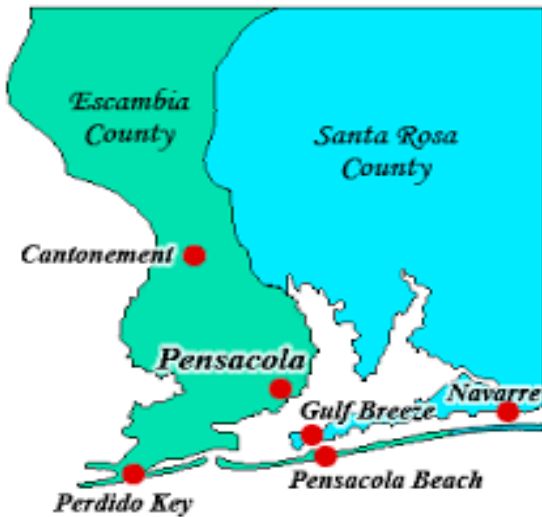


**Escambia County  
Comprehensive Plan  
Implementation  
Annual Report 2014/2015**



A Report of the  
Comprehensive Plan Implementation Committee and the Planning Board to the  
Escambia County Board of County Commissioners  
June 9, 2016



## **EXECUTIVE SUMMARY**

This Annual Report has been prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan, which requires reporting of certain data and information related to growth on an annual basis.

The purpose and intent of the Annual Report is to provide a yearly planning tool for monitoring and evaluating future implementation of the Escambia County Comprehensive Plan. The Comprehensive Plan contains policies and objectives adopted by the Board of County Commissioners to provide for “orderly growth management” and to “maintain and improve the quality of life for all citizens of the county”.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on February 2015 and the Florida Legislature adopted changes to Chapter 163 Florida Administrative Code in July, 2011.

As a result of the new adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2013/2014:

General Requirements- Mobility Element, Housing Element, Coastal Management Element and Intergovernmental Coordination.

This report was prepared by the Development Services Department.



## **COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS**

JACK R. BROWN, *County Administrator*

AMY L. LOVOY, *Assistant County Administrator*

HORACE L. JONES, *Development Services Director*

JOY D. BLACKMON, P.E., *Public Works Director*

J. TAYLOR "CHIPS" KIRSCHENFELD, *Natural Resources Management Department Director*

STEPHAN D. HALL, *Management & Budget Director*

MIKE D. WEAVER, *Public Safety Director*

PATRICK T. GRACE, *Fire Chief*

CHIP SIMMONS, *Assistant County Administrator and Acting Director of Corrections*

PAOLO GHIO, *Executive Director/Director of Environmental and Developmental Services, Santa Rosa Island Authority*

Annual Report Prepared By:

*Development Services Department*

JUAN LEMOS, *Senior Planner*

ALLYSON CAIN, *Urban Planner II*

JOHN FISHER, *Senior Planner*

CALEB MACCARTEE, *Urban Planner II*



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## 1.0 MOBILITY ELEMENT

**MOB 4.2.3 Interlocal Agreement.** *An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the navy will appoint a Planning Board representative; the length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.*

The Interlocal agreement is currently being reviewed by the County Administrator and current Board of County Commissioners this year for compliance. New joint projects that will be addressed by the County and the Navy during this year's reporting period will require review and update of the Interlocal agreement by next year's report. The Navy's representative continues to participate in the decision making process of the Planning Board.

**MOB 4.2.7 Infrastructure Impact Report.** *A formal information exchange between the County, FDOT, Emerald Coast Utilities Authority (ECUA), and other utility service providers in the area will be established to explore the growth-inducing impacts of utility expansion and infrastructure improvements within the AIPD overlay areas in relation to the JLUS recommendations. Annual reporting of the status of the planned utility expansion and infrastructure improvements will be included in the Comprehensive Plan Implementation Annual Report.*

The calculations used during this reporting period with the AIPD Overlay Areas will be used as the baseline figures to track utility and infrastructure improvements in future reports.

**MOB 4.2.8 Annual Assessment.** *Pursuant to Florida Statutes and beginning in Fiscal Year 2004/2005, the County will conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment will be based on a compilation of data for the calendar year and will compare the current year's development with the previous years' development relevant to the following in each AIPD:*

- a. Single-family residential building permits in each AIPD area based on the number of permits issued and broken down by APZ and AIPD area.*
- b. Number of residential units (high density) approved and permitted.*



- c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).*
- d. Number of units approved in preliminary and final subdivision plats.*
- e. Number of site plans for commercial projects approved.*
- f. Number of communication towers approved.*
- g. Number of variances and/or conditional use requests and approvals.*
- h. Number of rezoning requests/approvals.*
- i. Number of future land use amendments.*

*The intent is to measure the increase or decrease in residential development activity within the AIPDs to determine the effectiveness of the measures adopted to control residential density and encourage commercial development, as recommended by the JLUS. The County will review the collected data to ensure compliance with the intent of the JLUS recommendations. In addition, an analysis of the collected data over a period of time will assist in determining what future changes may be required to enhance or improve the County's efforts to control encroachment on the military installations. The reports will be included in the Annual Comprehensive Plan Implementation Report and will be further analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive Plan required every seven years.*



FY 2013/2014

Planning District	Zone	Sewer & Water Lines Extension	Total Dwelling Units Approved In Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variations	Conditional Use	Rezoning Approval	Future Land Use Amendment
<b>NAS PENSACOLA</b>												
AIPD-1	AREA A	*	0	0	0	0	0	0	0	0	0	0
	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1		0	0	0	0	0	1	0	0	0	0
	APZ-1 NASP	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
		*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	1	0	0	1	0	0	0	0
<b>NOLF SAUFLEY</b>												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
AIPD-2	APZ-2	*	0	0	0	0	0	0	0	0	0	0
AIPD-2			0	0	0	0	0	0	0	0	0	0
<b>NOLF SITE 8</b>												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	0	0	0	0	0	0	0	0



## 2.0 HOUSING ELEMENT

***HOU 1.6.1 Program Information.*** Escambia County will continue its housing outreach program to assure dissemination of housing information.

