

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
October 1, 2018–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.
3. Approval of Minutes.
 - A.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 7, 2018 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for August 2018.
 - C. Planning Board 6-Month Outlook for September 2018.
4. Acceptance of Planning Board Meeting Packet.
5. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3 Regarding Structure Setbacks and Minimum Lot Widths.

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 explain structure setbacks on lots with multiple street frontage, define minimum lot widths on small radius rights-of-way, establish a minimum lot width within the HC/LI zoning district, and establish a minimum side setback for single-family dwellings that may be within the Commercial and Industrial zoning districts.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Chapter 1 and Land Development Code, Chapter 6, Definitions

That the Board review and recommend to the Board of County

Commissioners (BCC) for adoption, an Ordinance amending the Design Standards Manual (DSM), Chapter 1 and Land Development Code (LDC), Chapter 6, Definitions

- C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning Regulations, Article 1, General Provisions, Article 2, Mainland Districts, Article 4, Perdido Key Districts, Article 5, Pensacola Beach Districts and Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) adding marijuana dispensing facilities as a permitted use.

- D. A Public Hearing Concerning the Review of an Ordinance Amending the Escambia County 2030 Comprehensive Plan - CPA-2018-02

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance to amend the Comprehensive Plan OBJ FLU 3.1, Rural Development, deleting FLU 3.1.5 in its entirety.

6. Action/Discussion/Info Items.

- A. FDOT Complete Streets Discussion.

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, November 13, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3. A.

Meeting Date: 10/01/2018

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 7, 2018 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for August 2018.

C. Planning Board 6-Month Outlook for September 2018.

Attachments

Draft August 7, 2018 Planning Board Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD August 7, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(11:14 A.M. - 1:22 P.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Alan Gray
William Clay

Absent: Patty Hightower
Eric Fears
Stephen Opalenik

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

1. Call to Order.
2. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Alan Gray, Seconded by Jay Ingwell

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

Vote: 6 - 0 Approved

Other: Eric Fears (ABSENT)
3. Approval of Minutes.

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the July 10, 2018, Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for July 2018.
- C. Planning Board 6-Month Outlook for August 2018.

Motion by Reid Rushing, Seconded by William Clay

Motion was made to approve the Rezoning Planning Board meeting minutes from July 10, 2018.

Vote: 6 - 0 Approved

Other: Eric Fears (ABSENT)

- 4. Acceptance of Planning Board Meeting Packet.

Motion by Alan Gray, Seconded by Reid Rushing

Motion was made to accept the Regular Planning Board meeting packet for August 7, 2018.

Vote: 6 - 0 Approved

Other: Eric Fears (ABSENT)

- 5. Public Hearings.

- A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7, Policy FLU 1.1.1 to Provide for an Amendment to the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel, requesting to change the existing FLUM designation from Agricultural (AG) to Rural Community (RC).

Motion by Alan Gray, Seconded by Reid Rushing

Motion was made to accept Tom Hammond as expert witness.

Vote: 6 - 0 Approved

Other: Eric Fears (ABSENT)

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to agree with Staff's Findings of Fact and recommend denial the Future Land Use change.

Vote: 4 - 1 Approved

Voted No: Timothy Pyle

Other: Reid Rushing (ABSENT)
Eric Fears (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Chapter 1 and Land Development Code, Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Design Standards Manual (DSM), Chapter 1 and Land Development Code (LDC), Chapter 6, Definitions

WAS NOT HEARD BY THE PLANNING BOARD - MOVED TO THE SEPTEMBER 4, 2018 PLANNING BOARD MEETING

C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3 Regarding Structure Setbacks and Minimum Lot Widths.

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 explain structure setbacks on lots with multiple street frontage, define minimum lot widths on small radius rights-of-way, and establish a minimum lot width within the HC/LI zoning district.

WAS NOT HEARD BY THE PLANNING BOARD - MOVED TO THE SEPTEMBER 4, 2018 PLANNING BOARD MEETING

6. Action/Discussion/Info Items.

A. FDOT Complete Streets Discussion.

WAS NOT DISCUSSED BY THE PLANNING BOARD - MOVED TO THE SEPTEMBER 4, 2018 PLANNING BOARD MEETING

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, September 4, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. 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 19, 2018
RE: Monthly Action Follow-Up Report for September 2018

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:**

LSA-2018-01

- 07-10-18 Applicant requested continuance to next PB
- 08-07-18 PB recommended denial
- 09-06-18 BCC remanded case back to PB (ON HOLD for comp plan change)

LAND DEVELOPMENT CODE ORDINANCES

Cargo Containers

- 04-03-18 PB recommended approval
- 05-03-18 BCC wanted more info
- 06-05-18 PB discussed
- 07-10-18 PB recommended approval
- 08-02-18 BCC placed on hold for further info

Lot Width and DSM Ordinances were scheduled for the September. PB but were not heard due to lack of quorum.

REZONING CASES

1. Rezoning Case Z-2018-08 (on HOLD with LSA-2018-01)
 - 07-10-18 Applicant requested continuance to next PB meeting
 - 08-07-18 PB meeting ended before hearing
 - 09-04-18 No quorum at PB mtg

2. Rezoning Case Z-2018-10
 - 08-07-18 PB recommended approval
 - 09-06-18 BCC denied

3. Rezoning Case Z-2018-09
 - 09-04-18 PB meeting – NO QUORUM
 - 10-01-18 PB meeting

4. Rezoning Case Z-2018-11
 - 09-04-18 PB meeting – NO QUORUM
 - 10-01-18 PB meeting

5. Rezoning Case Z-2018-13
 - 09-04-18 PB meeting – NO QUORUM
 - 10-01-18 PB meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR OCTOBER 2018

(Revised 09/19/18)

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
Monday, October 1, 2018	<ul style="list-style-type: none"> • Bridlewood PUD • Lot Width Solutions • June DSM PAC Changes • Medical Marijuana 	<ul style="list-style-type: none"> • CPA-2018-02 	<ul style="list-style-type: none"> • Z-218-09 • Z-2018-11 • Z-2018-13 	<ul style="list-style-type: none"> • Complete Streets
Tuesday, November 13, 2018			<ul style="list-style-type: none"> • Z-2018-14 • Z-2018-15 • Z-2018-16 • Z-2018-17 • Z-2018-18 	
Tuesday, December 4, 2018				
Tuesday, January 8, 2019?				
Tuesday, February 5, 2019?				
Tuesday, March 5, 2019?				

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

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. A.

Meeting Date: 10/01/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 3 Regarding Structure Setbacks and Minimum Lot Widths

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3 Regarding Structure Setbacks and Minimum Lot Widths.

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 explain structure setbacks on lots with multiple street frontage, define minimum lot widths on small radius rights-of-way, establish a minimum lot width within the HC/LI zoning district, and establish a minimum side setback for single-family dwellings that may be within the Commercial and Industrial zoning districts.

BACKGROUND:

The zoning districts of the LDC currently only authorize a reduced (20-foot) minimum lot width at the right-of-way for lots that front the circular turn-around terminating a cul-de-sac street. However, lot frontage constraints similar to those of a turn-around occur sufficiently often to also authorize proportionally the same lot width minimum for any lots that front a right-of-way radius of 100 feet or less. Additionally, a minimum lot width supporting the non-residential intent of HC/LI zoning is appropriate for the district as previously established for the Industrial district. For improved implementation of all site and building requirements, current LDC provisions require a better explanation of the application of front structure setbacks for lots with multiple street frontages.

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 D. 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 staff and interested citizens.

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 **Article 1 General Provisions**

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

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

12 **(b) Modifications.** Except as may be authorized in this article for the clustering of
13 dwelling units, modifications to the strict application of site and building requirements
14 may only be granted according to the compliance review processes prescribed in
15 Chapter 2, and only if not excluded by other provisions of the LDC.

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

21 **(d) Density.** The number of dwelling or lodging units allowed within a parcel is
22 determined by the product of the total (gross) development parcel area and the
23 maximum density allowed by the applicable zoning district. When the calculated
24 number of allowable units for a parcel result in a fraction greater than or equal to 0.5
25 units, rounding up to the next whole unit is permitted. However, in the division of an
26 existing lot of record for two single-family lots, the product of the area and density for
27 each proposed lot shall be at least one dwelling unit without rounding, unless the lots
28 are created by the division of an existing public right-of-way. Regardless of the
29 maximum density allowed, each lot of record is vested for a single-family dwelling as
30 established in the preceding section.

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

38 **(f) Lot coverage.** The maximum amount of impervious and semi-impervious coverage
39 allowed for any lot is established by the minimum percent pervious lot coverage
40 required by the applicable zoning district. The amount allowed by zoning remains

1 subject to other limitations of the LDC and any approved stormwater management
2 plan for the lot.

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

6 **(1) Multiple frontage.** For corner and other lots with multiple street frontage, the
7 front setback shall apply to the frontage of the assigned street address and the
8 side setback shall apply to any street frontage that adjoins the addressed
9 frontage, except where the Planning Official may determine these applications to
10 be impractical for an existing individual lot.

11 **(42) Nonconformance.** For a structure that is nonconforming with regard to any
12 zoning required setback, a structural alteration, enlargement, or extension to it
13 that creates no greater encroachment by distance into the substandard setback
14 is not considered an increase in nonconformance and does not require a
15 variance.

16 **(23) Accessory structures.** Accessory structures shall be limited to side and rear
17 yards and be at least five feet from any interior side or rear lot line except where
18 specifically allowed as encroachments. Accessory dwellings shall be limited to
19 the setbacks required for the principal dwelling.

20 **(34) Distance between dwellings.** Where the applicable zoning district allows
21 more than one dwelling on a single lot, the minimum horizontal distance between
22 such dwellings shall not be less than twice the side yard distance required by the
23 district, and the minimum distance between any structures shall not be less than
24 the minimum required by the Florida Building Code.

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

32 **(56) Encroachment of porch or terrace.** An open, unenclosed and uncovered
33 paved terrace or a covered porch may extend into the required front yard no
34 more than 10 feet.

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

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

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

- 5 a. They do not separately or in combination with other rooftop structures exceed
6 10 percent of the horizontal roof area.
- 7 b. They do not exceed applicable airport or airfield height restrictions.
- 8 c. They do not exceed otherwise applicable height limitations by more than 15
9 feet or 10 percent of actual building height, whichever is greater.

10 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development
11 Code of Escambia County, Chapter 3, Zoning Regulations, Article 2, Mainland Districts,
12 is hereby amended as follows (words underlined are additions and words ~~stricken~~ are
13 deletions):

14 **Article 2 Mainland Districts**

15 **Sec. 3-2.2 Agricultural district (Agr).**

16 **(d) Site and building requirements.** The following site and building requirements apply
17 to uses within the Agricultural district:

- 18 **(1) Density.** A maximum density of one dwelling unit per 20 acres.
- 19 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 20 **(3) Structure height.** No maximum structure height unless prescribed by use.
- 21 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 22 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way for all new
23 lots.
- 24 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
25 maximum semi-impervious and impervious cover) for all uses.
- 26 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
 - 27 a. **Front and rear.** Forty feet in the front and rear.
 - 28 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
29 of-way, whichever is greater, but not required to exceed 15 feet.
 - 30 c. ~~Corner lots. Will one front setback and one side setback.~~
- 31 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
32 regulations and standards.

1 **Sec. 3-2.3 Rural Residential district (RR).**

2 **(d) Site and building requirements.** The following site and building requirements apply
3 to uses within the RR district:

4 **(1) Density.** A maximum density of one dwelling unit per four acres.

5 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

6 **(3) Structure height.** No maximum structure height unless prescribed by use.

7 **(4) Lot area.** No minimum lot area unless prescribed by use.

8 **(5) Lot width.** ~~A minimum lot width of 40 feet at the street right-of-way for cul-de-~~
9 ~~sac lots and 100 feet at the street right-of-way for all other lots.~~ For a new lot with
10 the majority of its frontage along the outside of a street right-of-way curve whose
11 radius is 100 feet or less, the minimum lot width at the right-of-way is 40 feet.
12 The minimum width for all other new lots is 100 feet at the right-of way.

13 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
14 maximum semi-impervious and impervious cover) for all uses.

15 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

16 **a. Front and rear.** Forty feet in the front and rear.

17 **b. Sides.** On each side, five feet or 10 percent of the lot width at the street right-
18 of-way, whichever is greater, but not required to exceed 15 feet.

19 ~~**c. Corner lots.** Will have one front setback and one side setback.~~

20 **(8) Other requirements.**

21 **a. Farm animal shelters.** Stables or other structures for sheltering farm animals
22 shall be at least 50 feet from any property line and at least 130 feet from any
23 dwelling on adjacent property.

24 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
25 regulations and standards.

26 **Sec. 3-2.4 Rural Mixed-use district (RMU).**

27 **(d) Site and building requirements.** The following site and building requirements apply
28 to uses within the RMU district:

29 **(1) Density.** A maximum density of two dwelling units per acre.

30 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

31 **(3) Structure height.** No maximum structure height unless prescribed by use.

32 **(4) Lot area.** No minimum lot area unless prescribed by use.

33 **(5) Lot width.** ~~A minimum lot width of 40 feet at the street right-of-way for cul-de-~~
34 ~~sac lots and 100 feet at the street right-of-way for all other lots.~~ For a new lot with
35 the majority of its frontage along the outside of a street right-of-way curve whose

1 radius is 100 feet or less, the minimum lot width at the right-of-way is 40 feet.
2 The minimum width for all other new lots is 100 feet at the right-of-way.

3 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
4 maximum semi-impervious and impervious cover) for all uses.

5 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

6 a. **Front and rear.** Forty feet in the front and rear.

7 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
8 of-way, whichever is greater, but not required to exceed 15 feet.

9 c. ~~**Corner lots.** Will have one front setback and one side setback.~~

10 **(8) Other requirements.**

11 a. **Farm animal shelters.** Stables or other structures for sheltering farm
12 animals shall be at least 50 feet from any property line and at least 130 feet
13 from any dwelling on the property of another landowner.

14 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
15 regulations and standards.

16 **Sec. 3-2.5 Low Density Residential district (LDR).**

17 **(d) Site and building requirements.** The following site and building requirements apply
18 to uses within the LDR district:

19 **(1) Density.** A maximum density of four dwelling units per acre.

20 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

21 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.

22 **(4) Lot area.** No minimum lot area unless prescribed by use.

23 ~~**(5) Lot width.** A minimum lot width of 20 feet at the street right-of-way for cul-de-
24 sac lots and 60 feet at the street right-of-way for all other lots.~~ For a new lot with
25 the majority of its frontage along the outside of a street right-of-way curve whose
26 radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent
27 of the radius length, but not less than 20 feet. The minimum width for all other
28 new lots is 60 feet at the right-of-way.

29 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
30 maximum semi-impervious and impervious cover) for all uses.

31 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

32 a. **Front and rear.** Twenty-five feet in the front and rear.

33 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
34 of-way, whichever is greater, but not required to exceed 15 feet.

35 c. ~~**Corner lots.** Will have one front setback and one side setback.~~

1 **(8) Other requirements.**

- 2 **a. Horse shelters.** Stables or other structures for sheltering horses or other
3 domesticated *equines* shall be at least 50 feet from any property line and at
4 least 130 feet from any dwelling on the property of another landowner.
- 5 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
6 regulations and standards.

7 **Sec. 3-2.6 Low Density Mixed-use district (LDMU).**

8 **(d) Site and building requirements.** The following site and building requirements apply
9 to uses within the LDMU district:

- 10 **(1) Density.** A maximum density of seven dwelling units per acre regardless of the
11 future land use category.
- 12 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land
13 use category and 2.0 within MU-U.
- 14 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.
- 15 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 16 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
17 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
18 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
19 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
20 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
21 The minimum width for all other new lots is as follows:
- 22 **1. Single-family detached.** Forty feet at the street right-of-way for single-family
23 detached dwellings.
- 24 **2. Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
- 25 **3. Multi-family and other.** Eighty feet at the street right-of-way for multi-family
26 dwellings and townhouse groups. No minimum lot width required by zoning
27 for other uses.
- 28 **(6) Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent
29 maximum semi-impervious and impervious cover) for all uses.
- 30 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 31 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 32 **b. Sides.** Ten feet on each side of a group of attached townhouses. On each
33 side of all other structures, five feet or 10 percent of the lot width at the street
34 right-of-way, whichever is greater, but not required to exceed 15 feet.
- 35 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 36 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
37 regulations and standards.

1 **Sec. 3-2.7 Medium Density Residential district (MDR).**

2 **(d) Site and building requirements.** The following site and building requirements apply
3 to uses within the MDR district:

4 **(1) Density.** A maximum density of 10 dwelling units per acre regardless of the
5 future land use category.

6 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land
7 use category and 2.0 within MU-U.

8 **(3) Structure height.** A maximum structure height of 45 feet. See height definition.

9 **(4) Lot area.** No minimum lot area unless prescribed by use.

10 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
11 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
12 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
13 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
14 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
15 The minimum width for all other new lots is as follows:

16 a. **Single-family detached.** Fifty feet at the street right-of-way for single-family
17 detached dwellings.

18 b. **Two-family.** Eighty feet at the street right-of-way or two-family dwellings.

19 c. **Multi-family and other.** Eighty feet at the street right-of-way for townhouse
20 groups and boarding or rooming houses. No minimum lot width required by
21 zoning for other uses.

22 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
23 maximum semi-impervious and impervious cover) for all uses.

24 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

25 a. **Front and rear.** Twenty feet in the front and rear.

26 b. **Sides.** Ten feet on each side of a group of attached townhouses. On each
27 side of all other structures, five feet or 10 percent of the lot width at the street
28 right-of-way, whichever is greater, but not required to exceed 15 feet.

29 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

30 **(8) Other requirements.**

31 a. **Stables.** Stables shall be at least 50 feet from any property line and at least
32 130 feet from any residential dwelling on the property of another landowner.

33 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
34 regulations and standards.

35

1 **Sec. 3-2.8 High Density Residential district (HDR).**

2 **(d) Site and building requirements.** The following site and building requirements
3 apply to uses within the HDR district:

4 **(1) Density.** A maximum density of 18 dwelling units per acre.

5 **(2) Floor area ratio.** A maximum floor area ratio of 2.0 for all uses.

6 **(3) Structure height.** A maximum structure height of 120 feet above highest
7 adjacent grade.

8 **(4) Lot area.** No minimum lot area unless prescribed by use.

9 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
10 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
11 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
12 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
13 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
14 The minimum width for all other new lots is as follows:

15 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
16 detached dwellings.

17 **b. Two-family.** Eighty feet at the street right-of-way for two-family dwellings.

18 **c. Multi-family and other.** Eighty feet at the street right-of-way for multi-family
19 dwellings, boarding or rooming houses, and townhouse groups. No minimum
20 lot width required by zoning for other uses.

21 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent
22 maximum semi-impervious and impervious cover) for all uses.

23 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

24 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.

25 **b. Sides.** Ten feet on each side of a group of attached townhouses. On each
26 side of all other structures, 10 feet or 10 percent of the lot width at the street
27 right-of-way, whichever is less, but at least five feet. For structures exceeding
28 35 feet above highest adjacent grade, an additional two feet for each
29 additional 10 feet in height, but not required to exceed 15 feet.

30 ~~**c. Corner lots.** Will have one front setback and one side setback.~~

31 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
32 regulations and standards.

33 **Sec. 3-2.9 High Density Mixed-use district (HDMU).**

34 **(d) Site and building requirements.** The following site and building requirements apply
35 to uses within the HDMU district:

36 **(1) Density.** A maximum density of 25 dwelling units per acre.

- 1 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
2 future land use category and 2.0 within Mixed-Use Urban (MU-U).
- 3 **(3) Structure height.** A maximum structure height of 150 feet above highest
4 adjacent grade.
- 5 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 6 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
7 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
8 ~~required:~~For a new lot with the majority of its frontage along the outside of a
9 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
10 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
11 The minimum width for all other new lots is as follows:
- 12 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
13 detached dwellings.
- 14 b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
- 15 c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family
16 dwellings, boarding or rooming houses, or townhouse groups. No minimum
17 lot width required by zoning for other uses.
- 18 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent
19 maximum semi-impervious and impervious cover) for all uses.
- 20 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 21 a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 22 b. **Sides.** Ten feet on each side of a group of attached townhouses. On each
23 side of all other structures, 10 feet or 10 percent of the lot width at the street
24 right-of-way, whichever is less, but at least five feet. For structures exceeding
25 35 feet above highest adjacent grade, an additional two feet for each
26 additional 10 feet in height, but not required to exceed 15 feet.
- 27 ~~c. **Corner lots.** Will have one front setback and one side setback.~~
- 28 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
29 regulations and standards.

