residential opportunities that preserve the character of the surrounding community while allowing for reasonable residential development. The Property is located within an area that has experienced a gradual transition from exclusively agricultural and timber uses toward a mixture of rural residential homesteads, small-scale agricultural activity, and low-density residential development patterns. The requested RR zoning classification is consistent with this evolving land use pattern and provides an appropriate balance between preservation of rural character and accommodation of residential growth.

The proposed RR zoning district is specifically intended to support low-density residential development in rural areas where large-scale agricultural operations are no longer the predominant or most viable use of the land. The Land Development Code recognizes that the RR district is appropriate in rural areas where surrounding development patterns, soil productivity, economic

viability, or similar conditions limit continued large-scale agricultural use. The requested rezoning therefore responds to existing development trends and community demand for rural residential properties that maintain compatibility with surrounding agricultural and open land uses.

The rezoning will also provide opportunities for residents seeking larger rural homesites with limited infrastructure demands, thereby supporting Escambia County's goal of maintaining diverse housing opportunities outside urbanized areas. The RR district is intentionally designed to preserve rural character through large lot development standards, low residential density, and compatibility with agricultural activities. The district further allows continued small-scale farming and agricultural uses in conjunction with residential development, ensuring that the Property may continue contributing to the rural economy and character of the area.

Additionally, the requested rezoning supports orderly growth by implementing the Applicant's concurrent request to amend the Future Land Use Map designation from AG to AR through the pending sector plan opt-out and comprehensive plan amendment process. Approval of the RR rezoning will therefore align the zoning classification with the proposed future land use designation and facilitate logical and compatible development consistent with the Comprehensive Plan and surrounding land use patterns.

The proposed rezoning to RR is consistent with the proposed Future Land Use of AR.

The requested rezoning does not approve a subdivision, site plan, or final development order. Any future development will remain subject to all applicable County review, including access, stormwater, environmental protection, buffering, utility service, transportation, and development approval requirements. The purpose of the rezoning is to establish the appropriate implementing zoning district for the proposed AR Future Land Use designation, not to approve a specific development program.

Surrounding Development:

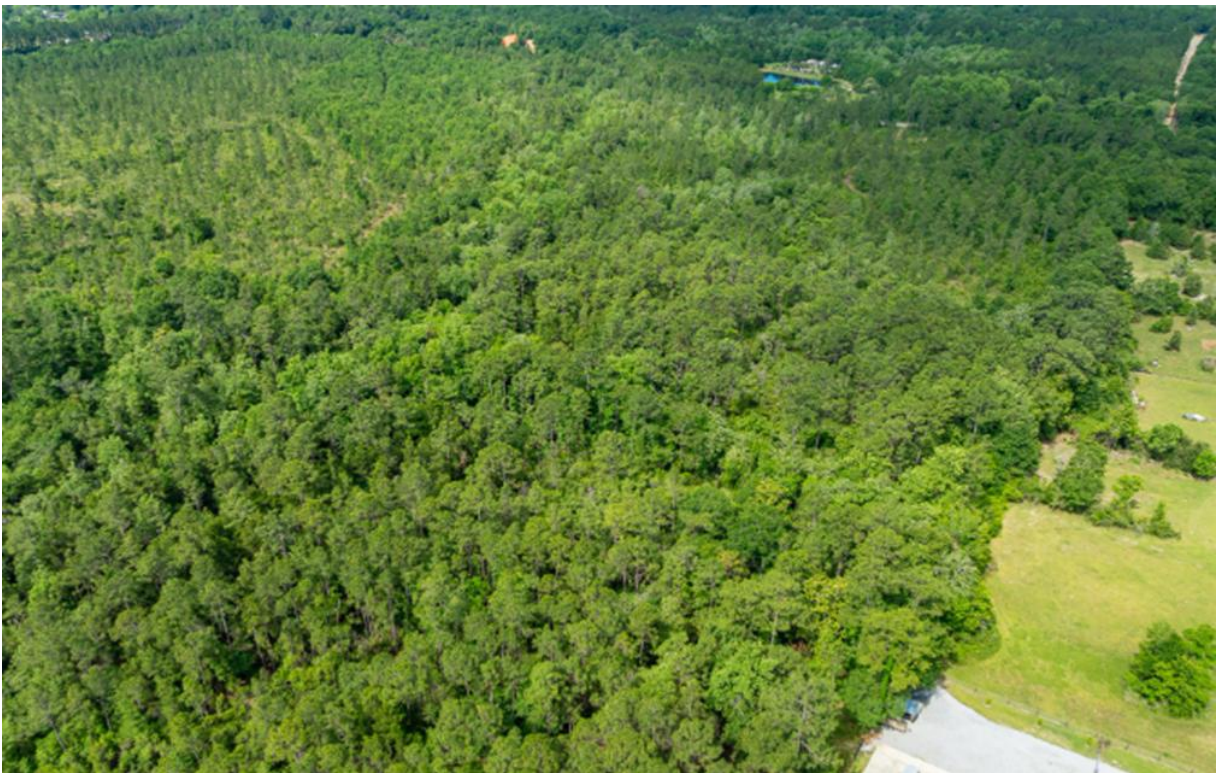
The subject property is located within a predominantly rural area of northern Escambia County characterized by a mixture of agricultural uses, timberlands, undeveloped acreage, and scattered low-density residential development. Existing development patterns in the surrounding area include large-lot single-family residences, family homesteads, agricultural operations, silviculture activities, and vacant rural parcels. The overall character of the area remains rural in nature, with limited infrastructure and development intensity consistent with the County's rural planning objectives.

Properties surrounding the site are generally developed at low residential densities and are separated by substantial open space, wooded areas, agricultural fields, and natural vegetation. Roadways in the vicinity primarily serve local rural traffic and provide access to existing residences, agricultural properties, and undeveloped tracts. The area does not exhibit characteristics of urban or suburban intensity, and the existing development pattern supports continuation of low-density rural residential land uses.

The requested Rural Residential (“RR”) zoning classification is compatible with the existing surrounding development pattern because the RR district is specifically intended to accommodate detached single-family residential uses on large lots while preserving rural character and supporting ongoing agricultural activities. The proposed rezoning will therefore provide a logical transition between existing agricultural and residential uses in the area and will allow future development that is consistent in scale and intensity with surrounding properties.

Additionally, the RR district permits continued agricultural uses, silviculture activities, and limited rural-supporting uses that are already characteristic of the surrounding community. As such, the proposed rezoning will not introduce incompatible land uses or development intensity into the area, but instead will reinforce the established rural development pattern presently existing along Jacks Branch Road and the surrounding vicinity.

Site Photos and Surrounding Development















Compatibility with Existing Development Patterns and Development Trends

The requested rezoning from Agricultural (“AGR”) to Rural Residential (“RR”) is consistent with current development trends in the surrounding area and represents a logical and orderly extension of existing rural residential development patterns within northern Escambia County. While portions of the surrounding area remain utilized for agricultural, silvicultural, and undeveloped rural purposes, the broader vicinity has experienced a gradual transition toward low-density residential and rural homestead development occurring alongside traditional rural land uses.

The Property is situated in an area where large tracts of land are increasingly being utilized for rural residential purposes, including detached single-family dwellings on large lots, family compounds, hobby farming, and other low-intensity rural residential activities. These development patterns are fully consistent with the intent and purpose of the RR zoning district, which is specifically designed to accommodate low-density residential development while preserving the rural character and agricultural heritage of the area.

Although there is currently no immediately adjacent property zoned Rural Residential (“RR”), the requested rezoning nevertheless represents an appropriate and compatible transitional zoning classification. The RR district functions as an intermediate rural zoning category that allows continued agricultural activity while accommodating limited residential development at a low density. The district is specifically intended to provide transitions between agricultural lands and areas used or zoned for low-density residential or rural mixed-use purposes. As such, the absence of adjacent RR zoning does not render the request incompatible or inappropriate, particularly where the surrounding land use pattern already reflects a mixture of rural residential and agricultural uses.

The lack of immediately adjacent RR zoning should not be treated as controlling. The relevant inquiry is not whether the requested district already exists on the parcel next door, but whether the proposed district is consistent with the Comprehensive Plan, implements the proposed Future Land Use designation, and is compatible with surrounding uses and conditions. Here, RR is a rural, low-density zoning district that allows continued agricultural and silvicultural uses while providing a reasonable transition between AGR lands, rural homesteads, low-density residential development, and nearby areas designated for more intensive future land use.

The proposed rezoning will not introduce urban-scale density, commercial intensity, or incompatible land uses into the surrounding area. Instead, the RR district maintains large lot development standards, low residential density, substantial open space, and continued opportunities for agricultural and silvicultural activity. These characteristics ensure compatibility with surrounding properties and preserve the existing rural character of the community.

Furthermore, the requested rezoning is consistent with the Applicant’s concurrent Future Land Use Map amendment and sector plan opt-out request seeking to designate the Property as Agriculture-Residential (“AR”). The proposed RR zoning therefore represents the logical

implementing zoning district for the requested AR future land use category and promotes a coordinated and internally consistent land use framework for future development of the Property.

Accordingly, the requested rezoning satisfies the Land Development Code criteria requiring that rezoning requests contribute to a logical and orderly development pattern, remain compatible with surrounding uses, and appropriately respond to changing development conditions within the surrounding area.

It is the intent of this report to show that this rezoning is in accordance with the Escambia County Land Development Code and Comprehensive Plan and that the infrastructure is in place to support such a pattern of development.

The zoning districts of Escambia County are established to implement the future land use categories adopted in chapter 7 of the Escambia County Comprehensive Plan. One or more districts may implement the range of allowed uses of each FLU, but only at densities and intensities of use consistent with the established purposes and standards of the category. In any conflict between the existing zoning of a parcel and its applicable FLU, the provisions of the future land use prevail, subject to any confirmation of vested rights.

Sec. 3-1.3 of the Escambia County Land Development Code provides the regulations for implementation of Future Land Use categories through zoning districts. As outlined in the Code and as further explained herein, the requested Rural Residential (“RR”) zoning district is consistent with and implements the proposed Agriculture-Residential (“AR”) Future Land Use designation applicable to the Property.

The Land Development Code does not rely on assumptions about use—it imposes objective, enforceable standards. Lighting, buffering, access, stormwater, and operational characteristics are all regulated at the development review stage. The result is not theoretical compatibility; it is controlled, measurable compatibility.

