



Letter of Request

Goodwyn Mills Cawood

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April 16, 2026
Revised June 24, 2026

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

**RE: Future Land Use Map Amendment Application
Outlying Fields
Parcel No. 05-1S-31-1101-000-000**

Dear Mr. Jones:

On behalf of W & H Development Company, LLC, please accept this request to amend the Future Land Use Map (FLUM) designation for the above referenced property to be known as "Outlying Fields" (OLF), formerly known as Outlying Landing Field 8, or OLF-8. The parcel contains approximately 538 acres and its current FLUM designations are Mixed Use Urban (MU-U), covering the southwestern portion of the site; and Commercial (C), including the remaining northern and eastern portions (see attached map in Figure A).

We hereby request to recategorize the OLF site to MU-U and create a subcategory to be known as "Mixed Use-Urban (Outlying Fields) (MU-U (OLF))," that modifies the existing MU-U requirements and will specifically apply to development within the boundaries of the OLF site (see Figure B below). A description of modifications for MU-U (OLF) is attached hereto.

The new MU-U (OLF) designation is needed to allow for an intense mix of residential and non-residential uses while promoting compatible, diverse types of development and land uses within the category as a whole. Creating a new MU-U (OLF) subcategory is the most straightforward way to achieve the flexibility needed for multiple development models within Outlying Fields, a very large site of regional importance to all of Escambia County. The MU-U (OLF) district will accommodate and encourage innovative land development types and arrangements in support of the proposed Master Plan for Outlying Fields submitted with this application. The proposed Master Plan responds to shifts in market trends and community needs and addresses feasibility issues associated with the previously adopted plan for OLF-8, thus necessitating the requested FLUM amendment and rezoning of the site. We request the MU-U (OLF) designation for the entire OLF property (see attached figures).

Thank you for your consideration and we look forward to working together on this project. We trust that you will find all required documentation to support this request. Please feel free to contact me at your convenience with any questions or concerns you may have.

Sincerely,

Melissa A. Hadley, PhD, RLA, AICP
Project Manager, Engineering
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CURRENT Future Land Use:

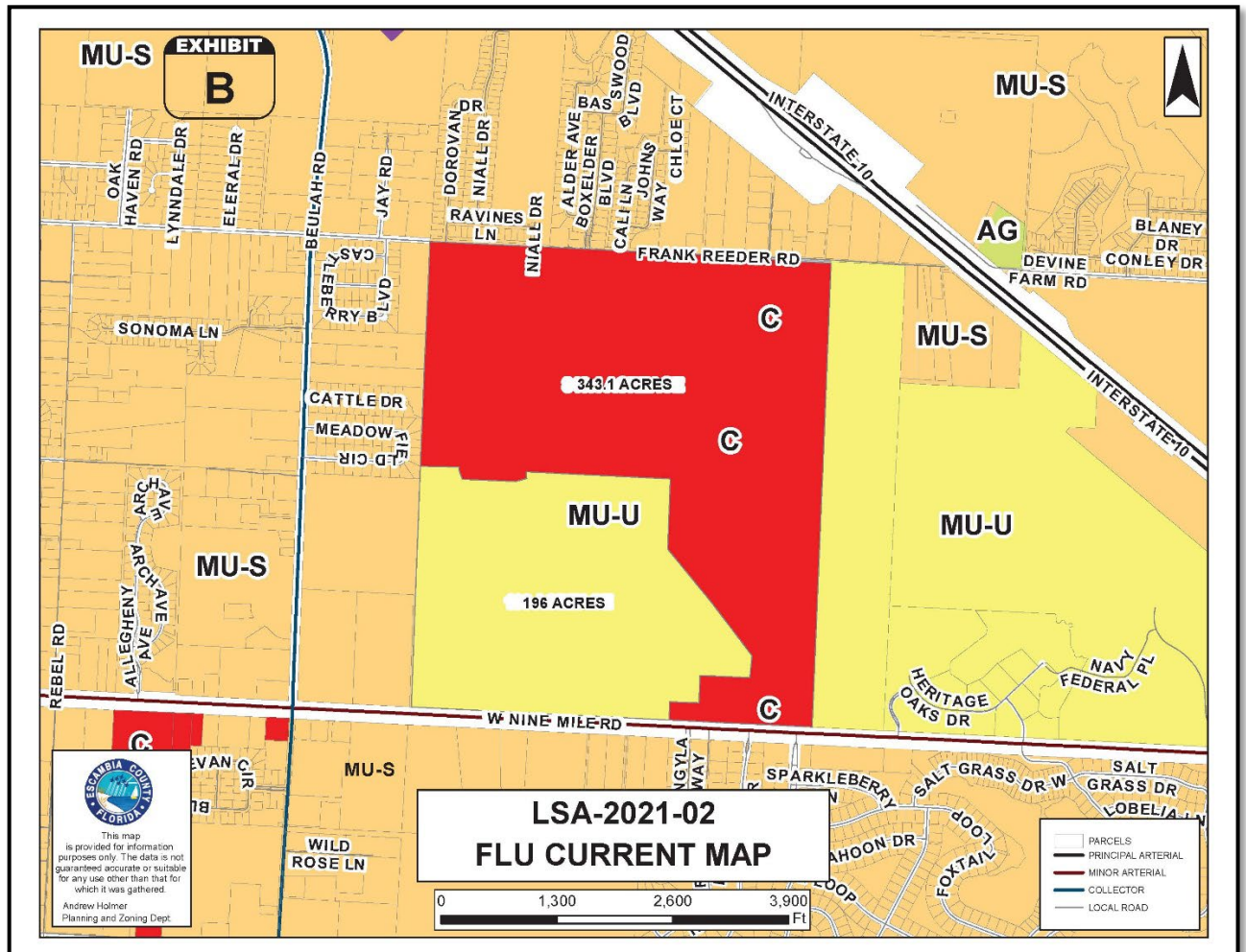


Figure A: The Comprehensive Plan (CPA 2021-03) and Future Land Use Map as shown above was previously amended for OLF-8 and adopted into Escambia County Ordinances dated October 14, 2021, per Ordinance No. 2021-34.

