

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
October 3, 2017–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the September 5, 2017 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for September 2017.
 - C. Planning Board 6-Month Outlook for October 2017.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 3 and 4 Regarding Clustering Dwelling Units

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC), Chapters 3 and 4, to establish conditions for the clustering of dwelling units when avoiding and preserving protected resources.
7. Action/Discussion/Info Items.
 - A. Subdivision Lot Widths for Cul De Sacs Discussion.
 - B. Storage Containers Discussion.

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

The next Regular Planning Board meeting is scheduled for **Tuesday, November 7, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

A.

Meeting Date: 10/03/2017

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the September 5, 2017 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for September 2017.

C. Planning Board 6-Month Outlook for October 2017.

Attachments

Draft September 5, 2017 Planning Board Rezoning Meeting Minutes

Draft September 5, 2017 Planning Board Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING September 5, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:35 A.M. – 8:44 A.M.)
(9:05 A.M. - 10:59 A.M.)

Present: Reid Rushing
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Stephen Opalenik
Eric Fears
William Clay

Absent: Jay Ingwell

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was led by Wayne Briske.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.
Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)
4. Approval of Minutes.
 - A. RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the August 1, 2017 Planning Board Meeting.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to approve the minutes from the August 1, 2017 Rezoning Planning Board Meeting.
Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to accept the Rezoning Planning Board meeting packet for September 5, 2017.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2017-04
Applicant: Wiley C. "Buddy" Page,
Agent for Wayne Cotton,
Copter Complex, LLC.,
Owners
Address: 9700 BLK N Pensacola
Boulevard
Property Size: 3.47 (+/-) acres
From: HC/LI, Heavy Commercial
and Light Industrial district
(25 du/acre)
To: Com, Commercial district
(25 du/acre)

No planning board member acknowledged visiting the site.

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

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

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to accept Buddy Page as expert witness.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept Applicant Exhibit A and B into evidence.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to recommend approval, agreeing with the County on Criteria A and F, and agreeing with Mr. Page on Criteria B-E.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

B. Case #: Z-2017-16
Applicant: David Fitzpatrick, Agent
for Stafford Development
Group, Owner
Address: 5940 Saufley Pines Road
Property Size: 1.43 (+/-) acres
From: HC/LI, Heavy Commercial
and Light Industrial
district (25 du/acre)
To: MDR, Medium Density
Residential district (10
du/acre)

No planning board member acknowledged visiting the site.

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

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

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

C. Case #: Z-2017-14
Applicant: Wiley C. "Buddy" Page,
Agent for Crimson Nine
Mile Road Holdings, LLC,
Owner
Address: SW Corner of Nine Mile
Road and I-10
Property Size: 174 (+/-) acres
From: HC/LI, Heavy Commercial
and Light Industrial district
(25 du/acre)
To: Com, Commercial district
(25 du/acre)

No planning board member acknowledged visiting the site.

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

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

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

D. Case #: Z-2017-15
Applicant: Wiley C. "Buddy" Page,
Agent for The Dawson
Company, Owner
Address: 3811 W Nine Mile Road
Property Size: 52 (+/-) acres
From: HDMU, High Density
Mixed-use district (25
du/acre)
To: Com, Commercial district
(25 du/acre)

No planning board member acknowledged visiting the site.

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

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

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

8. Adjournment.

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD September 5, 2017

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:44 A.M. – 9:05 A.M.)
(10:59 A.M. - 11:56 A.M.)

Present: Reid Rushing
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Stephen Opalenik
Eric Fears
William Clay

Absent: Jay Ingwell

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

4. Review of Monthly Action Follow-Up and Six Month Outlook.
 - A. **RECOMMENDATION:** That the Planning Board review the Monthly Action Follow-up Report for August 2017 and the 6-Month Outlook for September 2017.

5. Acceptance of Planning Board Meeting Packet.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to accept the September 5, 2017 Planning Board Meeting packet.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

6. Public Hearings.

- A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-04

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2017-04.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

- B. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, SSA-2017-05

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

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

C. A Public Hearing Concerning the Review of Oakfield Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Oakfield Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote: 4 - 0 Approved

Other: Jay Ingwell (ABSENT)
Eric Fears (RECUSE)

D. A Public Hearing Concerning the Review of an Ordinance Amending Chapters 2 and 6 Regarding Rezoning Conditions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC), Chapters 2 and 6, to revise rezoning conditions and specifically include consideration of spot zoning.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

E. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3 Regarding HC/LI Zoning Uses Within MU-S Future Land Use

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 3, to identify those uses of the Heavy Commercial and Light Industrial (HC/LI) zoning district that are allowed within the Mixed-Use Suburban (MU-S) future land use (FLU) category.

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to recommend approval, as amended, to the BCC.

Vote: 5 - 0 Approved

Other: Jay Ingwell (ABSENT)

7. Action/Discussion/Info Items.

A. Storage Containers Discussion.

The Chairman moved this item to the next month's agenda.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, October 3, 2017 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

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: Kayla Meador, Board Clerk
DATE: September 22, 2017
RE: Monthly Action Follow-Up Report for September 2017

The following is a status report of Planning Board (PB) agenda items for the prior month of September. 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:**

SSA-2017-02

07-10-17 PB recommended approval
08-03-17 BCC tabled
09-07-17 BCC approved

SSA-2017-04

09-05-17 PB recommended approval
10-05-17 BCC meeting

SSA-2017-05

09-05-17 PB recommended approval
10-05-17 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

Residential Uses in Zoning Districts

09-6-16 PB recommended more review by staff
On hold – waiting for input from County Attorney's Office

OSP-2017-01 (formerly 2016-01)

09-06-16 PB recommended approval
12-08-16 BCC wanted to reschedule for DEO to be in attendance to meeting
03-07-17 PB recommended approval
03-16-17 BCC transmitted to DEO
09-07-17 BCC approved

Spot Zoning/RZ

09-05-17 PB recommended approval
10-05-17 BCC meeting

HC/LI & FLU Inconsistencies

09-05-17 PB recommended approval
10-05-17 BCC meeting

REZONING CASES

1. Rezoning Case Z-2017-06
08-01-17 PB recommended denial
09-07-17 BCC remanded
2. Rezoning Case Z-2017-11
08-01-17 PB recommended denial
09-07-17 BCC denied
3. Rezoning Case Z-2017-12
08-01-17 PB recommended approval
09-07-17 BCC approved
4. Rezoning Case Z-2017-13
08-01-17 PB recommended approval
09-07-17 BCC approved
5. Rezoning Case Z-2017-14
09-05-17 PB recommended approval
10-05-17 BCC meeting
6. Rezoning Case Z-2017-15
09-05-17 PB recommended approval
10-05-17 BCC meeting
7. Rezoning Case Z-2017-04
09-05-17 PB recommended approval
10-05-17 BCC meeting

- 8. Rezoning Case Z-2017-16
 - 09-05-17 PB recommended approval
 - 10-05-17 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR OCTOBER 2017

(Revised 9/22/17)

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, October 1, 2017	<ul style="list-style-type: none"> • Clustering 			<ul style="list-style-type: none"> • Storage Containers • Subdivision Lot Widths
Tuesday, November 7, 2017	<ul style="list-style-type: none"> • Family Conveyance 			<ul style="list-style-type: none"> • Sunshine Law Presentation
Tuesday, December 5, 2017				
Tuesday, January 2, 2018??				
Tuesday, February 6, 2018??				
Tuesday, March 6, 2018 ??				

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.

** Residential Uses Ordinance – waiting on input from the County Attorney’s Office

** Signs Ordinance – waiting on input from the BCC

** CPA-2016-01 Extraction and Reclamation – on hold



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 10/03/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 3 and 4 Regarding Clustering Dwelling Units

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 3 and 4 Regarding Clustering Dwelling Units

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC), Chapters 3 and 4, to establish conditions for the clustering of dwelling units when avoiding and preserving protected resources.

BACKGROUND:

It is recognized that the presence of wetlands, floodways, and other protected county resources within development parcels may reduce developable area and the resulting number of dwelling units possible under the site and building requirements of the applicable zoning. Modest flexibility in these requirements can aid in the clustering of dwelling units to more fully develop available residential density outside of such resources. Currently, the LDC identifies several conditions for clustering to avoid wetlands, but it does not identify those site and building requirements that may be varied and to what degree. Amendment of the LDC is necessary to create functional dwelling unit clustering provisions and include other protected resources.

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 Meredith Crawford, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. 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:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the BCC.

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

Draft Ordinance

1 **Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development
2 Code of Escambia County, Chapter 3, Zoning Regulations, Article 1, General
3 Provisions, is hereby amended as follows (words underlined are additions and words
4 ~~stricken~~ are deletions):

5 **Sec. 3-1.5 Site and building requirements.**

6 **(a) Generally.** Each zoning district establishes its own site and building requirements
7 which define physical limits to the development of district parcels. These
8 requirements, in combination with other district provisions, the use and location
9 regulations of Chapter 4, and the general development standards of Chapter 5,
10 define the limits for all development within the district.

11 **(b) Modifications.** Except as may be authorized in this article for the clustering of
12 dwelling units, modifications ~~Variances~~ to the strict application of site and building
13 requirements may only be granted according to the compliance review processes
14 prescribed in Chapter 2, and only if the variances maintain the stated purposes of
15 ~~the applicable zoning district and are not otherwise excluded by other~~ provisions of
16 the LDC.

17 **(c) Street frontage.** For the application of site and building requirements and other
18 LDC provisions to any lot with no street frontage the Planning Official shall
19 determine a front lot line in consideration of lot orientation, access, and other
20 relevant conditions. The Planning Official shall also determine the appropriate rear
21 lot line for any lot with multiple street frontages.

22 **(d) Density.** The number of dwelling or lodging units allowed within a parcel is
23 determined by the product of the total development parcel area and the maximum
24 density allowed by the applicable zoning district. When the calculated number of
25 allowable units for a parcel results in a fraction greater than or equal to 0.5 units,
26 rounding to the next whole number is permitted to allow a maximum of one
27 additional unit. Regardless of the maximum density allowed, each existing lot of
28 record is vested for a single-family dwelling as the principal use.

29 **(e) Lot width and area.** All new lots shall provide the minimum width and area required
30 by the applicable zoning, except that parcels created for public utilities or preserved
31 for recreation, conservation, or open space need only have width sufficient for
32 access to that limited use. Any existing lot of record that contains less width or area
33 than required by the applicable zoning district may be used for any use allowed
34 within that district if the use complies with all other applicable regulations, including
35 buffering and use-specific minimum lot area.

36 **(f) Lot coverage.** The maximum amount of impervious and semi-impervious coverage
37 allowed for any lot is established by the minimum percent pervious lot coverage
38 required by the applicable zoning district. The amount allowed by zoning remains
39 subject to other limitations of the LDC and any approved stormwater management
40 plan for the lot.

1 **(g) Setbacks and yards.** The minimum setbacks and yards for structures are those
2 required by the applicable zoning district or as otherwise may be stipulated in SRIA
3 lease agreements for lands on Pensacola Beach.

4 **(1) Nonconformance.** For a structure that is nonconforming with regard to any
5 zoning required setback, a structural alteration, enlargement, or extension to it
6 that creates no greater encroachment by distance into the substandard setback
7 is not considered an increase in nonconformance and does not require a
8 variance.

9 **(2) Accessory structures.** Accessory structures shall be limited to side and rear
10 yards and be at least five feet from any interior side or rear lot line except where
11 specifically allowed as encroachments. Accessory dwellings shall be limited to
12 the setbacks required for the principal dwelling.

13 **(3) Distance between dwellings.** Where the applicable zoning district allows more
14 than one dwelling on a single lot, the minimum horizontal distance between such
15 dwellings shall not be less than twice the side yard distance required by the
16 district, and the minimum distance between any structures shall not be less than
17 the minimum required by the Florida Building Code.

18 **(4) Encroachments by building features.** Every part of a required yard shall be
19 open from its lowest point to the sky, unobstructed except for the ordinary
20 projection of sills, belt courses, cornices, buttresses, awnings, eaves and similar
21 building features. No such projection shall extend more than 24 inches into any
22 yard, except roof overhangs, awnings, outside stairways, and balconies which
23 may extend up to 48 inches into any yard provided the building setback is
24 otherwise at least 10 feet

25 **(5) Encroachment of porch or terrace.** An open, unenclosed and uncovered
26 paved terrace or a covered porch may extend into the required front yard no
27 more than 10 feet.

28 **(h) Structure heights.** The maximum structure heights allowed by the applicable
29 zoning district are modified by the following:

30 **(1) Agricultural structures.** Structures such as cotton gins, granaries, silos, and
31 windmills associated with permitted agricultural uses may exceed the district
32 height limits if not in conflict with any applicable airport or airfield height
33 restrictions.

34 **(2) Rooftop structures.** The district height limits do not apply to belfries, chimneys,
35 church spires, cooling towers, elevator bulkheads, flag poles, television reception
36 antennae, roof-mounted tanks, mechanical equipment rooms, or similar rooftop
37 structures that comply with all of the following conditions:

38 **a.** They do not separately or in combination with other rooftop structures exceed
39 10 percent of the horizontal roof area.

40 **b.** They do not exceed applicable airport or airfield height restrictions.

- 1 c. They do not exceed otherwise applicable height limitations by more than 15
2 feet or 10 percent of actual building height, whichever is greater.

3 **Sec. 3-1.7—Density bonuses.**

4 ~~(a) Generally.~~ A system for residential density bonuses is established to provide an
5 incentive for the private sector to voluntarily achieve some of the policies of the
6 Comprehensive Plan. Within system limits, increased densities are allowed for
7 properties in the LDR, MDR, HDR, HDMU, and Perdido Key zoning districts.
8 Proposed development that exceeds LDC requirements and standards is eligible for
9 density bonuses based on the options established in this section.

10 ~~(b) Point system.~~ For each point earned in compliance with the options of the density
11 bonus system, a 0.4 percent increase is authorized in the maximum density
12 otherwise allowed by the applicable zoning district, up to the maximum density
13 allowed by the applicable FLU category. For example, if 12 points are earned for
14 development with a 10 dwelling units per acre (du/acre) zoning district limit, the
15 bonus density is $0.004 \times 12 \times 10$ du/acre or 0.48 additional dwelling units per acre.
16 Density bonus points are earned through one or more of the following options:

17 ~~(1) Environmentally sensitive lands.~~ Donation of environmentally sensitive lands
18 to a public agency approved by the county, or dedication of a conservation
19 easement in perpetuity which encompasses environmentally sensitive lands,
20 earns two points per acre donated or reserved.