Under Sec. 3-1.3 of the Land Development Code, zoning districts are intended to implement the Future Land Use Map. Where multiple zoning districts may implement a future land use category, the appropriate inquiry is whether the requested district is consistent with the Comprehensive Plan and compatible with surrounding uses. The proposed Rural Residential (“RR”) district satisfies both criteria.

Zoning Implementation of the FLU, Sec. 3-1.3(i), Escambia County LDC:

Together the future land use (FLU) categories of the comprehensive plan and zoning districts of the LDC form the primary location-specific land use regulations of the county. Within each FLU, one or more zoning districts implement and further refine the distribution and extent of allowable land uses. The identification or classification of a use or activity as allowed by the applicable future land use category and zoning district does not constitute the required approval to carry out that use or activity. Consistency with FLU and zoning only indicates that, upon appropriate review and

approval for compliance with the provisions of the LDC, the use or activity may be established, reestablished or expanded.

ZONING DISTRICT Specific distribution and extent of uses	FUTURE LAND USE (FLU) CATEGORY General distribution and extent of uses									
	AG max 1du/20ac max 0.25 FAR	AR max 1du/4ac max 0.25 FAR	RC max. 2du/ac max 0.25 FAR	MU-S max 25du/ ac max 1.0 FAR	MU-U max 25du/ ac max 2.0 FAR	C Limited res max 25du/ ac max 1.0 FAR	I No res allowed max 1.0 FAR	P No res allowed	REC No res allowed max 0.5 FAR	CON No res allowed
RR max 1du/4ac	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses

Existing Zoning:

The subject property is currently zoned Agricultural (“AGR”), a classification intended to preserve and protect lands historically utilized for agricultural production, silviculture, and other rural resource-based activities. The existing AGR zoning permits a broad range of agricultural uses and very low-density residential development; however, the current classification does not adequately reflect the evolving development patterns occurring within the surrounding area or the Property’s suitability for limited rural residential use. While the Property has historically maintained a rural character consistent with AGR zoning, surrounding development trends increasingly reflect a mixture of rural residential homesteads, large-lot single-family residences, and small-scale agricultural activities rather than intensive agricultural operations.

The requested rezoning to Rural Residential (“RR”) will retain the rural and agricultural character of the Property while allowing development standards and land uses more appropriately aligned with existing and anticipated land use conditions in the surrounding area. Importantly, the RR district continues to permit agricultural activities, silviculture, and other rural land uses compatible with the Property’s historic use and surrounding character. As such, the requested rezoning does not represent a departure from the rural nature of the Property, but rather an appropriate refinement of the zoning classification to better accommodate current land use trends and the proposed Agriculture-Residential (“AR”) future land use designation currently pending through the related comprehensive plan amendment and sector plan opt-out application.

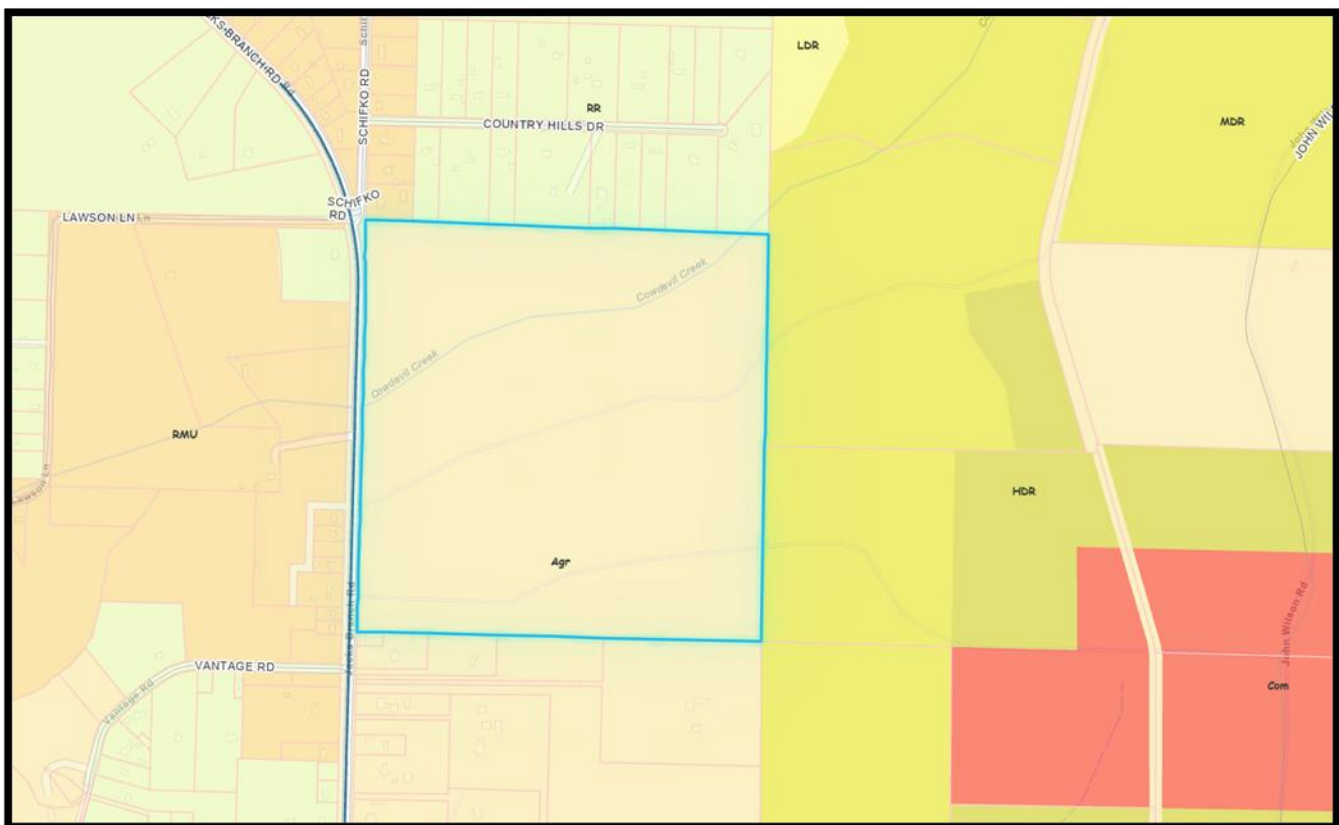
To the extent the County has previously considered a rezoning or related land use request for this property, that prior application history should be viewed in context and is not dispositive of the present request. This application is supported by a companion Future Land Use Map amendment and Sector Plan Opt-out, updated surrounding development analysis, current transportation information, environmental review, and the present statutory and local review framework. The

current request should therefore be evaluated on the record now before the County and not treated as controlled by any prior application that did not proceed to approval.

Further supporting the appropriateness of the requested rezoning, the Property is also located in proximity to areas designated for substantially more intensive development, including High Density Residential (“HDR”) and Rural Mixed Use (“RMU”) future land use categories. These categories permit significantly greater residential density and intensity than the proposed Rural Residential (“RR”) zoning district. In comparison, the RR district remains a low-density rural classification intended to preserve open space, agricultural compatibility, and large-lot residential character. The existence of these more intensive nearby land use categories demonstrates that the requested RR zoning does not constitute an incompatible or excessive increase in development intensity, but instead represents a moderate and transitional land use classification that is substantially less intensive than other approved development patterns within the broader area.

See Existing Zoning Map shown below.

Zoning Map:



Proposed Zoning

The rural residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for residential development at greater density than the agricultural district on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character.

Permitted uses within the RR district are limited to the following:

- (1) *Residential.*
 - a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
 - b. Single-family dwellings (other than manufactured homes), detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland.
See also conditional uses in this district.
- (2) *Retail sales.* No retail sales except as permitted agricultural and related uses in this district.
- (3) *Retail services.* Bed and breakfast inns. No other retail services except as permitted agricultural and related uses or as conditional uses in this district.
- (4) *Public and civic.*
 - a. Cemeteries, including family cemeteries.
 - b. Clubs, civic or fraternal.
 - c. Educational facilities, K—12, on lots one acre or larger.
 - d. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - e. Funeral establishments.
 - f. Places of worship on lots one acre or larger.
 - g. Public utility structures 150 feet or less in height, excluding telecommunications towers.
See also conditional uses in this district.
- (5) *Recreation and entertainment.*
 - a. Campgrounds and recreational vehicle parks on lots five acres or larger.
 - b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.

- c. Marinas, private.
 - d. Parks without permanent restrooms or outdoor event lighting.
 - e. Passive recreational uses.
- See also conditional uses in this district.
- (6) *Industrial and related.* [Reserved.]
 - (7) *Agricultural and related.*
 - a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other domesticated equine per acre.
 - b. Aquaculture, marine or freshwater.
 - c. Farm equipment and supply stores.
 - d. Kennels and animal shelters on lots two acres or larger.
 - e. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such use limited to nonresidential farm buildings.
 - f. Silviculture.
 - g. Stables, public or private, on lots two acres or larger.
 - h. Veterinary clinics. A minimum of two acres for boarding animals.
 - (8) *Other uses.* [Reserved.]

Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the RR district:

- (1) *Residential.*
 - a. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.
 - b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of RR zoning.
 - c. Two-family dwellings (duplex) and multifamily dwellings up to four units per dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR zoning.
- (2) *Retail services.* Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.
- (3) *Public and civic.*
 - a. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
 - b. Educational facilities not among the permitted uses of the district.
 - c. Hospitals.
 - d. Offices for government agencies or public utilities.
 - e. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.
 - f. Warehousing or maintenance facilities for government agencies or public utilities.
- (4) *Recreation and entertainment.*
 - a. Hunting clubs and preserves.
 - b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
 - c. Parks with permanent restrooms or outdoor event lighting.

- d. Shooting ranges.
- (5) *Industrial and related.*
 - a. Borrow pit and reclamation activities 20 acres minimum and subject to local permit and development review requirements per Escambia County Code of Ordinances, part I, chapter 42, article VIII, and land use regulations in part III, the land development code, chapter 4.
 - b. Mineral extraction, including oil and gas wells.
 - c. Power plants.
 - d. Salvage yards, not including any solid waste facilities.
 - e. Solid waste collection points and transfer facilities.
 - f. Wastewater treatment plants.
- (6) *Other uses.* Airports, private only, including crop dusting facilities.

