

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
January 9, 2012–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication.
3. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the Planning Board Rezoning Meeting and the Regular Meeting for December 12, 2011.

B. Planning Board Monthly Action Follow-up Report for December 2011.

C. Planning Board 6-Month Outlook for January 2012.

4. Public Hearings.

Comprehensive Plan Text Amendment

That the Board review and adopt an Ordinance amending the 2030 Escambia County Comprehensive Plan to remove all references to Florida Rule 9J-5; to remove all references to Department of Community Affairs and replace with Florida Department of Economic Opportunity (FDEO); to remove all references to Florida Statute 163.3101 and replace with Florida Statute 163.3161.

5. Action/Discussion/Info Items.

Discussion - AIPD/JLUS Map

A. New AIPD/JLUS Map Discussion, presented by Andrew Holmer, Senior Planner, Planning & Zoning.

Discussion - LDC Art. 2 Addendum for DSAP

B. LDC Art. 2 Administration, Addendum in support of DSAP Comp Plan, presented by Juan Lemos, Urban Planner, Planning & Zoning.

Information - DCA Memo on Scrivener's Error

C. **Information** - DCA Memo on Scrivener's Error

6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, February 13, 2012 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 3.

Meeting Date: 01/09/2012

Information

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the Planning Board Rezoning Meeting and the Regular Meeting for December 12, 2011.

B. Planning Board Monthly Action Follow-up Report for December 2011.

C. Planning Board 6-Month Outlook for January 2012.

Attachments

Rezoning Resume

Regular Meeting Resume

Monthly Action Follow up

6-Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD REZONING MEETING DECEMBER 12, 2011

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 9:46 A.M.)
(9:54 A.M. – 10:04 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Steven Barry
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate

Staff Present: Stephen West, Assistant County Attorney
Lloyd Kerr, Department Director, Planning & Zoning
Andrew Holmer, Sr. Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Karen Spitsbergen, Sr. Office Assistant

Attendees: Horace Jones

1. Meeting was called to order at 8:35 a.m. Recessed at 9:46 a.m. to discuss Small Scale Amendment, SSA-2011-01, 15 Becks Lake. Quasi-judicial meeting reconvened at 9:54 a.m. to consider rezoning case Z-2011-18, 15 Becks Lake Road.

2. Invocation and Pledge were given by Alvin Wingate.

3. Proof of Publication was given by the Board Clerk.

Motion by Steven Barry, Seconded by Karen Sindel

Motion to approve the waiving of the reading of the legal advertisement.

Vote: 7 - 0 Approved - Unanimously

4. Public Hearings.

A. **Case No.:** Z-2011-18

Location: 15 Becks Lake Rd

From: ID-CP/GBD

To: ID-2
Speakers: Tom Hammond, Agent for
Black Gold of NW Florida,
LLC

Motion by Robert V. Goodloe, Seconded by Steven Barry
Motion to accept staff's findings of fact and recommend approval of the ID-2
request contingent upon the approval of SSA-2011-01.

Vote: 7 - 0 Approved - Unanimously

B. Case No.: Z-2011-19
Location: 3910 W Navy Blvd
From: C-1
To: C-2
Speakers: Gregory Drake
Fred Gunther

Motion by Steven Barry, Seconded by Robert V. Goodloe
Motion to adopt staff's findings of fact and recommend approval of the C-2 request.

Vote: 6 - 1 Approved

Voted No: Karen Sindel

5. Adjournment.

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD REGULAR MEETING DECEMBER 12, 2011

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(9:47 A.M. – 9:53 A.M.)
(10:04 A.M. – 12:15 P.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Steven Barry
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate

Staff Present: Stephen West, Assistant County Attorney
Lloyd Kerr, Department Director, Planning & Zoning
Andrew Holmer, Sr. Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Karen Spitsbergen, Sr. Office Assistant

Attendees: Horace Jones

1. Regular Meeting convened at 9:47 a.m. Recessed at 9:53 a.m. to return to Quasi-judicial meeting to hear rezoning case Z-2011-18 following the Small Scale Amendment, SSA-2011-01, which is associated with the same property as rezoning case Z-2011-18, 15 Becks Lake Road. Regular Meeting reconvened at 10:05 a.m.
2. Proof of Publication was given by the Board Clerk.
3. A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 7, 2011 Planning Board Meeting.
B. Planning Board Monthly Action Follow-up Report for November 2011.
No Action Taken
C. Planning Board 6-Month Outlook for December 2011.
No Action Taken

Motion by Steven Barry, Seconded by Karen Sindel
Motion to accept the Meeting Resume of the November 7, 2011 Planning Board Meeting.

Vote: 7 - 0 Approved - Unanimously

4. Public Hearings.

A. A Public Hearing - Small Scale Amendment, SSA-2011-01

That the Planning Board review and recommend adoption to the Board of County Commissioners (BCC) a Small Scale Amendment, SSA-2011-01; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the future land use map designation.

Motion by Tim Tate, Seconded by Karen Sindel

Motion to review and recommend adoption to the Board of County Commissioners (BCC) of Small Scale Amendment, SSA-2011-01; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the future land use map designation.

Vote: 7 - 0 Approved - Unanimously

B. A Public Hearing - LDC Ordinance Article 8 "Signage"

That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance amending Article 8, Section 8.02.00 to define "Wayfinding Signs"; amending Article 8, Section 8.04.02.B, to include wayfinding signs among the signs that may be located in the right-of-way.

Motion by Steven Barry, Seconded by Tim Tate

Motion to review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance amending Article 8, Section 8.02.00 to define "Wayfinding Signs"; amending Article 8, Section 8.04.02.B, to include wayfinding signs among the signs that may be located in the right-of-way.

Vote: 7 - 0 Approved - Unanimously

5. Action/Discussion/Info Items.

A. **Discussion Item** - S/D Rezoning Process, presented by John Fisher, Urban Planner II, Planning & Zoning.

S/D rezoning guidelines were discussed and recommendations were made so the Director could take the items to the Committee of the Whole for consideration and comment.

- B. **Discussion Item** - Alcohol Special Zoning, presented by Ryan Ross, Assistant County Attorney.

Discussion of the creation of a new zoning category of C-2a, which would not allow bars, night clubs, and adult entertainment. The applicant would be given the opportunity to have a choice of C-2 or C-2a zoning; a signed/notarized affidavit from the applicant acknowledging their understanding of the limited use of the property would be required. The Planning Board agreed with the recommendations made by the County Attorney's office.

6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, January 9, 2012 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.



T. Lloyd Kerr, AICP, Director
Development Services

MEMORANDUM

TO: Planning Board

FROM: Karen Spitsbergen
Planning & Zoning Division

DATE: December 20, 2011

RE: Monthly Action Follow-Up Report for December 2011

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

PROJECTS, PLANS, & PROGRAMS

None

COMMITTEES & WORKING GROUP MEETINGS

None

COMPREHENSIVE PLAN AMENDMENTS

- 1. Comprehensive Plan Amendment 2011-01 – Chapter 7, “Future Land Use Element”—adding Policy 5.4.6, establishing a process for protection and management of regionally significant natural resources with the Optional Sector Plan; amending Policy 5.6.1 to delete certain requirements regarding conservation areas from the detailed specific area plans boundary determination analysis***

07/07/11 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment for approval
08/04/11 BCC held a transmittal hearing for the Proposed Text Amendment and forwarded it on the DEO for review
10/20/11 BCC to hold adoption hearing of the text amendment
12/12/11 DEO issued NOI of In Compliance

2. Comprehensive Plan Amendment 2011-02 – 200 Becks Lake Rd – Changing from MU-S to MU-U

- 10/10/11 PB recommended approval to the BCC
- 11/03/11 BCC approved the transmittal to the Florida Department of Economic Opportunity
- 12/16/11 ORC received from DEO
- 1/19/12 BCC to review and adopt

3. Small Scale Amendment (local adoption) SSA-2011-01 - 15 Becks Lake Rd- Changing from MU-S to I

- 10/12/11 PB recommended approval to the BCC
- 1/05/12 BCC to review and adopt

LAND DEVELOPMENT CODE ORDINANCES

BCC Review and Action Ordinance

- 11/7/11 PB declined recommending the LDC ordinance Section 2.08.02.E to the BCC that would allow the BCC the ability to modify the recommendation of the PB to a more intensive zoning designation
- 12/8/11 BCC did not adopt the ordinance

Certificate of Zoning Compliance for the sale of alcoholic beverages

- 11/7/11 PB recommended approval of the ordinance to change the method of measurement to the same method as for bottle clubs
- 12/8/11 BCC adopted the ordinance with the recommended changes from the errata sheet that was submitted (removing radial spacing)

Gateway Signs

- 11/7/11 PB recommended approval of the ordinance allowing Community Redevelopment Area Gateway signs to be exempt from permitting and located within the county right-of-way
- 12/8/11 BCC adopted the ordinance

REZONING CASES

1. Rezoning Case Z-2011-17

10/10/11 PB recommended Denial of the R-6 request
11/03/11 BCC remanded the case back to the PB for review
1/09/12 PB to rehear the case of the R-6 request

2. Rezoning Case Z-2011-18

12/12/11 PB recommended Approval of the ID-2 request

3. Rezoning Case Z-2011-19

12/12/11 PB recommended Approval of the C-2 request

PLANNING BOARD MONTHLY SCHEDULE 6 MONTH OUTLOOK FOR JANUARY 2012

(Revised 12/27/11)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes Public Hearing	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Monday, January 9, 2012	<ul style="list-style-type: none"> • Comp Plan Revisions 		Z-2011-17- (Remanded by BCC) Z-2012-01	<ul style="list-style-type: none"> • LDC Art. 2 Administration, Addendum in support of DSAP Comp Plan • AIPD/JLUS Maps
Monday, February 13, 2012	<ul style="list-style-type: none"> • Alcohol Zoning District C-2A Ord. • AIPD/JLUS Maps • LDC Art. 2 Administration, Addendum in support of DSAP Comp Plan • SRIA Ord. 			<ul style="list-style-type: none"> • Commercial Temporary Uses • Location Criteria for Local Roads • CRA Overlay Updates
Monday, March 12, 2012				
Monday, April 16, 2012	<ul style="list-style-type: none"> • Annual Report 			
Monday, May 14, 2012				<ul style="list-style-type: none"> • JLUS Information
Monday, June 11, 2012				<ul style="list-style-type: none"> • PSFE Information

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



BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

Planning Board-Regular

Item #: 4.

Meeting Date: 01/09/2012
Issue: Comprehensive Plan Text Amendment
From: T. Lloyd Kerr, AICP
Organization: Development Services

Information

RECOMMENDATION:

That the Board review and adopt an Ordinance amending the 2030 Escambia County Comprehensive Plan to remove all references to Florida Rule 9J-5; to remove all references to Department of Community Affairs and replace with Florida Department of Economic Opportunity (FDEO); to remove all references to Florida Statute 163.3101 and replace with Florida Statute 163.3161.

BACKGROUND:

Pursuant to adoption of the new "Community Planning Act", Chapter 163, Florida Statutes, changes and deletions to the Comprehensive Plan attached to and incorporated in this ordinance are consistent with the Florida Statutes. The purpose and intent of this ordinance is to adopt changes to the Comprehensive Plan to fulfill the requirements of the newly enacted "Community Planning Act", Chapter 163, Florida Statutes.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of a text amendment to the Comprehensive Plan and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Legal review Form

Draft Ordinance

Comp Plan Attachment A

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Comprehensive Plan Amendment

Date: 21 November 2011

Date requested back by: _____

Requested by: Juan C. Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by 

Date Received: Dec 7, 2011

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

1 the validity of the remaining portions of this ordinance.

2
3 **Section 4. Inclusion in the code.**

4
5 The Board of County Commissioners intends that the provisions of this ordinance
6 will be codified as required by Section 125.68, Florida Statutes, and that the sections of
7 this ordinance may be renumbered or relettered and the word "ordinance" may be
8 changed to "section," "article," or such other appropriate word or phrase in order to
9 accomplish its intentions.

10
11 **Section 5. Effective date.**

12
13 Pursuant to Section 163.3184(3)(c)4, Florida Statutes, this ordinance shall not
14 become effective until 31 days after the Department of Economic Opportunity notifies
15 Escambia County that the plan amendment package is complete. If timely challenged,
16 this ordinance shall not become effective until the Department of Economic Opportunity
17 or the Administration Commission enters a final order determining the ordinance to be in
18 compliance.

19
20 DONE AND ENACTED this ____ day of _____, 2012.

21
22 BOARD OF COUNTY COMMISSIONERS
23 ESCAMBIA COUNTY, FLORIDA

24
25
26 By: _____

27 ATTEST: Ernie Lee Magaha
28 Clerk of the Circuit Court

Wilson B. Robertson, Chairman

29
30 By: _____
31 Deputy Clerk

Date Executed: _____

32
33 (SEAL)

34
35 ENACTED:

36
37 FILED WITH THE DEPARTMENT OF STATE:

38
39 EFFECTIVE DATE:

40
41
42 ATTACHMENTS: Escambia County Comprehensive Plan: 2030

1 **Table of Contents**

Formatted: Numbering: Restart each page

2
3 Part II of the Escambia County Code of Ordinances (1999), the Escambia County
4 Comprehensive Plan, as amended, is further amended to read as set forth on the
5 following pages attached hereto, which includes the following chapters:

- 6
- 7 Chapter 1: Legal
- 8 Chapter 2: Administration
- 9 Chapter 3: Definitions
- 10 Chapter 4: Public Participation
- 11 Chapter 5: General Requirements
- 12 Chapter 6: Concurrency Management System
- 13 Chapter 7: Future Land Use
- 14 Chapter 8: Mobility
- 15 Chapter 9: Housing
- 16 Chapter 10: Infrastructure
- 17 Chapter 11: Coastal Management
- 18 Chapter 12: Conservation
- 19 Chapter 13: Recreation and Open Space
- 20 Chapter 14: Intergovernmental Coordination Element;
- 21 Chapter 15: Capital Improvement Element;
- 22 Chapter 16: Public Schools Facilities Element

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1 **Chapter 1 Legal.**

2
3 **Section 1.01 Title.**

4 This ordinance shall be known as the "Escambia County Comprehensive Plan:
5 2030".

6
7 **Section 1.02 Jurisdiction.**

8 The lands subject to this ordinance shall include all unincorporated areas of
9 Escambia County.

10
11 **Section 1.03 Intent.**

12 It is the intent of this ordinance to provide orderly growth management for those
13 areas identified in section 1.02 above. This ordinance is not intended to terminate
14 growth but rather to provide mechanisms for growth management in order to
15 serve the citizens, visitors and property owners of Escambia County.
16 Implementation of this ordinance is designed to maintain and improve the quality
17 of life for all citizens of the county.

18
19 The Board of County Commissioners of Escambia County finds that the goals,
20 objectives, policies and regulations set forth hereunder are a necessary and
21 proper means for planning and regulating the development and use of land in the
22 county and for otherwise protecting and promoting the public health, safety, and
23 general welfare of its citizens. It is the intent of this ordinance that the
24 comprehensive plan sets general guidelines and principles concerning its
25 purposes and contents and that this ordinance shall be construed broadly to
26 accomplish its stated purposes and objective.

27
28 **Section 1.04 Effect on previous plan.**

29 This ordinance/comprehensive plan supersedes and replaces the Escambia
30 County Comprehensive Plan, which was adopted by the Board of County
31 Commissioners on October 20, 1993, as amended.

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1 **Chapter 2 Administration.**

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3 **Section 2.01 Local planning agency.**

4 (1) The Escambia County Planning Board is hereby established by the Board of
5 County Commissioners (BCC) of Escambia County as the Local Planning
6 Agency (LPA).

7
8 (2) Duties: The duties of the LPA shall be as specified in Section 163.3174,
9 Florida Statutes, and include:

- 10
11 a. Be responsible for the preparation of the Escambia County
12 Comprehensive Plan and make recommendations to the BCC
13 regarding the adoption of the plan;
14 b. Monitor the effectiveness and status of implementation of the
15 comprehensive plan and recommend to the BCC any changes in
16 the plan as may, from time to time, be required;
17 c. Monitor, review and prepare periodic reports required by Section
18 163.3191, Florida Statutes, including regular assessments of the
19 plan and preparation of the evaluation and appraisal report on the
20 plan;
21 d. Review any proposed land development regulations, codes or
22 amendments thereto and make recommendations to the BCC as to
23 the consistency of proposed regulations, codes or amendments
24 with the comprehensive plan;
25 e. Perform any other function, duty or responsibility assigned to it by
26 the Escambia County BCC or by general or special law; and,
27 f. Additional duties and responsibilities may be placed upon the LPA
28 by inclusion of such duties and responsibilities within the Land
29 Development Code (LDC).
30

31 (3) Resources: The LPA may utilize any resources provided it by the BCC in
32 furtherance of the duties and responsibilities of the LPA. These resources may
33 include, but are not limited to, facilities and equipment of the County, temporary
34 assignment of employees, utilization of County committees, boards or authorities,
35 consultants, persons or entities to prepare or assist in the preparation of the plan,
36 amendments thereto or any other land development regulation, proposed or
37 existing, as it may deem appropriate.
38

39 **Section 2.02 Administration.**

40 The Escambia County Administrator shall administer this ordinance with the
41 assistance of other personnel within the County, as necessary. Policy direction
42 and guidance shall be provided by the LPA and the BCC. In addition, assistance
43 may be provided pursuant to Section 2.01(3) above.
44

45 **Section 2.03 Public participation and notices.**

46 Refer to Chapter 4 for public participation and notices.

1 **Chapter 3 Definitions.**

2
3 **Section 3.01 Definitions.**

4 The definitions listed here are hereby adopted. In addition, any words not defined
5 here shall be defined as found in Chapter 163, pt. II, Florida Statutes, and ~~Rule~~
6 ~~9J-5, Florida Administrative Code,~~ which ~~are~~is hereby adopted by reference.
7 There may be other definitions contained in the chapters (elements) of this
8 ordinance and such definitions are not "in conflict" with the definitions in rule or
9 law. Also, the additional definitions, if any, relate to terms or phrases not
10 otherwise defined.

11
12 **Section 3.02 Germane definitions.**

13 The Escambia County Land Development Code (land development regulations)
14 will contain specific definitions germane to any items within the Land
15 Development Code (LDC).

16
17 **Section 3.03 Singular and plural terms; gender; general interpretation.**

18 Unless the context clearly indicates otherwise, singular words include the plural,
19 person or man includes both genders and words not otherwise defined shall have
20 those meanings commonly and customarily ascribed to them and as can be
21 found in any standard dictionary reference books.

22
23 **Section 3.04 Definitions.**

24
25 **Avigation easement:** An easement that gives a clear property right to maintain
26 flight operations in the airspace above the property.

27
28 **Buffer:** A designated area with natural and/or manmade features functioning to
29 minimize or eliminate adverse impacts on adjoining land uses, or wetlands as
30 defined by Section 373.019(22) Florida Statutes.

31
32 **Commercial use:** Any nonresidential use that is typically carried out for the
33 purpose of monetary gain, including, but not limited to, any business use or
34 activity at a scale greater than a home occupation.

35
36 **Compact development:** A development pattern typically featuring narrow
37 streets, multifunction structures (such as residential over retail), multifamily
38 housing, front porches, small lots, wide sidewalks, neighborhood parks,
39 community landscaping, easily walkable distances from residences to local
40 commercial uses, places of employment and schools.

41
42 **Concurrency:** The condition or circumstance that at the time new demands are
43 placed on public facilities, facility capacities will meet or exceed the adopted level
44 of service (LOS) standards established by the Comprehensive Plan.

45

1 **Conservation:** The act of preserving, guarding, or protecting; keeping in a safe
2 or entire state; preservation.

3
4 **Conservation subdivision:** A form of residential subdivision characterized by
5 clustered compact lots, common open space and natural features, used to
6 protect agricultural lands, open space or other natural or historical resources
7 while allowing for the maximum number of dwellings under applicable zoning and
8 subdivision regulations.

9
10 **Deficiencies:** Inadequacies, insufficiencies, or the falling short of a prescribed
11 norm.

12
13 **Density:** The number of dwelling units per acre of land.

14
15 **Development:** The carrying out of any building activity or mining operation, the
16 making of any material change in the use or appearance of any structure or land,
17 or the dividing of land into three or more parcels. Specific activities or uses
18 involving or excluded from development are defined in Section 380.04, Florida
19 Statutes.

20
21 **Enhance:** To make greater, as in value, beauty, or effectiveness; to augment.

22
23 **Environmentally sensitive lands:** Those areas of land or water that are
24 determined by the BCC as being necessary to conserve or protect natural
25 habitats and ecological systems. The following classifications are those that have
26 been determined by Escambia County to be environmentally sensitive:

- 27
28 a. Wetlands as defined herein, and wetlands as defined by the U.S. Army
29 Corps of Engineers.
30 b. Shoreline Protection Zones.
31 c. Aquatic preserves and the Escambia River Management Area.
32 d. Outstanding Florida Waters as defined by Rule 62.302.700 Florida
33 Administrative Code and as defined and approved by the Florida
34 Legislature.
35 e. Habitats of threatened or endangered species as defined by the U.S.
36 Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife
37 Conservation Commission (FWC) or other state or federal agencies.
38 f. Essential fishery habitat (EFH), including seagrasses.
39 g. Floodplain areas defined on the FEMA Flood Insurance Rate Map
40 (FIRM) as areas of special flood hazard subject to a one percent annual
41 chance of flooding.
42 h. Potable water wells, cones of influence, and potable water well fields.

43
44 **Existing communities:** Established residential or mixed-use areas; developed
45 land that contains homes, businesses, and/or other civic and community uses.

46

1 **Farm worker:** A person who works on, but does not own, a farm; an agricultural
2 laborer (may be permanent or temporary).
3

4 **Financial feasibility:** The ability of a proposed land use or change of land use to
5 justify itself from an economic point of view.
6

7 **Floodway:** The channel of a river or other watercourse and the adjacent land
8 areas that must be reserved to discharge the base flood without cumulatively
9 increasing the water surface elevation more than one foot.
10

11 **Floor Area Ratio (FAR):** A standard measure of the intensity of non-residential
12 land use, calculated by dividing the total gross floor area of all structures on a lot
13 by the total area of the lot.
14

15 **Group home/group home facility:** An occupied residence, licensed by the
16 State of Florida, in which a family living environment is provided for six or fewer
17 unrelated residents with developmental disabilities, as defined in Section
18 393.063, Florida Statutes, including such supervision and care by support staff
19 as may be necessary to meet the physical, emotional, and social needs of its
20 residents.
21

22 **Hazardous material:** A poison, corrosive agent, flammable substance,
23 explosive, radioactive chemical, or any other material that can endanger human
24 or animal health or well-being if handled improperly.
25

26 **Hazardous waste:** Material or a combination of materials that require special
27 management techniques because of their acute and/or chronic effects on air and
28 water quality; on fish, wildlife, or other biota; or on the health and welfare of the
29 public. Such materials include, but are not limited to, volatile, chemical,
30 biological, explosive, flammable, radioactive and toxic materials regulated
31 pursuant to Chapter 62-730, Florida Administrative Code.
32

33 **Historic/cultural resource:** Any prehistoric or historic district, site, building,
34 object, or other real or personal property of historical, architectural, or
35 archaeological value, and folk life resources. These properties or resources may
36 include, but are not limited to, monuments, memorials, Indian habitations,
37 ceremonial sites, abandoned settlements, sunken or abandoned ships,
38 engineering works, treasure trove, artifacts, or other objects with intrinsic
39 historical or archaeological value, or any part thereof, relating to the history,
40 government, and culture of the state.
41

42 **Impervious surface:** Any surface that does not allow, or minimally allows, the
43 penetration of water, and is highly resistant to infiltration by water.
44

1 **Impervious Surface Ratio:** A standard measure of the intensity of land use
2 calculated by dividing the total area of all impervious surfaces within a lot by the
3 total area of the lot.
4

5 **Incompatible/compatible development:** Incompatible development is new
6 development proposed to be constructed next to existing development where the
7 proximity of the two kinds of development each would diminish the usefulness of
8 the other, or be detrimental to existing operations. The incompatibility can arise
9 from either land use or structure size and design. Compatible development is
10 new development proposed to be constructed next to existing development
11 where proximity of the two kinds of development each would complement or
12 enhance the usefulness of the other.
13

14 **Infill development:** The development of new housing or other land uses on
15 vacant or underutilized land in existing developed areas; focuses on the reuse
16 and repositioning of obsolete or underutilized buildings and sites.
17

18 **Infrastructure:** Facilities and services needed to sustain land use activities,
19 including but not limited to roads, potable water service, wastewater service,
20 solid waste facilities, stormwater management facilities, power grids,
21 telecommunication facilities, and public schools.
22

23 **Invasive species:** A non-indigenous or exotic species that is not native to the
24 ecosystem under consideration and that has the ability to establish self-
25 sustaining, expanding, free-living populations that may cause economic and/or
26 environmental harm, or harm to human health.
27

28 **Low-impact landscaping:** Landscape design practices that apply Florida-
29 Friendly landscaping principles to reduce water consumption, use of horticultural
30 chemicals, loss of native vegetation and wildlife habitat, stormwater runoff, and
31 other negative environmental impacts.
32

33 **Mitigation:** Methods used to alleviate or lessen the impact of development.
34

35 **Mixed-use:** Any use that includes both residential and nonresidential uses.
36

37 **Mobile/manufactured home:** A complete, factory-built, single-family dwelling,
38 constructed in accordance with the federal Manufactured Housing Construction
39 and Safety Standards (the HUD Code) and transportable in one or more sections
40 on a permanent chassis for site installation with or without a permanent
41 foundation. Mobile home is the term used for manufactured homes built prior to
42 June 15, 1976 when the HUD Code became effective.
43

44 **Multi-family development:** Residential development containing multi-family
45 dwellings exclusively or predominantly.
46

1 **Multi-modal:** A transportation system that involves multiple methods of
2 transporting people and/or goods; may include pedestrian activity, bicycling,
3 transit (buses and/or rail), and the automobile.
4

5 **Native vegetation:** Vegetation that exists naturally, without intervention by
6 humans, in a specific geographic area.
7

8 **Natural Resources:** Resources provided by the natural environment, including
9 air, water, soils, wetlands, beaches, flood plains, forests, fisheries, wildlife, and
10 any other such environmental resource identified by Florida Statute for
11 conservation and protection.
12

13 **Non-conforming use:** Any lawfully established use of a structure, land, or water,
14 in any combination that does not conform to the land use regulations of the
15 zoning district or future land use category in which the use is located.
16

17 **Non-residential use:** A use characterized by the absence of residences and the
18 presence of primary land uses that include retail, commercial, office, industrial,
19 civic or recreation uses.
20

21 **Open space:** Land or portions of land preserved and protected, whether public
22 or privately owned and perpetually maintained and retained for active or passive
23 recreation, for resource protection, or to meet lot coverage requirements. The
24 term includes, but is not limited to, required yards, developed recreation areas
25 and improved recreation facilities, natural and landscaped areas, and common
26 areas.
27

28 **Paratransit system:** A form of public transportation service characterized by the
29 flexible routing and scheduling of small vehicles such as taxis, vans and small
30 buses, to provide shared-occupancy, doorstep or curbside personalized
31 transportation service.
32

33 **Performance-oriented controls:** A set of criteria or limits relating to certain
34 characteristics that a particular use or process may not exceed; regulations are
35 based upon the intensity and impacts of an activity, rather than land use.
36

37 **Preserve:** To protect natural resources and/or historic and cultural resources
38 from the negative impacts of human activity, including land development or
39 natural resource extraction, such as mining or logging. Preservation may include
40 permanently protecting land, structures and/or wetlands and water bodies via
41 purchase, conservation easement, regulations, or other methods, and may
42 include the restoration and management of natural or historic resources.
43

44 **Primary dune:** The first natural or manmade dune located landward of the beach
45 with sufficient vegetation, height, continuity, and configuration to offer protective

1 value. The landward extent occurs at the point where there is a distinct change
2 from a relatively steep slope to a relatively mild slope.

3

4 **Redevelopment:** The removal and replacement, rehabilitation or adaptive reuse
5 of an existing structure or structures, or of land from which previous
6 improvements have been removed.

7

8 **Residential use:** Any use for residences, domiciles, or dwellings, including, but
9 not limited to, single-family houses, townhouses, condominiums, and apartments.

10

11 **Restoration:** The act of repairing damage to a site with the aim of restoring the
12 site as closely as possible to its natural condition before it was disturbed.

13

14 **Revitalization:** The renewal and improvement of older commercial and
15 residential areas through any of a series of actions or programs that encourage
16 and facilitate private and public investment.

17

18 **Rural:** A sparsely developed area, where the land is primarily used for
19 agricultural purposes.

20

21 **Shoreline, Natural:** Undeveloped or restored areas of shoreline fronting the
22 waters of marine, estuarine, or riverine systems such as bays, bayous, rivers,
23 and streams.

24

25 **Sprawl:** Haphazard growth of dispersed, leap-frog and strip development in
26 suburbs and rural areas and along highways; typically automobile-dependent,
27 single use, resource-consuming and low-density development in previously rural
28 areas and disconnected from existing development and infrastructure.

29

30 **Street, collector:** A street providing service that is of relatively moderate traffic
31 volume, moderate trip length, and moderate operating speed, and which
32 distributes traffic between local streets or arterial streets.

33

34 **Street, major arterial:** A street providing service that is relatively continuous and
35 of relatively high traffic volume, long trip length, and high operating speed. Note:
36 Every United States numbered highway is an arterial street.

37

38 **Street, minor arterial:** A street providing connections between major activity
39 centers of the county, which augments the major arterial system for local and
40 inter-county traffic by feeding traffic from collector and local street systems onto
41 major arterials.

42

43 **Suburban area:** A predominantly low-density residential area located
44 immediately outside of an urban area or a city and associated with it physically
45 and socioeconomically.

46

1 **Threatened and endangered species habitat.** An area that contains, or shows
2 factual evidence of, a species that is listed as "threatened", "endangered", or
3 "species of special concern", including all such areas that are classified as
4 "critical habitat" by the Florida Fish and Wildlife Conservation Commission
5 (FWC).

6
7 **Urban area:** A highly developed area that contains a variety of industrial,
8 commercial, residential, and cultural uses.

9
10 **Urban forest:** Collectively, the trees and other vegetation within and around the
11 developed areas of the county.

12
13 **Water-dependent uses:** Uses that require access to water bodies, such as
14 commercial boating or fishing operations.

15
16 **Water-related uses:** Uses that do not require a waterfront location to function,
17 but are often essential to the efficient functioning of water-dependent uses and
18 can be essential to their economic viability, such as shops, restaurants, parking,
19 boat sales, or fish processing plants.

20
21 **Wetlands:** Areas that are inundated or saturated by surface water or
22 groundwater at a frequency and duration sufficient to support, and that under
23 normal circumstances does or would support, a prevalence of vegetation typically
24 adapted for life in saturated soils. Soils present in wetlands generally are
25 classified as hydric or alluvial, or possess characteristics that are associated with
26 reducing soil conditions. The prevalent vegetation in wetlands generally consists
27 of facultative or obligate hydrophytic macrophytes that are typically adapted to
28 areas having soil conditions described above. These species, due to
29 morphological, physiological, or reproductive adaptations, have the ability to
30 grow, reproduce or persist in aquatic environments or anaerobic soil conditions.
31 Florida wetlands generally include, but are not limited to, swamps, marshes,
32 bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine
33 swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps,
34 and other similar areas.

35
36 **Wildlife habitat:** An area that offers feeding, roosting, breeding, nesting, and
37 refuge areas for a variety of existing and future native wildlife species.

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Chapter 4 Public Participation.

Section 4.01 Purpose.

This chapter establishes procedures in accordance with Section 163.3181, Florida Statutes, to provide for broad dissemination of information regarding comprehensive plans and amendments, the planning process, the adoption or amendment of the Land Development Code (LDC) and other matters pertaining to the regulation or use of land or structures. In addition, it is the intent of this chapter to provide the public opportunity for written or verbal comments, processes for public hearings, provision for open discussion, communications programs, information services and consideration of and response to public comments.

Section 4.02 Intent.

It is the intent of this chapter that all citizens affected by comprehensive planning and land development regulation proposals are encouraged to participate and be afforded the opportunity for input throughout the preparation and enactment process. The provisions of this chapter apply to the formal adoption process of the comprehensive plan, amendments to the comprehensive plan, preparation or amendment of the LDC, including regulation of land subdivision, open space provisions, stormwater management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, consideration of the Evaluation and Appraisal Report (EAR), and any other matters deemed appropriate by the Board of County Commissioners (BCC).

Section 4.03 Public participation and affected parties.

For the purposes of this chapter the terms, "citizen participation" and "public participation" are synonymous and apply to affected persons, substantially affected persons and aggrieved or adversely affected parties, as defined in current state statute.

Section 4.04 Public notice.

(1) So as to notify property owners, interested citizens and affected parties, Escambia County will advertise in a newspaper of general circulation within the County that a public hearing will be held to consider any of the matters described in section 4.02 above. The advertisement will include an identification of who is holding the hearing, as well as the date, time, place and general subject of the hearing and the location where copies of the proposed matter may be reviewed. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.

(2) All public hearings shall be held at approximately the time specified in the advertisement and shall be conducted Monday through Thursday.

1
2 (3) Escambia County will conform to the applicable notice requirements for
3 adoption or amendment of the comprehensive plan or land development code as
4 prescribed in Sections 125.66, 163.3184, and 163.3187, Florida Statutes.
5

6 **Section 4.05 Workshops.**

7 (1) Whenever possible, workshops shall be advertised to notify the public and
8 interested parties that a workshop meeting is scheduled to discuss the subjects
9 of the scheduled workshop. However, workshops may be held without
10 advertising, provided a public announcement is made at a public meeting of the
11 BCC or LPA and a notice of the workshop is posted in the County courthouse
12 and other public places as appropriate.
13

14 (2) Workshops may be held at any time deemed appropriate to facilitate the
15 timely exchange of information regarding the subject of the workshop.
16

17 (3) County staff shall provide to the Local Planning Agency (LPA) the total
18 number of citizens that attended the workshop meeting at the next publicly
19 advertised LPA meeting.
20

21 **Section 4.06 Notification and status reports.**

22 Escambia County will periodically provide notification to the media by
23 announcements of public hearings and workshops at the regular public meetings
24 of the BCC regarding the status of matters under consideration by the
25 department or the LPA.
26

27 **Section 4.07 Local Planning Agency.**

28 Prior to BCC approval, adoption and/or enactment of regulations, as appropriate,
29 of any matter listed in section 4.02, the LPA shall hold at least one public hearing
30 in conformance with the notice requirements described herein. The hearing may
31 be continued to an announced time certain upon a majority vote of the members
32 present.
33

34 (1) The LPA public hearing shall afford members of the public reasonable
35 opportunity to present their views on any matter under consideration. The
36 chairman may, at his discretion, rule out-of-order public comments he deems
37 repetitious or not germane to the matter under discussion.
38

39 (2) The sequence of activities regarding the matters under consideration shall be
40 as follows:
41

- 42 a. Announcement of the matter for consideration by the chairman;
- 43 b. Presentation of staff reports/comments, if any, whether written or
44 verbal;
- 45 c. Presentation by the applicant or principle proponent of the matter;
- 46 d. Comments from the proponents and opponents of the matter. All

- 1 speakers will be required to complete speaker request forms so that an
2 accurate record of participants can be maintained;
- 3 e. Close public input except for direct questions as may be initiated by the
 - 4 members of the LPA; and
 - 5 f. LPA discussion, debate and recommendation by majority vote prior to
 - 6 considering the next matter, adjournment, or tabling for a time certain.

7
8 (3) The LPA shall transmit its recommendation on each matter decided to the
9 BCC at the public hearing held for each matter by the BCC.

10
11 (4) The LPA shall not initiate consideration of agenda items later than 12:00
12 midnight, unless agreement to do so is obtained by majority vote of the members
13 present. Agenda items not considered due to time will be tabled until a time
14 certain.

15
16 **Section 4.08 Board of County Commissioners.**

17 As soon as practical after the LPA makes a recommendation regarding any
18 matter described in section 4.02, the BCC shall hold at least one public hearing
19 to consider the recommendation and pursuant to the notice requirements
20 described herein (reference Section 4.04). The hearing may be continued to an
21 announced time certain upon a majority vote of the commissioners present.

22
23 (1) The BCC hearing shall afford members of the public reasonable opportunity
24 to present their views on any matter under consideration. The chairman may, at
25 his/her discretion rule out of order public comments he deems repetitious or not
26 germane to the matter under discussion.

27
28 (2) The sequence of activities regarding matters under consideration shall be as
29 follows:

- 30 a. Announcement of the matter for consideration by the chairman;
- 31 b. Presentation of LPA and/or staff reports/comments, if any, whether
- 32 written or verbal;
- 33 c. Presentation by the applicant or principal proponent of the matter;
- 34 d. Comments from the proponents and opponents of the matter. All
- 35 speakers will be required to complete speaker request forms so that an
- 36 accurate record of participants can be maintained;
- 37 e. Close public input except for direct questions as may be initiated by
- 38 members of the BCC;
- 39 f. BCC discussion, debate and approval, adoption or enactment, as
- 40 appropriate for the specific matter, by majority vote prior to considering
- 41 the next matter, adjournment or tabling until a time certain; and
- 42 g. The BCC shall not initiate agenda items later than 11:00 p.m., unless
- 43 agreement to do so is obtained by majority vote of the members present.
- 44 Agenda items not considered due to time will be tabled until a time certain.
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Section 4.09 Advisory committees.

The LPA and/or the BCC may, from time to time, appoint advisory committees to provide information and/or participate in the matters listed in section 4.02. Advisory committees shall be subject to the notice requirements described herein.