21 ~~(2) Public access to waters, beaches, and shores.~~ Donation of land to a public
22 agency approved by the county, or dedication and maintenance of a minimum
23 15-foot wide public access easement, for the provision of public access to public
24 waterways, beaches, or shores earns four points per accessway.

25 ~~(3) Water conservation.~~ Appropriate use of low water demand plants and native
26 vegetation in all landscaped areas earns two points per site or one point per acre
27 of qualifying land. The use of drip irrigation or other low water use methods of
28 landscape irrigation earns one point per site, and the use of treated wastewater
29 or "grey" water for irrigation earns one point per site or one point per acre
30 irrigated.

31 ~~(4) Affordable housing.~~ In a development that includes at least 30 dwelling units,
32 10 percent of the units assured by the approved plan to be affordable housing for
33 low to moderate income families earns three points, and 20 percent assured
34 affordable earns six points. If the development contains 50 or more dwelling units
35 and 20 percent qualify as affordable for low to moderate income, the applicant
36 may directly obtain a 5 percent increase in density. No more than 20 percent of
37 the units in a conventional housing development shall be credited for affordable
38 housing bonus points.

39 ~~(5) Redevelopment or adaptive reuse.~~ Existing non-residential structures
40 proposed for reuse as residential earn one point per five dwelling units. For
41 rehabilitation of existing multi-family residential structures and participation in
42 state or federal weatherization programs, one point is earned per five dwelling
43 units. These bonuses only apply to structures for which no notices of violation of
44 building or life safety codes have been issued, or where all deficiencies identified

1 in an initial notice have been corrected within the time specified in the notice and
2 no subsequent violation notices issued.

3 ~~(6) Provision of sidewalks and bikeways.~~ The provision of sidewalks or the
4 provision of bicycle paths or lane markings in developments where such facilities
5 are not otherwise required earns three points. If the facilities connect to an
6 existing commercial, office, service, or public recreation area within one-half mile
7 of the development, four points are earned.

8 ~~(7) Protection of historic resources.~~ Donation of land to a public agency
9 approved by the county for the purpose of preservation of sites or artifacts with
10 known archaeological or historic value, or the dedication of a conservation
11 easement in perpetuity for the preservation of such sites or artifacts, earns two
12 points per acre or site donated.

13 ~~(8) Provision of underground utilities.~~ The provision of underground utilities
14 earns one point for every four dwelling units served.

15 ~~(9) Clustering outside prime farmland.~~ Subdivision of parcels containing prime
16 farmland which plats lots entirely outside of that farmland and designates such
17 lands for agricultural or open space use earns three points per acre of prime
18 farmland set aside.

19 ~~(10) Clustering outside wetlands.~~ Subdivision of parcels containing jurisdictional
20 wetlands which plats lots entirely outside of the wetlands and designates such
21 lands for conservation or open space uses earns three points per acre of
22 wetlands set aside.

23 ~~(11) Tree preservation in subdivisions.~~ In subdivisions where at least 75 percent of
24 the protected trees within the required yards and any common open space are
25 preserved, one bonus point is earned for each 10 lots with protected trees on
26 them.

27 ~~(12) Retention ponds as amenities.~~ Wet retention ponds for subdivision stormwater
28 management which also provide true scenic amenities to the subdivision earn
29 one point for each four subdivision lots.

30 **Sec. 3-1.7 Clustering dwelling units.**

31 **(a) Purpose.** Where the presence of wetlands, floodways, and other protected
32 resources reduces the developable area of a parcel and thereby physically
33 constrains the number of dwelling units practical to develop within the parcel, site
34 and building requirements of the applicable zoning district may be modified as
35 prescribed in this section. The modifications are approved through the applicable
36 site plan or subdivision review process and are intended to provide modest relief for
37 the clustering of dwelling units outside of protected resources. Modifications are not
38 intended to compensate for all parcel development limitations from on-site
39 resources, nor do they guarantee the same residential density that may be
40 developable within a parcel of equivalent area having no protected resources.

41 **(b) Eligible areas.** The provisions of this section apply to all areas of the county except
42 Perdido Key and Pensacola Beach, the Airfield Influence Planning Districts (AIPDs)
43 as defined in Article 4 of Chapter 4, and any other areas that may be specifically

1 excluded by the LDC. Additionally, the adopted provisions of the Escambia County
2 Mid-West Optional Sector Plan prevail for any development subject to that plan.

3 **(c) Eligible development.** The provisions of this section apply to any dwelling units,
4 attached or detached, within any proposed predominantly residential development
5 allowed by the applicable zoning and on contiguous lands under unified control as
6 these terms are defined in Chapter 6.

7 **(d) Eligible resources.** The provisions of this section apply to those resources
8 identified by the county as protected and imposing sufficient constraints within
9 proposed development to support dwelling unit clustering. For these purposes,
10 sufficient development constraints are presumed to exist when a contiguous area of
11 one or more eligible resources comprises no less than 10 percent of the gross
12 development parcel area and the total resource area comprises no less than 15
13 percent of that area. The following resources are eligible under the preservation
14 conditions noted:

15 **(1) Wetlands and habitat.** For wetlands or the habitat of threatened or endangered
16 species, as defined for the natural resources regulations in Chapter 4, no less
17 than 90 percent of the resource area shall remain undisturbed and preserved as
18 more particularly prescribed in the environmental provisions of the DSM.
19 Additionally, the platting of lots must be entirely outside of the wetlands and
20 habitat, including any required buffers.

21 **(2) Floodways.** For a floodway, as defined for the floodplain management
22 regulations in Chapter 4, the platting of lots and all other development must be
23 entirely outside of the floodway.

24 **(3) Prime farmland.** For prime farmland, as defined in Chapter 6, the platting of lots
25 and all other development must be entirely outside of the prime farmland.
26 Additionally, any subdivision shall designate the resource area on the plat for
27 agricultural or undeveloped open space use.

28 **(4) Historical resources.** For historical or archeological resources, as defined for
29 those resource regulations in Chapter 4, the platting of lots and all other
30 development must be entirely outside of the resource areas. Additionally, the
31 sites and artifacts of the resources shall be protected by the dedication of a
32 perpetual conservation easement for their preservation, or by the donation of
33 land to a public agency approved by the county for the preservation of resources
34 with known historical or archaeological value.

35 **(e) Eligible modifications.** The provisions of this section apply to modifications of
36 specific site and building requirements of the applicable zoning district. They do not
37 modify any mitigation requirements for impacts to protected resources. The
38 maximum number of dwelling units available within a development remains the
39 product of the gross development parcel area and the maximum density of the
40 district, but the following requirements may be modified within the stated limits:

1 **(1) Lot width.** Except within the LDR zoning district, the minimum lot width may be
2 reduced by up to 10 percent, but to no less than 20 feet for cul-de-sac lots and
3 40 feet for all other lots.

4 **(2) Front and rear setbacks.** The minimum front structure setback may be reduced
5 to 20 feet and the minimum rear setback may be reduced to 15 feet.

6 **(3) Side setbacks.** The minimum side structure setbacks may be reduced by up to
7 10 percent, but to no less than five feet.

8 **(4) Distance between dwellings.** The minimum distance between dwellings on the
9 same parcel, prescribed in this article as twice the minimum side structure
10 setback, may be reduced by up to 10 percent of the unmodified side setback of
11 the zoning district and subject to any prevailing structure separation requirements
12 of the *Florida Building Code*.

13
14 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development
15 Code of Escambia County, Chapter 4, Location and Use Regulations, Article 5, Natural
16 Resources, is hereby amended as follows (words underlined are additions and words
17 ~~stricken~~ are deletions):

18 **Sec. 4-5.2 General provisions.**

19 **(a) Approval required.** All land uses and development activities which impact
20 environmentally sensitive lands require prior county review and approval for
21 compliance with the regulations of this article unless the use or activity is specifically
22 identified in the Land Development Code (LDC) as exempt from these regulations.
23 The Board of County Commissioners (BCC) has determined the following land and
24 water resources to be environmentally sensitive lands:

25 **(1)** Wetlands as defined by the State of Florida.

26 **(2)** Shoreline protection zones as defined in this article.

27 **(3)** Aquatic preserves and the Escambia River Wildlife Management Area as defined
28 or authorized by Florida Statutes.

29 **(4)** Outstanding Florida Waters as listed in the rules of Florida Administrative Code
30 (Ch. 62-302.700).

31 **(5)** Habitats of threatened and endangered species as defined by the U.S. Fish and
32 Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission
33 (FWC), or other state or federal agencies.

34 **(6)** Essential fish habitat, including seagrasses, defined as those waters and
35 substrate necessary for fish to spawn, breed, feed, or grow to maturity. (See
36 Magnuson-Stevens Act, 16 U.S.C. 1802 (101)).

37 **(7)** Floodplain areas identified on the Federal Emergency Management Agency's
38 Flood Insurance Rate Map as areas of special flood hazard subject to a one
39 percent or greater annual chance of flooding.

1 (8) Wellhead protection areas as defined in this article, including potable water wells,
2 cones of influence, and potable water well fields.

3 (9) Surface waters identified as impaired under Section 303(d) of the Clean Water
4 Act

5 (b) **Modification of regulations.** Variances to the strict application of the regulations of
6 this article may only be granted according to the compliance review processes of
7 Chapter 2, and only if such modifications maintain the stated purposes of this article,
8 are specifically allowed by its provisions, and comply with all stated conditions.

9 (c) **Environmental trust fund.** The Escambia County Environmental Lands Trust Fund
10 (ECELTF) is established for use in managing wetlands and other environmentally
11 sensitive lands in the county. The county is authorized and directed here to
12 establish the fund and to receive and disburse all monies according to the following
13 provisions:

14 (1) **Fund sources.** The ECELTF shall receive monies from the following sources:

15 a. All revenues collected pursuant to mitigation and enforcement of this article.

16 b. All monies accepted by Escambia County in the form of grants, allocations,
17 donations, contributions, or appropriations for the acquisition, restoration,
18 enhancement, management, mapping, and/or monitoring of environmentally
19 sensitive lands.

20 c. All interest generated from the deposit or investment of ECELTF monies.

21 (2) **Fund maintenance and disbursements.** The ECELTF shall be maintained in
22 trust by the county solely for the purposes prescribed here, in a separate and
23 segregated fund of the county that shall not be commingled with other county
24 funds until disbursed, and only disbursed for the following purposes:

25 a. Acquisition (including by eminent domain), restoration, enhancement,
26 management, mapping, and/or monitoring of environmentally sensitive lands
27 and conservation easements within Escambia County.

28 b. All costs associated with acquisitions, including appraisals, surveys, title
29 search work, real property taxes, documentary stamps, surtax fees, and other
30 transaction costs.

31 c. Costs of administering the activities enumerated in this section.

32 (d) **Resource identification.** Where the potential for on-site wetlands or the habitat of
33 threatened or endangered species is indicated, a site-specific survey shall be
34 conducted and shall include the delineation of all such lands on the subject parcel.
35 The survey shall be evaluated for the protection of significant resources prior to
36 clearing, grading or other alterations, and the delineations shall be used in the
37 determination of buildable area on the lot or parcel.

38 (e) **Avoidance, minimization, and mitigation.** If a proposed land use or development
39 activity includes impacts to protected natural resources, the application for county
40 compliance review and approval shall include written documentation that adverse

1 impacts to those resources have been avoided to the maximum extent practicable.
2 For unavoidable adverse impacts, the application shall demonstrate that the impacts
3 have been minimized to the greatest extent practicable. Only with such
4 demonstration will the county review and consider a mitigation plan for those
5 impacts.

6 **(1) Clustering.** Where lands proposed for predominantly residential development
7 contain wetlands, ~~or the habitat of threatened or endangered species, or~~
8 floodways, development dwelling units may be clustered within non-
9 environmentally sensitive areas as prescribed in Article 1 of Chapter 3 to more
10 fully develop available density on the remainder of the parcel and avoid
11 adverse impacts on the resources. ~~to avoid adverse impacts and promote full~~
12 ~~utilization of property rights. This provision overrides any provision in Chapter~~
13 ~~3 zoning regulations that would otherwise prohibit clustering, with the~~
14 ~~exclusion of any AIPD areas.~~

15 **(2) Mitigation.** A land use or development activity shall not cause a net adverse
16 impact on resource functions that is not offset by mitigation. Methods to
17 compensate for adverse direct or indirect impacts are required when uses or
18 activities degrade estuaries, wetlands, surface waters, submerged aquatic
19 vegetation, threatened and endangered species habitat and other protected
20 natural resources.

21 **(3) Mitigation plans.** A mitigation plan shall be submitted to the County and
22 include provisions for the replacement of the predominant functional values of
23 the lost resources, specify the criteria by which success will be measured, and
24 specify any necessary maintenance entity and its responsibilities.

25
26 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development
27 Code of Escambia County, Chapter 4, Location and Use Regulations, Article 6,
28 Historical and Archaeological Resources, is hereby amended as follows (words
29 underlined are additions and words ~~stricken~~ are deletions):

30 **Sec. 4-6.2 General provisions.**

31 **(a) Identification of resources.** The potential for on-site historical and archeological
32 sites shall be determined through review of the Florida Master Site File, Florida's
33 official inventory of historical and cultural resources maintained by the Florida
34 Department of State, and probability maps found in the technical manual.

35 **(b) Protection required.** To protect historical and archeological sites, land uses and
36 development activities require prior county review and approval for compliance with
37 the regulations of this article unless the use or activity is specifically identified in the
38 LDC as exempt from these regulations. Additionally, these regulations apply to any
39 historical or archeological artifact discovered during any phase of construction until
40 such time as the artifact has been protected or proven insignificant.

1 **(c) Cessation of activities.** Any time historical or archeological artifacts or resources
2 are discovered during the process of construction or development activities, such
3 activities impacting the artifact or resource shall immediately cease until such time
4 as a determination of significance has been provided.

5 **(1) Partial cessation.** If the location of the artifact or resource is such that the area
6 can be protected while construction or development activities continue elsewhere
7 on the site, such protection shall be allowed. However, if the location or nature of
8 the artifact or resource is such that any site disturbing activities would impact the
9 artifact or resource, then activities on the entire site shall cease.

10 **(2) Extension of approval time.** If the cessation of construction or development
11 activities goes beyond the time limits established by development orders,
12 building permits or any other county approvals issued according to the provisions
13 of the LDC, then the time for completion of such activities shall be extended to
14 allow for the successful completion of the development or construction.

15 **(d) Determination of significance.**

16 **(1) Artifacts.** The determination of whether or not an artifact is of significant
17 importance and afforded protection by federal or state regulation shall be
18 concluded no later than ten business days after discovery and notification to the
19 county.