Site and building requirements. The following site and building requirements apply to uses within the RR district:

- (1) *Density.* A maximum density of one dwelling unit per four acres.
- (2) *Floor area ratio.* A maximum floor area ratio of 0.25 for all uses.
- (3) *Structure height.* No maximum structure height unless prescribed by use.
- (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 feet. The minimum width for all other new lots is 100 feet at the right-of way.
- (6) *Lot coverage.* Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Forty feet in the front and rear.
 - b. *Sides.* On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements.*
 - a. *Farm animal shelters.* Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on adjacent property.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.

The following location criteria apply to uses within the RR district:

- (1) *Prime farmland.* All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or ten percent of the development parcel area, whichever is greater.
- (2) *Nonresidential uses.* All nonresidential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Retail sales and services shall be located along collector or arterial streets. Industrial uses shall be on parcels that comply with the location criteria of the industrial (Ind) zoning district

Rural residential zoning may be established only within the agriculture residential (AR) and rural community (RC) future land use categories. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

The district regulations are found in Sec. 3-2.3 of the Escambia County Land Development Code. A copy of the RR zoning district regulations is attached.

RR is the appropriate implementing district for the proposed AR Future Land Use designation because it maintains rural character while allowing limited residential use at a scale consistent with the surrounding development pattern. The district does not authorize urban or suburban intensity. Instead, it preserves large-lot rural development, continued agricultural compatibility, and low infrastructure demand, while allowing the property to transition from AGR to a zoning district that more accurately reflects existing and anticipated rural residential conditions in the area.

Traffic

Escambia County Transportation and Traffic provided the following:

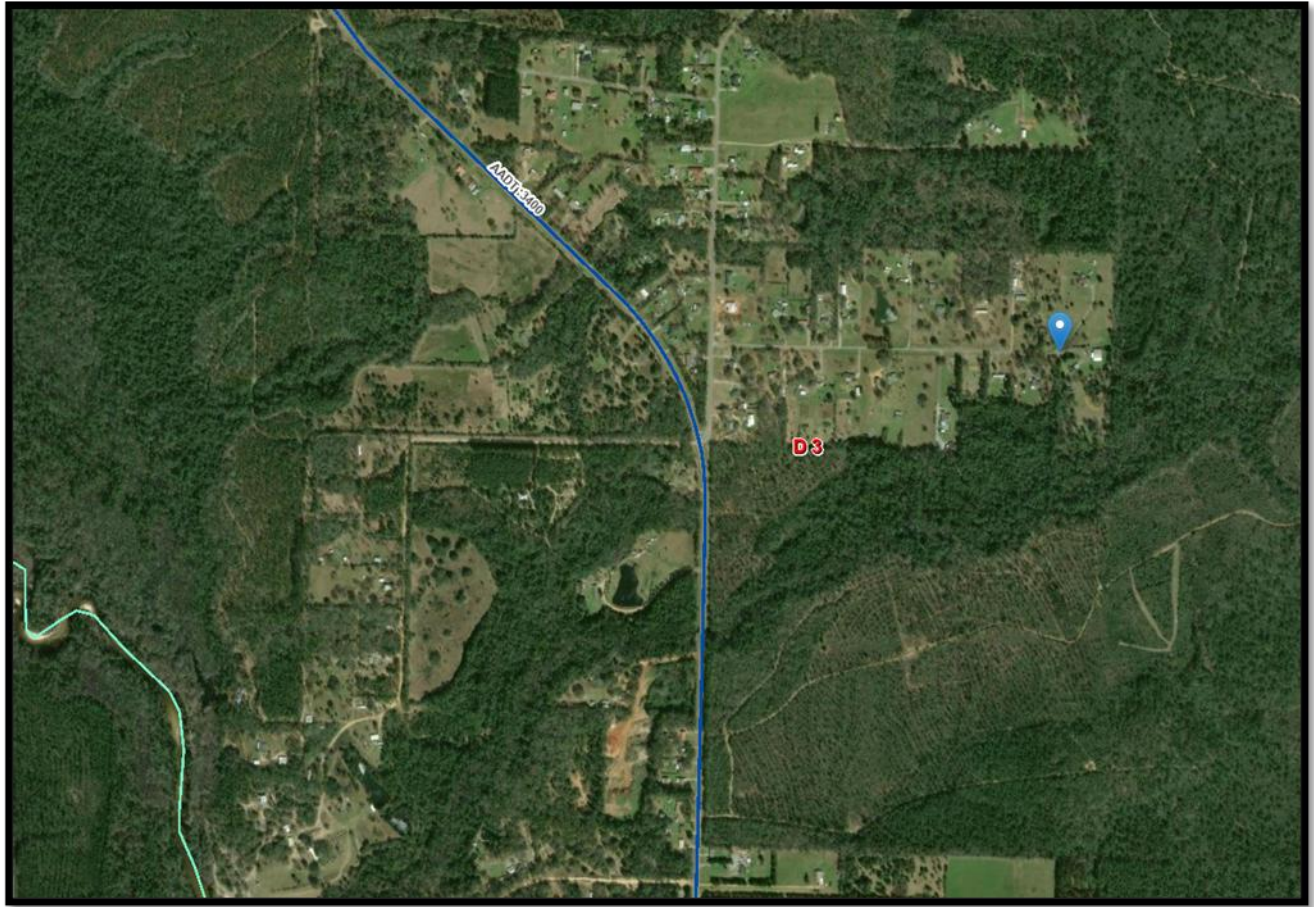
Jacks Branch Road (AKA CR97) is classified as a Minor Rural Collector.

Travel lane width is 11' +/-, with 5' paved shoulders and a 100' right-of-way.

2025 AADT is 3400 vehicles.

Pavement/stripping condition appears to be 7(or >)/10 (per Google's 2025 street view).

The requested rezoning does not approve a specific number of lots, subdivision layout, driveway location, or development program. Any future development will remain subject to applicable transportation review, access management, concurrency, driveway permitting, and development review requirements. Based on the current information provided, Jacks Branch Road functions as a Minor Rural Collector with existing right-of-way and pavement conditions capable of being evaluated through the County's ordinary development review process at the time a specific development proposal is submitted.



II. Rezoning

Pursuant to the Land Development Code, 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.

Rezoning to Rural Residential (RR)

Pursuant to the Land Development Code, Rural residential zoning may be established only within the agriculture residential (AR) and rural community (RC) future land use categories. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

A logical and orderly pattern shall require demonstration of each of the following conditions:

1. 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.

Response of Applicant:

The requested rezoning from Agricultural ("AGR") to Rural Residential ("RR") is consistent with the Escambia County Comprehensive Plan and the proposed Future Land Use ("FLU") designation applicable to the Property. Concurrent with this rezoning application, the Applicant has submitted a related application seeking an opt-out from the applicable sector plan and a Future Land Use Map amendment changing the Property's designation from Agricultural ("AG") to Agriculture-Residential ("AR"). The proposed RR zoning district is specifically permitted within the AR future land use category and is therefore consistent with the proposed FLU designation.

Further, the Escambia County Land Development Code expressly provides that where a rezoning is necessary to properly implement a proposed FLU amendment transmitted for state agency review, the proposed zoning may be approved as consistent with the proposed FLU designation and conditioned upon adoption of the corresponding comprehensive plan amendment. Accordingly, the requested RR zoning is properly tied to and contingent upon approval of the pending AG-to-AR Future Land Use amendment.

The proposed rezoning is also consistent with the broader goals, objectives, and policies of the Comprehensive Plan promoting orderly rural growth, protection of rural character, compatibility with surrounding land uses, and provision of diverse housing opportunities within appropriate rural areas. The RR district preserves low-density residential development patterns, large lot configurations, open space, and compatibility with agricultural activities while accommodating the evolving development trends occurring within the surrounding area. The requested rezoning therefore represents a logical and coordinated implementation of the County's long-range planning objectives for rural land use and development.

The requested rezoning is also consistent with the companion large-scale Future Land Use Map amendment and Sector Plan Opt-out request. If the AR Future Land Use designation is adopted, RR is an appropriate implementing zoning district and will create consistency between the Comprehensive Plan and zoning map. This coordinated approach avoids leaving the property with a Future Land Use designation and zoning classification that do not accurately reflect the intended rural residential planning framework for the site.

2. 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.

Response of Applicant:

The requested rezoning to Rural Residential ("RR") is fully consistent with the purpose, intent, and zoning establishment provisions of the RR district as prescribed in Chapter 3 of the Escambia County Land Development Code. The RR district is intended to establish appropriate areas and land use regulations for low-density residential development and compatible non-residential uses characteristic of rural land development patterns. The district is specifically designed to provide for residential development at densities greater than the Agricultural ("AGR") district while continuing to support small-scale farming, agricultural activity, open space, and rural character.

The proposed rezoning directly advances these purposes and intents. The Property is located within a rural area characterized by agricultural uses, undeveloped lands, timberlands, and scattered low-density residential development. The requested RR classification will allow development patterns that are compatible with the existing rural character of the area while providing an appropriate transition between agricultural lands and nearby residential and mixed-use development patterns.

Further, the RR district is expressly intended for rural areas where large-scale agricultural operations may no longer represent the highest or most practical long-term use of the property due to surrounding development, changing land use patterns, economic viability, or similar conditions. The surrounding area exhibits precisely these characteristics, including increasing rural residential development and nearby higher intensity future land use categories, thereby supporting the appropriateness of the requested RR zoning classification.

The requested rezoning also remains consistent with the development standards established for the RR district, including low residential density, large lot configurations, substantial open space, and continued compatibility with agricultural activities and rural infrastructure limitations. Accordingly, the proposed rezoning is fully aligned with the purpose, intent, and establishment criteria governing the RR zoning district under Chapter 3 of the Land Development Code.

The proposed rezoning is consistent with the purpose and location criteria of the RR district. The Property is rural in character, contains substantial open space and natural features, is located along an established rural collector roadway, and is surrounded by a mixture of agricultural, silvicultural, rural residential, low-density residential, and undeveloped lands. The RR district is expressly intended for rural areas where surrounding development patterns, economic viability, soil productivity, or similar conditions support a transition from large-scale agricultural use to low-density rural residential use.

3. Compatible with surroundings.

All of 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.

