

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
March 4, 2014–8:35 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 February 4, 2014 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for February 2014.

C. Planning Board 6-Month Outlook for March 2014.

4. Public Hearings.

A. LSA-2014-01

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity, an Ordinance Amending the 2030 Future Land Use Map.

B. SSA-2014-01

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance Amending the 2030 Future Land Use Map.

5. Discussion Item.

Land Development Code - Chapter 1 Question and Answer

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 **Tuesday, April 1, 2014 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**  
**Meeting Date:** 03/04/2014

**3.**

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**Agenda Item:**

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 4, 2014 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for February 2014.
- C. Planning Board 6-Month Outlook for March 2014.

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**Attachments**

Quasi Mtg Resume  
Regular Mtg Resume  
Monthly Action Follow Up Report  
Six Month Outlook

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# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL HEARING February 4, 2014

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:30 A.M. – 9:23 A.M.)

Present: Tim Tate, Vice Chairman  
Dorothy Davis  
Robert V. Goodloe  
Karen Sindel  
Alvin Wingate  
Stephanie Oram, Navy (Non-Voting)

Absent: Wayne Briske, Chairman  
David Luther Woodward  
Patty Hightower, School Board (Non-Voting)

Staff Present: Ryan Ross, Assistant County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Allyson Cain, Urban Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant  
Temeka Mallory, Sr. Office Assistant  
Debbie Lockhart, Administrative Assistant

1. Called to Order at 8:36 a.m.
2. Invocation and Pledge of Allegiance were given by Mr. Alvin Wingate.
3. Proof of Publication was given by Board Clerk.

Motion by Dorothy Davis, Seconded by Karen Sindel  
Motion was made to accept staff findings and waive the reading of the legal advertisement.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)  
David Luther Woodward (ABSENT)

4. Quasi-judicial Process Explanation.

5. Public Hearings.

A. Z-2014-01

Applicant: Lisa Sharp, Agent for Hasham  
Yousef

Address: 400 S Fairfield Dr

From: R-1, Single-Family District,  
Low Density, (4 du/acre)

To: R-6, Neighborhood  
Commercial and Residential  
District, (cumulative) High  
Density, (25 du/acre)

Alvin Wingate and Robert V. Goodloe acknowledged visiting the site.

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

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

Motion by Robert V. Goodloe, Seconded by Karen Sindel

Motion was made to adopt Staff's findings of fact and recommend approval to the BCC.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)

David Luther Woodward (ABSENT)

B. Z-2014-02

Applicant: Wiley C. "Buddy" Page, Agent  
for Amy Bloodsworth Mims

Address: 8400 Cove Ave

From: R-3, One-Family and  
Two-Family District,  
(cumulative) Medium Density  
(10 du/acre)

To: R-5, Urban Residential/Limited  
Office District, (cumulative)  
High Density (20 du/acre)

\*Mr. Woodward arrived at 8:50 a.m.

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this

item.

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

Motion by David Luther Woodward, Seconded by Dorothy Davis

Motion was made to adopt Staff's findings of fact and recommend approval to the BCC.

**Vote:** 6 - 0 Approved

Other: Wayne Briske (ABSENT)

6. Adjournment at 9:23 a.m.

# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD REGULAR MEETING February 4, 2014

**CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(9:30 A.M. – 12:33 P.M.)**

Present: Tim Tate, Vice Chairman  
David Luther Woodward  
Robert V. Goodloe  
Karen Sindel  
Alvin Wingate  
Stephanie Oram, Navy (Non-Voting)

Absent: Wayne Briske, Chairman  
Dorothy Davis  
Patty Hightower, School Board (Non-Voting)

Staff Present: Ryan Ross, Assistant County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Allyson Cain, Urban Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant  
Temeka Mallory, Sr. Office Assistant  
Debbie Lockhart, Administrative Assistant

1. Called to Order at 9:30 a.m.
2. Proof of Publication was given by Staff.
3. Approval of Minutes.

Motion by Robert V. Goodloe, Seconded by Karen Sindel  
Motion was made to approve the minutes from the January 7, 2014 Planning Board meeting.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)  
Dorothy Davis (ABSENT)

4. Public Hearings.

A. Cinerator as Accessory Use in C-2

Motion by David Luther Woodward, Seconded by Robert V. Goodloe  
Motion was made to table Ordinance for workshop on April 1, 2014.

**Vote:** 5 - 0 Approved

Other: Wayne Briske (ABSENT)  
Dorothy Davis (ABSENT)

5. Action/Discussion/Info Items.

A. Front Yard Fence, presentation by Andrew Holmer.

Board requested that further discussion take place at April 1, 2014 LDC Workshop.

6. Draft Land Development Code

7. Public Forum.

8. Director's Review.

A. Request for November Planning Board Meeting to be rescheduled due to the General Election.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, March 4, 2014 at 8:35 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

LDC Workshop on February 18, 2014, March 4, 2014 and March 18, 2014.