30 **Sec. 3-2.10 Commercial district (Com).**

- 31 **(d) Site and building requirements.** The following site and building requirements
32 apply to uses within the Commercial district:
- 33 **(1) Density.** A maximum density of 25 dwelling units per acre throughout the district.
34 Lodging unit density not limited by zoning.
- 35 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
36 future land use category and 2.0 within Mixed-Use Urban (MU-U).
- 37 **(3) Structure height.** A maximum structure height of 150 feet above adjacent grade.

- 1 (4) **Lot area.** No minimum lot area unless prescribed by use.
- 2 (5) **Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
3 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
4 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
5 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
6 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
7 The minimum width for all other new lots is as follows:
- 8 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
9 detached dwellings.
- 10 b. **Two-family.** Eighty feet at the street right-of-way for two-family dwellings.
- 11 c. **Multi-family and other.** Eighty feet at the street right-of-way for multi-family
12 dwellings, boarding or rooming houses, or townhouse groups. No minimum
13 lot width required by zoning for other uses or lots.
- 14 (6) **Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
15 maximum semi-impervious and impervious cover) for all uses.
- 16 (7) **Structure setback.** For all principal structures, minimum setbacks are:
- 17 a. **Front and rear.** Fifteen feet in both front and rear.
- 18 b. **Sides.** ~~Ten feet on each side~~ On each side of a single-family detached
19 dwelling, 10 feet or 10 percent of the lot width at the street right-of-way,
20 whichever is less, but at least five feet. For all other structures, including any
21 group of attached townhouses ten feet on each side. For structures
22 exceeding 35 feet above highest adjacent grade, an additional two feet for
23 each additional 10 feet in height.
- 24 c. ~~Corner lots. Will have one front setback and one side setback.~~
- 25 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
26 regulations and standards.

27 **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).**

- 28 (d) **Site and building requirements.** The following site and building requirements apply
29 to uses within the HC/LI district:
- 30 (1) **Density.** A maximum density of 25 dwelling units per acre. Lodging unit density
31 is not limited by zoning.
- 32 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 within the Mixed-Use
33 Suburban (MU-S), Commercial (C) and Industrial (I) future land use categories,
34 and 2.0 within Mixed-Use Urban (MU-U).
- 35 (3) **Structure height.** A maximum structure height of 150 feet above highest
36 adjacent grade, except that for any parcel previously zoned GBD and within the
37 MU-S future land use category the mean roof height (average of roof eave and

1 peak heights) of a building shall not exceed 45 feet above average finished
2 grade.

3 **(4) Lot area.** No minimum lot area unless prescribed by use.

4 **(5) Lot width.** ~~No minimum lot width required by zoning.~~ For a new lot with the
5 majority of its frontage along the outside of a street right-of-way curve whose
6 radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent
7 of the radius length, but not less than 20 feet. The minimum width for all other
8 new lots is 100 feet at the street right-of-way.

9 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
10 maximum semi-impervious and impervious cover) for all uses. A maximum 75
11 percent of lot area occupied by principal and accessory buildings on lots of non-
12 residential uses.

13 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

14 a. **Front and rear.** Fifteen feet in both front and rear.

15 b. **Sides.** On each side of a single-family detached dwelling, 10 feet or 10
16 percent of the lot width at the street right-of-way, whichever is less, but at
17 least five feet. For all other structures, including any group of attached
18 townhouses, ten feet on each side. For structures exceeding 35 feet above
19 highest adjacent grade, an additional two feet for each additional 10 feet in
20 height.

21 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

22 **(8) Other requirements.**

23 a. **Access.** For any industrial use south of Well Line Road, site access shall be
24 provided by curb cuts on an arterial or collector street. Alternatively, a private
25 or public street may link the site to an arterial or collector, provided that the
26 private or public street does not traverse a residential subdivision or
27 predominantly residential neighborhood between the site and the arterial or
28 collector street.

29 b. **Parcels within MU-S previously zoned GBD.** For any parcel previously
30 zoned GBD and within the MU-S future land use category, additional
31 requirements apply as mandated by the GBD performance standards and the
32 site and building requirements in effect as of April 15, 2015, prior to the
33 adoption of the current Land Development Code to ensure compatibility.

34 c. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
35 regulations and standards.

36 **Sec. 3-2.12 Industrial district (Ind).**

37 **(d) Site and building requirements.** The following site and building requirements apply
38 to uses within the Industrial district:

- 1 (1) **Density.** Dwelling unit density limited to vested residential development.
- 2 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 3 (3) **Structure height.** A maximum structure height of 150 feet above highest
4 adjacent grade.
- 5 (4) **Lot area.** No minimum lot area unless prescribed by use.
- 6 (5) **Lot width.** A minimum lot-width of 100 feet at the street right-of-way for all new
7 lots.
- 8 (6) **Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
9 maximum semi-impervious and impervious cover) for all uses. A maximum of 75
10 percent of lot area occupied by principal and accessory buildings.
- 11 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- 12 a. **Front and rear.** Twenty-five feet in both front and rear.
- 13 b. **Sides.** On each side of a single-family detached dwelling on an existing lot of
14 record, 10 feet or 10 percent of the lot width at the street right-of-way, whichever
15 is less, but at least five feet. For all other structures, 15 Fifteen feet on each
16 side.
- 17 c. **Corner lots.** ~~Will have one front setback and one side setback.~~
- 18 (8) **Other requirements.**
- 19 a. **Access.** For any industrial use south of Well Line Road, site access shall be
20 provided by curb cuts on an arterial or collector street. Alternatively, a private
21 or public street may link the site to an arterial or collector, provided that the
22 private or public street does not traverse a residential subdivision or
23 predominantly residential neighborhood between the site and the arterial or
24 collector street.
- 25 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
26 regulations and standards.

27 **Sec. 3-2.13 Recreation district (Rec).**

- 28 (d) **Site and building requirements.** The following site and building requirements apply
29 to uses within the Recreation district:
- 30 (1) **Density.** Dwelling unit density limited to vested development.
- 31 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 32 (3) **Structure height.** No maximum structure height unless prescribed by use.
- 33 (4) **Lot area.** No minimum lot area unless prescribed by use.
- 34 (5) **Lot width.** No minimum lot width required by zoning.
- 35 (6) **Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
36 maximum semi-impervious and impervious cover) for all uses.

1 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

2 a. **Front and rear.** Twenty-five feet in front and rear.

3 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
4 of-way, whichever is greater, but not required to exceed 15 feet.

5 c. ~~Corner lots.~~ Will have one front setback and one side setback.

6 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
7 regulations and standards.

8 **Sec. 3-2.14 Conservation district (Con).**

9 (d) **Site and building requirements.** The following site and building requirements apply
10 to uses within the Conservation district:

11 (1) **Density.** Dwelling unit density limited to vested development.

12 (2) **Floor area ratio.** A maximum floor area ratio of 0.5 for all uses.

13 (3) **Structure height.** A maximum structure height of 45 feet. See height definition.

14 (4) **Lot area.** No minimum lot area unless prescribed by use.

15 (5) **Lot width.** No minimum lot width required by zoning.

16 (6) **Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
17 maximum semi-impervious and impervious cover) for all uses.

18 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

19 a. **Front and rear.** Twenty-five feet in front and rear.

20 b. **Sides.** On each side, five feet or 10 percent of the lot width at the street right-
21 of-way, whichever is greater, but not required to exceed 15 feet.

22 c. ~~Corner lots.~~ Will have one front setback and one side setback.

23 (8) **Other requirements.**

24 a. **Horse shelters.** Stables or other structures for sheltering horses or other
25 domesticated *equines* shall be at least 50 feet from any property line and at
26 least 130 feet from any dwelling on the property of another landowner.

27 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
28 regulations and standards

29 **Sec. 3-2.15 Public district (Pub).**

30 (d) **Site and building requirements.** The following site and building requirements apply
31 to uses within the Public district:

32 (1) **Density.** Dwelling unit density limited to vested residential development.

33 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
34 future land use category and 2.0 within Mixed-Use Urban (MU-U).

- 1 **(3) Structure height.** A maximum structure height of 150 feet above adjacent
2 grade.
- 3 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 4 **(5) Lot width.** No minimum lot width required by zoning.
- 5 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
6 maximum semi-impervious and impervious cover) for all uses.
- 7 **(7) Structure setback.** For all principal structures, minimum setbacks are:
- 8 **a. Front and rear.** Fifteen feet in both front and rear.
- 9 **b. Sides.** Ten feet on each side. For structures exceeding 35 feet above
10 highest adjacent grade, an additional two feet for each additional 10 feet in
11 height.
- 12 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~
- 13 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
14 regulations and standards.

15 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development
16 Code of Escambia County, Chapter 3, Zoning Regulations, Article 4, Perdido Key
17 Districts, is hereby amended as follows (words underlined are additions and words
18 ~~stricken~~ are deletions):

19 **Article 4 Perdido Key districts.**

20 **Sec. 3-4.2 Low Density Residential district, Perdido Key (LDR-PK).**

21 **(d) Site and building requirements.** The following site and building requirements
22 apply to uses within the LDR-PK district:

- 23 **(1) Density.** A maximum density of two dwelling units per acre.
- 24 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 25 **(3) Structure height.** A maximum building height of 35 feet above the habitable first
26 floor. However, the roof of an accessory boathouse shall not exceed 20 feet
27 above mean sea level.
- 28 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 29 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
30 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
31 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
32 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
33 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
34 The minimum width for all other new lots is as follows:

1 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
2 detached dwellings.

3 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

4 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
5 maximum semi-impervious and impervious cover) for all uses, and minimum
6 open space of 35 percent of total parcel area.

7 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

8 **a. Front and rear.** Twenty-five feet in the front. Ten percent of the lot depth in
9 the rear, but not required to exceed 25 feet.

10 **b. Sides.** On each side, ~~ten~~ five feet or 10 percent of the lot width at the street
11 right-of-way, whichever is greater, but not required to exceed 15 feet.

12 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

13 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
14 regulations and standards.

15 **Sec. 3-4.3 Medium Density Residential district, Perdido Key (MDR-PK).**

16 **(d) Site and building requirements.** The following site and building requirements apply
17 to uses within the MDR-PK district:

18 **(1) Density.** A maximum density of 4.5 dwelling units per acre.

19 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

20 **(3) Structure height.** A maximum building height of four stories. However, an
21 additional story may be utilized for parking in areas that clustering of
22 development is necessary for permitting through the Perdido Key Habitat
23 Conservation Plan.

24 **(4) Lot area.** No minimum lot area unless prescribed by use.

25 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
26 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
27 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
28 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
29 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
30 The minimum width for all other new lots is as follows:

31 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
32 detached dwellings.

33 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

34 **c. Townhouses and Multi-family.** Twenty feet at the street right-of-way for
35 townhouses and one hundred feet at the street right-of-way for multi-family
36 dwellings. No minimum lot width required by zoning for other uses.

1 (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
2 maximum semi-impervious and impervious cover) for all uses, and minimum
3 open space of 35 percent of total parcel area.

4 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

5 a. **Front and rear.** Twenty-five feet in the front for single and two-family
6 dwellings, and fifteen feet for all other structures. Ten percent of the lot depth
7 in the rear, but not required to exceed 25 feet.

8 b. **Sides.** Ten feet at each end unit of a townhouse group. On each side of all
9 other structures, five feet or 10 percent of the lot width at the street right-of-
10 way, whichever is greater, but not required to exceed 15 feet.

11 c. ~~**Corner lots.** Will have one front setback and one side setback.~~

12 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
13 regulations and standards.

14 **Sec. 3-4.4 High Density Residential district, Perdido Key (HDR-PK).**

15 (d) **Site and building requirements.** The following site and building requirements apply
16 to uses within the HDR-PK district:

17 (1) **Density.** A maximum density of 12 dwelling units per acre.

18 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

19 (3) **Structure height.** A maximum building height of eight stories. However, two
20 additional stories may be utilized for parking in areas that clustering of
21 development is necessary for permitting through the Perdido Key Habitat
22 Conservation Plan.

23 (4) **Lot area.** No minimum lot area unless prescribed by use.

24 (5) **Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
25 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
26 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
27 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
28 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
29 The minimum width for all other new lots is as follows:

30 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
31 detached dwellings.

32 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

33 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
34 townhouses. One hundred feet at the street right-of-way for multi-family
35 dwellings. No minimum lot width required by zoning for other uses.

36 (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
37 maximum semi-impervious and impervious cover) for all uses, and minimum
38 open space of 35 percent of total parcel area.

1 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

2 a. **Front and rear.** Twenty feet in the front for single and two-family dwellings,
3 and ten feet for all other structures. Ten percent of the lot depth in the rear,
4 but not required to exceed 25 feet.

5 b. **Sides.** Ten feet at each end unit of a townhouse group. On each side of all
6 other structures, five feet or 10 percent of the lot width at the street right-of-
7 way, whichever is greater, but not required to exceed 15 feet.

8 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

9 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
10 regulations and standards.

11 **Sec. 3-4.5 Commercial district, Perdido Key (Com-PK).**

12 (d) **Site and building requirements.** The following site and building requirements apply
13 to uses within the Com-PK district:

14 (1) **Density.** A maximum density of three dwelling units per acre. Density may be
15 increased or decreased by density transfer to or from other commercially zoned
16 Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK). Transfers are limited
17 to contiguous land (exclusive of public streets) under unified control and may
18 occur across public streets, excluding transfers to any parcels south of Perdido
19 Key Drive.

20 (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

21 (3) **Structure height.** A maximum building height of four stories. However, an
22 additional story may be utilized for parking in areas that clustering of
23 development is necessary for permitting through the Perdido Key Habitat
24 Conservation Plan.

25 (4) **Lot area.** No minimum lot area unless prescribed by use.

26 (5) **Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
27 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
28 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
29 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
30 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
31 The minimum width for all other new lots is as follows:

32 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
33 detached dwellings.

34 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

35 c. **Townhouse and multi-family.** Twenty feet at the street right-of-way for
36 townhouses. One hundred feet at the street right-of-way for multi-family
37 dwellings. No minimum lot width required by zoning for non-residential uses.

1 (6) **Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent
2 maximum semi-impervious and impervious cover) for all uses.

3 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

4 a. **Front and rear.** Twenty feet in the front for all single-family, two-family,
5 three-family (triplex), and four-family (quadruplex) dwellings, but ten feet for
6 all other dwellings, any non-residential, or mixed uses. Fifteen feet in the rear
7 for all uses.

8 b. **Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any
9 side of a structure abutting a residential district if that side is not separated
10 from the residential district by a public street, body of water, or similar
11 manmade or natural buffer. Five feet on all other sides and for all other
12 structures.

13 c. ~~Corner lots.~~ Will have one front setback and one side setback.

14 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
15 regulations and standards.

16 **Sec. 3-4.6 Commercial Core district, Perdido Key (CC-PK).**

17 (d) **Site and building requirements.** The following site and building requirements apply
18 to uses within the CC-PK district:

19 (1) **Density.** A maximum density of 13 dwelling units per acre or 25 lodging units per
20 acre, or any combination of dwelling and lodging such that one dwelling unit
21 equals 25/13 lodging units.

22 Density may be increased or decreased by density transfer to or from other
23 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
24 Transfers are limited to contiguous land (exclusive of public streets) under unified
25 control and may occur across public streets, excluding transfers to any parcels
26 south of Perdido Key Drive.

27 (2) **Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

28 (3) **Structure height.** A maximum building height of 30 stories for hotels and 20
29 stories for all other buildings. However, additional stories may be utilized for
30 parking in areas that clustering of development is necessary for permitting
31 through the Perdido Key Habitat Conservation Plan. The number of additional
32 stories that may be utilized for parking shall be determined by the Planning
33 Official in conjunction with the Habitat Conservation Plan Manager.

34 (4) **Lot area.** No minimum lot area unless prescribed by use.

35 (5) **Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
36 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
37 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
38 street right-of-way curve whose radius is 100 feet or less, the minimum lot width

1 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
2 The minimum width for all other new lots is as follows:

- 3 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
4 detached dwellings.
- 5 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.
- 6 **c. Townhouses and multi-family.** Twenty feet at the street right-of-way for
7 townhouses. No minimum lot width required by zoning for multi-family
8 dwellings or other uses.

9 **(6) Lot coverage.**

10 **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent
11 maximum semi-impervious and impervious cover) for all single-family
12 (attached or detached), two-family, and triplex and quadruplex forms of multi-
13 family dwellings. For all other uses, minimum pervious lot coverage of 20
14 percent (80 percent maximum semi-impervious and impervious cover)

15 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

- 16 **a. Front and rear.** Ten feet in the front and 15 feet in the rear.
- 17 **b. Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any
18 side of a structure abutting a residential district if that side is not separated
19 from the residential district by a public street, body of water, or similar
20 manmade or natural buffer. On all other sides and for all other structures
21 under 10 stories, ten feet or 10 percent of the lot width at the street right-of-
22 way, whichever is greater, but not required to exceed 15 feet. Fifteen feet on
23 the sides of structures 10 stories or more.
- 24 ~~**c. Corner lots.** Will have one front setback and one side setback.~~

25 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
26 regulations and standards.

27 **Sec. 3-4.7 Commercial Gateway district, Perdido Key (CG-PK).**

28 **(d) Site and building requirements.** The following site and building requirements apply
29 to uses within the CG-PK district:

- 30 **(1) Density.** A maximum density of 12.5 dwelling units per acre or 25 lodging units
31 per acre, or any combination of dwelling and lodging such that one dwelling unit
32 equals two lodging units.

33 Density may be increased or decreased by density transfer to or from other
34 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
35 Transfers are limited to contiguous land (exclusive of public streets) under unified
36 control and may occur across public streets, excluding transfers to any parcels
37 south of Perdido Key Drive.

- 38 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

1 **(3) Structure height.** A maximum building height of 10 stories. However, two
2 additional stories may be utilized for parking in areas that clustering of
3 development is necessary for permitting through the Perdido Key Habitat
4 Conservation Plan.

5 **(4) Lot area.** No minimum lot area unless prescribed by use.

6 **(5) Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
7 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
8 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
9 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
10 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
11 The minimum width for all other new lots is as follows:

12 a. **Single-family detached.** Forty feet at the street right-of-way for single-family
13 detached dwellings.

14 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

15 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
16 townhouses. No minimum lot width required by zoning for multi-family
17 dwellings or other uses.

18 **(6) Lot coverage.**

19 a. **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent
20 maximum semi-impervious and impervious cover) for all single-family, two-
21 family (duplex), three-family (triplex), and four-family (quadruplex) dwellings,
22 and minimum pervious lot coverage of 15 percent for all other uses.

23 b. **Building area.** The maximum area of a development parcel occupied by all
24 principal and accessory buildings is limited to 25 percent if the tallest building
25 on the parcel is at least three stories, but less than five stories. If the tallest
26 building is five stories or greater, the maximum building coverage is 20
27 percent of the parcel area.

28 The area applicable to these building coverage limits cannot be divided by
29 any public street or right-of-way except one that creates public access to a
30 waterway. If otherwise divided, the limits apply to each portion of the divided
31 parcel as if separate parcels.

32 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

33 a. **Front and rear.** Ten feet in the front and 15 feet in the rear.

34 b. **Sides.** Ten feet on any side of a structure abutting a residential district if that
35 side is not separated from the residential district by a public street, body of
36 water, or similar manmade or natural buffer. Five feet on all other sides and
37 for all structures equal to or less than three stories. Ten feet on all other
38 sides on structures more than three stories.

39 ~~c. **Corner lots.** Will have one front setback and one side setback.~~

1 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
2 regulations and standards.

3 **Sec. 3-4.8 Planned Resort district, Perdido Key (PR-PK).**

4 (d) **Site and building requirements.** The following site and building requirements apply
5 to uses within the PR-PK district:

6 (1) **Density.** A maximum density of 5 units per acre or 25 lodging units per acre, or
7 any combination of dwelling and lodging such that one dwelling unit equals five
8 lodging units.

9 Density may be increased or decreased by density transfer to or from other
10 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
11 Transfers are limited to contiguous land (exclusive of public streets) under unified
12 control and may occur across public streets, excluding transfers to any parcels
13 south of Perdido Key Drive.

14 Building allocation, provision of open spaces, and preservation areas may be
15 permitted among and between the planned resort district, commercial core
16 district, commercial gateway district and the commercial district, provided the
17 proposed development is a master planned development.