20 **(2) State approved.** The determination of the significance of any artifact or
21 historical or archeological evidence found on any construction site or on any site
22 listed on the Florida Master Site File shall be made by those persons, firms or
23 corporations approved to make such determination by the Florida Department of
24 State, Division of Historical Resources.

25 **(e) Available resources.** The county shall use any available resources of the Florida
26 Department of State, Division of Historical Resources, in the identification of historic
27 structures within the county. The county will utilize guidance, direction and technical
28 assistance received from the agency to insure protection of identified historic
29 structures, sites and areas. Additionally, the county will utilize state assistance
30 together with the assistance of the University of West Florida and others in
31 identifying newly discovered historic or archeological resources. The identification
32 will include an analysis to determine the significance of the resource.

33 **(f) Clustering.** Where lands proposed for predominantly residential development
34 contain historical or archeological resources, the dwelling units may be clustered as
35 prescribed in Article 1 of Chapter 3 to more fully develop available density on the
36 remainder of the parcel and avoid adverse impacts on the resources.~~Clustering~~
37 ~~provisions found in Article 5 may be utilized for this resource.~~

1 **Section 4. Severability.**

2 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
3 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
4 affect the validity of the remaining portions of this Ordinance.

5

6 **Section 5. Inclusion in Code.**

7 It is the intention of the Board of County Commissioners that the provisions of this
8 Ordinance shall be codified as required by F.S. § 125.68 (2016); and that the sections,
9 subsections and other provisions of this Ordinance may be renumbered or re-lettered
10 and the word "ordinance" may be changed to "section," "chapter," or such other
11 appropriate word or phrase in order to accomplish such intentions.

12

13 **Section 6. Effective Date.**

14 This Ordinance shall become effective upon filing with the Department of State.

15

16 **DONE AND ENACTED** this _____ day of _____, 2017.

17

18 **BOARD OF COUNTY COMMISSIONERS**
19 **ESCAMBIA COUNTY, FLORIDA**

20

21 **By:** _____

22 **D. B. Underhill, Chairman**

23

24 **ATTEST: PAM CHILDERS**
25 **Clerk of the Circuit Court**

26

27 **By:** _____

28 **Deputy Clerk**

29 **(SEAL)**

30

31 **ENACTED:**

32 **FILED WITH THE DEPARTMENT OF STATE:**

33 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular
Meeting Date: 10/03/2017

7. A.

Agenda Item:

Subdivision Lot Widths for Cul De Sacs Discussion.

Attachments

Attachment

John C. Fisher

From: John C. Fisher
Sent: Wednesday, July 19, 2017 3:04 PM
To: Horace L Jones; Terry D Williams; Andrew D. Holmer
Cc: Griffin L Vickery
Subject: semi-Cul-de-sacs/knobs/bulges in Subdivisions

David Peaden & Tom Hammond,

Escambia County Planning & Zoning staff is working on a an ongoing subdivision lot width issue when dealing with curves in the road. In Land Development Code (LDC) under the Site and Building Requirements the conflict comes when we talk about Cul-de-sacs. Staff are reviewing things like, semi-Cul-de-sacs/knobs/bulges in the road, as well as curves in the road where the engineer is designing with 20' lot widths which is a Cul-de-sac design.

Please review below some suggestions and thoughts and reply back. We can schedule a meeting to discuss any options as needed.

- One idea would to do a **Lot width Average at the Street ROW** for when platting a subdivision.
- Subdivisions are being submitted with knobs or sharp curves in the road and using the Cul-de-sac lot width of 20 for a design.
- Currently under the LDC Site & Building Requirements for example in LDR we have.

Lot width. A minimum lot width of 20 feet at the street right-of-way for cul-de-sac lots and 60 feet at the street right-of-way for all other lots.

The issue is Cul-de-sacs and staff removed the Front Building Line Lot width back in August of 2016.

In removing the front building line lot width was supposed to make it easier for engineers to design because they would only have to adhere to the street right-of-way lot width of 40', 50', 60' etc verse also the front building line.

Please see attachments of some examples and read below the Cul-de-sac definition as well some alternative language.

Definition in LDC

Cul-de-sac. A local street with one end open to traffic and the other end terminated by a vehicular turnaround. For the purposes of determining required minimum lot width, the term "cul-de-sac" refers only to the vehicular turnaround at the closed end of the street.

When creating a platted subdivision with curves or knobs/ bulges in the road a 20% reduction may be applied to the street right-of-way lot width as long as the front setback meets the current default street right-of-way.

Would need to define the street knobs/bulges.

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

Florida has a very broad public records law. Under Florida's law, both the contents of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity.

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

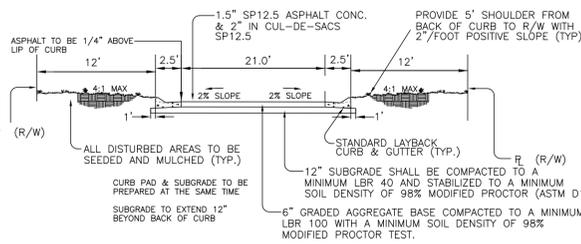
Florida has a very broad public records law. Under Florida's law, both the contents of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity.

GRAPHIC SCALE

22"x34" SCALE 1 inch = 40 ft.



11"x17" SCALE 1 inch = 80 ft.



TYPICAL STREET AND GUTTER STREET CROSS-SECTION

UNPLATTED

07-1S-31-4303-002-001 WOODBURN GEORGE R JR & EVA JANE 8140 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

07-1S-31-4303-000-004 BOLES WILLIAM J JR & BRENDA J 8126 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

07-1S-31-4303-009-003 BARNHILL LORI 8124 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

07-1S-31-4404-000-002 DEMPSEY BARBARA HARDING C/O JUDITH INGLETT 5412 N BLUE ANGEL PKWY PENSACOLA, FL 32526 ZONE: LDR USE: MISC. RESIDENTIAL

- LEGEND: FOUND PLAIN 1/2" DIMENSION CONCRETE MONUMENT, FOUND 1/2" CAPPED IRON ROD #7073, FOUND 1/2" CAPPED IRON ROD #7919, FOUND 1/2" CAPPED IRON ROD #3286, FOUND PLAIN 1" IRON PIPE, FOUND PLAIN 1/2" IRON PIPE, SET 1/2" CAPPED IRON ROD LB. #7919, FIBER OPTIC CABLE MARKER, POWER POLE WITH GUY ANCHOR, TELEPHONE PEDESTAL, WIRE FENCE, FIRE HYDRANT, PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BUSINESS, RIGHT-OF-WAY, SEED, FIELD.

DEVELOPMENT DATA:

PARCEL ID #S: 07-1S-31-4403-000-000, TOTAL BOUNDARY AREA = 440,767 SQUARE FEET (10.12 ACRES), TOTAL PROPOSED RIGHT-OF-WAY = 69,463 SQUARE FEET (1.59 ACRES), TOTAL PROPOSED LOTS = 290,567 SQUARE FEET (6.67 ACRES), TOTAL PROPOSED RETENTION AREA = 73,289 SQUARE FEET (1.67 ACRES), TOTAL LOTS IN OVERALL BOUNDARY = 30 LOTS, PROPOSED DENSITY OF OVERALL SITE = 30/10.12 LOTS PER ACRE=2.96

DESCRIPTION:

(OFFICIAL RECORDS BOOK 6444, PAGE 1558) COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 7 FOR 637.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SECTION 7 FOR 598.57 FEET THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10-A (66' R/W); THENCE 49°22' RIGHT AND ALONG SAID RIGHT-OF-WAY LINE OF FOR 94.44 FEET; THENCE 42°48' RIGHT FOR 591.7 FEET; THENCE 90°50' RIGHT FOR 668.5 FEET; THENCE 89°40' RIGHT FOR 660.0 FEET TO THE POINT OF BEGINNING.

BUILDING REQUIREMENTS FOR LDR ZONE.

- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES. LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 60 FEET FOR ALL OTHER LOTS, AND A MINIMUM WIDTH OF 70 FEET AT THE FRONT BUILDING LINE FOR ALL LOTS. FRONT AND REAR YARD: FRONT AND REAR TWENTY-FIVE FEET IN THE FRONT AND REAR. SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET. ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP DRAINAGE/ACCESS EASEMENTS. CORNER LOTS: WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK. BUILDING HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.

NOTE: THERE ARE NO EXISTING HERITAGE TREES ON-SITE.

INSTALL STREET NAME ASSEMBLY W/ CO-MOUNTED "NO OUTLET" SIGN (W14-2A) SEE DETAIL

INSTALL 2.0' THERMOPLASTIC STOP BAR & STOP SIGN (R1-1) W/ DYSL R/W

MOBILE HIGHWAY STATE ROAD No. 10-A (66' RIGHT-OF-WAY)

PUBLIC (DRY) DETENTION POND PARCEL "A2" 45,215 SF 1.03 AC

PUBLIC (DRY) DETENTION POND PARCEL "A1" 28,074 SF 0.64 AC

18-1S-31-1104-000-001 AGERTON WILLIAM A 552 LEE ROAD 781 VALLEY, AL 36854 ZONE: LDR USE: VACANT RESIDENTIAL

18-1S-31-1107-000-000 WOOD ZACHARY L & FUNKHAUSER WOOD JULIE K 8040 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

18-1S-31-1107-000-001 NELMS SHERRY D 8030 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

18-1S-31-1107-000-002 DAVIS WILLIAM J & CHERRI L 8026 MOBILE HWY PENSACOLA, FL 32526 ZONE: LDR USE: SINGLE FAMILY RESID.

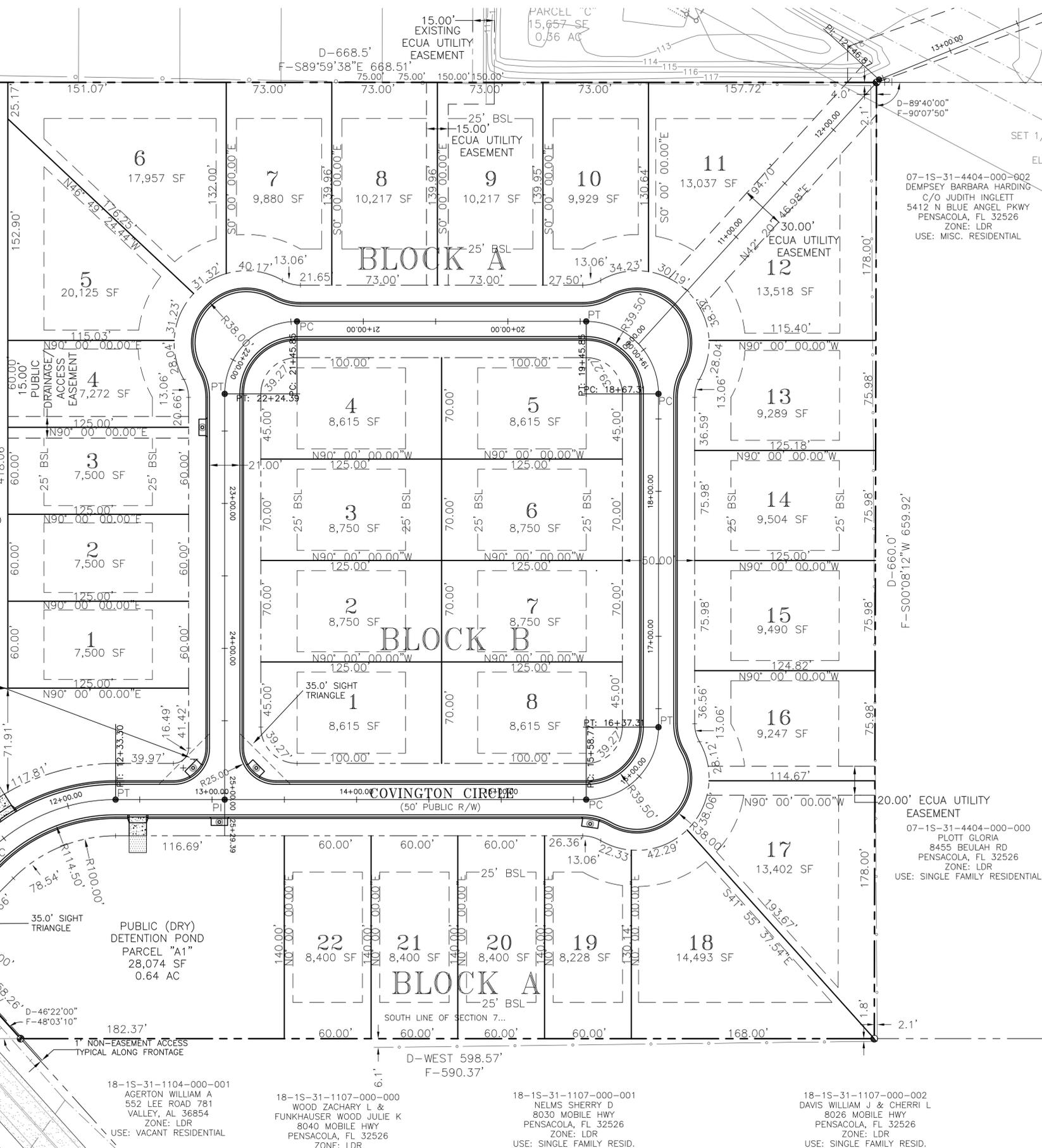


Table with columns: NO., DATE, REVISIONS. Row 1: 1, 5/18/17, AS PER ECUA. Row 2: 2, 6/12/17, AS PER FOOT. Row 3: 3, 6/8/17, AS PER NW/WD.

HAMMOND ENGINEERING, INC. logo and contact information: FLORIDA AUTHORIZATION NO. 9130, ALABAMA AUTHORIZATION NO. 3277, 3802 NORTH 15th STREET, PENSACOLA, FLORIDA 32505, 850.434.2603, FAX 850.434.2650, TOM@SELANDESIGN.COM

CONSTRUCTION PLANS FOR COVINGTON DIMENSION & STAKING PLAN ESCAMBIA COUNTY FLORIDA

Table with columns: DRAWN BY, DESIGNED BY, CHECKED BY, DATE, SCALE, NOT RELEASED FOR CONSTRUCTION, PROJECT NO., SHEET, DATE.