11. Adjournment at 12:33 p.m.





# BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

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

## **Memorandum**

**TO:** Planning Board  
**FROM:** Temeka Mallory, Board Clerk  
**DATE:** February 21, 2014  
**RE:** Monthly Action Follow-Up Report for February 2014

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

## **PROJECTS, PLANS, & PROGRAMS**

## **COMMITTEES & WORKING GROUP MEETINGS**

## **COMPREHENSIVE PLAN AMENDMENTS**

- **Text Amendments:**
- **Map Amendments:**

## **LAND DEVELOPMENT CODE ORDINANCES**

- **Cinerator as Accessory Use in C-2**  
02/04/14 PB recommended that item be tabled for workshop on April 1, 2014

## **REZONING CASES**

1. **Rezoning Case Z-2014-01**  
02/04/14 PB recommended approval  
03/06/14 BCC Meeting
2. **Rezoning Case Z-2014-02**  
02/04/14 PB recommended approval  
03/06/14 BCC Meeting

# PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR March 2014

(Revised 02/21/14)

A.H. = Adoption Hearing

T.H. = Transmittal Hearing

P.H. = Public Hearing

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, March 4, 2014		<ul style="list-style-type: none"> <li>LSA-2014-01</li> <li>SSA-2014-01</li> </ul>	<ul style="list-style-type: none"> <li>Z-2013-20</li> <li>Z-2014-03</li> <li>Z-2014-04</li> <li>Z-2014-05</li> </ul>	<ul style="list-style-type: none"> <li>LDC Revisions Chapter 1 Q &amp; A</li> </ul>
Tuesday, March 18, 2014				<ul style="list-style-type: none"> <li>LDC Revisions Chapter 2</li> </ul>
Tuesday, April 1, 2014	<ul style="list-style-type: none"> <li>(MRF) Material Recycling Facility (Solid Waste/Recyclables)</li> <li>CIP Annual Report</li> </ul>			<ul style="list-style-type: none"> <li>Front Yard Fence</li> <li>Allow Cinerator in C-2</li> <li>LDC Revisions Chapter 2 Q &amp; A</li> </ul>
Tuesday, April 8, 2014				<ul style="list-style-type: none"> <li>LDC Revisions Chapter 3</li> </ul>
Tuesday, May 6, 2014				
Tuesday, June 3, 2014				
Tuesday, July 1, 2014				
Tuesday, August 5, 2014				

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**

**4. A.**

**Meeting Date:** 03/04/2014

**Issue:** LSA-2014-01

**From:** Horace Jones, Interim Department Director

**Organization:** Development Services

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#### **RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity, an Ordinance Amending the 2030 Future Land Use Map.

#### **BACKGROUND:**

The applicant is requesting a Future Land Use (FLU) map amendment to change the FLU category of a 14.67 (+/-) acres parcel from Mixed-Use Suburban FLU to Industrial FLU. The zoning designation for the referenced parcel is ID-CP, Commerce Park District (cumulative). The applicant has also submitted a rezoning request for ID-2, General Industrial District (noncumulative) for a compatible zoning category that would allow the proposed project. The applicant understands that the rezoning approval will be contingent on the approval and adoption of the LSA 2014-01 case.

#### **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 Ryan Ross, 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 an amendment to the Future Land Use Map 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.

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### **Attachments**

Ordinance

Staff Analysis

Maps

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## LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: \_\_\_\_\_

Date: \_\_\_\_\_

Date requested back by: \_\_\_\_\_

Requested by: \_\_\_\_\_

Phone Number: \_\_\_\_\_

|||||

(LEGAL USE ONLY)

Legal Review by \_\_\_\_\_

Date Received: \_\_\_\_\_

\_\_\_\_\_ Approved as to form and legal sufficiency.

\_\_\_\_\_ Not approved.

\_\_\_\_\_ Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER. 2014-\_\_\_\_

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 14, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 1001-011-002, TOTALING 14.67 ACRES, LOCATED OFF STONE BLVD EAST OF U.S. ROUTE 29-PALAFIX HWY, FROM MIXED USE-SURBAN (MU-S) TO INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on January 20, 2011; and

**WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

**WHEREAS**, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Escambia County, Florida, as follows:

1   **Section 1.   Purpose and Intent**

2  
3   This Ordinance is enacted to carry out the purpose and intent of, and exercise the  
4   authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,  
5   Florida Statutes.  
6  
7

8   **Section 2.   Title of Comprehensive Plan Amendment**

9  
10   This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment  
11   2014-01."  
12  
13

14   **Section 3.   Changes to the 2030 Future Land Use Map**

15  
16   The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the  
17   Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:  
18   2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all  
19   notations, references and information shown thereon, is further amended to include the  
20   following future land use change:  
21

22           Parcel identification number 14-1N-31-1001-011-002, totaling 14.67 acres,  
23           as more particularly described by Pittman, Glaze and Associates, Inc.,  
24           Land Surveyors, in the boundary survey dated August 26, 2008, attached  
25           as Exhibit A, from Mixed-Use Suburban (MU-S) to Industrial (I).  
26  
27

28   **Section 4.   Severability**

29  
30   If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
31   unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect  
32   the validity of the remaining portions of this Ordinance.  
33  
34

35   **Section 5.   Inclusion in the Code**

36  
37   It is the intention of the Board of County Commissioners that the provisions of this  
38   Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that  
39   the sections, subsections and other provisions of this Ordinance may be renumbered or  
40   relettered and the word "ordinance" may be changed to "section," "article," or such other  
41   appropriate word or phrase in order to accomplish such intentions.  
42  
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1  
2  
3 **Section 6. Effective Date**  
4

5 Pursuant to Section 163.3184(3)(c) 4, Florida Statutes, this Ordinance shall not become  
6 effective until 31 days after the Department of Economic Opportunity notifies Escambia  
7 County that the plan amendment package is complete. If timely challenged, this  
8 Ordinance shall not become effective until the Department of Economic Opportunity or  
9 the Administration Commission enters a final order determining the Ordinance to be in  
10 compliance.  
11

12  
13  
14 **DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
15

16  
17 BOARD OF COUNTY COMMISSIONERS  
18 OF ESCAMBIA COUNTY, FLORIDA  
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20  
21 By: \_\_\_\_\_  
22 Lumon J. May, Chairman  
23