Response of Applicant:

All permitted uses within the proposed Rural Residential (“RR”) zoning district are compatible with the existing and surrounding uses in the area. The surrounding vicinity is characterized by a combination of agricultural operations, silviculture activities, undeveloped rural land, scattered single-family residential development, rural homesteads, and other low-intensity rural land uses. The RR district is specifically intended to accommodate these types of rural residential and agricultural development patterns while preserving open space and maintaining compatibility with rural community character.

Importantly, the RR district permits only low-density residential development and rural-supportive uses that are inherently compatible with the existing character of the area. Permitted uses within the district include detached single-family dwellings on large lots, agricultural activities, silviculture, equestrian uses, produce sales, passive recreation, and limited civic and institutional uses commonly associated with rural communities. These uses are consistent with and complementary to the existing development pattern surrounding the Property.

Additionally, the proposed RR zoning classification is substantially less intensive than nearby High Density Residential (“HDR”) and Rural Mixed Use (“RMU”) future land use categories located in the broader vicinity of the Property. The requested rezoning therefore does not introduce an incompatible increase in density or intensity, but instead provides a moderate transitional zoning classification between agricultural lands and more intensive residential or mixed-use development patterns already recognized within the area.

The proposed rezoning also preserves the rural character of surrounding undeveloped properties because the RR district maintains large lot development standards, low density requirements, significant open space, and compatibility with agricultural uses and limited infrastructure conditions. As a result, all permitted uses within the RR district are fully compatible with the surrounding rural environment and support a logical and orderly development pattern consistent with the existing and anticipated character of the area.

Compatibility is achieved here through the nature of the RR district itself. RR does not authorize urban-scale density, commercial intensity, or a development form inconsistent with the Jacks Branch Road corridor. It permits rural residential and agricultural uses that can coexist in relative proximity to surrounding AGR, RMU, low-density residential,

silvicultural, and undeveloped properties. Any site-specific issues relating to access, buffering, stormwater, wetlands, or layout can be addressed through the County's ordinary development review process and reasonable conditions of approval.

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.

Response of Applicant:

The requested rezoning does not constitute improper spot zoning and, even if viewed as establishing a distinct zoning classification within the immediate vicinity, the proposed Rural Residential ("RR") district functions as an appropriate transitional and compatible zoning designation between existing agricultural lands and nearby residential and mixed-use development patterns.

Even if the requested RR district were considered isolated because no immediately adjacent property is currently zoned RR, the request remains appropriate because the district is transitional in character and the differences from surrounding rural districts are limited. RR is not an urban zoning classification. It functions as a rural transition between agricultural lands, conservation-oriented areas, rural homesteads, low-density residential development, and nearby areas planned for more intensive use. The rezoning therefore reflects a site-specific balancing of surrounding conditions rather than improper spot zoning.

The RR district is specifically intended to serve as a transitional rural zoning classification that bridges agricultural uses and low-density residential development while preserving rural character, open space, and compatibility with surrounding uses. The proposed rezoning therefore represents a logical extension of evolving rural residential development trends occurring within the surrounding area rather than an isolated or incompatible zoning anomaly.

Although there may be no immediately adjacent parcels presently zoned RR, the differences between the proposed RR district and surrounding agricultural zoning classifications are limited and moderate in nature. The RR district retains many of the same rural characteristics as the existing AGR zoning, including low development intensity, large lot configurations, substantial open space, continued agricultural compatibility, and support for silviculture and other rural land uses. Unlike urban or suburban zoning districts, the RR classification does not permit intensive commercial development, urban-scale residential density, or uses incompatible with the existing rural environment.

Further, the Property is located in proximity to substantially more intensive future land use categories, including High Density Residential (“HDR”) and Rural Mixed Use (“RMU”), demonstrating that the proposed RR classification is comparatively low intensity and appropriately transitional in character. The requested rezoning therefore provides an appropriate site-specific balancing of interests between preservation of rural character and accommodation of evolving residential development patterns within the broader area.

The proposed RR zoning is also directly tied to the concurrent Future Land Use Map amendment request from Agricultural (“AG”) to Agriculture-Residential (“AR”), which contemplates low-density rural residential development consistent with the RR district. Accordingly, the proposed rezoning does not create an arbitrary or isolated zoning district, but instead implements a coordinated and logical land use transition consistent with the Comprehensive Plan, surrounding development trends, and the rural character of the area.

Accordingly, the requested zoning represents a logical and incremental extension of compatible rural residential development and achieves an appropriate site-specific balancing of interests between adjoining districts. The transitional character of the RR district ensures that the rezoning advances the public interest and does not constitute impermissible spot zoning.

Florida courts have consistently upheld rezonings that serve as transitional or buffering uses between differing land use intensities. See, e.g., *Dade County v. Gould*, 99 So. 2d 236 (Fla. 1957) (recognizing that zoning changes are permissible where they bear a reasonable relationship to the public welfare and are not arbitrary or confiscatory), and *City of Miami Beach v. Lachman*, 71 So. 2d 148 (Fla. 1953) (upholding rezonings that function as logical transitions between districts).

5. Appropriate with changed or changing conditions.

If the land uses or development conditions within the area surrounding the property of the proposed rezoning have changed or are changing, 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.

Response of the Applicant:

The land use and development conditions surrounding the subject property have changed and continue to evolve in a manner that supports the requested rezoning from Agricultural (“AGR”) to Rural Residential (“RR”). While the area historically consisted primarily of agricultural and silvicultural uses, development trends within the broader vicinity increasingly reflect a transition toward low-density rural residential development, including large-lot single-family homes, rural homesteads, family compounds, and mixed rural land uses. These changing conditions demonstrate a growing demand for rural residential

opportunities that maintain the character of the area while accommodating orderly residential growth.

The proposed RR zoning district is specifically intended for rural areas where large-scale agricultural operations may no longer represent the most viable or predominant land use due to surrounding development patterns, changing economic conditions, soil productivity limitations, or similar constraints. The surrounding area exhibits many of these characteristics, including increased rural residential activity and proximity to more intensive future land use categories such as High Density Residential (“HDR”) and Rural Mixed Use (“RMU”). In this context, the requested rezoning represents a reasonable and measured response to the changing character of the area.

Approval of the requested rezoning is in the public interest because it allows for low-density residential development that remains compatible with the surrounding rural environment while preserving open space, large lot development patterns, and opportunities for continued agricultural activity. The RR district does not permit urban-scale intensity or suburban density, but instead maintains a rural character through restrictive density limitations, large lot standards, and compatibility with agricultural and silvicultural uses.

Additionally, the proposed rezoning is neither premature nor likely to create or contribute to urban sprawl. The Property is located within an area already experiencing gradual rural residential transition, and the requested RR classification represents a modest and logical extension of existing development patterns rather than leapfrog development or isolated urban encroachment. The rezoning is further coordinated with the concurrent Future Land Use Map amendment from Agricultural (“AG”) to Agriculture-Residential (“AR”), ensuring consistency between long-range planning objectives and implementing zoning regulations.

Accordingly, the changing development conditions in the surrounding area support the appropriateness of the requested rezoning, and the permitted uses within the RR district are suitable, compatible, and consistent with the orderly growth and rural character objectives of Escambia County.

The companion Opt-out and FLUM amendment further demonstrate that the requested rezoning is not premature. The rezoning is being processed as part of a coordinated planning package intended to establish AR Future Land Use and RR zoning together. That sequence ensures that zoning implementation follows the long-range planning framework rather than proceeding in isolation.

III. Recent Changes in Florida Law Governing Compatibility Determinations

Recent amendments to Florida law significantly refine the manner in which local governments evaluate compatibility in rezoning and development decisions. Through the enactment of Chapter 2026-7, Laws of Florida, the Legislature amended Section 163.3194, Florida Statutes, to establish uniform, objective standards governing compatibility determinations. These amendments are intended to promote predictability, ensure consistency with adopted comprehensive plans and land development regulations, and limit reliance on generalized or subjective opposition when evaluating land use applications.

Under this statutory framework, before recommending denial of a rezoning, subdivision, or site plan application on compatibility grounds, local government staff must identify with specificity each area of alleged incompatibility and may recommend feasible mitigation measures to address those concerns. If an applicant proposes mitigation measures, the local government may not deny the application on compatibility grounds unless the denial includes written findings demonstrating that the proposed measures are inadequate and that no feasible mitigation measures exist.

Accordingly, generalized concerns about rural character, neighborhood preference, or speculative future impacts should not control the rezoning analysis where the requested zoning district is consistent with the Comprehensive Plan, implements the proposed Future Land Use designation, and remains subject to objective development standards. If specific compatibility concerns are identified, they can be addressed through measurable conditions and ordinary development review rather than denial of an otherwise consistent rural rezoning request.

The legislative intent underlying these amendments is to ensure that rezonings and development approvals are evaluated based on competent, substantial evidence and objective regulatory standards rather than on speculative concerns or generalized perceptions of incompatibility. The statute reflects a policy determination that, where an application is consistent with the comprehensive plan and land development regulations, compatibility concerns should be addressed through reasonable mitigation measures and conditions of approval rather than outright denial.

Additionally, any denial must specify with particularity the factual basis for the determination, including the applicable standards and the precise areas of incompatibility. The statute expressly provides that generalized or subjective assertions—such as references to “community character” or “neighborhood feel”—are insufficient, standing alone, to support a denial. Instead, compatibility determinations must be supported by competent, substantial evidence and grounded in objective land development regulations.

These statutory requirements effectively shift the analytical burden to the local government to demonstrate, through written and fact-specific findings, that incompatibility exists and that such incompatibility cannot be mitigated. This framework reinforces long-standing Florida jurisprudence recognizing that rezonings consistent with the comprehensive plan are entitled to approval absent competent, substantial evidence demonstrating adverse impacts that cannot be reasonably addressed.

The statute also authorizes local governments to impose reasonable conditions of approval to mitigate potential impacts rather than deny an otherwise consistent application. This legislative direction reinforces the principle that rezonings consistent with the Comprehensive Plan and Land Development Code should be approved when compatibility can be achieved through enforceable design and operational standards.

The proposed rezoning satisfies these statutory requirements. The applicant has demonstrated compatibility through objective evidence, including the Property's location within an established rural area characterized by agricultural uses, silviculture activities, rural residential homesteads, and low-density development patterns, together with compliance with applicable buffering, access management, and development standards. Should additional compatibility considerations arise during the development review process, they can be effectively addressed through reasonable conditions of approval consistent with Section 163.3194(7), Florida Statutes.