A PRELIMINARY PLAT OF LAKESHORE PRESERVE

A 138 LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION
LOCATED IN A PORTION OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
FUTURE LAND USE: MU-S
CURRENTLY ZONED: MDR
PARCEL ID: 18-15-31-4300-000-007
MAY, 2017

OWNER:

CLEARWATER 104, LLC
1604 E. JACKSON STREET
PENSACOLA, FL 32501
CONTACT: FRED HEMMER

ENGINEER:

JMA ENGINEERING SERVICES, INC.
2726 WALLACE LAKE ROAD, PACE, FL 32571
(850) 995-7323

SURVEYOR:

FRED R. THOMPSON
NORTHWEST FLORIDA LAND SURVEYING, INC.
7142 BELGIUM CIRCLE, PENSACOLA, FL 32526

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST
DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 03 DEGREES 13 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SECTION 18 FOR A DISTANCE OF 2974.04 FEET; THENCE GO NORTH 87 DEGREES 09 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF BELLAH ROAD (66' R/W) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 09 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1296.58 FEET; THENCE GO NORTH 03 DEGREES 02 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 330.62 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE GO NORTH 87 DEGREES 10 MINUTES 14 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 FOR A DISTANCE OF 1328.45 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE GO SOUTH 03 DEGREES 13 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 FOR A DISTANCE OF 578.33 FEET; THENCE GO SOUTH 87 DEGREES 09 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 500.01 FEET; THENCE GO SOUTH 03 DEGREES 13 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 683.77 FEET TO THE NORTH RIGHT OF WAY LINE OF SASSER LANE (R/W WIDTH VARIES); THENCE GO SOUTH 87 DEGREES 09 MINUTES 20 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF SASSER LANE FOR A DISTANCE OF 172.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE GO SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET FOR AN ARC DISTANCE OF 106.15 FEET (DELTA= 81 DEGREES 05 MINUTES 42 SECONDS, CHORD BEARING= SOUTH 48 DEGREES 36 MINUTES 29 SECONDS EAST, CHORD DISTANCE= 97.51 FEET) TO THE NORTHWEST CORNER OF WOODLYN MEADOWS AS RECORDED IN PLAT BOOK 19 AT PAGE 36/36A OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 11 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID WOODLYN MEADOWS FOR A DISTANCE OF 1877.05 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF BELLAH ROAD; THENCE GO NORTH 03 DEGREES 13 MINUTES 37 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF BELLAH ROAD FOR A DISTANCE OF 334.04 FEET; THENCE GO NORTH 87 DEGREES 09 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 631.28 FEET; THENCE GO NORTH 03 DEGREES 13 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 330.36 FEET; THENCE GO SOUTH 87 DEGREES 09 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 631.27 FEET TO THE WEST RIGHT OF WAY LINE OF BELLAH ROAD; THENCE GO NORTH 03 DEGREES 13 MINUTES 37 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF BELLAH ROAD FOR A DISTANCE OF 330.01 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 56.30 ACRES MORE OR LESS.

SUBJECT TO: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4113 AT PAGE 683 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

UTILITIES INFORMATION

ELECTRIC: GULF POWER COMPANY 9220 PINE FOREST ROAD PENSACOLA, FLORIDA 32534 (850) 484-5770	SANITARY SEWER: ECUA 9250 HAMMAN STREET PENSACOLA, FLORIDA 32514 (850) 746-5110
NATURAL GAS: ENERGY SERVICES OF PENSACOLA 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32514 (850) 474-5300	TELEPHONE: BELLSOUTH 605 WEST GARDEN STREET PENSACOLA, FLORIDA 32501 (850) 436-1616
POTABLE WATER: ECUA 9250 HAMMAN STREET PENSACOLA, FLORIDA 32514 (850) 746-5110	TV CABLE: COX COMMUNICATIONS 2205 LA VISTA AVENUE PENSACOLA, FLORIDA 32504 (850) 478-0200

UTILITIES NARRATIVE

POTABLE WATER:
POTABLE WATER SYSTEM IS THE PERMITTING PROCESS AND WILL BE TURNED OVER TO ECUA UPON COMPLETION OF CONSTRUCTION.

SANITARY SEWER:
POTABLE WATER SYSTEM IS THE PERMITTING PROCESS AND WILL BE TURNED OVER TO ECUA UPON COMPLETION OF CONSTRUCTION.

STORM SEWER:
ALL ASPECTS OF THE STORMWATER SYSTEM ARE IN THE PERMITTING PROCESS AND WILL BE TURNED OVER TO ESCAMBIA COUNTY UPON COMPLETION OF CONSTRUCTION.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
THESE SERVICES WILL BE INSTALLED AND ARE BEING MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE "ENGINEER" OF RECORD FOR LAKESHORE PRESERVE ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS

Gerald W. McGUIRE 5/14/2017
GERALD W. MCGUIRE P.E. NO. 39572
STATE OF FLORIDA
JMA ENGINEERING SERVICES, INC.
2726 WALLACE LAKE ROAD, PACE, FL 32571
(850) 995-7323

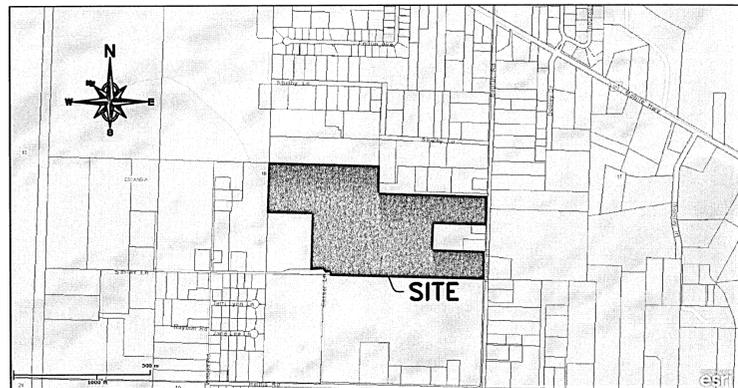
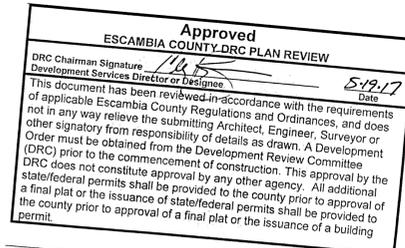
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SEALED WITH
AN EMBOSSED SEAL OF
A FLORIDA PROFESSIONAL
ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Fred R. Thompson 5/12/17
FRED R. THOMPSON, P.L.S. NO. 3027
STATE OF FLORIDA
7142 BELGIUM CIRCLE
PENSACOLA, FL. 32526

NOT VALID UNLESS
SEALED WITH
AN EMBOSSED SEAL



LOCATION MAP
N.T.S.

SITE AND BUILDING REQUIREMENTS: ZONING MDR

LOT COVERAGE: THE PERVIOUS AREA SHALL BE AT LEAST 30% OF THE TOTAL LOT (70% MAXIMUM IMPERVIOUS COVER RATIO)

LOT WIDTH: THE MINIMUM LOT WIDTH AT THE FRONT BUILDING LINE SHALL BE 50 FEET, AND 50 FEET AT THE STREET RIGHT-OF-WAY.

FRONT YARD: THERE SHALL BE A FRONT YARD HAVING A DEPTH OF NO LESS THAN 20 FEET.

REAR YARD: THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 20 FEET IN DEPTH.

SIDE YARD:
ON EACH SIDE OF ALL OTHER STRUCTURES, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

BUILDING HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE.



NORTHWEST FLORIDA LAND SURVEYING, INC.

A PROFESSIONAL SERVICE ORGANIZATION

7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
(850) 432-1052

NWFLS PROJECT NO. 18996

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 03 DEGREES 13 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SECTION 18.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTIONS AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
- A TITLE SEARCH WAS PROVIDED TO NORTHWEST FLORIDA LAND SURVEYING.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C02700, REVISED SEPTEMBER 29, 2006.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
- THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE, OR OTHER AGENCIES.
- THE PLAT AS SHOWN HEREON WAS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., 7142 BELGIUM CIRCLE, PENSACOLA, FL 32526, (850) 432-1052 UNDER THE DIRECTION AND SUPERVISION OF FRED R. THOMPSON, FLORIDA, PROFESSIONAL LAND SURVEYOR NO. 3027.
- GERALD W. MCGUIRE, P.E., JMA ENGINEERING SERVICES, INC. IS ENGINEER OF RECORD. MAILING ADDRESS IS 2726 WALLACE LAKE ROAD, PACE, FL 32571.
- THE SURVEY AS SHOWN HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT WILL NOT BE RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- ALL LOT CORNERS, P.R.M.'S AND P.C.P.'S WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT CHAPTER 177, SECTIONS 177.011-177.151, FLORIDA STATUTES AND MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN THE STATE OF FLORIDA, RULE 61G17-6.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED NORTH AMERICAN VERTICAL DATUM OF 1988 FROM ESCAMBIA COUNTY GEODETIC CONTROL POINT STAMPED "ESC 4075" HAVING A PUBLISHED ELEVATION OF 108.92 FEET.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATION MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- THE DEVELOPER/CONTRACTORS SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION. THE DEVELOPER WILL OBTAIN THE NECESSARY COE, DEP, ECUA AND ESCAMBIA COUNTY PERMITS AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: PHONE #1-800-432-4770
- DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
- ACCORDING TO THE 1960, ESCAMBIA COUNTY SOIL SURVEY, THE FOLLOWING SOIL TYPES ARE FOUND: POARCH SANDY LOAM, BONIFAY LOAMY SAND, DOROVAN AND MUCKALEE SOILS, TROUT POARCH COMPLEX, ORANGEBURG VARIANT SANDY LOAM, GRADY LOAM, ESCAMBIA FINE SANDY LOAM.
- A 5' WIDE (PRIVATE) SIGN PARCEL IS TO BE ADJACENT TO A 35' SIGHT TRIANGLE AND IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL CORNER LOTS SHALL HAVE A 35' SIGHT TRIANGLE FROM THE BACK OF CURB.
- DEVELOPMENT CONSISTS OF 138 SINGLE FAMILY DETACHED RESIDENTIAL LOTS. RESIDENTIAL DENSITY = 2.45 UNITS/ACRE. TOTAL PROJECT ACREAGE: 56.3 MORE OR LESS.
- NO SIGNAGE, LANDSCAPING OR FENCING SHALL BE INSTALLED WITHIN THE 35' SIGHT TRIANGLE THAT MAY RESTRICT THE VISUAL CLEARANCE SET FORTH BY THE LAND DEVELOPMENT CODE. (LDC-7.01.08)
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUN-OFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION.
- DEVELOPER/CONTRACTOR/HOME OWNERS' ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND/OR AT THE END OF THE TWO YEAR WARRANTY PERIOD.
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS BUILT" CERTIFICATION OR THE "AS BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- THE CONTRACTOR SHALL NOTIFY EPOI 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.
- NO FENCES OR STRUCTURES SHALL BE BUILT WITHIN DRAINAGE EASEMENTS, EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES AND STORMWATER FLOW SHALL NOT BE RESTRICTED
- THERE WILL BE A 35 FOOT SIGHT TRIANGLE FROM THE BACK OF CURB AT ALL STREET INTERSECTIONS.
- EACH LOT SHALL HAVE A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE SIDE LOT LINE BEING 5 FEET EACH SIDE OF LOT LINE.

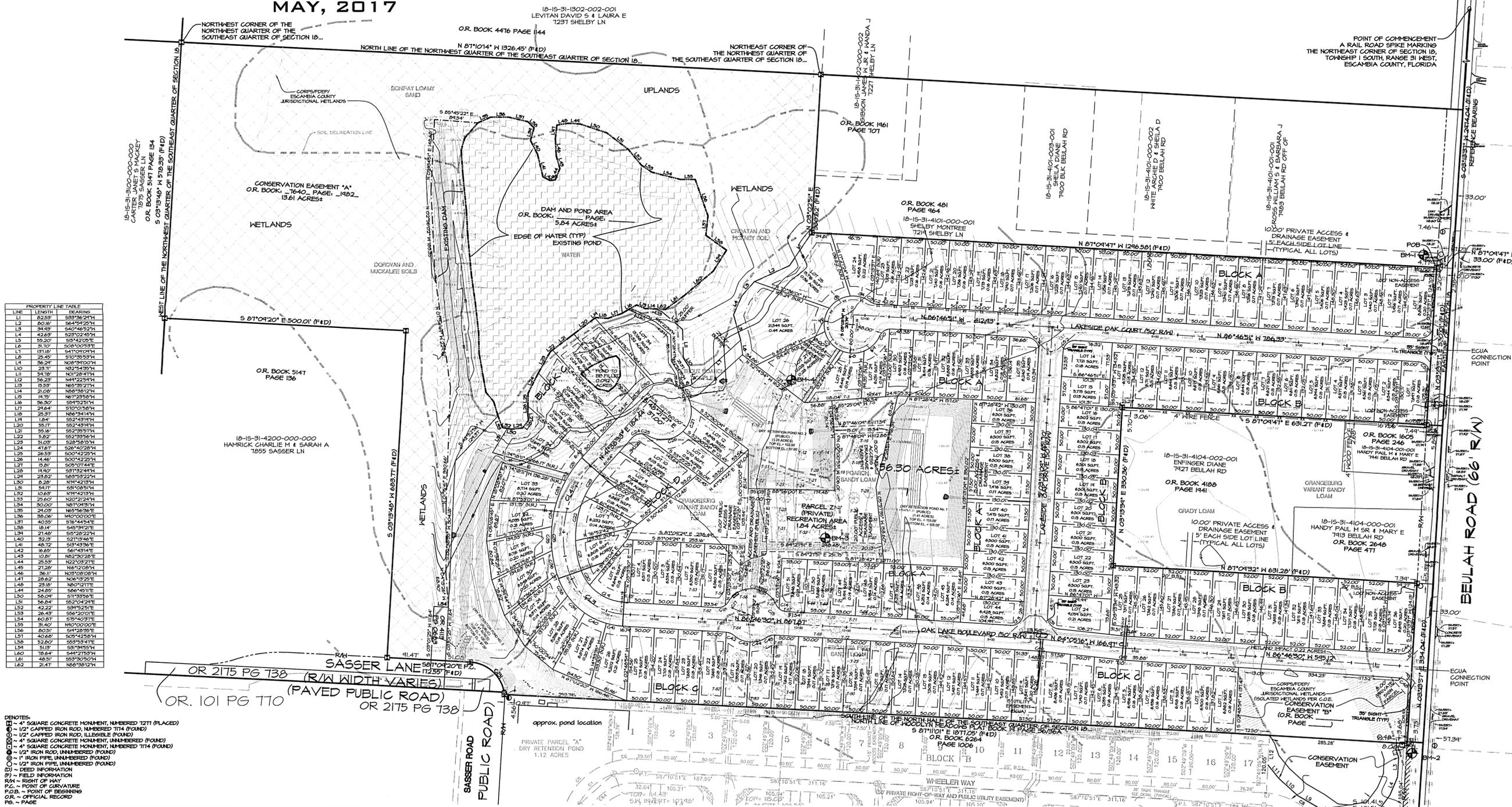
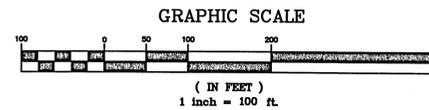
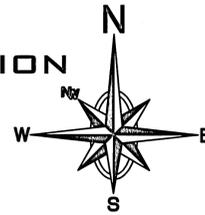
**A PRELIMINARY PLAT OF
LAKE SHORE PRESERVE
OF A 138 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
LOCATED IN A PORTION OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
FUTURE LAND USE: MU-S
CURRENTLY ZONED: MDR
PARCEL ID: 18-15-31-4300-000-007
MAY, 2017**



NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

7142 BELGIUM CIRCLE
PENSACOLA, FL 32526
(850) 432-1052

NWFLS PROJECT NO. 18996



PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L1	62.53	S89°36'29"W
L2	50.67	S47°52'21"W
L3	34.53	S40°46'52"W
L4	42.65	S23°02'45"W
L5	13.20	S84°42'02"E
L6	31.70	S68°20'55"E
L7	19.18	S41°02'04"W
L8	25.45	S10°35'33"W
L9	36.24	N08°39'00"W
L10	23.11	N32°34'59"W
L11	54.78	N01°20'41"W
L12	56.23	N44°22'28"W
L13	13.33	N60°39'21"W
L14	21.05	N68°38'12"W
L15	14.75	N67°28'51"W
L16	36.30	S04°52'21"W
L17	24.64	S10°02'50"W
L18	1.84	S52°49'18"W
L19	23.71	N06°34'14"W
L20	52.14	S52°49'18"W
L21	5.22	S62°33'56"W
L22	14.46	S00°42'25"W
L23	41.61	S08°40'28"W
L24	26.35	S00°42'25"W
L25	14.46	S00°42'25"W
L26	15.21	S09°07'44"E
L27	19.62	S63°52'22"W
L28	12.50	N04°23'28"W
L29	54.17	N04°23'28"W
L30	10.23	N74°42'13"W
L31	30.00	N01°08'11"W
L32	24.03	N65°36'56"E
L33	36.00	N00°00'00"E
L34	30.00	N01°08'11"W
L35	24.03	N65°36'56"E
L36	36.00	N00°00'00"E
L37	40.59	S76°44'54"E
L38	18.14	S49°32'21"E
L39	21.48	S09°29'21"E
L40	32.13	S27°34'46"E
L41	18.12	S09°43'18"E
L42	16.85	S61°43'14"E
L43	10.23	N04°23'28"W
L44	12.50	N04°23'28"W
L45	21.28	N16°21'08"W
L46	22.82	N03°08'15"E
L47	23.16	N00°41'11"E
L48	24.80	S08°42'11"E
L49	50.04	S71°33'56"E
L50	36.84	S02°04'21"E
L51	12.22	S08°29'21"E
L52	26.43	S06°20'21"E
L53	62.83	S73°40'51"E
L54	31.40	N10°00'00"E
L55	80.21	S41°28'59"E
L56	42.68	N00°42'59"W
L57	52.82	S65°53'41"E
L58	31.81	S15°29'51"W
L59	39.24	S15°29'51"W
L60	48.51	S63°30'51"W
L61	24.41	S60°38'12"W

- NOTES:**
- (1) - 4" SQUARE CONCRETE MONUMENT, NUMBERED 1271 (PLACED)
 - (2) - 1/2" CAPPED IRON ROD, NUMBERED 1174 (FOUND)
 - (3) - 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
 - (4) - 4" SQUARE CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - (5) - 4" SQUARE CONCRETE MONUMENT, NUMBERED 1174 (FOUND)
 - (6) - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - (7) - 1" IRON PIPE, UNNUMBERED (FOUND)
 - (8) - 1/2" IRON PIPE, UNNUMBERED (FOUND)
 - (9) - DEED INFORMATION
 - (F) - FIELD INFORMATION
 - R/N - RIGHT OF WAY
 - P.C. - POINT OF CURVATURE
 - P.O.B. - POINT OF BEGINNING
 - O.R. - OFFICIAL RECORD
 - P.B. - PAGE

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
CL1	5.26'	125.00'	2°41'14"	2.43	5.26'	S85°25'53"E
CL2	4.44'	131.01'	2°04'31"	2.47	4.44'	N85°30'31"W
CL3	145.43'	125.00'	66°53'16"	82.56	137.18'	S53°14'52"E
CL4	241.63'	225.00'	61°31'48"	133.44	230.18'	S10°52'34"W

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
CB1	106.15'	75.00'	81°05'42"	64.16	91.51'	S46°36'24"E

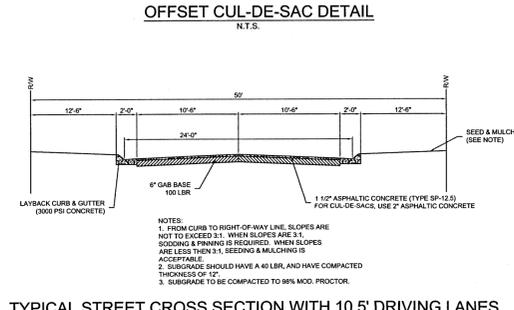
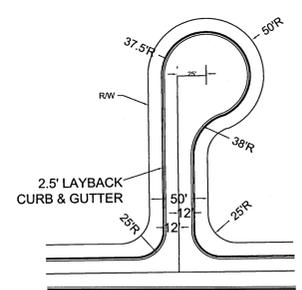
- BENCHMARK DATA:**
- BM-1 TOP OF 4" SQUARE CONCRETE MONUMENT ELEVATION= 114.14' (NAVD88)
 - BM-2 TOP OF 4" SQUARE CONCRETE MONUMENT ELEVATION= 117.49' (NAVD88)
 - BM-3 RAILROAD SPIKE IN THE EASTSIDE OF A 26 INCH OAK TREE 1255 WEST OF WEST R/W OF BELLAH ROAD AND 300 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SUBDIVISION (T-26) ELEVATION= 115.75' (NAVD88)
 - BM-4 RAILROAD SPIKE IN THE EASTSIDE OF A 50 INCH OAK TREE 1180 WEST OF WEST R/W OF BELLAH ROAD AND 320 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SUBDIVISION (T-1) ELEVATION= 107.31' (NAVD88)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR LAKE SHORE PRESERVE ALL PROPOSED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

Gerald W. McGuire
GERALD W. MCGUIRE, P.E. 39572
STATE OF FLORIDA
2728 WALLACE LAKE ROAD, PACE, FL 32571
(850) 995-7323

NOT VALID UNLESS
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**A PRELIMINARY PLAT OF
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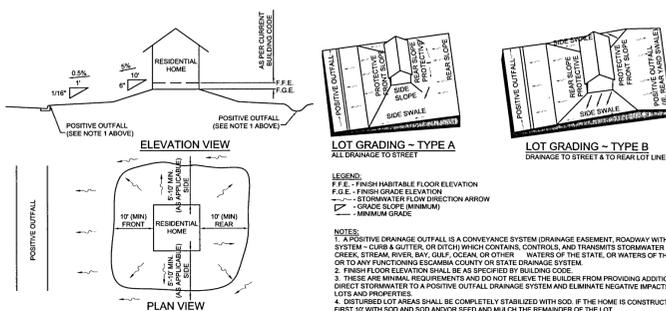
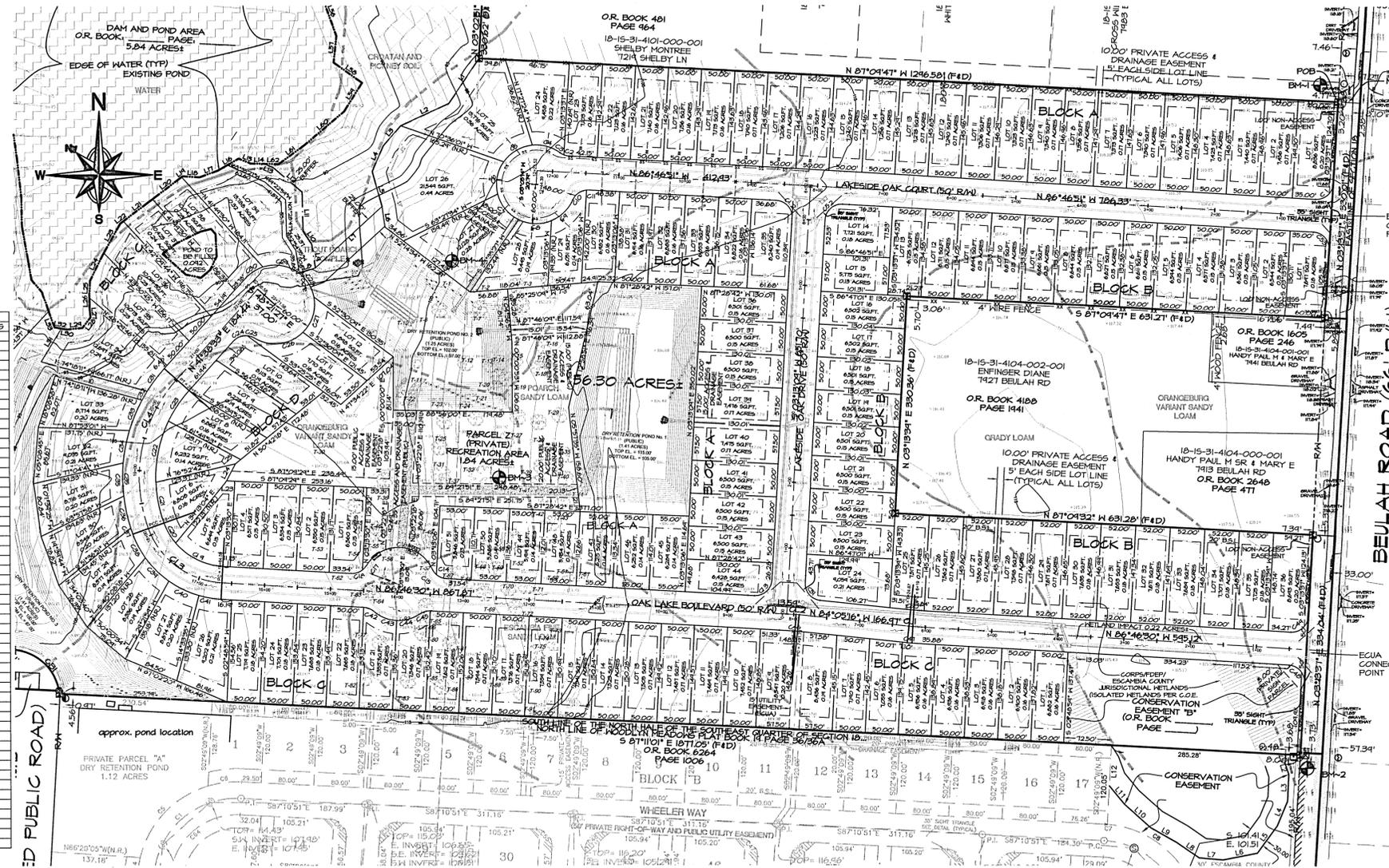


TYPICAL STREET CROSS SECTION WITH 10.5' DRIVING LANES

PROPERTY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
C1	34.21'	25.00'	84°59'53"	25.00	39.36'	N48°13'31"E
C2	7.89'	25.00'	18°11'27"	4.02	7.85'	S71°38'07"E
C3	6.61'	25.00'	15°11'23"	3.36	6.61'	S60°44'42"E
C4	44.52'	60.00'	42°30'41"	23.24	43.51'	N14°25'25"N
C5	51.57'	60.00'	44°14'55"	27.50	50.00'	S94°41'44"W
C6	51.57'	60.00'	44°14'55"	27.50	50.00'	S107°35'41"W
C7	51.57'	60.00'	44°14'55"	27.50	50.00'	S88°40'06"E
C8	51.57'	60.00'	44°14'55"	27.50	50.00'	S88°03'01"E
C9	46.08'	60.00'	44°00'11"	24.24	44.46'	N45°14'23"E
C10	26.87'	25.00'	61°34'11"	14.84	25.81'	S54°06'23"W
C11	3.63'	25.00'	0°14'58"	1.82	3.63'	S89°03'22"W
C12	34.21'	25.00'	84°59'53"	25.00	35.36'	N41°46'52"N
C13	34.21'	25.00'	40°00'20"	25.00	35.36'	N48°13'14"E
C14	16.66'	25.00'	38°11'31"	8.66	16.63'	S67°40'45"E
C15	12.12'	25.00'	24°10'56"	6.43	12.62'	S34°18'15"E
C16	12.12'	25.00'	125°24'55"	10.156	48.64'	N56°46'30"W
C17	4.34'	25.00'	21°31'03"	4.15	4.33'	N41°16'34"E
C18	17.41'	25.00'	44°11'29"	4.34	17.94'	N72°37'47"E
C19	100.00'	100.00'	44°30'56"	43.25	71.04'	S63°25'53"E
C20	38.43'	100.00'	20°18'00"	11.40	35.25'	S30°02'19"E
C21	63.08'	200.00'	18°04'14"	31.81	62.82'	S10°51'09"E
C22	45.55'	200.00'	27°12'21"	48.71	44.69'	S11°52'18"W
C23	55.42'	200.00'	16°10'48"	28.14	55.74'	S33°34'06"W
C24	23.24'	25.00'	53°23'16"	12.57	22.46'	S68°20'11"W
C25	11.54'	25.00'	26°26'53"	5.87	11.44'	N11°44'45"N
C26	14.84'	60.00'	76°22'31"	41.20	14.14'	N83°11'13"E
C27	58.51'	60.00'	55°52'01"	31.81	45.21'	N10°44'42"E
C28	43.08'	60.00'	41°04'38"	22.41	42.08'	N31°12'25"E
C29	58.47'	60.00'	55°51'01"	31.74	56.14'	N14°45'34"N
C30	32.13'	60.00'	30°40'48"	16.44	31.75'	S56°58'37"W
C31	40.85'	250.00'	4°11'34"	20.32	40.50'	S36°24'11"W
C32	15.48'	250.00'	3°53'25"	7.14	15.48'	S24°58'37"W
C33	50.08'	250.00'	11°28'42"	25.13	50.00'	S22°28'10"W
C34	50.08'	250.00'	11°28'42"	25.13	50.00'	S10°54'28"W
C35	50.08'	250.00'	11°28'42"	25.13	50.00'	S00°21'44"E
C36	50.08'	250.00'	11°28'42"	25.13	50.00'	S18°44'25"E
C37	4.61'	100.00'	2°14'14"	2.35	4.61'	S85°25'53"E
C38	4.61'	100.00'	2°14'14"	2.35	4.61'	S85°25'53"E
C39	34.21'	25.00'	40°00'01"	25.00	35.36'	N41°46'27"N
C40	34.21'	25.00'	38°11'31"	25.00	35.36'	N48°13'31"E
C41	38.43'	100.00'	12°51'03"	11.09	35.26'	S60°17'24"E
C42	16.75'	25.00'	38°23'56"	8.71	16.44'	N61°34'32"W
C43	37.32'	55.00'	38°16'15"	14.40	36.62'	S61°38'23"E
C44	37.01'	55.00'	38°16'15"	14.26	36.34'	N73°57'14"E
C45	4.61'	100.00'	2°14'14"	2.35	4.61'	S85°25'53"E
C46	4.61'	100.00'	2°14'14"	2.35	4.61'	S85°25'53"E
C47	1.04'	150.00'	2°41'14"	3.52	1.03'	S85°25'53"E
C48	34.21'	25.00'	40°00'01"	25.00	35.36'	N41°46'27"N
C49	34.21'	25.00'	38°11'31"	25.00	35.36'	N48°13'31"E
C50	4.61'	100.00'	2°14'14"	2.35	4.61'	S85°25'53"E
C51	38.04'	25.00'	81°18'25"	23.85	34.51'	S40°26'03"E
C52	34.21'	25.00'	40°00'01"	25.00	35.36'	S48°13'04"W
C53	34.21'	25.00'	40°00'26"	25.00	35.36'	N41°46'38"W