24 ATTEST: PAM CHILDERS  
25 CLERK OF THE CIRCUIT COURT  
26

27  
28 By: \_\_\_\_\_  
29 Deputy Clerk  
30

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32  
33 (SEAL)  
34

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36 ENACTED:  
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39 FILED WITH THE DEPARTMENT OF STATE:  
40

41  
42 EFFECTIVE DATE:  
43  
44  
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## **Comprehensive Plan Amendment Staff Analysis**

### **General Data**

**Project Name:** LSA 2014-01 – Vulcan Cantonment Terminal Facility  
**Location:** 106 Stone Blvd  
**Parcel #s:** 14-1N-31-1001-011-002  
**Acreage:** 14.67 (+/-) acres  
**Request:** From Mixed-Use Suburban (MU-S) to Industrial (I)  
**Agent:** Bill Newlon, Agent for Cody Rawson

**Meeting Dates:** Planning Board March 4, 2014  
BCC April 3, 2014

### **Summary of Proposed Amendment:**

The agent requests a Future Land Use (FLU) map amendment to change the future land use category of a 14.67 (+/-) acres parcel from Mixed-Use Suburban FLU to Industrial FLU. The zoning designation for the referenced parcel is ID-CP, Commerce Park District (cumulative). The applicant has also submitted a rezoning request for ID-2, General Industrial District (noncumulative) for a compatible zoning category that would allow the proposed project. The applicant understands that the rezoning approval will be contingent on the approval and adoption of the LSA 2014-01 case.

The subject parcel is accessed at the end of Stone Boulevard, east of U.S. Route 29/Palafox Highway and South of Becks Lake Road. The property is surrounded by heavy vegetation to the south and to the east. An industrial enclosed building is located to the west side; to the northwest, heavy outside industrial use is currently part of the site project.

The applicant has indicated that the proposed development will be for the construction of a terminal facility with rail line connection that will be used for the import, storage and distribution of aggregate materials.

### **Land Use Impacts:**

Under Comprehensive Plan FLU Policy 1.3.1, Future Land Use categories descriptions, the current Mixed-Use Suburban (MU-S) FLU category is intended for a mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses. Specific allowable uses include residential, retail and services, professional office, recreational facilities, public and

civic. The Mixed-Use Suburban FLU does not have any industrial uses allowed and there are no designated intensities for the category.

Staff Analysis: The allowable uses under the proposed Industrial FLU category are intended for an intense 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. If the Large Scale Amendment is approved, there will be no residential densities allowed. The Industrial FLU allows for a maximum intensity of 1.0 floor area ratio (FAR).

The impact on nearby residential uses would be minimal, as similar structures and uses are located adjacent to the proposed site. The proposed project would provide for infill development. Any proposed improvements within the parcel will be further evaluated during the Site Plan Review process for overall concurrency.

### **Infrastructure Availability:**

#### **FLU 1.5.3 New Development and Redevelopment in Built Areas**

*To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).*

#### **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.*

#### **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.*

#### **CMS 1.2.1 Concurrency Determination.**

*The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued. A multi-use Development of Regional Impact (DRI) may satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.*

**CON 1.2.3 Industrial Use Impacts.** *Industrial land uses shall minimize their negative impacts on air quality. When incompatible with neighboring or proximate residential, conservation, or environmentally sensitive areas, industrial land uses shall be directed to alternative sites where their impacts are minimized.*

### **Potable Water**

The agent's application packet contains a letter from the Emerald Coast Utility Authority, stating that potable water service is available in the area of the proposed amendment. The applicant stated in the narrative that current consultation with ECUA is in progress, in order to coordinate site and system improvements and potential update requirements.

Staff Analysis: Emerald Coast Utilities Authority (ECUA) standard for non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application, using residential development standards for which population can be estimated from proposed dwelling units (households). Once the project is submitted and in coordination with ECUA, all of the LOS standards will be evaluated, during the Site Plan Review process.

**Sanitary Sewer** The applicant stated in their analysis that ECUA has available capacity to provide sanitary sewer service to the site. The agent is currently coordinating with ECUA on system requirements and potential upgrades.

Staff Analysis: The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 states that the LOS requirements shall be based upon an equivalent residential connection calculated by the provider. The applicant must coordinate with the local provider to ensure capacity is available for the project. Once the project is submitted, all of the LOS will have to be achieved and the project will be further evaluated during the Site Plan Review process.

### **Solid Waste Disposal**

The agent stated that the proposed project will use ECUA for solid waste disposal.

Staff Analysis: As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. The Perdido Landfill current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years. Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process.

### **Stormwater Management**

*Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:*

- a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.*
- b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.*
- c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.*
- d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.*

The agent stated that at time of application, storm water management plans will be submitted for concurrency evaluation.

Staff Analysis: The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth assessment by the agencies involved. The County storm water engineer will evaluate the proposed project to ensure all of the storm water management standards are met. Once the project is formally submitted, all of the LOS will be evaluated during the site plan review process.

### **Traffic Concurrency**

*Under Comp Plan 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*

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

The application documents state that the proposed development will not degrade U.S. Route 29/Palafox Highway which is designated by the Florida Department of Transportation as a principle arterial roadway with the adopted Level of Service Standard at "C", nor will the development degrade Becks Lake Road a designated local road.

Staff Analysis: The anticipated impact to the local (County) roadways affected by this proposed development with a FLU designation of (I) and a rezoning to district ID-2 would have less of a traffic impact than the allowable development of the site under the current FLU (MU-S) where several improvements may be required. Traffic impacts surrounding roadways have not been analyzed at this stage of development. A traffic impact study will be required during the development review process according to Article 5 of the Land Development Code. Also, the site uses a railway to import materials to the site further reducing any potential impacts of the development on the surrounding roadway system.

Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to Escambia County or FDOT standards so that the roads, upon construction, may be accepted into county or state road system. Escambia County will consider public-private partnerships (P-3s) as a valid mechanism to obtain transportation funding.

Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process.

### **Recreation and Open Space**

#### **Escambia County Comprehensive Plan, Section 3.04, Definitions.**

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

**REC1.3.2 Open Space Requirements.** *Escambia County shall require the provision of open space by private development when such development is a planned unit*

*development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.*

The applicant stated that the proposed project with which the parcel is associated involves the installation of a terminal rail facility, which will occur predominantly on and replace an existing industrial site. The subject parcel proposed for a FLU change is at the eastern end of the project site, adjacent to the existing industrial site and currently consists mostly of forested uplands and wetlands. Only a portion of the parcel is needed in association with the terminal end of the proposed rail line and a portion of the stormwater management system will be developed. The remainder of the parcel will be left as open space in order to protect the remaining natural resources onsite and to provide a buffer, while at the same time, minimizing adverse impacts to surrounding properties. It is anticipated that existing facilities have sufficient capacity to meet the recreation and open space needs of this proposed new development.

Staff Analysis: Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process. The proposed future development will have to meet the existing adopted open space and recreation requirements of the LDC.

## **Schools**

### **OBJ PSF 2.1 Level of Service Standards**

The narrative from the applicant states that he has not requested a letter identifying potential development impacts for school facilities due to the proposed FLUM amendment to Industrial would prohibit residential development, while the existing FLUM designation of MU-S allows for residential development. Therefore, this proposed amendment would be anticipated to lessen potential impacts on school related services.

Staff Analysis: Representatives from the Escambia County School District will review and comment on all proposals that could have an impact in the projected school capacities and LOS.

SUMMARY: Staff concludes that the proposed development will satisfy all of the requirements listed within the infrastructure analysis.

## **ANALYSIS OF SUITABILITY**

**Suitability:** *The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.*

**Impact on Wellheads, Historically Significant Sites and the Natural Environment:  
Wellheads:**

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

The applicant provided a Well Head Proximity Map showing the site is located within a Wellhead Protection Area (WHPA), 20 year travel time contour. The well head is located on the south side of Becks Lake Road approximately 1,250 feet from the western corner of the northern parcel boundary. As a result, the drainage design of the site will require special review and approval by ECUA. Coordination with ECUA and Escambia County has been initiated to determine whether a groundwater/wellhead impact report will be required to assess impacts on the groundwater supply and recharge potential of the area and existing wellhead location.

Staff Analysis: Further evaluation by the Environmental Division and ECUA will be required to ensure standards for wellhead protection areas will be maintained. Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process.

### **Historically Significant Sites**

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

The applicant stated they attached a master Site file request from the State of Florida Division of Historical resources (DHR), there are no previously recorded archaeological sites, historic structures, or National Register of Historic Places properties located on the project parcel. However, it was recommended by the State Historic Preservation Office (SHPO) that a cultural resources survey be performed on site by a professional archaeological consulting firm. Pursuant to the SHPO request, a cultural resources survey was conducted on site by South Arc, Inc. in October 2011. No prehistoric or historic artifacts with significant research potential were recovered from the site.

Staff Analysis: Evaluation submitted by the applicant of the proposed site and produced by Martin F. Dickson, RPA & Lucy B. Wayne, Ph.D., RPA, South Arc, Inc. Specializing in Archaeological/Historical Services, found no evidence of historically significant artifacts.

### **Wetlands**

**CON 1.1.2 Wetland and Habitat Indicators.** *Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.*

The easterly end of the site has been designed to avoid any construction activities within areas that could potentially be classified as jurisdictional wetlands. Prior to any site activity these areas will be flagged by environmental scientists to precisely identify any plants, wetlands and any other flora/fauna of concern.

Staff Analysis:

The applicant has submitted as part of the packet, an environmental evaluation performed by Kleinfelder's staff pursuant to Chapter 62-340, F.A.C, the Corps of Engineers Wetland Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Atlantic and Gulf Coastal Plain region (version 2.0). The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth evaluation by the agencies involved. Escambia County staff will evaluate the proposed project to ensure all of the standards for wetlands protection indicated in the LDC, are met. Once the project is formally submitted, it will be evaluated during the Site Plan Review process.

SUMMARY: The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the subject parcel. Staff concludes that the proposed development could satisfy all of the requirements listed within the suitability analysis.

Urban Sprawl:

*A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.*

*1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

The proposed amendment is part of a strategy directing this type of intense development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North; The proposed Industrial use expansion will direct economic growth and the associated land development to an area that will complement the existing growth patterns of development in the vicinity of the



property, thereby minimizing the adverse impacts to natural resources and the existing ecosystems.

*2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

The proposed amendment is in close proximity to the extensive infrastructure that is accessed by other similar uses within the area. The development promotes the principle of good development by taking advantage of an existing railroad to the west for development and is aimed at reducing the capital and operating costs of providing public infrastructure. As a result of the proximity to similar existing uses, the proposed amendment would reduce transportation costs, including the per capita costs to consumers to own and operate vehicles, road and parking facility costs, traffic accidents and pollution emissions.

*3. Promotes conservation of water and energy.*

The proposed amendment will ensure that the proposed development is conducted in an efficient manner. Specifically, the proximity of the subject property to other existing development will provide for an efficient integration of infrastructure and services that will conserve both water and energy.