1
2 **Chapter 5 General Requirements.**

3
4 **Section 5.01 Format.**

5 The Comprehensive Plan meets the format requirements of Section Chapter 9J-5,
6 Florida Administrative Code. Florida Statutes 163.3177, Florida Statutes.

7
8 **Section 5.02 Combined elements.**

9 The traffic circulation element, the mass transit element, and the port, aviation
10 and related facilities element have been combined into the Mobility Element to
11 avoid repetition and provide clarity. The requirements of Sections 163.3177 and
12 163.3178, Florida Statutes ~~and Chapter 9J-5, Florida Administrative Code~~ have
13 been met within ~~these~~ this combined element.

14
15 **Section 5.03 Support documents.**

16 Support data, analysis and documents are not adopted as part of this ordinance.
17 Support data, analysis and documents will be available for public inspection while
18 the comprehensive plan is being considered for adoption and while it is in effect
19 at the offices of the Escambia County Planning Division and at the office of the
20 County Clerk in the County Courthouse in Pensacola. Support data, analysis,
21 and other documentation are found in the foundation documents.

22
23 This ordinance contains references to various chapters, appendices or contents
24 of the foundation documents. The references are included for clarity and ease of
25 review by the reader. The reference is not to be construed as making the
26 foundation document or causing the foundation document contents to be made
27 part of this ordinance or the County's Comprehensive Plan.

28
29 **Section 5.04 Preparation date.**

30 The preparation of this plan started in 1987 and has continued through
31 December 2010 with public hearings and workshops. This ordinance is being
32 transmitted to the Florida Department of ~~Community Affairs (FDCA)~~ Economic
33 Development Opportunity (FDEO) for compliance review after a final public
34 hearing.

35
36 **Section 5.05 Name of preparer.**

37 This ordinance was prepared by the Escambia County Planning Board sitting as
38 the Local Planning Agency (LPA) and the Escambia County Staff. Professional
39 and technical assistance and production of this ordinance (plan) and the
40 foundation documents have been provided by MSCW, Inc. Support information in
41 the foundation documents have been taken from the data and analysis used to
42 support the 2007 Evaluation and Appraisal Report (EAR) and supplemented,
43 revised or replaced with information gathered, collected, analyzed or generated
44 by MSCW, Inc. and County staff.

45
46 **Section 5.06 Data and analysis.**

1 Copies or summaries of foundation and support data, analysis and adopted
2 documents shall be submitted to ~~FDCA~~ FDEO after approval by the BCC.

3
4 **Section 5.07 Population projections.**

5 This ordinance is based upon the Bureau of Economic and Business Research
6 (BEBR), University of Florida, Mid-Range Projections. The population projections
7 are included within the foundation documents supporting this plan. Population
8 projections will be updated annually or the most current projections available.

9
10 **Section 5.08 Level of service standards.**

11 Level of service (LOS) standards are as established in the elements contained
12 within this ordinance for roads, mass transit, wastewater, solid waste,
13 stormwater, potable water, public schools and recreation. The Concurrency
14 Management Element provides a location listing for LOS standards.

15
16 **Section 5.09 Planning time frame.**

17 The time frame for planning used in this ordinance is through the year 2030 with
18 a five year time frame for the capital improvements element starting with the
19 County budget year beginning October 1, 2009.

20
21 **Section 5.10 Internal consistency.**

22 Each chapter (element) is consistent with the other chapters and this ordinance
23 shall be construed in its entirety as the County's comprehensive plan. The Future
24 Land Use Map (FLUM) included and adopted as part of this ordinance reflects
25 goals, objectives and policies contained within this ordinance.

26
27 The goals, objectives and policies of this ordinance are based on data contained
28 within the foundation documents. Where data is relevant to several elements, the
29 same data has been used to support said elements.

30
31 **Section 5.11 Plan implementation.**

32 Among other means, this comprehensive plan shall be implemented by the
33 adoption of land development regulations. In addition to the requirements in
34 Section 163.3202, Florida Statutes, the Land Development Code (LDC) shall
35 address regulations of specific items contained in the goals, objectives and
36 policies of this ordinance.

37
38 **Section 5.12 Monitoring and evaluation.**

39 An EAR shall be prepared at the end of each five-year time frame for the purpose
40 of evaluating and appraising the implementation of this comprehensive plan. The
41 EAR shall address items contained in ~~Section Rule 9J-5.005(7), Florida~~
42 ~~Administrative Code, as amended~~ 163.3191, Florida Statutes. In addition,
43 continuous monitoring shall be maintained by the concurrency management
44 system. The Capital Improvements Element and various portions of this plan
45 shall be reviewed on an annual basis pursuant to OBJ CIE 1.4.

46

1 The EAR Steering Committee appointed pursuant to Policy CIE 1.1.1 shall
2 prepare a draft EAR for consideration by the LPA consistent with the time frames
3 established by rule for submission of the EAR. The LPA shall promulgate its
4 report (EAR) to the Board of County Commissioners (BCC) and the report shall
5 address:

- 6
- 7 a. Citizen participation in the process;
- 8 b. Updating appropriate base line data;
- 9 c. The extent to which objectives within the plan have been accomplished
10 (or not accomplished) in the first five-year period of the plan;
- 11 d. The expectations for accomplishing the objectives in the second five-
12 year period covered by the plan;
- 13 e. Accomplishments in the first five-year period;
- 14 f. Identification of problems and opportunities for achieving the desired
15 ends as expressed within the goals, objectives and policies of the plan;
- 16 g. Recommendations regarding any new goals, objectives or policies or
17 modifications to existing goals, objectives and policies to correct
18 unanticipated problems;
- 19 h. A detailed analysis of the effectiveness of the continuous monitoring
20 and evaluation of the plan pursuant to the Concurrency Management
21 Element; and
- 22 i. Any other matters deemed relevant or appropriate by the committee, the
23 LPA or the BCC.
- 24

25 **Section 5.13 Procedural requirements.**

26 This Comprehensive Plan shall be considered, adopted and amended pursuant
27 to the procedural requirements of Sections ~~163.3104~~ 163.3161--163.3215,
28 Florida Statutes. Refer to Chapter 4, Public Participation, for notices and public
29 hearings.

30

31 Any applicant requesting an amendment to this ordinance may be responsible for
32 and pay all costs associated with the amendment including required Evaluation
33 and Appraisal Reports.

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Chapter 6 Concurrency Management.

The purpose of the Concurrency Management System Element is to ensure that all necessary public facilities and services are available to support new development. The Concurrency Management System Element must establish Levels of Service standards for public services and facilities, and delineate a system for the implementation of concurrency, in a way that is timely, fair, and cost-efficient, ~~pursuant to Rule 9J-5.0055, Florida Administrative Code.~~

GOAL CMS 1 CONCURRENCY MANAGEMENT SYSTEM

Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

OBJ CMS 1.1 Level of Service Standards

Ensure that Escambia County’s adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.

POLICIES

CMS 1.1.1 Oversight. The Escambia County planning staff shall be responsible for ensuring compliance with the Concurrency Management System and shall report on such compliance to the Local Planning Agency (LPA) and Board of County Commissioners (BCC) on an annual basis, in accordance with the Capital Improvements Element.

CMS 1.1.2 Primary Tasks. The County Administrator, or designee, shall be responsible for the five primary tasks described below:

- a. Maintaining an inventory of existing public facilities and capacities or deficiencies;
- b. Determining concurrency of proposed development that does not require BCC approval;
- c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;
- d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and

1 e. Administering the Proportionate Fair Share Program as outlined in the
2 Land Development Code (LDC) and the Escambia County Concurrency
3 Management System Procedure Manual, if the County CMS-1 and an
4 applicant choose to utilize this program to mitigate transportation impacts
5 on transportation facilities found to have deficient capacity during the
6 process of testing for concurrency.
7

8 **CMS 1.1.3 Information and Data.** Escambia County will collect and make
9 available to the public information regarding various public facilities. The
10 information shall be updated on an annual basis consistent with the reports
11 required by the Capital Improvements Element. The information will contain data
12 such as:

- 13
- 14 a. design capacity for roadways and roadway types;
- 15 b. existing and adopted LOS for all roadways;
- 16 c. programmed roadway system improvements in the current year by the
17 County and improvements to be made to the roadway system by the
18 private sector;
- 19 d. design capacity of potable water and wastewater facilities and the
20 identification of any deficiencies within such systems;
- 21 e. the existing and adopted LOS standards for water and wastewater
22 systems;
- 23 f. programmed potable water and wastewater facility improvements;
- 24 g. design capacity for solid waste facilities including transfer stations and
25 landfills;
- 26 h. existing and proposed LOS standards for stormwater management
27 systems;
- 28 i. existing and proposed provisions of recreation and open space
29 facilities by the County or the private sector; and
- 30 j. the School Board Educational Facilities Report which contains
31 information detailing existing facilities, their locations, and projected
32 needs. The report also contains the School Board's financially feasible
33 Five-Year District Facilities Work Program.
34

35 **OBJ CMS 1.2 Coordination and Timing of Concurrency Determination**

36

37 **Coordinate establishing LOS standards for the above-named facilities with**
38 **state, regional or local entities having operational and maintenance**
39 **responsibility for such facilities, ~~in accordance with Rule 9J-5.015(3)(b)3,~~**
40 **Florida Administrative Code.**

41

42 **POLICIES**

43

44 **CMS 1.2.1 Concurrency Determination.** The test for concurrency shall be met
45 and the determination of concurrency shall be made prior to the approval of an
46 application for a development order or permit that contains a specific plan for

1 development, including the densities and intensities of the proposed
2 development. If an applicant fails concurrency, he/she may apply to satisfy the
3 requirements of the concurrency management system through the proportionate
4 fair share program. For applicants participating in the proportionate fair share
5 program, the BCC must approve a proportionate fair share agreement before a
6 certificate of concurrency can be issued. A multi-use Development of Regional
7 Impact (DRI) may satisfy the transportation concurrency requirements of the
8 concurrency management system and of Section 380.06, Florida Statutes, by
9 payment of a proportionate share contribution in accordance with the terms of
10 Section 163.3180(12), Florida Statutes.

11
12 **CMS 1.2.2 Allocation of Capacity.** Capacity shall be allocated upon issuance of
13 a development order for a preliminary plat, site plan, or Planned Unit
14 Development (PUD); or phased or longer term project; or DRI. The allocation of
15 capacity, however, shall be subject to the following sunset provisions:

- 16
17 a. Capacity approved and assigned to a preliminary plat and construction
18 plan will remain allocated for a period of two years from the date of
19 issuance of the development order or as extended by the BCC.
20 b. Capacity approved and assigned to a site plan shall remain allocated
21 for a period of 18 months from the date of the issuance of the
22 development order or as extended by the BCC.
23 c. Capacity approved and assigned to longer term projects or DRI will
24 remain allocated for a period as established in an enforceable
25 development agreement.
26 d. Capacity approved and assigned to a development order subject to the
27 condition that the applicant will satisfy all transportation concurrency
28 requirements through a proportionate fair share agreement shall
29 remain allocated for a period of 12 months from the date of the
30 conditional development order. The applicant will be required to
31 adhere to the timeframes detailed in the concurrency management
32 provisions of the LDC or the conditional development order will be
33 considered null and void and the capacity will be revoked. Once the
34 proportionate fair share agreement is approved, the allocation of capacity
35 will be subject to the applicable conditions of items (a) through (c)
36 above.

37
38 **OBJ CMS 1.3 Standards**
39
40 **Establish concurrency management system requirements and LOS**
41 **standards.**

42
43 **POLICIES**
44
45 **CMS 1.3.1 Consistency with Comprehensive Plan.** No development activity
46 may be approved unless it is found that the development is consistent with the

1 Escambia County Comprehensive Plan and that the provision of the facilities
2 enumerated in CMS 1.2.2 will be available at prescribed LOS concurrent with the
3 impact of the development on those facilities.

4
5 CMS 1.3.2 **Minimum Requirements.** At a minimum, the Concurrency
6 Management System shall ensure that at least one of the following standards will
7 be met prior to issuance of a development permit or order:

- 8
9 a. The necessary facilities and services are in place at the time a
10 development permit is issued; or
11 b. A development permit is issued subject to the condition that the
12 necessary facilities and services will be in place and available to serve
13 the new development at the time of the issuance of a certificate of
14 occupancy; or
15 c. The necessary facilities are under construction at the time a permit is
16 issued. This provision only relates to parks and recreation facilities and
17 roads; or
18 d. The necessary facilities and services are the subject of a binding
19 executed contract for the construction of the facilities or the provision of
20 services at the time the development permit is issued. This provision only
21 relates to parks and recreation facilities. The LDC will include a
22 requirement that the provision or construction of the facility or service must
23 commence within one year of the issuance of the development order or
24 permit; or
25 e. The necessary facilities and services are guaranteed in an enforceable
26 development agreement. An enforceable development agreement may
27 include, but is not limited to, development agreements pursuant to Section
28 163.3220, Florida Statutes, or an agreement or development order issued
29 pursuant to Chapter 380, Florida Statutes. For transportation facilities, all
30 in-kind improvements detailed in a proportionate fair share agreement
31 must be completed in compliance with the requirements of the LDC. For
32 potable water, wastewater, solid waste, stormwater and public school
33 facilities, any such agreement will guarantee the necessary facilities and
34 services to be in place and available to serve the new development at the
35 time of the issuance of a certificate of occupancy; or
36 f. The necessary facilities needed to serve new developments are included
37 in the first three years of the applicable Five-Year Florida Department of
38 Transportation (FDOT) Work Program or in place or under actual
39 construction no more than three years after the issuance, by the County,
40 of a development order or permit. This provision only relates to roads. The
41 Five-Year FDOT Work Program is attached herein to this ordinance as
42 Exhibit A.
43 g. The necessary concurrency standards for public school facilities shall
44 be consistent with Chapter 16, Public School Facilities Element.

1 CMS 1.3.3 **LOS During Construction.** The provisions of CMS 1.3.2 above
2 notwithstanding, the prescribed LOS for any system or systems may be
3 downgraded during construction of new facilities if, upon completion of the new
4 facilities, the prescribed LOS will be met and maintained.

5
6 CMS 1.3.4 **LOS Standards.** The adopted LOS standards in this ordinance are as
7 indicated in the following policies:

8	9	10
	LOS	Policy
10	Roads	MOB 1.1.2
11	Mass Transit	MOB 2.2.3
12	Wastewater	INF 1.1.9
13	Solid Waste	INF 2.1.4
14	Stormwater Management	INF 3.1.9
15	Potable Water	INF 4.1.7
16	Recreation/Open Space	REC 1.3.6
17	Public Schools	PSF 2.1.2

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22 CMS 1.3.5 **Phased construction.** The construction of any development project
23 may be phased or staged so as to coincide with the phased or staged
24 construction of infrastructure facilities so that the LOS for such facilities are
25 maintained upon completion of each phase or stage of the development project.

26
27 **OBJ CMS 1.4 Methods**

28
29 **Establish the quantitative methods for determining LOS compliance and**
30 **maintaining LOS standards.**

31
32 **POLICIES**

33
34 CMS 1.4.1 **Responsibility.** The LDC shall designate responsibility within the
35 Escambia County government for determining prior to the issuance of a
36 development order or building permit whether LOS standards are met and will be
37 maintained. The LDC may place the burden of demonstrating compliance upon
38 the developer or applicant. To be approved, applications for development
39 approval shall provide sufficient information showing compliance with LOS
40 standards.

41
42 CMS 1.4.2 **Quantitative Methods.** The LDC shall include quantitative methods
43 for determining LOS that may be impacted by any particular development
44 application. In addition, the LDC will fully describe the process for a finding of
45 compliance with LOS.

46

1 **CMS 1.4.3 Impact Calculation.** The LDC shall include standardized quantitative
2 methods to be used in determining the impact of any proposed development
3 upon the public facilities and services within the County (roads, stormwater,
4 potable water, wastewater, solid waste, recreation and open space, and public
5 schools).

6
7 Applications for development approval shall include the projected impact upon
8 public facilities and services upon occupancy or use of the proposed
9 development. Any deviation from the standardized methods within the LDC must
10 have the prior approval of the BCC before such data may be used for
11 determining or projecting impacts of the proposed development.

12
13 **CMS 1.4.4 Exemption to concurrency requirement.** For the purpose of issuing
14 a development order or permit, a proposed development may be deemed to have
15 a de minimis impact and may not be subject to the concurrency requirements of
16 ~~Rule 9J-5.0055(3)(c) 1-4, Florida Administrative Code,~~ only if all of the conditions
17 specified in Section 163.3180(6), Florida Statutes, are met.

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Chapter 7 Future Land Use Element.

The purpose and intent of the Future Land Use Element is to establish future land patterns that support and encourage compact, mixed-use urban development, support transit, reduce vehicle miles traveled and reduce greenhouse gases. The Future Land Use Element shall also provide a clear separation between urban, suburban and rural areas and provide protection for existing agricultural areas.

GOAL FLU 1 FUTURE DEVELOPMENT PATTERN

Escambia County shall implement a planning framework that defines, supports and facilitates the desired future development pattern in Escambia County while protecting and preserving natural and historic resources.

OBJ FLU 1.1 Growth Strategies

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

POLICIES

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). The 2030 FLUM is attached herein to this ordinance as Exhibit B.

FLU 1.1.2 Land Development Code. Escambia County shall adopt and maintain within a Land Development Code (LDC) those specific and detailed provisions necessary and desirable to implement goals, objectives, and policies of the Comprehensive Plan. The provisions shall include regulations for use of land and water, subdivision of land, flood-prone areas, on-site vehicular use, stormwater drainage, signage, and concurrency of infrastructure and services. LDC regulations shall also provide for open space, compatibility of adjacent uses, correction of nonconforming uses and structures, and protection of potable water sources, environmentally sensitive lands, and other natural resources. Additionally, the LDC shall document the administrative processes necessary to implement its regulations, including development approval and permitting, rezoning, appeal of administrative decisions, variances or exceptions to

1 standards, and public notification of those processes. Other policies within the
2 Comprehensive Plan may prescribe more specific LDC content.

3
4 **FLU 1.1.3 Principles and Methodologies.** Escambia County shall ensure that
5 all future development is consistent with accepted planning principles and
6 professionally accepted methodologies.

7
8 **FLU 1.1.4 Zoning Districts.** Escambia County shall, through LDC provisions,
9 utilize various zoning districts to implement land use, density, intensity, and other
10 development standards consistent with accepted planning principles and the
11 designated future land use categories of the Comprehensive Plan and FLUM.
12 Within a given future land use category there shall be one or more implementing
13 zoning districts, and development standards for each parcel shall be those of the
14 applicable zoning district. Additionally, the County shall adopt and maintain
15 parcel-based zoning district maps, and the LDC shall contain provisions for map
16 amendments (rezoning), including the minimum criteria necessary for approval of
17 an amendment.

18
19 **FLU 1.1.5 Density Clustering:** The LDC shall include provisions for density
20 clustering outside of the site areas intended for preservation and within the site
21 areas intended for development.

22
23 **FLU 1.1.6 Subdivision Regulations.** Escambia County shall, through LDC
24 provisions, apply uniform subdivision regulations, including requirements to
25 provide paved roads and stormwater management.

26
27 **FLU 1.1.7 Performance-oriented Controls.** The LDC shall include performance
28 oriented land development controls. These are intended to protect and preserve
29 important natural resources; provide incentives for design improvements to
30 existing subdivisions and neighborhoods and encourage better design for newly
31 proposed subdivisions or neighborhoods; provide incentives for minimizing
32 adverse impacts on adjacent lands or uses; and encourage a mix of housing
33 types.

34
35 **FLU 1.1.8 Planned Unit Development.** Escambia County shall, through LDC
36 provisions, promote and encourage the use of the Planned Unit Development
37 (PUD) process that will allow expansion of uses, increased site specific densities,
38 clustering, or other incentives to achieve innovative land use design superior to
39 that produced by the strict application of standard development regulations.
40 Generally, the PUD process shall be limited to a development that is planned,
41 developed, and considered as a single project. The LDC shall establish minimum
42 PUD design criteria, including minimum site area and open space.

43
44 **FLU 1.1.9 Buffering.** In the LDC, Escambia County shall ensure the compatibility
45 of adjacent land uses by requiring buffers designed to protect lower intensity
46 uses from more intensive uses, such as residential from commercial. Buffers

1 shall also be used to protect agricultural activities from the disruptive impacts of
2 nonagricultural land uses and protect nonagricultural uses from normal
3 agricultural activities.

4
5 **FLU 1.1.10 Locational Criteria.** The LDC shall include locational criteria for
6 broad categories of proposed non-residential land uses. The site criteria for such
7 uses shall address the transportation classification of, and access to, adjoining
8 streets, the proximity of street intersections and large daily trip generators (i.e.
9 college or university), the surrounding land uses, the ability of a site to
10 accommodate the proposed use while adequately protecting adjoining uses and
11 resources, and other criteria that may be appropriate to those categories of uses.

12
13 **FLU 1.1.11 Public Schools.** Escambia County shall coordinate with the
14 Escambia County School Board to plan the siting and development of public
15 schools, consistent with the Intergovernmental Coordination and Public Schools
16 Facilities Elements. Schools shall be collocated with parks or other civic uses
17 such as public libraries where possible, to promote joint use of facilities and
18 encourage compact land use patterns. Schools shall be located in close
19 proximity to residential areas and accessible by various modes of transportation.

20
21 **FLU 1.1.12 Family Conveyance Exception.** Escambia County shall, through
22 LDC provisions, continue to allow property owners to convey parcels of property
23 to a grandparent, parent, step-parent, adopted parent, sibling, child, step-child,
24 adopted child or grandchild for use solely as a homestead by that individual
25 without regard to maximum residential densities established in the applicable
26 zoning districts. However, the LDC may impose other limitations. The family
27 conveyance provision shall apply only once to any individual.

28
29 **FLU 1.1.13 Administrative Appeal Procedure.** Consolidation of future land use
30 categories and zoning districts on the 2030 FLUM and associated Zoning Map is
31 intended to simplify administration while respecting private property rights. Any
32 property owner contending that a parcel of land had greater development rights
33 under the future land use and zoning in place prior to the adoption of the 2030
34 FLUM and associated Zoning Map may submit a written request to the County
35 for a determination under the vested rights provisions of the LDC.

36
37 **OBJ FLU 1.2 Historic Resources**

38
39 **Protect and preserve Escambia County's historical resources.**

40
41 **POLICIES**

42
43 **FLU 1.2.1 State Assistance.** Escambia County shall utilize all available
44 resources of the Florida Department of State, Division of Historical Resources in
45 the identification of archeological and/or historic sites or structures within the
46 County. The County will utilize guidance, direction and technical assistance

1 received from this agency to develop provisions and regulations for the
 2 preservation and protection of such sites and structures. In addition, the County
 3 will utilize assistance from this agency together with other sources, such as the
 4 University of West Florida, in identifying newly discovered historic or
 5 archaeological resources. The identification will include an analysis to determine
 6 the significance of the resource.

7
 8 **FLU 1.2.2 LDC Provisions.** Escambia County shall include provisions in the
 9 LDC that require identification and preservation of significant archeological
 10 and/or historic sites or structures within the County. The provisions will include
 11 protection for all sites listed on the Florida Master Site File and will be developed
 12 in cooperation with the Department of State, Division of Historical Resources.
 13 The provisions also will include requirements that provide for the cessation of
 14 land disturbing activities any time artifacts with potential historical significance
 15 are revealed during construction activities on any site with potential historical
 16 significance. The purpose of the cessation is to allow time to determine the
 17 significance of any artifact or historical evidence found on the site. Normally,
 18 determinations will be made by those approved to make such determinations by
 19 the Division of Historical Resources.

20
 21 **FLU 1.2.3 Density Clustering.** Escambia County shall include density clustering
 22 provisions in the LDC to protect significant historical or archaeological sites. The
 23 density clustering provisions will allow for historical or archaeological areas within
 24 a larger site to remain intact and an appropriate proportion of the density that
 25 may otherwise have been permitted within those areas to be clustered on a non-
 26 sensitive portion of the site.

27
 28 **OBJ FLU 1.3 Future Land Use Map Designations**

29
 30 Designate land uses on the FLUM to discourage urban sprawl, promote mixed
 31 use, compact development in urban areas, and support development compatible
 32 with the protection and preservation of rural areas.

33
 34 **POLICIES**

35
 36 **FLU 1.3.1 Future Land Use Categories.** General descriptions, range of
 37 allowable uses and residential densities and non-residential intensities for all
 38 future land use categories in Escambia County are outlined in Table 1.

39
 40

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
Agriculture (AG)	Intended for routine agricultural and silvicultural related activities and very low density residential	<ul style="list-style-type: none"> • Agriculture • Silviculture • Residential • Recreational 	Residential Minimum Density: None Maximum Density: 1

	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.	<ul style="list-style-type: none"> • Public and Civic • Limited Ancillary or Supportive Commercial 	du/20 acres Non-Residential Minimum Intensity: None Maximum Intensity: 0.25 Floor Area Ratio (FAR)
Rural Community (RC)	Intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County.	<ul style="list-style-type: none"> • Agriculture • Silviculture • Residential • Recreational Facilities • Public and Civic • Compact, traditional neighborhood supportive commercial 	Residential Minimum Density: None Maximum Density: 2 du/acre Non-Residential Minimum Intensity: None Maximum Intensity: 0.25 Floor Area Ratio (FAR)
Mixed-Use Suburban (MU-S)	Intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses.	<ul style="list-style-type: none"> • Residential • Retail and Services • Professional Office • Recreational Facilities • Public and Civic 	Residential Minimum Density: 2 du/acre Maximum Density: 10 du/acre Non-Residential Minimum Intensity: None Maximum Intensity: 1.0 Floor Area Ratio (FAR) Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:

			<p>a) Residential – 8% to 25%</p> <p>b) Public/Rec/Inst. – 5% to 20%</p> <p>c) Non-Residential: Retail/Service – 30% to 50%</p> <p>Office – 25% to 50%</p> <p>In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:</p> <p>a) Residential – 70% to 85%</p> <p>b) Public/Rec/Inst. – 10% to 25%</p> <p>c) Non-Residential – 5% to 10%</p>
Mixed-Use Urban (MU-U)	Intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.	<ul style="list-style-type: none"> • Residential • Retail and Services • Professional Office • Light Industrial • Recreational Facilities • Public and Civic 	<p>Residential Minimum Density: 3.5 du/acre</p> <p>Maximum Density: 25 du/acre</p> <p>Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)</p> <p>Maximum Intensity: 2.0 Floor Area Ratio (FAR)</p> <p>Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways</p>

			<p>or transit corridors by 2030:</p> <p>a) Residential – 8% to 25%</p> <p>b) Public/Rec/Inst. – 5% to 20%</p> <p>c) Non-Residential: Retail/Service – 30% to 50%</p> <p>Office – 25% to 50%</p> <p>Light Industrial – 5% to 10%</p> <p>In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:</p> <p>a) Residential – 70% to 85%</p> <p>b) Public/Rec/Inst. – 10% to 25%</p> <p>c) Non-Residential – 5% to 10%</p>
Mixed-Use Perdido Key (MU-PK)	<p>Intended for a complementary mix of residential, commercial and tourism (resort) related uses.</p> <p>Residential development in the MU-PK FLUM category shall be limited to 7,150 dwelling units and 1,000 lodging units.</p>	<p>Single family and multi-family residential; condominiums; hotels/motels, commercial, active and passive recreational facilities, plazas and other civic uses; public and quasi-public facilities (including government facilities, public utilities, religious facilities and organizations).</p> <p>Up to 16% of the land in the MU-PK FLUM category may be developed in resort/tourist related uses and in small scale commercial uses.</p> <p>Also, the types of small scale</p>	<p>Residential</p> <p>Minimum Density: None</p> <p>Maximum Density: 5 <u>25</u> du/acre (based on proposed zoning districts)</p> <p>Building heights in residential areas may be no more than eight stories, or two stories less than an adjacent structure, if the adjacent structure is greater than eight stories and existed on June 1, 1997.</p>

		<p>commercial uses allowed will be strictly controlled pursuant to the Perdido Key zoning districts.</p> <p>In the low and medium density residential zoning districts the non-residential uses may include churches, public utilities and facilities, parks and recreation areas, golf courses, tennis courts, swimming pools, etc. In the medium density residential zoning districts, non-residential uses may also include kindergarten and childcare centers and professional offices (architects, engineers, lawyers, consultants, medical/dental, real estate, insurance, etc.)</p> <p>The uses allowed in the commercial district include a full range of commercial enterprise activities and are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, thereby assuring that such commercial development is undertaken in an environmentally sensitive manner. When using density transfers, densities may not be transferred to parcels south of Perdido Key Drive.</p>	<p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: 1.1 Floor Area Ratio (FAR)</p> <p>Building heights in commercial areas may be no more than eight stories plus two stories for parking. Building heights in the commercial core area will be based on percentage of lot coverage.</p>
Mixed-Use Pensacola Beach (MU-PB)	Intended for a complementary mix of uses on the developable lands at Pensacola Beach and is designed to accommodate and	The location and distribution of uses shall generally follow the distribution of uses included in the 1988 Pensacola Beach Land Utilization Plan, which is	Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50% open space/recreation.

	<p>encourage innovative land development types and arrangements.</p> <p>Residential development in the MU-PB FLUM category shall be limited to 4,128 dwelling units and 726 lodging units.</p>	<p>included in Chapter 1 of the Foundation Document and Chapter 85-409, Laws of Florida.</p> <p>Other allowable uses include public utilities and facilities, religious and educational facilities and medical facilities. Note: Laws of Florida, Chapter 85-409, prohibits residential or commercial development of a specified parcel within this category. Further, provisions within the Land Utilization Plan provide that environmental studies be completed prior to approving any development or use of the specified parcel.</p>	<p>Also, densities may be increased, decreased or transferred on any particular parcel to provide protection to important natural resources, accommodate the provision of adequate and functional open space and the provision of a complimentary mix of recreation uses within the Pensacola Beach Community.</p> <p>Site specific densities and uses will be further defined by the lease agreements for individual parcels, the 1985 Bond Validation Compromise and Settlement, and Special Acts of the legislature regarding land use, ownership and development on Pensacola Beach. However, development thresholds established by this Policy shall not be exceeded unless this Comprehensive Plan has been amended and such amendment provides for increased development thresholds.</p>
Commercial (C)	Intended for professional office, retail, wholesale, service and general business trade. Residential development may be	<ul style="list-style-type: none"> • Residential • Retail and Services • Professional Office • Light Industrial • Recreational Facilities 	<p>Residential Minimum Density: None</p> <p>Maximum Density: 25 du/acre</p>

	permitted only if secondary to a primary commercial development.	<ul style="list-style-type: none"> Public and Civic 	<p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: 1.0 Floor Area Ratio (FAR)</p>
Industrial (I)	Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents.	<ul style="list-style-type: none"> Light to Intensive Industrial Ancillary Retail and Office No new residential development is allowed 	<p>Residential Minimum Density: None</p> <p>Maximum Density: None</p> <p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: 1.0 Floor Area Ratio (FAR)</p>
Conservation (CON)	Intended for the conservation of important natural resources, such as wetlands, marshes and significant wildlife habitats. This may include passive recreational opportunities for citizens of and visitors to the County.	<ul style="list-style-type: none"> Passive parks and trails Preservation lands Educational uses that use natural amenities for public benefit No new residential development is allowed 	<p>Residential Minimum Density: None</p> <p>Maximum Density: None</p> <p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: None</p>
Recreation (REC)	Recreational opportunities for the Escambia County citizens including a system of public and private park facilities.	<ul style="list-style-type: none"> Active and passive recreation activities and amenities Park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields Meeting halls and the like No new residential development is allowed 	<p>Residential Minimum Density: None</p> <p>Maximum Density: None</p> <p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: 0.5 Floor Area Ration (FAR)</p>

Public (P)	Provides for uses or facilities owned or managed by the federal, state or county government or other public institutions or agencies.	<ul style="list-style-type: none"> • Public Parks • Local, Regional, State or Federal Facilities • Public structures or lands • Quasi-public Facilities providing public services 	<p>Residential Minimum Density: None</p> <p>Maximum Density: None</p> <p>Non-Residential Minimum Intensity: None</p> <p>Maximum Intensity: None</p>
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OBJ FLU 1.4 Protect Existing Communities

Escambia County shall protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active code enforcement program.

POLICIES

FLU 1.4.1 Nonconformity. Escambia County shall prohibit expansion of nonconforming land uses or structures within the County. The LDC shall restrict any activity that would expand the land use in question, improve structures or expand improvements associated with a nonconforming land use.

FLU 1.4.2 Code Enforcement. Escambia County shall conduct a combination of complaint-driven and systematic code enforcement actions to reduce property maintenance code violations; this process shall continue to use a hearing examiner (code enforcement special magistrate) when appropriate.

OBJ FLU 1.5 Sustainable and Energy Efficient Development

Escambia County shall promote sustainable and energy efficient development by encouraging compact, mixed- and multi-use land use patterns.

POLICIES

FLU 1.5.1 Reduction of Green House Gases and Single Occupant Vehicle Trips. The County will direct growth toward lands designated for higher intensity, mixed use development, especially the Mid-West Sector Plan Overlay area and major transportation corridors in the Mixed Use Urban Future Land Use category, to encourage compact, mixed or multiple use developments that are walkable and can be served by public transportation, thereby establishing opportunities for

1 reduced reliance on single occupant vehicle trips and reduction in automobile
2 generated greenhouse gas emissions.

3
4 **FLU 1.5.2 Use of Planned Unit Development.** Escambia County shall support
5 the use of the Planned Unit Development process to create developments that
6 incorporate sustainable development practices, including:

- 7
8 a. A variety of nonresidential uses in close proximity to residential uses;
9 b. A variety of uses mixed as compact vertical or horizontal development;
10 c. Active first floor retail and service uses in multi story buildings;
11 d. Convenient access to typical daily needs;
12 e. A system of streets that are attractive and safe for pedestrians and
13 bicycle use;
14 f. Walking/bicycling trails and wide pedestrian sidewalks as referenced in
15 Chapter 8, Mobility Element and the Safe Routes to Schools Program;
16 g. Greenspaces, such as pocket parks, trails, greenbelts and natural
17 areas; and
18 h. Travel mode choice, including walking, bicycling, bus/transit and
19 automobile.
20

21 **FLU 1.5.3 New Development and Redevelopment in Built Areas.** To promote
22 the efficient use of existing public roads, utilities and service infrastructure, the
23 County will encourage redevelopment in underutilized properties to maximize
24 development densities and intensities located in the Mixed Use-Suburban, Mixed
25 Use-Urban, Commercial and Industrial Future Land Use districts categories (with
26 the exception of residential development).
27

28 **FLU 1.5.4 Compact Development and Maximum Densities and Intensities.**
29 To ensure developments are designed to be compact and to accommodate travel
30 mode choice, especially for short, local trips, the County will require minimum
31 densities in the Mixed-Use-Suburban Future Land Use category and encourage
32 the maximum densities and intensities in the Mixed Use-Urban Future Land Use
33 category.
34

35 **GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES**

36
37 **Escambia County shall promote urban strategies for compact**
38 **development, efficient provision of infrastructure and urban services, and**
39 **the protection of natural resources. Urban strategies shall include infill**
40 **development, mixed-use development and coordinated land use and**
41 **transportation planning.**

42 43 **OBJ FLU 2.1 Urban Development**

44
45 **Direct growth toward those areas where infrastructure and services exist to**
46 **support development at approved densities and intensities.**

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POLICIES

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

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

FLU 2.1.3 CHHA Density. Consistent with the goals, objectives and policies of the Coastal Management Element, Escambia County will not support rezonings and FLUM amendments to categories allowing higher densities within the Coastal High Hazard Area (CHHA).

FLU 2.1.4 Residential Density and Non-residential Intensity Bonuses. Through specific LDC criteria that implement the urban development objective, mixed use projects may be allowed to be developed above the maximum residential density and non-residential intensity permitted in the zoning district but not to exceed the FLU limits.

OBJ FLU 2.2 Provision of Public Services

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

POLICIES

FLU 2.2.1 Location. Public facilities and services shall be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment and levels of efficiency shall be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the Emerald Coast Utilities Authority, other water and/or sewer providers and state or federal agencies with

1 facilities located in the County or with plans to expand existing facilities or create
2 new facilities in the County. Among other things, it is the intent of this policy that
3 public facilities and services are available to support the densities and intensities
4 of uses provided by this plan and the FLUM and that there is adequate and
5 suitable land available for such utility facilities.

6
7 **FLU 2.2.2 Land Acquisition.** Escambia County shall include land acquisition
8 within its Capital Improvements Element and its Capital Improvements Program
9 (CIP) when necessary to provide for public lands for County owned facilities.

10
11 **FLU 2.2.3 Right-of-way Dedication.** Escambia County shall continue to require
12 dedication of adequate rights-of-way as approved by the County.

13
14 **FLU 2.2.4 Existing Facilities.** Prior to embarking on the construction of new
15 capital improvements, Escambia County will consider the feasibility of upgrading
16 or rehabilitating existing facilities to determine if the rehabilitation of present
17 facilities would be in the best interest of the County and its citizens.

18
19 **OBJ FLU 2.3 Infill Development**

20
21 **Encourage infill development in appropriate urbanized areas where**
22 **infrastructure is sufficient to meet demands, such as in MU-U and MU-S.**

23
24 **POLICIES**

25
26 **FLU 2.3.1 Area Designation.** The Englewood and Brownsville Redevelopment
27 Areas, as adopted by the BCC, are hereby designated as an Urban Infill and
28 Redevelopment Area in conformance with Section 163.2514(2), Florida Statutes.
29 The County shall pursue similar designation for the remaining adopted
30 redevelopment areas.