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
CL1	5.86'	125.00'	2°41'14"	2.43	5.86'	S85°25'53"E
CL2	4.44'	131.01'	2°04'31"	2.47	4.44'	N85°30'37"W
CL3	145.43'	125.00'	66°59'16"	82.56	151.78'	S53°14'52"E
CL4	241.63'	225.00'	61°31'48"	133.44	230.18'	S10°32'34"W

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA-ANGLE	TANGENT	CHORD	CHORD-BEARING
CBI	106.15'	75.00'	81°05'42"	64.16	47.51'	S46°36'24"E



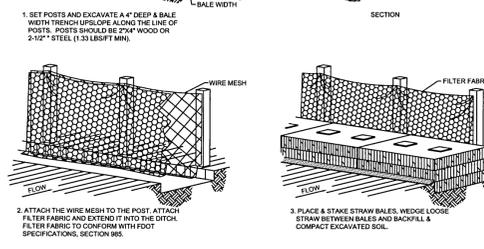
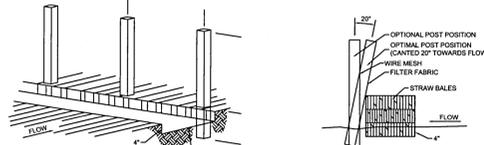
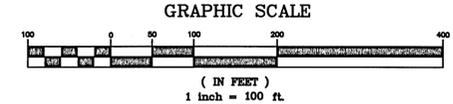
LOT GRADING - TYPE A
DRAINAGE TO STREET

LOT GRADING - TYPE B
DRAINAGE TO STREET & TO NEAR LOT LINE

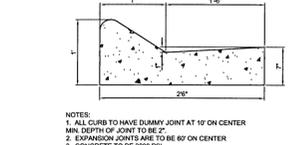
LEGEND:
F.F.E. - FINISH HABITABLE FLOOR ELEVATION
F.G.E. - FINISH GRADE ELEVATION
S.F. - STORMWATER FLOW DIRECTION ARROW
- GRADE SLOPE (MINIMUM)
- MINIMUM SLOPE

NOTES:
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR OTHER WHICH CONTAINS, CONTROLS AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMUM REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOIL. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOIL AND ANOTHER 50' WITH MULCH OR THE REMAINDER OF THE LOT.
5. THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES. SPECIFICALLY THE HOMEOWNER SHALL REQUIRE A LICENSED DRAINAGE DESIGNER TO PREPARE A DRAINAGE PREVENTION PLAN.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING AREAS FOR CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW BENCH MARKS, POINTS, AND OUTFALLS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
8. PRELIMINARY DESIGN CONTROL MEASURES TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCING AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS AS NECESSARY).

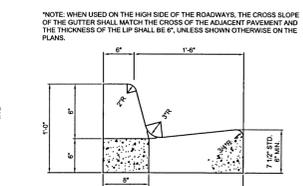
MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



HOME BUILDER SILT FENCE DETAIL



STANDARD COUNTY CURB & GUTTER



F.D.O.T. TYPE "F" CURB & GUTTER DETAIL

TREE #	DIAMETER	TYPE	CANOPY
T-1	50"	OAK	70'
T-2	42"	OAK	25'
T-3	78"	OAK	55'
T-4	42"	OAK	25'
T-5	43"	OAK	30'
T-6	50"	OAK	65'
T-7	36"	OAK	40'
T-8	46"	OAK	25'
T-9	48"	OAK	40'
T-10	54"	OAK	50'
T-11	48"	OAK	80'
T-12	36"	OAK	60'
T-13	30"	OAK	50'
T-14	42"	OAK	50'
T-15	54"	OAK	40'
T-16	62"	OAK	60'
T-17	54"	OAK	60'
T-18	48"	OAK	30'
T-19	42"	OAK	25'
T-20	30"	OAK	50'
T-21	42"	OAK	40'
T-22	62"	OAK	80'
T-23	42"	OAK	40'
T-24	36"	OAK	40'
T-25	42"	OAK	50'
T-26	62"	OAK	65'
T-27	54"	OAK	50'
T-28	24"	OAK	25'
T-29	36"	OAK	30'
T-30	62"	OAK	75'
T-31	48"	OAK	40'
T-32	62"	OAK	30'
T-33	54"	OAK	45'
T-34	45"	OAK	40'
T-35	30"	OAK	35'
T-36	30"	OAK	35'
T-37	74"	OAK	70'
T-38	86"	OAK	50'
T-39	38"	OAK	45'
T-40	62"	OAK	50'
T-41	42"	OAK	40'
T-42	48"	OAK	40'
T-43	48"	TWIN OAK	40'
T-44	55"	OAK	30'
T-45	60"	OAK	40'
T-46	48"	OAK	55'
T-47	50"	OAK	55'
T-48	44"	OAK	50'
T-49	36"	OAK	35'
T-50	48"	OAK	50'
T-51	48"	OAK	55'
T-52	48"	OAK	40'
T-53	78"	OAK	85'
T-54	48"	OAK	45'
T-55	29"	TWIN OAK	35'
T-56	72"	TRIPLE OAK	70'
T-57	66"	TWIN OAK	45'
T-58	36"	OAK	30'
T-59	38"	OAK	30'
T-60	34"	OAK	25'
T-61	48"	OAK	50'
T-62	50"	OAK	50'
T-63	44"	TWIN OAK	45'
T-64	54"	OAK	40'
T-65	48"	OAK	50'
T-66	48"	OAK	50'
T-67	42"	OAK	50'
T-68	48"	TWIN OAK	40'
T-69	24"	OAK	20'
T-70	48"	OAK	35'
T-71	48"	OAK	50'
T-72	36"	OAK	45'
T-73	30"	OAK	30'
T-74	54"	OAK	50'
T-75	54"	OAK	50'
T-76	42"	OAK	40'
T-77	42"	OAK	55'
T-78	66"	TWIN OAK	60'
T-79	30"	OAK	30'
T-80	54"	OAK	50'
T-81	54"	OAK	50'
T-82	40"	OAK	35'
T-83	40"	OAK	35'
T-84	38"	OAK	30'
T-85	30"	OAK	30'
T-86	24"	OAK	25'
T-87	58"	OAK	40'
T-88	48"	OAK	45'
T-89	40"	OAK	40'
T-90	30"	OAK	30'
T-91	40"	OAK	40'
T-92	48"	OAK	50'
T-93	38"	OAK	25'

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE "ENGINEER" OF RECORD FOR LAKESHORE PRESERVE AND ALL PROPOSED ROADWAYS AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REGULATIONS.

Gerald W. McGuire 5/18/2017

NORTHWEST FLORIDA LAND SURVEYING, INC.
 A PROFESSIONAL SERVICE ORGANIZATION
 7142 BELGIUM CIRCLE
 Pensacola, FL 32526
 (850) 432-1052

NWFLS PROJECT NO. 18996 SHEET 3 OF 3



Rick Harrison is president of Rick Harrison Site Design Studio and Neighborhood Innovations LLC. He is the author of the book Prefurbia and the developer of the Performance Planning System.

Opinion: Rethinking Subdivision Design

January 27, 2010

Rick Harrison

As the economy begins a slow recovery and subdivision development work again gets under way, it makes sense to reassess the approach to the basic form of land development design. Developers assume that when they hire a land surveyor to subdivide their land, the surveyor will produce the most efficient, attractive and marketable layout. So what is the optimum layout?

As the economy begins a slow recovery and subdivision development work again gets under way, it makes sense to reassess the approach to the basic form of land development design. Land surveyors are a major source for the design of land developments-in particular, suburbia. Developers assume that when they hire a land surveyor to subdivide their land, the surveyor will produce the most efficient, attractive and marketable layout. So what is the optimum layout?

One of the most popular suburban subdivision design elements is the cul-de-sac. Developers and real estate agents love cul-de-sacs because they are highly desirable and, thus, easy to sell. Cul-de-sac lots have a huge rear yard (bringing premium prices) because of the extreme pie shape, and the curving streets guarantee that no traffic will speeding through. The wide angles between the adjacent home sides allow some useable side yard space as well as added privacy. Quiet, serene and safe-what's not to love?

The reality is that existing design guidelines for cul-de-sacs create a substantial amount of waste with relatively little benefit. In the upper Midwest, for example, design guidelines stipulate that a cul-de-sac must have a 120-foot-diameter right-of-way with a 100-foot to 110-foot circle of asphalt because fire departments say they need that much room to turn a fire engine around. As a result, a typical cul-de-sac consumes 8,500 square feet of paved space. Yet, a bit farther south, those dimensions change to a 100-foot-diameter right-of-way with a 90-foot-diameter circle for a total of just under 6,000 square feet of space.

That's a substantial difference.

There are other problems, too. An 8,500-square-foot volume of cul-de-sac paving for four lots equates to 2,150 square feet per home, which is 40 percent more paving per house than a home along a typical straight street. This means the home will cost the city 40 percent more for snow removal, resurfacing, etc., forever. Additionally, cul-de-sacs have no connectivity or flow of space. And homes that are placed to offer premium views to their occupants typically form a visual barrier to others of that view.

A collection of new methods called prefurbia (preferred urbia) throws out convention in favor of a more-efficient design.



A conventional cul-de-sac design.

Bigger is Better

When planning subdivisions, everyone generally assumes that the minimum dimensions are the most efficient. However, the minimum dimensions in a cul-de-sac are typically very inefficient.

By making a typical northern cul-de-sac larger—for example, 160 feet in diameter with a one-way narrow lane (18 feet wide) incorporating an organic island (see picture below right)—the pavement area plummets. Such a design uses 10 percent less paving and has a central “park” that beautifies the landscape and allows for drainage.

Placing the homes at a deeper setback from the right-of-way (40 or 50 feet or more instead of the typical 25-foot setback) stretches the length of setback line and makes the lots much less pie-shaped. Most ordinances allow setbacks to be extended without asking for a planned unit development (PUD) permit because ordinances specify only minimums, and these dimensions are all larger.



A prefurbia cul-de-sac design.

The new cul-de-sac should double the number of premium positioned and shaped lots with much less paving. Instead of being 40 percent less efficient than a rectangular lot on a straight street, the new cul-de-sac is approximately 20 percent more efficient. First developed as coving (a method of organized meandering setbacks) this larger cul-de-sac conforms to conventional design, as well-the development does not have to be “coved.”

What’s more, the larger cul-de-sac requires no more land area (density per unit) than a traditional cul-de-sac. While a lot in this larger cul-de-sac is less pie shaped, it still has a significantly larger rear yard. Additionally, the lots overlooking an 8,800 -square-foot park will be of much higher value than those overlooking the 8,500-square-feet of asphalt in a traditional cul-de-sac design. The park can be used for gardens and recreation. Another benefit is that draining into the center eliminates curbing on one side, which makes the subdivision even more efficient and green. Additionally, since the design doubles the number of premium cul-de-sac lots using less paving and overall land area, fewer cul-de-sacs-and therefore fewer intersections-are needed, which increases the efficiency of the overall neighborhood.

This design also ushers in a new era of pedestrian connectivity. Instead of a narrow sidewalk on both sides of the street, this new form of cul-de-sac features a more environmentally friendly, less expensive 6-foot walkway on one side of the street that extends through and beyond the cul-de-sac and leads to the park areas in the middle. The interconnecting walks can be made wide enough at certain locations to provide emergency access that would rival tight grid patterns.

The deeper setbacks produce longer driveways, but new design and construction methods can get the pavement volume close to that of a standard driveway and heighten curb appeal.

Embracing a New Design

Since all minimums and setbacks extend beyond the minimum required dimension, there should be no

arguments from the municipality. In fact, municipal officials are likely to embrace this type of design. Also, this design allows developers to become inventive. Neighborhoods developed through this design enhance the sense of space, reduce impervious surface area, create more-affordable homes and lessen the environmental impact of land development. Even if you do not subscribe to coving, few can argue the advantages of creating this new form of cul-de-sac. Understanding this advanced method of subdivision design can help surveyors leverage more business as the economy regains momentum.

What do you think? Does this new form of cul-de-sac design offer new opportunities for surveyors in land development work? Please share your comments below.

Links

- [Prefurbia](#)
- [Rick Harrison Site Design Studio](#)
- [Performance Planning System](#)

Rick Harrison is president of Rick Harrison Site Design Studio and Neighborhood Innovations LLC. He is the author of the book *Prefurbia* and the developer of the Performance Planning System.

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BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. B.

Meeting Date: 10/03/2017

Agenda Item:

Storage Containers Discussion.

Attachments

Attachment 1

Attachment 2

Thursday, June 29, 2017

Storage Containers

Attendance: Terry, Griff, John

Residential use.

As Accessory

- Pods are working as temp.
- Shipping Containers meet standard LDC Accessory rules.
- Industrial appearance
- Limit to 1 or a sqft or my zoning.
- Limit by lot size.
- Color create a scheme
- Rust
- Roof must be a tilt for runoff,,,find APA article
- Define shipping containers
- CRA
- NO STACKING
- 10 feet in height, 10 feet in width, and 40 feet in length, 400sqft
- Must be screen
- 6ft privacy min.