*4. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

The amendment will allow for a comprehensive mix of uses that will result in a compatible blend between the existing recreational amenities and the proposed development of the rail terminal facility.

Staff Analysis: It appears that the proposed amendment has met four of the eight criteria to discourage the proliferation of urban sprawl.

**Comprehensive Plan Consistency and Relevant Policies:**

**Urban Sprawl:**

*A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner and failing to provide a clear separation between urban and rural uses.*

**FLU 1.3 Future Land Use Map Designations:**

*“Designate land uses on FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.”*

**Mixed Use Urban Future Land Use Category:**

*FLU 1.3.1 states that the Industrial FLU “provides for and allows 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.”*

Staff Analysis: As previously elaborated, the site has been evaluated for potable water, sanitary sewer, solid waste disposal, stormwater management, and traffic concurrency. The adopted levels of service would appear to be maintained with the proposed industrial development of the parcel. If the amendment is approved, the parcel must go through the quasi-judicial rezoning process. The completed application packet will then be reviewed and evaluated for concurrency as part of the Site Development Review process.



MU-U

AG

MU-S

I

MU-S

AG

STONE BLVD

GREENBERRY DR

MU-S

MU-S



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

Andrew Holmer  
Planning and Zoning Dept.

# LSA-2014-01 EXISTING FLU



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



MU-U

AG

MU-S

AG

BECKS LAKE RD

STONE BLVD

GREENBERRY DR

MU-S

MU-S



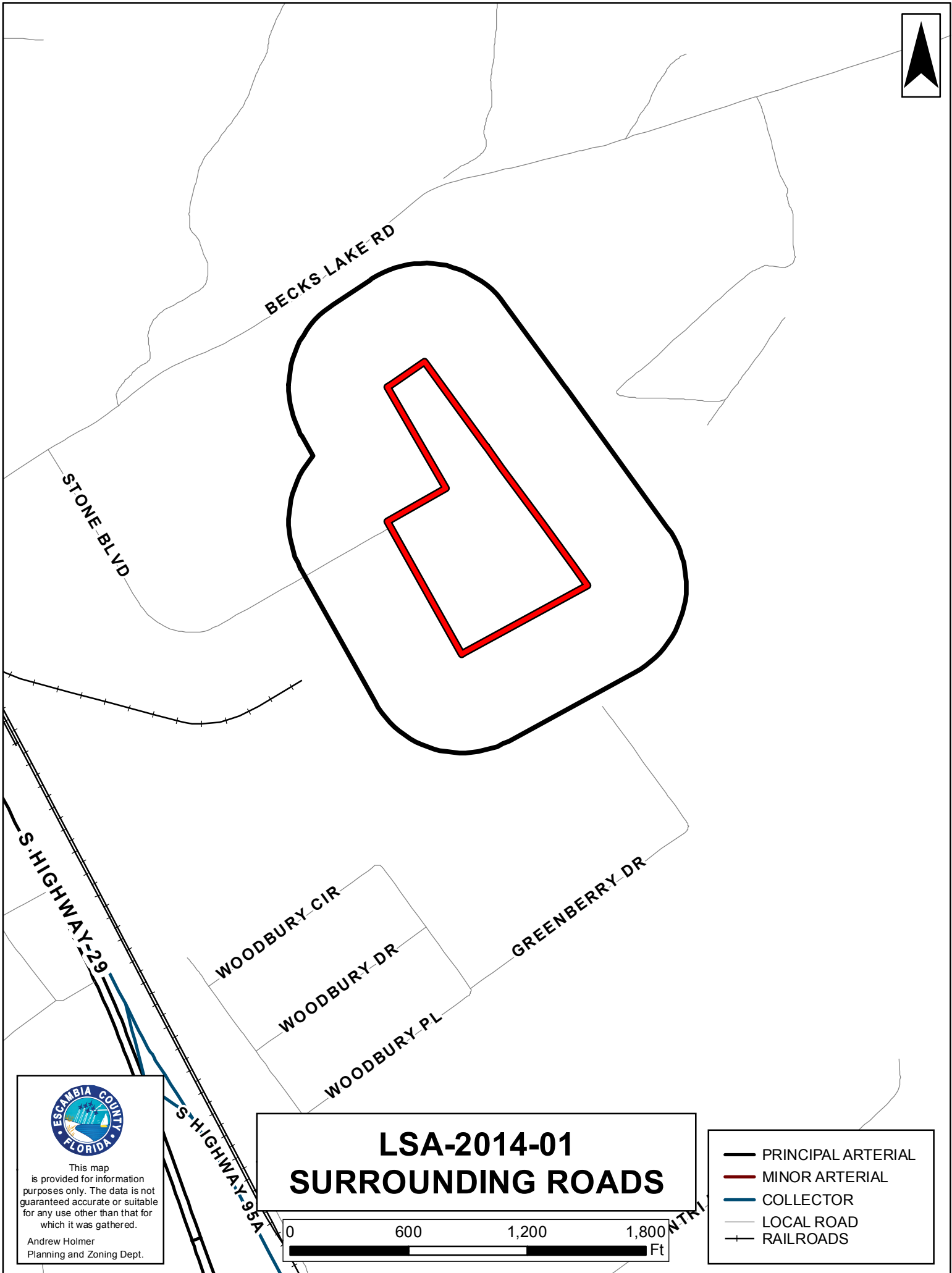
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer  
Planning and Zoning Dept.

# LSA-2014-01 PROPOSED FLU

0 400 800 1,200  
Ft

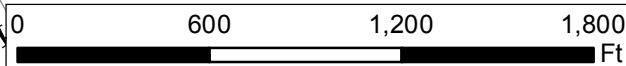
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



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

Andrew Holmer  
Planning and Zoning Dept.