31
32 **FLU 2.3.2 Community Redevelopment Areas.** Escambia County shall use its
33 fiscal resources to encourage infill residential, commercial and public
34 development, particularly in the Community Redevelopment Areas.

35
36 **OBJ FLU 2.4 Community Redevelopment**

37
38 **The Community Redevelopment Agency (CRA) will continue to implement**
39 **the recommendations of the 1995 Community Redevelopment Strategy, as**
40 **may be updated from time to time.**

41
42 **POLICIES**

43
44 **FLU 2.4.1 Strategy.** The CRA and other County agencies shall implement the
45 recommendations of the 1995 Community Redevelopment Strategy through the

1 Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment
2 Plans, as may be updated from time to time.

3
4 **FLU 2.4.2 Block Grants.** Escambia County shall direct its Community
5 Development Block Grant (CDBG) efforts primarily to the Community
6 Redevelopment Areas, but in any case, the program requirements promulgated
7 by the U.S. Department of Housing and Urban Development (HUD) shall be met.

8
9 **FLU 2.4.3 Unsafe Conditions.** Escambia County shall utilize and administer its
10 provisions for removal or repair of structures that are unsafe or constitute a
11 health hazard. Also, the County will continue to target CDBG funds primarily for
12 improvement to areas or structures where unsafe or substandard conditions
13 exist.

14
15 **FLU 2.4.4 Needs Identification.** Escambia County shall identify neighborhoods
16 showing initial signs of distress and evaluate the need for revitalization and
17 enhancement, which is anticipated to be complete by December 2011.
18 Distressed neighborhoods may be scheduled for targeted code enforcement and
19 for supplemental public infrastructure and park improvements through the CIP.

20 21 **GOAL FLU 3 RURAL STRATEGIES**

22
23 **Escambia County shall promote rural strategies, including protecting**
24 **agriculture, silviculture and related activities, protecting and preserving**
25 **natural resources and guiding new development toward existing rural**
26 **communities.**

27 28 **OBJ FLU 3.1 Rural Development**

29
30 **All new development within rural areas, including commercial**
31 **development, that is compatible with the protection and preservation of**
32 **rural areas, shall be directed to existing rural communities.**

33 34 **POLICIES**

35
36 **FLU 3.1.1 Infrastructure Expenditures.** Escambia County shall limit the
37 expenditure of public funds for infrastructure improvements or extensions that
38 would increase the capacity of those facilities beyond that necessary to support
39 the densities and intensities of use established by this plan unless such
40 expenditures are necessary to implement other policies of this plan.

41
42 **FLU 3.1.2 Water Facility Extensions.** Escambia County shall coordinate with
43 potable water providers on any extensions of potable water facilities in rural area.

44
45 **FLU 3.1.3 FLUM Amendments.** During consideration of FLUM amendments,
46 Escambia County shall consider the impacts of increased residential densities to

1 the agriculture and silviculture industries and public facility maintenance and
2 operation expenditures (i.e. roads, water, sewer, schools,) needed to serve the
3 proposed development.

4
5 **FLU 3.1.4 Rezoning.** Escambia County shall protect agriculture and the rural
6 lifestyle of northern Escambia County by permitting rezonings to districts allowing
7 higher residential densities in the Rural Community (RC) future land use
8 category.

9
10 **FLU 3.1.5 New Rural Communities.** To protect silviculture, agriculture and
11 agriculture-related activities Escambia County shall not support the
12 establishment of new rural communities.

13
14 **FLU 3.1.6 Residential Clustering.** Clustering of residential units in the
15 Agriculture (AG) and Rural Community (RC) future land use categories shall only
16 be permitted for subdivisions of 10 or more dwelling units, with preservation of at
17 least 80 percent of the project site in a perpetual conservation easement as
18 contemplated in, Section 704.06, F.S., and in conjunction with a PUD to ensure
19 the project is compatible with surrounding properties and protects the rights of
20 adjacent property owners. The minimum lot size shall be ¼ acre and the
21 maximum residential density permitted in the future land use category shall not
22 be exceeded.

23
24 **FLU 3.1.7 Farm Worker Housing.** Group quarters, temporary housing, and
25 other residential structures for the use of permanent and/or temporary farm
26 workers may be permitted in areas of agricultural activity. Although, in no case
27 shall such uses exceed the maximum intensity specified in the applicable future
28 land use category or densities exceed 8 dwelling units per gross acre. This
29 provision is intended to preserve and promote agricultural uses by making it
30 possible for farm workers to both work and reside on or near property devoted to
31 agricultural uses.

32
33 **FLU 3.1.8 Conservation Subdivisions.** Escambia County shall, by December
34 2012, review the appropriateness of allowing conservation subdivisions in the
35 future land use categories.

36
37 **GOAL FLU 4 MILITARY INSTALLATIONS**

38
39 **Escambia County shall support the missions of local military installations.**

40
41 **OBJ FLU 4.1 Compatibility and Encroachment.**

42
43 **Recognize the economic and historical significance of retaining local**
44 **military installations and address compatibility and encroachment issues**
45 **through implementation of the recommendations of the 2003 Joint Land**
46 **Use Study (JLUS).**

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POLICIES

FLU 4.1.1 Planning Objective. Escambia County shall consider the protection of public health, safety and welfare as a principal objective of land use planning around military airfields.

FLU 4.1.2 Airfield Influence Planning Districts. Escambia County shall provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment, creating a buffer to lessen impacts from and to property owners, and protecting the health, safety and welfare of citizens living in close proximity to military airfields. The overlay districts shall require density and land use limitations, aviation easements, building sound attenuation, real estate disclosures, and Navy (including other military branches where appropriate) review of proposed development based on proximity to Clear Zones, Accident Potential Zones (APZs), aircraft noise contours, and other characteristics of the respective airfields. The districts and the recommended conditions for each are as follows:

- A. *Airfield Influence Planning District--1 (AIPD-1):* Includes the current Clear Zones, Accident Potential Zones and noise contours of 65 Ldn and higher, (where appropriate) as well as other areas near and in some cases abutting the airfield.
 - 1. Density restrictions and land use regulations to maintain compatibility with airfield operations; and
 - 2. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
 - 3. Required dedication of aviation easements to the county for subdivision approval and building permit issuance; and
 - 4. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
 - 5. Required disclosure for real estate transfers.

- B. *Airfield Influence Planning District--2 (AIPD-2):* Includes land that is outside of the AIPD -1 but close enough to the airfield that it may affect, or be affected by, airfield operations.
 - 1. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
 - 2. Required dedication of aviation easements to the county for subdivision approval and building permit issuance; and
 - 3. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and

- 1 4. Required disclosure for real estate transfers; and
- 2 5. No County support of property rezonings that result in
- 3 increased residential densities in excess of JLUS
- 4 recommendations.
- 5

6 The three installations in Escambia County - Naval Air Station Pensacola
7 (NASP), Navy Outlying Field (NOLF) Saufley and NOLF Site 8, are each utilized
8 differently. Therefore, the size and designations of the AIPD Overlays vary
9 according to the mission of that particular installation. The Escambia County
10 Land Development Code details and implements the recommendations. The
11 AIPD Overlays Map is attached herein to this ordinance as Exhibit C.

12
13 **FLU 4.1.3 Infrastructure Impacts.** Escambia County shall review, in
14 coordination with other agencies or organizations that provide necessary
15 infrastructure (i.e. streets and utilities), the possible growth-inducing impacts of
16 service extensions into AIPD's.

17
18 **FLU 4.1.4 Information Access.** Escambia County shall continue to maintain an
19 interactive page on its website as a tool for all users to access information
20 concerning airfield influence planning districts, noise zones and accident
21 potential zones. The County is committed to continuous improvement and
22 expansion of the website, with links to other information sources as needed.

23
24 **FLU 4.1.5 Land Acquisition.** Escambia County shall seek dedicated sources of
25 funds for acquiring the development rights or outright purchase of select lands for
26 public purpose. The land acquisition program shall be designed to serve multiple,
27 complementary goals, including the elimination of possible development from
28 lands near airfields, the protection of the environment, the maintenance of
29 agricultural uses, and the conservation of quality open spaces.

30
31 **FLU 4.1.6 Supporting Infrastructure.** Section 288.980(4), Florida Statutes,
32 creates the "Defense Infrastructure Grant Program" to support local infrastructure
33 projects deemed to have a positive impact on the military value of installations
34 within the state. Escambia County shall support and proceed with infrastructure
35 projects that would have a positive impact on local military installations, pursuing
36 all assistance available.

37
38 **FLU 4.1.7 Military Representation.** Pursuant to Section 163.3175, Florida
39 Statutes, a representative of the military installations located within Escambia
40 County shall be placed on the Planning Board as an ex officio, nonvoting
41 member. The selection of the representative will initially be by a Memorandum of
42 Agreement between the Commanding Officers of Naval Air Station Pensacola
43 and Naval Air Station Whiting Field. The Interlocal Agreement with the Navy
44 details the procedures and responsibilities of both parties.

1 FLU 4.1.8 **JLUS Implementation.** The Local Planning Agency, the Planning
2 Board, shall function as the JLUS Implementation Oversight Committee to guide
3 the implementation of technically sound, community-based, collaborative
4 planning. The duties of the JLUS Implementation Oversight Committee shall
5 include, at a minimum, annual meetings, with others scheduled as necessary, to:

- 6
- 7 a. Monitor the timely completion of the implementation of the JLUS
8 recommendations; and
- 9 b. Make policy decisions and recommendations concerning the JLUS
10 implementation to the BCC; and
- 11 c. Monitor the effectiveness of the implemented recommendations in
12 controlling encroachment; and
- 13 d. If necessary in the future, recommend additional measures to ensure
14 compatible development in the AIPD's.

15
16 **GOAL FLU 5 MID-WEST ESCAMBIA COUNTY OPTIONAL SECTOR PLAN**

17
18 **Escambia County shall utilize the Optional Sector Plan process to**
19 **encourage cohesive and sustainable development patterns within central**
20 **Escambia County, emphasizing urban form and the protection of regional**
21 **resources and facilities.**

22
23 **OBJ FLU 5.1 Conceptual Long-term Build-out Overlay**

24
25 **Adopt a conceptual long-term buildout overlay for the Mid-West Optional**
26 **Sector Plan area as authorized by the Florida Department of Community**
27 **Affairs.**

28
29 **POLICIES**

30
31 FLU 5.1.1 The Long-Range Conceptual Framework Map, attached and
32 incorporated in this Ordinance as Exhibit D, identifies the location, type and
33 extent of land uses, regionally significant public facilities, and regionally
34 significant natural resources. This area shall be depicted on the Future Land Use
35 Map as the Optional Sector Plan (OSP) and be evaluated in future statutorily
36 required evaluation & appraisal reports.

37
38 FLU 5.1.2 Development within the OSP area shall support and further the
39 following general principles:

- 40 Economic Development
- 41 a. Promote economic development and job creation
- 42 b. Promote the fiscally efficient use of land and infrastructure
- 43 c. Provide adequate retail and service opportunities to meet the needs
44 of the surrounding community
- 45
- 46

- 1 Transportation
- 2 a. Create a highly interconnected, multi-modal transportation system
 - 3 that efficiently links housing to employment and retail opportunities
 - 4 b. Develop a hierarchy of transportation corridors that would increase
 - 5 mobility and accessibility within the OSP while respecting existing
 - 6 residential development
 - 7 c. Create an interconnected and accessible pedestrian and bicycle
 - 8 network
 - 9 d. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through
 - 10 the use of compact, mixed-use and transit-oriented development
 - 11 patterns

- 12 Environment
- 13 a. Establish a “green infrastructure” network of interconnected
 - 14 recreation areas and open space
 - 15 b. Identify, protect and when impacted by development restore key
 - 16 ecosystems
 - 17 c. Identify, protect and when impacted by development restore wildlife
 - 18 habitat and corridors
 - 19 d. Reduce greenhouse gas (GHG) emissions

- 20 Community Design
- 21 a. Create a hierarchy of place
 - 22 b. Promote compact neighborhood design
 - 23 c. Create neighborhoods that would provide a broad range of housing
 - 24 options varying in size, style, cost and type of ownership
 - 25 d. Provide neighborhood schools and parks within close proximity to
 - 26 housing consistent with Chapter 16, Public Schools Facilities
 - 27 Element.
 - 28 e. Construct resource-efficient homes and businesses

29
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31
32 FLU 5.1.3 The total maximum development scenario of the Mid-West Escambia
33 County Optional Sector Plan shall be limited to 12,175,000 sq. ft. of non-
34 residential development and 23,000 residential dwelling units. Any future
35 amendments to this total shall result in a balanced jobs-to-housing ratio.

36
37 **OBJ FLU 5.2 Economic Development**

38
39 **Adopt development guidelines that implement the economic development**
40 **principles of the Optional Sector Plan area.**

41
42 **POLICIES**

43
44 FLU 5.2.1 The OSP shall contain two Regional Employment Districts. The
45 Northern Regional Employment District is intended to recognize and build upon
46 the County’s pre-existing investment in the Central Commerce Park. The

1 Southern Regional Employment District is intended to create an immediate
 2 opportunity for significant economic development and job creation proximate to
 3 Interstate 10 and existing population centers.

4
 5 The location of these districts shall be generally consistent with the conceptual
 6 long-term buildout overlay. The intent of these districts is to support economic
 7 development and improve the jobs-to-housing balance in central Escambia
 8 County. These districts are intended to contain predominantly industrial,
 9 distribution and office uses. Development within the Regional Employment
 10 Districts shall be consistent with the following standards:

11
 12 **Northern Regional Employment District**

13

<i>Development Standards</i>	
Maximum Size	400 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	2,500,000 sq. ft.

14 *Net acres are to be defined as gross acreage less waterbodies
 15 and wetlands.
 16

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	0%	10%
Office	20%	60%
Commercial	0%	5%
Industrial	20%	60%
Recreation/Public	5%	No Maximum

17 *Percentages apply to the Northern Regional Employment District
 18 as a whole and not by individual parcel.
 19

20 **Southern Regional Employment District**

21

<i>Development Standards</i>	
Maximum Size	1,600 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	8,000,000 sq. ft.

22 *Net acres are to be defined as gross acreage less waterbodies
 23 and wetlands.
 24

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	0%	10%
Office	20%	60%
Commercial	0%	5%
Industrial	20%	60%
Recreation/Public	5%	No Maximum

25 *Percentages apply to the Southern Regional Employment District
 26 as a whole and not by individual parcel.

1
2 FLU 5.2.2 In order to minimize public expenditures and maximize the efficient
3 use of public infrastructure and services such as utilities and roads, development
4 within the OSP shall be in the form of clustered, compact neighborhoods and
5 centers.

6
7 **OBJ FLU 5.3 Transportation**

8
9 **Adopt development guidelines that implement the transportation principles**
10 **of the Optional Sector Plan area.**

11
12 **POLICIES**

13
14 FLU 5.3.1 Transportation infrastructure within the OSP shall be designed as a
15 network of hierarchical local, collector and arterial roadways that form a
16 curvilinear grid pattern that respects the natural environment while providing a
17 high degree of interconnectivity.

18
19 FLU 5.3.2 Local and collector streets, sidewalks, bike lanes and multi-use paths
20 shall contribute to a system of fully-connected and attractive routes from
21 individual neighborhoods to neighborhood, village, town and employment
22 centers. Their design should encourage pedestrian and bicycle use by being
23 spatially defined by buildings, trees, and lighting; and by discouraging high speed
24 vehicular traffic.

25
26 FLU 5.3.3 Neighborhood, Village and Town Centers shall be transit-oriented and
27 designed to accommodate current and future transit systems.

28
29 FLU 5.3.4 Land uses adopted within the OSP shall result in an appropriate job to
30 housing balance that reduces overall vehicle miles traveled (VMT) locating
31 residential uses within close proximity to jobs.

32
33 **OBJ FLU 5.4 Environment**

34
35 **Adopt development guidelines that implement the environmental principles**
36 **of the Optional Sector Plan area.**

37
38 **POLICIES**

39
40 FLU 5.4.1 "Green infrastructure" shall be defined as an interconnected network of
41 preservation areas, open space, parks, greenbelts and other natural areas that
42 support the function of natural systems, allow the natural management of
43 stormwater, support wildlife migration patterns, and promote community access
44 to recreational areas. Throughout the OSP these areas shall be constructed,
45 restored and maintained to the greatest extent possible.

46

1 FLU 5.4.2 Wherever possible, the natural terrain, drainage and vegetation of the
2 area shall be preserved.

3
4 FLU 5.4.3 Environmentally sensitive areas shall be preserved in a way that will
5 maintain their integrity as wildlife habitat consistent with the definition in Chapter
6 3, Definitions. The County shall require mandatory clustering on the upland areas
7 of properties that are impacted by environmentally sensitive areas; however, for
8 those properties that lack an adequate amount of uplands, limited development
9 in the OSP would be permitted if a taking would result.

10
11 FLU 5.4.4 Key wildlife corridors shall be identified and protected from the impacts
12 of development.

13
14 FLU 5.4.5 Measures shall be implemented to reduce greenhouse gas (GHG)
15 emissions consistent with the intent of Chapter 2008-191, Laws of Florida. The
16 implementation of this policy shall include but not be limited to the following
17 measures:

- 18 a. Reduction of vehicle miles traveled (VMT) by encouraging the
19 design of compact, walkable, mixed-use, transit-oriented
20 neighborhoods.
- 21 b. Creation of a highly interconnected, multi-modal transportation that
22 incorporates facilities for current and future transit systems.
- 23 c. Promotion of alternative (non-fossil fuel) energy sources.

24
25 **OBJ FLU 5.5 Community Design**

26
27 **Adopt development guidelines that implement the community design**
28 **principles of the Optional Sector Plan area.**

29
30 **POLICIES**

31
32 FLU 5.5.1 The OSP shall contain mixed-use town, village and neighborhood
33 centers. The location of these centers shall be generally consistent with the
34 conceptual long-term build-out overlay. The intent of these centers is to provide
35 recreation, retail, service, and employment opportunities within close proximity to
36 residential neighborhoods. These centers and the surrounding neighborhoods
37 shall be linked by interconnected, multi-modal transportation corridors containing
38 pedestrian, bicycle, public transit and auto facilities, thereby encouraging
39 alternative forms of travel and reducing both Vehicle Trips (VT) and Vehicle Miles
40 Traveled (VMT). Prior to site development a conceptual plan will be provided to
41 the county to demonstrate these standards set forth below.

42
43 **A. Town Center**

44 The Town Center is intended to be the retail center of the OSP and
45 capture a market area approximately 5 to 15 miles in size. The design of
46 the Town Center is intended to be compact, mixed-use and similar in

1 nature to traditional downtown cores. The Town Center shall be designed
 2 to accommodate approximately 500,000 to 1,000,000 sq. ft. of non-
 3 residential uses predominantly comprised of retail and office space. The
 4 Town Center shall contain significant residential opportunities. Residential
 5 uses shall be limited to multi-family units which may be located above
 6 ground floor office or retail uses. In addition, higher density single-family
 7 development may occur within ½ mile of the Town Center. Development
 8 within the Town Center shall be consistent with the following standards:
 9

<i>Development Standards</i>	
Maximum Size	500 net acres*
Maximum FAR	1.0
Maximum Gross Floor Area	1,200,000 sq. ft.
Minimum Residential Density	10.0 du. ac.

10 **Net acres are to be defined as gross acreage less*
 11 *waterbodies and wetlands.*
 12
 13

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	30%	50%
Office	20%	40%
Commercial	20%	40%
Industrial	Not Permitted	
Recreation/Public	15%	No Maximum

14 **Percentages shall be applied to the Town Center as a*
 15 *whole and not by individual parcel.*
 16

17 **B. Village Centers**

18 Village Centers are intended to be sub-area retail centers and capture a
 19 market area approximately ½ to 2 miles in size. The design of Village
 20 Centers shall be compact, mixed-use and similar in nature to traditional,
 21 small town main streets. Village Centers shall be designed to
 22 accommodate approximately 40,000 to 200,000 sq. ft. of non-residential
 23 uses predominantly comprised of retail and office space. In addition,
 24 Village Centers may contain centralized park and recreation, community
 25 and educational facilities. Development within the Village Centers shall be
 26 consistent with the following standards:
 27

<i>Development Standards</i>	
Maximum Size	40 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	200,000 sq. ft.
Minimum Residential Density	7.0 du. ac.

28 **Net acres are to be defined as gross acreage less*
 29 *waterbodies and wetlands.*
 30

1

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	20%	40%
Office	10%	25%
Commercial	15%	30%
Industrial	Not Permitted	
Recreation/Public	10%	No Maximum

**Percentages shall be applied to each Village Center as a whole and not by individual parcel.*

***Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.*

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C. Neighborhood Centers

Neighborhood Centers are intended to provide small, neighborhood serving retail and service opportunities with a market area approximately ¼ to 1 mile in size. The design of Neighborhood Centers shall be compact and pedestrian oriented. Neighborhood Centers shall be designed to accommodate approximately 1,000 to 15,000 sq. ft. of non-residential uses. In addition, Neighborhood Centers may contain centralized park and recreation, community and educational facilities. Neighborhood Centers shall be generally located as indicated on the Optional Sector Plan long-range conceptual framework map. Additional neighborhood centers may be considered where market data and analysis demonstrate the trade area will support an additional center. Development within the Neighborhood Centers shall be consistent with the following standards:

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<i>Development Standards</i>	
Maximum Size	5 net acres*
Maximum FAR	.25
Maximum Gross Floor Area	15,000 sq. ft.
Minimum Residential Density	5.0 du. ac.

**Net acres are to be defined as gross acreage less waterbodies and wetlands.*

22
23
24

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	-	-
Office	0%	20%
Commercial	0%	35%
Industrial	Not Permitted	
Recreation/Public	20%	No Maximum

**Percentages shall be applied to each Neighborhood Center as a whole and not by individual parcel. **Residential uses shall be limited to multi-family and must be located above ground floor office or commercial.*

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1 FLU 5.5.2 The OSP shall contain a mixture of residential neighborhoods that vary
2 in regards to dwelling unit type and density. The location of these neighborhoods
3 shall be generally consistent with the conceptual long-term build-out overlay. The
4 intent of these neighborhoods is to provide a variety of housing options and
5 within close proximity to schools and parks as well as retail, service, and
6 employment opportunities. The location and design of new neighborhoods shall
7 be such that they ensure the continued protection of natural resources and
8 existing neighborhoods, promote a strong sense of community, and provide
9 access to nearby recreational opportunities.

10
11 **A. Traditional/Urban Neighborhoods**

12 Traditional/Urban Neighborhoods are intended to be high density,
13 compact communities adjacent to centralized retail and service
14 opportunities. Traditional Urban Neighborhoods shall be designed in a
15 manner that creates a strong sense of place through the layout of the
16 streets, arrangements of open space, appearance of streetscapes and
17 linkage of neighborhoods to supporting services. To allow the efficient use
18 of land and infrastructure, increase walkability and support existing and
19 future transit systems, Traditional/Urban Neighborhoods shall be located
20 within ½ mile of Town, Village or Neighborhood centers and contain a
21 variety of housing types ranging on average from 5 to 25 dwelling units
22 per gross acre. Individual sites may have density greater than 25 units per
23 gross acre provided the average density stays within the 5 to 25 dwelling
24 units range.

25
26 **B. New Suburban Neighborhoods**

27 Residential development greater than ½ mile from Town, Village or
28 Neighborhood centers shall be in the form of New Suburban
29 Neighborhoods. These neighborhoods are intended to be medium density
30 communities comprised of a highly interconnected transportation system
31 including pedestrian, bicycle, and automobile networks. A variety of
32 housing types ranging from 3 to 10 dwelling units per gross acre shall be
33 permitted.

34
35 **C. Conservation Neighborhoods**

36 Residential neighborhoods greater than 1/2 mile from Town, Village or
37 Neighborhood centers with a density less than 2.5 dwelling units per gross
38 acre shall only be permitted as Conservation Neighborhoods.
39 Conservation Neighborhoods are intended to replace typical suburban
40 neighborhoods with a more efficient and environmentally protective
41 development pattern. Conservation Neighborhoods shall be low density,
42 clustered communities with a distinct “edge” consisting of interconnected
43 open space. This open space shall serve to protect and preserve areas of
44 significant natural resources and wildlife habitat while offering passive
45 recreational opportunities to residents. Conservation Neighborhoods shall

1 be required to preserve a minimum of 50% open space. Open space shall
2 be preserved in perpetuity through a conservation easement.

3
4 FLU 5.5.3 Escambia County recognizes the number of pre-existing
5 neighborhoods within the OSP. These neighborhoods range from loosely
6 associated subdivisions of land to historical communities with a strong sense of
7 place. Through the Detailed Specific Area Plan (DSAP) process, residents of
8 existing neighborhoods will be asked to provide input regarding new
9 development within the OSP. In addition, existing neighborhoods will be provided
10 the opportunity to either redevelop or more strongly establish their existence
11 through the use of organizing elements such as signage and designation of a
12 community park or center.

13
14 FLU 5.5.4 To reduce the impacts and costs of transportation and create a
15 neighborhood focal point, the County shall encourage the location of schools,
16 consistent with Chapter 16, Public Schools Facilities Element, within residential
17 neighborhoods or adjacent to centers. Co-location with community parks shall
18 be encouraged.

19
20 FLU 5.5.5 Residential and non-residential construction within the OSP shall
21 promote green building principles intended to reduce overall energy and water
22 consumption.

23 24 **OBJ FLU 5.6 Specific Area Plans**

25
26 **Adopt procedures and guidelines for the development and approval of**
27 **detailed specific area plans.**

28 29 **POLICIES**

30
31 FLU 5.6.1 Development within the OSP shall be subject to the adoption of
32 Detailed Specific Area Plans (DSAP). Each DSAP must be a minimum of 1,000
33 acres in size and developed in sufficient detail to allow evaluation of the
34 interrelationship of its parts and establish consistency with principles and criteria
35 contained in FLU 5.1.1-FLU 5.5.5. Until and unless a DSAP is approved by the
36 Escambia County Board of County Commissioners and found in compliance by
37 the Florida Department of ~~Community Affairs~~ Economic Opportunity, the property
38 in the OSP shall maintain the underlying future land use category (e.g.
39 Agricultural, Rural Community, Mixed-Use Suburban) and zoning district (e.g. the
40 agricultural, the rural community, the mixed-use low density zonings or the
41 equivalents), except for those projects that are vested.

42
43 All applications for development approvals (i.e. lot splits, special exceptions,
44 variances, etc.) on any property within the OSP shall be reviewed on a case-by-
45 case basis for the effect of such development approval on adopted or future
46 DSAPs and in compliance with the general principles established in FLU Policy

1 5.1.2. At a minimum, development of a DSAP must include the following
2 information:

3
4 **I. DSAP Boundary Determination Analysis**

5 Conduct a preliminary site analysis of the proposed DSAP area to
6 determine appropriate boundaries. This analysis shall include the
7 following:

- 8 1. Identification of the extent and location of natural resources.
- 9 2. Identification of the environmental opportunities and constraints to
10 development within the area.
- 11 3. Identification of the net usable land area.
- 12 4. Determination of a maximum development scenario based upon
13 the uses, densities and intensities identified in the Conceptual
14 Long-term Build-out Overlay.
- 15 5. A Jobs-to-housing balance assessment consistent with policy FLU
16 5.3.4 and utilizing a professionally acceptable methodology.
- 17 6. Identification of public facilities and services available to the area;
18 available capacity; potential deficiencies; and an approximation of
19 necessary improvements.

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27 If a DSAP contains areas designated as Anticipated Conservation Areas on the
28 Long-Range Conceptual Framework Map, the boundaries of those Anticipated
29 Conservation Areas shall be finalized during the DSAP process and designated
30 as Conservation on the Future Land Use Map as part of the DSAP plan
31 amendment. No development shall be permitted on lands designated
32 Conservation within a DSAP except as specifically provided for in the DSAP.
33 Prior to the commencement of any development within a DSAP, a perpetual
34 conservation easement meeting the requirements of Section 704.06, Florida
35 Statutes, shall be placed over all of the lands designated Conservation within that
36 DSAP and shall be recorded in the public records of Escambia County. The total
37 acreage of lands subject to the conservation easement shall be no less than the
38 total acreage of lands designated Conservation within a DSAP. The conservation
39 easement shall be granted to, and provide for enforcement rights by, the County,
40 the Department of ~~Community Affairs~~ Economic Opportunity, and either the
41 Department of Environmental Protection or a recognized statewide land trust.

42
43 The final boundaries for a DSAP must be approved by Escambia County before
44 initiating a conceptual DSAP as described in Section II below.
45
46

1 **II. Conceptual DSAP**

2 The intent of the Conceptual DSAP process is to prepare an initial plan for
3 public review and comment. A Conceptual DSAP shall address the
4 following:

- 5
- 6 1. The location of neighborhoods, centers and regional employment
7 districts generally consistent with the conceptual long-term buildout
8 overlay. For neighborhoods, a computation of density shall be
9 provided along with the permitted uses and proposed lot sizes. For
10 centers, a computation of density and intensity shall be provided,
11 as well as the area and percentage of land use mix consistent with
12 the categories found in FLU 5.5.1. For regional employment
13 districts, a computation of the area, intensity and percentage of
14 land use mix consistent with the categories found in FLU 5.2.1 shall
15 be provided.
 - 16
 - 17 2. Circulation routes for pedestrians, bicycles, transit and automobiles,
18 including consideration for connection with the surrounding area.
19 For each facility to be included in the DSAP, design criteria should
20 be included addressing:
 - 21 • Roadway cross-sections
 - 22 • On street parking (if applicable)
 - 23 • Pedestrian, Bicycle and Transit facilities
 - 24 • Landscape and streetscape standards
 - 25
 - 26 3. Location and size/capacity of major infrastructure components
27 including wastewater, water, re-use water, stormwater and solid
28 waste.
 - 29
 - 30 4. Design criteria proposed for each land use category proposed for
31 the DSAP including, but not limited to:
 - 32 • Typical lot size
 - 33 • Setbacks
 - 34 • Height
 - 35 • Density
 - 36 • Floor Area Ratio (commercial)
 - 37 • Signage
 - 38
 - 39 5. Strategies for the integration of existing development.
 - 40

41 The Conceptual DSAP shall be presented to the public at an information
42 workshop. This workshop is to be advertised in a manner consistent with Chapter
43 4, Public Participation. In addition, each property owner in the DSAP and each
44 property owner within 1,000 feet of the boundary of the DSAP must be notified of
45 the workshop. Substantial compliance with the provisions of this policy regarding
46 the various methods for providing notice shall be sufficient to constitute notice to

1 all affected parties. Comments from the public must be documented and included
2 in a report to Escambia County.

3
4 **III. Preliminary DSAP.**

5 Based on the results of the informational workshop described in Section
6 II., prepare a Preliminary DSAP shall be prepared. At a minimum, this plan
7 shall consist of the following elements:

8
9 1. Statement of the community goals and objectives to be
10 accomplished by the DSAP.

11
12 2. DSAP exhibits including:

13
14 a. A detailed land use plan indicating the distribution, extent
15 and location of future land uses, including the proposed
16 locations for transportation facilities (auto, transit, bike,
17 pedestrian), major community services (water and
18 wastewater plants, fire and police substations, government
19 buildings), neighborhood school(s), parks and any
20 conservation areas.

21
22 b. A detailed public facilities plan identifying regionally
23 significant public facilities, including public facilities outside
24 the jurisdiction of Escambia County, anticipated impacts of
25 future land uses on these facilities and required
26 improvements consistent with Chapter 9J-2, Florida
27 Administrative Code. In addition, this plan shall include the
28 following components:

29
30 i. A transportation analysis consistent with Chapter 9J-
31 2, indicating the general location of all arterial and
32 collector roadways necessary to serve the DSAP,
33 their right-of-way width, and design cross section. It
34 should also address the proposed location of transit
35 routes and the manner in which they can be
36 integrated into the regional transportation system. The
37 general location of all bikeways and pedestrian paths
38 should demonstrate access to all schools, commercial
39 and civic areas from any point in the DSAP. The
40 transportation analysis should be accompanied by a
41 report demonstrating the impact on transportation
42 facilities and documenting the timing and estimated
43 cost for transportation improvements required by
44 development of the DSAP. Prior to initiation of any
45 transportation analysis, the County shall consult with
46 the Florida Department of Transportation (FDOT)

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regarding the analysis methodology in regards to impacts to the Florida Intrastate Highway System (FIHS). Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network, including the FIHS. Prior to approval of any DSAP, the Florida DOT shall have the opportunity to comment on the traffic analysis in regards to impacts to any State roads.

ii. A public improvements analysis that identifies the location and size of the water and wastewater systems necessary to support development of the DSAP. The analysis shall address demand, the location and size of plants, major distribution and collection systems, the design performance standards that will be used in the review and approval of all development plans processed for the individual land use categories, the proposed source of funding, and the approximate timing for construction.

c. A housing analysis addressing the need for affordable and workforce housing within the DSAP, the ability of the DSAP to provide a sustainable balance of housing units to employment opportunities, and potential impact of the proposed plan on existing neighborhoods and infill opportunities throughout the County.

d. A detailed natural resource analysis that identifies specific measures to assure the protection of regionally significant natural resources and other important resources both within and outside the jurisdiction of Escambia County, including those resources identified in Chapter 9J-2, Florida Administrative Code.

e. An energy efficiency analysis addressing the ability to reduce greenhouse gas emissions and improve energy efficiency within the DSAP.

f. A land use need analysis addressing the amount of land necessary to accommodate both the projected population and future employment opportunities and promote sustainable development patterns.

The Preliminary DSAP shall be presented to the public at an informational workshop as per the requirements of Section II.

1 **IV. Final DSAP and Report**

2 Refinements to the Preliminary DSAP documents, based on the
3 informational workshop described in IV, shall be prepared. The resulting
4 Final DSAP shall be submitted to Escambia County for review and
5 approval by the Planning Board and Board of County Commissioners.
6 DSAP's prepared by an individual property owner or other venture must
7 be presented through the County planning staff to the Board of County
8 Commissioners. The DSAP will not be effective until approved by the
9 Escambia County Board of County Commissioners, ~~and found in~~
10 ~~compliance by the Florida Department of Community Affairs.~~

11
12 **V. Changes to an Existing DSAP.**

13 Any addition or deletion of property or changes to the neighborhood,
14 center or district boundaries in an approved DSAP shall ~~be processed as~~
15 ~~an amendment to the Comprehensive Plan, following follow~~ the County's
16 established processes. It shall include an evaluation and analysis of the
17 impacts to the approved or planned land uses and the ability of the
18 proposed amendment to meet the principles and guidelines outlined in this
19 plan. Such additions or deletions shall not be designed to create remnant
20 areas or fragmented DSAPs.

21
22 FLU 5.6.2 Approval of zoning changes shall be based on consistency with the
23 OSP principles and guidelines outlined in FLU 5.1.1-5.5.4. Specifically, such
24 changes shall consider the impact on the overall DSAP in terms of the central
25 focus of the land uses in the DSAP, with higher density in general proximity to
26 Centers.

27
28 FLU 5.6.3 Once a DSAP is adopted by the Board of County Commissioners, all
29 applications for development approval (i.e., lot splits, special exceptions,
30 variances) under the existing zoning shall be evaluated for compatibility with the
31 adopted DSAP.

32
33 FLU 5.6.4 Applications for a comprehensive plan amendment to establish a
34 DSAP shall include an analysis matrix indicating compliance with the specific
35 requirements of Sec. 163.3245, Florida Statutes.

36
37 FLU 5.6.5 OSP design criteria shall be incorporated into the Land Development
38 Code within one year of the adoption of the first DSAP. All development within
39 the boundary of an adopted DSAP shall comply with the OSP design criteria and
40 other applicable provisions of the LDC. Where OSP design criteria conflict with
41 other LDC provisions, the OSP criteria shall govern.

42
43 FLU 5.6.6 Should a development be proposed requiring an amendment to the
44 OSP, which the County Local Planning Agency determines is contrary to the
45 intent of the OSP planning concept and, therefore, should not be exempt from

1 the requirements of Section 380.06 Florida Statutes, the applicant may be
2 required, with concurrence by the ~~FDCA~~FDEO, to be processed as a DRI.

3
4 **OBJ FLU 5.7 Adequate Public Facilities and Services**

5
6 **Adopt procedures and guidelines for the provision of adequate public**
7 **facilities to serve the OSP and subsequent DSAPs.**

8
9 **POLICIES**

10
11 FLU 5.7.1 Each DSAP shall be evaluated to determine whether adequate public
12 facilities and services exist or will be in existence to serve the identified needs of
13 the DSAP.

14
15 FLU 5.7.2 Prior to or in conjunction with the approval of an DSAP by the
16 Escambia Board of County Commissioners, the land for the following public
17 facilities shall be conveyed to Escambia County or a development agreement
18 addressing the timely conveyance of such lands shall be approved by Escambia
19 County.

- 20 • Land for identified schools sites, consistent with Chapter 16,
21 Public Schools Facilities Element.
- 22 • Land for identified parks and recreation facilities
- 23 • Right-of-way for identified collector and arterial roadways
24 necessary to serve the DSAP
- 25 • Land for identified potable water and wastewater treatment
26 facilities
- 27 • Right-of-way for all utilities necessary to serve the DSAP

28
29 FLU 5.7.3 Procedures and guidelines governing the provision of adequate public
30 facilities and services shall not replace or supersede and provisions of the
31 Escambia County concurrency management system.