***HOU 1.6.5 State and Federal Assistance.*** Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.

***HOU 1.6.6 Neighborhood Enterprise Division.*** Escambia County will provide affordable homeownership and home repair assistance opportunities for moderate, low, and very low income homebuyers and homeowners.

***HOU 1.6.7 SHIP Fund Initiatives.*** Escambia County will use State Housing Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of Florida Statutes.





### 3.0 COASTAL MANAGEMENT ELEMENT

#### OBJ COA 1.3 Population Evacuation

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

*The Florida Division of Emergency Management, Division of Community Planning and Department of Transportation, in coordination with the WFRPC, have developed the Florida Statewide Regional Evacuation Study Program for the West Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demands. Originally released on October 5, 2010, the study covers Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington counties and their respective municipalities, and is updated as needed. There is multiple County and State transportation projects that take into account the State mandated evacuation times, as part of their development, based on the established regional evacuation modeling process. In coordination between Emergency Management, Traffic and Development Services departments, the County strives to maintain pre-established roadway clearing times for evacuation. A copy of the Evacuation Study can be viewed in its entirety at this location: <http://www.wfrpc.org/programs/evacuation-study>*

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

Related to the April 29, 2014 Flood Event Escambia County has worked on:



52 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency)

3 - HMGP Projects (Hazard Mitigation Grant Program)

19 - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation)

7 - NRCS Projects (Natural Resource Conservation Service)

**COA 2.3.3 Beach and Shoreline Regulations.** *Escambia County will protect beach and shoreline systems. These regulating provisions will be reviewed annually for the Comprehensive Plan Implementation Annual Report and updated as necessary to address concerns and issues including, but not limited to, the following:*

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

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.

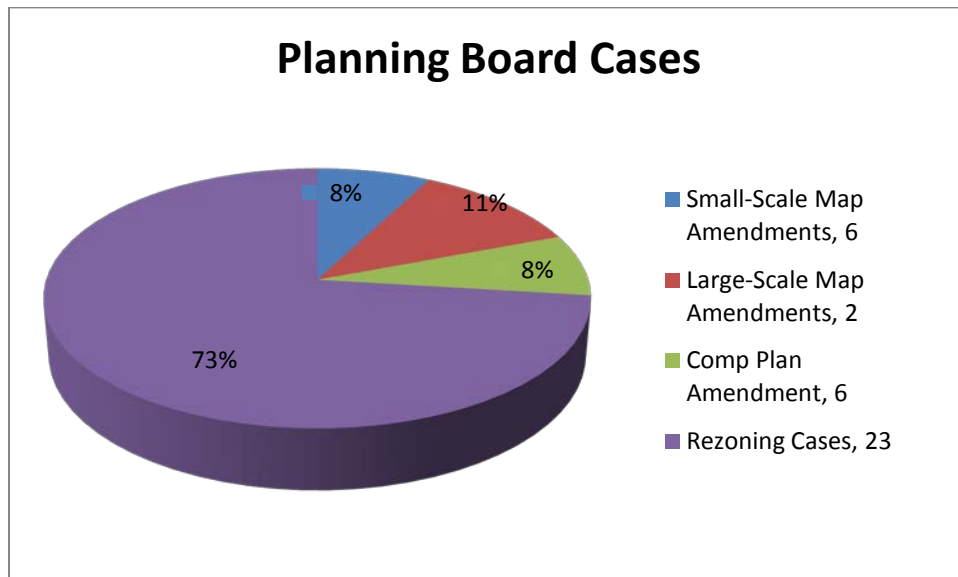
For more information: <http://www.myescambia.com/government/departments/ce>



#### 4.0 INTERGOVERNMENTAL COORDINATION

ICE 1.3.4 **Growth and Development Trends.** As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in a geographic information system-compatible format for the purpose of geo-referencing the information. This report will be in tabular, graphic, and textual formats and will include data and summaries as requested by the LPA.

#### Growth & Development Trends FY 2014/2015



DRC PROJECTS FISCAL YEAR 2014-2015			
Final Plat	5	Preliminary Plat/Construction Plan	6
Unplatted	4	Major Site Plans	53
Masterplan	2	Minor Site Plans	22
Preliminary Plat	1	Borrow Pits	11
<b>TOTAL</b>			<b>104</b>



**Escambia County Board of Adjustment Cases**

*(October 1, 2014 - September 30, 2015)*

<b>CASE TYPE</b>	<b>Total # of Cases</b>	<b>Approved</b>	<b>Denied</b>
Administrative Appeals	0	0	0
Conditional Uses	9	9	0
Extensions to Development Orders	1	1	0
Variances	17	12	1
<b>Total Cases</b>	<b>20</b>		