## LSA-2014-01 SURROUNDING ROADS



- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD
- +— RAILROADS



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

**Planning Board-Regular**

**4. B.**

**Meeting Date:** 03/04/2014

**Issue:** SSA-2014-01

**From:** Horace Jones, Interim Department Director

**Organization:** Development Services

---

#### **RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance Amending the 2030 Future Land Use Map.

#### **BACKGROUND:**

The applicant has requested a Future Land Use (FLU) map amendment to change the FLU category of a parcel totaling 9.38 (+/-) acres, from Mixed-Use Urban (MU-U) FLU to Industrial (I). The zoning designation for the referenced parcel is currently R-5, Urban Residential/Limited Office District, (cumulative) High Density. The applicant is concurrently requesting a rezoning for the parcel to C-2, General Commercial and Light Manufacturing District (cumulative). Based on the applicant's request, the intent of the proposed FLU change is to expand the existing mineral processing operations from the adjacent property to the South.

#### **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 Ryan Ross, 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 an amendment to the Future Land Use Map 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**

Ordinance

Staff Analysis

Maps

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**LEGAL REVIEW**

(COUNTY DEPARTMENT USE ONLY)

Document: Small Scale Amendment for Kemp Rd

Date: 02/10/2014

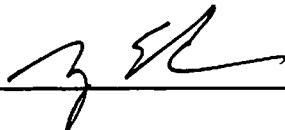
Date requested back by: 02/12/2014

Requested by: Allyson Cain

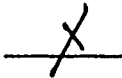
Phone Number: \_\_\_\_\_

.....

(LEGAL USE ONLY)

Legal Review by 

Date Received: 2/12/14

      Approved as to form and legal sufficiency.

\_\_\_\_\_      Not approved.

\_\_\_\_\_      Make subject to legal signoff.

Additional comments:



ORDINANCE NUMBER 2014-\_\_\_\_

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 24, TOWNSHIP 1S, RANGE 30W, PARCEL NUMBERS 1600-000-001 TOTALING 9.36 (+/-) ACRES, LOCATED ON KEMP ROAD, FROM MIXED-USE URBAN (MU-U) TO INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on January 20, 2011; and

**WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

**WHEREAS**, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Escambia County, Florida, as follows:

**Section 1. Purpose and Intent**

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes.

46  
47 **Section 2. Title of Comprehensive Plan Amendment**  
48

49 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment  
50 2014-01."  
51

52  
53 **Section 3. Changes to the 2030 Future Land Use Map**  
54

55 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the  
56 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:  
57 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all  
58 notations, references and information shown thereon, is further amended to include the  
59 following future land use change.  
60

61  
62 One parcel within Section 24, Township 1S, Range 30, Parcel Number  
63 1600-000-001 totaling 9.38 (+/-) acres, located on Kemp Road, as more  
64 particularly described by Pittman Glaze and Associates, Inc., in the  
65 boundary survey dated June 5, 2013 attached as exhibit A, from Mixed-  
66 Use Urban(MU-U) to Industrial (I).  
67

68  
69 **Section 4. Severability**  
70

71  
72 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
73 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect  
74 the validity of the remaining portions of this Ordinance.  
75

76  
77 **Section 5. Inclusion in the Code**  
78

79 It is the intention of the Board of County Commissioners that the provisions of this  
80 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that  
81 the sections, subsections and other provisions of this Ordinance may be renumbered or  
82 relettered and the word "ordinance" may be changed to "section," "article," or such other  
83 appropriate word or phrase in order to accomplish such intentions.  
84

85  
86 **Section 6. Effective Date**  
87

88 Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become  
89 effective until 31 days after adoption. If challenged within 30 days after adoption, this

Ordinance shall not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the Ordinance to be in compliance.

**DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

BOARD OF COUNTY COMMISSIONERS  
OF ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_  
Luman J. May, Chairman

ATTEST: PAM CHILDERS  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

## **Comprehensive Plan Amendment**

### **Staff Analysis**

#### **General Data**

**Project Name:** SSA 2014-01  
**Location:** 6841 Kemp Rd  
**Parcel #s:** 24-1S-30-1600-000-001  
**Acreage:** 9.38 (+/-) acres  
**Request:** From Mixed Use-Urban (MU-U) to Industrial (I)  
**Agent:** T. Heath Jenkins, Agent for Sutton Properties, LLC.

**Meeting Dates:** Planning Board March 4, 2014  
BCC April 3, 2014

#### **Summary of Proposed Amendment:**

The proposed amendment is for a parcel totaling 9.38 (+/-) acres, accessed from Kemp Road. The subject property is abutting and adjacent to existing ID-1, C-2 and R-5 zoned parcels.

The proposed small scale amendment meets the following conditions in order to be classified as a small scale comprehensive plan amendment:

- a) The parcel is 9.38 (+/-) acres which is under the 10 acres or fewer, as stated in 163.3187(a).
- b) This amendment is the first small scale amendment for this calendar year; therefore, it will not exceed the maximum of 120 acres in a calendar year as stated in F.S. 163.3187(b).
- c) The proposed amendment is not located within a designated area of critical state concern.

The agent has requested a future land use (FLU) map amendment to change the future land use category of a parcel totaling 9.38 (+/-) acres, from Mixed Use-Urban (MU-U) FLU to Industrial (I). The zoning designation for the referenced parcel is currently R-5, Urban Residential/Limited Office District, (cumulative) High Density. However, the applicant is concurrently requesting a rezoning for the parcel to C-2, General Commercial and Light Manufacturing District (cumulative). Based on the applicant's request, the intent of the proposed FLU change is to expand the existing mineral processing operations from the adjacent property to the South.