32
33 **OBJ FLU 5.8 Intergovernmental Coordination**

34
35 **Adopt procedures to ensure intergovernmental coordination to address**
36 **extrajurisdictional impacts.**

37
38 FLU 5.8.1 To provide for intergovernmental coordination to address
39 extrajurisdictional impacts within the jurisdiction of the Florida Department of
40 ~~Community Affairs~~ Economic Opportunity under Chapter 9J-2, F.A.C., the County
41 shall provide to adjacent municipalities and counties, other units of government
42 providing services but not having regulatory authority over the use of land, state
43 and regional regulatory agencies, and the Escambia County School Board,
44 information and copies of appropriate material related to the applications for a
45 DSAP. The material provided shall include information indicating issues of
46 regional significance in the region, or containing regional policies. It shall include

1 material describing planning, permitting or review requirements of state, regional
2 or local significance. It shall also include detailed identification of regionally
3 significant public facilities, including public facilities outside the jurisdiction of
4 Escambia County, anticipated impacts of future land uses on those facilities, and
5 required improvements consistent with Chapter 9J-2, F.A.C. The adjacent
6 municipalities, counties, other units of government and regulatory agencies shall
7 have the opportunity to review and provide comments to the County, to ensure
8 communication and coordination are used to minimize any potential adverse
9 impacts.

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1 **Chapter 8 Mobility Element.**

2

3 The purpose of the Mobility Element, serving as the Transportation Element, is to
4 establish the desired and projected transportation system in Escambia County
5 and to plan for future motorized and non-motorized traffic circulation systems.
6 This element provides guidelines to prepare for and establish an effective multi-
7 modal transportation system.

8

9 **GOAL MOB 1 TRANSPORTATION**

10

11 **Escambia County shall provide a safe, cost-effective and functional**
12 **roadway and transportation system for all residents and visitors to**
13 **Escambia County.**

14

15 **OBJ MOB 1.1 Transportation System**

16

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

20

21 **POLICIES**

22

23 **MOB 1.1.1 New Development.** Future developments will pay all costs and
24 construct all roads within the development as well as existing and proposed
25 access roads (internal and external) to Escambia County standards so that the
26 roads, upon construction, may be accepted into Escambia County’s road system.
27 Nothing in this policy shall be interpreted to preclude the County from requiring
28 the development to pay all costs to the County associated with construction of
29 any transportation improvement made necessary by the development.

30

31 **MOB 1.1.2 Level of Service (LOS) Standards.** Levels of Service (LOS) based
32 on annualized p.m. peak hour conditions will be used to evaluate facility capacity
33 and for issuance of development orders. LOS standards for all roadways are
34 hereby established as shown below according to the functional classification of
35 roadways identified on the 2005 Federal Functional Classifications Map. The
36 Mobility Series is attached herein to this ordinance as Exhibit E. The Mobility
37 Series includes the 2005 Federal Functional Classifications Map, the Number of
38 Lanes – Escambia County Map, the FL-AL TPO Prioritized Bicycle & Pedestrian
39 Projects Map, the Transportation Improvement Program FY 2010-2014 Major
40 Projects Map, the Traffic Volume & Level of Service Report, and the FL-AL TPO
41 Long Range Plan (future roadway). The FDOT LOS standards are also used for
42 SIS facilities.

43

Roadway Functional Classification	Annualized P.M. Peak Hour Level of Service Standard
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Florida Intrastate System Roads

Principal Arterial (SIS Rural)	B
Principal Arterial (SIS Urbanized)	C
Transportation Regional Incentive Program and Emerging SIS Connector Funded Roads	
Minor Arterial (Urbanized)	D
Other State and Local Roads	
Principal and Minor Arterial (Rural)	C
Principal and Minor Arterial (Urbanized)	D
Major and Minor Collector (Rural or Urbanized)	E

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MOB 1.1.3 On-site Facilities. All new private developments, including but not limited to planned unit developments, shopping centers, multifamily residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow, facilities for non-motorized transportation and sufficient vehicular parking to accommodate the needs of the development. This policy does not apply to residential subdivisions.

MOB 1.1.4 Non-motorized Transportation. All new public road construction projects in urban areas or community redevelopment areas shall accommodate non-motorized transportation. At a minimum, sidewalks and bicycle facilities should be included. Consideration should also be given to include storage racks, striping, or signage.

MOB 1.1.5 Maintenance and Reconstruction Priorities. Escambia County shall continue its practice of maintaining and/or reconstructing County roads on an “on-going” basis through implementation of the Capital Improvements Program (CIP) and Concurrency Management System. The County shall utilize CIE 1.2.2 together with any cost/benefit analysis, traffic analysis and analysis of the physical condition of the various roadways within the County. Said analyses may be performed by Escambia County or others.

MOB 1.1.6 Participation in Transportation Planning Organization. Escambia County will participate in and cooperate with the preparation of the Florida Alabama Transportation Planning Organization’s (TPO’s) Cost Feasible Plan and will continue its active participation with the TPO to ensure that the TPO recommendations and activities are consistent with this ordinance. In addition, the County will continue to encourage the TPO to request funding for the Florida Department of Transportation (FDOT) by the governor and the legislature.

MOB 1.1.7 Planning for Major Commercial Use. Applications for large-scale commercial development review shall address adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted State and County road segments, promote compatibility and functional relationship of adjacent land uses and provide adequate buffer and landscape requirements. Escambia County shall encourage joint access agreements with adjacent property owners, encourage a mix of land uses that place less traffic intensive land uses adjacent to arterial segments, provide

1 incentives for not platting commercial lots with direct access to arterial segments
2 and apply density bonuses for converting commercial land uses to residential
3 land uses.

4
5 **MOB 1.1.8 Future Transportation Corridors.** Escambia County shall preserve
6 future transportation corridors as identified in the TPO Fiscal year (FY) 2010-
7 2014 Plan Maps MOB 2A-C. The TPO FY 2010-2014 Plan is attached herein to
8 this ordinance as Exhibit F.

9
10 **MOB 1.1.9 Access Management.** Escambia County shall promote access
11 management by limiting the number of conflict points that a motorist experiences
12 during travel; separating conflict points as much as possible when they cannot be
13 eliminated; and control turning movements to facilitate traffic flow on affected
14 roadways.

15
16 **MOB 1.1.10 Commuter Assistance Programs.** Escambia County will support
17 the TPO commuter assistance programs in order to reduce the number of vehicle
18 miles traveled per capita in the community and region.

19
20 **MOB 1.1.11 Cross-Access.** Escambia County will incorporate requirements for
21 cross-access easements and connections for commercial sites in the LDC. The
22 County will prioritize the implementation of this policy based on corridor planning
23 efforts. The regulations will be implemented on private properties along roadways
24 with proper connection spacing and an access management plan.

25
26 **MOB 1.1.12 Ozone Task Force Recommendations.** Escambia County will
27 implement the following recommendations of the 2001 Escambia County Ozone
28 Task Force Report so as to modify peak hour demand and reduce the number of
29 vehicle miles traveled per capita in the community and region.

- 30
31 a. Implement flex work hours (i.e. extended hours, four-day work
32 week) for government employees during peak ozone season June
33 through September).
- 34 b. Provide information about benefits of flex work hours to local
35 industry and encourage use of such programs.
- 36 c. Encourage mixed use development offering sidewalks and
37 bicycle paths.
- 38 d. Accelerate bicycle/pedestrian improvements.
- 39 e. Promote telecommuting and teleconferencing.

40
41 **MOB 1.1.13 Safe Routes to School.** Pursuant to Section 1006.23, Florida
42 Statutes, Escambia County, the Escambia County School Board and the
43 Community Traffic Safety Team shall coordinate to prepare a "Safe Routes to
44 School" (SRTS) master plan for each public school, and then implement
45 construction of improvements (e.g., sidewalks, shoulders) to encourage walking
46 to school. SRTS improvements shall be focused to provide priority to
47 improvements within the following radii:

1
2 Elementary School – ½ mile radius
3 Middle and High School – 1 mile radius
4

5 **MOB 1.1.14 Required Bicycle and Pedestrian Facilities.** Escambia County
6 shall, through LDC provisions, require the installation of sidewalks along the
7 street frontage of new development to provide connectivity and utility for existing
8 sidewalks in the vicinity of the development. New development along routes
9 shown on the TPO Bicycle and Pedestrian Plan, the County's Bicycle and
10 Pedestrian Plan, or the SRTS Plan shall install sidewalks and/or bicycle facilities
11 as specified by those plans for any street frontage of the development that
12 coincides with those routes. New development in proximity to a school shall
13 install sidewalks consistent with policies PSF 1.4.5 and PSF 1.4.6.
14

15 **MOB 1.1.15 Coordination with School District.** Escambia County will
16 coordinate with the Escambia County School District regarding new school siting
17 and needs at existing schools when determining locations for improvements to
18 pedestrian facilities.
19

20 **MOB 1.1.16 Sidewalk Planning Participation.** Escambia County will seek
21 public input from citizens, the School Board of Escambia County and the
22 development community regarding sidewalk needs and priorities.
23

24 **MOB 1.1.17 Intelligent Transportation System.** Escambia County will
25 cooperate with FDOT studies now underway that address intelligent
26 transportation system opportunities to improve system efficiency and enhance
27 safety.
28

29 **MOB 1.1.18 Roadway Improvement Recommendations.** Escambia County will
30 study roadway segments that are estimated to exceed the adopted LOS standard
31 and recommend specific improvements to address deficiencies. Those
32 recommendations will be targeted toward short- and mid-range improvements.
33 These projects will be identified in the County's CIP. The County will continue to
34 work with the TPO to address long range improvements identified in the Cost
35 Feasible Plan and County Transportation Plan.
36

37 **MOB 1.1.19 Interregional and Intrastate Function Protection.** Escambia
38 County will maintain adopted LOS standards on arterial and collector roadways
39 that parallel the State's Strategic Intermodal System (SIS) and Florida Intrastate
40 Highway System (FIHS) to protect the system's interregional and intrastate
41 functions.
42

43 **MOB 1.1.20 Interstate Interchange Additions.** Escambia County shall only
44 promote the construction of additional interchanges on Interstate-10 and
45 Interstate-110 if they protect the system's interregional and intrastate functions.
46

1 MOB 1.1.21 **Interstate Crossing Additions.** Escambia County will work with the
2 TPO to strengthen the local roadway network by providing additional north-south
3 and east-west crossings of Interstate-10 and Interstate-110, thereby protecting
4 the FIHS interregional and intrastate functions.
5

6 MOB 1.1.22 **Road Improvement Funding Partnerships.** Escambia County will
7 pursue partnerships with FDOT, the Federal Highway Administration (FHA) and
8 private development entities to identify potential new revenue streams for
9 roadway improvements and capacity enhancements at both the state and federal
10 levels.
11

12 MOB 1.1.23 **Public-private Partnerships.** Escambia County will consider public-
13 private partnerships (P-3s) as a valid mechanism to obtain transportation funding
14 from additional sources.
15

16 **OBJ MOB 1.2 Transportation Concurrency Exception Areas**

17
18 **Establish Transportation Concurrency Exception Areas (TCEAs) to**
19 **promote and enhance:**
20

- 21 a. Urban redevelopment,
- 22 b. Infill development,
- 23 c. A variety of transportation choices and opportunities
- 24 including automobile, pedestrian, bicycle and transit,
- 25 d. Escambia County's economic viability,
- 26 e. Desirable urban design and form,
- 27 f. A mix of residential and non-residential uses,
- 28 g. Streetscaping/landscaping of roadways within the County,
- 29 and
- 30 h. Pedestrian and bicyclist comfort, safety and convenience.

31
32 **Consistent with Section 163.3180, Florida Statutes, a TCEA**
33 **may be established within areas designated for:**
34

- 35 a. Urban infill development;
- 36 b. Urban redevelopment;
- 37 c. Downtown revitalization;
- 38 d. Urban infill and redevelopment under Section 163.2517,
- 39 Florida Statutes; or
- 40 e. An urban service area that includes lands appropriate for
- 41 compact, contiguous urban development, which does not
- 42 exceed the amount of land needed to accommodate the
- 43 projected population growth at densities consistent with the
- 44 adopted comprehensive plan within the 10-year planning
- 45 period, and which is served or is planned to be served with

1 **public facilities and services as provided by the Capital**
2 **Improvements Element.**

3
4 **POLICIES**

5
6 **MOB 1.2.1 TCEAs Established.** The following TCEAs are hereby established,
7 and the TCEA Map is attached herein to this ordinance as Exhibit G:

- 8
9 a. Warrington TCEA - That area coterminous with the area
10 approved in 1995 as the Warrington Redevelopment Area and
11 including the Sunset Avenue Corridor of Navy Point;
12 b. Fairfield Drive TCEA - That area coterminous with the approved
13 Englewood-Ebonwood and Palafox Redevelopment Areas and
14 including a portion of the Brownsville Redevelopment Area.

15
16 The Transportation Concurrency Exception Areas will continue to be reviewed
17 annually to ensure they meet the TCEA requirements; results of this review will
18 be reported in the County's Comprehensive Plan Implementation Annual Report.

19
20 **MOB 1.2.2 LOS Exemptions.** All land uses and development located within the
21 Warrington and Fairfield Drive TCEAs shall be exempted from transportation
22 concurrency for roadway LOS standards. Developments outside of the TCEA
23 that impact roadways within the TCEA shall be required to meet transportation
24 concurrency standards.

25
26 **MOB 1.2.3 Transportation Improvements.** Transportation concurrency
27 exceptions granted within the TCEA shall not relieve development from being
28 required to construct transportation improvements that are required due to traffic
29 safety and/or operating conditions.

30
31 **MOB 1.2.4 TCEA Proportionate Fair Share.** Within the TCEAs, development or
32 redevelopment shall be required to mitigate transportation impacts proportional to
33 those impacts based on trip generation (including all phases) by providing the
34 following:

- 35
36 a. Sidewalk connections from the development to existing and
37 planned public sidewalk along the development frontage.
38 b. Cross-access connections/easements or joint driveways, where
39 available and economically feasible.
40 c. Deeding of land or conveyance of required easements along the
41 property frontage to the County, as needed, for the construction of
42 public sidewalks, bus turn-out facilities, and/or bus shelters. Such
43 deeding or conveyance of required easements, or a portion of
44 same, shall not be required if it would render the property unusable
45 for development. The placement of a bus shelter and related
46 facilities on private property with an appropriate agreement with the

1 County may be used in lieu of deeding or conveyance of
2 easements, if agreeable to the County.

3 d. Closure of existing excessive, duplicative, or unsafe curb cuts or
4 narrowing of overly wide curb cuts at the development site, as
5 defined in the Access Management portion of the LDC.

6 e. Provide safe and convenient on-site pedestrian circulation such
7 as sidewalks and crosswalks connecting buildings and parking
8 areas at the development site.

9 f. Funding of corridor assessments and TCEA mobility studies to
10 ensure goals are maintained.

11
12 **OBJ MOB 1.3 Transportation and Land Use**

13
14 **Assure the continual coordination of land use decisions with the future**
15 **traffic circulation system by coordinating traffic circulation improvements**
16 **with the future land use maps and maintaining consistency between land**
17 **use decisions and traffic circulation system improvements.**

18
19 **POLICIES**

20
21 MOB 1.3.1 **Consistency.** All plans and proposals for development and
22 redevelopment and all land use decisions shall be reviewed for consistency with
23 the Future Land Use Map (FLUM).

24
25 MOB 1.3.2 **Non-motorized Transportation Facilities.** Escambia County shall
26 provide or require the provision of non-motorized transportation facilities to link
27 residential areas with recreational and commercial areas in a safe manner. This
28 may include the construction of sidewalks, bike lanes, installation of signage,
29 striping of roadways, or the like so as to accommodate non-motorized
30 transportation facilities.

31
32 **OBJ MOB 1.4 Coordinated Transportation Planning**

33
34 **Continually coordinate Escambia County's decision-making process with**
35 **the plans and programs of TPO and FDOT.**

36
37 **POLICIES**

38
39 MOB 1.4.1 **TPO Participation.** Escambia County will participate and cooperate
40 with the preparation of the TPO's Cost Feasible Plan. The County's participation
41 will continue to be the provision of representation on the TPO and its several
42 committees, paying its fair share of the cost to operate the TPO, and assuring
43 that projects required within Escambia County are included within the TPO and
44 FDOT plans.

1 MOB 1.4.2 **Regional Priorities.** Escambia County will coordinate with the TPO
2 and FDOT to ensure that regional priorities are included in County decision-
3 making.

4
5 MOB 1.4.3 **Interstate System Improvements.** In cooperation with the TPO and
6 FDOT, Escambia County will support improvements to the federal interstate
7 system located within the County. In addition the County shall support the
8 construction of a new roadway segment that links Interstate- 10 with Interstate-
9 65.

10
11 MOB 1.4.4 **Transportation Improvement Plans.** Escambia County will
12 participate in and review the annual updates of the TPO five-year Transportation
13 Improvement Plan and FDOT five-year Work Program to ensure that activities of
14 the County and the transportation improvement plans of other agencies are
15 consistent.

16
17 **OBJ MOB 1.5 Corridor Preservation**

18
19 **Provide for the protection of existing and future rights-of-way from**
20 **encroachment by including appropriate regulations within the LDC.**

21
22 **POLICIES**

23
24 MOB 1.5.1 **Standard Right-of-way.** Within any Project Development and
25 Environmental Impact study for a capacity improvement project, standard right-
26 of-way shall be considered as follows:

27
28

Major Collectors	80'
Major Arterials	125'
Beltways	300'

29
30
31

32 MOB 1.5.2 **Setback Regulation.** Escambia County shall, through zoning district
33 provisions in the LDC, apply setbacks that will aid in the protection of existing
34 and future rights-of-way, including transportation corridors, from building
35 encroachments.

36
37 MOB 1.5.3 **Density and Intensity Regulation.** Escambia County shall regulate
38 density and intensity within the existing or designated transportation corridor
39 areas that may interfere with right-of-way needs.

40
41 MOB 1.5.4 **Right-of-way Set Aside.** Escambia County may require the set aside
42 of right-of-way necessary to comply with programmed roadway widening or, as
43 necessary, for proposed transportation corridors.

44
45 MOB 1.5.5 **Scenic Roadway Designation.** Because of their unique scenic
46 character and related historic and tourist significance, Scenic Highway (SR-10A)

1 and Perdido Key Drive (SR 292) are designated “scenic roadways.” Parcels
2 adjacent to these rights-of-way shall be the subject of specific sign controls in the
3 LDC.

4
5 **MOB 1.5.6 Proposed Transportation Corridors.** Escambia County shall make
6 efforts to inform the public about the location of proposed transportation
7 corridors. Such proposed transportation corridors are to be initially designated in
8 this section, the adopted TPO’s “Cost Feasible Plan”, the proposed or adopted
9 County Capital Improvement Plan or in any proposed or adopted Development of
10 Regional Impact (DRI) or development plan. Transportation corridor protection
11 regulations shall be incorporated in the LDC.

12
13 The Beulah Expressway is designated as a proposed transportation corridor.
14 Maps and descriptions of the proposed north/south corridor and the east/west
15 connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

16
17 **OBJ MOB 1.6 Automobile Use and Greenhouse Gas Reduction.**

18
19 **Through encouraging compact, mixed and multi-use developments and**
20 **alternative mode transportation strategies Escambia County shall strive to**
21 **reduce average per capita Vehicle Miles Traveled (VMT) within the County,**
22 **overall contributing to a reduction in automobile generated greenhouse**
23 **gas (GHG) emissions, Reducing the County average annual per capita**
24 **Vehicle Miles Traveled (VMT) by 2.0% annually starting in 2010 totaling a**
25 **40% reduction by the year 2030, as compared to the FDOT 2008 baseline.**

26
27 **Escambia Average Annual Per Capita Vehicle Miles Traveled (VMT)**

Year	Target Reductions
2010:	2008 Baseline (10,170 VMT)
2015:	10.0 percent decrease (9,150 VMT)
2020:	20.0 percent decrease (8,140 VMT)
2025:	30.0 percent decrease (7,120 VMT)
2030:	40.0 percent decrease (6,100 VMT)

34
35 **POLICIES**

36
37 **MOB 1.6.1 Funding Research for VMT Reduction.** Escambia County shall
38 seek funding to support advocacy and research regarding VMT reduction,
39 including establishing ongoing VMT modeling and monitoring on a County-wide
40 basis and for development projects.

41
42 **MOB 1.6.2 Vehicle Miles Traveled Reduction Strategies.** Through its Land
43 Development Code, Escambia County shall implement the following
44 transportation and travel mode strategies in a long term effort to reduce average
45 per capita Vehicle Miles Traveled (VMT) within the County:

- 1 a. Require developments of over 200 acres to provide a highly
- 2 interconnected system of complete streets (for pedestrians,
- 3 bicycles and vehicles) to encourage the reduction of automobile
- 4 use, trips and trip lengths.
- 5 b. Require developments of over 200 acres to provide a connected
- 6 network of pedestrian and bicycle facilities to promote biking and
- 7 walking within new developments and redeveloping areas.
- 8 c. Support appropriately located compact, high density mixed-use
- 9 development within the Mid-West Sector Plan Overlay, Mixed-Use
- 10 Urban, Mixed-Use Suburban and Commercial future land use
- 11 districts.
- 12 d. Coordinate with the Florida Department of Transportation to
- 13 improve traffic management on State roads to reduce the
- 14 aggregate time spent at traffic signals.
- 15 e. Provide expedited development review to developments that can
- 16 show, at project build-out, a 20% increased automobile trip internal
- 17 capture using accepted FDOT methodologies or an average annual
- 18 per person VMT that is 20% less than the Escambia County
- 19 average, based upon most recent FDOT data.
- 20

21 **GOAL MOB 2 TRANSIT**

22

23 **Escambia County shall encourage the provision and use of a safe, efficient**

24 **and financially feasible mass transit transportation system, which is**

25 **responsive to community needs, consistent with land use policies, is**

26 **environmentally sound, and promotes economic opportunity and energy**

27 **conservation.**

28

29 **OBJ MOB 2.1 Bus Fleet**

30

31 **Ensure safe and efficient operation of the bus fleet.**

32

33 **POLICIES**

34

35 **MOB 2.1.1 Fleet Replacement.** Escambia County Area Transit (ECAT) shall

36 replace the bus fleet at 10 years or 500,000 miles, as recommended by the

37 Federal Transit Administration. The ECAT Map Series is attached herein to this

38 ordinance as Exhibit H.

39

40 **MOB 2.1.2 Preventative Maintenance.** ECAT shall conduct preventative

41 maintenance of bus fleet according to the preventive maintenance plan.

42

43 **OBJ MOB 2.2 Mass Transit and Growth Patterns**

44

1 **Operate an efficient and accessible fixed route mass transportation service**
2 **in support of the projected growth patterns of the service area while**
3 **maintaining or increasing ECAT's operating ratio.**

4
5 **POLICIES**

6
7 **MOB 2.2.1 Route Modernization.** ECAT shall modernize service from the
8 existing radial route system into a modified grid system to improve efficiency.

9
10 **MOB 2.2.2 Service Area Adjustments.** ECAT shall realign or adjust existing
11 routes to provide service to areas requiring service while at the same time
12 reducing service to lower use areas in order to provide more efficient service to
13 more riders at comparable cost.

14
15 **MOB 2.2.3 LOS Standard.** ECAT shall establish and maintain a mass transit
16 LOS standard as measured by a 60-minute maximum period of wait throughout
17 the current areas and hours of service.

18
19 **MOB 2.2.4 Transportation Development Plan.** ECAT shall consider and/or
20 implement recommendations contained within the current transportation
21 development plan.

22
23 **MOB 2.2.5 Transportation Development Plan Implementation.** Upon
24 completion of the TPO Transit Development Plan Update, Escambia County will
25 amend the comprehensive plan to address (1) the establishment of land use and
26 site design guidelines in public transit corridors, to assure the accessibility of new
27 development to public transit; (2) the establishment of numerical indicators
28 against which the achievement of mobility goals can be measured; and (3)
29 coordination with the Future Land Use element, to encourage land uses that
30 promote public transportation.

31
32 **MOB 2.2.6 Marketing Strategy.** ECAT shall develop marketing strategies to
33 maximize the advertisement program within fiscal constraints.

34
35 **MOB 2.2.7 User Fee/Fare Policy.** ECAT shall develop a fare policy to provide
36 for routing fare increases in order to ensure the transit riders pay a fair share of
37 costs (user fee policy).

38
39 **OBJ MOB 2.3 Annual Review of Transit System**

40
41 **Provide for an efficient and safe transit system for all users.**

42
43 **POLICIES**

44
45 **MOB 2.3.1 Annual Operation Review.** ECAT shall annually review the
46 operation (i.e., bus routes, maintenance procedures, etc.) of the normal mass

1 transit system and the paratransit system to identify and correct deficiencies of
2 those operations.

3
4 **MOB 2.3.2 Annual Facilities Review.** ECAT shall provide for annual review and
5 maintenance of all mass transit and paratransit facilities, with the exception of the
6 bus fleet, to ensure that buildings and other related facilities are in proper
7 working order and are supporting the continued efficiency of the operations.

8
9 **OBJ MOB 2.4 Mass Transit ROW**

10
11 **Designate and protect future mass transit rights-of-way and corridors.**

12
13 **POLICIES**

14
15 **MOB 2.4.1 Consistency Review.** ECAT shall provide for the review of the future
16 mass transit map prior to the issuance of any land use certificate to determine if
17 development would conflict with any existing or future mass transit rights-of-way
18 or corridors as approved by the Board of County Commissioners (BCC).

19
20 **MOB 2.4.2 Special Review Process.** ECAT shall develop a special review and
21 approval mechanism for any land use certificate that is found to be in conflict with
22 existing or future mass transit rights-of-way or corridors approved by the BCC.

23
24 **OBJ MOB 2.5 Handicapped Services**

25
26 **Provide service to the handicapped as required by U.S. Department of**
27 **Transportation Regulation 49 CFR Part 27 and to other transportation**
28 **disadvantaged persons.**

29
30 **POLICIES**

31
32 **MOB 2.5.1 Paratransit System Support.** ECAT shall contract or otherwise
33 provide for the coordinated paratransit system to fulfill the federal requirements
34 for transporting handicapped passengers and shall contract or otherwise provide
35 for the system to fulfill federal requirements for transporting handicapped
36 passengers.

37
38 **MOB 2.5.2 Vehicle Rehabilitation.** ECAT shall provide assistance to the
39 coordinated system by rehabilitating vehicles or other similar programs that will
40 support their efforts.

41
42 **MOB 2.5.3 Service Improvements.** In order to continually improve services,
43 education and individual transit training for disabled passengers and volunteer
44 companions should be provided.

45
46 **GOAL 3 PORTS**

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Escambia County shall advocate and promote the economic viability of port operations in Escambia County consistent with balanced utilization of transportation facilities, natural resources, and available waterfront land.

OBJ MOB 3.1 Port Facilities

Support the operation and expansion as necessary of port facilities through intergovernmental coordination and in a manner consistent with the goals, objectives and policies in the Future Land Use, Coastal Management and Conservation Elements of this plan.

POLICIES

MOB 3.1.1 Coordinated Support. Escambia County shall support continued port operation and/or development coordination with appropriate agencies, both governmental and private, recognizing that port facilities in Escambia County are within the planning jurisdiction of the City of Pensacola.

MOB 3.1.2 Consistency with Plan. Escambia County shall support the activities of port facilities to the extent consistent with the goals, objectives, and policies contained in the Future Land Use, Coastal Management, Conservation, and Mobility Elements.

MOB 3.1.3 Industrial Land Use Designation. Escambia County shall consider port facilities in Escambia County to be water dependent or water related industrial land uses. Any such facilities located within the jurisdiction of Escambia County shall be considered as industrial land uses on the FLUM.

MOB 3.1.4 Port and Navigation Projects. Escambia County shall support projects, which serve to maintain or expand port operations or navigation to the extent that such projects meet all applicable permit requirements and standards, consistent with appropriate objectives and policies in the Future Land Use, Coastal Management and Conservation Elements. The County shall advocate federal and state public works programs and projects that provide funding for such projects.

OBJ MOB 3.2 Access to Port Facilities

Ensure that surface transportation access to port facilities is properly integrated with the traffic circulation portion of this element and with other modes of surface and water transportation.

1 **POLICIES**

2

3 **MOB 3.2.1 Public-Private Coordination.** Escambia County shall coordinate with
4 appropriate public and private sector agencies to provide adequate access to
5 port facilities.

6

7 **MOB 3.2.2 Coordinated Intermodal Transportation.** Escambia County shall
8 encourage and support balanced intermodal management of surface and water
9 transportation through coordination of roadway, rail, and port facilities.

10

11 **OBJ MOB 3.3 Coastal Conservation and Port Services**

12

13 **Promote balanced utilization of coastal areas and resources consistent**
14 **with sound conservation principles and the need for continued provision of**
15 **port services.**

16

17 **POLICIES**

18

19 **MOB 3.3.1 Resource Impact Mitigation.** Escambia County shall coordinate with
20 the City of Pensacola to ensure mitigation of adverse structural and nonstructural
21 impacts upon adjacent natural resources consistent with applicable permit
22 requirements.

23

24 **MOB 3.3.2 Qualified County Support.** Escambia County shall advocate only
25 those port maintenance and expansion projects that meet applicable permit
26 requirements and environmental standards.

27

28 **GOAL MOB 4 AVIATION FACILITIES**

29

30 **Escambia County shall provide public aviation facility services sufficient to**
31 **meet current and future economic development and passenger needs and**
32 **protect naval aviation facilities.**

33

34 **OBJ MOB 4.1 Airport Master Plan**

35

36 **Support the implementation activities set forth in the adopted airport**
37 **master plan for the Pensacola Gulf Coast Regional Airport as directed by**
38 **the BCC.**

39

40

41 **POLICIES**

42

43 **MOB 4.1.1 Coordinated Land Uses.** Escambia County shall coordinate
44 adjacent land uses with the City of Pensacola and the airport master plan to
45 provide development patterns that are compatible with airport development.

46

1 MOB 4.1.2 **Incompatible Development.** Escambia County shall enforce
2 adopted land development regulations that restrict the height, density and
3 intensity of development in areas adjacent to the airport boundaries and clear
4 zones to ensure that incompatible land uses will not be allowed to encroach on
5 airport facilities and hinder airport activities.

6
7 MOB 4.1.3 **County Review.** Escambia County shall review and comment on
8 proposed airport development and/or expansion that may impact the County.

9
10 MOB 4.1.4 **Stormwater Management.** Escambia County shall work with the City
11 of Pensacola and Florida Department of Environmental Protection (FDEP) to
12 ensure that adequate stormwater management techniques are provided for
13 existing and future airport development.

14
15 **OBJ MOB 4.2 Naval Aviation Facilities**

16
17 **Evaluate development proposals for property located within the**
18 **established Airfield Influence Planning District (AIPD) overlays of the**
19 **existing Naval aviation facilities within Escambia County to ensure**
20 **compatibility and to protect airfield facilities from encroachment of**
21 **incompatible land uses. The Naval aviation facilities in Escambia County**
22 **are of significant value to the County, and protecting these important**
23 **economic resources requires the prevention of the development of airfield**
24 **hazards and incompatible land uses.**

25
26 **POLICIES**

27
28 MOB 4.2.1 **Airfield Influence Planning Districts.** To promote an orderly
29 transition and rational organization of land uses, protect the health, safety and
30 welfare of the public, and maintain the mission of the military facilities, Escambia
31 County establishes AIPD overlays over and around each of the military aviation
32 facilities within Escambia County.

33
34 MOB 4.2.2 **Development Plan Review.** The Navy shall designate a
35 representative from NAS Pensacola and from NAS Whiting Field to function as
36 ex officio members of the Escambia County Development Review Committee
37 (DRC). As part of the regular DRC process, the County will forward the weekly
38 DRC agenda to the Navy designee. When a development is proposed within the
39 AIPD overlay areas, the County will include a copy of the submitted development
40 plans. The Navy designee will review the development plans for land use
41 compatibility with the Navy mission in relation to proposed structure height,
42 density and intensity of land use and will submit comments to County staff to be
43 forwarded to the applicant.

44
45 MOB 4.2.3 **Military Representation.** Pursuant to Section 163.3175, Florida
46 Statutes, a representative of the military installations located within Escambia

1 County shall be placed on the Planning Board as an ex officio, nonvoting
2 member. The Navy's Planning Board representative shall coordinate with the
3 Navy Base Commanding Officers to review and comment on all proposed
4 Comprehensive Plan and LDC amendments that would affect the intensity,
5 density or use of the land within the AIPDs. The comments shall address the
6 impacts such proposed Comprehensive Plan or LDC changes may have on the
7 mission of the military installations. They shall include:

- 8
- 9 a. Whether such proposed changes will be incompatible with the
- 10 safety and noise standards contained in the Air Installations
- 11 Compatible Use Zones (AICUZs) study adopted by the military
- 12 installation for that airfield or the AIPD adopted by the County for
- 13 that airfield;
- 14 b. Whether such changes are incompatible with the findings of the
- 15 Joint Land Use Study (JLUS) for the area;
- 16 c. Whether the military installation's mission will be adversely
- 17 affected by the proposed actions of the County.
- 18

19 **MOB 4.2.4 JLUS Amendment.** Needs of the Navy may be identified that require
20 an amendment to the completed JLUS. When a determination is made that such
21 an amendment is desirable, the Commanding Officer is encouraged to provide
22 information concerning any community planning assistance grants that may be
23 available to the County through the Department of Defense, Office of Economic
24 Adjustment.

25

26 **MOB 4.2.5 Interlocal Agreement.** An interlocal agreement to determine the
27 details of the coordination between the Navy and Escambia County shall include,
28 but not be limited to, the individual responsibilities of the County and the Navy;
29 the method by which the Navy will appoint a Planning Board representative; the
30 length of the term of appointment; the details of the coordination required to
31 produce, receive and transmit any Navy comments to the State; establish who
32 will be responsible for forwarding the comments; the method by which the Navy
33 will apprise the County of any available grants and the details to be reported on
34 the Annual Report on Comprehensive Plan Implementation. The Military
35 Interlocal Agreement became effective September 2003.

36

37 **MOB 4.2.6 County-Navy Coordination.** Escambia County shall coordinate with
38 the Navy to effectively regulate land uses in areas covered by the AIPD overlays
39 and the AICUZ to support the Navy's aviation mission while protecting the private
40 property rights of the land owners.

41

42 **MOB 4.2.7 Compliance Monitoring.** Escambia County shall monitor
43 development in the AIPDs for compliance with the JLUS recommendations and
44 AICUZ study requirements. Rezoning to a higher density will be discouraged.
45 The compatibility requirements will be revised as the mission of the military
46 facility changes or removed if the facility closes.

1
2 MOB 4.2.8 **Encroachment Control Planning.** Escambia County shall utilize
3 information provided by the Navy, such as the AICUZ Study Program Procedures
4 and Guidelines (OPNAVINST 11010.36C) or approved successor and Aircraft
5 Noise Survey, together with the recommendations of the JLUS when developing
6 plans to control the encroachment of incompatible development in the vicinity of
7 Naval Air Station Pensacola and Navy Outlying Landing Fields Saufley and Site
8 8, to ensure protection of each installation's aviation mission.
9

10 MOB 4.2.9 **Infrastructure Impact Report.** A formal information exchange
11 between the County, FDOT, Emerald Coast Utilities Authority (ECUA) and other
12 utility service providers in the area will be established to explore the growth
13 inducing impacts of utility expansion and infrastructure improvements within the
14 AIPD overlay areas in relation to the JLUS recommendations. Annual reporting of
15 the status of the planned utility expansion and infrastructure improvements will
16 be included in the Comprehensive Plan Implementation Annual Report.
17

18 MOB 4.2.10 **Annual Assessment.** Pursuant to Section 163.3191(n) Florida
19 Statutes, and beginning in Fiscal Year 2004/2005, the County shall conduct an
20 annual assessment of the effectiveness of the criteria adopted pursuant to
21 Section 163.3177(6)(a), Florida Statutes, in achieving compatibility with military
22 installations in areas designated as AIPDs. This assessment shall be based on a
23 compilation of data for the calendar year and shall compare the current years'
24 development with the previous years' development relevant to the following in
25 each AIPD:
26

- 27 a. Single-family residential building permits in each AIPD area
28 based on the number of permits issued, and broken down by
29 Accident Potential Zone (APZ) and AIPD area.
- 30 b. Number of residential units (high density) approved and
31 permitted.
- 32 c. Extension of sewer and water lines in the AIPD Overlay areas as
33 reported by ECUA (or relevant potable water distributors).
- 34 d. Number of units approved in preliminary and final subdivision
35 plats.
- 36 e. Number of site plans for commercial projects approved.
- 37 f. Number of communication towers approved.
- 38 g. Number of variances and/or conditional use requests and
39 approvals.
- 40 h. Number of rezoning requests/approvals.
- 41 i. Number of future land use amendments.
42

43 The intent is to measure the increase or decrease in residential development
44 activity within the AIPDs to determine the effectiveness of the measures adopted
45 to control residential density and encourage commercial development, as
46 recommended by the JLUS. The County shall review the collected data to ensure

1 compliance with the intent of the JLUS recommendations. In addition, analysis of
2 the collected data over a period of time will assist in determining what future
3 changes may be required to enhance or improve the County's efforts to control
4 encroachment on the military installations. The reports shall be included in the
5 Annual Comprehensive Plan Implementation Report, and shall be further
6 analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive
7 Plan required every seven years.
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1 **Chapter 9 Housing Element.**

2

3 The purpose of the Housing Element is to provide guidance for the development
4 of safe, sanitary and affordable housing for all residents of Escambia County. In
5 particular, the goals, objectives and policies contained in this element are
6 intended to identify and address current and future deficits in the provision of
7 moderate, low and very-low income housing, group homes, foster care facilities
8 and housing for those with special needs. In addition, this element is intended to
9 provide guidance to public and private sector housing providers, as well as the
10 residents of Escambia County, regarding redevelopment of existing
11 neighborhoods, removal of substandard housing, relocation assistance and
12 critical housing assistance programs.