18 (2) **Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

19 (3) **Structure height.** A maximum building height of 10 stories. However, two
20 additional stories may be utilized for parking in areas that clustering of
21 development is necessary for permitting through the Perdido Key Habitat
22 Conservation Plan.

23 (4) **Lot area.** No minimum lot area unless prescribed by use.

24 (5) **Lot width.** ~~Except for cul-de-sac lots which shall provide a minimum lot width of~~
25 ~~20 feet at the street right-of-way, the following minimum lot widths are~~
26 ~~required:~~ For a new lot with the majority of its frontage along the outside of a
27 street right-of-way curve whose radius is 100 feet or less, the minimum lot width
28 at the right-of-way is 40 percent of the radius length, but not less than 20 feet.
29 The minimum width for all other new lots is as follows:

30 a. **Single-family detached.** Forty feet at both the street right-of-way for single-
31 family detached dwellings.

32 b. **Two-family.** Fifty feet at the street right-of-way for two-family dwellings.

33 c. **Townhouses and multi-family.** Twenty feet at the street right-of-way for
34 townhouses. No minimum lot width required by zoning for multi-family
35 dwellings or other uses.

36 (6) **Lot coverage.** A maximum 40 percent of development parcel area occupied by
37 all principal and accessory buildings. Minimum pervious lot coverage of 30
38 percent (70 percent maximum semi-impervious and impervious cover) for all
39 single-family, two-family (duplex), three-family (triplex), and four-family

1 (quadruplex) dwellings, and minimum pervious lot coverage of 15 percent for all
2 other uses.

3 **(7) Structure setbacks.** All structures a minimum 25 feet from any publicly
4 dedicated right-of-way. For all principal structures, additional minimum setbacks
5 are:

6 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.

7 **b. Sides.** Ten feet on each side for buildings taller than three stories, five feet
8 on each side for buildings equal to or less than three stories.

9 **c. ~~Corner lots.~~** ~~Will have one front setback and one side setback.~~

10 **(8) Other requirements.**

11 **a. Master plan.** A master plan of the entire development site for any resort
12 development.

13 **b. Development area.** A minimum 10 acres for any resort development.

14 **c. Open space.** A minimum 30 percent of total site area as open space, and at
15 least 50 percent of the front yard remaining as open space.

16 **d. Building separation.**

17 1. A minimum 10 feet between structures, excluding zero lot-line
18 development. For structures over three stories, for every additional story
19 from highest adjacent grade, an additional five feet of separation at the
20 ground level.

21 2. A minimum 50 feet between multi-family, hotel, or motel structures and
22 any area designated for single-family dwellings.

23 **e. Sidewalks.** Sidewalks providing pedestrian linkages to residential areas,
24 recreational areas, commercial areas, and any locations where there is the
25 potential conflict between pedestrian and vehicular traffic. Such conflict areas
26 shall be marked with appropriate pavement markings to clearly indicate
27 pedestrian crossings.

28 **f. Protection of residential uses.** Orientation of commercial buildings away
29 from adjacent residential uses. Layout of parking and service areas, access,
30 landscape areas, courts, walls, signs, and lighting, and the control of noise
31 and other potential adverse impacts, shall promote protection of residential
32 uses and include adequate buffering.

33 **g. Site plan approval.** Unified control of the entire area proposed for
34 development and substantial conformance to the master plan for that area.
35 The site plan shall include documentation of maximum project density, overall
36 requirements for open space and preservation areas, building coverage, and
37 allocation for incidental commercial uses. Development successors in title
38 shall be bound by the approved site plan. Revision to an approved site plan
39 shall remain in conformance with the master plan.

1 **Sec. 3-4.9 Recreation district, Perdido Key (Rec-PK).**

2 **(d) Site and building requirements.**

3 **(1) Density.** Dwelling unit density limited to vested development.

4 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

5 **(3) Structure height.** Two stories.

6 **(4) Lot area.** No minimum lot area unless prescribed by use.

7 **(5) Lot width.** No minimum lot width prescribed by zoning.

8 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
9 maximum semi-impervious and impervious cover) for all uses.

10 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

11 **a. Front and rear.** Twenty-five feet in front and rear.

12 **b. Sides.** On each side, five feet or 10 percent of the lot width at the street right-
13 of-way, whichever is greater, but not required to exceed 15 feet.

14 **c. Corner lots.** ~~Will have one front setback and one side setback.~~

15 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development.

16 **Section 4. Severability.**

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

20 **Section 5. Inclusion in Code.**

21 It is the intention of the Board of County Commissioners that the provisions of this
22 Ordinance shall be codified as required by F.S. § 125.68 (2017); and that the sections,
23 subsections and other provisions of this Ordinance may be renumbered or re-lettered
24 and the word "ordinance" may be changed to "section," "chapter," or such other
25 appropriate word or phrase in order to accomplish such intentions.

26 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date.**

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

3 **DONE AND ENACTED** this _____ day of _____, 2018.

4 **BOARD OF COUNTY**
5 **COMMISSIONERS**
6 **ESCAMBIA COUNTY, FLORIDA**

7 **By:** _____
8 **Jeff Bergosh, Chairman**

9 **ATTEST: PAM CHILDERS**
10 **Clerk of the Circuit Court**

11 **By:** _____
12 **Deputy Clerk**

13 **(SEAL)**

14 **ENACTED:**
15 **FILED WITH THE DEPARTMENT OF STATE:**
16 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 10/01/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Ch. 1 and Land Development Code, Ch. 6, Definitions

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Chapter 1 and Land Development Code, Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Design Standards Manual (DSM), Chapter 1 and Land Development Code (LDC), Chapter 6, Definitions

BACKGROUND:

At the Professional Advisory Committee (PAC) Meeting on June 27, 2018, the committee reviewed items regarding pond slopes, roadway design, connectivity, remove reference to density bonuses and adding a definition in LDC Chapter 6, and have forwarded these changes to the Planning Board for review and recommendation to the Board of County Commissioners.

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 D. Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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 a. Wet ponds - When unfenced, side slopes shall not be steeper than 4:1
2 (horizontal to vertical) out to a depth of two (2) feet below the control
3 elevation. When fenced, side slopes shall not be steeper than 3:1 out to a
4 depth of two feet below the control elevation.
5 b. Dry ponds - Side slopes may not be steeper than 3:1, and must be fenced
6 when steeper than 4:1 (horizontal to vertical).
7 c. Dry Pond Bottom Slope- Shall have a minimum slope of 0.3% from the toe
8 of pond banks to the nearest edge of any engineered treatment device
9 (i.e. sand filter, sand chimney) for dry ponds in poor soils.

10
11 **(2) Fencing** - The required fence shall be six (6) feet high chain link meeting
12 County technical specifications¹ and be installed along the perimeter of the
13 pond parcel. Privacy fencing, or other fencing, may be used to supplement
14 screening to the chain link fence provided it is located within a private fence
15 easement and offset by a minimum of five (5) feet from the chain link fence
16 for maintenance.

17 **(3) Stabilization**

18 ~~a. Wet ponds—wet ponds shall be stabilized in solid sod above the~~
19 ~~permanent pool elevation, unless stabilization is obtained through~~
20 ~~incorporation of littoral plantings.~~

21 a. Wet ponds-

22 1. Shall be stabilized in solid sod above the permanent pool elevation,
23 unless stabilization is obtained through incorporation of littoral plantings.

24 2. Pond embankments shall be designed to have an impermeable clay
25 core of sufficient width and stability and be keyed in below the pond
26 bottom according to geotechnical recommendations.

27 b. Dry Ponds - Side slopes shall be solid sod from the bottom to three (3)
28 feet beyond the top of bank

29
30 **(4) Maintenance access shall meet the following criteria:**

- 31 a. Unobstructed access with a minimum width of fifteen (15) feet to the
32 wet/dry pond area constructed of graded aggregate a minimum twelve
33 (12) feet wide, no steeper than 6:1 (horizontal to vertical) at least five (5)
34 inches thick, and underlain with pervious geotextile fabric.
35 b. A concrete driveway from the roadway meeting County standards.
36 c. Minimum fourteen (14) feet wide, six (6) feet tall double access gate at the
37 pond -parcel boundary line.
38 d. Dry ponds shall include a minimum twelve (12) feet wide access road into
39 the bottom of the retention/detention basin no steeper than 6:1. The
40 access shall be unobstructed and constructed of graded aggregate a

1 minimum of five (5) inches thick, and underlain with pervious geotextile
2 fabric.

- 3 e. Access width around the dry pond perimeter shall be a minimum of 5 feet
4 wide with a cross slope no steeper than 6:1.
- 5 f. Wet ponds shall have a minimum fifteen (15) feet wide access route
6 around the top bank perimeter of the retention area with a cross slope no
7 steeper than 6:1. access onto the perimeter route shall have a slope no
8 steeper than 6:1.

9
10 **(b) Commercial and industrial sites and subdivisions**

11
12 **(1) Private developments**

13 **a. Side and bottom slopes**

- 14 1. Wet or dry ponds. Stormwater basins designed to collect more than
15 two (2) feet of water must contain side slopes that are not steeper than
16 4:1 (horizontal to vertical) out to a depth of two feet below the control
17 elevation unless fenced to restrict public access.
- 18 2. Dry Pond Bottom Slope- Shall have a minimum slope of 0.3% from the
19 toe of pond banks to the nearest edge of any engineered treatment
20 device (i.e. sand filter, sand chimney) for dry ponds in poor soils.

21 **b. Fencing – Per engineer of record**

22 **c. Stabilization – Per engineer of record**

23 **d. Maintenance access – Per engineer of record**

24
25 **(2) Public developments -**

26 **a. Side and bottom slopes**

- 27 1. Wet ponds - When unfenced, side slopes shall not be steeper than 4:1
28 (horizontal to vertical) out to a depth of two (2) feet below the control
29 elevation. When fenced, side slopes shall not be steeper than 3:1 out
30 to a depth of two feet below the control elevation.
- 31 2. Dry ponds - Side slopes may not be steeper than 3:1, and must be
32 fenced when steeper than 4:1 (horizontal to vertical).
- 33 3. Dry Pond Bottom Slope- Shall have a minimum slope of 0.3% from the
34 toe of pond banks to the nearest edge of any engineered treatment
35 device (i.e. sand filter, sand chimney) for dry ponds in poor soils.

36
37 **b. Fencing - The required fence shall be six (6) feet high chain link meeting**
38 **County technical specifications¹ and be installed along the perimeter of**
39 **the pond parcel. Privacy fencing, or other fencing, may be used to**
40 **supplement screening to the chain link fence provided it is located within a**
41 **private fence easement and offset by a minimum of five (5) feet from the**
42 **chain link fence for maintenance**

43 **c. Stabilization**

- 44 1. Wet ponds - ~~Wet ponds~~

- a. Shall be stabilized in solid sod above the permanent pool elevation, unless stabilization is obtained through incorporation of littoral plantings.
- b. Pond embankments shall be designed to have an impermeable clay core of sufficient width and stability and be keyed in below the pond bottom according to geotechnical recommendations.
- c. Dry Ponds - Side slopes shall be solid sod from the bottom to three (3) feet beyond the top of bank.

Maintenance access - Required (See requirements for maintenance access, this section).

<https://myescambia.com/our-services/public-works/engineering-and-construction>

Section 2. Part III of the Escambia County code of Ordinances, the Land Development Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 1-1.6, Exemptions hereby amended as follows (words underlined are additions and words stricken are deletions), which is incorporated herein by reference.

1-1.6 Exemptions

Projects that include the addition of 1000 sf or less of impervious surface which are not part of a large development plan shall be exempt from this chapter.

(a) Residential property improvements

Improvements such as driveways, buildings, pools, etc. and/or accessory structures that do not exceed 1500 sf shall be exempt from this chapter.

(b) Minor Subdivisions:

Proposed subdivision of land into no more than five single-family lots, each fronting on and

existing paved public or private streets, and complying with all of the following:

1. No adverse impacts. Impervious cover on the lots will not adversely impact wetlands or create adverse off-site impacts.

2. Impervious cover limits shall not exceed:

a. 3000 square feet on lots less than ¼ acre in size or

b. 3500 square feet of lot area on ¼ acre up to one acre in size or

c. Eight percent of lot area greater than one acre in size.

~~2. Impervious cover limits. Total lot impervious cover will not exceed 2000 square feet on lots less than one acre in size, or five percent of lot area on lots one acre or more.~~

3. Documented limits. Lot impervious cover limitations are permanently documented in the public records of the county, including the subdivision plat and any covenants and restrictions.
4. Positive outfall. Each lot has a positive drainage outfall.
5. Flood Prone Areas. Each lot shall not be in an area with historical flooding/drainage complaints or noted as an area of concern in the drainage basin study.

Section 3. Part III of the Escambia County code of Ordinances, the Land Development Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 1-2, Stormwater management Plan hereby amended as follows (words underlined are additions and words stricken are deletions), which is incorporated herein by reference.

1-2.2 Content

At a minimum, the SMP shall provide the following information:

(a) Existing Conditions

All existing conditions of the project site shall be detailed and include the following:

1. Stormwater flow - the direction, flow rate, and volume of runoff pre-development.
2. Offsite Contributing Area – the area, direction, flow rate, and volume of runoff impacting the project site pre-development.
3. Receiving area – define or describe the area runoff flows offsite pre-development. Define the positive discharge route if one exists.
4. Environmentally Sensitive Lands - Indicate the location, area and description of all jurisdictional wetlands and endangered species habitat.
5. Indicate and define special flood zone areas on the site in accordance with the FEMA Flood Insurance Rate Maps should they exist on the project site.
6. Vegetation – define the type and extent of existing vegetation on the project site pre-development.
7. Topography – Provide a topographic map of the site pre-development. The topographic survey shall be prepared by a Professional Surveyor actively registered in the State of Florida. The topographic survey shall include contours which extend outside the project site property lines when the line adjoins a right of way, jurisdictional wetlands or easements. The requirements of this section may be reduced or waived by the County Engineer.
8. Geotechnical Report –For projects proposing less than 9,000 sf of impervious area, the engineer of record (EOR) may use data obtained from the NRCS Soil Survey Map. For projects proposing 9,000 sf or more

1 of impervious area, the geotechnical report shall meet the requirements of
2 the Environmental Resource Permitting Applicants Handbook, Volume II.

- 3 9. Name, location and right-of-way width of all existing streets noting
4 roadway surface (paved, clay, shell, etc.), rights-of-way and platted streets
5 within 500 feet of the proposed entrance(s) of the proposed subdivision.

6 **(b) Proposed Improvements**

7 All proposed alterations to the project site shall be detailed and include the following:

- 8
9 1. Topography – All proposed grades and contours.
10 2. Impervious Cover – The total areas and descriptions of proposed
11 impervious surfaces, semi-impervious surfaces, and pervious surfaces.
12 3. Structures – The size, location, and description of all buildings or
13 structures.
14 4. Vegetation – The amount of vegetative area to be cleared.
15 5. Stormwater Management – All components of the proposed SMS to
16 provide for stormwater treatment and attenuation including the following:
17 A. Plans and Specifications
18 B. Calculations – showing all components of all proposed conveyance,
19 attenuation, and treatment systems meet the intent of the Land
20 Development Code and Design Standards.
21 C. Erosion Control Plan – The control of erosion and sediment
22 transport shall be implemented based on the Best Management
23 Practices (BMP's) designated in the Environmental Resource
24 Permitting Applicants Handbook, Volume II, Florida Department of
25 Environmental Protection and Northwest Florida Water
26 Management District.
27 E. Maintenance Plan
28 F. Overall lot grading plan for all proposed subdivisions in accordance
29 with the ~~Florida Building Code~~ [County approved lot grading plan](#)
30 [checklist](#).
31 6. Grading beyond limits of infrastructure (ROW and pond parcel) – Grading,
32 prior to final plat, shall be described on a separate grading plan sheet and
33 be accompanied by a separate Stormwater Management Permit. This
34 shall only apply to the following (not for entire site development clearing
35 and grading):
36 a. For the use of excess on - site material
37 b. To establish a functioning stormwater system

1 c. To establish right -of -way grades beyond right-of-way line.

2
3 **Section 4.** Part III of the Escambia County code of Ordinances, the Land Development
4 Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 2-1,
5 Roadway Design hereby amended as follows (words underlined are additions and
6 words stricken are deletions), which is incorporated herein by reference.

7 **DSM, Chapter 1, Article 2 – TRANSPORTATION**

8 **2-1 Roadway Design**

9 All roads and bridges constructed within Escambia County, public or private, shall be
10 constructed to meet the design and materials standards identified within the DSM and
11 Escambia County Technical Specifications.

12 Escambia County base requirements are as follows:

13 a. All roadways shall require the installation of Graded Aggregate Base from an
14 FDOT approved supplier, and meeting the requirements of technical specification
15 2400 per the Escambia County Technical Specifications.

16 <https://myescambia.com/our-services/public-works/engineering-and-construction>

17 b. Lime rock may be substituted for Graded Aggregate Base on all roadways with at
18 least four (4) foot separation between the bottom of the base and the seasonal
19 high ground water table if supported by the geotechnical engineering report. A
20 note shall be included on the plans as follows: The Limerock must meet FDOT
21 specifications and shall be from an FDOT approved supplier. The contractor
22 shall utilize appropriate methods to prevent moisture intrusion until completely
23 paved. Any apparent failure during the 2 year warranty period shall require the
24 removal of the asphalt and limerock base material (across the entire roadway
25 width and 50' either side of the failed area), replacement with Graded Aggregate
26 Base, and re-paving of the area.

27 c. All roadways on the barrier islands shall require the installation of Bahama Rock.

28 Approval by the County Engineer is required prior to the use of any other substitution of
29 base material. This approval process shall utilize the County approval form.

30
31 **Section 5.** Part III of the Escambia County code of Ordinances, the Land Development
32 Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 2-1.6,
33 Street layout hereby amended as follows (words underlined are additions and words
34 stricken are deletions), which is incorporated herein by reference.

35 **2-1.6 Street Layout**

36 Where appropriate to the design, proposed streets shall be continuous and in alignment
37 with existing, planned or platted streets with which they are to connect. Future
38 commercial and residential subdivisions along major roads, thoroughfares and arterial
39 streets shall provide access routes for all uses within the subdivision.

1 (a) Residential.

2
3 **(a)(1) Connectivity**

4 a. Proposed streets shall extend to the boundary lines of the tract to be subdivided.

5 If a

6 subdivision or an undeveloped parcel of substantial size (as determined by the
7 County

8 Engineer or designee) is adjacent to the proposed subdivision, said proposed
9 streets shall connect with streets in the existing, platted, or planned subdivision or
10 parcel. However, nothing herein shall grant to any person or entity other than

11 Escambia County any right of access or right to require the granting of access.

12 However, if the county engineer and the applicant agree that the proposed
13 subdivision should not connect with an adjacent subdivision, said connection will
14 not be required.

15 b. Proposed subdivision along arterial or collector roadways, where lots front the
16 arterial or collector, shall provide a single access route within the subdivision to
17 the roadway with the lowest traffic volume. (LDC 5-5.4 (f)(g)).

18
19
20 **(b)(2) Large Development Ingress/Egress**

21 The following conditions apply to proposed subdivisions that are 100 lots or more, that
22 are part of a master plan of 100 lots or more, or where extension of proposed streets to
23 the boundaries would dead end with no feasible street connections to adjacent
24 developable properties (see 2-1.6(a) Connectivity):

25 ~~1.~~ a. There shall be at least two proposed entrance streets connecting a proposed
26 loop street through the subdivision to an existing paved County road(s).

27 ~~2.~~ b. A single ingress/egress proposed entrance street may be utilized if such street
28 provides for separation of traffic entering and exiting the subdivision by means of a
29 boulevard running the entire length of the proposed entrance street between the
30 existing, connecting a county road and the proposed loop street. In addition,
31 designated left and right turn lanes must be provided on the existing, connecting
32 County road to the proposed entrance street.

33 ~~3.~~ c. For the purposes of this provision, a loop street means the primary local road
34 designed to move traffic through the subdivision.

35
36 **(c)(3) Dead End Streets**

37 Cul-de-sac or local dead-end street shall not exceed 1,200 feet in length, exclusive of
38 the permanent turning circle at the end of that street; however, the county engineer may
39 recommend approval of a cul-de-sac over 1,200 feet in length to serve odd-shaped
40 parcels of land which cannot be developed in any other reasonable manner or to serve
41 property that would otherwise be denied reasonable access caused by manmade or
42 natural obstacles adjacent to such property. Cul-de-sacs shall be required on dead end

1 streets according to the Florida Fire Prevention Code Chapter 18, Section 18, Dead
2 Ends- current edition.