Creating a SFD.

- Must meet Building code. Define what is a living facility.
- Tilt of roof?
- Do we want to control looks.
- CRA

Commercial use.



County of San Diego, Planning & Development Services

**REQUIREMENTS FOR PLACING A SEA
CARGO CONTAINER ON A PRIVATE LOT**
ZONING DIVISION

Pursuant to Section 6162 of the Zoning Ordinance, a building permit is required to place a Sea Cargo Container on a lot and a demolition permit to remove a Sea Cargo Container

A. Requirements: before placing a Sea Cargo Container on a lot, you must fully comply with Section 6162 of the County of San Diego Zoning Ordinance:

1. Property owners claiming to be an agricultural operation must provide substantial evidence of use, **such as aerial photos of the last 30 years, showing the agricultural operation in place**, or dated photographs, business tax records, business receipts, customer orders, or other significant information related to an active agricultural operation.

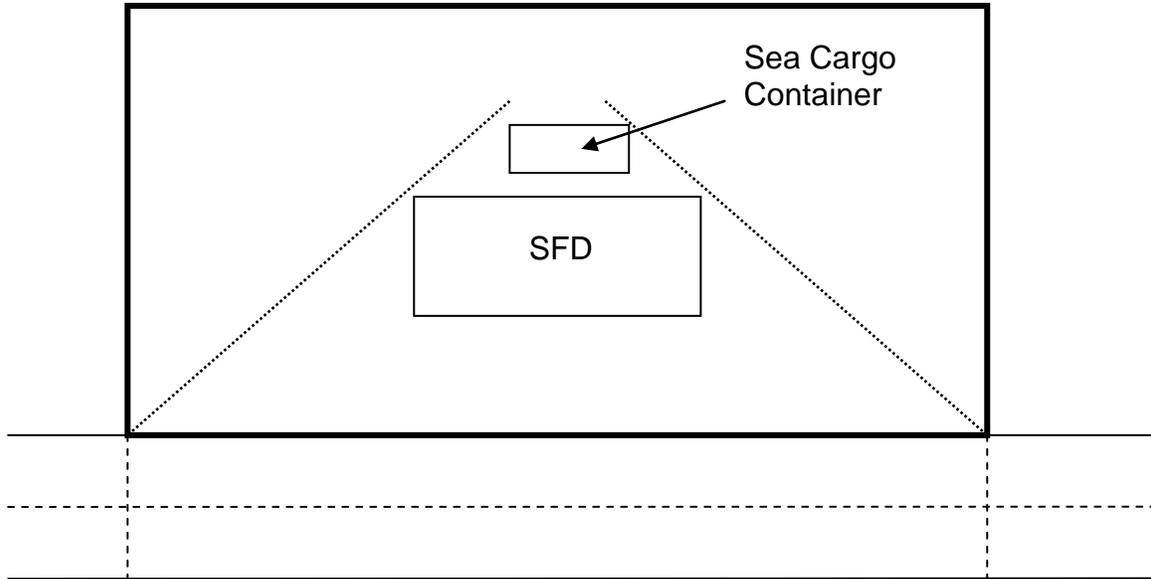
The **burden of proof of use is the responsibility of the property owner**, they must show evidence that the agricultural operation has been in place for the last 30 years; or was legally established with the appropriate permits.

2. On building sites where the primary use is residential a Sea Cargo Container shall only be allowed if it is not visible from that portion of any road (whether public, private, and/or private road easement) that directly abuts the subject parcel. If existing landscaping is used as screening, it shall be indicated on the building plans and photos shall be submitted as evidence (See next page for illustration only). If fencing is used as screening, please see Section 6708 of the Zoning Ordinance for fencing regulations.
3. On building sites of less than 2 acres (net) where the primary use is residential only one Sea Cargo Container is allowed, not exceeding 320 square feet and the container is only permitted for up to 180 consecutive days, starting from the date of permit issuance. A demolition permit is required to confirm removal of the Sea Cargo Container.
On building sites of more than 2 acres (net) with a legally established primary use, a Sea Cargo Container(s) is allowed if it complies with the other requirements of Section 6162.
4. Sea Cargo Containers must meet setback requirements for accessory structures.
5. The Sea Cargo Container can only be used for storage.
6. A Sea Cargo Container may be allowed in commercial and industrial zoned areas only if there is a legally established primary use on-site and all parking requirements are maintained.
7. Sea Cargo Containers are allowed in all zones temporarily to store building materials during the construction pursuant to an active building permit. If the building permit is expired, the Sea Cargo Container shall be removed with a demolition permit.

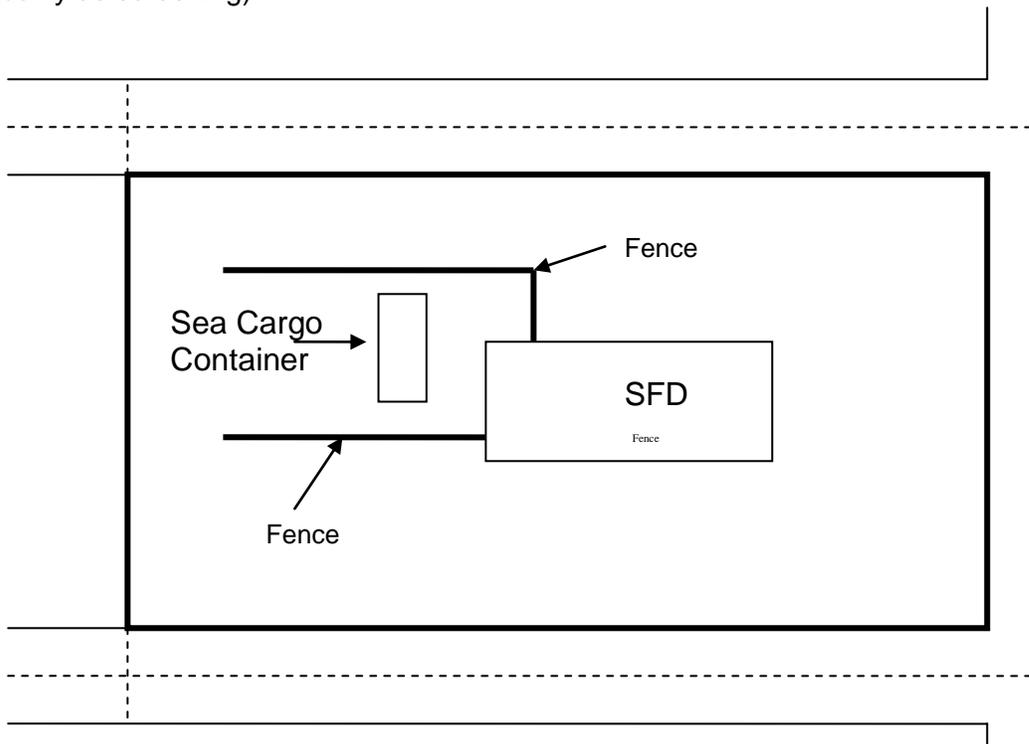


County of San Diego, PDS, Zoning Division
REQUIREMENTS FOR PLACING A SEA CARGO CONTAINER ON A PRIVATE LOT
Continued

Possible location of a Sea Cargo Container, because the container is not visible from abutting street. (A street is a County road, State highway, public road, street or alley, or private thoroughfare or easement (or proposed private thoroughfare or easement shown on a recorded parcel map) not less than 10 feet in width which affords primary access to an abutting lot.)



Possible location of a Sea Cargo Container, because the container is screened by an existing fence (see Section 6708 of the Zoning Ordinance for fencing regulations). A Sea Cargo Container can only be screened by existing landscaping (new landscaping does not qualify as screening).





County of San Diego, PDS, Zoning Division
REQUIREMENTS FOR PLACING A SEA CARGO CONTAINER ON A PRIVATE LOT

Continued

8. The square footage of the Sea Cargo Container shall be added to the allowable combined square footage of all existing and/or proposed accessory structures pursuant to 6156.g.

Lot Size (gross)	Det. Accessory Structures in all Res, Ag & S92 Zones (formerly 6156.g and 6156.h)
< 1/2 ac	1,450 sf <i>(only in zones subject to a Residential Use Regulation and in the S88 Use Regulations where residential uses occur)</i>
< 1 ac	2,000 sf
1 ac - <2 ac	3,000 sf
2 ac - <4 ac	4,000 sf
4 ac - <8 ac	5,600 sf
8 ac - <12 ac	6,400 sf
12 ac - <16 ac	7,200 sf
16 ac or more	8,000 sf

9. The exterior of every Sea Cargo Container shall be painted with one of the approved colors. The color shall be indicated on the plot plan. The following colors are approved:
- a. Flat, non-reflective dark green to match the surrounding area;
 - b. Flat, non-reflective white (this color is typically limited to AG uses);
 - c. Flat, non-reflective, tan to match the surrounding area; or,
 - d. Other solid neutral color that matches the surrounding natural environment (applicant must provide pictures of surrounding area to show compliance)
10. If you have an existing Sea Cargo Container that was legally placed on your parcel (with a building permit and before May 18, 2007) you are allowed to continue the use of the Sea Cargo Container as a non-conforming use for two more years. At or before May 17, 2009, the Sea Cargo Container shall be removed from the parcel with a demolition permit or you have to obtain a new building permit and be fully in compliance with Section 6162 of the Zoning Ordinance.



The City of Long Beach

City of Long Beach • Department of Development Services

Cargo Container Used as Storage

Building and Safety Bureau – Planning Bureau

333 W. Ocean Blvd, 4th Floor, Long Beach, CA 90802

Phone (562) 570-6651 • Fax (562) 570-6753

Information
Bulletin

DS-003

Effective: 02-13-2008

Revised: 02-13-2008

The purpose of this Information Bulletin is to clarify pertinent sections of the Long Beach Municipal Code (LBMC), Title 21 Zoning Ordinance that regulates the use and location of transport cargo containers. Transport cargo containers, commonly used on ocean going vessels, may be used as container or incidental storage when all of the Zoning and Building Code regulations are satisfied. This Information Bulletin establishes the minimum conditions and requirements when the containers, if permitted by the Zoning Ordinance, may be considered as a piece of equipment and not a building for the purpose of building code regulations. It is not the intent of this Information Bulletin to address cargo containers located within the Port of Long Beach. If the use is permitted, applicants wishing to use the containers as incidental storage will need to obtain building permits for the containers.

ZONING CODE REGULATION:

LBMC Chapter 21.33 Industrial Districts states that outdoor storage containers used for the duration of more than 72 hours requires an approved Conditional Use Permit (CUP) when located in any industrial zone. No other zone within the City addresses the use of transport containers; therefore, the use of transport containers for storage purposes is not permitted except in industrial zones.

In residential zones, transport containers are regulated similar to accessory buildings or structures. Pursuant to LBMC Section 21.31.245, accessory buildings or structures are allowed in residential zones provided that they comply with the established design standards as required by LBMC Section 21.31.255, which prohibits the use of metallic or metallic-looking siding. This section does, however, allow an application for a Site Plan Review application to be filed to vary from the design standards.

BUILDING CODE REGULATION:

Where transport containers are permitted, either through the CUP or Site Plan Review process as required by the Zoning Ordinance, the containers may be considered a piece of equipment for building code purposes when all of the following conditions are satisfied:

A. Plans, Specifications, and Restrictions

1. A plot plan drawn to scale showing the location of all existing buildings and parking spaces on the lot, and the size and location of the proposed container(s) with respect to those buildings, parking and property lines is required.
2. The containers shall be constructed of steel or aluminum with a minimum 14-gauge thickness except for a wood floor within the metal shell.
3. The Department may deny the request of an incidental storage with a cargo container, if in the Building Official's opinion, such a request creates a violation of the Long Beach Municipal Code or causes an unsafe condition for the occupants of adjacent buildings or property.

B. Location and Size

1. The containers shall be located at least 5 feet from a property line and 10 feet from a building where exterior opening occurs.
2. The containers shall not be located so as to block, obstruct, or reduce any required exits, open spaces, windows, vent shafts, or “required” parking spaces (including access driveways) of the existing buildings on the lot.
3. Each container shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length, and shall have no wall openings except for an access door opening.
4. Containers shall not be “stacked” on top of each other or joined in any manner.

C. Miscellaneous Requirements

1. The use shall be limited to incidental storage to an approved non-residential use and shall not be used to store hazardous materials unless approved by the Fire Department.
2. The use shall not allow human occupancy inside the container.
3. Containers that have been factory-built with any electrical, plumbing, heating or air conditioning systems shall not be connected to a power source.
4. Containers shall be maintained in good condition and free of graffiti at all times.

D. Disabled Access Requirement

1. The use of the containers shall not allow human occupancy and is, therefore, exempt from Title 24, Part 2, of the California Code of Regulations, the State’s Disabled Access and Adaptability requirements.

Chapter 18.61 STORAGE CONTAINERS

Sections:

- [18.61.010](#) Purpose.
- [18.61.020](#) Definitions.
- [18.61.030](#) Storage on residential use properties.
- [18.61.040](#) Cargo containers – Permitted locations.
- [18.61.050](#) Permit required – Development standards.
- [18.61.060](#) Current violations – Time to comply.
- [18.61.070](#) Conflicts.
- [18.61.080](#) Violations – Penalties.

18.61.010 Purpose.

The purpose of this chapter is to regulate the use of storage containers on residentially zoned and residentially used properties in the city, which regulations are adopted to protect the public health, safety, and welfare, and promote positive aesthetics in the city. (Ord. 901 § 1, 2011)

18.61.020 Definitions.

A. An “accessory storage building” is:

1. A building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property.
2. For purposes of this chapter, cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.

B. “Cargo containers” include standardized reusable vessels that were:

1. Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms “transport containers” and “portable site storage containers” having a similar appearance to and similar characteristics of cargo containers. (Ord. 901 § 1, 2011)

18.61.030 Storage on residential use properties.

A. Only accessory storage buildings defined in DPMC [18.61.020\(A\)](#) shall be permitted as accessory storage containers on property in any residential zone of the city, or on any property within the city the primary use of which is residential. Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings on property zoned residential or on property the primary use of which is residential.

B. Notwithstanding the provisions set forth in subsection A of this section, the temporary placement of

transport containers and/or portable site storage containers on residentially zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding 30 days in any one calendar year.