13

14 **GOAL HOU 1 PROVISION OF HOUSING**

15

16 **Escambia County shall provide safe, sanitary and affordable housing**
17 **for the current and future residents of the County.**

18

19 **OBJ HOU 1.1 Housing Delivery Process**

20

21 **Provide guidance and direction to both the public and private sectors to**
22 **assist in the provision of adequate housing that varies in type, density,**
23 **size, tenure, ownership, cost and location.**

24

25 **POLICIES**

26

27 **HOU 1.1.1 Residential Areas.** The Escambia County Future Land Use Map
28 (FLUM) and Zoning maps shall identify areas suitable for residential development
29 and/or redevelopment.

30

31 **HOU 1.1.2 Site Development Criteria.** The Escambia County Land
32 Development Code (LDC) shall include site development criteria for all housing
33 types including affordable and special needs housing.

34

35 **HOU 1.1.3 Permitting Process.** The LDC shall include an efficient and
36 reasonable permitting process for residential development. This process shall
37 include the use of checklists and referrals to appropriate regulatory agencies.

38

39 **HOU 1.1.4 Adequate Infrastructure.** To assure the sustainability of residential
40 communities, Escambia County shall require new residential development to
41 locate where adequate infrastructure is available.

42

43 **HOU 1.1.5 Mixed-use Development.** Escambia County shall encourage mixed-
44 use development, which places housing within close proximity to nonresidential
45 opportunities such as retail and employment centers.

46

1 HOU 1.1.6 **Ownership Types.** Escambia County shall recognize the need to
2 provide a mix of ownership types, including for-sale and rental units, to meet the
3 diverse needs of County residents.
4

5 HOU 1.1.7 **Housing Types.** Escambia County's Future Land Use Element and
6 LDC shall provide for a mix of housing types including, but not limited to, single-
7 family residential, multi-family residential, mobile and manufactured homes, live-
8 work units, accessory dwellings and other residential types that vary in density,
9 size, cost and location.
10

11 **OBJ HOU 1.2 Affordable Housing**

12
13 **Assure the provision of safe, sanitary and affordable housing for moderate,**
14 **low and very-low income residents.**
15

16 **POLICIES**

17
18 HOU 1.2.1 **Definition.** Escambia County shall define affordable housing as
19 residential dwelling units with monthly rents or mortgage payments (including
20 taxes and insurance) that do not exceed 30 percent of median annual gross
21 income for the following households:
22

- 23 a. Moderate Income Household: 81-120 percent of area median
24 family income
- 25 b. Low Income Household: 51-80 percent of area median income
- 26 c. Very-Low Income Household: 0-50 percent of area median
27 income
28

29 HOU 1.2.2 **Location.** Escambia County shall allow the location of affordable
30 housing in any residential FLUM category provided the housing is compatible
31 with all applicable rules and regulations of the LDC.
32

33 HOU 1.2.3 **Development Types.** Escambia County shall promote affordable
34 housing opportunities by allowing cluster developments, zero-lot line
35 developments, planned unit developments and other types of housing layouts
36 that may reduce the cost of individual dwelling units.
37

38 HOU 1.2.4 **Mobile or Manufactured Home Location.** Escambia County shall
39 designate areas on both the FLUM and Zoning maps that are suitable for the
40 location of mobile or manufactured homes.
41

42 **OBJ HOU 1.3 Special Needs Housing**

43
44 **Ensure adequate housing opportunities are available in residential areas or**
45 **areas of residential character to accommodate citizens with special needs.**
46

1 **POLICIES**

2
3 HOU 1.3.1 **Location Criteria.** The LDC shall include criteria guiding the location
4 of housing for group homes, foster care facilities and households with special
5 needs.

6
7 HOU 1.3.2 **Compatible Zoning.** Escambia County shall allow foster care
8 facilities and group homes, housing six or fewer residents, in any residential
9 zoning category. Group homes, housing seven or more residents, may be
10 located in any medium density, high density or mixed-use category.

11
12 HOU 1.3.3 **Senior Needs.** Escambia County shall encourage the development of
13 accessible and affordable senior housing within close proximity to support
14 services and public infrastructure.

15
16 **OBJ HOU 1.4 Existing Neighborhoods and Redevelopment**

17
18 **Protect the character of existing residential neighborhoods, provide**
19 **opportunities for redevelopment and infill development and reduce the**
20 **number of substandard housing units through the continued**
21 **implementation of structural and aesthetic improvement programs.**

22
23 **POLICIES**

24
25 HOU 1.4.1 **Preservation and Infill.** The LDC shall include standards that
26 maintain existing neighborhood character while allowing compatible infill
27 development.

28
29 HOU 1.4.2 **Regulation Enforcement.** Escambia County shall implement
30 strategies that enhance enforcement of existing regulations (i.e., abandoned
31 property regulations, litter regulations, sign regulations, etc.), which maintain the
32 aesthetics of existing residential areas.

33
34 HOU 1.4.3 **Construction Inspection.** The LDC shall contain provisions for
35 inspection procedures during the construction and reconstruction of residential
36 units.

37
38 HOU 1.4.4 **Improvement Aid.** Escambia County shall continue to allocate loan
39 and grant assistance to moderate, low and very-low income homeowners to aid
40 in the improvement of substandard dwelling units.

41
42 HOU 1.4.5 **Unsafe Building Abatement.** Escambia County shall enforce the
43 Unsafe Building Abatement Ordinance, which requires the removal of housing
44 stock with structural deficiencies.

45

1 HOU 1.4.6 **Substandard Home Removal.** Escambia County shall report
2 annually the number of substandard homes removed as a result of code
3 enforcement actions and Neighborhood Enterprise Foundation, Inc. (NEFI)
4 programs.

5
6 HOU 1.4.7 **Infrastructure Improvements.** Escambia County shall continue its
7 efforts, through the Community Redevelopment Agency (CRA), to complete the
8 activities necessary to improve the infrastructure in specified redevelopment
9 neighborhoods.

10
11 HOU 1.4.8 **Rental Units.** Escambia County shall support the acquisition,
12 rehabilitation and/or development of rental units, by the private sector and local
13 Community Housing Development Organizations (CHDOs), for occupancy by
14 moderate, low and very-low income families meeting the occupancy criteria of
15 Title 24 of the Code of Federal Regulations (CFR), Part 92.

16
17 HOU 1.4.9 **Housing Stock Conservation/Rehabilitation.** Escambia County's
18 housing agencies and the CRA shall continue to administer programs that further
19 the conservation or rehabilitation of existing housing stock.

20
21 **OBJ HOU 1.5 Relocation Assistance**

22
23 **Provide housing assistance, including relocation housing, for persons**
24 **displaced by public programs, projects or housing rehabilitation.**

25
26 **POLICIES**

27
28 HOU 1.5.1 **Grants.** Escambia County shall pursue grants to provide for
29 relocating moderate, low and very-low income persons displaced during the
30 housing rehabilitation process.

31
32 HOU 1.5.2 **County Policy.** Escambia County shall utilize its "Relocation Policy"
33 that was developed in compliance with Public Law 93-383 (The Housing and
34 Community Development Act of 1974) and adopted by the Escambia County
35 Board of County Commissioners (BCC) on November 28, 1988, including any
36 revisions thereto.

37
38 **OBJ HOU 1.6 Housing Programs**

39
40 **Continue implementation of critical housing programs.**

41
42 **POLICIES**

43
44 HOU 1.6.1 **Program Information.** Escambia County shall continue its housing
45 outreach program to assure dissemination of housing information.

46

1 HOU 1.6.2 **Non-discrimination.** Escambia County shall enforce its
2 nondiscrimination policies and provisions so as to ensure access to housing
3 opportunities by all segments of the County's population.
4

5 HOU 1.6.3 **Low-Interest Mortgage Loans.** Escambia County shall cooperate
6 with appropriate local, state and federal agencies to facilitate bond-backed low-
7 interest mortgage loans for home purchase by qualified individuals or families.
8

9 HOU 1.6.4 **Housing Finance Authority.** Escambia County shall participate with
10 the Escambia County Housing Finance Authority (HFA) in the issuance of bonds
11 to provide low interest mortgage loans for home purchases by qualified families.
12

13 HOU 1.6.5 **Neighborhood Enterprise Foundation Reports.** Escambia County
14 shall receive, review and respond to the annual reports produced by NEFI as
15 such reports relate to this comprehensive plan and/or the provision of safe,
16 sanitary and affordable housing for all citizens of Escambia County.
17

18 HOU 1.6.6 **State and Federal Assistance.** Escambia County shall participate in
19 the following programs or any replacement or supplemental programs, which
20 may be developed by state, federal or other appropriate agencies:
21

- 22 a. HUD Section 8 Rental Voucher Program existing housing
- 23 program, for rent supplements to qualified low-income families;
- 24 b. The Community Development Block Grant (CDBG) Program;
- 25 c. The Consolidated Plan pursuant to the Cranston-Gonzalez
- 26 National Affordable Housing Act;
- 27 d. The Home Investments Partnership Program (HOME); and
- 28 e. The State Housing Initiatives Partnership (SHIP) Program,
- 29 among others.
30

31 HOU 1.6.7 **Neighborhood Enterprise Foundation.** Escambia County shall
32 provide assistance, through NEFI to provide affordable homeownership
33 opportunities for moderate, low and very-low income homebuyers.
34

35 HOU 1.6.8 **SHIP Fund Initiatives.** Escambia County shall use SHIP funds to
36 expand and/or enhance ongoing activities designed to develop new affordable
37 housing initiatives conforming to the statutory requirements of Chapter 420,
38 Florida Statutes. Such funds may be used to:
39

- 40 a. Provide local cash match for federal or state housing programs
- 41 such as HOME, Housing Opportunities for People Everywhere
- 42 (HOPE), McKinney Act Programs, Florida Housing Finance
- 43 Corporation (FHFC) programs, etc.;
- 44 b. Provide down-payment assistance, construction subsidies,
- 45 mortgage reduction, mortgage interest rates subsidies, and/or

1 direct mortgage loans to moderate, low and very-low income
2 families;
3 c. Provide appropriately targeted grants and loans in support of
4 moderate and substantial rehabilitation/preservation of substandard
5 housing owned and/or occupied by low and very-low income
6 families;
7 d. Support the availability and enhancement of emergency home
8 repair assistance for low and very-low income families;
9 e. Provide assistance for construction or rehabilitation of housing
10 designed to address families with special needs; and
11 f. Utilize funds to supplement existing and future FHFC, Escambia
12 County HFA, and/or Florida Department of ~~Community Affairs~~
13 ~~(DCA) Economic Opportunity (FDEO)~~ affordable housing projects
14 undertaken for the benefit of lower income families within the
15 County.

16
17 **HOU 1.6.9 County-Private Partnerships.** Escambia County shall seek
18 partnerships with private and non-profit organizations in an effort to improve
19 coordination among participants involved in housing production and delivery. In
20 particular, the County shall continue its partnerships with nonprofit housing
21 providers such as Community Enterprise Investments, Inc., Circle Inc. and
22 Habitat for Humanity.

23
24 **HOU 1.6.10 County-City Partnerships.** Escambia County, in partnership with
25 the City of Pensacola, shall ensure the continued administration of the HUD
26 Section 8 Rental Voucher Program, intended to aid eligible families and
27 individuals in acquiring safe, sanitary and affordable housing.

28
29 **HOU 1.6.11 Florida Housing Coalition.** Escambia County shall participate with
30 the Florida Housing Coalition (FHC) so as to provide opportunities for low cost
31 home ownership for families meeting eligibility requirements.

32
33 **OBJ HOU 1.7 Data and Monitoring**

34
35 **Escambia County shall continually monitor the success of its housing**
36 **objectives and policies.**

37
38 **POLICIES**

39
40 **HOU 1.7.1 Housing Inventory.** Escambia County shall collect housing inventory
41 data every five years during the update to the individual CRA plans.

42
43 **HOU 1.7.2 Special Needs Housing.** Escambia County shall update inventories
44 of providers of special needs housing (group and foster homes, facilities for the
45 homeless, etc.) on an annual basis, including quantity and location.

1 HOU 1.7.3 **EAR Housing Review.** Escambia County shall review its regulatory
2 and permitting process and evaluate changes necessary to improve the public
3 and private sector housing delivery process. The review shall be concurrent with
4 state-mandated Evaluation and Appraisal Reports (EARs). During each review,
5 opportunities for involvement of the County with private sector providers shall be
6 analyzed.

7
8 HOU 1.7.4 **Annual Housing Review.** Escambia County shall examine its
9 housing needs and implementation activities annually so as to maintain up-to-
10 date information on the housing delivery process program and the success of
11 prior activities.

12
13 **OBJ HOU 1.8 Energy Efficient Housing.**

14
15 **Escambia County shall encourage energy efficiency in the design and**
16 **construction of new residential housing.**

17
18 **POLICIES**

19
20 HOU 1.8.1 **Energy Efficient Incentive Programs.** The County, by 2012, shall
21 develop an incentive program to encourage residential construction that meets
22 the energy efficiency criteria of the United States Green Building Council
23 (USGBC) Leadership in Energy and Environmental Design (LEED) rating
24 systems, Florida Green Building Coalition (FGBC) certification, US
25 Environmental Protection Agency (EPA) Energy Star program, or a similar third-
26 party green building certification. The incentive program may include educational
27 materials, expedited permitting, and/or public recognition.

28
29 HOU 1.8.2 **No Prohibition for Energy Conservation.** The County shall not
30 prohibit the use of energy-efficient or alternative-energy practices for residences,
31 such as photovoltaic panels, passive solar orientation of buildings, or strategic
32 placement of landscaping materials to reduce energy consumption.

33
34 HOU 1.8.3 **Energy Efficiency Enforcement.** The County shall continue to
35 enforce the minimum energy efficiency requirements of the Florida Building
36 Code.

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1 **Chapter 10 Infrastructure Element.**

2
3 The purpose of the Infrastructure Element is to provide guidance in the provision
4 of services necessary to accommodate existing and future development in a way
5 that is environmentally sensitive, efficient, and cost-effective. Included within this
6 Element are goals, objectives and policies regarding potable water provision,
7 wastewater treatment, solid waste disposal, stormwater management and aquifer
8 protection. The adequate provision of these services is intended to promote
9 orderly growth within areas best suited to accommodate development, protect
10 sensitive natural resource systems and rural and agricultural areas, and preserve
11 the public health, safety, and general welfare of Escambia County's citizens.

12
13 **GOAL INF 1 WASTEWATER**

14
15 **Escambia County shall ensure the provision of environmentally safe and**
16 **efficient wastewater collection, treatment, and disposal concurrent with the**
17 **demand for such services.**

18
19 **OBJ INF 1.1 Provision of Wastewater Service**

20
21 **Ensure the safe and efficient provision of wastewater services through**
22 **coordination with service providers, maximized use of existing facilities,**
23 **maintenance of appropriate levels of service, correction of existing**
24 **deficiencies and protection of natural resources.**

25
26 **POLICIES**

27
28 **INF 1.1.1 Service Agreements.** Wastewater service shall be provided at
29 established levels of service within Escambia County consistent with the
30 Interlocal Agreement between the County and the Emerald Coast Utility Authority
31 (ECUA), the Escambia County Utilities Authority Act, Chapter 2001-324, Laws of
32 Florida, and agreements with other wastewater providers.

33
34 **INF 1.1.2 Provider Consistency with Plan.** Escambia County shall coordinate
35 with ECUA and other providers relative to their capital improvements and
36 program formulation to assure consistency with this Comprehensive Plan.

37
38 **INF 1.1.3 Effluent Disposal.** Escambia County shall cooperate with and assist
39 appropriate regulatory agencies and central sewer systems to provide for
40 additional techniques and methods for effluent disposal so as to improve the
41 ability of ECUA (and other providers) to obtain the requisite permits for treatment
42 upgrades and capacity expansions as they become necessary.

43
44 **INF 1.1.4 Required Septic Tank Retirement.** Escambia County shall, in
45 coordination with the Escambia County Health Department and wastewater
46 service providers, require all onsite sewage treatment and disposal system (i.e.,

1 septic tank) users to connect to an available central sewer system within the
2 times prescribed by Section 381.00655, Florida Statutes. Sewer availability shall
3 also be as defined in Florida Statutes.

4
5 **INF 1.1.5 Service Location Principles.** Public wastewater services shall be
6 located in a manner that minimizes their cost and negative impacts on the natural
7 environment and maximizes their efficiency. Escambia County will cooperate,
8 assist, and encourage the service providers to provide wastewater service within
9 the urbanized areas, and to limit extensions of wastewater infrastructure into
10 rural areas.

11
12 **INF 1.1.6 Package Treatment Plants.** Escambia County shall encourage
13 owners of package treatment plants not in compliance with Florida Department of
14 Environmental Protection (FDEP) permit requirements to connect their systems
15 to the ECUA regional system where available. Package plants will be permitted
16 in rural areas when such plants are necessary to protect the health and safety of
17 citizens or to preserve important resources.

18
19 **INF 1.1.7 Coordination on System Expansions.** Escambia County shall
20 coordinate with ECUA and other wastewater service providers on the extensions
21 of sanitary sewer collection lines and the siting or increase in capacity of
22 wastewater treatment facilities to meet future needs.

23
24 **INF 1.1.8 Concurrency Management.** Escambia County shall ensure the
25 maintenance of Level of Service (LOS) standards through implementation of the
26 County's Concurrency Management System and consistency with the Capital
27 Improvements Element.

28
29 **INF 1.1.9 Level of Service (LOS) Standards.** Average LOS standard for
30 wastewater service shall be 210 gallons per residential connection per day and
31 the peak LOS shall be 350 gallons per residential connection per day. For
32 nonresidential uses, the LOS requirements shall be based upon an Equivalent
33 Residential Connection (ERC), as may be recalculated by the service provider
34 from time to time, and on the size of the nonresidential water meter. Escambia
35 County shall continue to work with the water providers to ensure adequate
36 capacity is available.

37
38 **INF 1.1.10 Facility Funding.** The construction, maintenance and operation of
39 facilities will be the responsibility of ECUA or other service providers and funded
40 by user fees, special assessments, developer contributions and state or federal
41 grants or other means. Escambia County may consider additional funding
42 mechanisms as appropriate.

43
44 **INF 1.1.11 LOS Monitoring.** Escambia County shall monitor development to
45 ensure that the LOS standards are maintained concurrent with development,
46 consistent with the Capital Improvements Element.

1
2 **INF 1.1.12 LOS Evaluation and Revision.** By December 2011, Escambia
3 County shall develop a report evaluating the current Level of Service standard for
4 wastewater service provision. This report shall examine alternative LOS
5 standards and establish a five-year plan to achieve and maintain a LOS that is
6 sufficient to meet the County's projected needs. Upon completion of this report,
7 recommendations for revisions to adopted LOS standards and other related
8 policies identified within this report shall be adopted as amendments to the
9 Escambia County Comprehensive Plan within 18 months. The LOS will be
10 maintained before, during and after study period. The purpose of the proposed
11 study is to evaluate and, if necessary, revise the current LOS standards for
12 potable water and wastewater.

13
14 **INF 1.1.13 Required New Service Connection.** All new structures intended for
15 human occupancy shall connect to the ECUA wastewater system unless ECUA
16 has determined that it is not feasible to provide wastewater service to the
17 proposed structures. Those structures not required to connect to the ECUA
18 wastewater system shall not be issued a building permit until the applicant has
19 obtained the appropriate permit from the Health Department.

20
21 **GOAL INF 2 SOLID WASTE**

22
23 **Escambia County shall ensure the provision of environmentally safe and**
24 **cost effective solid waste collection and disposal concurrent with the**
25 **demand for such services.**

26
27 **OBJ INF 2.1 Provisions of Solid Waste Services**

28
29 **Ensure the safe and efficient provision of solid waste services through**
30 **coordination with service providers, maximized use of existing landfill**
31 **facilities, maintenance of appropriate levels of service, promotion of**
32 **recycling and reuse, and protection of natural resources.**

33
34 **POLICIES**

35
36 **INF 2.1.1 Facility Funding.** The construction, maintenance, and operation of
37 solid waste facilities will be funded by user fees.

38
39 **INF 2.1.2 Perdido Landfill Operation.** Escambia County shall provide and
40 operate the Perdido Landfill so as to accommodate the municipal solid waste
41 disposal needs of the entire County.

42
43 **INF 2.1.3 Perdido Landfill Expansion.** Escambia County shall acquire property
44 adjacent to the Perdido Landfill so as to accommodate the long-term expansion
45 of the facility and provide solid waste disposal capacity for future generations.

46

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

3
4 INF 2.1.5 **Concurrency Management.** Escambia County shall continuously
5 monitor growth and development to ensure that the LOS standard is maintained
6 concurrent with development, consistent with the Capital Improvements Element.

7
8 INF 2.1.6 **LOS Evaluation and Revision.** By December 2011, Escambia County
9 shall develop a report evaluating the current LOS standard for solid waste
10 service provision. This report shall examine alternative LOS standards and
11 establish a five-year plan to achieve and maintain a LOS that is sufficient to meet
12 the County's projected needs. Upon completion of this report, recommendations
13 for revisions to adopted LOS standards and other related policies identified within
14 this report shall be adopted as amendments to the Escambia County
15 Comprehensive Plan within 18 months.

16
17 INF 2.1.7 **Recycling Program.** Escambia County shall cooperate with ECUA,
18 franchised haulers and other entities involved in the collection or generation of
19 solid waste and recycling of waste products, in the continued development and
20 implementation of a recycling program within the County. It is the goal of
21 Escambia County to comply with the statewide goal of reducing the amount of
22 recyclable solid waste disposed of in waste management facilities, landfills or
23 incineration facilities by at least 75 percent by 2020.

24
25 INF 2.1.8 **Recycling Education.** Escambia County shall continue its public
26 education and information campaigns aimed at informing the general public and
27 specific solid waste generators of the benefits of recycling and other techniques
28 designed to improve the useful life of the municipal solid waste management
29 facilities within the County.

30
31 **GOAL INF 3 STORMWATER MANAGEMENT**

32
33 **Escambia County shall ensure the provision of environmentally safe and**
34 **efficient stormwater management concurrent with the demand for such**
35 **services.**

36
37 **OBJ INF 3.1 Provision of Stormwater Management**

38
39 **Ensure the safe and efficient provision of stormwater management through**
40 **maximized use of existing facilities, maintenance of appropriate levels of**
41 **service, correction of existing deficiencies and protection of natural**
42 **resources.**

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1 **POLICIES**

2
3 INF 3.1.1 **Existing Deficiencies.** Escambia County shall not issue development
4 permits for projects, which fail to meet the design and performance criteria for
5 correcting existing deficiencies.

6
7 INF 3.1.2 **County System Improvements.** Escambia County shall continue its
8 practice of enhancing localized and regional drainage systems to increase the
9 LOS associated with development prior to current stormwater management
10 requirements.

11
12 INF 3.1.3 **Maintenance and Inspection.** Escambia County shall continue its
13 periodic inspection and maintenance program of stormwater control structures to
14 insure the proper functioning of such structures.

15
16 INF 3.1.4 **Stormwater Management Enforcement.** Escambia County shall
17 continue enforcement of its stormwater management ordinance, consistent with
18 the Capital Improvements Element and in cooperation with the municipalities and
19 regulatory agencies, pursuant to the detailed guidance provided by Escambia
20 County's stormwater management plan.

21
22 INF 3.1.5 **Vegetated Drainage Swales.** Where soil conditions permit, Escambia
23 County may allow the use of vegetated swales on all new roadways and
24 drainage rights-of-way.

25
26 INF 3.1.6 **Facility Improvement Planning.** Escambia County shall utilize the
27 best available information contained in the 1994 Stormwater Management Plan
28 and its subsequent updates to assist in the planning of capital stormwater
29 projects. The goal of the project planning shall be to retrofit existing areas of the
30 County to as near to current stormwater levels of service as possible. Updated
31 information shall be added to the stormwater management plan as funding
32 allows, to support development and allow planning staff to plan for the future and
33 minimize or eliminate facility deficiencies.

34
35 INF 3.1.7 **Concurrency Management.** Escambia County shall ensure the
36 provision of stormwater management facilities concurrent with the demand for
37 such facilities as created by development or redevelopment through
38 implementation of the Concurrency Management System.

39
40 INF 3.1.8 **Developer Responsibilities.** Installation of stormwater management
41 facilities made necessary by new development shall be the responsibility of the
42 developer.

43
44 INF 3.1.9 **Level of Service (LOS) Standards.** Stormwater management LOS
45 standards shall be considered met if the application includes a stormwater
46 management plan certified by a registered and licensed professional engineer

1 documenting the project's design, and subsequent construction is in compliance
2 with the adopted LOS standard and such plan has been reviewed, inspected and
3 approved by the County Engineer or designee. The minimum standards to be
4 certified are:

5
6 a. The post development run-off rate shall not exceed the pre-
7 development run-off rate for a 25-year storm event, up to and
8 including an event with greatest intensity. However, the County
9 Engineer may reduce detention/retention storage requirements for
10 developments that provide a direct discharge of treated stormwater
11 to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido
12 Bay.

13 b. Compliance with environmental resource permitting and other
14 stormwater design and performance standards of the Florida
15 Department of Environmental Protection and Northwest Florida
16 Water Management District as prescribed in the Florida
17 Administrative Code.

18 c. The contribution of the new development to any existing,
19 functioning area-wide drainage system shall not degrade the ability
20 of the area-wide system to adequately retain/detain/store and
21 control stormwater run-off.

22 d. The design and construction for all major channels of stormwater
23 systems under arterial and collector roads shall be predicated
24 upon, and designed to control stormwater from, at least a 100-year
25 storm event.

26
27 **INF 3.1.10 Natural Drainage Features.** Existing functioning drainage features
28 shall be utilized whenever sufficient capacity is available within such features.
29 Utilization of natural drainage features shall be required when such use does not
30 impact sensitive natural resources. The Land Development Code (LDC) shall
31 include land use regulations that require site specific development plans to
32 protect natural drainage features and incorporate such features into the site
33 planning and development process.

34
35 **INF 3.1.11 Untreated Stormwater.** Channeling untreated run-off directly into
36 receiving waters shall be prohibited. Thus, no new "direct" discharge of untreated
37 stormwater shall be permitted. Note: For the purposes of this plan, adequate
38 vegetative filtration of sheet flow from pervious surfaces may be considered
39 "treatment".

40 **GOAL INF 4 POTABLE WATER**

41
42
43 **Escambia County shall ensure provision of environmentally safe and**
44 **efficient potable water procurement, treatment and distribution concurrent**
45 **with the demand for such services.**
46

1 **OBJ INF 4.1 Provision of Potable Water Service**

2
3 **Ensure the safe and efficient provision of potable water services through**
4 **coordination with service providers, maximized use of existing facilities,**
5 **maintenance of appropriate levels of service, correction of existing**
6 **deficiencies, water conservation and protection of natural resources.**

7
8 **POLICIES**

9
10 **INF 4.1.1 Service Agreements.** Potable water service shall be provided at
11 established levels of service within Escambia County consistent with the
12 Interlocal Agreement between the County and ECUA, the Escambia County
13 Utilities Authority Act and franchise agreements between Escambia County and
14 other water service providers that were in operation on August 1, 1981.

15
16 **INF 4.1.2 Cooperation with Service Providers.** Escambia County shall
17 cooperate with the various water service providers to provide for the timely and
18 efficient provision of potable water facilities or to correct facility deficiencies.

19
20 **INF 4.1.3 Existing Facility Utilization.** The LDC shall contain provisions,
21 regulations and incentives to encourage new development to utilize existing
22 potable water facilities and systems to serve the needs of the development.

23
24 **INF 4.1.4 Concurrency Management.** Escambia County shall ensure the
25 provision of potable water facilities concurrent with the demand for such facilities,
26 but no later than the certificate of occupancy, as created by development or
27 redevelopment through implementation of the Concurrency Management
28 System.

29
30 **INF 4.1.5 Facility Funding.** All costs for potable water facilities shall be the
31 responsibility of the service providers and shall be funded by user fees, special
32 assessments, developer contributions and state or federal grants or other means.
33 Escambia County may consider additional funding mechanisms as appropriate.

34
35 **INF 4.1.6 Developer Responsibility.** The cost of water line extensions made
36 necessary by new development shall be the responsibility of the developer
37 unless otherwise funded by the service provider.

38
39 **INF 4.1.7 Level of Service (LOS) Standards.** The LOS standard for potable
40 water service within Escambia County shall be 250 gallons per residential
41 connection per day. For non-residential uses, the LOS requirements shall be
42 based upon an Equivalent Residential Connection (ERC) to be calculated by the
43 service provider at the time of application. Escambia County shall continue to
44 work with the water providers to ensure adequate capacity is available.
45

1 **INF 4.1.8 LOS Compliance Agreements.** Escambia County shall implement the
2 Interlocal Agreement between Escambia County and the ECUA, and shall
3 execute agreements with the other entities providing water service in the
4 unincorporated areas of Escambia County, to establish procedures for assurance
5 of compliance with LOS standards.

6
7 **INF 4.1.9 LOS Evaluation and Revision.** By December 2011, Escambia County
8 shall develop a report evaluating the current LOS standard for potable water
9 service provision. This report shall examine alternative LOS standards and
10 establish a five-year plan to achieve and maintain a LOS that is sufficient to meet
11 the County's projected needs. Upon completion of this report, recommendations
12 for revisions to adopted LOS standards and other related policies identified within
13 this report shall be adopted as amendments to the Escambia County
14 Comprehensive Plan within 18 months.

15
16 **INF 4.1.10 Conservation and Monitoring.** Escambia County shall promote
17 conservation of potable water resources and periodically monitor per capita water
18 consumption to confirm decreases over the planning time frame.

19
20 **INF 4.1.11 Mandated Conservation Measures.** Escambia County shall require
21 compliance with all state and federal mandated water conservation measures.

22
23 **INF 4.1.12 Area of Water Resource Concern.** An area of water resources
24 concern may be established by the Northwest Florida Water Management District
25 (NFWFMD) to protect the area's water resources from depletion, salt water
26 intrusion, or contamination, or from any other activity, which may substantially
27 affect the quality or quantity of the area's water resources. Within such area, the
28 NFWFMD may establish lower permit thresholds, maximum and minimum
29 levels, and stipulate any limiting conditions as necessary to monitor, manage,
30 and control the use of water. Escambia County shall cooperate with the
31 NFWFMD in its enforcement of regulations if an area of water resources
32 concern is established within Escambia County.

33
34 **INF 4.1.13 Additional Conservation Opportunities.** Escambia County shall
35 implement water conservation measures for County owned and operated
36 facilities. These measures may include, but not be limited to, the use of
37 reclaimed water for irrigation and the use of drought tolerant landscaping. In
38 addition, the County shall explore opportunities for establishing and coordinating
39 water conservation programs with local potable water providers.

40
41 **GOAL INF 5 AQUIFER RECHARGE PROTECTION**

42
43 **Escambia County shall protect and provide for the rainfall recharge of the**
44 **sand and gravel aquifer, the principal source of the County's potable water.**
45
46

1 **OBJ INF 5.1 Aquifer Protection**

2
3 **Utilize LDC provisions, state funding, aquifer modeling, and other tools and**
4 **resources to safeguard the long-term integrity of the sand and gravel**
5 **aquifer.**

6
7 **POLICIES**

8
9 **INF 5.1.1 Groundwater Recharge Protection.** Escambia County shall, through
10 LDC provisions, protect groundwater recharge quantity and quality by regulating
11 lot coverage, extent of impervious surfaces, land uses, open space and
12 stormwater management throughout the County.

13
14 **INF 5.1.2 Abandoned Wells.** Escambia County shall cooperate with the
15 NFWFMD to obtain state funding for an abandoned well plugging program,
16 including requests to the legislature to fund the program. Further, Escambia
17 County and its officials shall notify the NFWFMD anytime information becomes
18 available to the County regarding the location, or possible location, of an
19 abandoned well. County officials shall immediately communicate the location of
20 any abandoned well to the NFWFMD so that the district may initiate appropriate
21 actions.

22
23 **INF 5.1.3 Wellhead Protection.** Wellhead protection zones shall be located
24 based in part upon the most current NFWFMD three-dimensional sand and
25 gravel aquifer computer model. Compliance with design and performance
26 standards pursuant to Chapter 62.532 Florida Administrative Code, is required to
27 adopt FDEP minimum wellhead protection standards. The Potable Wells
28 Wellhead Protection Areas Map is attached herein to this ordinance as Exhibit I.

29
30 **INF 5.1.4 Cooperation.** Escambia County shall cooperate with ECUA, the City of
31 Pensacola and the NFWFMD in the use and application of the three-dimensional
32 sand and gravel aquifer computer model and use the results of the model in the
33 protection of public potable water wells and wellfields. The method of cooperation
34 between Escambia County and the other agencies will be embodied within an
35 Interlocal Agreement.

36
37 **INF 5.1.5 Development Review.** Escambia County shall employ the three-
38 dimensional sand and gravel aquifer computer model in reviewing applications
39 for development approval in areas with public potable water system wells as
40 defined by statute.

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1 **Chapter 11 Coastal Management Element.**

2

3 The purpose of the Coastal Management Element is to address both the natural
4 hazards and the natural resources particular to Escambia County as a coastal
5 county. The element establishes the necessary protection from hazards, including
6 limiting public expenditures that subsidize development in areas subject to natural
7 disasters. Additionally, the element ensures an orderly and balanced utilization of
8 coastal zone resources that conserves and restores their quality.

9

10 **GOAL COA 1 HAZARD MITIGATION**

11

12 **Escambia County shall reduce the exposure of people and property to**
13 **natural hazards and limit public expenditures in coastal areas subject to**
14 **destruction by natural disaster.**

15

16 **OBJ COA 1.1 General Hazard Mitigation**

17

18 **Reduce the exposure of people and property to natural hazards.**

19

20 **POLICIES**

21

22 COA 1.1.1 **Building Code.** Escambia County shall, through adoption of the
23 Florida Building Code, regulate the construction, alteration, use, maintenance
24 and other aspects of buildings and structures to minimize the exposure to wind,
25 flood, fire and other hazards.

26

27 COA 1.1.2 **Flood Hazard Maps.** Escambia County shall, through Land
28 Development Code (LDC) provisions and adoption of the County Flood
29 Insurance Study with accompanying Flood Insurance Rate Maps, regulate land
30 use and development within areas of special flood hazard identified by the
31 Federal Emergency Management Agency (FEMA).

32

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

38

39 COA 1.1.4 **Beach and Dune Systems.** The County shall protect and enhance
40 the primary dune system. The LDC shall contain provisions requiring dune
41 protection and shall specifically require the planting of sea oats by new
42 development in primary dune areas. dune enhancement projects shall through
43 the local hazard mitigation strategy. Dune enhancement projects may include the
44 planting of native salt tolerant dune vegetation, installation of sand fences,
45 beach/dune renourishment, and other similar activities that assure the existence,
46 integrity and function of dunes.

1
2 COA 1.1.5 **Stormwater Management.** Escambia County shall, through LDC
3 provisions and periodic drainage basin studies, improve existing public
4 stormwater management systems and assure the provision of adequate drainage
5 facilities concurrent with the demand for such facilities to reduce the exposure of
6 people and property to flood hazards.

7
8 COA 1.1.6 **Wastewater Systems.** Escambia County shall, through LDC
9 provisions and coordination with sanitary sewer providers, expand
10 environmentally safe and efficient wastewater collection, treatment and disposal
11 systems, especially in developed areas where elimination of septic tanks may
12 improve public health and safety through reduced contamination of surface water
13 and groundwater resources.

14
15 COA 1.1.7 **Future Land Use and Zoning.** Escambia County shall, through
16 Future Land Use categories, zoning districts, and LDC provisions, regulate land
17 use and development to reduce the exposure of people and property to natural
18 hazards.

19
20 COA 1.1.8 **Mitigation Strategy.** Escambia County shall, particularly through the
21 Local Mitigation Strategy (LMS), coordinate with other local and regional
22 governing and regulating authorities, private and civic organizations, and others
23 with interest in mitigation strategies and initiatives, to reduce the exposure of
24 people and property to natural hazards.

25
26 COA 1.1.9 **Emergency Management.** Escambia County shall update and
27 implement its Comprehensive Emergency Management Plan, utilizing best
28 available information and data, including recommendations and guidance
29 provided in the Northwest Florida Hurricane Study (U.S. Army Corps of
30 Engineers, July 1999), the Escambia County Hurricane Evacuation Clearance
31 Time Model prepared by PBS&J, subsequent revisions to these, and other
32 appropriate sources as they become available.

33
34 COA 1.1.10 **Report Recommendations.** Escambia County shall incorporate
35 recommendations from various interagency hazard mitigation reports, as
36 practical.

37
38 **OBJ COA 1.2 Coastal High-Hazard Area**

39
40 **Direct population concentrations away from coastal high-hazard areas,**
41 **limiting development within those areas and any public expenditure that**
42 **subsidizes development there.**

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44
45
46

1 **POLICIES**

2

3 COA 1.2.1 **Establishment and Adoption.** The Coastal High-Hazard Area
4 (CHHA) of Escambia County shall be established as “the area below the
5 elevation of the Category 1 Storm Surge Line as established by a Sea, Lake, and
6 Overland Surges from Hurricane (SLOSH) computerized storm surge model.”
7 Escambia County adopted the Coastal High-Hazard Area Map as the delineation
8 of the CHHA and will use the most current SLOSH model to maintain the map.
9 The CHHA Map is attached herein to this ordinance as Exhibit J.