3 **(d)4 Utilities in road right of ways**

4 No streets or roads under the two-year warranty will be allowed to be open cut, or
5 bored. To accomplish this requirement, common trenching is required whenever
6 possible. The engineer of record shall provide proof of request for all utility layouts (to
7 include but not limited to power, communications, gas, etc.) prior to construction plan
8 approval. Conduit locations for utility roadway crossings shall be included in
9 construction plans. If locations are not provided by the utility, the engineer of record
10 shall provide conduit locations for utility road crossings. Conduit shall be installed with
11 tracer wire and/or other locating methods. The following notes shall be included in the
12 plans: ~~Contractors shall communicate with utility provider(s) a minimum of two weeks
13 prior to curb installation or roadway base installation. Contractors shall ensure integrity
14 of conduit throughout roadway installation.~~

15 a. Contractors shall coordinate with utility provider(s) a minimum of two weeks prior
16 to curb installation or roadway base installation. Contractors shall ensure integrity
17 of conduit throughout roadway installation.

18 b. New utilities shall be installed at a minimum depth of cover of 30 inches in
19 accordance with the final lot grading plan or from the top of curb, as appropriate.

20 **(b) Commercial Connectivity**

21 Any proposed commercial site adjacent to another commercial site or vacant site
22 fronting a collector / arterial road with AADT greater than 9000 shall provide internal
23 connectivity with the adjacent lots, unless a hardship can be documented. Hardships
24 can be defined as:

- 25 1. Creates a non-conformity.
- 26 2. Physical impediment (elevation, structural, etc.).
- 27 3. Existing, built-out, configuration of adjacent development.
- 28 4. Cost increase of 25% above cost without providing connectivity.
- 29 5. Other hardships as determined by Planning Official and County Engineer.

30
31 Planning Official and County Engineer shall determine if the inability to provide
32 connectivity is a hardship.

33
34 **Section 6.** Part III of the Escambia County code of Ordinances, the Land Development
35 Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 2-2.2,
36 Street layout hereby amended as follows (words underlined are additions and words
37 stricken are deletions), which is incorporated herein by reference

38
39 **DSM, Chapter 1, Article 2 – TRANSPORTATION**

40 **2-2.2 Pedestrian Access**

41 **(a) Commercial Development**

42 For commercial sites with buildings individually or cumulatively 50,000 GSF or greater,

1 pathways through parking lots and across driveways between buildings and out parcels
2 shall be provided for pedestrians. Such pathways shall be separated from vehicle
3 driveways and shall be clearly identified by curbs, pavement markings, planting areas,
4 fences or similar features designed to promote pedestrian safety.

5
6 **(b) Sidewalks**

7 Sidewalks are to be constructed along the *frontage of a development* if any of the
8 following conditions apply:

- 9
- 10 1. An existing sidewalk abuts the development, or is on one or both sides of an
11 intervening/intersecting street.
 - 12 2. The need for site specific improvements are identified within an approved
13 Florida/Alabama TPO Bike/Pedestrian Master Plan.
 - 14 3. When 50% or more of any developable portion of the property is within 2
15 miles of public school property as measured radially from the school's main
16 front office entrance.

17 *Frontage shall be described as the property line that is located closest to the*
18 *shortest walkable route to the school and possesses at least one main*
19 *subdivision entrance.*

20 **(c) Bikeways**

21 Class I (separated from the roadway) or II (striped) bikeways shall be constructed along
22 the frontage of a development if any of the following conditions apply:

- 23 1. An existing bikeway abuts the development; or
- 24 2. The need for a bikeway is identified by TPO Bike and Pedestrian Plan.

25
26 **(d) Repair**

27 Existing sidewalks and bikeways damaged during the development of a property shall
28 be repaired or replaced by the owner of such property as directed by the division
29 manager, development services.

30 **(e) Connectivity**

31 A separate access connection that routes pedestrians from the sidewalk to the building
32 shall be provided for developments which are expected to attract pedestrian traffic.

33
34 **~~(f) Density bonuses~~**

35 ~~Details regarding the provisions for density bonuses for sidewalks and bike paths are~~
36 ~~provided in LDC Chapter 3 — zoning.~~

37
38 **Section 7.** Part III of the Escambia County Code of Ordinances, the Land Development
39 Code of Escambia County, Chapter 6, Definitions, is hereby amended as follows (words
40 underlined are additions and words stricken are deletions):

1 **LDC Chapter 6, Definitions**

2
3 **Convenience store.** A small-scale retail establishment, typically with extended hours of
4 operation, that sells a limited line of groceries, household items, and other convenience
5 goods, and which may also sell automotive fuels.

6 Conveyance system. A drainage system made up of above or below ground collection
7 system conveying stormwater flow accumulated from an area of at least three lots or
8 three-quarter of an acre, whichever is less.

9 **Corner lots.** A lot which abuts two or more streets at their point of intersection. There
10 shall be a front yard on one street side of a corner lot; provided, however, that the
11 buildable width of such lot shall not be reduced to less than 30 feet; provided further that
12 no accessory building on a corner lot shall project beyond the setback on any street.

13
14 **Section 8. Severability.**

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

18
19 **Section 9. Inclusion in Code.**

20 It is the intention of the Board of County Commissioners that the provisions of this
21 Ordinance shall be codified as required by F.S. § 125.68 (2015); and that the sections,
22 subsections and other provisions of this Ordinance may be renumbered or re-lettered and
23 the word "ordinance" may be changed to "section," "chapter," or such other appropriate
24 word or phrase in order to accomplish such intentions.

25
26
27
28
29 **INTENTIONALLY LEFT BLANK**

1 **Section 10. Effective Date.**

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

3

4 **DONE AND ENACTED** this _____ day of _____, 2018.

5

6

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

7

8

9

By: _____

10

Jeff Bergosh, Chairman

11

12

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

13

14

15

By: _____

16

Deputy Clerk

17

(SEAL)

18

19

ENACTED:

20

FILED WITH THE DEPARTMENT OF STATE:

21

EFFECTIVE DATE:



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 10/01/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Ch. 3, Zoning Regulations, Art. 1, General Provisions, Art. 2, 4, and 5, and Ch. 6

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning Regulations, Article 1, General Provisions, Article 2, Mainland Districts, Article 4, Perdido Key Districts, Article 5, Pensacola Beach Districts and Chapter 6, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) adding marijuana dispensing facilities as a permitted use.

BACKGROUND:

Section 381.986, Florida Statutes (2018), and Florida Administrative Code Chapter 64-4 authorize a limited number of dispensing organizations throughout the State of Florida to cultivate, process, and medical cannabis for use by qualified patients. The dispensing organizations must be approved by the Florida Department of Health and, once approved, are subject to state regulation and oversight. Escambia Board of County Commissioners finds that it is in the best interests of the health, safety, and welfare of its citizens to authorize Medical Marijuana Treatment Centers within the boundaries of the County.

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 D. Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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 with Exhibits

1 **Section 2.** Part III of the Escambia County code of Ordinances, the Land Development
2 Code of Escambia County, Chapter 3, Zoning Regulations, Article 2, Mainland Districts,
3 Sections 3-2.2, 3-2.4, 3-2.6, 3-2.9, 3-2.10, and 3-2.11, are hereby amended as shown in
4 attached **Exhibit B**, (words underlined are additions and words ~~stricken~~ are deletions),
5 which is incorporated herein by reference.

6 **Section 3.** Part III of the Escambia County code of Ordinances, the Land Development
7 Code of Escambia County, Chapter 3, Zoning Regulations, Article 4 Perdido Key Districts,
8 Sections 3-4.5, 3-4.6 and 3-4.7 are hereby amended as shown in attached **Exhibit C**,
9 (words underlined are additions and words ~~stricken~~ are deletions), which is incorporated
10 herein by reference.

11 **Section 4.** Part III of the Escambia County code of Ordinances, the Land Development
12 Code of Escambia County, Chapter 3, Zoning Regulations, Article 5, Pensacola Beach
13 Districts, Sections 3-5.4, 3-5.6 and 3-5.7 are hereby amended created as shown in
14 attached **Exhibit D**, (words underlined are additions and words ~~stricken~~ are deletions),
15 which is incorporated herein by reference.

16 **Section 5.** Part III of the Escambia County code of Ordinances, the Land Development
17 Code of Escambia County, Chapter 6, Definitions, Section 6-0.3 Terms defined, are
18 hereby amended created as shown in attached **Exhibit E**, (words underlined are
19 additions and words ~~stricken~~ are deletions), which is incorporated herein by reference

20 **Section 6. Severability.**

21 If any section, sentence, clause or phrase of this ordinance is held to be invalid or
22 unconstitutional by a court of competent jurisdiction, the holding shall in no way affect the
23 validity of the remaining portions of this ordinance.

24 **Section 7. Inclusion in the code.**

25 The Board of County Commissioners intends that the provisions of this ordinance
26 will be codified as required by Section 125.68, Florida Statutes (2018), and that the
27 sections of this ordinance may be renumbered or relettered and the word “ordinance” may
28 be changed to “section,” “article,” or such other appropriate word or phrase in order to
29 accomplish its intentions.

30
31
32

1 **Section 8. Effective date.**

2 This ordinance shall become effective upon filing with the Department of State.

3 DONE AND ENACTED this ____ day of _____, 2018.

4
5 BOARD OF COUNTY COMMISSIONERS
6 ESCAMBIA COUNTY, FLORIDA

7
8 By: _____
9 Jeff Bergosh, Chairman

9 ATTEST: Pam Childers
10 Clerk of the Circuit Court

11 By: _____ Date Executed: _____
12 Deputy Clerk

13 (SEAL)

14 ENACTED:

15 FILED WITH THE DEPARTMENT OF STATE:

16 EFFECTIVE DATE:

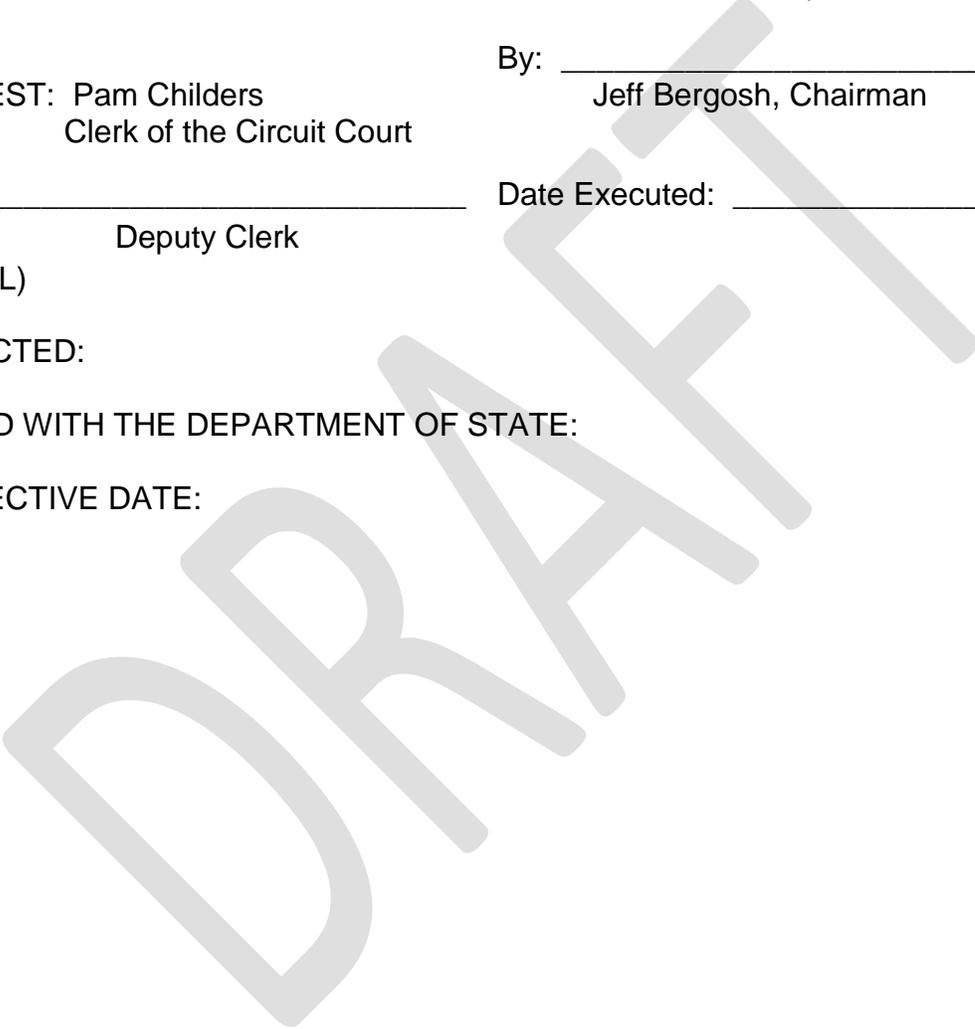


EXHIBIT A

1 Section 3-1.4 Allowed Uses

2 **(j) ~~Compassionate use of low-THC and medical~~ Medical use of cannabis.** Section
3 381.986, Florida Statutes (20148), as amended, and Florida Administrative Code
4 Chapter 64-4, as amended, authorize a limited number of dispensing organizations
5 throughout the State of Florida to cultivate, process, and dispense ~~low-~~
6 ~~tetrahydrocannabinol (low-THC)~~ medical cannabis for use by qualified patients. The
7 dispensing organizations must be approved by the Florida Department of Health and,
8 once approved, are subject to state regulation and oversight.

9 **(1) Intent.** The intent of this article is to establish the criteria for the location and
10 permitting of facilities that dispense ~~low-THC~~ medical cannabis by State authorized
11 dispensing organizations in accordance with Section 381.986, Florida Statutes
12 (20148), as amended, and Florida Administrative Code Chapter 64-4, as amended.

13 **(2) Applicability.** The provisions of this section shall be applicable in the
14 unincorporated areas of Escambia County. This section shall only be construed to
15 allow the dispensing of ~~low-THC~~ medical cannabis by a state-approved dispensing
16 organization for medical use. The sale of cannabis or marijuana is prohibited in
17 Escambia County except in accordance with this provision.

18 This provision does not exempt a person from prosecution in any criminal offense
19 related to impairment or intoxication resulting from the ~~medical use of low-THC~~
20 ~~cannabis or~~ medical cannabis or relieve a person from any requirement under law to
21 submit to a breath, blood, urine, or other test to detect the presence of a controlled
22 substance.

23

EXHIBIT B

1 **Sec. 3-2.2 Agricultural district (Agr).**

2 **(a) Purpose.** The Agricultural (Agr) district establishes appropriate areas and land use
3 regulations for the routine agricultural production of plants and animals, and such
4 related uses as silviculture and aquaculture. The primary intent of the district is to avoid
5 the loss of prime farmland to other uses, its division into smaller parcels of multiple
6 owners, and other obstacles to maintaining or assembling sufficient agricultural acreage
7 for efficient large-scale farming. Other than agricultural production, non-residential uses
8 within the Agricultural district are generally limited to rural community uses that directly
9 support agriculture, and to public facilities and services necessary for the basic health,
10 safety, and welfare of a rural population. The absence of urban or suburban
11 infrastructure is intentional. Residential uses within the district are largely self-
12 sustaining, consistent with rural land use and limited infrastructure. Single-family
13 dwellings are allowed at a very low density sufficient for the needs of the district's farm-
14 based population.

15 **(b) Permitted uses.** Permitted uses within the Agricultural district are limited to the
16 following:

17 **(1) Residential.**

18 a. Manufactured (mobile) homes, excluding new or expanded manufactured
19 home parks or subdivisions.

20 b. Single-family dwellings (other than manufactured homes), detached only.
21 Maximum single-family lot area within any proposed subdivision of 100 acres or
22 more of prime farmland shall be one and one-half acres. See also conditional
23 uses in this district.

24 **(2) Retail sales.**

25 a. ~~Low-THC~~ Medical marijuana dispensing facilities. Where ancillary to cultivation or
26 processing, dispensing of ~~low-THC~~ medical marijuana shall also be permitted in
27 the Agr Zoning district

28 b. No other retail sales except as permitted agricultural and related uses in this
29 district.

30

EXHIBIT B

1 **Sec. 3-2.4 Rural Mixed-use district (RMU).**

2 **(a) Purpose.** The Rural Mixed-use (RMU) district establishes appropriate areas and
3 land use regulations for a mix of low density residential uses and compatible
4 nonresidential uses within areas that have historically developed as rural or semi-rural
5 communities. The primary intent of the district is to sustain these communities by
6 allowing greater residential density, smaller residential lots, and a more diverse mix of
7 non-residential uses than the Agricultural or Rural Residential districts, but continue to
8 support the preservation of agriculturally productive lands. The RMU district allows
9 public facilities and services necessary for the health, safety, and welfare of the rural
10 mixed-use community, and other non-residential uses that are compact, traditionally
11 neighborhood supportive, and compatible with rural community character. District
12 communities are often anchored by arterial and collector streets, but they are not
13 characterized by urban or suburban infrastructure. Residential uses are generally
14 limited to detached single-family dwellings, consistent with existing rural communities
15 and limited infrastructure.

16 **(b) Permitted uses.** Permitted uses within the RMU district are limited to the following:

17 **(1) Residential.**

18 a. Manufactured (mobile) homes, excluding new or expanded manufactured
19 home parks or subdivisions.

20 b. Single-family dwellings (other than manufactured homes), detached only, on
21 lots one half acre or larger. See also conditional uses in this district.

22 **(2) Retail sales.** The following small-scale (gross floor area 6000 sq.ft. or less per
23 lot) retail sales with no outdoor storage:

24 a. Automotive fuel sales.

25 b. Convenience stores.

26 c. Drugstores.

27 d. Grocery or food stores, including bakeries and butcher shops whose products
28 are prepared and sold on the premises.

29 e. Hardware stores.

30 f. ~~Low-THC~~ Medical marijuana dispensing facilities.

31 See also permitted agricultural and related uses and conditional uses in this
32 district.

EXHIBIT B

1 **Sec. 3-2.6 Low Density Mixed-use district (LDMU).**

2 **(a) Purpose.** The Low Density Mixed-use (LDMU) district establishes appropriate areas
3 and land use regulations for a complementary mix of low density residential uses and
4 compatible non-residential uses within mostly suburban areas. The primary intent of the
5 district is to provide for a mix of neighborhood-scale retail sales, services and
6 professional offices with greater dwelling unit density and diversity than the Low Density
7 Residential district. Additionally, the LDMU district is intended to rely on a pattern of
8 well-connected streets and provide for the separation of suburban uses from more
9 dense and intense urban uses. Residential uses within the district include most forms of
10 single-family, two-family and multi-family dwellings.

11 **(b) Permitted uses.** Permitted uses within the LDMU district are limited to the following:

12 **(1) Residential.**

13 **a.** Manufactured (mobile) homes within manufactured home parks or
14 subdivisions, including new or expanded manufactured home parks and
15 subdivisions.

16 **b.** Single-family dwellings (other than manufactured homes), attached or
17 detached, including townhouses and zero lot line subdivisions.

18 **c.** Two-family dwellings (duplex) and multi-family dwellings up to four units per
19 building (triplex and quadruplex). See also conditional uses in this district.

20 **(2) Retail sales.** Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales,
21 or retail sales within a neighborhood retail center no greater than 35,000 square
22 feet per lot and containing a mix of retail sales and services. Retail sales
23 including, Low-THC Medical marijuana dispensing facilities, sales of beer and
24 wine, but excluding sales of liquor or motor vehicles, and exclude permanent
25 outdoor storage, display, or sales.

26 See also conditional uses in this district.

EXHIBIT B

1 **Sec. 3-2.9 High Density Mixed-use district (HDMU).**

2 **(a) Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate
3 areas and land use regulations for a complimentary mix of high density residential uses
4 and compatible non-residential uses within urban areas. The primary intent of the
5 district is to provide for a mix of neighborhood retail sales, services and professional
6 offices with greater dwelling unit density and diversity than the Low Density Mixed-use
7 district. Additionally, the HDMU district is intended to rely on urban street connectivity
8 and encourage vertical mixes of commercial and residential uses within the same
9 building to accommodate a physical pattern of development characteristic of village
10 main streets and older neighborhood commercial areas. Residential uses within the
11 district include all forms of single-family, two-family and multi-family dwellings.
12

13 **(b) Permitted uses.** Permitted uses within the HDMU district are limited to the
14 following:

15 **(1) Residential.** The following residential uses are allowed throughout the district,
16 but if within a Commercial (C) future land use category they are permitted only if
17 part of a predominantly commercial development.