A copy of Chapter 2026-7 reflecting the legislative changes is attached.

Conclusion

The requested rezoning from Agricultural ("AGR") to Rural Residential ("RR") is consistent with the Escambia County Comprehensive Plan, the proposed Agriculture Residential ("AR") Future Land Use designation, and the purpose and intent of the Escambia County Land Development Code. The rezoning is part of a coordinated land use package with the companion Sector Plan Opt-out and large-scale FLUM amendment and is intended to establish an internally consistent rural residential planning framework for the Property.

The proposed RR zoning classification preserves the rural character of the Property and surrounding community through low-density residential standards, large-lot development patterns, open space, and continued compatibility with agricultural and silvicultural uses. The district is specifically designed to accommodate rural residential growth while maintaining the agricultural heritage and rural development pattern that characterizes the area. The requested rezoning therefore does not introduce incompatible urban or suburban intensity but instead provides a moderate and appropriate transitional zoning classification consistent with surrounding land uses and broader development trends.

The requested rezoning is also substantially less intensive than nearby High Density Residential ("HDR") and Rural Mixed Use ("RMU") future land use categories already existing within the broader vicinity, further demonstrating the compatibility and reasonableness of the proposed RR district. Although no immediately adjacent RR zoning currently exists, the requested classification appropriately bridges agricultural land uses, conservation-oriented areas, and emerging rural residential development patterns while implementing the Applicant's concurrent Future Land Use Map amendment and Sector Plan Opt-out request.

To the extent the County has previously considered a rezoning or related land use request for this property, the current application should be evaluated on the present record. This request is supported by current data and analysis, is paired with a companion FLUM amendment and Opt-out request, and remains subject to all applicable County, state, and federal development review requirements. The prior application history does not preclude approval of a revised, coordinated, and properly supported request.

The proposed rezoning satisfies the applicable criteria set forth in the Escambia County Land Development Code, including consistency with the Comprehensive Plan, compatibility with surrounding uses, consistency with the intent of the RR district, appropriateness in light of changing development conditions, and compatibility with the orderly growth objectives of Escambia County. Approval of the application will allow the Property to develop in a manner that is compatible, sustainable, and consistent with the long-term planning goals of the County while preserving the rural character and quality of life valued by the surrounding community.

Accordingly, the Applicant respectfully requests approval of the rezoning application from Agricultural ("AGR") to Rural Residential ("RR").



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>

DO NOT SUBMIT INFORMATION BELOW WITH APPLICATION

REZONING APPLICATION AND HEARING INFORMATION COVER PAGE

A. Prior to Application Submittal

Please contact the Development Services Department located at 3363 West Park Place (595-3475) to make an appointment for a **pre-application meeting** with a Planner to personally discuss your site and prospective plans for it, to review the application forms and criteria with you, to answer any questions you may have, and/or any possible alternatives.

B. Application Submittal

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 submittal deadlines are available on County website . In order for the application request to proceed in a timely manner, all items on the application forms and checklist (attached herein) must be completed and submitted prior to the deadline. *Scheduling a pre-application meeting with a Planner is recommended.* Any incomplete application will not be accepted by Staff and any application submitted after the deadline will be processed for the next available meeting.

The owner and/or agent acting in his/her behalf, **must** sign the certification(s) where indicated on the application. If an agent is handling the request, the owner **must** submit an Affidavit of Ownership & Limited Power of Attorney (attached herein) authorizing said agent to act in his/her behalf. Signatures must be properly notarized and dated **no more than sixty (60) days** prior to application submittal.

*No guarantee is made for the approval of any petition. Fees are **non-refundable** regardless of the decision.*

C. Public Hearing(s)

It is the **Applicant's burden** to show consistency with all applicable criteria. **NOTE:** The applicant, or his/her agent, must be present at the Planning Board meeting and the subsequent Board of County Commissioners meeting. The Applicant/Agent will receive Staff's Findings of Fact prior to the Planning Board Meeting.

D. Public Notice

Per the Land Development Code Chapter 2, Article 7: Adequate public notice/advertisement will be consistent with Florida Statutes and the Comprehensive Plan prior to the hearing. If the subject parcel is north of Nine Mile Road, current property owners within a 2500 foot radius of the subject property will be notified. If the subject parcel is south of Nine Mile Road, current property owners within a 500 foot radius of the subject property will be notified of the proposed rezoning request by DSD at least fifteen (15) days prior to the hearing. Staff will obtain the list of mailing addresses from the Escambia County Property Appraiser's website (escpa.org), and notify the applicant of the mailing cost. To view fees visit the website: <https://myescambia.com/our-services/development-services/planning-zoning/rezoning>



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: Long & Moore Land Company, LLC
Mailing Address: PO BOX 3717 Pensacola, Florida 32516
Business Phone: _____ Cell: _____
Email: _____

B. Authorized Agent (if applicable): Meredith D Bush, AICP, B.C.S.
Mailing Address: 314 S Baylen Street, Suite 108, Pensacola, Florida 32502
Business Phone: (850) 460-1601 Cell: (850) 602-0808
Email: meredith@meredithbushlaw.com

***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: 1700 BLK Jacks Branch Road
Parcel ID (s): 30-2N-31-4000-000-000

B. Total acreage of the subject property: 160.92

C. Existing Zoning: AGR

Proposed Zoning: RR; explain why necessary and/or appropriate
See attached.

FLU Category: Proposed AR Pending

D. Is the subject property developed (if yes, explain): No.

E. Sanitary Sewer: _____ Septic: X

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.

See attached.

- 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

See attached.

- 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.
See attached.
-
-
-
-

- 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

See attached.

- 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.

See attached.

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): 30-2N-31-4000-000-000

Property Address: 1700 BLK Jacks Branch Road

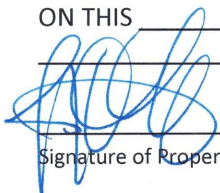
I/We acknowledge and agree that no future development for which concurrency of required facilities and services must be certified shall be approved for the subject parcel(s) without the issuance of a certificate of concurrency for the development based on the actual densities and intensities proposed 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 20 DAY OF May, YEAR OF 2020



Signature of Property Owner

Jerry F. Long

Printed Name of Property Owner

5-20-20

Date

Signature of Property Owner

Printed Name of Property Owner

Date

5. Submittal Requirements

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

D. X 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. X 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.

Meredith D. Bush
Signature of Owner/Agent

Meredith D. Bush
Printed Name Owner/Agent

5/20/26
Date

Jerry F. Long
Signature of Owner

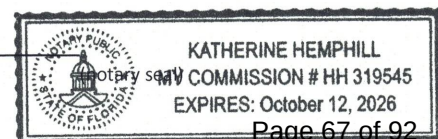
Jerry F. Long
Printed Name of Owner

5-20
Date

STATE OF Florida COUNTY OF Escambia
The foregoing instrument was acknowledged before me this 20th day of May, 2026
by Jerry F. Long
by means of ☒ physical presence or ☐ online notarization. Type of Identification Produced: FLCA

Katherine Hemphill
Signature of Notary

Katherine Hemphill
Printed Name of Notary



Prepared by:
Kathleen M. Willemin, Esq.
International Paper Realty Corporation
3 Paragon Drive
Montvale, NJ 07645

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 22nd day of June, 2005, by **INTERNATIONAL PAPER REALTY CORPORATION**, a Delaware corporation, with offices at 3 Paragon Drive, Montvale, New Jersey 07645, hereinafter called the Grantor, to **LONG AND MOORE LAND COMPANY, LLC**, whose address is 7465 Old Palafox Highway, Pensacola, FL 32503, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land situate in Escambia County, Florida, containing 160.07 acres, more or less, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor has corporate authority to sell and convey the Property; and that, subject to those matters set forth on Exhibit B attached hereto and incorporated

herein by reference, the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized as of the day and year first written above.

**INTERNATIONAL PAPER REALTY
CORPORATION, a Delaware corporation**

**Signed, sealed and delivered
in the presence of:**

Michelle Lata
Name: Michelle LATA
Lois Bunnell
Name: Lois Bunnell

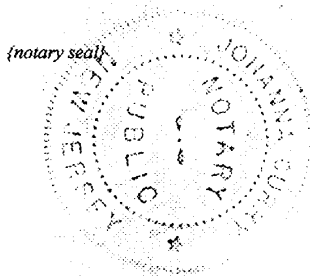
BY: Kathleen M. Willemin
Kathleen M. Willemin, Vice President

ATTEST:
By: Deborah S. Stivers
Deborah S. Stivers, Assistant Secretary

STATE OF NEW JERSEY

COUNTY OF BERGEN

The foregoing deed was acknowledged before me this 22ND day of June, 2005, by KATHLEEN M. WILLEMIN, the VICE PRESIDENT of INTERNATIONAL PAPER REALTY CORPORATION, a Delaware corporation, on behalf of said corporation. Said individual is [check applicable box] ☒ personally known to me, or produced a current _____ driver's license as identification.



Johanna Curry
Notary Signature
JOHANNA CURRY
Notary Public, State of New Jersey
My Commission Expires October 5, 2005
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Long and Moore Land Company, LLC
7465 Old Palafox Highway
Pensacola, FL 32503



EXHIBIT A

Property Description

Begin at 4" round concrete monument marking the Southeast corner of Section 30, Township 2 North, Range 31 West, Escambia County, Florida; thence go North 88 degrees 19 minutes 42 seconds West along the South line of the Southeast Quarter of said Section 30 for a distance of 2614.41 feet to the Easterly right of way line of State Road No. 97 (100' R/W); thence go North 01 degrees 28 minutes 28 seconds East along said Easterly right of way line of State Road No. 97 for a distance of 2219.35 feet to an intersection with the Easterly county maintained right of way line of Schifco Road (66' wide county maintenance claim); thence go North 01 degrees 51 minutes 46 seconds East along said Easterly county maintained right of way line of Schifco Road for a distance of 448.14 feet to an intersection with the North line of the aforesaid Southeast Quarter of Section 30; thence go South 88 degrees 19 minutes 11 seconds East along said North line of the Southeast Quarter of Section 30 for a distance of 2611.26 feet to a 4" x 4" concrete monument, unnumbered, marking the Northeast corner of said Southeast Quarter of Section 30; thence go South 01 degrees 28 minutes 19 seconds West along the East line of said Southeast Quarter of Section 30 for a distance of 2667.10 feet to the point of beginning. The above described parcel of land is situated in a portion of the Southeast Quarter of Section 30, Township 2 North, Range 31 West, Escambia County, Florida and contains 160.07 acres.