10

11 COA 1.2.2 **Expenditure Limits.** Public expenditures within the CHHA shall be
12 limited to the provision or support of recreation uses (i.e., parks), improvements
13 required to increase public beach access, erosion control devices and
14 infrastructure necessary to correct pre-existing deficiencies.

15

16 COA 1.2.3 **Facilities Criteria.** Escambia County shall not place new public
17 facilities within the CHHA unless the following criteria are met:

18

- 19 a. The facility is necessary to protect human lives or preserve
20 important natural resources; and
- 21 b. The service provided by the facility cannot be provided at
22 another location outside the CHHA; and
- 23 c. The facility is designed to provide the minimum capacity
24 necessary to meet Level of Service (LOS) standards for its service
25 area and its sizing is consistent with the densities and intensities
26 reflected on the future land use map.

27

28 COA 1.2.4 **Infrastructure Inventory.** Escambia County shall maintain an
29 inventory of infrastructure located within the CHHA. The 1995 report on coastal
30 infrastructure shall be updated annually. The Comprehensive Plan
31 Implementation Committee shall produce a report for consideration by the
32 Escambia County Board of County Commissioners (BCC) that presents
33 opportunities to relocate or replace such infrastructure.

34

35 COA 1.2.5 **Prohibited Uses.** Escambia County shall, through LDC provisions,
36 prohibit the location of new group homes, nursing homes, or other uses that have
37 special evacuation requirements in the CHHA.

38

39 COA 1.2.6 **Mobile Home Development.** The Escambia County shall, through
40 LDC provisions, not allow new mobile home developments within the CHHA.

41

42 COA 1.2.7 **Post-disaster Assessment.** Escambia County staff shall, as part of
43 the post-disaster review of a hurricane or other major storm event, reassess the
44 current and future populations within the CHHA and provide recommendations to
45 the BCC within 12 months of the storm event.

46

1 **OBJ COA 1.3 Population Evacuation**

2
3 **Maintain the capability to promptly and safely evacuate people from hazard**
4 **prone areas in the event of an impending hurricane or other natural**
5 **disaster.**

6
7 **POLICIES**

8
9 COA 1.3.1 **Evacuation Zones.** Escambia County shall establish and maintain
10 hurricane evacuation zones based on storm intensity categories.

11
12 COA 1.3.2 **Infrastructure Improvements.** Escambia County shall, by ordinance,
13 provide for funding sources for infrastructure improvements necessary to meet
14 hurricane evacuation standards including, but not limited to, the creation of tax
15 increment financing districts. Following the adoption of any such ordinance, the
16 Five-Year Schedule of Capital Improvements shall be amended to identify the tax
17 increment, or other financing funds allocated and available for each infrastructure
18 improvement. The identification and availability of such funding shall be a
19 prerequisite to approval of any development that requires an increase or
20 expansion of infrastructure.

21
22 COA 1.3.3 **Roadway Clearance Times.** Escambia County shall maintain a 12-
23 hour roadway clearance time for hurricane evacuation to the nearest shelter that
24 is reasonably expected to accommodate existing residents, a percentage of
25 tourists, and any new residents that are expected from development approvals or
26 potential future land use amendments that increase density. Time to the nearest
27 shelter with adequate capacity shall be assessed based upon a category five
28 storm event as measured on the Saffir-Simpson scale.

29
30 COA 1.3.4 **Transportation Planning.** Escambia County shall support critical
31 roadway segment improvements through participation with the Florida-Alabama
32 Transportation Planning Organization (TPO) and interaction with the Florida
33 Department of Transportation (FDOT) to further reduce hurricane evacuation
34 times. The Evacuation Routes / Evacuation Zones Map is attached herein to this
35 ordinance as Exhibit K.

36
37 COA 1.3.5 **Special Needs Evacuees.** Escambia County shall implement the
38 evacuation procedures for special needs evacuees as outlined in the
39 Comprehensive Emergency Management Plan. The Division of Emergency
40 Management will maintain a voluntary register of people who need assistance
41 during an evacuation as required by Chapter 252, Florida Statutes. The Division
42 of Emergency Management will ensure that an annually updated list of special
43 needs shelters is available and maintained at the emergency operations center.

44
45 COA 1.3.6 **Interstate Highway Improvements.** Escambia County shall support
46 improvements to the Interstate Highway System serving northwest Florida.

1 Specifically, the County shall support and encourage the construction of a new
2 segment of interstate connecting I-10 and I-65; however, the County's support is
3 contingent upon the location of the connecting segment being within or in close
4 proximity to Escambia County so as to provide improved hurricane evacuation
5 times from the County's coastal areas.

6
7 **COA 1.3.7 Coordination with Alabama.** Escambia County will continue yearly
8 intergovernmental coordination efforts with State of Alabama officials regarding
9 hurricane evacuation.

10
11 **COA 1.3.8 Development Impact Analysis.** The Comprehensive Plan
12 Implementation Annual Report shall include an analysis of proposed and new
13 developments' impact on hurricane evacuation times. The BCC, upon receipt of
14 the report from the Local Planning Agency (LPA), will address any deficiencies
15 identified in the report and take corrective measures as necessary. The report
16 and recommendations will consider the actual development that has occurred
17 during the evaluation period (preceding 12 months) as well as the projected
18 development anticipated to be approved during the succeeding evaluation
19 period. The needed corrective actions by the BCC will maintain or reduce the
20 County's adopted roadway clearance time.

21
22 **COA 1.3.9 Development Orders.** All development order applications that
23 propose 50 or more dwelling and/or lodging units (on a one-time or cumulative
24 basis) within the CHHA shall be evaluated for impact to roadway evacuation
25 times to shelter. Additionally, through LDC provisions, the County may require
26 such evaluation of other developments based on the number and location of new
27 units proposed. Escambia County shall not issue a development order for a
28 project if it is determined that the proposed development would cause the
29 adopted roadway evacuation time for hurricane evacuation to shelter to be
30 exceeded.

31
32 Hurricane evacuation times shall be evaluated based on all existing and vested
33 development in the County, including individual building permits for buildings that
34 are not part of a larger development plan approval.

35
36 **COA 1.3.10 Notifications.** Escambia County shall notify households of their
37 need to evacuate at various threat levels. Hotels, motels and other similar
38 facilities shall conspicuously post the need for evacuation, evacuation routes and
39 shelter locations.

40
41 **COA 1.3.11 Roadway Lane Changes.** Escambia County shall allow reverse
42 laning on multi-lane roadways and evacuation routes during evacuation events in
43 cooperation with public safety officials (Florida Highway Patrol, Escambia County
44 Sheriff's Office, Gulf Breeze and Pensacola Police Departments, etc.).
45

1 COA 1.3.12 **Shelter Locations.** The Escambia County Division of Emergency
2 Management shall identify appropriate shelter locations for evacuees. The
3 Division of Emergency Management shall work with the Escambia County School
4 District, the University of West Florida, Pensacola Junior College, and the
5 Northwest Florida Chapter of the American Red Cross (ARC) to identify
6 additional shelter capacity, based on ARC 4496 structural criteria, through
7 mitigation projects and the incorporation of enhanced hurricane protection areas
8 into new construction projects. The County may establish a County-wide fee to
9 pay for hurricane evacuation shelters and other necessary mitigation measures,
10 operational capabilities, and infrastructure necessary to maintain the adopted
11 hurricane evacuation LOS.

12
13 COA 1.3.13 **Adopted Routes.** Escambia County’s Hurricane Evacuation Route
14 Map identifies the adopted hurricane evacuation routes.

15
16 COA 1.3.14 **Roadway Improvements.** Escambia County shall promote, to the
17 greatest extent possible, roadway improvements identified by state and local
18 transportation organizations as critical to hurricane evacuation.

19
20 **OBJ COA 1.4 Redevelopment**

21
22 **Reduce or eliminate unsafe conditions and inappropriate land use through**
23 **post-disaster redevelopment and as other opportunities occur.**

24
25 **POLICIES**

26
27 COA 1.4.1 **National Flood Insurance.** Escambia County shall participate in the
28 National Flood Insurance Program (NFIP) in conformance with Public Law 93-
29 288.

30
31 COA 1.4.2 **Post-Disaster Plan.** Escambia County shall implement the Post
32 Disaster Redevelopment Plan whose purpose is to reduce or eliminate the
33 exposure of human life and public and private properties to natural hazards.
34 Additionally, the plan distinguishes between immediate repair and cleanup
35 actions needed to protect public health and safety and long-term repair and
36 redevelopment activities. To assist with the implementation of this policy, the
37 County shall maintain an inventory of areas that have experienced repeated
38 damage from coastal storms. The County will use the inventory in guiding and
39 directing redevelopment activities, including those activities associated with
40 repairing or relocating infrastructure.

41
42 COA 1.4.3 **Priority Recovery Actions.** Escambia County shall give permitting
43 priority to immediate recovery actions needed to protect public health and safety
44 following hurricane storm events or natural disasters. Such priority actions will
45 include, but not be limited to, debris removal; roadway and infrastructure repair;
46 water use restrictions, if necessary; access restrictions, if required to protect lives

1 or property; and other similar activities needed to assure the safe movement of
2 people, goods and supplies within the impacted area. Long-term repair or
3 recovery actions, such as relocating infrastructure, rebuilding of damaged
4 structures and the like, will be distinguished from the short-term actions herein
5 described.

6
7 **COA 1.4.4 Structure Damage Criteria.** The Post Disaster Redevelopment Plan
8 shall be re-evaluated within one (1) year of a disaster or a minimum of every five
9 (5) years if no disasters occur. The Post Disaster Redevelopment Plan will
10 provide a process and criteria for the relocation, removal or modification of
11 damaged structures. The criteria will include, but not be limited to:

- 12 a. Compliance with national flood insurance minimum elevation and
13 construction standards;
- 14 b. Conformance with coastal construction standards pursuant to
15 Chapter 161, Florida Statutes;
- 16 c. Hazard mitigation sufficiency;
- 17 d. Extent of damage;
- 18 e. The impact the removal or modification of the structure would
19 have on:
 - 20 1. Important natural resources;
 - 21 2. Infrastructure;
 - 22 3. The need to protect lives and property;
 - 23 4. Financial feasibility; and
- 24 f. Consistency with the requests, recommendations or permits
25 issued by state or federal regulatory agencies.

26
27
28 **COA 1.4.5 Public Safety Recommendations.** The Escambia County Public
29 Safety Official shall make recommendations to the BCC, as needed, regarding
30 Comprehensive Plan and ordinance amendments to insure consistency with the
31 Comprehensive Emergency Management Plan and applicable inter-agency
32 hazard mitigation reports.

33
34 **COA 1.4.6 Intergovernmental Task Force.** An Intergovernmental Task Force,
35 as outlined in the Post Disaster Redevelopment Plan, shall foster cooperation
36 between local governments during pre-disaster planning, post-disaster mitigation
37 analysis, and redevelopment. Additionally, the task force will be activated and
38 mobilized for a minimum of 60 days following a disaster declaration. The task
39 force will make recommendations concerning predisaster planning, post-disaster
40 mitigation analysis, and redevelopment for inclusion in the Comprehensive Plan
41 Implementation Annual Report of every fiscal year during which it was mobilized.

42
43 **COA 1.4.7 Local Mitigation Strategy.** Escambia County shall maintain and
44 update the adopted LMS (approved by FEMA in 2004) at five-year intervals. The
45 Planning Official shall ensure LMS coordination among the County's Emergency
46 Management, the Emergency Medical Services, 911 Communication, Fire

1 Services, law enforcement agencies, ARC, civic groups, other local, state, and
2 regional agencies and Escambia County planning staff to predict and assign
3 future responsibilities for pre-disaster planning, response, recovery, and
4 mitigation activities.

5

6 **OBJ COA 1.5 Levels of Service**

7

8 **Ensure that satisfactory LOS standards, consistent with Escambia County**
9 **Concurrency Management System, are maintained within the coastal area.**

10

11 **POLICIES**

12

13 COA.1.5.1 **Concurrency Management.** Escambia County will ensure that
14 required infrastructure is available to serve proposed development or
15 redevelopment in the coastal areas by implementing the concurrency
16 management system described in the Concurrency Management System
17 Element and implemented through the Infrastructure, Mobility and Capital
18 Improvement Elements.

19

20 COA 1.5.2 **Evacuation Requirements.** All proposed development or
21 redevelopment within the coastal area shall be consistent with safe evacuation
22 requirements established by this plan and the Escambia County LDC.

23

24 **GOAL COA 2 COASTAL RESOURCE PROTECTION**

25

26 **Escambia County shall maintain, restore, and enhance the overall quality of**
27 **the coastal environment, utilizing and preserving all coastal resources**
28 **consistent with sound conservation principles, including restricting**
29 **development activities.**

30

31 **OBJ COA 2.1 General Coastal Resource Protection**

32

33 **Protect, conserve, and enhance coastal ecosystems, environmentally**
34 **sensitive areas, water resources, living marine resources, remaining**
35 **coastal barriers, wildlife habitats and other natural coastal resources.**

36

37 **POLICIES**

38

39 COA 2.1.1 **Consistency with Plan.** In addition to the provisions of the Coastal
40 Management Element, the coastal ecosystems, environmentally sensitive areas,
41 water resources, living marine resources, remaining coastal barriers, wildlife
42 habitats, and other natural coastal resources of Escambia County shall be
43 protected, conserved and enhanced consistent with the goals, objectives and
44 policies of the Conservation Element of this plan.

45

1 COA 2.1.2 **Resource Monitoring.** Escambia County staff shall monitor the
2 resources referenced in Objective COA 2.1 and provide recommendations to the
3 BCC regarding their protection, conservation, and enhancement. Monitoring data
4 and recommendations shall be included in the Comprehensive Plan
5 Implementation Annual Report and shall include at least:

- 6
- 7 a. Changes in the total acreage of coastal wetlands and the extent
- 8 of coastal wetland communities;
- 9 b. Changes in the volume of the commercial fish catch and the
- 10 amount of fish and shellfish annually landed;
- 11 c. Changes in acreage of protected land on barrier islands; and
- 12 d. Changes in acreage of coastal lands held for conservation and
- 13 recreation use.
- 14

15 COA 2.1.3 **Development Impact Limits.** Escambia County shall, through LDC
16 provisions and other measures, limit the specific and cumulative impacts of
17 development or redevelopment upon the resources referenced in Objective COA
18 2.1.

19

20 COA 2.1.4 **Habitat Conservation.** Escambia County shall protect the habitat of
21 protected species on Perdido Key through the development and implementation
22 of a comprehensive Habitat Conservation Plan in coordination with the U.S. Fish
23 and Wildlife Services (FWS) and the Florida Fish and Wildlife Conservation
24 Commission (FFWCC). Until the Habitat Conservation Plan becomes effective,
25 the County shall implement an existing Intergovernmental Coordination
26 Agreement that requires permit coordination and mitigation for any habitat of a
27 listed species that is taken.

28

29 COA 2.1.5 **Interlocal Agreements.** Escambia County shall protect estuaries
30 within the jurisdiction of the County and other local governments through
31 Interlocal Agreements with the City of Pensacola, the City of Gulf Breeze, and
32 Santa Rosa County. The agreements will establish procedures whereby each
33 government will be afforded the opportunity to review development proposals
34 that affect Escambia Bay, Santa Rosa Sound, East Bay or other water bodies
35 deemed appropriate. The agreements shall ensure that adequate sites for water
36 dependent uses are made available, estuarine pollution is prevented, surface
37 water runoff is controlled, living marine resources are protected, exposure to
38 natural hazards is reduced and public access to the shorelines is maintained.

39

40 **OBJ COA 2.2 Shoreline Use Protection**

41

42 **Preserve adequate shoreline for public access and recreational and**
43 **commercial water-dependent and water-related uses.**

44
45
46

1 **POLICIES**

2
3 COA 2.2.1 **Structure Setbacks.** Escambia County shall require natural
4 shorelines wherever possible. Development shall be required to provide
5 adequate setbacks for structures other than water-dependent/water-related and
6 stormwater management. A minimum 15' setback is required for construction
7 activities proposed along shorelines. The setback shall be measured from the
8 mean high water line.
9

10 Exemptions: Bulkheads, gazebos, docks, walkways, piers, and boathouses may
11 be constructed within this setback.
12

13 COA 2.2.2 **Shoreline Siting Priorities.** Escambia County shall, through zoning
14 districts and LDC provisions, regulate shoreline land uses. Additionally, the uses
15 shall be limited to the following, listed in descending order of priority:
16

- 17 a. Conservation or recreation;
 - 18 b. Water-dependent commercial/industrial;
 - 19 c. Residential;
 - 20 d. Water-related commercial/industrial.
- 21

22 COA 2.2.3 **Waterfront Use Priorities.** Escambia County shall, through zoning
23 districts and LDC provisions, regulate the siting of water-dependent and water-
24 related commercial/industrial uses. Additionally, the uses shall be limited to the
25 following, listed in descending order of priority:
26

- 27 a. Public use marinas;
 - 28 b. Water-dependent utilities;
 - 29 c. Water-dependent industries and associated docking facilities;
 - 30 d. Docks for water-dependent industry;
 - 31 e. Water-related industries and associated docking facilities;
 - 32 f. Docks for water-related industry.
- 33

34 COA 2.2.4 **Marina Siting Regulations.** Escambia County shall, through LDC
35 provisions, regulate the development of marinas and provide incentives to
36 exceed minimum standards, to resist the impacts of natural disasters and
37 minimize impacts to submerged aquatic vegetation and water quality.
38

39 COA 2.2.5 **Public Access.** Escambia County shall enforce the public access
40 requirements of the Coastal Zone Protection Act of 1985 and shall include such
41 requirements within the LDC.
42

43 COA 2.2.6 **County-Owned Sites.** Escambia County shall maintain County-
44 owned shoreline or open space access sites and provide adequate parking
45 facilities for each site.
46

1 COA 2.2.7 **Federal and State Assistance.** Escambia County shall seek all
2 available federal and state financial assistance to increase public access to the
3 shoreline.

4
5 COA 2.2.8 **Alternative Public Access.** Escambia County's development review
6 process shall consider impacts of development or redevelopment on publicly
7 established access ways to the beach. Developments that would preclude such
8 access shall not be approved unless a comparable alternative access way is
9 provided as a condition of development approval.

10
11 COA 2.2.9 **Public Access Acquisition.** Escambia County shall continually
12 coordinate with local real estate professionals to develop, prioritize and update a
13 list of shoreline sites for potential public acquisition with the intent to obtain title,
14 easements or other ownership interest in areas commonly used for public
15 access.

16
17 COA 2.2.10 **Public Access Inventory.** Escambia County shall maintain and
18 update on a two-year cycle an inventory of public beach access facilities,
19 including those in the coastal area, and periodically survey conditions at those
20 sites.

21
22 COA 2.2.11 **Publicly-Maintained Shoreline.** Escambia County shall provide
23 public access to shoreline nourished at public expense. This access shall be
24 provided at one-half mile intervals or less, as practical.

25
26 **OBJ COA 2.3 Beach and Dune Protection**

27
28 **Protect beaches and dunes and restore degraded beach and dune systems.**

29
30 **POLICIES**

31
32 COA 2.3.1 **Dune Protection and Enhancement.** Escambia County shall protect
33 and enhance the primary dune and other dune systems as appropriate. The
34 County will seek funding for dune enhancement projects through the LMS. Dune
35 enhancement projects may include the planting of native salt tolerant vegetation,
36 installation of sand fences, beach/dune nourishment, and other similar activities
37 that assure the existence, integrity and function of dunes.

38
39 COA 2.3.2 **Shoreline Protection Zones.** Escambia County shall establish
40 shoreline protection zones and preserve beaches, dunes and other shoreline
41 resources. For all gulf-front properties, the protection zone shall commence at
42 the mean high water line and run landward to the 1975 Coastal Construction
43 Control Line (CCCL). The County shall regulate within the zone by requiring a
44 landward setback greater than or equal to the 1975 CCCL boundary for major
45 structures, minor structures, and uninhabitable major structures. To prevent
46 takings, Pensacola Beach gulf-front properties that have an insufficient building

1 area to rebuild or redevelop may request a variance to allow reconstruction of a
2 similar structure provided that intrusion into Shoreline Protection Zone is reduced
3 to the maximum extent possible.

4
5 COA 2.3.3 **State and Federal Permits.** No new construction seaward of the
6 CCCL will be allowed until the applicant for such construction has obtained all
7 necessary permits and approvals from state or federal regulatory agencies.

8
9 COA 2.3.4 **Beach and Shoreline Regulations.** Escambia County shall protect
10 beach and shoreline systems. These regulating provisions shall be reviewed
11 annually for the Comprehensive Plan Implementation Annual Report and
12 updated as necessary to address concerns and issues including, but not limited
13 to, the following:

- 14
- 15 a. "White Sand" regulations;
- 16 b. Shoreline protection zone;
- 17 c. CCCL-related regulations;
- 18 d. Dune replenishment, enhancement and re-vegetation programs;
- 19 and
- 20 e. Wetland and environmentally sensitive area regulations.

21
22 COA 2.3.5 **Beach Nourishment Assistance.** Escambia County shall continue
23 its practice of cooperating with, and encouraging, the U.S. Army Corps of
24 Engineers (ACOE) and the Florida Department of Environmental Protection
25 (FDEP) to nourish public beaches using white sand made available by
26 maintenance dredging of Pensacola Pass, the bays, bayous and/or sound, or
27 other water bodies within or near Escambia County.

28
29 COA 2.3.6 **Beach Hardening Restrictions.** No hardening (seawalls, break
30 waters, revetments, etc.) of gulf beaches shall be allowed unless such hardening
31 has been determined to have an overriding public purpose. Such determination,
32 by necessity, will be made cooperatively between all regulatory agencies having
33 authority over the gulf beaches.

34
35 COA 2.3.7 **State and Federal Funds.** Through the LMS, Escambia County shall
36 jointly seek state or federal funding, for the development and establishment of a
37 "Dune Restoration and Protection Program" that will be applicable to all County-
38 owned shoreline areas.

39
40 COA 2.3.8 **Conservation and Recreation Future Land Use.** Escambia County
41 shall implement provisions applicable to the designated Recreation (REC) and
42 Conservation (CON) future land use areas on Santa Rosa Island and Perdido
43 Key that provide for public use and recreation while maintaining the important
44 natural features, functions, and habitats of the areas. The provisions shall
45 minimize the impacts of development on sensitive natural systems and will
46 include:

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- a. Prevention of motor vehicle traffic on beaches and dune areas, excluding publicly authorized vehicles;
- b. Prevention of destruction of native vegetation from beach pedestrian traffic by providing boardwalks and dune walkover structures;
- c. Improvement of parking at high-use beach sites;
- d. Placement of secure bicycle racks at beach sites to encourage bicycle transportation;
- e. The preparation and implementation of techniques needed to protect established or identified nesting bird colonies, including restrictions on public access to such nesting areas; and
- f. Limitations on public access or the provision of alternate routes in environmentally sensitive beach dune areas (i.e., dunes undergoing restabilization).

1 **Chapter 12 Conservation Element.**

2
3 The purpose of the Conservation Element is to ensure the protection of
4 Escambia County's natural resources. The conservation and appropriate use of
5 these resources is critical to maintaining a high quality of life for County residents
6 and ensuring sustainable economic growth. The goals, objectives and policies of
7 this element are intended to guide the management of air, water, soil, mineral,
8 vegetative, wildlife and other natural resources in fulfillment of this purpose
9 without County duplication of federal and state requirements.

10
11 **GOAL CON 1 RESOURCE MANAGEMENT**

12
13 **Escambia County shall conserve, protect and appropriately use all natural**
14 **resources.**

15
16 **OBJ CON 1.1 General Resource Management**

17
18 **Effectively manage the natural resources of Escambia County through**
19 **sound conservation principles.**

20
21 **POLICIES**

22
23 **CON 1.1.1 Environmentally Sensitive Lands.** Escambia County shall inventory
24 the County's environmentally sensitive lands as defined in Chapter 3, Definitions.
25 The Escambia County Wetlands Map and the Escambia County Special Flood
26 Hazard Areas Map are attached to this ordinance as Exhibits L and M,
27 respectively.

28
29 **CON 1.1.2 Wetland and Habitat Indicators.** Escambia County has adopted and
30 will use the National Wetlands Inventory Map, the Escambia County Soils
31 Survey, and the Florida Fish and Wildlife Conservation Commission's (FWCC)
32 LANDSAT imagery as indicators of the potential presence of wetlands or listed
33 wildlife habitat in the review of applications for development approval. The
34 Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.

35
36 **CON 1.1.3 Resource Status Indicators.** Escambia County shall utilize surveys,
37 sampling, and other available data sources to assess indicators of natural
38 resource gains or losses.

39
40 **CON 1.1.4 Species Diversity.** Escambia County shall maintain and enhance
41 plant and animal species diversity and distribution within the County.

42
43 **CON 1.1.5 Open Space Minimums.** Escambia County shall provide incentives
44 to exceed minimum standards to preserve or establish minimum open space
45 within developments to ensure public health, safety, and welfare, to provide

1 recreational and aesthetic benefits, and to accommodate groundwater recharge,
2 tree canopy cover, wildlife habitat and other natural resource functions.

3

4 **CON 1.1.6 Natural Reservation Protection.** Escambia County shall protect
5 existing natural reservations as identified in the Recreation and Open Space
6 Element, or as may additionally be created by action of the federal, state or
7 County government.

8

9 **CON 1.1.7 Habitat Management.** Escambia County shall require a habitat
10 management plan for those lands identified as providing listed species habitat
11 within its jurisdiction. The habitat management plan shall be submitted and
12 approved by the wildlife agency or agencies having jurisdiction over the species
13 prior to the approval of the site plan or functional equivalent.

14

15 **CON 1.1.8 Habitat Protection.** Escambia County shall coordinate with the
16 FDEP, FFWCC and other state or federal agencies so as to provide the fullest
17 protection to marine or wildlife habitats that may be impacted by existing or
18 proposed development within the County. The County shall provide to the
19 appropriate regulatory agencies copies of applications for development approval
20 anytime it is deemed that such development may impact fisheries, fishery
21 habitats, wildlife habitats and/or other regulated marine or wildlife resources.

22

23 **CON 1.1.9 Endangered Species.** Escambia County shall not approve a
24 development permit if construction pursuant to the permit would threaten the life
25 or habitat of any state or federal listed species unless an Incidental Take permit
26 or other approval has been granted from those state and/or federal agencies
27 having jurisdiction over the resource.

28

29 **CON 1.1.10 Public Land Acquisition.** Escambia County shall develop and
30 maintain a list of recommended areas for public acquisition. Such areas will
31 include, but not be limited to, habitat for protected species and parcels that would
32 further the establishment of connected greenways.

33

34 **CON 1.1.11 Public Land Restoration and Enhancement.** Escambia County
35 shall continually work to restore and/or enhance degraded natural areas within
36 publicly owned lands. Restoration or enhancement may include such activities as
37 removal of nonnative vegetation, reforestation, shoreline or dune restoration, or
38 restoration of natural hydrology.

39

40 **OBJ CON 1.2 Air Resources**

41

42 **Maintain or improve ambient air quality to protect public health and the**
43 **environment.**

44

45

46

1 **POLICIES**

2
3 **CON 1.2.1 State and Federal Regulation.** Escambia County shall, through LDC
4 provisions, require any development with emissions that may degrade air quality
5 to comply with all applicable federal and state regulations regarding emission
6 control. New development with the potential to emit air pollutants will be required
7 to obtain the necessary permits from FDEP and/or the U.S. Environmental
8 Protection Agency (EPA) prior to emission of any regulated quantities of
9 pollutants.

10
11 **CON 1.2.2 County Enforcement Responsibilities.** Escambia County shall
12 assist in the maintenance of air quality standards within its jurisdiction in
13 conformance with state and federal air quality guidelines. The County shall notify
14 the operator of any facility that is believed to be degrading air quality within the
15 County of such degradation. In addition, the County shall notify the appropriate
16 regulatory agency and encourage the agency to investigate the potential violation
17 of air quality standards and guidelines.

18
19 **CON 1.2.3 Industrial Use Impacts.** Industrial land uses shall minimize their
20 negative impacts on air quality. When incompatible with neighboring or proximate
21 residential, conservation, or environmentally sensitive areas, industrial land uses
22 shall be directed to alternative sites where their impacts are minimized.

23
24 **CON 1.2.4 County Vehicle Efficiency.** Escambia County shall establish a
25 program to replace County-owned vehicles conventionally powered with gasoline
26 or diesel fuel with higher efficiency hybrid vehicles or alternative fuel (i.e., natural
27 gas) vehicles.

28
29 **CON 1.2.5 Open Burning Education.** Escambia County shall develop and
30 implement a program to educate the public regarding County and state laws
31 regulating open burning.

32
33 **CON 1.2.6 Transportation Alternatives.** Escambia County shall support and
34 encourage carpooling, mass transit, non-motorized modes of transportation, and
35 other efforts to reduce fuel consumption and motor vehicle miles traveled.

36
37 **CON 1.2.7 Motor Vehicle Pollution Reduction.** Escambia County shall
38 continually pursue measures to reduce air pollution from motor vehicles. This will
39 include minimizing waiting times at traffic lights, improving public transportation,
40 and other transportation demand management techniques as referenced in this
41 plan.

42
43 **OBJ CON 1.3 Surface Water Resources**

44
45 **Protect and improve the quality, biological health, and natural function of**
46 **all surface water systems to preserve their ecological and aesthetic values.**

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POLICIES

CON 1.3.1 Stormwater Management. Escambia County shall protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.

CON 1.3.2 Agriculture Management Practices. To minimize the potential for discharge of contaminants into water bodies designated as Outstanding Florida Waters and Aquatic Preserves, Escambia County shall coordinate with the Natural Resource Conservation Service (NRCS), or other agencies as deemed acceptable, to develop and implement best management practices (BMPs) for agricultural land uses and include provisions within the LDC that would require all agricultural land uses to implement these practices.

CON 1.3.3 Silviculture Management Practices. Escambia County shall allow silviculture and unimproved pastures within wetland areas provided the activities follow the BMPs as outlined in the current Silviculture Best Management Practices publications (Florida Department of Agriculture and Consumer Services, Division of Forestry).

CON 1.3.4 Monitoring and Recommendations. Escambia County shall utilize FDEP's annual water quality assessment and other sources to monitor surface water systems. Water quality ratings shall be monitored for the Escambia River, Pensacola Bay, Perdido Bay, and Perdido River basins and other locations as appropriate. Monitoring data and recommendations shall be included in the Comprehensive Plan Implementation Annual Report.

CON 1.3.5 Studies and Programs. Escambia County shall support existing studies and programs and the funding of future studies and programs that will determine water quality conditions, sediment conditions, sources of contamination, and necessary actions to improve conditions of surface water systems and their suitability for aquatic life. The County shall support actions necessary to improve and protect surface water systems.

CON 1.3.6 Cooperative Cleanup Efforts. Escambia County shall cooperate with federal, state and local agencies in their efforts to cleanup water bodies within and adjoining the County that have shown a documented decline in water quality and decreased suitability for indigenous aquatic life. Such cooperation shall include, but not be limited to, sharing of information and coordination with adjacent jurisdictions on applications for funding of cleanup and enhancement efforts in these areas.

1 **CON 1.3.7 Wetland Development Provisions.** Development in wetlands shall
2 not be allowed unless sufficient uplands do not exist to avoid a taking. In this
3 case, development in wetlands shall be restricted to allow residential density use
4 at a maximum of one unit per five acres or to the density established by the
5 future land use map containing the parcel, whichever is more restrictive, or one
6 unit per lot of record if less than five acres in size. (For this policy, lots of record
7 do not include contiguous multiple lots under single ownership.)
8

9 a. Prior to construction in wetlands, all necessary permits must
10 have been issued by the FDEP, and/or NFWFMD, as required by
11 the agency or agencies having jurisdiction, and delivered to the
12 County.
13

14 b. With the exception of water-dependent uses, commercial and
15 industrial land uses will not be located in wetlands that have a high
16 degree of hydrological or biological significance, including the
17 following types of wetlands:
18

- 19 1. Wetlands that are contiguous to Class II or Outstanding
20 Florida Waters;
- 21 2. Wetlands located in the FEMA Special Flood Hazard
22 Areas;
- 23 3. Wetlands that have a high degree of biodiversity (three or
24 more focal species) or habitat value based on maps
25 prepared by the Florida Fish and Wildlife Conservation
26 Commission or Florida Natural Areas Inventory (see
27 attached maps adopted as part of the comprehensive plan),
28 unless a site survey demonstrates that there are no listed
29 plant or animal species on the site. The Escambia County
30 Biodiversity Hot Spots Map and the Escambia County
31 Critical Habitat Map are attached to this Ordinance as
32 Exhibits O and P, respectively.
33

34 **CON 1.3.8 Density Clustering.** Escambia County shall require buffers between
35 development and environmentally sensitive areas including wetlands. The
36 purpose of the buffer is to protect natural resources from the activities and
37 impacts of development.
38

39 a. The buffer shall function to provide protection to the natural resources
40 from intrusive activities and negative impacts of development such as
41 trespass, pets, visual impacts, vehicles, noise, lights, and stormwater.
42 Incompatibility between the uses shall be minimized or eliminated so
43 that the land uses can co-exist over time with the environmentally
44 sensitive area.
45

1 b. Buffer Types: The buffer may be a landscaped natural barrier, a natural
2 barrier, or supplemented with fencing or other manmade barrier, so long
3 as the function of the buffer and intent of the policy is fulfilled.
4

5 Buffers for Wetlands as defined by the Florida Department of Environmental
6 Protection: A minimum buffer of 25' measured landward of the jurisdictional line
7 is required. Intrusion into the buffer by development activities may be allowed
8 provided a minimum 15' buffer remains and an equal amount of square feet of
9 buffer loss is provided within the development site along the impacted wetland
10 complex (limited buffer averaging). Escambia County shall include density
11 clustering provisions in the LDC to avoid development in environmentally
12 sensitive lands, conservation and preservation areas, and, wherever feasible,
13 airfield influence planning districts (AIPD).
14

15 **OBJ CON 1.4 Groundwater Resources**

16
17 **Protect and conserve the quality and quantity of groundwater resources to**
18 **ensure public health and safety, adequate potable water supplies.**
19

20 **POLICIES**

21
22 **CON 1.4.1 Wellhead Protection.** Escambia County shall provide comprehensive
23 wellhead protection from potential adverse impacts to current and future public
24 water supplies. The provisions shall establish specific wellhead protection areas
25 and address incompatible land uses, including prohibited activities and materials,
26 within those areas.
27

28 **CON 1.4.2 County Facilities Procedures.** Escambia County shall establish and
29 implement standard operating procedures at all County-operated facilities that
30 use, store, or dispose of materials that have the potential to contaminate
31 groundwater if improperly handled.
32

33 **CON 1.4.3 Coordinated Water Supply Protection.** Escambia County shall
34 coordinate with the Emerald Coast Utilities Authority (ECUA) and other water
35 suppliers, the City of Pensacola, NFWMD and the FDEP when implementing
36 policies related to the protection of potable water resources.
37

38 **CON 1.4.4 Emergency Water Conservation.** In cooperation with NFWMD,
39 Escambia County shall implement any emergency water conservation plans
40 necessary to protect the sand and gravel aquifer during periods of insufficient
41 recharge.
42

43 **OBJ CON 1.5 Soil and Mineral Resources**

44
45 **Regulate the extraction of soil and mineral resources and other land**
46 **disturbance activities to ensure uses and activities are compatible with site**

1 conditions and to prevent adverse impacts to the quality of other
2 resources, land uses, or activities.

3
4 **POLICIES**

5
6 **CON 1.5.1 Erosion Control.** Escambia County shall, through LDC provisions,
7 address the use of appropriate erosion control measures during all construction
8 and other land disturbance activities to minimize off-site migration of soil
9 particles.

10
11 **CON 1.5.2 Extraction and Reclamation Limitations.** Resource extraction and
12 reclamation activities are considered unique non-residential uses due to their
13 transient nature and the eventual restoration of affected lands to post mining land
14 uses. However, through LDC provisions, Escambia County shall prohibit
15 resource extraction activities within environmentally sensitive areas that cannot
16 be completely restored, within wellhead protection areas, within the Coastal
17 High-Hazard Area (CHHA), within one-half mile of aquatic preserves, Class II
18 waters, Shoreline Protection Zone 1, or Outstanding Florida Waters, and within
19 all future land use categories except Agriculture, Rural Community, Industrial,
20 and Public. Additionally, resource extraction in the form of borrow pits shall be
21 prohibited abutting state and federal parks, within floodplains, or near existing
22 residential uses, residential zoning districts, or subdivisions intended primarily for
23 residential use. Reclamation activities to restore previously mined lands to an
24 intended post-mining land use may be allowed in any future land use category.

25
26 **CON 1.5.3 Extraction and Reclamation Compatibility.** Escambia County shall
27 permit extraction of soils and mineral resources and site reclamation only where
28 compatible with adjacent land uses and where minimal resource degradation will
29 occur. The determination of minimal degradation, if necessary, will be made in
30 cooperation with the appropriate state or federal agencies regulating resource
31 extraction and reclamation activities. The locations where these activities may be
32 allowed, if not otherwise prohibited, shall be determined based on geological
33 constraints and shall be regulated by the applicable zoning district and
34 performance standards established for such activities within the LDC.