18 **a.** Group living, excluding dormitories, fraternity and sorority houses, and
19 residential facilities providing substance abuse treatment, post-incarceration
20 reentry, or similar services.

21 **b.** Manufactured (mobile) homes, including manufactured home subdivisions, but
22 excluding new or expanded manufactured home parks. **c.** Single-family dwellings
23 (other than manufactured homes), detached or attached, including townhouses
24 and zero lot line subdivisions. **d.** Two-family and multi-family dwellings. See also
25 conditional uses in this district.

26 **(2) Retail sales.** Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales
27 including ~~Low-THC~~ Medical marijuana dispensing facilities, sales of beer and
28 wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and
29 excluding permanent outdoor storage, display, or sales.

30 See also conditional uses in this district.

EXHIBIT B

1 **Sec. 3-2.10 Commercial district (Com).**

2 **(a) Purpose.** The Commercial (Com) district establishes appropriate areas and land
3 use regulations for general commercial activities, especially the retailing of commodities
4 and services. The primary intent of the district is to allow more diverse and intense
5 commercial uses than the neighborhood commercial allowed within the mixed-use
6 districts. To maintain compatibility with surrounding uses, all commercial operations
7 within the Commercial district are limited to the confines of buildings and not allowed to
8 produce undesirable effects on surrounding property. To retain adequate area for
9 commercial activities, new and expanded residential development within the district is
10 limited, consistent with the Commercial (C) future land use category.

11 **(b) Permitted uses.** Permitted uses within the Commercial district are limited to the
12 following:

13 **(1) Residential.** The following residential uses are allowed throughout the district,
14 but if within the Commercial (C) future land use category they are permitted only if
15 part of a predominantly commercial development:

16 **a.** Group living, excluding dormitories, fraternity and sorority houses, and
17 residential facilities providing substance abuse treatment, post-incarceration
18 reentry, or similar services.

19 **b.** Manufactured (mobile) homes, including new or expanded manufactured
20 home parks or subdivisions.

21 **c.** Single-family dwellings (other than manufactured homes), detached or
22 attached, including townhouses and zero lot line subdivisions.

23 **d.** Two-family and multi-family dwellings. See also conditional uses in this district.

24 **(2) Retail sales.** Retail sales, including ~~Low-THC~~ Medical marijuana dispensing
25 facilities, sales of alcoholic beverages and automotive fuels, but excluding motor
26 vehicle sales and permanent outdoor storage.

27 See also conditional uses in this district.

EXHIBIT B

1 **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).**

2 **(a) Purpose.** The Heavy Commercial and Light Industrial (HC/LI) district establishes
3 appropriate areas and land use regulations for a complementary mix of industrial uses
4 with a broad range of commercial activities. The primary intent of the district is to allow
5 light manufacturing, large-scale wholesale and retail uses, major services, and other
6 more intense uses than allowed in the Commercial district. The variety and intensity of
7 non-residential uses within the HC/LI district is limited by their compatibility with
8 surrounding uses. All commercial and industrial operations are limited to the confines of
9 buildings and not allowed to produce undesirable effects on other property. To retain
10 adequate area for commercial and industrial activities, other uses within the district are
11 limited.

12 **(b) Permitted uses.** Permitted uses within the HC/LI district are limited to the following:

13 **(1) Residential.** Any residential uses if outside of the Industrial (I) future land use
14 category and part of a predominantly commercial development, excluding new or
15 expanded manufactured (mobile) home parks and subdivisions. See also conditional
16 uses in this district.

17 **(2) Retail sales.** Retail sales including ~~Low-THC~~ Medical marijuana dispensing
18 facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new
19 and used automobiles, motorcycles, boats, and manufactured (mobile) homes.

20

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EXHIBIT C

1 **Sec. 3-4.5 Commercial district, Perdido Key (Com-PK).**

2 **(a) Purpose.** The Commercial district (Com-PK) establishes appropriate areas and land
3 use regulations primarily for the retailing of commodities and selected services. The
4 regulations are intended to permit and encourage essential neighborhood commercial
5 uses while protecting nearby residential properties from adverse impacts of commercial
6 activity.

7 **(b) Permitted uses.** Permitted uses within the Com-PK district are limited to the
8 following:

9 **(1) Residential.**

10 a. Single-family dwellings, attached or detached, including townhouses but
11 excluding manufactured (mobile) homes.

12 b. Two-family and multi-family dwellings.

13 **(2) Retail sales.** Retail sales, including ~~Low-THC~~ Medical marijuana dispensing
14 facilities, excluding outdoor display or sales. Sales of alcoholic beverages shall be at
15 least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) as
16 measured between the exterior wall of the store and the boundary of the residential
17 zoning.

EXHIBIT C

1 **Sec. 3-4.6 Commercial Core district, Perdido Key (CC-PK).**

2 **(a) Purpose.** The Commercial Core (CC-PK) district establishes appropriate areas and
3 land use regulations primarily for intense residential development and retailing of resort-
4 related commodities and services. The regulations are intended to permit and
5 encourage mixed-use development, including residential and lodging uses at high
6 densities, and commercial uses associated with resort areas.

7 **(b) Permitted uses.** Permitted uses within the CC-PK district are limited to the
8 following:

9 **(1) Residential.**

10 a. Single-family dwellings, attached or detached, including townhouses but
11 excluding manufactured (mobile) homes. b. Two-family and multi-family
12 dwellings.

13 **(2) Retail sales.** Retail sales, including ~~Low-THC~~ Medical marijuana dispensing
14 facilities, excluding outdoor display or sales. Sales of alcoholic beverages shall
15 be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and
16 HDR-PK) measured as the shortest distance between any exterior wall of the
17 store and the boundary line of the residential zoning.

EXHIBIT C

1 **Sec. 3-4.7 Commercial Gateway district, Perdido Key (CG-PK).**

2 **(a) Purpose.** The Commercial Gateway (CG-PK) district establishes appropriate areas
3 and lands use regulations for gateways into Perdido Key. The intent is to provide an
4 identity to the Key as a visually attractive, family style, resort community. The district is
5 characterized by resort-related commercial uses, including hotels and motels, as well as
6 high density residential development.

7 **(b) Permitted uses.** Permitted uses within the CG-PK district are limited to the
8 following:

9 **(1) Residential.**

10 a. Single-family dwellings, attached or detached, including townhouses but
11 excluding manufactured (mobile) homes.

12 b. Two-family and multi-family dwellings.

13 **(2) Retail sales.** Retail sales, including ~~Low-THC~~ Medical marijuana dispensing
14 facilities, excluding outdoor display or sales. Sales of alcoholic beverages shall
15 be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and
16 HDR-PK) measured as the shortest distance between any exterior wall of the
17 store and the boundary line of the residential zoning.

EXHIBIT D

1 **Sec. 3-5.4 Medium density residential/commercial (MDR/C-PB).** Areas delineated as
2 medium density residential/commercial are for mixed uses including medium density
3 residential, motel, hotel and limited accessory retail uses. Densities shall be in the range
4 of five to 15 units per acre for residential use and for a mix of residential and motel/hotel
5 uses. For developments consisting solely of motel/hotel development, where the
6 application of the five to 15 density range will result in a reduction of the existing number
7 of units, or where such density restrictions will impede efficient motel/hotel
8 development, the Santa Rosa Island Authority may, but shall not be obligated to,
9 recommend conditional use approval to the Escambia County Board of Adjustments
10 such that motel/hotel development may be increased up to a maximum of 20 units per
11 acre. This special exception shall not apply to condominium dwellings which are made
12 available for rental use.

13 **(a) Permitted uses.** The following types of uses are permitted under MDR/C-PB:

- 14 (1) Duplexes.
- 15 (2) Triplexes.
- 16 (3) Multiple dwellings.
- 17 (4) Motel and hotels.
- 18 (5) Restaurants.
- 19 (6) Tourist related retail goods.
- 20 (7) Marinas, etc.
- 21 (8) Cocktail lounges and package stores.
- 22 (9) Miscellaneous convenience goods stores.
- 23 (10) Professional offices.
- 24 (11) Realty and property rental offices.
- 25 (12) Personal service establishments.
- 26 (13) Medical marijuana dispensing facilities.

EXHIBIT D

1 **Sec. 3-5.6 High density residential/commercial (HDR/C-PB).** Areas delineated as
2 high density residential/commercial are for mixed uses including high density
3 residential, hotel and limited accessory retail uses. Densities shall be in the range of 16
4 to 30 units per acre for residential uses and for a mix of residential and hotel uses. For
5 development consisting solely of hotel development, where the application of the 16 to
6 30 density range will result in a reduction of the existing number of units, or where such
7 density restrictions will impede efficient hotel development, the SRIA may, but shall not
8 be obligated to, recommend conditional use approval to the BOA such that hotel
9 development may be increased up to a maximum of 50 units per acre. This conditional
10 use shall not apply to condominium dwellings which are made available for rental use.
11

12 **(a) Permitted uses.** The following types of use are permitted under HDR/C-PB:

- 13 (1) Condominiums.
- 14 (2) Motels and hotels.
- 15 (3) Restaurants.
- 16 (4) Tourist related retail goods.
- 17 (5) Marinas, etc.
- 18 (6) Cocktail lounges and package stores.
- 19 (7) Miscellaneous convenience goods stores.
- 20 (8) Professional offices.
- 21 (9) Realty and property rental offices.
- 22 (10) Personal service establishments.
- 23 (11) Medical marijuana dispensing facilities.
- 24

EXHIBIT D

1 **Sec. 3-5.7 General retail (GR-PB).** Areas delineated as general retail may be
2 developed for uses pertaining to retail sales and services including motels (in
3 accordance with the density provisions of medium density residential/commercial),
4 restaurants, service stations, marinas, cocktail lounges, tourist related retail goods and
5 professional services, sundries, convenience stores, groceries, professional offices,
6 realty offices, personal service establishments, and substantially similar uses as
7 determined by the Santa Rosa Island Authority Board.

8

- 9 **(a) Permitted uses.** The following types of uses are permitted in GR-PB:
- 10 (1) Motels and hotels.
 - 11 (2) Restaurants, indoor and drive-in.
 - 12 (3) Grocery stores.
 - 13 (4) Miscellaneous convenience goods stores.
 - 14 (5) Professional offices.
 - 15 (6) Realty and property rental offices.
 - 16 (7) Personal service establishments.
 - 17 (8) Convenience goods stores.
 - 18 (9) Professional offices.
 - 19 (10) Personal service establishments.
 - 20 (11) Realty and property rental offices.
 - 21 (12) Marinas.
 - 22 (13) Temporary structures with a limited use permit.
 - 23 (14) Medical marijuana dispensing facilities.

EXHIBIT D

1 **Sec. 6-0.3 Terms defined.**

2 As used within the LDC, the following terms have the meanings established here:

3 **- D -**

4 **Day care.** The provision of care, protection, and supervision for children or adults on a
5 regular basis away from their primary residence. Care is typically provided to a given
6 individual for fewer than 18 hours each day, although the day care facility may be open
7 24 hours each day. See "Adult day care center" and "Child care facility."

8 **dBA.** The unit of filtered or corrected noise level measured in accordance with the a
9 weighted scale to more closely replicate the sound frequency response of the human
10 ear and measuring approximately the relative "noisiness" or "annoyance" of common
11 sounds.

12 **Decibel (dB).** A standard unit for measuring the relative loudness of sound, or sound
13 pressure, and approximately equal to the smallest degree of difference of that loudness
14 or pressure ordinarily detectable by the human ear.

15 **De minimis.** A level of risk that is too small to be concerned with, or a difference that is
16 too small to matter or be taken into consideration. For the purposes of services provided
17 by public facilities having established level of service (LOS) standards, the term "de
18 minimis" refers to a negligible or insignificant demand by a use on a level of service that
19 generally allows the use to be considered concurrent for that facility.

20 **Density.** An objective measure of development used to quantify population per unit of
21 land, such as people, dwelling units, or lodging units per acre. The term "density" refers
22 to units per gross acre unless other measures or units are clearly indicated.

23 **Developer.** An applicant, builder, contractor, landowner, subdivider, or other person
24 who undertakes development activities regulated by the LDC.

25 **Development.** The carrying out of any building activity or mining operation, the making
26 of any material change in the use or appearance of any structure or land, or the dividing
27 of land into three or more parcels (subdivision). The term "development" does not
28 involve the use of land for bona fide agricultural or silvicultural purposes, including
29 growing crops, trees, and other agricultural or forestry products, or raising livestock.
30 Other specific activities or uses involving or excluded from development are defined in
31 Florida Statutes (Ch. 380). For the purposes of floodplain management, development
32 means any man-made change to improved or unimproved real estate, including
33 buildings or other structures, tanks, temporary structures, temporary or permanent
34 storage of equipment or materials, mining, dredging, filling, grading, paving,
35 excavations, drilling operations or any other land disturbing activities.

36 **Development agreement.** An agreement between a developer and the county for
37 development approval or any other purpose according to Florida Statutes, the
38 Comprehensive Plan, and the LDC, and in a form approved by the county.

PB: 10-1-18

Re: Compassionate use of low-THC and medical cannabis

DRAFT PB

EXHIBIT D

- 1 **Development approval.** Written authorization from the county permitting development
2 subsequent to a demonstration of compliance with the provisions of the LDC and the
3 Comprehensive Plan by the applicant for development approval.
- 4 **Development, multi-family.** Development in which any combination of single-family,
5 two-family, or multi-family dwellings provide three or more dwelling units on a single lot.
- 6 **Development, single-family.** Development in which only one single-family dwelling is
7 allowed per lot, attached or detached, except where an accessory dwelling unit is
8 allowed with the principal single-family dwelling.
- 9 **Development, two-family.** Development in which only two single-family dwellings or
10 one two-family dwelling is allowed per lot. Development order. Any order granting,
11 denying, or granting with conditions an application for a building permit, site
12 development, subdivision, rezoning, certification, variance, conditional use, or any other
13 official action of the county having the effect of permitting the development of land.
14
- 15 **Development parcel.** A lot of record, or a conforming lot verified according to the lot
16 conformance verification process of the LDC, or a lot created in compliance with the
17 family conveyance provisions of the LDC, or any number of such lots, contiguous and in
18 single ownership or under unified control for the purposes of development.
- 19 **Diameter at breast height (DBH).** A standard measure of tree trunk diameter in inches
20 applicable to established trees and measured four and one-half feet above the surface
21 of the ground at the base of the tree. For trees that lean, grow on slopes, fork at or
22 below DBH height, are multi-trunked, or present other difficulties in measurement, DBH
23 shall be determined according to International Society of Arboriculture (ISA) standards.
24 See "Caliper" for the appropriate measure of newly planted and nursery stock trees.
- 25 **Dispensing organization.** An organization approved by the State to cultivate, process,
26 transport and dispense ~~low-THC cannabis~~ medical cannabis.
- 27 **Direct disposition.** The cremation of human remains without preparation of the
28 remains by embalming and without any attendant services or rites such as funeral or
29 graveside services or the making of arrangements for such final disposition. Directional
30 sign. See "Informational sign."
31

EXHIBIT D

- J, K & L -

1

2 **Junkyard.** See “Salvage yard.” Kennel. A facility in which domestic animals not owned
3 by the owner or occupant of the facility are housed, boarded, or trained for a fee or
4 compensation, or where domestic animals are bred or raised for sale. A kennel may
5 include grooming incidental and subordinate to the principal use, but not activities
6 accessory to agricultural use.

7 **Kindergarten.** An educational facility that provides academic instruction to children in
8 preparation for admittance to elementary school first grade, and as further defined by
9 Florida Statutes. Laboratory. A facility for scientific research, analysis, investigation,
10 testing or experimentation, but not for the manufacture or sale of products.

11 **Land clearing.** The act of removal or destruction of trees, brush, and other vegetative
12 cover on a site, but not including normal cultivation associated with agricultural
13 operations, or mowing, pruning, or other routine landscaping or lawn maintenance
14 activities.

15 **Land clearing debris.** Rocks, soils, and trees and other vegetative matter that normally
16 results from land clearing or site development operations, but not including waste from
17 landscape maintenance, right-of-way or easement maintenance, farming operations,
18 nursery operations, or any other sources not directly related to the land clearing or site
19 development.

20 **Land Development Code (LDC).** The Land Development Code of Escambia County,
21 Florida (Part III, Escambia County Code of Ordinances) as the assembled land
22 development regulations of the county prepared by the local planning agency and
23 adopted by the Board of County Commissioners according to Florida Statutes.

24 **Land disturbance.** Any activity involving the clearing, cutting, excavating, filling, or
25 grading of land, or any other activity that alters land topography or vegetative cover.
26 Landfill. A disposal facility that requires state permitting and engineered environmental
27 protection systems for the placement of wastes. Landfills do not include land-spreading
28 sites, surface impoundment, injection wells, or construction and demolition debris or
29 land clearing debris disposal facilities with separate permitting requirements.

30 **Landscape area.** Pervious areas of preserved or installed living plants, including trees,
31 shrubs, ground cover, and turf grass that may be supplemented with mulch, bark,
32 decorative rock, timbers, stepping stones, and similar customary and incidental
33 nonliving materials, excluding any area of vehicular use.

34 **Land use.** The development that has occurred on the land, the development that is
35 proposed for the land, or the use that is permitted or permissible on the land under the
36 Comprehensive Plan and LDC, as the context may indicate.

EXHIBIT D

- 1 **Level of service.** An indicator of the extent or degree of service provided by, or
2 proposed to be provided by, a public facility based on the operational characteristics of
3 the facility and indicating a capacity per unit of demand for the facility.
- 4 **Liner building.** A relatively shallow building specifically designed to conceal the side of
5 a parking lot, parking garage, big-box retail, or other structure or area along a public
6 frontage and create spaces occupied by restaurants, shops, and other uses more
7 engaging to passersby.
- 8 **Lodging unit.** One or more rooms used as a single unit of lodging space rented to the
9 public in a public lodging establishment.
- 10 **Long-term care facility.** A nursing home facility, assisted living facility, adult familycare
11 home, board and care facility, or any other similar residential adult care facility.
- 12 **Lot.** The least fractional part of subdivided lands having limited fixed boundaries and
13 assigned a letter or number by which it may be identified. The term "lot" shall include
14 the words "plot", "parcel", or "tract".
- 15 **Lot, corner.** A lot having frontage on two or more streets at their intersection. Lot
16 frontage. Those sides of a lot abutting a street right-of-way.
- 17 **Lot line.** A property line bounding a lot and separating it from another lot, street rightof-
18 way, or any other public or private land. A lot line shall be one of the following:
19 *Front lot line.* A lot line separating a lot from a street right-of-way other than an alley
20 or, in the absence of a right-of-way, the lot line designated by the county as forming
21 the front of the lot and from which the front setback of the lot is measured.
22 *Rear lot line.* A lot line generally opposite and most distant from the front lot line,
23 and from which the rear setback of the lot is measured.
24 *Side lot line.* Any lot line that is not a front or rear lot line.
- 25 **Lot of record.** A lot that is part of a subdivision that has been recorded in the official
26 records of Escambia County, or a lot or parcel described by metes and bounds, and the
27 description of which has been so recorded or accepted on or before February 8, 1996.
28 A lot of record does not include contiguous multiple lots under single ownership.
- 29 **Lot, waterfront.** A lot abutting a navigable water body that is under daily tidal influence.
30 Along any part of the boundary, the lot may be separated from the water body by
31 encroachments that include easements, rights-of-way, and public shoreline access, but
32 the lot may not be separated from the water body by a dedicated road or by more than
33 ten feet of land under different ownership.
- 34 **Low-Tetrahydrocannabinol or Low-THC cannabis.** A plant of the genus Cannabis,
35 the dried flower of which contain 0.8 percent or less tetrahydrocannabinol and more
36 than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted
37 from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or

EXHIBIT D

1 preparation of such plant or its seeds or resin that is dispensed only from a dispensing
2 organization.

3 ~~**Low-THC marijuana dispensing facility.** Means any building or structure where low-~~
4 ~~THC is permitted to be dispensed at retail by an approved dispensing organization~~
5 ~~pursuant to Section 381.986, Florida Statutes (2014) and Florida Department of Health~~
6 ~~Rules.~~
7

EXHIBIT D

1

- M -

2 **Manufactured building.** A closed structure, building assembly, or system of
3 subassemblies which may include structural, electrical, plumbing, heating, ventilating, or
4 other service systems manufactured for installation or erection, with or without other
5 specified components, as a finished building or as part of a finished building.
6 Manufactured buildings include residential, commercial, institutional, storage or
7 industrial structures constructed according to state standards, but do not include
8 manufactured (mobile) homes.