EXHIBIT B

Permitted Exceptions

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property.
2. Real estate taxes, water rates and other governmental charges, if any.
3. Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law or regulation of any governmental authority.
4. Rights of parties in possession and any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
5. All outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants and all other rights in third parties of record or acquired through prescription or adverse possession.
6. All roll back taxes, if any, for any year and the current year's taxes, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property.
7. All previous reservations, exceptions and conveyances of the oil, gas, associated hydrocarbons, minerals and mineral substances and royalty and other mineral rights and interests.
8. All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.
9. Any and all restrictions on use of the Property due to environmental protection laws, including, without limitation, wetlands protection laws, rules, regulations and orders.
10. Such other matters as set forth in owner's policy of title insurance, if any, issued pursuant to the title commitment with respect to Grantee's purchase of the Property from Grantor.
11. Mechanics', materialmen's warehousemen's and similar liens attaching by operation of law, incurred in the ordinary course of business and securing payments not yet delinquent or payments that are being contested in good faith.



12. Mineral and Royalty Deed with an effective date of October 1, 2000, from International Paper Company, et al., to Pure Resources, L.P., filed of record in Official Records Book 4681, Pages 0530-0628 of the Public Records of Escambia County, Florida.
13. Terms, conditions and stipulations contained in Surface Use Restrictions Agreement effective October 1, 2000, between International Paper Company, et al., and Pure Resources, L.P., filed of record in Official Records Book 4960, Pages 0524-0632 of the Public Records of Escambia County, Florida.
14. All matters pertaining to the Property as shown on boundary survey dated October 23, 2003, prepared by Merrill Parker Shaw, Inc., E. Wayne Parker, P.L.S. No. 3683.





Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
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Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	302N314000000000	Year	Land	Imprv	Total	Cap Val
Account:	120545900	2025	\$16,093	\$0	\$16,093	\$16,093
Owners:	LONG & MOORE LAND COMPANY LLC	2024	\$16,093	\$0	\$16,093	\$16,093
Mail:	C/O J LONG LAND COMPANY LLC PO BOX 3717 PENSACOLA, FL 32516	2023	\$16,093	\$0	\$16,093	\$16,093
Situs:	1700 BLK JACKS BRANCH RD 32533	Open TRIM Notice				
Use Code:	TIMBER 2	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2025 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
06/2005	5678	1314	\$720,400	WD	N		Legal Description SE 1/4 OF SEC OR 5678 P 1314 LESS DB 496 P 360 RD R/W LESS MINERAL RIGHTS	
06/2001	4729	1865	\$1,885,200	WD	Y			
05/1985	2066	460	\$100	WD	Y			
05/1984	1917	467	\$100	WD	Y			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features None	

Section Map Id:
[30-2N-31](#)

Approx. Acreage:
 160.9287

Zoned:
 Agr

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

Buildings
Images
None

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

Last Updated:04/08/2026 (tc.2412)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
J. LONG LAND COMPANY, LLC

Filing Information

Document Number	L05000047454
FEI/EIN Number	20-2893291
Date Filed	05/12/2005
Effective Date	05/12/2005
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	09/26/2013
Event Effective Date	NONE

Principal Address

2665 SOLO DOS FAMILIAF
PENSACOLA, FL 32534

Changed: 04/13/2011

Mailing Address

P.O. BOX 3717
PENSACOLA, FL 32516

Changed: 04/13/2011

Registered Agent Name & Address

LONG, JERRY F
2665 SOLO DOS FAMILIAF
PENSACOLA, FL 32534

Name Changed: 04/18/2012

Address Changed: 04/18/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

LONG, JERRY F
7920 CHELLIE ROAD
PENSACOLA, FL 32526

Annual Reports

Report Year	Filed Date
2024	03/11/2024
2025	03/12/2025
2026	03/16/2026

Document Images

03/16/2026 -- ANNUAL REPORT	View image in PDF format
03/12/2025 -- ANNUAL REPORT	View image in PDF format
03/11/2024 -- ANNUAL REPORT	View image in PDF format
03/24/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
03/15/2016 -- ANNUAL REPORT	View image in PDF format
03/13/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
09/26/2013 -- LC Name Change	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/13/2011 -- ANNUAL REPORT	View image in PDF format
04/14/2010 -- ANNUAL REPORT	View image in PDF format
01/22/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
05/12/2005 -- Florida Limited Liability	View image in PDF format

Sec. 3-2.3 Rural residential district (RR).

- (a) *Purpose.* The rural residential (RR) district establishes appropriate areas and land use regulations for low density residential uses and compatible non-residential uses characteristic of rural land development. The primary intent of the district is to provide for residential development at greater density than the agricultural district on soils least valuable for agricultural production, but continue to support small-scale farming on more productive district lands. The absence of urban and suburban infrastructure is intentional. Residential uses within the RR district are largely self-sustaining and generally limited to detached single-family dwellings on large lots, consistent with rural land use and limited infrastructure. Clustering of smaller residential lots may occur where needed to protect prime farmland from non-agricultural use. The district allows public facilities and services necessary for the basic health, safety, and welfare of a rural population, and other non-residential uses that are compatible with agricultural community character.

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

(1) *Residential.*

- a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
- b. Single-family dwellings (other than manufactured homes), detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland.

See also conditional uses in this district.

- (2) *Retail sales.* No retail sales except as permitted agricultural and related uses in this district.

- (3) *Retail services.* Bed and breakfast inns. No other retail services except as permitted agricultural and related uses or as conditional uses in this district.

(4) *Public and civic.*

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic or fraternal.
- c. Educational facilities, K—12, on lots one acre or larger.
- d. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
- e. Funeral establishments.
- f. Places of worship on lots one acre or larger.
- g. Public utility structures 150 feet or less in height, excluding telecommunications towers.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- c. Marinas, private.
- d. Parks without permanent restrooms or outdoor event lighting.
- e. Passive recreational uses.

See also conditional uses in this district.

-
- (6) *Industrial and related.* [Reserved.]
- (7) *Agricultural and related.*
- a. Agriculture, including raising livestock, storing harvested crops, and cultivation of nursery plants. A minimum of two acres for keeping any farm animal on site and a maximum of one horse or other domesticated equine per acre.
 - b. Aquaculture, marine or freshwater.
 - c. Farm equipment and supply stores.
 - d. Kennels and animal shelters on lots two acres or larger.
 - e. Produce display and sales of fruit, vegetables and similar agricultural products. All structures for such use limited to nonresidential farm buildings.
 - f. Silviculture.
 - g. Stables, public or private, on lots two acres or larger.
 - h. Veterinary clinics. A minimum of two acres for boarding 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 RR district:
- (1) *Residential.*
- a. Group living, limited to nursing homes, assisted living facilities, hospice facilities, and other uses providing similar services, assistance, or supervision.
 - b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of RR zoning.
 - c. Two-family dwellings (duplex) and multifamily dwellings up to four units per dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR zoning.
- (2) *Retail services.* Medical clinics, including those providing out-patient surgery, rehabilitation, and emergency treatment.
- (3) *Public and civic.*
- a. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
 - b. Educational facilities not among the permitted uses of the district.
 - c. Hospitals.
 - d. Offices for government agencies or public utilities.
 - e. Public utility structures greater than 150 feet in height, and telecommunications towers of any height, excluding any industrial uses.
 - f. Warehousing or maintenance facilities for government agencies or public utilities.
- (4) *Recreation and entertainment.*
- a. Hunting clubs and preserves.
 - b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
 - c. Parks with permanent restrooms or outdoor event lighting.

-
- d. Shooting ranges.
 - (5) *Industrial and related.*
 - a. Borrow pit and reclamation activities 20 acres minimum and subject to local permit and development review requirements per Escambia County Code of Ordinances, part I, chapter 42, article VIII, and land use regulations in part III, the land development code, chapter 4.
 - b. Mineral extraction, including oil and gas wells.
 - c. Power plants.
 - d. Salvage yards, not including any solid waste facilities.
 - e. Solid waste collection points and transfer facilities.
 - f. Wastewater treatment plants.
 - (6) *Other uses.* Airports, private only, including crop dusting facilities.
 - (d) *Site and building requirements.* The following site and building requirements apply to uses within the RR district:
 - (1) *Density.* A maximum density of one dwelling unit per four acres.
 - (2) *Floor area ratio.* A maximum floor area ratio of 0.25 for all uses.
 - (3) *Structure height.* No maximum structure height unless prescribed by use.
 - (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 feet. The minimum width for all other new lots is 100 feet at the right-of way.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Forty feet in the front and rear.
 - b. *Sides.* On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
 - (8) *Other requirements.*
 - a. *Farm animal shelters.* Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on adjacent property.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.
 - (e) *Location criteria.* The following location criteria apply to uses within the RR district:
 - (1) *Prime farmland.* All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or ten percent of the development parcel area, whichever is greater.
 - (2) *Nonresidential uses.* All nonresidential uses shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses. Retail sales and services shall be located along collector or arterial streets. Industrial uses shall be on parcels that comply with the location criteria of the industrial (Ind) zoning district

-
- (f) *Rezoning to RR.* Rural residential zoning may be established only within the agriculture residential (AR) and rural community (RC) future land use categories. The district is suitable for rural areas not used to support large farming operations due to economic viability, soil productivity, surrounding development, or similar constraints. The district is appropriate to provide transitions between areas zoned or used for agriculture, conservation, or outdoor recreation and areas zoned or used for rural mixed-use or low density residential.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019; Ord. No. 2021-24, § 4, 5-20-2021)