## **1. Land Use Impacts:**

Under Comprehensive Plan Policy (CPP) 1.3.1, the current Mixed-Use Urban (MU-U) FLU category has a residential Maximum Density of 25 du/acre and a Non-Residential Maximum Intensity of 2.0 Floor Area Ratio (FAR). The MU-U FLU category is designated for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of allowed uses encompass residential, retail and services, professional office, light industrial, recreational facilities, Public and Civic uses.

The proposed amendment to Industrial (I) FLU category has no allowance for residential density and a maximum non-residential intensity of 1.0 Floor Area Ratio (FAR). The Industrial FLU would provide 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. Range of allowable uses include light to intensive industrial and ancillary retail and office; no new residential development is allowed.

**Staff Analysis:** Based on the applicant's submittal, the parcel would add longevity the existing mineral extraction operation by increasing the amount of available materials. Such operations would be compatible and allowed under the Industrial FLU. In reference to the standards for locational criteria, the proposed use will be exempt from the requirements as it meets the established definition for infill development. The intensity of the proposed project is comparable to the existing uses and development of the surrounding parcels. There are no residential uses allowed.

## **2. Infrastructure Availability:**

### **FLU 1.5.3 New Development and Redevelopment in Built Areas**

To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

### **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.

#### 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.

#### CMS 1.2.1 Concurrency Determination.

The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued.

#### Potable Water

Emerald Coast Utility Authority (ECUA) would be the potable water provider for the parcel. The adopted level of service (LOS) standards for potable water is established in Comprehensive Plan Policy INF 4.1.7. ECUA standard is 250 gallons per capita per day per residential connection per day. For non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application.

#### Sanitary Sewer

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 are an average of 210 gallons per residential connection per day and a peak of 350 gallons per residential connection per day. The policy also states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider and on the size of the non-residential water meter. The agent must ensure availability of services with the appropriate utility companies. Such capabilities will be reviewed again, during the Site Plan Review process.

#### Solid Waste Disposal

As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day.

#### Stormwater Management

Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:

- a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.
- b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.
- c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.
- d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.

#### Traffic Concurrency

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

**Summary:** The proposed project does promote the efficient use of existing public roads and infrastructure. There is no development proposed at this time, so the impact on public roads and existing infrastructure should be negligible. Traffic concurrency and allocation for capacity on roadways, LOS and availability for potable water, wastewater, solid waste and storm water shall be determined at the time of Site Plan Review. Any new development on the parcel must meet all of the LOS requirements.

### **3. Impact on Wellheads, Historically Significant Sites and the Natural Environment:**

#### Wellheads:

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

Based on the County's Geographical Information System (GIS) wellhead layer, the proposed project appears to be located outside of the well-head travel time contours. However, all impacts to the wellhead protection area will be reviewed in detail as part of the Site Plan Review process.

#### Historically Significant Sites:

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

#### Wetlands:

**CON 1.1.2 Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval. The Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.

Staff Analysis: As indicated on the National Wetland Inventory maps, there appears to be no environmentally sensitive lands on the subject parcel. Any future development shall be reviewed for compliance with regulations prior to the issuance of any site plan approval.

**SUMMARY:** Any required permits from Federal or State agencies are the responsibility of the applicant. The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the subject parcels. Staff concludes that the proposed development could satisfy all of the requirements listed within the suitability analysis.



#### **4. Comprehensive Plan Consistency and Relevant Policies:**

Industrial Future Land Use Category:

**Comprehensive Plan (CPP) FLU 1.1.1 Development Consistency.** New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

**CPP FLU 1.1.9 Buffering.** In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities.

**CPP FLU 1.3.1 Future Land Use Categories.** States that the Industrial FLU would provide 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. Range of allowable uses include light to intensive industrial and ancillary retail and office; no new residential development is allowed.

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

Staff Analysis: The adjacent and nearby properties to the West and South are currently being utilized for similar commercial and industrial type uses. The proposed project will be reviewed during the Site Plan Review process, to ensure that all of the requirements of the Land Development Code and of the Comprehensive Plan are met. Based on staff's review of the applicant's request, the proposed change of FLU would be compatible with and allow for the proposed activities.

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U

# SSA-2014-01 EXISTING FLU



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

Andrew Holmer  
Planning and Zoning Dept.

0 400 800 1,200  
Ft

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



SAVAGE LN

ROLLING HILLS RD

YAWL CIR

TWIGGS LN

LUDLOW ST

CUTTER ST

SAXON ST

KEMP RD

FOUNTAIN PL

KEMP RD

LONGLEAF DR

CORNELIUS LN

MU-U

MU-U

MU-U

MU-U

MU-U

MU-U



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

Andrew Holmer  
Planning and Zoning Dept.