9 **Manufactured (mobile) home.** A complete, factory-built, single-family dwelling
10 constructed in conformance with federal Manufactured Housing Construction and Safety
11 Standards (the HUD Code) and transportable in one or more sections on a permanent
12 chassis for site installation with or without a permanent foundation. The term “mobile
13 home” refers to any manufactured home built prior to June 15, 1976 when the HUD
14 Code became effective. Manufactured homes do not include manufactured buildings,
15 modular homes or recreational vehicles.

16 **Manufactured (mobile) home park.** A multi-family residential use of an individually
17 owned parcel of land within which lots or spaces are offered for rent or lease for the
18 placement of five or more manufactured (mobile) homes. For the purposes of floodplain
19 management, the term “manufactured home park” may apply to as few as two
20 manufactured home lots for rent on a parcel.

21 **Manufactured (mobile) home subdivision.** A residential subdivision of individually
22 owned lots created according to the provisions of the LDC for the exclusive use of
23 manufactured (mobile) homes. For the purposes of floodplain management, the term
24 “manufactured home subdivision” may apply to division into as few as two manufactured
25 home lots.

26 **Manufacturing.** The mechanical or chemical transformation of materials or substances
27 into new products, including the assembling of component parts, and the blending of
28 materials, such as lubricating oils, plastics, resins, or liquors.

29 **Marijuana.** Marijuana shall mean cannabis as defined in Section 893.02(3), Florida
30 Statutes. The term shall include “low-THC cannabis” and “medical cannabis” as defined
31 in Section 381.986, Florida Statutes (~~2014~~). (2018), as amended.
32

33 **Marina.** A facility for the mooring, berthing, storing, or securing of watercraft, and which
34 may include other services such as sales of boat supplies and fuel, boat repair and
35 rental, and other uses incidental to the primary use. A marina may be classified as one
36 of the following:

37 *Commercial marina.* A public use marina which may include upland marina
38 support facilities for the servicing or repairing of watercraft, but does not include
39 the activities of industrial marinas.

EXHIBIT D

1 Industrial marina. A marina which provides slips or moorings for major work on
2 watercraft, such as construction or rebuilding of boats, installations of new
3 bottoms, substantial structural additions, or alterations.

4 Private marina. A marina that is an amenity to a private residential development,
5 such as a subdivision or multifamily dwelling, and not for public use.
6

7 **Market value.** The price at which a property will change hands between a willing buyer
8 and a willing seller, neither party being under compulsion to buy or sell and both having
9 reasonable knowledge of relevant facts. For the purposes of the LDC, market value is
10 limited to the value of buildings and other structures, excluding the land and other
11 improvements on the parcel. Market value may be as established by a qualified
12 independent appraiser, "actual cash value" (replacement cost depreciated for age and
13 quality of construction), or tax assessment value adjusted to approximate market value
14 by a factor provided by the Property Appraiser.
15

16 **Marquee.** A permanent roofed structure attached to and supported by a building, and
17 projecting into public right-of-way, typically above an entrance to provide protection from
18 the elements.
19

20 **Materials recovery facility (MRF).** A solid waste management facility that provides for
21 the extraction from solid waste of recyclable materials, materials suitable for use as a
22 fuel or soil amendment, or any combination of such materials. Mausoleum. A building or
23 other structure that is substantially exposed above the ground and used for the
24 entombment of human remains.
25

26 **Mean high water (MHW).** The average height of the high waters over a 19-year period;
27 or for shorter periods of observation, the average height of the high waters after
28 corrections are applied to eliminate known variations and to reduce the result to the
29 equivalent of a mean 19-year value. Mean sea level (MSL). The average height of the
30 surface of the Gulf of Mexico for all stages of the tide, or the mean between high and
31 low tides as established by the North American Vertical Datum (NAVD) of 1988.
32

33 **Medical cannabis.** All parts of any plant of the genus Cannabis, whether growing or
34 not; the seeds thereof; the resin extracted from any part of the plant; and every
35 compound, manufacture, sale, derivative, mixture, or preparation of the plant or its
36 seeds or resin that is dispensed from a dispensing organization for medical use by an
37 eligible patient, as defined by Florida Statutes (2018), as amended.
38

39 **Medical Marijuana or medical cannabis dispensing facility.** Means any building or
40 structure where low-THC or medical cannabis is permitted to be dispensed at retail by
41 an approved dispensing organization pursuant to Section 381.986, Florida Statutes
42 (2018) as amended, and Florida Department of Health Rules.
43
44

EXHIBIT D

1 **Medical clinic or office.** A facility, other than a hospital, providing medical diagnostic
2 and treatment services to patients not requiring an overnight stay. Such clinics and
3 offices commonly have laboratory facilities and include doctor's offices, diagnostic
4 centers, treatment centers, rehabilitation centers, and establishments providing surgical
5 and psychiatric services and emergency treatment.
6

7 **Medical services.** Professional services concerning human health maintenance and
8 the diagnosis and treatment of disease, injury, pain, and other adverse health
9 conditions. Medical services include the principal services provided by hospitals, clinics,
10 doctor's offices, diagnostic facilities, medical laboratories, blood donation centers, and
11 other human health care facilities.
12

13 **Medical use.** Means the administration of the ordered amount of ~~low-THC cannabis~~
14 medical cannabis, as defined by Florida Statutes (2018), as amended. Medical use
15 does not include the: possession, use, or administration of ~~low-THC cannabis~~ medical
16 cannabis by smoking; or the transfer of ~~low-THC cannabis~~ of medical cannabis to a
17 person other than the qualified patient for whom it was ordered or the qualified patient's
18 legal representative authorized to receive it on the qualified patient's behalf; or use or
19 administration of ~~low-THC~~ medical cannabis on any form of public transportation, in any
20 public place, in a qualified patient's place of employment, if restricted by his or her
21 employer, in a correctional institution, on the grounds of any child care facility,
22 preschool, or school, or in any vehicle, aircraft, or motorboat.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. D.

Meeting Date: 10/01/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the Escambia County 2030 Comprehensive Plan - CPA-2018-02

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the Escambia County 2030 Comprehensive Plan - CPA-2018-02

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance to amend the Comprehensive Plan OBJ FLU 3.1, Rural Development, deleting FLU 3.1.5 in its entirety.

BACKGROUND:

The Escambia County Board of County Commissioners finds that an amendment to its Comprehensive Plan is necessary and appropriate based on the changing needs within the County; and it is in the the best interest of the health, safety, and welfare of the County to amend its Comprehensive Plan.

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 D. Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Comprehensive Plan will be transmitted to DEO following recommendation by the board.

Implementation of this Ordinance will consist of an amendment to the Comprehensive Plan 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

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA 2018-02

Date: 9/10/18

Date requested back by: 9/10/18

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by *of Craig*

Date Received: *9/10/18*

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

1 Escambia County will promote rural strategies, including protecting agriculture,
2 silviculture, and related activities, protecting and preserving natural resources
3 and guiding new development toward existing rural communities.
4

5 **OBJ FLU 3.1 Rural Development**
6

7 **All new development within rural areas, including commercial development, that**
8 **is compatible with the protection and preservation of rural areas will be directed**
9 **to existing rural communities.**

10 **POLICIES**

11 **FLU 3.1.1 Infrastructure Expenditures.** Escambia County will limit the expenditure of
12 public funds for infrastructure improvements or extensions that would increase the
13 capacity of those facilities beyond that necessary to support the densities and
14 intensities of use established by this plan unless such expenditures are necessary to
15 implement other policies of this plan.
16

17 **FLU 3.1.2 Water Facility Extensions.** Escambia County will coordinate with potable
18 water providers on any extensions of potable water facilities in the rural area.

19 **FLU 3.1.3 FLUM Amendments.** During consideration of FLUM amendments,
20 Escambia County will consider the impacts of increased residential densities to the
21 agriculture and silviculture industries as well as public facility maintenance and
22 operation expenditures (i.e., roads, water, sewer, schools,) needed to serve the
23 proposed development.
24

25 **FLU 3.1.4 Rezoning.** Escambia County will protect agriculture and the rural lifestyle
26 of northern Escambia County by permitting re-zonings to districts, allowing for higher
27 residential densities in the Rural Community (RC) future land use category.
28

29 ~~**FLU 3.1.5 New Rural Communities.** To protect silviculture, agriculture, and~~
30 ~~agriculture-related activities Escambia County will not support the establishment~~
31 ~~of new rural communities.~~
32

33
34
35 **THIS SPACE INTENTIONALLY BLANK**
36
37
38
39
40

1 **Section 5. Effective Date.**

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

3

4 **DONE AND ENACTED** this _____ day of _____, 2018.

5

6

**BOARD OF COUNTY COMMISSIONERS
ESCAMBA COUNTY, FLORIDA**

7

8

9

By: _____

10

Jeff Bergosh, Chairman

11

12 **ATTEST: PAM CHILDERS**
13 **Clerk of the Circuit Court**

14

15 **By:** _____

16

Deputy Clerk

17 **(SEAL)**

18

19 **ENACTED:**
20 **FILED WITH THE DEPARTMENT OF STATE:**

21 **EFFECTIVE DATE:**

22



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 10/01/2018

Agenda Item:

FDOT Complete Streets Discussion.

Attachments

FDOT Brochure

Ft. Lauderdale Complete Streets

Ft. Myers Complete Streets

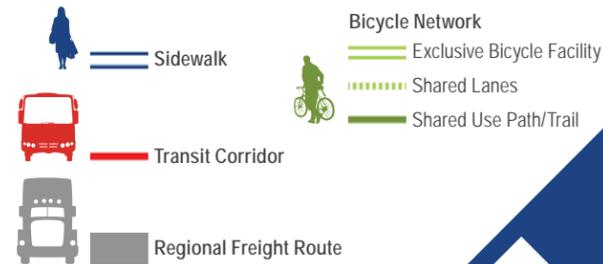
WHAT IS THE ROLE OF LOCAL PARTNERS?

A network of Complete Streets cannot be built entirely within the state roadway system and solely within FDOT's right of way. Transportation system and development pattern (such as land use, development density and intensity, building design, and site layout) are inextricably linked, and both have an effect on travel choices and mobility. A robust, connected roadway network provides options for the movement of people and goods and is the foundation for safe and comfortable travel for pedestrians, bicyclists, and transit riders.

Local governments and metropolitan planning organizations (MPOs) are responsible for land use and transportation planning to create supportive infrastructure and development patterns that match community goals and visions. Comprehensive plans, subarea plans, and land development regulations are some of the documents that will be reviewed to determine future visions and other land use-related items in evaluating context classification.

FDOT will apply criteria and standards based on the context classification. There is no separate FDOT funding category or FDOT funding source specifically for Complete Streets. Projects that require modifications to comply with criteria associated with the context classification will be funded through the funding programs currently available to Federal, State, and local roadways, as appropriate. The existing MPO funding process will remain the same. If local governments or other partners would like to include features that go beyond what is required by FDOT design criteria, such as decorative lighting or landscaping, patterned pavements, or street furniture and wayfinding, local communities must coordinate with FDOT to align local resources and projects with the FDOT project.

CONTEXT-SENSITIVE SYSTEM OF COMPLETE STREETS



Putting the right street in the right place.

WHAT IS FDOT'S APPROACH TO COMPLETE STREETS?

In September 2014, the Florida Department of Transportation (FDOT) adopted the Statewide Complete Streets Policy (Topic No. 000-625-017-a). Complete Streets serve the transportation needs of transportation system users of all ages and abilities, including pedestrians, bicyclists, transit riders, motorists, and freight handlers. A transportation system based on Complete Streets principles can help to promote safety, quality of life, and economic development.

Safety: Safety for all users is FDOT's top priority. Roadways with context-appropriate speeds can result in reduced fatalities and serious injuries. The Complete Streets approach considers the mobility, convenience, accessibility, and safety of all road users, and places an emphasis on the most vulnerable users of a given roadway.

Quality of Life: A Complete Streets approach helps to align transportation decisions with land use, resulting in quality places where transportation investments support a community's quality of life.

Economic Development: A Complete Streets approach connects communities and supports Florida's existing economic centers, employment centers, and visitor destinations by striving to provide the highest level of multimodal infrastructure in these core areas.

Implementing Complete Streets is an FDOT department-wide priority. The Complete Streets approach builds on flexibility and innovation in roadway planning and design to put the right street in the right place.

WHEN WILL COMPLETE STREETS BE IMPLEMENTED?

The determination of a roadway's context classification is required in order to utilize the criteria in the FDOT Design Manual (FDM.) The context-based criteria in the FDM will be required on projects that have not begun design by January 1, 2018, and may be applied to active design projects at the discretion of the district. For PD&E projects, implementation of context classification and the FDM is required for projects that have the Public Hearing scheduled in April 2018 or later. The 2017 Plans Preparation Manual (PPM) will apply through the completion of the PD&E studies for projects that have the Public Hearing scheduled prior to April 2018. Criteria contained in the FDM may also be applied earlier at the discretion of the district.

WHERE CAN I FIND MORE RESOURCES?

WWW.FLCOMPLETESTREETS.COM

DeWayne Carver, AICP
State Complete Streets Program Manager
(850) 414 4322
dewayne.carver@dot.state.fl.us

Revised 3/29/2018

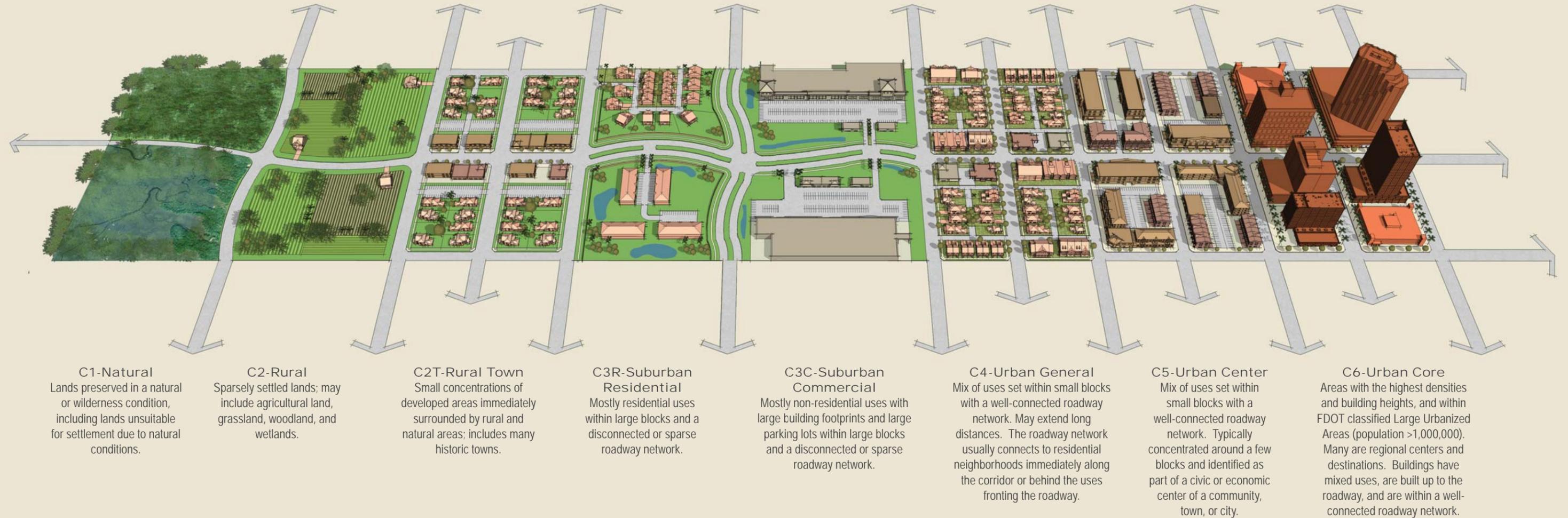
WHAT IS FDOT CONTEXT CLASSIFICATION?

Complete Streets are context sensitive, and the approach provides transportation system design that considers local land development patterns. Roadways will be planned and designed to support the safety, comfort, and mobility of all users based on the unique context of each roadway. The FDOT context classification system broadly identifies the various built environments existing in Florida. The context classification of a roadway will inform FDOT's planning, Project Development and Environment (PD&E), design, construction, and maintenance approaches to ensure that state roadways are supportive of safe and comfortable travel for their anticipated users. Identifying the context classification is a preliminary step in planning and design, as different context classifications will have different design criteria.

The Context Classification document presents and explains the Context Classification Matrix, which outlines the measures used to determine context classification. These include:

- (1) **Distinguishing Characteristics**, which give a broad description of the land use types and street patterns found within each context classification
- (2) **Primary Measures**, which measure the roadway connectivity and building use and form
- (3) **Secondary Measures**, which look at existing and allowed development intensity

FDOT CONTEXT CLASSIFICATIONS



CONTEXT CLASSIFICATION AND TRANSPORTATION CHARACTERISTICS



The context classification of a roadway, together with its transportation characteristics, will provide information about who the users are along the roadway, the regional and local travel demand of the roadway, and the challenges and opportunities of each roadway user.

WHAT IS THE FDOT PROCESS FOR IMPLEMENTING CONTEXT CLASSIFICATION?

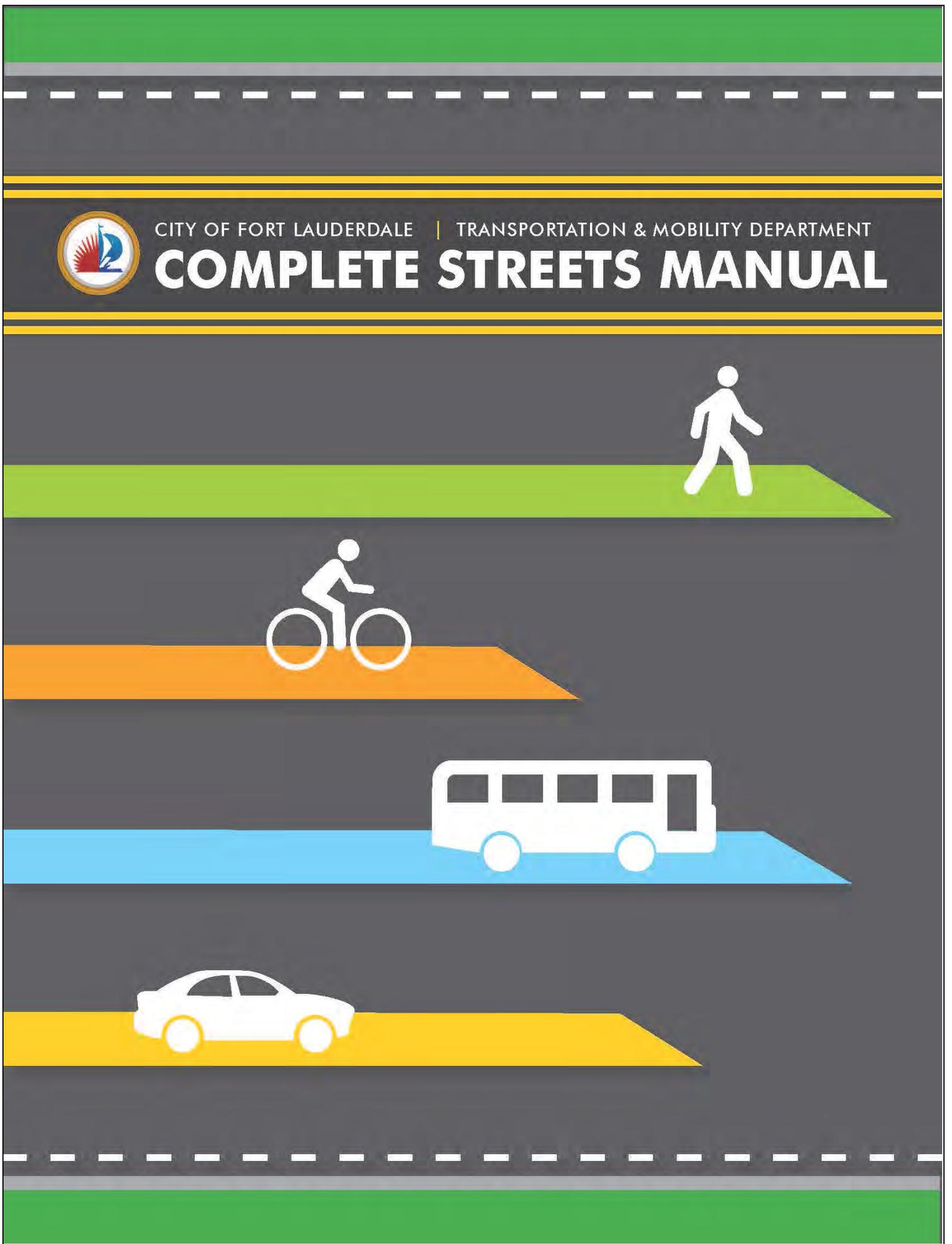
Complete Streets are not a specific type of project, but rather are an approach to ensuring that projects are based on their contexts. This means that a Complete Streets approach will be implemented consistently for all non-limited access projects — from capital projects qualifying for Efficient Transportation Decision Making process (ETDM) screening to Resurfacing, Restoration and Rehabilitation (RRR), traffic operations, and safety projects.