REQUESTED Future Land Use:

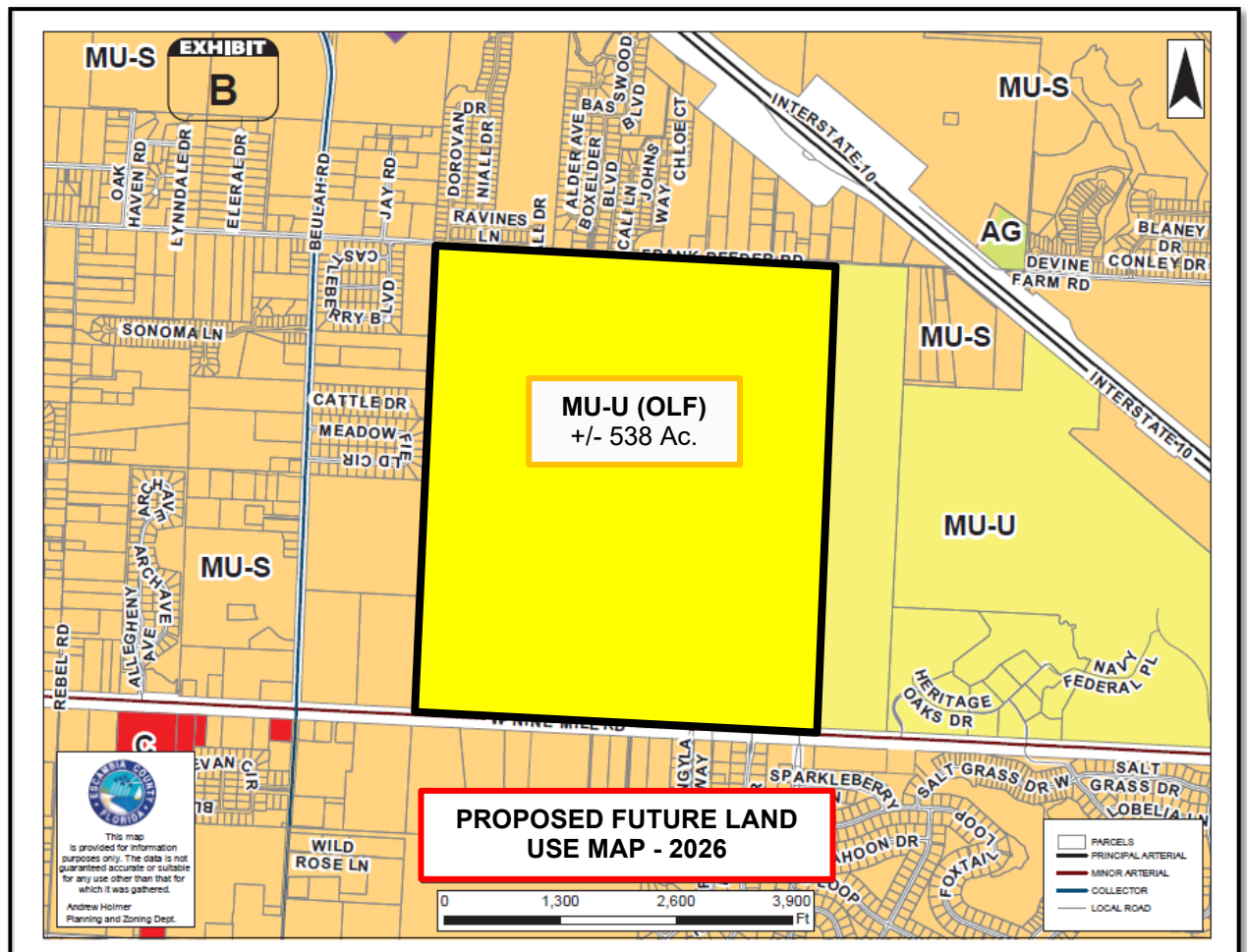


Figure B: The Future Land Use Map with proposed changes to the FLU category for the OLF site.

FLUM Mixed Use-Urban (Outlying Fields) (MU-U (OLF))

General Description: Intended for an intense mix of residential and non-residential uses on the site formerly known as U.S. Navy Outlying Landing Field No. 8 (OLF-8) while promoting compatible, diverse types of development and land uses within the category as a whole. The MU-U (OLF) district is designed to accommodate and encourage innovative land development types and arrangements.

Range of Allowable Uses: Residential, retail and services, wholesale, professional office, general commercial, lodging, light industrial, warehouse and associated distribution, active and passive open space or recreational facilities, plazas, parks, public utilities and facilities, religious/educational/health facilities, public and civic.

Standards:

- Maximum Residential Density: 60 du/acre
- Maximum Non-Residential Intensity: 4.0 Floor Area Ratio (FAR)

The following mix of land uses are suggested for MU-U (OLF):

- Residential 10% to 30%
- Max. sole residential use 20%
- Town Center Mixed Use 6% to 20%
- Public/Recreational/Institutional 10% to 25%
- Minimum open space 15% of overall site
- Non-Residential: 30% to 50%
 - Retail/Service 15% to 40%
 - Office 10% to 40%
 - Light Industrial 15% to 50%

As development occurs, the available mix is adjusted by the percentage of land use applied.

Vicinity Map:



Figure C: Vicinity Map for the OLF site, located in the Beulah community of Escambia County, Florida.