CHAPTER 2026-7

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 399

An act relating to land use and development regulations; amending ss. 125.022 and 166.033, F.S.; requiring the amount of application fees associated with development permits or orders to reasonably relate to certain costs; requiring such fees to be published on the county's or municipality's fee schedule, respectively; prohibiting such fees from being based on certain costs or valuations; amending s. 163.31777, F.S.; requiring public schools interlocal agreements to address reasonable access to certain public easements and public rights-of-way; creating s. 163.31803, F.S.; providing legislative intent; defining the term "large destination resort"; requiring local governments to administratively approve applications for minor special exceptions or variances submitted by large destination resorts that meet certain requirements; defining the term "minor special exception or variance"; providing for the expiration of specified provisions; creating s. 163.31804, F.S.; prohibiting the conditioning of a local government permit or other approval for a facility that processes compost on a specified requirement; authorizing a local government to require certain landowners to supply certain turnouts; prohibiting a local government from requiring the purchase of additional property for a specified purpose; prohibiting local governments from revoking existing permits for such facilities under certain circumstances; amending s. 163.3194, F.S.; requiring local government comprehensive plans and land development regulations to include factors for assessing the compatibility of certain residential uses; requiring land development regulations to incorporate measures for mitigating or minimizing potential incompatibility; requiring local government staff to meet certain requirements before recommending denial of certain applications on compatibility grounds; prohibiting a local government from denying certain applications on compatibility grounds if the applicant has proposed certain measures; providing an exception; requiring the denial of an application to specify with particularity certain information; authorizing a local government's approval of an application to include certain requirements or conditions; providing applicability; providing construction; amending s. 553.382, F.S.; prohibiting residential manufactured buildings from being denied a building permit for placement on certain lots; requiring that certain housing units continue to meet certain requirements; requiring housing units located on a mobile home lot to be taxed in a specified manner and be subject to payments to a specified fund; creating s. 553.385, F.S.; defining the terms "local government" and "off-site constructed residential dwelling"; requiring off-site constructed residential dwellings to be permitted as of right in certain zoning districts; prohibiting local governments from adopting or enforcing regulations that treat off-site constructed residential dwellings in a specified manner; providing construction; providing requirements for compatibility and

design standards; prohibiting a local government from regulating or restricting off-site constructed residential dwellings based on certain information; prohibiting a local government from adopting or enforcing certain ordinances, regulations, and policies; requiring local government regulations to be reasonable and uniformly enforced; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2027, subsection (9) of section 125.022, Florida Statutes, is renumbered as subsection (10), and a new subsection (9) is added to that section to read:

125.022 Development permits and orders.—

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the county's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 2. Effective January 1, 2027, subsection (9) of section 166.033, Florida Statutes, is renumbered as subsection (10), and a new subsection (9) is added to that section to read:

166.033 Development permits and orders.—

(9) The amount of any application fee associated with a development permit or development order must reasonably relate to the direct and reasonable indirect costs associated with the review, processing, and final disposition of the application and must be published on the municipality's fee schedule. The fee may not be based on a percentage of construction costs, site costs, or project valuation.

Section 3. Effective January 1, 2027, paragraph (j) is added to subsection (2) of section 163.31777, Florida Statutes, to read:

163.31777 Public schools interlocal agreement.—

(2) At a minimum, the interlocal agreement must address the following issues:

(j) Reasonable access, where available, to public easements and public rights-of-way which may be necessary for the siting, construction, expansion, or improvement of public school facilities, including charter schools, consistent with adopted level-of-service standards, school concurrency requirements, and applicable public facilities planning requirements.

Section 4. Section 163.31803, Florida Statutes, is created to read:

163.31803 Large destination resorts.—

(1) It is the intent of the Legislature to promote and sustain national and international tourism to this state by encouraging the ongoing maintenance, renewal, renovation, and improvement of large destination resorts. The Legislature finds that a uniform, statewide approach is necessary to avoid inconsistent local regulation that impedes improvements and to ensure predictability and timeliness in the development and improvement of qualifying large destination resorts.

(2) As used in this section, the term:

(a) “Large destination resort” means a public lodging establishment as defined in s. 509.013 that is comprised of at least 5 contiguous acres owned and controlled by the same business entity, containing at least 500 guest rooms, and that has had an average occupancy rate of at least 70 percent in the past 3 years.

(b) “Minor” means a special exception or variance that applies to no more than 20 percent of the total area of the parcel.

(3) A local government must administratively approve, without further action by the local government or any quasi-judicial or administrative reviewing body, any application for a minor special exception or variance submitted by a large destination resort for the maintenance, modification, or refurbishment of an existing structure or site that is not a contributing structure which is listed in the National Register of Historic Places, provided such changes are consistent with the existing permitted or accessory uses in the land use category of the local government comprehensive plan or zoning district in which the structure or site is located at the time the large destination resort applies for a building permit or any other permit with respect to the changes.

(4) This section expires July 1, 2031.

Section 5. Section 163.31804, Florida Statutes, is created to read:

163.31804 Permits or other approval for facilities that process compost.

(1) A local government permit or other approval for a facility that processes compost as defined in s. 576.011 may not be conditioned on a requirement to purchase additional property to expand the footprint of an existing privately owned road, but, where possible, the landowner may be required to supply turnouts for emergency vehicles. The local government may not require that additional property be purchased in order to provide such turnouts.

(2) An existing permit for a facility that processes compost as defined in s. 576.011 may not be revoked by the local government if such activity is regulated through and in compliance with applicable implemented best management practices, interim measures, or regulations adopted as rules

under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program.

Section 6. Effective January 1, 2027, subsection (7) is added to section 163.3194, Florida Statutes, to read:

163.3194 Legal status of comprehensive plan.—

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.

(b) Land development regulations must incorporate measures for mitigating or minimizing potential incompatibility.

(c)1. Before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must identify with specificity each area of incompatibility and may recommend mitigation measures to the applicant.

2. If the applicant has proposed mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist.

3. A denial of an application on compatibility grounds must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to “community character” or “neighborhood feel” are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds.

4. A local government’s approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.

(d) This subsection does not apply to any of the following:

1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.

2. Applications for development within planned unit developments or master planned communities.

3. Applications for development within historic districts designated before January 1, 2026.

(e) This subsection does not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations.

Section 7. Effective January 1, 2027, section 553.382, Florida Statutes, is amended to read:

553.382 Placement of certain housing.—Notwithstanding any other law or ordinance to the contrary, in order to expand the availability of affordable housing in this state, any residential manufactured building that is certified under this chapter by the department may not be denied a building permit for placement ~~be placed~~ on a mobile home lot in a mobile home park, on any lot in a recreational vehicle park, or in a mobile home condominium, cooperative, or subdivision. Any such housing unit placed on a mobile home lot is a mobile home for purposes of chapter 723 and, therefore, all rights, obligations, and duties under chapter 723 apply, including the specifics of the prospectus. However, a housing unit subject to this section may not be placed on a mobile home lot without the prior written approval of the park owner. Any such housing unit must continue to meet all requirements associated with the permit allocation system of the Florida Keys Area of Critical State Concern designated pursuant to s. 380.0552. Each housing unit located on a mobile home lot and subject to this section shall be taxed as a mobile home under s. 320.08(11) and is subject to payments to the Florida Mobile Home Relocation Fund under s. 723.06116.

Section 8. Effective January 1, 2027, section 553.385, Florida Statutes, is created to read:

553.385 Zoning of off-site constructed residential dwellings; parity.—

(1) As used in this section, the term:

(a) “Local government” means a county or municipality.

(b) “Off-site constructed residential dwelling” means:

1. A manufactured building, as defined in s. 553.36, intended for single-family residential use; or

2. A manufactured home, as defined in s. 320.01(2)(b),

which is constructed, in whole or in part, off site and is treated as real property.

(2)(a) An off-site constructed residential dwelling must be permitted as of right in any zoning district where single-family detached dwellings are allowed.

(b) A local government may not adopt or enforce any zoning, land use, or development regulation that treats an off-site constructed residential

dwelling differently or more restrictively than a single-family, site-built dwelling allowed in the same zoning district.

(c) This section does not prohibit a local government from applying generally applicable architectural, aesthetic, design, setback, height, or bulk standards, provided such standards are applied uniformly to all single-family dwellings in the same zoning district.

(d) Compatibility or design standards must be reasonable, may not have the effect of excluding off-site constructed residential dwellings, and, if adopted, must apply equally to single-family, site-built dwellings. Such standards are limited to:

1. Roof pitch.
2. Minimum square footage of livable space.
3. Type and quality of exterior finishing materials.
4. Foundation enclosure.
5. Existence and type of attached structures.
6. Building setbacks, lot dimensions, and orientation.

(e) A local government may not regulate or restrict an off-site constructed residential dwelling based solely on:

1. The method of construction;
2. The location of construction; or
3. The presence of components constructed off site.

(3) A local government may not adopt or enforce any ordinance, regulation, or policy that conflicts with this section or s. 553.38, or that has the effect of excluding off-site constructed residential dwellings. Any such ordinance, regulation, or policy is void and unenforceable as applied to off-site constructed residential dwellings.

(4) Local government regulations must be reasonable and uniformly enforced without distinction as to housing type.

Section 9. Except as otherwise expressly provided in this act, this act shall take effect upon becoming a law.

Approved by the Governor March 27, 2026.

Filed in Office Secretary of State March 27, 2026.



INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Deputy Director
Development Services Department

FROM: Jason Walters, Escambia County Transportation and Traffic
Operations

DATE: June 18, 2026

RE Transportation & Traffic Operations (TTO) Comments re: Rezoning Z-2026-
12

Address: 1700 Blk Jacks Branch Road

Parcel ID: 30-2N-31-4000-000-000

Street Frontage Access: Jacks Branch Road

Number of Lanes: Two (2) **Paved Shoulder:** Yes

Bike Lanes: No **Right of Way Width:** 100' Jacks Branch

Travel Lane Width: 11'

County Improvement Planned: No

Street Classification: Jacks Branch,
Minor Rural Collector

Traffic Counts: Jacks Branch AADT
(2025) 3400

RECOMMENDATION:

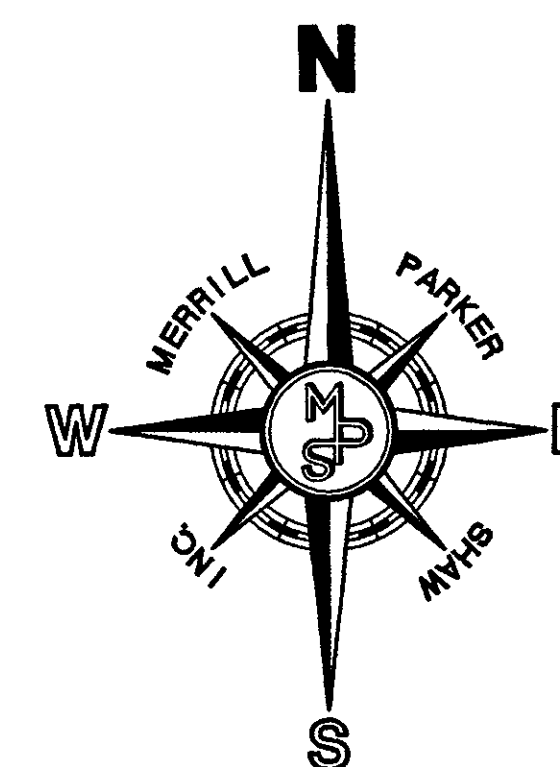
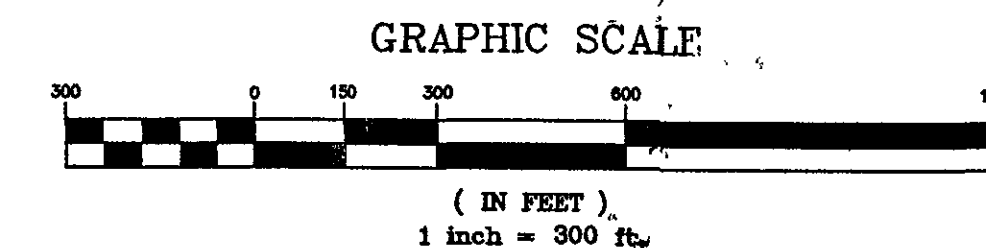
TTO has no concerns regarding this proposed rezoning

Please note that TTO's review is solely based on the application submittal packet, so the comments above hold no bearing on any TTO comments made during the Development Review Process.



BOUNDARY SURVEY.

A PORTION OF SECTION 30,
TOWNSHIP-2-NORTH, RANGE-31-WEST,
ESCAMBIA COUNTY, FLORIDA.
(TRACT # FL01 E-5)



LEGEND:

- ~ 4" ROUND CONCRETE MONUMENT W/BRASS DISK, UNNUMBERED (FOUND)
- ~ 4" X 4" CONCRETE MONUMENT, "ST REGS" (FOUND)
- ~ 4" X 4" PLAIN CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ~ 4" X 4" CONCRETE MONUMENT, CORP NUMBER 0340 (FOUND)
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ~ 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, CORP. NUMBER 0340 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 4208 (FOUND)
- ~ 1/2" CAPPED IRON ROD, CORP. NUMBER 7174 (SET)
- (D) ~ DESCRIPTION/DEED INFORMATION
- (GOV'T) ~ GOVERNMENT
- N ~ NORTH, S ~ SOUTH
- E ~ EAST, W ~ WEST
- P I ~ POINT OF INTERSECTION
- ~ CHAIN LINK FENCE
- ~ WIRE FENCE

DESCRIPTION: (AS FURNISHED)

PARCEL 5

Escambia County, Florida
Township 2 North, Range 31 West,
Section 30.
The Southeast 1/4, less that part in State Road 97
157.08 acres, more or less

DESCRIPTION OF PARCEL SURVEYED:

(PREPARED BY: MERRILL PARKER SHAW, INC.)

BEGIN AT 4" ROUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE GO NORTH 88 DEGREES 19 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 2614.41 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 97 (100' R/W). THENCE GO NORTH 01 DEGREES 28 MINUTES 28 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 97 FOR A DISTANCE OF 2219.35 FEET TO AN INTERSECTION WITH THE EASTERLY COUNTY MAINTAINED RIGHT OF WAY LINE OF SCHIFCO ROAD (66' WIDE COUNTY MAINTENANCE CLAIM); THENCE GO NORTH 01 DEGREES 51 MINUTES 46 SECONDS EAST ALONG SAID EASTERLY COUNTY MAINTAINED RIGHT OF WAY LINE OF SCHIFCO ROAD FOR A DISTANCE OF 448.14 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 30; THENCE GO SOUTH 88 DEGREES 19 MINUTES 11 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 FOR A DISTANCE OF 2611.26 FEET TO A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 30; THENCE GO SOUTH 01 DEGREES 28 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 30 FOR A DISTANCE OF 2667.10 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 160.07 ACRES.

SURVEYOR'S NOTES:

- 1) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 01 DEGREES 28 MINUTES 28 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 97 AS PER THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 97, DATED 1956, SECTION NO. 4859-152.
- 2) SOURCE OF INFORMATION. THE DESCRIPTION AS FURNISHED BY THE CLIENT, GOVERNMENT LAND OFFICE FIELD NOTES, SECTIONAL BREAKDOWN OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 97, DATED 1956, SECTION NO. 4859-152, A PREVIOUS SURVEY BY ST. REGS. PAPER COMPANY, DATED 1971, AND EXISTING FIELD MONUMENTATION.
- 3) SECTION 30, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON WAS SUBDIVIDED (BROKEN-DOWN) IN ACCORDANCE WITH THE MANUAL OF SURVEYING INSTRUCTIONS OF 1973.
- 4) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO "MERRILL PARKER SHAW, INC." FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 5) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS, UTILITIES AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED UNDERGROUND ENCROACHMENTS, UTILITIES AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 6) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
- 8) THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (AREAS OUTSIDE 100-YEAR FLOOD PLAIN), BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP OF ESCAMBIA COUNTY, FLORIDA, (UNINCORPORATED AREAS), FIRM INDEX DATE, FEBRUARY 23, 2000, COMMUNITY PANEL NUMBER, 120080 02200 F, MAP NUMBER, 12033C0222 F, MAP REVISED FEBRUARY 23, 2000.
- 9) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITH OUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

CERTIFIED TO:

LONG AND MOORE LAND COMPANY, LLC
RICHARD E. JESMONTH
FIRST AMERICAN TITLE INSURANCE COMPANY
FARM CREDIT OF NORTHWEST FLORIDA, ACA

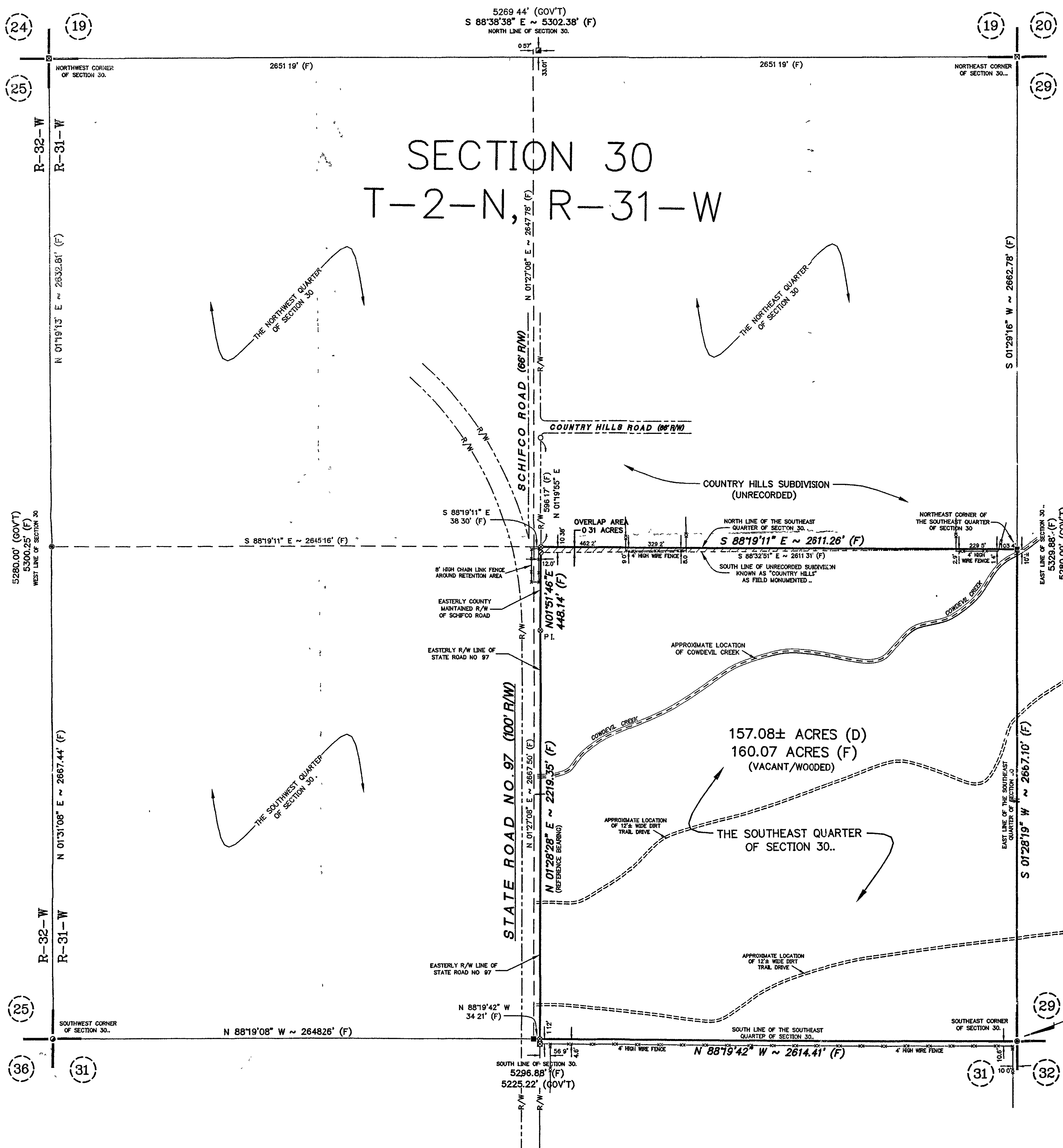
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 61G17-6, PURSUANT TO CHAPTER 472.07 FLORIDA STATUTES.

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

E. Wayne Parker 10/23/03
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7474
STATE OF FLORIDA

POINT OF BEGINNING

(PARCEL SURVEYED)
THE SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA.



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E. WAYNE PARKER, P.L.S. NO. 3683, CORPORATE NO. 7174, STATE OF FLORIDA

BOUNDARY SURVEY		REVISIONS:	
A PORTION OF SECTION 30, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.		ADD CERTIFICATIONS	
REQUESTED BY: MR. NAND GUPTA PREPARED FOR: INTERNATIONAL PAPER REALTY CORPORATION			
JOB NO.	SHEET	NO.	DATE
03-1006	1 of 1	1	10/23/03