FDOT will develop a database of context classification for all state roadways. Initially, districts will evaluate and map context classification as projects occur, while working to complete a statewide database of context classification. The context classification evaluations completed for the statewide database will utilize available data and information on existing built conditions. As FDOT projects are conducted, these initial evaluations will be updated or confirmed based on current data, as well as future conditions.



CITY OF FORT LAUDERDALE | TRANSPORTATION & MOBILITY DEPARTMENT

COMPLETE STREETS MANUAL



Acknowledgements

The City of Fort Lauderdale's Complete Streets Manual was established based on the Broward County Complete Streets Guidelines developed by the Broward MPO, with additional influences by the New Haven, CT Complete Streets Guidebook, and the Philadelphia Complete Streets Design Handbook.

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Special acknowledgement is made to all of the hard working committee members that spent many hours developing the manuals that were used to develop this one including the Broward Complete Streets Initiative Technical Advisory Committee (TAC), the Los Angeles County Complete Streets Committee, Philadelphia and the New Haven Complete Streets Steering Committees.

Foreword

The City of Fort Lauderdale has adopted a Resolution to follow Smart Growth Principles in decisions being made within the city on investments and project reviews. An important tool to implement Smart Growth Principles is a Complete Streets Manual. Complete Streets are an essential ingredient in creating livable, walkable neighborhoods and reconnecting the community with destinations.

The City's efforts to create a multimodal, pedestrian-friendly community accentuated by the Fast Forward Fort Lauderdale Visioning Process together with the regional efforts to implement Complete Streets, has driven the City to create its own Complete Streets Manual based on the Broward County Complete Streets Guidelines with influences also from the cities of New Haven, CT and Philadelphia, PA Complete Streets Guidelines. Each of those documents was reviewed and amended to fit the needs of the City of Fort Lauderdale to promote the successful implementation of Complete Streets.

By establishing design guidelines to create streets for all users, the City is providing the framework for a transformation of public infrastructure that will help to address a host of critical issues that face the City today including increasing traffic, incomplete network of sidewalks and bike lanes, roadway safety concerns, and decreased level of public health conditions. It is anticipated that this document will provide guidance to on-going projects as well as form the base upon which future strategies will be development to make Fort Lauderdale a connected, livable community.

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Appendix – Street Types

COMPLETE STREETS POLICY

1.1 COMPLETE STREETS POLICY

The City of Fort Lauderdale is creating a balanced mobility system for all users that will realize long-term cost savings in terms of public health, reduced fuel consumption, reduced demand for single occupancy motor vehicles, and increased public safety through the implementation of this Complete Streets Policy. There will also be short-term benefits of increased connectivity, reduced traffic volumes, safer environment, and reduced negative impacts to the environment. Complete Streets contribute to walkable, livable neighborhoods which can build community and create a sense of community pride and improved quality of life.

The Fort Lauderdale City Commission adopted the Complete Streets Policy to guide the planning, design, construction, operation and maintenance of appropriate facilities for pedestrians, bicyclists, motor vehicles, transit and transit riders, freight carriers, and emergency responders. These facilities will be context sensitive to the adjacent land uses. All users will experience a functional, and visually appealing environment while traveling where safety is improved and conveniently on and across all surface roadways in Fort Lauderdale.

2. Who?

FORT LAUDERDALE CONTEXT

The City of Fort Lauderdale is committed to creating a safe, interconnected and convenient transportation system for all of its residents, visitors, and businesses. The Complete Streets Manual reflects this commitment and our priority emphasis on updating all local streets to meet this commitment.

The City of Fort Lauderdale streets provide transportation routes for neighbors, workers and visitors. These streets are often car focused with many lanes, high rates of speed, and limited multi-modal options. This has caused significant traffic concerns as well as bicycle and pedestrian safety concerns.

With the increase in housing density, the rise in gas prices, and the increasing frustration with traffic, coupled with issues associated with climate change, there is a strong movement to create multi-modal accommodations to address all of these concerns. One component of this is ensuring that the streets are designed to accommodate walking, biking, transit, and vehicle access.

2.1 INFRASTRUCTURE

The City of Fort Lauderdale encompasses an area of a little more than 35 square miles, with 4,761.1 persons per square mile according to the 2010 Census. This concentration in population can allow for successful use of alternative transportation modes if the modes are provided for in a well-designed manner. The City of Fort Lauderdale has approximately 500 miles of streets and 325 miles of sidewalk. The existing wide rights-of-way provide ample opportunities for reducing lane widths to add bike accommodations and increase sidewalks and landscaped buffers. Due to the flat topography and generally regular grid pattern of streets, Fort Lauderdale is ideal for being a showcase for Complete Streets. The leaders of Fort Lauderdale have committed to focusing on multimodal transportation and have directed staff to ensure that each mode is accommodated on City streets.

2.2 DEMOGRAPHICS

The current population of Fort Lauderdale is 165,521 (2010 Census). There are several different segments of neighbors that utilize the transportation system in different ways, for different reasons. There are those that choose to not use their car; those that prefer their car; those that can't afford their own car; those that are too young to drive; and those that have reached an age where they no longer drive. There is also a population of visitors who often do not have private transportation. All of these populations rely on the availability of safe and accessible alternative modes of transportation such as walking, biking, and transit.

Of Fort Lauderdale's total population, approximately half are currently in the work force. The others are primarily children too young to drive, elderly whom no longer drive themselves, or are disabled. All segments of the population use the transportation system differently and rely on a safe way to get where they need to go. Of those residents that are in the work force, only 16% use an alternative mode of transportation to get to work. (American Community Survey (ACS) 2007-2011)

Mode of commute	Commuters	Percentage
Total	80,000	100%
Walk	2,029	2.5%
Bike	1,148	1.4%
Transit	3,532	4.4%
Taxi, motorcycle, other	1,873	2.3%
Worked at home	4,333	5.4%
Car, Truck, Van	67,085	84%
<i>Drove alone</i>	<i>59,715</i>	<i>89%</i>
<i>Car pool</i>	<i>7,370</i>	<i>11%</i>

Based on the ACS 2007-2011 estimates, 2.5% walk to work, 1.4% bike to work, and 5.4% of commuters work from home. The mean overall average travel time to work is 24.5 minutes in a private vehicle, yet when public transportation is singled out it rises to 47.3 minutes.

The City of Fort Lauderdale is aiming to increase the use of alternative modes of transportation, other than the private vehicle.

2.3 SAFETY CONCERNS

Pedestrian and bicycle safety is of great concern across the United States. Between 2000- 2009, more than 47,700 pedestrians were killed in the country as a whole, 5,163 of which were in the State of Florida.

Florida contains the Top 4 most dangerous metropolitan areas for pedestrians, with the South Florida area being #4 according to the Dangerous by Design 2011 study completed by Transportation for America. Transportation policies and development patterns in the State of Florida have created a vehicle-centric transportation system that is unsafe for other users such as pedestrians and bicyclists.

Fort Lauderdale also leads surrounding cities in the highest number of bike crashes, and the 2nd highest per capita bike crash rate in South Florida.

Vehicle speeds present the greatest threat to pedestrians. As vehicle speeds increase above 35 mph, the chance of the death of a pedestrian or bicyclist in an accident exponentially increases. Reducing vehicle speeds is an important component of safety for all users of the roadway, along with providing sidewalks, crosswalks, and bike lanes.

Creating a safe, connected network of transportation was a top ranked issue of Fort Lauderdale neighbors. According to the 2012 Neighbor Survey completed as a part of the Fast Forward 2035 Visioning process, only 43% of residents feel safe walking in the City.

2.4 COMMUNITY INVOLVEMENT

Community Involvement was captured both through the Broward County Complete Streets workshops that helped shape the county Policy as well as the recent Fast Forward 2035 Fort Lauderdale community visioning process.

This Manual is part of the City of Fort Lauderdale's response to the concerns about the lack of connectivity and the number/severity of traffic accidents, and the level of traffic on city streets.

The Fort Lauderdale community's number one priority through the Visioning process for Fast Forward 2035 was to develop a fully connected multimodal city. There were 376 ideas generated related to this topic calling for better connections to parks and open spaces, investing in other modes of transportation, and simply making the City safe and walkable.

As the city moves forward, it will continue to work in partnership with citizens, Home Owner Associations (HOAs), businesses, transportation agencies, academic institutions and other groups to implement the strategies necessary to ensure a safe, secure and livable community.

2.5 THE ENVIRONMENT

Fort Lauderdale has a sub-tropical climate. This climate, more than ever, necessitates the need for canopy trees to help cool the temperature and reduce the heat island effect allowing walking and biking as a viable convenient option.

Sea level rise and climate change are a fact for this coastal city. With the increase in severe weather and the continuing sea level rise it is critical to reduce greenhouse gases and stormwater runoff that impact the transportation system.

Maintaining a healthy and attractive living environment is essential to building a strong, sustainable community for the future.

3. What?

WHAT ARE COMPLETE STREETS

Complete Streets are designed and operated to enable safe access and mobility for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets may look different and contain different elements depending on the location. In urban areas like Fort Lauderdale, the concept of Complete Streets goes beyond safety, tying in with issues of human health, equity, aesthetics, economic development, environmental protection, and livability, all within a specific neighborhood context.

Complete Streets represents a paradigm shift in traditional road construction philosophy. Instead of a reactive attempt to accommodate bicycle- and pedestrian-friendly practices in projects, Complete Streets policies require all road construction and improvement projects to begin by evaluating how the right-of-way serves all who use it.

3.1 COMPLETE STREETS ARE PUBLIC SPACES

Above any specific need by an individual or group of users, the city street is a public space. Due to Fort Lauderdale's density and the development patterns, often times the streets are our front yards and extensions of our living area. At their best, streets:

- Provide for the safe and efficient movement of goods and people of all ages and abilities,
- Are connected, seamless multimodal systems,
- Provide a clean and attractive framework for economic development,
- Create space for social interaction and physical activity; and
- Embrace the vernacular of a place thereby defining a unique identity.

3.2 COMPLETE STREETS AND LAND USE

In urban communities like Fort Lauderdale compact mixed use development makes walking, cycling and transit use reasonable travel choices. The density of housing provides important commercial opportunities. While the city has the framework of a grid of streets, compact development, and a mix of land uses, there is a need to ensure that the street design is inherently safe for all users, encourages the use of alternative modes of transportation, and creates a varied and lively streetscape. This is essential to long-term social and economic success.

3.3 COMPLETE STREETS AS MULTIMODAL TRANSPORTATION NETWORK

Complete Streets provide a choice of mobility options that are viable over the lifetime of a user. From childhood who can't drive yet, to the senior population can no longer drive, and in between, the transportation system offers choices for mobility. The transportation network provides connections between destinations and all travel modes, for all users. Complete Streets are streets where all users coexist in a controlled, low-speed environment. These users may include:

- Pedestrians of all ages and abilities, including children who are small, hard to see, and may be impulsive, as well as seniors and disabled individuals who may be unable to move quickly, or longer distances independently,
- Bicycles – utility and recreational users of all ages,
- Transit vehicles, including public, private and school buses,
- Emergency vehicles,
- Commercial trucks and vehicles for delivery of goods and services, and
- Private motor vehicles.

3.4 COMPLETE STREETS ARE CONTEXT SENSITIVE

Complete Streets are designed to respect the context of their location. Downtown locations, for example, often require greater emphasis on pedestrian, bicycle, and transit access than streets within single family neighborhoods. Context includes elements such as:

- Significant destinations – the beach, cultural center, sports center.
- Adjacent land uses – residential, commercial, institutional, mixed use, etc.
- Neighborhood density – influences how many people are likely to use the street
- Neighborhood character and aesthetics – historic architecture, development patterns, waterfront site, etc.
- Existing transportation system – roadway classification, transit availability, street parking, limited rights-of-way, speed, traffic volumes.
- Mobility Hubs – the presence of high level transit service(s) and transit oriented development.

Additionally, context includes social and demographic factors that influence who is likely to use the street and how. For example, low income families and those without their own car are likely to need a robust pedestrian, bicycle and transit network that connects to important destinations and allows them to travel by foot or bike safely and efficiently. Likewise, elderly residents who may be highly dependent on pedestrian travel often need longer crossing times to be considered for signalized crosswalks.

4. Why Complete Streets?

4.1 REASONS FOR COMPLETING THE STREETS

The City of Fort Lauderdale is committed to a safe and connected transportation system for all of its residents, visitors and businesses. However, much of the existing street network has been engineered previously to facilitate and prioritize the movement of motor vehicles, creating limited transportation choices that are safe and/or convenient.

It is apparent that maintaining the former design practices is not practical for the future. Populations continue to rise, and the number of vehicles on the streets also continues to rise, yet there is no more space to build more lanes of traffic. It is clear that the only way to prepare for the future of Fort Lauderdale is to develop a strong network of various efficient modes of transportation and make it desirable to choose those modes in order to reduce the number of vehicles on the street.



4.2 BENEFITS OF COMPLETE STREETS

By rethinking commonly applied planning and design practices, and orienting our street design and management toward Complete Streets, we intend to alter the balance of power in ways that impress upon users that the street has many purposes and is not simply a travel corridor dedicated exclusively to motor vehicle traffic. At the same time, Complete Streets improvements

also make it safer for drivers by providing spaces for sharing the roadway with pedestrians and cyclists, improving the quality of travel through the reduction of unwarranted stops, and smoothing flow in a way that lowers stress and anxiety while encouraging slower and safer travel speeds.

The National Complete Streets Coalition has identified the following specific benefits of Complete Streets:

- **Safety** – Complete Streets designed with sidewalks, raised medians, better bus stop placement, traffic calming measures, slower vehicle speeds, clear spaces for modes of transportation on a street, and treatments for disabled travelers improve pedestrian safety, and many other design elements improve safety for all users.
- **Public Health** – Complete Streets encourage walking and bicycling for health by providing safe places to be active. The Centers for Disease Control (CDC) identified a strong correlation between the level of planning and investments in infrastructure and decreasing incidents of some of the most serious health concerns facing the United States, including heart disease, obesity, and diabetes. The National Institutes of Medicine recommends fighting childhood obesity by establishing ordinances to encourage construction of sidewalks, bikeways, and other places for physical activity.
- **Sustainability** – Complete Streets address climate change and oil dependence by allowing people to make short trips throughout the day by walking or biking instead of utilizing the car. The Broward Metropolitan Planning Organization (MPO) 2035 *Long Range Transportation Plan* (LRTP) calls for a shift from investment in automobile-centric projects to transit and other modes that support transit. The 2001 National Household Transportation Survey found that 50% of all trips in metropolitan areas are three miles or less and 28% of all metropolitan trips are one mile or less – distances easy to walk, bike, or hop a bus or train. Yet 65% of the shortest trips are now made by automobile, in part because of incomplete streets that make it dangerous or unpleasant for other modes of travel. Complete Streets support the sustainable transportation vision established by the MPO and its constituencies and city neighbors.
- **Community Building** – Complete Streets play an important role in livable communities, where all people – regardless of age, ability or mode of transportation – feel safe and welcome on the roadways.

4.3 GUIDING PRINCIPLES FOR FORT LAUDERDALE COMPLETE STREETS

Connectivity

Connectivity is essential if non-motorized transportation is to be a viable and desirable option. Fort Lauderdale streets should be designed to provide connectivity that satisfies travel needs with redundant routes in an intact network system.

Safety & slower vehicle traffic

Traffic injuries and fatalities are often preventable. There is a direct correlation between vehicle speeds and injury/fatality rates. Fort Lauderdale streets should be designed with safety of all users as a priority, and vehicle speeds limited, with the goal of reducing injuries and fatalities.

Livability

Livable cities are characterized by a built environment that enhances quality of life, strengthens community ties, encourages civic engagement, and promotes health. Fort Lauderdale should be designed with livability in mind.

Human health

Healthy streets should be designed to increase opportunities for active transportation (walking, biking, etc.), reducing vehicle miles traveled, and decreasing pollution caused by motor vehicles.

Economic Development

Well-designed streets support economic vitality by drawing customers to businesses and providing access and transportation options for reaching businesses. Fort Lauderdale streets should be designed to support the city's current and future development and contribute to the city's economic vitality.

Equity

Equitable streets should be designed to provide for the needs and safety of all users, particularly people with disabilities, the elderly, children, and people who cannot afford a private vehicle.

Aesthetics

Aesthetically pleasing surroundings enhance the experience of using a street, making it a place where people want to be, and show the City's commitment to invest in itself which attracts private investment. Fort Lauderdale streets should be designed with consideration for aesthetic elements, including materials, lighting, landscaping, street furniture, and maintenance.

Context

Context Sensitive streets should be designed to respect and enhance the distinctive identity of our City, its urban character, and its cultural and historical assets.

5. What Now?

STREET DESIGN PROCESS

The Complete Streets Manual aims to formalize a process for street re-design in the City of Fort Lauderdale. Such process provides the best opportunity for transparency and accountability. The re-design shall be guided by the goals outlined in this document. This process will ensure that infrastructure investments will support not only mobility, but the guiding principles of Complete Streets – connectivity, safety, livability, human health, economic development, equity, aesthetics, and context.



5.1 PUBLIC PROCESS

The neighbors of the City of Fort Lauderdale have a vested interest in the changes that occur in the public spaces of their communities, including their streets. Given access to pertinent information, input from qualified professionals and a participatory process that allows for thoughtful collaboration between educated neighbors and city staff, final street designs will result in changes that most clearly reflect the desires and needs of the community.

The steps illustrated below show the basic flow of a Complete Streets Process. Project initiation can be by the public or by city staff based on recommendations received from previous planning efforts.



5.2 USING THE TOOLBOX

A variety of design treatments can be employed to create Complete Streets, each with varying degrees of community involvement, engineering and education necessary for successful implementation. Chapter 7 represents Complete Streets design options in the form of a “toolbox”, and it is expected that all roadway projects – whether initiated by the city, state, federal, regional, county or community groups – will employ the toolbox as a starting point. The toolbox does not prescribe which specific tools must be used in a given situation; instead, it offers users guidance in determining which elements are most appropriate and feasible given the context and goals of the particular project, using the Complete Streets guiding principles.

This Toolbox should be used as a resource illustrating practical implementation strategies of Complete Streets guiding principles. Other Complete Streets Best Practices may be utilized with approval and as long as they meet intent of the Complete Streets guiding principles.

5.3 USING THE DESIGN GUIDELINES

Appendix A provides detailed guidelines for each street type to assist in the development of Complete Streets compliant roadway re-designs. It is divided into sections by street type that address each design feature and where they are desired for such things as lane widths, bike lane accommodations, sidewalk widths, and crosswalk accommodations.

5.4 OTHER PRINCIPLES TO CONSIDER DURING DESIGN

Complete Streets is only one principle for designing streets that the City of Fort Lauderdale is committed to following in the re-design of the streets in the city. Several other principles are also critical to creating a Livable Community and overlap with Complete Streets Principles.

Other guiding principles to consider while designing improved streets include:

Green Streets Principles - A Green Street uses a natural systems approach to reduce stormwater flow, improve water quality, reduce urban heating, enhance pedestrian safety, reduce carbon footprints, and beautify neighborhoods. Through various combinations of native plants and soils, these objectives can be met on different types of streets in many settings. Green Street features include vegetated curb extensions, sidewalk planters, landscaped medians, vegetated swales, permeable paving, and street trees.