35
36 **CON 1.5.4 Extraction and Reclamation Review.** Escambia County shall
37 subject all new or expanded resource extraction and reclamation activities to a
38 mandatory development review process to assess technical standards for public
39 safety, environmental protection, and engineering design. The review shall
40 require:

- 41
42 a. Protection of public health;
43 b. Compliance with all applicable state and federal policies and
44 regulations;
45 c. Enforcement of the County's environmental and solid waste
46 regulations;

- d. A reclamation plan to restore affected lands within a reasonable timeframe to the intended post-mining land use consistent with the surrounding environment;
- e. Buffers between resource extraction or reclamation activities and adjacent existing or allowed future uses;
- f. Maintenance of level of service standards for commercial traffic on access roadways; and
- g. Prevention of soil erosion or adverse effects to the quality of air, groundwater, surface water, wildlife, or other natural resources.

OBJ CON 1.6 Vegetation Resources

Require and encourage land development and landscaping practices that conserve, appropriately use, and protect native vegetation, and that maintain and enhance plant species diversity.

POLICIES

CON 1.6.1 Urban Forest Preservation. Escambia County defines the trees and other vegetation within and around the developed areas of the County as an urban forest, and recognizes that a healthy, diverse, and well-managed urban forest is an important public asset. The County shall preserve, maintain, and support the urban forest, requiring the maximum practical preservation of existing native vegetation with all development.

CON 1.6.2 Identification and Protection. Escambia County shall ensure the identification and protection of vegetation through LDC provisions that require protected trees and unique vegetative communities to be accurately located and described on development plans submitted for approval. In addition, the plans must include implementation provisions, such as effective temporary construction barricades, for the protection and preservation of vegetation not approved for removal. Unique vegetative communities include, but are not limited to, wetlands.

CON 1.6.3 Tree Protection. Escambia County shall protect trees through LDC provisions, giving priority to native hardwood species and consideration to tree condition, size, maturity, wind resistance, drought tolerance, species diversity, uniqueness (i.e., Champion), and historic association. Specific criteria shall be provided for exemptions from protection, including size, species, invasiveness, condition, structure, and emergencies.

CON 1.6.4 Urban Forest Management. Escambia County shall, through LDC provisions and other measures, sustain and promote the urban forest by:

- a. Increasing tree age and species diversity for long-term forest stability,
- b. Requiring sufficient planting of trees to compensate for removals,

- 1 c. Increasing the proportion of wind-resistant trees to make future
- 2 storms less devastating,
- 3 d. Emphasizing the use of native species to reduce irrigation needs
- 4 and improve plant establishment, survival, and vitality,
- 5 e. Increasing tree canopy cover for effective shading, temperature
- 6 moderation, stormwater abatement, and other benefits,
- 7 f. Allowing or requiring appropriate removal of dying, diseased,
- 8 damaged, hazardous, and invasive trees.
- 9

10 **CON 1.6.5 Impact Mitigation.** Escambia County shall, through LDC provisions,
11 require mitigation to adequately offset the removal of protected vegetation.
12 Protected tree removal shall require replacements and code provisions shall
13 address quantity, quality, size, species, and location requirements. Additionally,
14 the provisions shall allow in-lieu payments to the County for support of general
15 tree replacement and restoration of functional benefits provided by the urban
16 forest when tree replacements cannot be reasonably accommodated within the
17 removal parcel.

18
19 **CON 1.6.6 Non-compliance Penalties.** Escambia County shall adopt monetary
20 and other penalties to effectively discourage damage to, or removal of, protected
21 trees and other vegetation without proper permitting.

22
23 **CON 1.6.7 Invasive Species Management.** Escambia County shall, through
24 LDC provisions, require removal and continued management of any invasive tree
25 or shrub species identified within the development site.

26
27 **CON 1.6.8 Florida-Friendly Landscaping.** Escambia County shall promote
28 Florida friendly low-impact landscaping principles through LDC provisions and
29 other measures to protect Florida's environment and preserve its natural
30 resources.

31
32 **CON 1.6.9 Professional Standards.** Escambia County shall, through LDC
33 provisions, require the application of professional arboricultural (e.g.,
34 International Society of Arboriculture) and horticultural standards and practices
35 that provide for the protection and long-term survival of both existing and planted
36 vegetation as part of an overall strategy to achieve landscape, habitat
37 preservation, and open space objectives.

38
39 **CON 1.6.10 County Facilities Standards.** Escambia County shall attempt to
40 exceed minimum landscape and vegetation preservations standards for County
41 owned facilities.

42
43 **CON 1.6.11 Prescribed Burning.** Escambia County shall accommodate the use
44 of prescribed burning as a tool to promote ecosystem health and wildfire
45 prevention.

46

1 CON 1.6.12 **Intergovernmental Coordination.** Escambia County shall
2 cooperate with adjacent local governments to conserve, appropriately use, and
3 protect unique vegetative communities located within more than one local
4 jurisdiction. Upon submission to the County, proposals for development that
5 would impact unique vegetative communities located within more than one local
6 government jurisdiction shall be provided to the affected local government by
7 Escambia County.
8

9 **OBJ CON 1.7 Hazardous Materials and Waste**

10
11 **Ensure the proper storage, use, and disposal of all hazardous materials**
12 **within Escambia County to eliminate or significantly minimize hazards to**
13 **the general public and the potential for contamination of natural resources.**
14

15 **POLICIES**

16
17 CON 1.7.1 **Required Identification.** Escambia County shall require identification
18 of any and all hazardous waste or materials used or stored by any licensed
19 business within Escambia County.
20

21 CON 1.7.2 **Handling, Storage, and Disposal.** Escambia County shall cooperate
22 with appropriate regulatory agencies to develop plans and procedures for the
23 handling, temporary storage, and disposal of hazardous wastes generated within
24 Escambia County. Such plans and procedures will be provided to those
25 industries and commercial operations within the County that generate hazardous
26 wastes in order that they may properly handle and dispose of their hazardous
27 waste products.
28

29 CON 1.7.3 **Household Hazardous Waste.** Escambia County shall develop and
30 implement a program to educate the public concerning the proper storage and
31 disposal of household hazardous wastes.
32

33 CON 1.7.4 **Petroleum Storage Tanks.** Escambia County shall rely upon the
34 Escambia County Health Department, through its contracts with the FDEP for
35 County compliance inspections and cleanup, to protect people and the
36 environment from contamination risks associated with petroleum fuel storage
37 tanks.
38

39 CON 1.7.5 **Accident Procedures.** The Escambia County Comprehensive
40 Emergency Management Plan shall include procedures for handling accidents
41 involving hazardous materials and wastes.
42

43 CON 1.7.6 **Locational Criteria.** New industry or businesses that produce
44 hazardous materials in their processes shall not be allowed where surface and
45 groundwater are particularly vulnerable to contamination from hazardous
46 materials, in wellhead protection areas, where hydric soils are present, within

1 special flood-hazard areas, or coastal high-hazard areas. This policy does not
2 apply to public utilities or public facilities.

3
4 **CON 1.7.7 FLU Limitation.** Uses involving the production of hazardous
5 materials shall be limited to the Industrial future land use category. Retail sale of
6 products containing hazardous materials is not limited to the Industrial future land
7 category.

8
9 **CON 1.7.8 Disposal Assistance.** Escambia County shall provide assistance
10 with disposal of hazardous waste generated by other than large quantity
11 generators within Escambia County. This will include an Annual Amnesty Days
12 program for Escambia County household generators.

13
14 **OBJ CON 1.8 Water and Energy Conservation.**

15
16 **The County shall promote water and energy conservation strategies to**
17 **support the protection of the County's natural resources.**

18
19 **POLICIES**

20
21 **CON 1.8.1 Sustainable Community Development Practices.** The County shall
22 encourage sustainable community development practices that conserve energy
23 and water resources, reduce greenhouse gas emissions through innovative,
24 energy-efficient building construction strategies consistent with recognized green
25 building standards, and contribute to reducing the overall development footprint
26 of the County. These strategies may include:

- 27
28 a. Developing incentives for water conservation;
29 b. Incorporating Florida Waterwise landscaping to reduce the use of
30 potable water for irrigation of new building sites, including public building
31 sites;
32 c. Encouraging development on previously-used and under-developed
33 sites where infrastructure already exists;
34 d. Encouraging development adjacent to existing developed areas;
35 e. Protecting and enhancing natural systems within the County; and
36 f. Using surface waters, conservation lands and environmentally sensitive
37 open space as visual amenities.

38
39 **CON 1.8.2 Reduced Irrigation Needs.** Escambia County shall require the use of
40 Florida Friendly Landscaping techniques and native or adapted plants in order to
41 reduce potable water consumption for irrigation for new public buildings and
42 private development of 5 acres or 20 residential units or more.

43
44 **CON 1.8.3 Low Impact Development.** Escambia County shall promote the use
45 of Low Impact Development (LID) techniques approved by the Northwest Florida
46 Water Management District to protect the water resources of the County.

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CON 1.8.4 High Efficiency Appliances. Escambia County shall promote the use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce energy use in public and private buildings.

CON 1.8.5 Carbon Sequestration. Escambia County shall promote retention of agriculture and timber production, as these uses sequester carbon emissions, thereby improving the air quality of the County.

1 **Chapter 13 Recreation and Open Space Element.**

2
3 The purpose of the Recreation and Open Space Element is to ensure adequate
4 recreational opportunities for the citizens of Escambia County through the provision
5 of a comprehensive system of public and private park facilities. These facilities may
6 include, but are not limited to, natural reservations, parks and playgrounds, trails,
7 beaches and public access to beaches, open spaces and waterways. Guiding the
8 planning and provision of these facilities are goals, objectives and policies intended
9 to improve public awareness of existing recreational opportunities, ensure access to
10 public facilities, encourage intergovernmental coordination, and establish Levels of
11 Service (LOS) sufficient to meet the current and projected needs of Escambia
12 County's citizens.

13
14 **GOAL REC 1**

15
16 **Escambia County shall create recreational opportunities for the citizens of**
17 **Escambia County through the provision of County facilities and**
18 **coordination with state and federal agencies and the private sector.**

19
20 **OBJ REC 1.1 Recreational Facilities Access**

21
22 **Continue to develop and improve public awareness of and physical access**
23 **to all recreation facilities.**

24
25 **POLICIES**

26
27 **REC 1.1.1 Public Information.** Escambia County shall, in cooperation with the
28 Tourist Development Council, make information available to the public
29 concerning the location of recreational opportunities and available facilities.

30
31 **REC 1.1.2 Facility Signage.** Escambia County shall provide signage to identify
32 County parks and to direct the public to these sites.

33
34 **REC 1.1.3 Physical Accessibility.** Escambia County shall provide physical
35 access for disabled individuals to public recreational facilities and require
36 compliance with the Americans with Disabilities Act (ADA) by developers, owners
37 or operators of private recreational facilities. All new County facilities shall meet
38 applicable local, state and federal accessibility requirements.

39
40 **REC 1.1.4 Use Policies and Procedures.** Escambia County shall develop
41 standardized policies and procedures that allow for the use of County recreation
42 facilities by private, public and non-profit groups and organizations. In addition,
43 the County shall implement equitable procedures for reservation of facilities and
44 evaluate usage fees every two years.

45

1 REC 1.1.5 **Facility Availability.** Escambia County shall maintain or increase the
2 availability of County recreation facilities to civic and other semi-public and
3 private organizations.

4
5 REC 1.1.6 **Public-Private Cooperation.** Escambia County shall continue its
6 cooperative efforts with private and nonprofit organizations (e.g., YMCA, Little
7 League, civic groups, etc.) in the provision of recreational facilities/opportunities
8 and open space areas.

9
10 REC 1.1.7 **Annual Review and Report.** Escambia County shall annually review
11 and report upon the cooperative efforts between the public and private sectors in
12 the provision of recreational opportunities to assure that such efforts are
13 coordinated. In even numbered years, the report will include an inventory of
14 public beach access facilities, including those in the coastal area.

15
16 REC 1.1.8 **Outdoor Facilities.** Escambia County shall provide for public use of
17 those lands held in public ownership by ensuring the provision of facilities for
18 outdoor recreation activities, including nature trails, boardwalks, waterway trails,
19 interpretive displays, educational programs, wildlife observation areas, and picnic
20 areas, whenever feasible.

21
22 REC 1.1.9 **Multi-modal Residential Links.** Escambia County shall maintain and
23 improve a multi-modal transportation system that links beach access points,
24 open space and other recreational facilities with residential areas. Improvements
25 shall include, but not be limited to, signage and construction of facilities (e.g.,
26 sidewalks, bike racks, etc.) by both the public and private sectors.

27
28 **OBJ REC 1.2 Intergovernmental Coordination**

29
30 **Continue intergovernmental coordination between Escambia County and**
31 **appropriate federal, state, and local agencies (i.e. Escambia County School**
32 **District, Santa Rosa Island Authority, West Florida Regional Planning**
33 **Council and Florida-Alabama Transportation Planning Organization) to**
34 **address mutual concerns and enhance planning for recreation and beach**
35 **access.**

36
37 **POLICIES**

38
39 REC 1.2.1 **Recreation and Beach Access.** Escambia County shall coordinate
40 with appropriate federal, state and local government entities regarding beach
41 access and recreation.

42
43 REC 1.2.2 **Cooperation Agreements.** Escambia County shall promote interstate
44 and interlocal cooperation through agreements intended to enhance recreation
45 sites and facilities and public access to such sites and facilities.

46

1 REC 1.2.3 **Florida Boating Improvement Program.** Escambia County shall
2 utilize the Florida Boating Improvement Program.

3
4 The Escambia County Public Access Map Series is attached to this ordinance as
5 Exhibit Q.

6
7 **OBJ REC 1.3 Recreational Facilities Level of Service (LOS)**

8
9 **Ensure the adequate provision of recreational facilities and open space**
10 **through the implementation of level of service standards.**

11
12 **POLICIES**

13
14 REC 1.3.1 **LDC Definitions.** The Escambia County Land Development Code
15 (LDC) shall include specific definitions for open space, parks and recreation
16 facilities.

17
18 REC1.3.2 **Open Space Requirements.** Escambia County shall require the
19 provision of open space by private development when such development is a
20 planned unit development, a multi-family development, a mixed use commercial
21 area or other similar types of development where relatively large land areas are
22 involved. The requirements shall be contained within the LDC. All development
23 projects of five acres or more shall be required to provide open space within the
24 development or contribute to a fund therefore. Nothing in this policy shall be
25 interpreted to eliminate the provision of open space for all projects as required by
26 County regulations.

27
28 REC 1.3.3 **County Facilities Inventory.** Escambia County shall maintain a
29 current inventory of all park facilities maintained by the County.

30
31 REC 1.3.4 **County Facility Conversion.** Public park or recreation areas
32 operated or maintained by Escambia County shall not be converted to other
33 uses, except by determination of the Board of County Commissioners (BCC) that
34 such a conversion is in the public interest. The Escambia County Parks and
35 Recreation Department shall seek appropriate compensation or replacement
36 land if such a conversion occurs.

37
38 REC 1.3.5 **Established Service Districts.** Escambia County's four park and
39 recreation service districts are established as follows: 1) Barrier Islands RSD; 2)
40 Urban RSD; 3) Suburban RSD, and; 4) Rural RSD. These districts may from time
41 to time be modified, added to, or deleted as necessary to address the recreation
42 needs of the County.

43
44 REC 1.3.6 **Level of Service (LOS) Standards.** Level of service (LOS) standards
45 for recreation and open space facilities within the County are:

46

1 **LOS Standards for Parks & Recreational Facilities by Population**

2

Park Categories	
Neighborhood Parks	1 per 2,500
Regional Parks	1 per 50,000
Community Parks	1 per 15,000
Nature Parks	1 per 50,000
Boat Launch Areas	1 per 15,000
Beach / Water Access Areas	1 per 20,000
Community Centers	1 per 15,000
Special Use Parks	
Equestrian Center	1 per 500,000
Civic Center / Performing Art Center	1 per 500,000
Gun Firing Range	1 per 200,000
Multi-Purpose Use Field Stadium	1 per 250,000
Park Amenities	
Baseball Fields	1 per 2,000
Softball Fields	1 per 2,000
Football Fields	1 per 10,000
Soccer Fields	1 per 10,000
Basketball Courts	1 per 10,000
Tennis Courts	1 per 10,000
Swimming Pools	1 per 25,000
Playground Structures	1 per 5,000
Park Shelters	1 per 5,000
Nature Trails	1 per 15,000
Pedestrian / Bike Trails	1 per 15,000
Park System Acreage:	
Barrier Island RSD	1 ac. per 1,000
Urban RSD	1 ac. per 1,000
Suburban RSD	1 ac. per 1,000
Rural RSD	1 ac. per 1,000

3

4 **REC 1.3.7 County Open Space Acquisition.** Escambia County shall acquire
 5 (through lease, purchase, or dedication) open space and natural areas to
 6 maintain and improve the natural functions of open space, wetlands and other
 7 sensitive lands, and recreational opportunities for all residents. The priority for
 8 acquisition of open space and/or natural areas shall be:

9

- 10 a. Unique natural systems/environmentally sensitive lands;
- 11 b. Shoreline sites;
- 12 c. Sites within the urban or transitioning areas experiencing rapid
- 13 development; and
- 14 d. Sites that are historically or archaeologically significant.

15

1 Escambia County shall not accept the donation of land or recreation facilities,
2 unless they meet the Escambia County Parks and Recreation Department's park
3 planning and development standards and a management/funding source is in
4 place.

5
6 **REC 1.3.8 Areas within Private Development.** The LDC shall clearly articulate
7 the provision of open space and recreation areas within private developments.

8
9 **REC 1.3.9 Designated Natural Reservations.** The following are designated as
10 natural reservations and are intended to provide open space and recreational
11 uses of all types for the citizens of Escambia County:

- 12
- 13 a. The Gulf Islands National Seashore;
- 14 b. The Escambia River Wildlife Management Area;
- 15 c. The Perdido River State canoe trail;
- 16 d. Lake Stone Park and boat ramp;
- 17 e. The improved county owned community, neighborhood and
- 18 urban parks/tot lots;
- 19 f. Wayside Park;
- 20 g. Navy Point Park;
- 21 h. Casino Beach Recreation Area;
- 22 i. Ft. Pickens;
- 23 j. Big Lagoon State Recreation Area;
- 24 k. Jones Swamp Wetland Preserve and Southwest Greenway;
- 25 l. Perdido River Walk;
- 26 m. Perdido Key Parks;
- 27 n. Tarkiln Bayou Preserve State Park;
- 28 o. All publicly owned beach access ways.
- 29

30 **REC 1.3.10 Vacant Property Evaluation.** All vacant property owned by
31 Escambia County shall be evaluated for its potential as a park, recreational
32 facility, designated open-space or other use. New vacant properties acquired by
33 the County shall be added to the existing vacant properties inventory.

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1 **Chapter 14 Intergovernmental Coordination Element.**

2
3 The Intergovernmental Coordination Element seeks to establish and maintain
4 efficient, effective procedures of coordinating planning efforts with adjacent
5 counties and cities; the incorporated areas within Escambia County; regional,
6 state, and federal agencies; and other agencies and entities that provide services
7 but do not have regulatory authority over land. Through coordination and
8 cooperation among the various entities affecting planning and land use,
9 Escambia County can better serve its residents and ensure orderly and balanced
10 growth and development, while protecting and enhancing the County's existing
11 communities and natural resources.

12
13 **GOAL ICE 1 COORDINATED APPROACH TO PLANNING**

14
15 **Escambia County shall establish and maintain an efficient, effective**
16 **program of intergovernmental coordination that achieves the maximum**
17 **quality of life for residents and visitors and promotes a County-wide**
18 **approach to planning.**

19
20 **OBJ ICE 1.1 Coordinate with Federal, State and Local Agencies**

21
22 **Coordinate with the City of Pensacola, Town of Century, City of Gulf**
23 **Breeze, Santa Rosa County, the Emerald Coast Utilities Authority (ECUA),**
24 **the Santa Rosa Island Authority, the United States Navy, and the Escambia**
25 **County School Board to ensure consistency among the Escambia County**
26 **Comprehensive Plan and the plans of adjacent counties and municipalities,**
27 **and the plans of other agencies or entities affecting land use or providing**
28 **services in Escambia County.**

29
30 **POLICIES**

31
32 **ICE 1.1.1 Large-Scale Future Land Use Map Amendments.** Escambia County
33 shall submit a copy of any proposed large-scale Future Land Use Map (FLUM)
34 amendment to adjacent municipalities and counties within the jurisdiction of the
35 Florida Department of Community Affairs and other units of government
36 providing services but not having regulatory authority over the use of land
37 provided that those agencies have submitted a written request to Escambia
38 County for such information as required by Section 163.3184(3)(a), Florida
39 Statutes. Procedures for intergovernmental coordination with the Escambia
40 County School Board shall be governed by the Interlocal Agreement for Public
41 School Facility Planning and Objective 1.5 of the Public School Facilities
42 Element.

43
44 **ICE 1.1.2 Comprehensive Plan Amendments.** For proposed comprehensive
45 plan amendments that could potentially impact adjacent jurisdictions, Escambia

1 County shall submit copies of the proposed amendment to the affected local
2 government and invite their review and comment.

3
4 **ICE 1.1.3 Joint Planning Initiatives.** By 2010 the Escambia County planning
5 staff shall identify planning topics of concern between local governments who
6 would benefit from joint planning efforts and initiate coordination accordingly.
7 Such topics of concern should include infrastructure service areas and
8 redevelopment initiatives. Upon approval by the Planning Board of the identified
9 topics of concern, the Planning Official will meet with representatives from the
10 affected local governments to develop specific procedures for implementation of
11 the identified joint planning initiatives. Such implementation procedures should
12 be established by 2011.

13
14 **ICE 1.1.4 Interlocal Agreements.** Escambia County shall implement adopted
15 interlocal agreements with the Escambia County School Board, the City of Milton,
16 the City of Pensacola, the City of Gulf Breeze and Santa Rosa County so as to
17 provide for coordination and evaluation of development proposals that affect the
18 bays, bayous, sound or gulf (including estuaries and estuarine systems).

19
20 **ICE 1.1.5 Mediation.** Escambia County may use the West Florida Regional
21 Planning Council's informal mediation process, or other mediation processes, to
22 attempt to resolve conflicts with other units of government that cannot be
23 resolved through meetings between the governing bodies of the affected
24 governments.

25
26 **OBJ ICE 1.2 Level of Service Standards**

27
28 **Coordinate with appropriate state, regional and local agencies and other**
29 **entities that have operational and maintenance responsibility for public**
30 **facilities in Escambia County, to achieve and maintain, adopted Level of**
31 **Service (LOS) standards. As required by Section 163.3177(6)(h)2, F.S.,**
32 **when such entity is another unit of local government, Escambia County**
33 **shall enter into an interlocal agreement or other formal agreement which**
34 **shall describe joint processes for collaborative planning and decision**
35 **making on population projections, the location and extension of public**
36 **facilities subject to concurrency, and siting facilities with County-wide**
37 **significance, including locally unwanted land uses.**

38
39 **POLICIES**

40
41 **ICE 1.2.1 Public Facilities.** Escambia County will, through interlocal agreement
42 or other formal agreement with public service providers, establish LOS standards
43 for public facilities, identify actions that Escambia County will undertake to
44 coordinate the location and extension of these facilities, as well as the siting of
45 facilities with County-wide significance. Established LOS standards will be

1 maintained through implementation of Escambia County's Concurrency
2 Management System.

3
4 **ICE 1.2.2 Water and Wastewater Supply.** Escambia County shall adopt
5 agreements with local water suppliers to establish LOS standards for water
6 usage and identify strategies the County and water suppliers will undertake to
7 address joint planning issues. The County will also coordinate planning efforts
8 with the ECUA with regard to wastewater service.

9
10 **OBJ ICE 1.3 Coordination with the Escambia County School Board**

11
12 **Maintain cooperative relationships with the School Board and**
13 **municipalities, and implement joint planning processes to coordinate land**
14 **use planning with school facility planning.**

15
16 **POLICIES**

17
18 **ICE 1.3.1 Interlocal Agreement for Public School Facility Planning.** In
19 cooperation with the School Board and the local governments within Escambia
20 County, the County implemented the Interlocal Agreement for Public School
21 Facility Planning dated on August, 7th, 2006 (herein Interlocal Agreement) that
22 established procedures for coordination and sharing of information, planning
23 processes, and school concurrency implementation. The Interlocal Agreement
24 was updated on April 30th, 2009, and may be amended annually.

25
26 **ICE 1.3.2 Annual School Board Report.** On an annual basis, the School Board
27 shall provide information from their Tentative District Educational Facilities Plan
28 to determine the need for additional school facilities. The School Board shall
29 provide to the County, each year, a General Education Facilities Report. The
30 Educational Facilities Report shall contain information detailing existing facilities,
31 their locations, and projected needs. The report shall also contain the School
32 Board's financially feasible Five-Year District Facilities Work Program.

33
34 **ICE 1.3.3 Consistent Population and Enrollment Projections.** The staff
35 working group established in Policy ICE 1.3.6 shall meet annually to coordinate
36 and base their local government comprehensive plans and school facility plans
37 on consistent projections. These projections shall include population projections
38 developed in coordination with the Planning Board, and student enrollment
39 projections (district-wide and by concurrency service area) developed by the
40 School Board with the agreement of the Florida Office of Educational Facilities.
41 The School Board's student enrollment projections shall consider the impacts of
42 development trends as per the Interlocal Agreement. To accomplish this policy
43 the County and the School Board agree to provide the information and follow the
44 procedures specified in the Interlocal Agreement.

45

1 ICE 1.3.4 **Growth and Development Trends.** As per the Interlocal Agreement,
2 the local governments will provide the School Board with their Comprehensive
3 Plan Implementation Committee Annual Report on growth and development
4 trends within their jurisdiction. To the extent feasible, the reports should be
5 provided in geographic information system compatible format for the purpose of
6 geo-referencing the information. This report will be in tabular, graphic, and textual
7 formats and will include the following:

- 8
- 9 a. The type, number, and location of residential units that have
- 10 received zoning approval, final plat and site plan approval;
- 11 b. Information regarding FLUM amendments;
- 12 c. Building permits and certificate of occupancy data for residential
- 13 dwellings issued for the preceding year and their location;
- 14 d. Summary of vested rights determinations and other actions that
- 15 affect demands for public school facilities;
- 16 e. Information regarding the conversion or redevelopment of
- 17 housing or other structures into residential units that are likely to
- 18 generate new students and reflects the existing land use; and
- 19 f. The identification of any development orders issued.
- 20

21 ICE 1.3.5 **Elected Officials Joint Planning Workshops.** One or more
22 representatives of the Escambia County Board of County Commissioners, the
23 Pensacola City Council, the Century Town Council, and the School Board will
24 meet on an as needed basis, but not less than annually, in joint workshop
25 sessions. The workshop sessions will be opportunities for the representatives of
26 the elected bodies to receive reports, discuss policy, and reach understandings
27 on issues of mutual concern regarding coordination of land use and school
28 facilities planning. Topics for such workshops may include, but are not limited to:
29 student enrollment trends, growth and development trends, school needs, joint
30 use opportunities, implementation of school concurrency, and performance of the
31 adopted Interlocal Agreement. The workshops will take place in accordance with
32 the procedures established in the Interlocal Agreement.

33
34 ICE 1.3.6 **Staff Working Group.** A staff working group comprised of
35 representatives from the County, School Board, City of Pensacola, Town of
36 Century, and Local Planning Agency, or their appointees will meet on an as
37 needed basis, but not less than semi-annually to discuss issues and formulate
38 recommendations regarding coordination of land use and school facilities
39 planning. The staff working group meetings will take place in accordance with the
40 timeframes and procedures established in the Interlocal Agreement.

41
42 ICE 1.3.7 **LPA Coordination with the Escambia County School Board.**
43 Pursuant to Section 163.3174, Florida Statutes, a representative of the Escambia
44 County School Board shall be appointed to the County Planning Board as an ex-
45 officio, nonvoting member.

46

1 **OBJ ICE 1.4 Coordination with Santa Rosa County School Board**

2

3 **Because the Santa Rosa County School Board provides educational**
4 **opportunities for residents of Pensacola Beach, Escambia County shall**
5 **execute an Interlocal Agreement with the Santa Rosa County School Board**
6 **addressing the issues identified in the Interlocal Agreement with the**
7 **Escambia County School Board as they relate to Pensacola Beach.**

8

9 **POLICIES**

10

11 **ICE 1.4.1 Interlocal Agreement with Santa Rosa County School Board.**
12 Escambia County shall, by September 2012, execute an Interlocal Agreement
13 with the Santa Rosa County School Board.

14

15 **OBJ ICE 1.5 Campus Master Plans**

16

17 **Escambia County agrees to recognize campus master plans of the state**
18 **university system and to work with the board of regents in the development**
19 **of a "campus development agreement" as the need arises.**

20

21 **POLICIES**

22

23 **ICE 1.5.1 Campus Development Agreement.** As required by Section 1013.30,
24 Florida Statutes, Escambia County agrees to recognize campus master plans of
25 the state university system and to work with the Board of Regents in the
26 development of a "campus development agreement" as the need arises.

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1 **Chapter 15 Capital Improvements Element.**

2

3 The purpose of the Capital Improvements Element is to demonstrate how capital
4 projects identified to maintain Levels of Service or accommodate new growth will be
5 programmed and funded. The Capital Improvements Element must include
6 estimates of the cost of improvements for which Escambia County has fiscal
7 responsibility and analyze the ability to finance and construct those improvements.

8 The Capital Improvements Element also outlines financial policies to guide the
9 funding and construction of improvements in a manner necessary to ensure that
10 capital improvements are provided when required based on needs identified in the
11 Comprehensive Plan. Finally, the Capital Improvements Element requires that an
12 adequate Concurrency Management System is implemented by the local
13 government, pursuant to Section 163.3180, Florida Statutes. ~~Rule 9J-5.0055, Florida~~
14 ~~Administrative Code.~~

15

16 **GOAL CIE 1 CAPITAL FACILITIES**

17

18 **The Capital Improvements Element shall be used to efficiently meet the**
19 **needs of Escambia County for the construction, acquisition or**
20 **development of capital facilities necessary to correct existing deficiencies,**
21 **to accommodate desired future growth and to replace obsolete or worn out**
22 **facilities.**

23

24 **OBJ CIE 1.1 Capital Improvements Funding**

25

26 **Manage the land development process to provide or require provision of**
27 **needed improvements so that public facility needs created by previously**
28 **issued development orders or future development do not exceed the ability**
29 **of Escambia County to fund and provide or require provision of the needed**
30 **capital improvements.**

31

32 **POLICIES**

33

34 **CIE 1.1.1 Comprehensive Plan Implementation Committee.** Escambia County
35 shall convene a Comprehensive Plan Implementation Committee to review the
36 development activities within Escambia County and to review the Level of
37 Service (LOS) conditions for the County. The County Administrator shall
38 designate those County officials that shall serve on the Committee and those
39 responsible for providing other assistance to the Committee as circumstances
40 and issues may require. The Committee shall maintain information on
41 development activity, LOS conditions, de minimis impacts, and other data
42 necessary to accurately evaluate the implementation of the County's
43 Comprehensive Plan, including the annual Capital Improvements Element
44 update.

45

1 CIE 1.1.2 **LOS Standards.** Escambia County shall establish LOS standards for
 2 concurrency-related public facilities that are within the jurisdiction of the County.
 3 These standards shall be those found in the other Comprehensive Plan
 4 Elements. The adopted level of service standards in this ordinance are as
 5 indicated in the following policies:

6
 7 TABLE INSET:
 8

LOS	Policy
Roads	
County and State	MOB 1.1.2
Mass Transit	MOB 2.2.3
Sanitary Sewer	INF 1.1.9
Solid Waste	INF 2.1.4
Drainage	INF 3.1.9
Potable Water	INF 4.1.7
Recreation/Open Space	REC 1.3.6
Public Schools	PSF 2.1.2

9
 10 CIE 1.1.3 **LOS Maintenance.** Escambia County shall coordinate land use
 11 decisions and development approvals through implementation of the
 12 Concurrency Management System, available and/or projected fiscal resources,
 13 and the Five-Year Schedule of Capital Improvements, so as to maintain adopted
 14 LOS standards and meet the existing and future facility needs.

15
 16 CIE 1.1.4 **Vested Development.** Escambia County shall provide for the
 17 availability of public facilities to serve developments for which development
 18 orders were issued and development rights are vested.

19
 20 CIE 1.1.5 **Concurrency.** Escambia County shall require the availability of public
 21 facilities and services needed to support development concurrent with the
 22 impacts of such development.

23
 24 CIE 1.1.6 **Concurrency Management System.** Escambia County will implement
 25 the concurrency management system described in the Concurrency
 26 Management System Element. As a component of the Concurrency
 27 Management System, the County will make the Proportionate Fair Share
 28 Program available as an option for developers to contribute the value of their
 29 transportation impacts as provided in the Land Development Code (LDC) and the
 30 Escambia County Concurrency Management System Procedure Manual adopted
 31 per Ordinance 2007-50.

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OBJ CIE 1.2 Five-Year Schedule

Maintain a Five-Year Schedule of Capital Improvements as the specific guide the County will use to determine construction of capital facilities and maintenance of LOS standards. The Five-Year Schedule of Capital Improvements is attached herein to this ordinance as Exhibit R.

POLICIES

CIE 1.2.1 Project Prioritization. Escambia County shall evaluate and rank capital improvement projects in the Five-Year Schedule of Capital Improvements by using the following criteria to prioritize:

- a. The elimination of future public hazards to preserve the health, safety, and welfare of the public;
- b. The elimination of any existing capacity or LOS deficits;
- c. The impact on the annual operating budget and Capital Improvements Program (CIP) of Escambia County;
- d. Locational needs based on projected growth patterns;
- e. The accommodation of new development and redevelopment facility demands;
- f. Financial feasibility; and
- g. Plans of The Northwest Florida Water Management District (NFWFMD), Escambia County School Board, Florida Department of Transportation, and other state agencies or entities that provide public facilities within the jurisdiction of Escambia County.

CIE 1.2.2 Funding Prioritization. Escambia County shall prioritize funding for capital improvements in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities; assigns second priority to correcting existing deficiencies in public facilities; and assigns third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Escambia County from increasing or rearranging the priority of any particular capital improvement project so that cost savings may be realized or LOS standards are met.

CIE 1.2.3 Facility Rehabilitation Preference. Escambia County shall promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction.

CIE 1.2.4 CHHA Expenditure Limits. Escambia County shall limit public expenditures in the Coastal High Hazard Area (CHHA), except for the provision, or support, of recreation uses such as parks and walkovers, erosion control devices, increased public access and the correction of existing deficiencies.

1
2 **CIE 1.2.5 Incorporation of School Board's 5-Year District Facilities Work**
3 **Plan.** The County hereby incorporates by reference the Escambia County School
4 District 2009-2010 through 2013-2014 Work Plan for the 5-Year District Facilities
5 Work Program approved by the School Board of Escambia County effective
6 December 2009. The Work Plan includes school capacity sufficient to meet
7 anticipated student demands projected by the County and municipalities, in
8 consultation with the School Board's projections of student enrollment, based on
9 the adopted level of service standards for public schools.

10
11 **OBJ CIE 1.3 Fiscal Policies**

12
13 **Establish fiscal policies to direct the use of public and private funding**
14 **sources, to implement the Goals, Objectives and Policies of the**
15 **Comprehensive Plan, and provide a financially feasible Schedule of Capital**
16 **Improvements.**

17
18 **POLICIES**

19
20 **CIE 1.3.1 Fiscal Resource Objectives.** The fiscal resources of Escambia
21 County shall be used, to the extent necessary, to maintain LOS standards and
22 support the Five-Year Schedule of Capital Improvements.

23
24 **CIE 1.3.2 Funding Resources.** Escambia County shall use a combination of
25 public resources to fund capital improvements, including state and federal grants,
26 below market interest rate state loans, user fees, connection charges, a
27 combination of long term and short term financing vehicles, accumulated
28 surpluses, and the use of revenues set aside specifically for capital projects (pay
29 as you go and Proportionate Fair Share Agreement revenues).

30
31 **CIE 1.3.3 General Obligation Debt.** General obligation debt shall be used
32 sparingly. General obligation debt, if determined necessary during the planning
33 period, shall be established consistent with rating agency standards and
34 guidelines.

35
36 **CIE 1.3.4 Enterprise Fund Debt.** Enterprise fund debt shall be, in part, managed
37 through a ratio of net system revenue and other pledged funds to annual debt
38 service. Also, this principle of coverage shall be used in the management of debt
39 for other projects that are supported by user fees or shared revenues. The
40 maximum ratio of total debt service to total revenue shall not exceed 25 percent
41 and the limitation of revenue bonds as a percentage of total debt shall not
42 exceed 80 percent.

43
44 **CIE 1.3.5 Municipal Service Taxing Units.** Escambia County shall encourage
45 and assist neighborhoods in the adoption of Municipal Service Taxing Units
46 (MSTU) or Municipal Service Benefit Units (MSBU) as a revenue source. Once

1 established and approved by the Board of County Commissioners (BCC), a
2 MSTU or MSBU shall be considered a committed funding source.

3
4 **CIE 1.3.6 Developer Cost Sharing.** New development shall bear a proportionate
5 share of the cost, if the development creates a deficiency of the adopted LOS, of
6 providing new or expanded public facilities and infrastructure required to maintain
7 adopted LOS Standards through Escambia County's site-related development
8 dedications, and developer contributions. This policy shall be implemented
9 through the County's permitting and inspection process.

10
11 **CIE 1.3.7 Acceptable Private Funding.** Escambia County shall rely on private
12 contributions as a committed funding source within the Five-Year Schedule of
13 Capital Improvements only when the obligation to fund a specific capital
14 improvement is addressed in an enforceable development agreement or
15 development order. The County shall not be responsible for funding capital
16 improvements that are the obligation of the developer. If the developer fails to
17 meet any capital improvement commitment that is programmed in the Five-Year
18 Schedule of Capital Improvements, a plan amendment to delete the capital
19 improvement from the Schedule shall be required.