## SSA-2014-01 PROPOSED FLU

0 400 800 1,200  
Ft

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



SAVAGE LN

ROLLING HILLS RD

YAWL CIR

TWIGGS LN

LUDLOW ST

CUTTER ST

SAXON ST

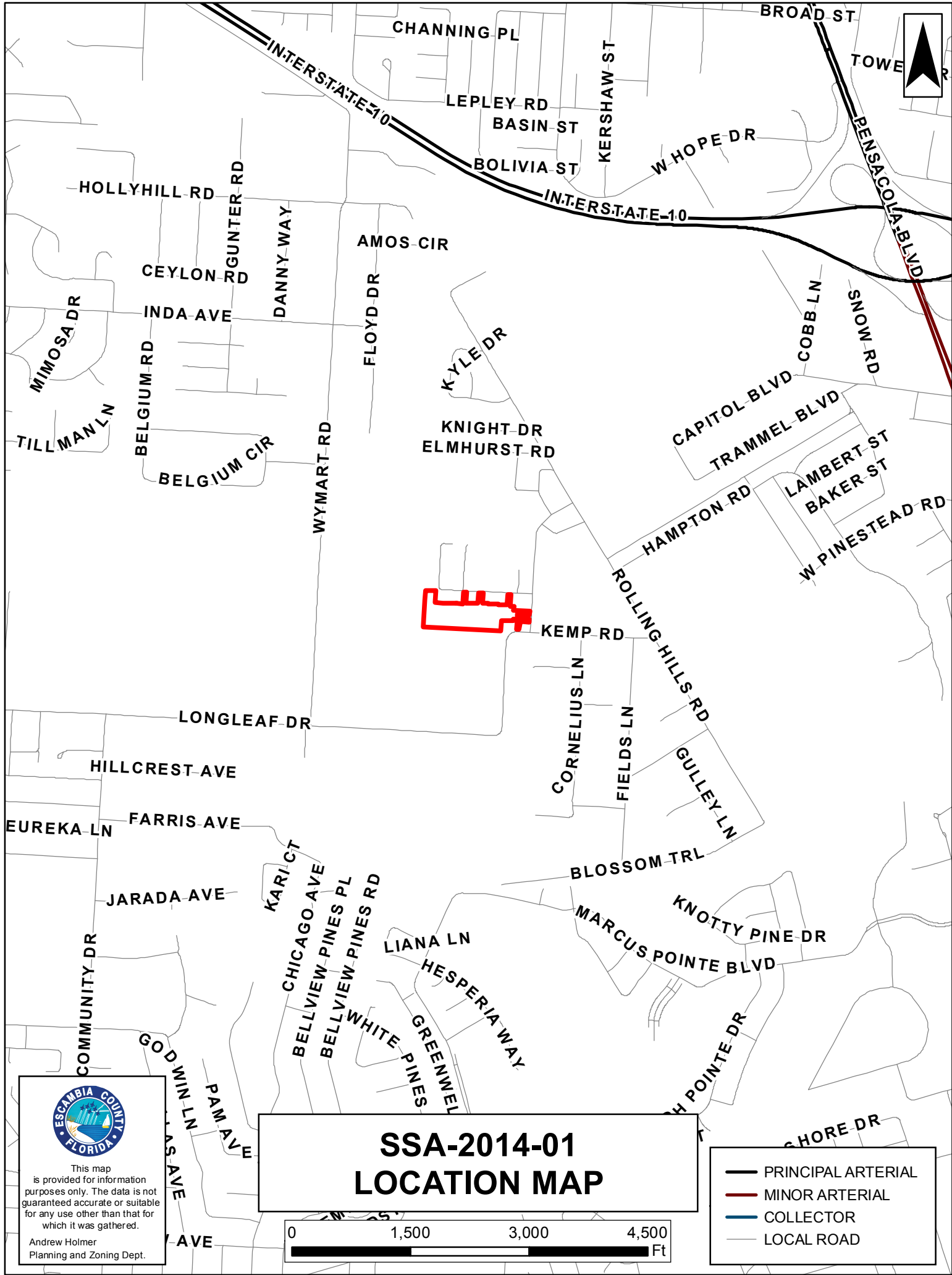
KEMP RD

FOUNTAIN PL

KEMP RD

LONGLEAF DR

CORNELIUS LN





R-R

ID-1

R-5

SAVAGE LN

ROLLING HILLS RD  
YAWL CIR

R-5

LUDLOW ST

CUTTER ST

SAXON ST

TWIGGS LN

ID-1

R-5

R-5

KEMP RD

C-2

FOUNTAIN PL

ID-1

C-2

R-5

KEMP RD

C-1

LONGLEAF DR

CORNELIUS LN

R-2

ID-1



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Andrew Holmer  
Planning and Zoning Dept.

## SSA-2014-01 ZONING MAP

0 400 800 1,200  
Ft

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



## BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular  
Meeting Date: 03/04/2014

5.

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**Agenda Item:**

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### **Attachments**

PB Workshop Comments

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# LDC Planning Workshop 2/18/14

## Chapter 1

Page No.	Line No.	Comments	Response	Action
General	N/A	Spell out "Sec."	The current form follows municode format.	Discuss with Planning Board
General	N/A	Remove "and/or" text and replace with appropriate term.	Will be corrected.	
1	General	Spell out "LDC".	Will be corrected.	
1	37	Place "BCC" after Commissioners.	Will be corrected.	
2	25	Add comma after "objectives".	Will be corrected.	
3	31	Proof the statement and edit if necessary.	Will be corrected.	
3	39	Review the statement ",and to all land uses and development activities," to determine if comma is necessary after "activities".	Will review and correct if necessary.	
7	20	Spell out "SRIA".	Will revise as requested.	
8	14 and 15	Add a flag that this text may change.	Will add notation .	
10	32	Spell out "BOA".	Will revise as requested.	
10	32	Add a reference to indicate that the involuntary discontinuance also applies to an "act of God".	Will review and revise if applicable.	
14	Title	Review the title "County Officials" to determine if it is appropriate heading for Article 3.	Will review and revise if applicable.	
14	7	Add "Director of Environmental Services" to the list.	Will revise as requested.	
15	27	Add information regarding the County Engineer's position as it relates to appointment.	Will add information.	
16	1st Paragraph	Revise introduction to clarify position and duties as it relates to the Environmental Standards Manual.	Will revise .	