C. Notwithstanding the provisions set forth in subsection A of this section, licensed and bonded contractors may use cargo containers for the temporary location of an office, equipment, and/or materials storage structure during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a city building permit. (Ord. 901 § 1, 2011)

18.61.040 Cargo containers – Permitted locations.

A. The placement of a cargo container as an accessory storage use is limited to the following zoning districts:

1. Central commercial (CC).
2. Commercial shopping center (CS).
3. Diversified (DC).
4. Light industrial (LI).
5. Business park (BP).

B. The placement of cargo containers is further limited to properties in the above-identified zones only if the property upon which the cargo container is proposed to be located is not primarily used for residential purposes. (Ord. 901 § 1, 2011)

18.61.050 Permit required – Development standards.

A. A building permit is required prior to placement of a cargo container larger than 200 square feet in area, ensuring effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed cargo container is accessory to the permitted use of the property and meets the placement criteria for the zone.

B. Cargo containers shall meet the setback requirements of the underlying zone.

C. Cargo containers shall not be stacked above the height of a single container device, except for placement within the light industrial zone and on the back yard one-half of the lot or parcel.

D. Cargo containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.

E. As a condition of placement, cargo containers may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the provisions of the underlying zoning regulations.

F. Cargo containers shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage.

G. Cargo containers shall not occupy required off-street parking, loading or landscaping areas.

H. Materials stored within cargo containers are subject to review and approval by the fire district. (Ord. 901 § 1, 2011)

18.61.060 Current violations – Time to comply.

All owners of property within the city shall have 120 days from the effective date of the ordinance codified in this chapter to bring the properties, which currently contain accessory storage buildings that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter. (Ord. 901 § 1, 2011)

18.61.070 Conflicts.

In the event any conflict exists between the provisions of this chapter and other currently existing provisions of the Deer Park Municipal Code or other ordinances of the city, the terms and provisions of this chapter shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the Deer Park Municipal Code or other ordinances of the city shall be and hereby are amended insofar as necessary to conform to the provisions of this chapter. (Ord. 901 § 1, 2011)

18.61.080 Violations – Penalties.

Violation of this chapter shall be enforced pursuant to the procedures and penalties set forth in Chapter [18.108](#) DPMC as the same exists now or may hereafter be amended. (Ord. 901 § 1, 2011)

The Deer Park Municipal Code is current through Ordinance 967, passed December 21, 2016.

Disclaimer: The City Clerk's Office has the official version of the Deer Park Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

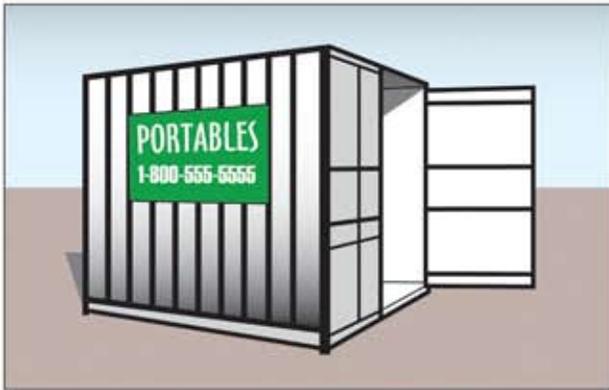
Temporary Portable Storage Containers

Information for Residentially Developed Properties

Fairfax County Board of Supervisors adopted new Zoning Ordinance regulations on Sept. 10, 2007, that conditionally permit temporary residential portable storage containers on properties containing dwellings.

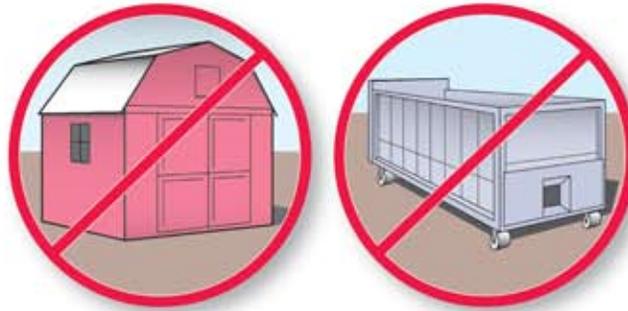
What is a temporary portable storage container?

It is a purpose-built, fully enclosed, box-like container with signage on one or more of its outer surfaces. It is uniquely designed to permit ease of loading to and from a transport vehicle.



Typical temporary portable storage container.

A temporary portable storage container is not a storage shed, roll-off container, dumpster, cargo/shipping container or the trailer portion of a tractor-trailer.

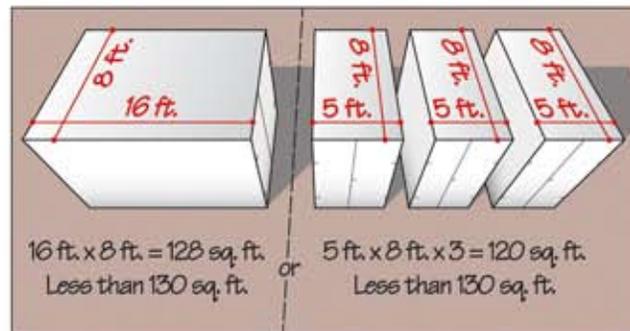


Storage sheds and roll-off containers are **not** temporary portable storage containers.

How much portable storage is permitted on a residential property?

Fairfax County Zoning Ordinance permits no more than 130 sq. ft. of portable storage. The 130 sq. ft. of allowable container use is a cumulative amount that may include one or more containers.

Portable storage containers come in various standard sizes. Portable storage companies generally provide containers in one or more of the following standard sizes: 16' x 8' (128 sq. ft.); 12' x 8' (96 sq. ft.); or 5' x 8' (40 sq. ft.).



The cumulative footprint area of all temporary portable storage containers on a property may not exceed 130 square feet.

How long can a portable storage container be used on a single family detached dwelling unit lot?

Portable storage containers are allowed for a period of 30 consecutive days within a 6-month period on a single family detached dwelling lot that contains 36,000 sq. ft. or less. On a single family detached dwelling lot that contains greater than 36,000 sq. ft., a portable storage container may be placed for a period not to exceed 60 consecutive days within a 6-month period.

How long can a portable storage container be used on a lot that contains a townhouse or a multiple family dwelling?

Portable storage containers are allowed on townhouse and multiple family properties for a period not to exceed 7 consecutive days within a 6-month period.

Are portable storage containers subject to height limitations?

Yes, portable storage containers may not exceed a height of 8½ feet. The height of such structures is measured from the lowest ground level adjacent to the structure to the top of the structure, therefore stacking of conventional size (8' tall) containers would not be permitted.

Do Fairfax County regulations limit the amount or type of signage that can appear on a portable storage container?

A sign displaying the container provider contact information is required. There are no limitations on the amount of signage that can be displayed on a container. However, signs

must not include advertisements for any other product or service.

Are there restrictions on where a portable storage container may be placed on a property?

Yes, containers may not be placed on a street, sidewalk or trail. They may not be placed in any location that would interfere with vehicular or pedestrian circulation or cause reduced visibility at street intersections. Container placements shall adhere to all applicable building and fire code regulations for the purpose of ensuring safe passage to and from dwellings, access to utility shut-off valves and for fire protection. In addition, portable storage containers may not be located in any required open space or landscaped area.

In case of a flood, fire or other casualty event, are there any options available for keeping a portable storage container on a residential property for a longer period of time?

Yes, when a dwelling has suffered casualty damage, a person may apply for a Temporary Special Permit (TSP) to allow the use of a portable storage container for a period of up to 6 months or for the period of an active Building Permit, whichever is shorter in duration.

Such a TSP is issued administratively by the Zoning Administrator and a TSP request is made to the Zoning Permit Review Branch of the Department of Planning and Zoning. A TSP may be extended beyond a 6 month period upon approval of the Fairfax County Board of Zoning Appeals (BZA) following a public hearing. An application fee is not required for such TSP requests. ■

More information

Complaints

Zoning Enforcement Branch
703-324-1300, TTY 711

Temporary Special Permits

Zoning Permit Review Branch
703-222-1082, TTY 711

Fairfax County on the Web

www.fairfaxcounty.gov/

This brochure produced by
Fairfax County, Virginia
Department of Planning & Zoning
Zoning Administration Division
12055 Government Center Parkway
Suite 807
Fairfax, VA 22035
703-324-1314, TTY 711

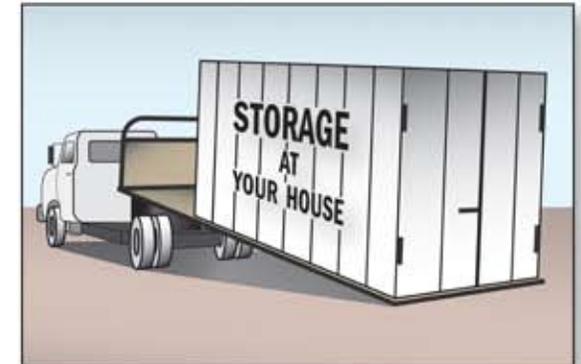
 To request this information in an alternate format, call (703) 324-1334, TTY 711.



*A Fairfax County, Virginia
publication*

Temporary Portable Storage Containers

Information for Residentially Developed Properties



Fairfax County, Virginia
Department of Planning & Zoning
Zoning Administration Division
December 2007



INTERPRETATION REQUEST – USE OF PORTABLE SELF-STORAGE CONTAINERS ON RESIDENTIALLY-ZONED PROPERTY

Applicable Monterey County Code Sections:

- 20.06.1200 (Structure)
- 21.06.1220 (Structure)
- Chapter 20.44 (Regulations for Design Control Zoning Districts)
- Chapter 21.44 (Regulations for Design Control Zoning Districts)
- Chapter 18.01 (Building Standards Administrative Code)
- 2013 California Building Code

Date: July 24, 2014

Subject: Use of portable self-storage containers (PODS or shipping containers) for storage on residentially-zoned property

What is the Question?

Are portable storage containers allowed to be used for storage for extended periods of time on residentially-zoned properties without a permit?

Short Answer:

Yes, under certain conditions:

- 1) If the property has an active construction permit;
- 2) If the occupant of the property is in the process of moving or remodeling where no construction permit is required (for up to 60 days);
- 3) If the unit is used for >60 days for a use other than construction purposes, the unit would need to meet building and zoning regulations.

If the unit is used for >60 days for any use listed above and the property is in a Design Control or “D” district, an over-the-counter Design Approval is required. The unit would need to meet applicable building and zoning regulations.

Discussion:

Portable storage containers, such as PODS or larger shipping containers, are becoming more popular as a low-cost means of providing additional secure storage during construction or remodeling in lieu of permanent accessory structures. The increased use of these units has resulted in increased awareness of the visual impacts of these units in residentially-zoned areas of the County.

Because the timeframes for construction or remodeling on a site can vary, there is a need to allow the units on a temporary basis, without an additional permit requirement, as long as the construction permit remains active or for up to 60 days if no construction permit is required.

If the unit is needed for more than 60 days for a use other than construction purposes, the unit would need to meet applicable building and zoning regulations, including but not limited to yard regulations (setbacks & height), FAR, and coverage. If the unit is used for more than 60

days for any use and the property is in a Design Control or "D" district, a Design Approval approved by the Director of Planning (over-the-counter) is required. The unit would need to meet building and zoning regulations including but not limited to yard regulations (setbacks) and coverage.

Facts of the situation:

The 2013 California Building Code defines a structure as that which is built or constructed. Further, Monterey County Code (MCC) section 18.01.040.B exempts one-story detached structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred forty (240) square feet and the structure does not contain any electrical, plumbing or mechanical work and is not used to store hazardous materials or vehicles. Such structures shall be in substantial conformance with all provisions of Title 18 and all referenced Codes. Portable storage units, under the Building Code definition, would not be considered structures. In addition, if portable storage units meet the exemptions under the California Building Code and MCC section 18.01.040.B, no permit is required.

Monterey County Code sections 20.06.1200 and 21.06.1220 define a structure as anything constructed or erected, except fences under six feet in height, the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent. Portable storage units, under the zoning code definitions, would be considered structures for Planning purposes as they require location on the ground and they are not a trailer or tent.

Monterey County Code Chapter 20.44 and 21.44 provide the regulations for Design Control Zoning Districts. Sections 20.44.040 and 21.44.040 authorize the Director of Planning to approve plans and submittals in "D" Districts for small structures such as structure additions, accessory structures and similar minor structures and minor modifications to approved designs.

Interpretation Prepared By: Laura Lawrence, RMA-Services Manager

Interpretation/Opinion Confirmed by:



Mike Rodriguez, C.B.O., Chief Building Official



Mike Novo, AICP, Director of RMA-Planning

- **Permit or Temp**
- **Contact Paolo SRIA.**
- **Semi trucks.**
- **Seasonal structures ch 4-7**
- **Conditional com. Storage site or uncle bob site.**
- **Graffiti**

Considerations for use of Cargo Containers

1. What are cargo containers?

- **A proposed definition from multiple sources:** *An **industrial**, standardized, reusable, and portable metal container originally and specifically **designed for use in the packing and intermodal shipping of goods or commodities by mounting for transport on **trucks, rail cars, or ships.*****

A cargo container may also be known as a shipping container, ISO (International Standard Organization) container, intermodal container, conex (container for export) box, or sea can.

- **A cargo container is also a “portable storage container” as currently defined:** *Any container, pod, trailer or other unit that is designed to temporarily store items and to be transported to and stored off site, typically by a private moving or storage company at a centralized warehouse. The term “portable storage container” does not include solid waste dumpsters or tool sheds.*

2. What are acceptable uses of cargo containers?

- **Temporary or permanent use**

- if temporary, the use is largely addressed by existing portable storage container provisions limiting time of use, quantity, size, and placement
- specific limits, prohibitions (e.g., residential use), or exemptions (e.g., construction materials/equipment) can be established for cargo containers used as temporary storage
- if permanent, then a container must be considered either an item of outdoor storage or a structure, subject to existing or additional limits (e.g., screening), prohibitions (e.g., no stacking), or exemptions as applicable to the use
- if used as a structure, any more restrictive treatment than for other structures must be justified, especially given there are no existing aesthetic constraints on the construction of accessory structures (e.g., storage sheds)

- **Residential or non-residential use**

- existing portable storage container provisions do not distinguish residential from non-residential use, but may need to with some variation in standards (e.g., quantity and seasonal placement)
- cargo container use, temporary or permanent, could be limited or prohibited for residential uses based on the industrial character of the containers

3. Integration with existing outdoor storage provisions is needed for permanent containers that will not be authorized as structures

- **Complete the scope of existing provisions**
- **Remove outdated references to former code**
- **Include placement and screening requirements for some districts**
- **make comprehensive review of storage across all zoning districts**