20
21 **CIE 1.3.8 Capital Improvements Schedule.** The Five-Year Schedule of Capital
22 Improvements shall be financially feasible, consisting of committed and planned
23 funding sources. The Schedule shall be balanced so that total expenditures do
24 not exceed total revenues for the planning period.

25
26 **OBJ CIE 1.4 Annual Review**

27
28 **Review the Capital Improvements Element each year, amend as necessary,**
29 **and submit to the state land planning agency for compliance review.**

30
31 **POLICIES**

32
33 **CIE 1.4.1 Implementation Status Report.** By April 1 of each year, the
34 Comprehensive Plan Implementation Committee shall report to the Local
35 Planning Agency (LPA) on the status of capital project implementation activities
36 as well as LOS conditions within the County.

37
38 **CIE 1.4.2 LPA Implementation Review.** By June 1 of each year, the Escambia
39 County LPA shall report to the BCC its evaluation of the implementation of the
40 Capital Improvements Element and the Comprehensive Plan during the previous
41 fiscal year. The report shall contain recommendations to maintain LOS standards
42 and any adjustments necessary to the Capital Improvements Element and/or the
43 County's annual capital improvement program.

44
45 **CIE 1.4.3 BCC Implementation Review.** The BCC shall consider the report of
46 the LPA upon receipt and during its deliberations on the annual budget and CIP.

1 Any adjustments made to the Capital Improvements Element or the CIP shall
2 include consideration of the maintenance of LOS standards.

3

4 **CIE 1.4.4 LOS Project Schedule Modification.** A plan amendment shall be
5 required to eliminate, defer, or delay the scheduled date of construction of any
6 capital project listed in the County's Five-Year Schedule of Capital
7 Improvements, which is needed to maintain the adopted LOS standard.

8

9 **CIE 1.4.5 Capital Improvements Adoption.** Adoption of the Capital
10 Improvements Element may occur at a single public hearing outside of the two
11 regular Comprehensive Plan Amendment cycles established by the County. The
12 Capital Improvements Element adoption ordinance shall be submitted to the
13 state land planning agency no later than December 1 of each year.

14

15 **CIE 1.4.6 Capital Improvements Amendment.** Amendments to the Capital
16 Improvements Element that support the amendment of another Element shall be
17 submitted to the state land planning agency during a regular Comprehensive
18 Plan Amendment cycle. If the Escambia County annual budget is adjusted
19 outside of the regular cycle, the Capital Improvements Element may be amended
20 and adopted again, provided that the adoption ordinance is submitted to the state
21 land planning agency no later than December 1.

22

23 **CIE 1.4.7 De minimis Roadway Impact Monitoring.** Escambia County shall
24 implement a methodology to monitor and track approved de minimis impacts on
25 the roadway network within its jurisdiction. All de minimis impacts (an impact that
26 would not affect more than one percent of the maximum volume at the adopted
27 LOS of the affected transportation facility) shall be compiled into an annual report
28 and submitted to the state land planning agency with the annual Capital
29 Improvements Element update.

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1 **Chapter 16 Public Schools Facilities Element.**

2
3 The intent of this chapter is to provide guiding policies through which the local
4 governments can effectively manage growth and meet public school needs. The
5 element is required to establish a school concurrency management system
6 through which the local governments can ensure public school capacity is
7 available concurrent with development. The school concurrency management
8 system will allow for a greater communication and understanding between
9 Escambia County, the City of Pensacola, the Town of Century, and the School
10 Board of Escambia County when concentrating on public school capacity issues.

11
12 The PSFE is also intended to increase coordination between the School Board
13 and local governments on issues such as land use planning, the school siting
14 process, and school facility expansion.

15
16 This chapter establishes a framework for the planning of public schools pursuant
17 to Section 163.3177(12), Florida Statutes. The law requires that local
18 governments adopt a public school facilities element as a part of their
19 comprehensive plans. The 2005 Legislature mandated that the availability of
20 public schools be made a prerequisite for the approval of residential construction
21 and directed a closer integration of planning for school capacity with
22 comprehensive planning.

23
24 The following sections present the guidelines by which the School Board
25 evaluates school facilities; an inventory of existing facilities and planned future
26 facilities; an evaluation of the school system based on these guidelines and
27 determination of need; an analysis of funding; an analysis of coordination
28 between school planning and local land use planning.

29
30 In addition, the Public School Facilities Element Data & Analysis prepared for the
31 Escambia County School District supports the required implementation of school
32 concurrency in Escambia County. The Data & Analysis evaluates the school
33 system and its relationship to development and growth from both a countywide
34 perspective and a closer look at schools within established Concurrency Service
35 Areas (CSAs). A CSA is defined in Policy PSF 2.2.1. The findings and
36 conclusions of the data and analysis support the goals, objectives and policies of
37 the element including the establishment of level of service standards and the
38 delineation of CSAs.

39
40 **GOAL PSF 1 COORDINATE WITH THE SCHOOL BOARD OF ESCAMBIA**
41 **COUNTY**

42
43 **Coordinate with the School Board of Escambia County (herein "School**
44 **Board") to ensure high quality public school facilities that are consistent**
45 **with the Comprehensive Plan and serve to enhance communities. The joint**
46 **procedures referenced in Policy ICE 1.3.1 state that coordination between**

1 the county and the school board is pursuant to the Public School Facility
2 Planning Interlocal Agreement and shall state the obligations of the county
3 under the agreement. Section 163.3177(6)(h)(4), Florida Statutes.

4
5 **OBJ PSF 1.1 Schools as Community Focal Points**

6
7 **Enhance communities and encourage school facilities to serve as**
8 **community focal points through effective school facility design and siting**
9 **standards. The location will be coordinated with the future land use map.**

10
11 **POLICIES**

12
13 **PSF 1.1.1 School Location.** New schools shall be located proximate to the
14 student population they are intended to serve. For the purpose of determining
15 eligibility for transportation, a reasonable walking distance for students to school
16 is one (1) mile for elementary, one and one-half (1-1/2) miles for middle, two (2)
17 miles for high schools; and to a school bus stop, is one-half (1/2) mile for
18 elementary and one (1) mile for middle and high schools. Such mileage shall be
19 measured by the nearest traveled route over which a pedestrian can walk to the
20 nearest entrance to the school or the nearest school bus stop. The distance
21 (permanent residence to school) may be measured by an automobile having an
22 odometer that has been certified for accuracy. Students whose permanent
23 residence is equal to or greater than these distances from the nearest
24 appropriate school or school bus stop, or students who are handicapped, are
25 eligible for transportation. (School Board Policy 6.02 Eligibility for Transportation).

26
27 **PSF 1.1.2 Shared-use and Co-location of School Sites.** Coordinate with the
28 School Board to permit the shared-use and co-location of school sites and
29 County facilities with similar facility needs as described in the Interlocal
30 Agreement for Public School Facility Planning dated April 30th, 2009 (herein
31 "Interlocal Agreement"). The County will identify opportunities for collocation and
32 shared use facilities when preparing updates to the Schedule of Capital
33 Improvements and when planning and designing new community facilities.

34
35 **PSF 1.1.3 Emergency Shelters.** Escambia County will coordinate with the
36 School Board on emergency preparedness issues, including the use of public
37 schools as emergency shelters as required by Section 163.3177(12)(g)(8),
38 Florida Statutes. The School Board will fulfill the building code requirements of
39 Section 1013.372, Florida Statutes, that appropriate new educational facilities
40 can serve as public shelters for emergency management purposes.

41
42 **PSF 1.1.4 School Design.** The School Board will design and ensure
43 performance standards for new school facilities according to the "Design
44 Guidelines and Technical Specifications 2006" Florida Department of Education
45 State Requirements for Educational Facilities (SREF).

1 **OBJ PSF 1.2 Future Land Use and School Siting**

2
3 **Consistent with Section 163.3177, Florida Statutes, the County will include**
4 **sufficient allowable land use designations for schools proximate to**
5 **residential development to meet the projected need for schools.**

6
7 **POLICIES**

8
9 **PSF 1.2.1 Future Land Use Categories.** Consistent with the Escambia County
10 Future Land Use Element, public schools shall be an allowable use in all land
11 use categories, except for Industrial, Mixed-Use Perdido Key, and Recreation
12 and Conservation. The Land Development Code may include siting standards for
13 schools, consistent with the Comprehensive Plan. Escambia County will consider
14 the provisions of Section 1013.33(13), Florida Statutes.

15
16 **PSF 1.2.2 Flood Zones & Coastal High Hazard Area.** New schools shall not be
17 allowed within a velocity flood zone or in a coastal high hazard area as
18 delineated by Escambia County.

19
20 **OBJ PSF 1.3 School Facility Siting and Consistency with the**
21 **Comprehensive Plan**

22
23 **Ensure that the planning, construction, and opening of educational**
24 **facilities are coordinated in time and place, concurrent with necessary**
25 **services and infrastructure, and consistent with the Comprehensive Plan.**

26
27 **POLICIES**

28
29 **PSF 1.3.1 Consistency with Comprehensive Plan.** Escambia County will
30 coordinate with the School Board by giving an informal assessment regarding the
31 consistency of potential new school sites, and significant expansions or potential
32 closures of existing schools, with the Comprehensive Plan, as described in the
33 Interlocal Agreement. The informal assessment reviews, as applicable, the
34 following: environmental suitability, transportation and pedestrian access,
35 availability of infrastructure services, safety concerns, land use compatibility,
36 consistency with community vision and other relevant issues.

37
38 **PSF 1.3.2 Review of School Sites.** Escambia County shall review potential new
39 school sites, and significant expansions or potential closures of existing schools,
40 for consistency with the following criteria:

- 41
42 a. That school sites are compatible with present and projected uses
43 of adjacent property.
44 b. The locations of proposed new elementary schools are
45 proximate to the student population they are intended to serve.

- c. The locations of proposed new high schools are on the periphery of residential neighborhoods, with access to major roads.
- d. Existing or planned adequate public facilities are available to support the school.
- e. Safe access to and from the school site is available for pedestrians and vehicles.
- f. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g. The proposed school location is not within a velocity flood zone or floodway, as delineated in the Comprehensive Plan.
- h. The site is not in conflict with Escambia County stormwater management plans or watershed management plans;
- i. The proposed site can accommodate required parking, circulation, and queuing of vehicles.
- j. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes, regarding the construction of public educational facilities in the vicinity of an airport.

Escambia County shall also consider the following in its review:

- a. Site acquisition and development costs;
- b. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization;
- c. Efficient use of existing infrastructure;
- d. Discouragement of urban sprawl;
- e. Environmental constraints that would either preclude or render cost infeasible the development or significant renovation of a public school on a site; and
- f. Adverse impacts to archaeological or historic sites.

PSF 1.3.3 School Expansion into Unincorporated Portion of County. When a new school or significant expansion to an existing school is proposed within unincorporated Escambia County, the County shall review the proposed development according to the terms of the Interlocal Agreement for Site Plan Review Requirements for School Board Projects.

OBJ PSF 1.4 Pedestrian Access to Schools

Improve safe student access to school facilities, and reduce hazardous walking conditions, in coordination with the School Board and consistent with the Florida Safe Ways to School Program.

1 **POLICIES**

2
3 PSF 1.4.1 **Bicycle and Pedestrian Access.** All public schools shall provide
4 bicycle and pedestrian access consistent with Florida Statutes. Parking at public
5 schools will be provided consistent with Escambia County's Land Development
6 Code (LDC) requirements.

7
8 PSF 1.4.2 **Sidewalk Master Plan.** Upon completion of the County's sidewalk
9 inventory, the County will create a sidewalk master plan to comprehensively
10 address bicycle and pedestrian needs. The plan will include a focus on bicycle
11 and pedestrian needs relating to school facilities.

12
13 PSF 1.4.3 **Sidewalk/Pedestrian Improvements.** To ensure continuous
14 pedestrian access to public schools, priority for County sidewalk/pedestrian
15 improvements will be given to cases of hazardous walking conditions pursuant to
16 Section 1006.23, Florida Statutes, and specific provisions for constructing such
17 facilities will be included in the schedule of capital improvements adopted each
18 fiscal year.

19
20 PSF 1.4.4 **New Development Adjacent to School Property.** New
21 developments adjacent to existing or planned school sites shall be required to
22 provide a right-of-way and an access path for pedestrian travel.

23
24 PSF 1.4.5 **Sidewalk Requirements for Residential Development near**
25 **Schools.** New residential developments within 2 miles of an existing or planned
26 school, as measured by the nearest traveled route over which a pedestrian can
27 walk to the nearest entrance to the school measured by an automobile having an
28 odometer that has been certified for accuracy, shall be required to provide
29 sidewalks along all roads interior to the subdivision. In addition, sidewalks shall
30 be placed along all collector, arterial, and local roads abutting the subdivision to
31 the subdivision property line, where it has been determined that the most direct
32 route from the subdivision to the school is along those roadways. The location,
33 width and other details of the sidewalks shall be as set forth in the LDC.

34
35 PSF 1.4.6 **Sidewalks for Commercial Development near Schools.** New
36 commercial developments within 2 miles of an existing or planned school, as
37 measured by the nearest traveled route over which a pedestrian can walk to the
38 nearest entrance to the school measured by an automobile having an odometer
39 that has been certified for accuracy, are encouraged to provide sidewalks along
40 their street frontage. The location, width and other details of the sidewalks shall
41 be as set forth in the LDC.

42
43 PSF 1.4.7 **Coordination with FL-AL TPO.** Coordinate with the FL-AL TPO to
44 ensure funding for safe access to schools including participation in the Bicycle
45 Pedestrian Advisory Committee and the Community Traffic Safety Team.

46

1 **OBJ PSF 1.5 Coordinate Future Land Use Map Amendments to Maintain**
2 **School Capacity**

3
4 **It is the objective of Escambia County to coordinate petitions for future**
5 **land use changes to maintain adequate school capacity to meet future**
6 **growth needs. This objective will be accomplished recognizing the School**
7 **Board's statutory and constitutional responsibility to provide a uniform**
8 **system of free and adequate public schools, and the County's authority for**
9 **land use, including the authority to approve or deny petitions for**
10 **comprehensive plan amendments, re-zonings or final plat and site plans**
11 **that generate students and impact the Escambia County school system.**

12
13 **POLICIES**

14
15 **PSF 1.5.1 School Board Review and Input.** As per Section 7.6 of the Interlocal
16 Agreement, Escambia County shall take the School Board comments and
17 findings on the availability of adequate school capacity into consideration when
18 reviewing comprehensive plan amendments and other land use decisions.

19
20 **PSF 1.5.2 Determining Impact of Future Land Use Changes.** The School
21 Board shall use the adopted student generation rates to estimate the potential
22 impact of a proposed future land use change on available school capacity. When
23 such analysis projects a potential deficiency, the School Board shall include in its
24 comments how it will propose to meet the projected demand. The County will
25 take these comments into consideration per Policy PSF 1.5.1 prior to approving
26 or denying any future land use change.

27
28 **OBJ PSF 1.6 Address Corrections to Existing School Facilities Deficiencies**
29 **and Facilities Needed to Meet Future Needs**

30
31 **The Escambia County School Board shall make reasonable attempts to**
32 **address existing school facility deficiencies and make attempts to meet**
33 **and plan for existing and future needs.**

34
35 **POLICIES**

36
37 **PSF 1.6.1 Coordination with School District Capital Projects Planning.** The
38 School Board shall make every effort to ensure that capital projects designed to
39 address capacity/Level of Service (LOS) deficiencies are shared with Escambia
40 County Planning Staff via periodic Tentative District Educational Facilities Plan
41 reviews as set forth in Interlocal Agreement Subsection 3.1.

42
43 **PSF 1.6.2 Working Group Coordination with School District.** The staff
44 working group established in Interlocal Agreement Subsection 1.1 will assist the
45 School Board in an advisory capacity in the preparation of all updates to the
46 Educational Plant Survey. The staff working group will evaluate and make

1 recommendations regarding the location and need for new, significant renovation
2 or expansion, and closures of educational facilities, and the consistency of such
3 plans with the local government comprehensive plan and relevant issues listed in
4 subsections 5.3, 7.6, 7.7, and 8.1 of the Interlocal Agreement.
5

6 **PSF 1.6.3 Address Access to Capital Improvements Elements.** The County is
7 required to implement the adoption of annual plan amendments adding a new
8 fifth year, updating the financially feasible public schools capital facilities
9 program, coordinating the program with the 5-year district facilities work plan, the
10 plans for other local governments, and, as necessary, updates to the
11 concurrency service area map. The annual plan amendments shall ensure that
12 the capital improvements program continues to be financially feasible and that
13 the level of service standards will continue to be achieved and maintained.
14 (Section 163.3177(12)(g)1, Florida Statutes, ~~and Rule 9J-5.025(3)(c)2, Florida~~
15 ~~Administrative Code~~).
16

17 **GOAL PSF 2 SCHOOL BOARD TO COORDINATE WITH ESCAMBIA**
18 **COUNTY**
19

20 **The School Board will coordinate with the County to assure the future**
21 **availability of public school facilities to serve new development will be**
22 **consistent with the adopted level of service standards. This goal will be**
23 **accomplished recognizing the School Board's statutory and constitutional**
24 **responsibility to provide a uniform system of free and adequate public**
25 **schools, and the County's authority for land use, including the authority to**
26 **approve or deny comprehensive plan amendments, re-zonings or other**
27 **development orders that generate students and impact the County's school**
28 **system.**
29

30 **OBJ PSF 2.1 Level of Service Standards**
31

32 **Coordinate with the School Board to ensure that the capacity of schools is**
33 **sufficient to support residential development at the adopted level of service**
34 **(LOS) standards within the period covered by the 5-year schedule of capital**
35 **improvements, and the long range planning period. The adopted LOS**
36 **standards shall be achieved by the conclusion of the first 5-year schedule**
37 **of capital improvements and the LOS standards shall be maintained each**
38 **subsequent year. These standards shall be consistent with the Interlocal**
39 **Agreement agreed upon by the School Board, the County, and the local**
40 **municipalities.**
41

42 **POLICIES**
43

44 **PSF 2.1.1 Consistency.** The LOS standards set forth herein shall be applied
45 consistently by all local governments within Escambia County and by the School
46 Board to all schools of the same type.

1
 2 **PSF 2.1.2 Level of Service Standards.** Consistent with the Interlocal
 3 Agreement, the County and School Board agree to the following level of service
 4 standards for school concurrency in Escambia County, based on Florida
 5 Inventory of School Houses (FISH) permanent capacity and maximum school
 6 size by type. In calculating achievement of LOS, modular capacity is considered
 7 permanent FISH capacity and relocatables/portables are not considered
 8 permanent FISH capacity. Permanent FISH capacity includes permanent
 9 buildings and Modular Capacity for modular buildings that are Type II Non-
 10 combustible and have a 40 year life span. School enrollment shall be based on
 11 the annual enrollment of each school based on actual counts reported to the
 12 Department of Education in October of each year.

TYPE OF SCHOOL	LEVEL-OF-SERVICE STANDARD
Existing or New Schools	100% of permanent FISH capacity
Centers (Special Purpose)	100% of permanent FISH capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest.

23 **PSF 2.1.3 Amending Level of Service Standards.** Potential amendments to the
 24 LOS standards shall be considered at least annually at the staff working group
 25 meeting referenced in Policy ICE 1.3.6. If there is consensus to amend any level
 26 of service, it shall be accomplished by the execution of an amendment to the
 27 Interlocal Agreement by all parties and the adoption of amendments to the
 28 County, City and Town's comprehensive plans. The amended LOS shall not be
 29 effective until all plan amendments are effective and the amended Interlocal
 30 Agreement is fully executed.

32 **PSF 2.1.4 Financial Feasibility of LOS.** No LOS standard shall be amended
 33 without a showing that the amended LOS standard is financially feasible,
 34 supported by adequate data and analysis, and can be achieved and maintained
 35 through the five-year schedule for capital improvements.

37 **OBJ PSF 2.2 School Concurrency Service Areas**

38
 39 **The School Board shall establish School Concurrency Service Areas as the**
 40 **areas within which an evaluation is made to determine if adequate school**
 41 **capacity exists based on the adopted level of service standards.**
 42 **Concurrency service areas shall be designed so that the adopted level of**
 43 **service will be achieved within the period covered by the first five years of**
 44 **the five-year schedule of capital improvements. After the first five-year**
 45 **schedule of capital improvements, the level of service must be maintained**

1 within each year of subsequent five-year schedules of capital
2 improvements.

3
4 **POLICIES**

5
6 **PSF 2.2.1 Concurrency Service Areas.** The Concurrency Service Area (CSA)
7 is the area within which capacity determinations are made as part of the
8 concurrency management system. The PSFE establishes the CSAs as the entire
9 school district by service level, elementary, middle, and high school (district-
10 wide). District-wide: Elementary grades k – 5, District-wide: Middle grades 6 – 8,
11 and District-wide: High grades 9 – 12. For special purpose centers, charter
12 schools, and magnet schools the concurrency service area shall also be district-
13 wide.

14
15 **PSF 2.2.2 Maximize Capacity Utilization.** Concurrency service areas shall
16 maximize capacity utilization, taking into account transportation costs, limiting
17 maximum student travel times, achieving socio-economic, racial and cultural
18 diversity objectives, and other relevant factors as related to the School Board's
19 policy on maximization of capacity.

20
21 **PSF 2.2.3 Amending Concurrency Service Areas.** Potential amendments to
22 the concurrency service areas shall be considered annually at the staff working
23 group meeting referenced in Policy ICE 1.3.4. If there is consensus to amend the
24 concurrency service areas to establish boundaries other than those stipulated
25 above, it shall be accomplished by a written execution of an amendment to the
26 Interlocal Agreement by all parties and by the amendment to the County, City
27 and Town's comprehensive plans. The amended concurrency service areas shall
28 not be effective until the amended Interlocal Agreement is fully executed and
29 comprehensive plan amendments are in effect. Amendments to the concurrency
30 service areas that keep the CSAs District-wide by service level shall be agreed
31 upon by all parties and shall not require comprehensive plan amendments.

32
33 **OBJ PSF 2.3 Student Generation Rates**

34
35 **The School Board will work with Escambia County, City of Pensacola, and**
36 **Town of Century to establish student generation rates that will be used to**
37 **determine the impact of development on public school facilities.**

38
39 **POLICIES**

40
41 **PSF 2.3.1 Student Generation Rates.** Consistent with the Interlocal Agreement,
42 the School Board staff, working with the County staff and municipal staffs, will
43 develop and apply student generation multipliers for residential developments by
44 dwelling unit type (single family or multi-family) for each school type (elementary,
45 middle, K-8, high, or center), considering past trends in student enrollment in
46 order to project future public school enrollment.

1
2 PSF 2.3.2 **Calculating Student Generation Rates.** The student generation
3 rates shall be calculated by the School Board and the County, in accordance with
4 professionally accepted methodologies. The student generation rates shall be
5 determined annually, with input from the staff working group.

6
7 **OBJ PSF 2.4 Process for School Concurrency Implementation**

8
9 **Establish a joint process for implementation of school concurrency, in**
10 **coordination with the School Board, which includes applicability, capacity**
11 **determination, and availability standards. Manage the timing of residential**
12 **subdivision and site plan approvals to ensure adequate school capacity is**
13 **available consistent with adopted level of service standards for public**
14 **school concurrency.**

15
16 **POLICIES**

17
18 PSF 2.4.1 **Applicability Standards.** School concurrency implementation applies
19 to residential development or a phase of residential development requiring an
20 approval of subdivision plat, site plan, or its functional equivalent, proposed or
21 established. Prior to the adoption of the land development regulations, Escambia
22 County shall use the comprehensive plan policies as the development
23 regulations as set forth in Interlocal Agreement Subsection 4.3.

24
25 PSF 2.4.2 **Exempted Development.** The following residential development shall
26 be considered exempt from the school concurrency requirements:

- 27
28 a. Single family lots of record; master plans that have received final
29 subdivision plat approval prior to June 24, 2009, the effective date
30 of the PSFE; and single family subdivision plats actively being
31 reviewed or that have received preliminary plat approval at the time
32 of adoption of the PSFE, April 30, 2009.
33 b. Residential developments that have received final site plan
34 approval prior to June 24, 2009, the effective date of the PSFE, or
35 residential site plans actively being reviewed at the time of adoption
36 of the PSFE, April 30, 2009.
37 c. Amendments to residential site plans or subdivisions that were
38 previously approved prior to June 24, 2009, the effective date of the
39 PSFE, and that do not increase the number of students generated
40 by the development based on the adopted student generation
41 rates.
42 d. Age restricted developments that are subject to deed restrictions
43 prohibiting the permanent occupancy of a resident under the age of
44 fifty-five (55). Such deed restrictions must be recorded and must be
45 irrevocable for a period of at least thirty (30) years.

1 e. Group quarters that do not generate students, including facilities
2 such as local jails, prisons, hospitals, bed and breakfast, motels
3 and hotels, temporary emergency shelters for the homeless, adult
4 halfway houses, firehouse dorms, college dorms exclusive of
5 married student housing, and religious non-youth facilities.
6

7 **PSF 2.4.3 Capacity Determination Standards.** Escambia County shall adopt
8 LDC provisions to establish the application procedure and process for evaluating
9 school capacity and making concurrency determinations consistent with the
10 Interlocal Agreement. The School Board shall be responsible for conducting
11 concurrency reviews. The School Board may choose to provide an informal
12 assessment of school concurrency at the time of preapplication. The test of
13 concurrency shall be at preliminary plat, site plan, or functional equivalent
14 approval.
15

16 **PSF 2.4.4 School Board Findings.** The School Board's findings and
17 recommendations shall address whether adequate capacity exists for each
18 affected concurrency service area, based on the level of service standards. If
19 adequate capacity does not exist, the School Board findings shall address
20 whether appropriate mitigation can be accepted. If mitigation can be accepted,
21 the School Board's findings shall identify the accepted form of mitigation that is
22 consistent with the policies set forth herein.
23

24 **PSF 2.4.5 Determination of Insufficient Capacity.** For the review process, the
25 School Board shall use the first three years of the Five-Year Work Facilities
26 Program for determinations. Any relevant programmed improvements in years
27 four or five of the five-year schedule of improvements shall not be considered
28 available capacity for the project unless funding for the improvement is assured
29 through School Board funding to accelerate the project, through proportionate fair
30 share mitigation, or some other means of assuring adequate capacity will be
31 available within the first three years. The School Board may choose to use
32 relocatable classrooms to provide temporary capacity while funded schools or
33 school expansions are being constructed. In the event that the School Board
34 finds that there is not sufficient capacity in the affected concurrency service
35 area(s) to address the impacts of a proposed development, the following
36 standards shall apply:
37

- 38 a. The project must provide capacity enhancement sufficient to
- 39 meet its impacts through proportionate share mitigation; or
- 40 b. Approval of the site plan or final plat (or functional equivalent)
- 41 must be delayed to a date when the capacity enhancement
- 42 necessary to maintain level of service can be assured; or
- 43 c. A condition of approval of the site plan or preliminary plat (or
- 44 functional equivalent) shall be that the project's development order
- 45 and/or building permits shall be delayed to a date when the

1 capacity enhancement necessary to maintain level of service can
2 be assured.

3
4 **PSF 2.4.6 Availability Standard.** Where capacity will not be available to serve
5 students generated by a residential development the County shall use the lack of
6 school capacity as a basis for denial of petitions for final plats, site plans or
7 functional equivalents. However, the County shall not deny a petition for a final
8 plat, site plan, or functional equivalent due to a failure to achieve and maintain
9 the adopted level of service for public school capacity where:

- 10
11 a. Adequate school facilities will be in place or under actual
12 construction within three years after the issuance of the final plat or
13 site plan or functional equivalent; or
14 b. The developer executes a legally binding commitment with the
15 School Board to provide mitigation proportionate to the demand for
16 public school facilities to be created by the actual development of
17 the property subject to the final plat or site plan (or functional
18 equivalent) as provided in the Interlocal Agreement.

19
20 **OBJ PSF 2.5 Proportionate Share Mitigation**

21
22 **Coordinate with the School Board to provide proportionate share**
23 **mitigation alternatives that are financially feasible and will achieve and**
24 **maintain the adopted level of service standard consistent with the School**
25 **Board's adopted financially feasible Five-Year Facilities Work Program.**

26
27 **POLICIES**

28
29 **PSF 2.5.1 Acceptable Mitigation.** The School Board shall allow mitigation for
30 developments that would otherwise cause the LOS standards to be exceeded.
31 Mitigation options shall include the following: contribution of, or payment for,
32 acquisition of new or expanded school sites; construction or expansion of
33 permanent school facilities; mitigation banking, the creation of mitigation banking
34 based on the construction of a public school facility in exchange for the right to
35 sell excess capacity credits within the same concurrency service area; and
36 charter schools, provided they are constructed to SREF standards, so that they
37 can be relied on over the longer term as public school capacity, designed to
38 whatever minimum size and specifications established by the School Board to
39 ensure that if the School Board is required, it can efficiently operate the school,
40 or such mitigation options acceptable to all parties.

41
42 **PSF 2.5.2 CIP and Proposed Mitigation.** Proposed mitigation must be directed
43 toward a permanent capacity improvement identified in the School Board's
44 financially feasible Five-Year Facilities Work Program. However, the School
45 Board may accept mitigation in the form of an improvement not identified on the
46 Five-Year Facilities Work Program and commit to add the needed improvement

1 to the Five-Year Facilities Work Program. The School Board must find that any
2 proposed mitigation will satisfy the demands created by the proposed
3 development consistent with the adopted level of service standards, and the
4 mitigation shall be assured by a legally binding development agreement between
5 the School Board, the County, and the applicant executed prior to the issuance of
6 the final plat, site plan or functional equivalent.

7
8 **PSF 2.5.3 Shifting Impacts.** The School Board shall evaluate how the impacts
9 of a development shall be shifted. Measures to maximize capacity, including
10 modifications to concurrency service areas in lieu of shifting development
11 impacts, can be considered.

12
13 **PSF 2.5.4 Relocatable Classrooms.** Relocatable classrooms will not be
14 accepted as mitigation. Modular classrooms are not considered relocatable for
15 purposes of acceptable mitigation.

16
17 **PSF 2.5.5 Calculation Proportionate Share Mitigation.** The applicant's total
18 proportionate-share mitigation obligation to resolve a capacity deficiency shall be
19 based on the following formula for each school level: multiply the number of new
20 student stations required to serve the new development by the average cost per
21 student station, as determined by the Department of Education's most current
22 cost per student station applicable to Escambia County plus land costs. The
23 average cost per student station shall include school facility development costs
24 and land costs. The applicant's proportionate-share mitigation obligation will be
25 credited toward any other impact fee or exaction imposed by local ordinance for
26 the same need, on a dollar-for-dollar basis, at fair market value.

27
28 **PSF 2.5.6 School Facility Map.** Consistent with Section 163.3177(12)(h),
29 Florida Statutes, the Public School Facilities Element shall include future
30 conditions maps showing existing and, where practical, anticipated schools over
31 the five-year and long-term planning periods. The maps of necessity may be
32 general over the long-term planning period and do not prescribe a land use on a
33 particular parcel of land. The Public Schools Facilities Element Maps are
34 attached herein to this ordinance as Exhibit S.

35
36 **PSF 2.5.7 Long Range Public School Facility Map.** The County is to address
37 coordination of the long range public school facility map with the local
38 government's comprehensive plan, including the Future Land Use Map. (Section
39 163.3177(12)(g)9, Florida Statutes; ~~Rule 9J-5.025(3)(c)6, Florida Administrative~~
40 ~~Code.~~)



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 5.

Meeting
Date: 01/09/2012

Information

Agenda Item:

A. New AIPD/JLUS Map Discussion, presented by Andrew Holmer, Senior Planner, Planning & Zoning.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 5.

Meeting
Date: 01/09/2012

Information

Agenda Item:

B. LDC Art. 2 Administration, Addendum in support of DSAP Comp Plan, presented by Juan Lemos, Urban Planner, Planning & Zoning.

Attachments

Addendum to LDC in support of the DSAP

FOR INCLUSION INTO
THE LAND DEVELOPMENT CODE
(11-18-11 version)

The following proposed inclusions/additions to the LDC, in support of the Escambia County Detailed Specific Area Plans. The proposed amendments will be included in Chapter 2 of the LDC and entitled **Detailed Specific Area Plans Administrative Processes, as follows:**

2.14.00 Detailed Specific Area Plans Administrative Processes

2.14.01 VARIANCES-

The Board of Adjustments may grant a variance to the requirements of the Detailed Specific Area Plans when such variances will not be contrary to the public interests or contravene with the general design principles as outlined in FLU 5.1.2 of the Escambia County Comprehensive Plan and the Sector Plan in general. However, the BOA shall not grant a variance to any density requirement(s). The variance will not, in any manner alter other provisions of the Comprehensive Plan and the Land Development Code, except the plan may be amended in the manner prescribed by law.

2.14.02 ADMINISTRATIVE INTERPRETATIONS-

The director of the Development Services Division may interpret the land use categories on the Detailed Specific Area Map in the following limited circumstances:

A. When questions arise as to the land use category of a particular parcel, when boundary lines do not follow property lines, section lines, manmade improvements or other readily identifiable physical features, the director may consider that boundary to coincide with the natural or manmade feature or boundary located proximate to the boundary shown on the land use map. Such boundaries may include, but are not limited to, rivers, streams, property boundaries, zoning lines, section lines, roads, and railroads.

B. The interpretation (area of expansion) shall apply to areas no greater than **five (5) acres** in size and shall be a onetime occurrence.

C. The uses allowed shall be compatible with those surrounding uses and shall be those which are allowed by the zoning district.

This section is not intended to amend the Sector Plan without compliance with the applicable state and county ordinance. Any change in the Sector Plan shall require a Comprehensive Plan amendment.

2.14.03 DETAILED SPECIFIC AREA MAP AMENDMENT PROCESS-

A. The planning board shall consider each application at a quasi-judicial public hearing. Public notice for hearings will be in accordance with Florida Statutes. The planning board shall transmit a written recommendation to the board of county commissioners setting forth findings of fact and conclusions of law. Such recommendation shall be for approval, approval with modification, or denial including reasons for any modifications or denial; and shall include consideration of the following:

1. Consistent with the Optional Sector Plan.
2. Consistency with the Detailed Specific Area Plan.

B. The board of county commissioners, at a quasi-judicial public hearing, shall review the record and the recommendation of the planning board and either adopt the recommended order, modify the recommendation order as set forth herein, reject the recommended order, or remand the matter back to the planning board for additional facts or clarification. Findings of fact or findings regarding legitimate public purpose may not be rejected or modified unless they are clearly erroneous or unsupported by the record. When rejecting or modifying conclusions of law, the board of county commissioners must state with particularity its reasons for rejecting or modifying the recommended conclusion of law and must make a finding that its substituted conclusion of law is as or more reasonable than the conclusion that was rejected or modified. However, the board of county commissioners may not modify the recommendation to a more intensive use than recommended by the planning board.

C. All requests for map amendments within the Detailed Specific Area Plan shall be submitted with the prescribed application forms, documents, and fees, to the planning and zoning department (the department) according to its established submittal checklists, procedures, and schedules. If the department determines through an initial completeness review that the application submittal does not contain the prescribed items, or review fees are not paid, the application shall not be accepted.

D. ***Application fees.*** Fees for Detailed Specific Area Plan map amendments shall be the same as specified by the board of county commissioners for rezonings. Fees shall be provided by the applicant at the time of application submittal.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

Item #: 5.

Meeting
Date: 01/09/2012

Information

Agenda Item:

C. Information - DCA Memo on Scrivener's Error

Attachments

Explanation Memo

DCA Memo - Scrivener's error

The attached scrivener's error document is presented in support of the adopted 2030 Comprehensive Plan, submitted by Escambia County on May 6, 2011 to the Department of Economic Opportunity (DEO); in-turn, DEO has issued the document accepting the findings (same date) and determined there was a scrivener's error. This document is submitted as part of the Comprehensive Plan Text Amendment, form number 1899 to be presented to the Planning Board on January 9, 2012.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

RICK SCOTT
Governor

BILLY BUZZETT
Secretary

May 6, 2011

Mr. Horace Jones, Division Manager
Development Services Escambia County
3363 West Park Place
Pensacola, Florida 32505

Dear Mr. Jones:

The Department of Community Affairs (Department) has completed its review of an application for determination of scrivener's error submitted by Escambia County on May 6, 2011. The application requests the Department's opinion as to whether a scrivener's error occurred in the adoption of the 10-1ER Amendment. A scrivener's error occurs when the clear intent of the Board is to adopt a specific amendment (demonstrated through commission meeting minutes, commission meeting agenda packages, etc.) yet the amendment transmitted to the Department and incorporated into the local government's comprehensive plan is somehow different.

The application essentially alleges the County proposed in the 10-1ER package an assigned density of 25 units to the acre for Perdido Key. At adoption of the 10-1ER Amendment, the County inadvertently dropped the 2 from the 25, reflecting an assigned density of 5 units an acre for the Perdido Key land use category. Based upon this supporting material that was presented to the Board for discussion and consideration, the Department concurs that the Escambia County Board of County Commissioners was informed that the intended density was 25 units an acre. Therefore, the Department has determined that the typographical error is scrivener's error.

Please forward a corrected page for the public records, and the County should update their records accordingly. Should you have any questions, please contact Suzanne Lex, Planner, at (850) 922-0047, or Ana Richmond, Regional Planning Administrator, at (850) 922-1794.

Sincerely,

Ray Eubanks
Plan Processing Administrator

skl/DRE

cc: Ana Richmond, Regional Planning Administrator