Permeable Pavers



Curb Extensions with infiltration
(rain gardens)



Vegetated Swales

Smart Growth Principles. What, where, and how development occurs will affect neighbors' lives for generations to come. By designing neighborhoods that have shops, offices, schools, churches, parks, and other amenities near homes, residents and visitors have the option of walking, bicycling, taking public transportation, or driving as they go about their business. The Smart Growth Network developed a set of ten basic principles for Smart Growth:

1. **Mix land uses.** Mixed land uses are a critical component of achieving better places to live. By putting residential, commercial and recreational uses in close proximity to one another, alternatives to driving, such as walking or biking, become viable. Mixed land uses also provide a more diverse and sizable population and commercial base for supporting public transit. Mixed use attracts pedestrians and helps revitalize community life by making streets, public spaces and pedestrian-oriented retail become places where people meet.
2. **Take advantage of compact building design.** Compact building design suggests that development occur in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. Compact building design is necessary to support wider transportation choices, and provides cost savings. In order to encourage transit use to reduce air pollution and congestion, minimum levels of density are required to make public transit networks viable.
3. **Create a range of housing opportunities and choices.** Providing quality housing for people of all income levels is an integral component in any Smart Growth strategy. Housing availability is a key factor in determining households' access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources. By using Smart Growth approaches to create a wider range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use their infrastructure resources more efficiently, ensure a better jobs-housing balance, and generate a strong foundation of support for neighborhood transit stops, commercial centers, and other services.
4. **Create walkable neighborhoods.** Walkable neighborhoods are desirable places to live, work, learn, and play. Goods and services are located within an easy and safe walk or bike. Walkable neighborhoods make pedestrian activity possible, thus expanding transportation options, and creating a streetscape for a range of users – pedestrians, bicyclists, transit riders, and drivers.
5. **Foster distinctive, attractive communities with a strong sense of place.** A vision and standards for development that respect community values of architectural beauty and distinctiveness, as well as expand choices in housing and transportation are important for smart growth. Smart growth seeks to create interesting, unique communities that reflect the values and cultures of the people who reside there, and foster physical environments that support a more cohesive community fabric.

6. **Preserve open space, farmland, natural beauty, and critical environmental areas.** Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving community quality of life, and guiding new growth into existing communities. Additionally, preservation of open space benefits the environment by combating air pollution, attenuating noise, controlling wind, providing erosion control, and moderating temperatures.
7. **Strengthen and direct development towards existing communities.** Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe. By encouraging development in existing developed areas, there is a benefit from a stronger tax base, closer proximity of a range of jobs and services, increased efficiency of already-developed land and infrastructure, and reduced development pressure in edge areas.
8. **Provide a variety of transportation choices.** Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth. A wider range of transportation options is necessary to improve the current systems. Traffic congestion is worsening; the best way to counteract this congestion is to have a multi-modal approach to transportation to create a variety of transportation options and reduce the reliance on personal vehicles.
9. **Make development decisions predictable, fair, and cost effective.** To successfully implement Smart Growth Principles, the concept must be embraced by the private sector. Development is initiated by the private sector; therefore in order to realize the positive effects of Smart Growth the developers and their lenders need to have bought in to the Principles and be able to market those Principles to make their projects profitable. If the right infrastructure and regulatory decisions are made they will support fair, predictable and cost-effective smart growth.
10. **Encourage community and stakeholder collaboration in development decisions.** Growth can create great places to live, work and play—if it responds to a community vision. There are some Smart Growth Principles over others that are more important for each type of community. Any plans for redevelopment should be in compliance with the Vision of that neighborhood as to what is most important to their community.

Livability Principles. On June 16, 2009, the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation (DOT), and the U.S. Environmental Protection Agency (EPA) joined together to help communities nationwide improve access to affordable housing, increase transportation options, and lower transportation costs while protecting the environment.

The Partnership for Sustainable Communities works to coordinate federal housing, transportation, water, and other infrastructure investments to make neighborhoods more prosperous, allow people to live closer to jobs, save households time and money, and reduce pollution. The partnership agencies incorporate six principles of livability into federal funding programs, policies, and future legislative proposals.

The Partnership for Sustainable Communities established six livability principles that will act as a foundation for interagency coordination:

- 1. Provide more transportation choices.** Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
- 2. Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- 3. Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
- 4. Support existing communities.** Target federal funding toward existing communities—through such strategies as transit-oriented, mixed-use development and land recycling—to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
- 5. Coordinate policies and leverage investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- 6. Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

6. What Else?

ENGINEERING CONSIDERATIONS

The Complete Streets program is part of a fundamental shift in the way the City approaches street design. For Complete Streets to be successful, every road project for every type of roadway should be evaluated for compliance with the Complete Streets policy and guiding principles. Road projects range from minor maintenance to milling and paving to new or realigned roads. Road types range from industrial arterials carrying high volumes of truck traffic to low volume roads carrying residential traffic only.

The modification of the road or transportation system must be thoughtfully considered based on proven and accepted criteria; furthermore, techniques applied in one location may not be suitable in another. All designs must be professionally driven and approved by the Transportation & Mobility Department to ensure that they are safe, feasible, and cost effective. Below are some of the factors that must be taken into consideration in the course of all roadway designs.

6.1 GUIDELINES

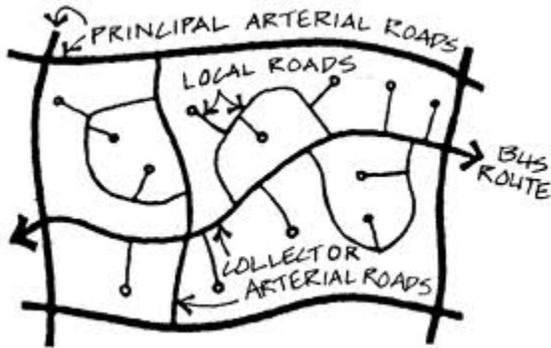
In order to provide consistency and reduce the potential for conflicts, roadway projects must be designed with consideration for nationally and regionally recognized guidelines and standards. The City of Fort Lauderdale has adopted criteria for signage, lane widths, pavement markings, turning radii and other road characteristics for many roadway design treatments. Standard details are available from Transportation & Mobility Department. "Pilot" geometry or any other proposed designs that deviate from the standards adopted will be evaluated on a case by case basis, and must be approved by the Transportation & Mobility Department.

Below is a list of sources that provide commonly accepted guidance for street design. These resources provide references to engineers but generally allow for flexibility. Some of these documents are being revised to incorporate multimodal aspects.

- American Association of State Highway and Transportation Officials (AASHTO) "*Geometric Design of Highways and Streets*", a primary reference for any transportation design. It covers most geometric considerations for the design of roads and highways and should be considered as a good reference to provide a basis for design, through it allows for flexibility and engineering judgment.

- Federal Highway Administration, which publishes the following applicable documents:
 - Manual on Uniform Traffic Control Devices (MUTCD)
 - FHWA Traffic Calming State of the Practice
 - National Committee on Uniform Traffic Control Devices
- Americans with Disabilities Act (ADA) Guidelines
- Florida *“Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways”*. (Florida Greenbook) Is intended to provide minimum standards for use on all public streets that are not part of the State Highway System.
- Florida Department of Transportation, *“FDOT Plans Preparation Manual (PPM) Volume I”*, outlines the design criteria and procedures for use on the State Highway System (SHS) and on FDOT projects. The criteria in the PPM represent requirements for the design of FDOT projects. The PPM Volume II sets forth requirements for the preparation and assembly of contract plans for FDOT projects.
- Broward County Public Works Guidelines, *“Final Report on Alternative Roadway Design Guidelines for Broward County”* outlines roadway design guidelines consistent with one of the County’s priority goals of establishment of a “sense of place”. The guidelines are consistent with the county-wide *Community Design Guidebook (CDG)*, which develops, promotes, and sets forth the basis for implementing urban design guidelines and principles for use within Broward County that are sensitive to emphasizing and reinforcing the distinctive character of the County and the unique charm of its various cities and places.
- Broward County Complete Streets Manual

6.2 ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM



Source: www.cyburbia.org

Like most jurisdictions in the United States, Fort Lauderdale's streets have been categorized in order to better understand how they serve motor vehicle traffic. Each road's classification has been determined by the state using guidelines developed by AASHTO. Complete Streets projects must take into consideration this roadway classification as it helps determine how the road and network needs to be

treated to handle traffic volumes and other conflicts that may arise as a result of design changes. It is also often used in determining Federal or State funding criteria when improvements are needed. The road classifications for Fort Lauderdale are as follows:

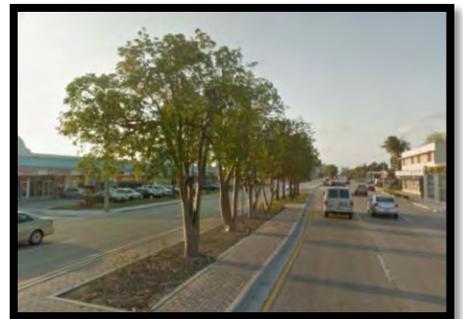
- **Urban Principal Arterial** – Serves major centers of activity and have the highest traffic volumes and longest trips. Generally carries urban commuters. They include both Interstate highways and local roads. Examples include I-95, I-595, Commercial Boulevard, and Cypress Creek Road.
- **Urban Minor Arterial** – Serves to interconnect with principal arterials and other roads and has a lower level of travel mobility. Often used for commuting to employment centers from principle arterials. Examples include Andrews Avenue and NE 3rd Avenue.
- **Urban Major Collector** – Provides land access and traffic circulation in residential neighborhoods, commercial and industrial areas. Examples include NE 15th Avenue, Riverland Road, and SW 31st Avenue.
- **Urban Minor Collector** - Provides land access and traffic circulation in residential neighborhoods, commercial and industrial areas on a smaller scale than a major collector. Examples include Sistrunk Boulevard and Bayview Drive.
- **Urban Local Road** – Provides primary access to residential property. Through traffic is discouraged. Includes most local streets.

6.3 COMPLETE STREET TYPOLOGIES

Complete Streets typologies go beyond functional classification to categorize streets according to the types of users as well as the surrounding land uses and environmental factors. Such typologies allow for more comprehensive understanding of a street's existing and desired functions. The City of Fort Lauderdale has broken Broward County's typologies down further to create a guideline for reviewing streets and identifying the design treatments that are appropriate for a given street.

BOULEVARD: A walkable, divided street designed for high vehicular capacity and moderate speed, traversing the city center. Boulevards serve as primary transit routes and should have bike lanes and wide sidewalks. They serve as primary goods movement, emergency response and evacuation routes, and use vehicular and pedestrian access management techniques. Boulevards may have bus-only lanes or frontage roads buffering sidewalks and buildings. They may have landscaped medians.

- **Center City Boulevard (arterial)** – Center City Boulevards consist of the portions of Boulevards that run through the highest-density mixed-use centers in the City including the Downtown Core. High-rise development may be located along or proximate to the Center City. Due to its density of mixed uses, and proximity to the center of activity, these streets should contain the highest level of multimodal accommodations including dedicated bike lanes, slow traffic speeds, enhanced pedestrian areas including wide sidewalks, special treatments for crosswalks, transit accommodations, and on-street parking to support street level commercial.
- **Commercial Boulevard (arterial)** – Commercial Boulevards serve primarily commercial uses to move high vehicular volumes. Traffic may flow faster than desired for ideal pedestrian and bicycling conditions. Surrounding land uses include retail, commercial, and some higher density residential. They serve as primary transit routes, routes for goods movement. These streets should include dedicated bike facilities, pedestrian enhancements, and transit accommodations.
- **Residential Boulevard (arterial)** – Residential Boulevards serve primarily residential uses to move high vehicular volumes. Traffic runs slower than on other boulevards. Transit service may be provided. There are frequent curb-cuts for driveways. Bike lanes and sidewalks are provided on both sides of the street.



AVENUES: Avenues are walkable streets of moderate to high vehicular traffic capacity and low to moderate speed that are short distance connectors between urban centers and serve as access to abutting uses. Avenues serve as primary pedestrian and bicycle routes and may serve local transit routes. Avenues are similar to urban minor arterials or urban collectors in the functional street classification system.

- **Center City Avenue (urban minor arterial/urban collector)**

– Center City Avenues traverse higher-density mixed-use areas, such as the Downtown Core. The surrounding built environment consists of mid- to high-rise buildings that support a variety of functions, are closely spaced, have minimal setbacks, and contain active uses on the ground floor. Management of parking and loading facilities on these avenues is critical, as these uses typically are imperative to a vitality of businesses but may conflict with pedestrian and bicycle use. These avenues should contain premium transit facilities, enhanced pedestrian facilities to accommodate the high pedestrian use, on-street parking to support ground floor uses,



- **Commercial Avenue (urban minor arterial/urban collector)**

– Commercial Avenues tend to have faster moving traffic than other Avenues and act to connect one development node to another. They are secondary to Commercial Boulevards and serve more local population. The surrounding land uses are low- to mid-rise structures at a lower density and may have larger setbacks and serve as transition areas to the higher density of the Center City. The uses on these Avenues typically consist of restaurants, shops, small offices, and multi-family homes. On-street parking should be provided for street-fronting businesses. Structured parking may also be needed.



- **Residential Avenue (urban minor arterial/urban collector)**

– Residential Avenues are smaller in scale than Commercial Avenues, with slower moving traffic, but may serve as alternative routes to connect neighborhoods. They typically contain signalized intersections where they cross Boulevards. Surrounding land uses are generally residential with some neighborhood commercial.



STREETS: Streets are local, walkable, multi-movement facilities with speeds that should be no higher than 25 mph. Streets should contain raised curbs (small corner radii, wide sidewalks, parallel parking, and trees in individual or continuous planters. The primary purpose is to serve local traffic and provide vehicular and pedestrian access to abutting properties.

- **City Center Street** – Center City Streets are located within the Center City, and run through the highest-density mixed-use centers in the City including the Downtown Core. High rise development may be located along or in close proximity to these streets. Due to its density of mixed uses, and proximity to the center of activity, these streets should contain the highest level of multimodal accommodations including dedicated bike lanes, slow traffic speeds, enhanced pedestrian areas, special treatments for crosswalks, and on-street parking to support street-level commercial.



- **Commercial Street** – Commercial Streets are less dense than a City Center Street in character, and primarily serve commercial districts. These streets are secondary to Commercial Avenues and serve more local population. The surrounding land uses are low- to mid-rise structures at a lower density and may have larger setbacks and serve as transition areas to the higher density of the Center City. The uses on these Streets typically consist of restaurants, shops, small offices, and multi-family homes. On-street parking should be provided for street-fronting businesses.



- **Residential Street** – Residential Streets are purely residential in character and serve lower-density neighborhoods. These streets have low volume slow moving traffic. Separate bike lane facilities are typically not required. Sidewalks should be provided on both sides of the street.



SPECIAL STREET DESIGNATIONS: Fort Lauderdale has two very distinct typologies of roadways that warrant a designation unto themselves. These streets have very different land uses and multimodal use than any other type of street within the City. They are as follows:

Beach Thoroughfare - Beachside Thoroughfare applies to roads adjacent to or near the beach. These roads have very high levels of every mode of travel. They support festivals, parades, and high levels of tourists throughout the year. The built environment includes a vibrant mixture of low- to high-rise residential, hotels, restaurants, retail, bars, and cafes. Pedestrians tend to cross at all points of the road, so traffic calming and other pedestrian safety measures are essential. Beachside Thoroughfares are fronted by wide sidewalks that facilitate many types of activity, such as sightseeing, bicycling, exercising, and other shopping and dining.



Industrial Thoroughfare - Industrial Thoroughfares are mainly defined by surrounding land uses such as large-scale production, distribution, and repair facilities, and are highly concentrated along the Florida East Coast Rail line and surrounding Port Everglades. They have less active street frontage and focus less on the pedestrian environment due to the presence of large driveways, loading docks, and other motor vehicle or freight facilities necessary to support industrial operations. They are wider roads that can accommodate large trucks, and are unlikely to include many pedestrian or transit amenities; however could benefit from such improvements.



6.4 VEHICLE TARGET SPEEDS

Vehicle target speed is the speed that is desired for a given street. Lowering vehicle speeds lessens the severity and number of crash related injuries and fatalities and is a primary goal for Complete Streets.

Target speeds can be achieved through a combination of design treatments, driver education and enforcement. Streets should be designed with target speeds and speed limits that are appropriate for both their current and future context, including functional classification, adjacent land uses and user demand.

Specific design treatments are capable of achieving predictable speed and volume reductions, though their benefits must be balanced with the potential impacts on parking and emergency vehicles. On local roads and in school zones, target speeds should be set at 20 mph in order for bicycle and pedestrian safety to be maximized.

According to a study completed by the AAA Foundation for Traffic Safety, the speed at which the chance of a pedestrian being severely injured by a vehicle is 32 mph. The chance of death from such impact is 50% when the speed of the vehicle is 42 mph.

6.5 DESIGN VEHICLES, EMERGENCY ACCESS, SANITATION

A design vehicle is the vehicle-type that must regularly be accommodated on a roadway for the purpose of designing the road. The design vehicles used for geometric street designs should reflect the predominant intended users of the street in question. In addition, all street designs must meet minimum standards for fire department and other emergency vehicle access and must consider the needs of sanitation vehicles used for street cleaning and refuse collection.

6.6 INTERSECTIONS

Intersections are statistically the most dangerous part of the street network as they are complex environments where a variety of users are negotiating the same space. Since the chance for conflict between users is highest at intersections, special care must be taken to implement design elements that control vehicle speed and minimize conflict points.

The use of the smallest possible turning radii, raised intersections, crosswalks, lighting, textured pavement, roundabouts and other speed mitigating design elements should be prioritized whenever possible and appropriate to improve the safety for all users.

6.7 ON-STREET PARKING

In Fort Lauderdale, on-street parking offers a number of important benefits. The availability of the appropriate amount of on-street parking is an important factor for some residential streets. On-street parking is also necessary for supporting businesses. This type of parking can be more efficient than off-street parking as on-street spaces are more likely to be shared by a number of users.

When properly oriented, on-street parking can also have a traffic calming effect by slowing vehicle speeds. For instance combined with chicanes (*see Section 7.1.26*), on-street parking can visually break up long stretches of roadway that encourage speeding. Throughout the city, there are opportunities to increase the number of parking spaces available by narrowing the roadway through the striping of parking spaces along the roadway.

On-street parking should only be implemented with the use of appropriate design elements to avoid negative consequences. Cars parked on the street can impede sightlines for other users including pedestrians entering into a crosswalk. One important management tool is ensuring that on-street parking be properly priced through meters, kiosks, or residential parking permits to control the availability of parking. Consideration needs to be made to providing buffer areas between on-street parking and bike accommodations to reduce hazards of bicyclists being hit by vehicle doors opening.

Opportunities for the use of green stormwater practices through the use of pervious pavers and stormwater infiltration should be considered wherever practicable in the construction of on-street parking areas. The differentiation of parking areas through differing materials further helps to have a traffic calming effect, increasing the safety of pedestrians and bicyclists.

6.8 PEDESTRIAN & BICYCLE USE

The Complete Streets policy requires that all roadway designs take into consideration use by pedestrians and bicyclists of all ages and abilities. Factors that contribute to a good environment for walking include the following:

- Shade along sidewalks
- Frequent crosswalks
- Pleasant visual environment
- Continuous and connected pedestrian facilities separated from vehicle traffic
- Short street crossing distances
- A good mix of land uses
- Pedestrian scale lighting
- Slow and controlled motor vehicle movements
- ADA compliance
- Transit connections

Factors that contribute to a good environment for cycling include the following:

- A well-connected network of bicycling facilities
- Convenient bike parking
- Safe travel routes
- Direct travel routes, particularly when bicycling for purposes other than strictly exercise or recreation
- Slow and controlled motor vehicle movements
- Transit connections

The following data should be considered in order to evaluate and prioritize needs and choose appropriate design treatments:

- **Speed** – High vehicle speeds are incompatible with safe pedestrian and bicycle environments. Speeds should be reduced if possible; separated bike lanes or parallel facilities should be developed where it is not possible to slow traffic.
- **Existing pedestrian/bike volumes** – Volume counts, or observations over time are useful. Where there are already significant activity and proper facilities do not exist, these areas should receive priority.
- **Major pedestrian/bicycle generators** – Schools, hospitals, shopping areas, parks, transit points, employment centers, libraries and centers of neighborhood interest often generate pedestrian traffic. Also new or planned developments may generate pedestrian/bike traffic not reflected in existing volumes. Special attention should be made to these areas to ensure that there are bike and pedestrian accommodations from these generators to surrounding residential areas as well as between generators.

- **Crash data** – Higher than average numbers of pedestrians or bicycle accidents with vehicles often indicate the need for traffic calming measures and/or pedestrian/bicycle improvements.
- **Street classification** – The purpose of the road and the volume of vehicle traffic combined with heavy pedestrian or bicycle movements requires careful planning, particularly on arterials. On roads with high volumes of multiple modes of transportation, all modes must be accommodated and balanced.
- **Schools and Parks** – The network of streets and sidewalks that connect residents to parks and schools should be prioritized to allow for access by modes other than vehicles.
- Other considerations include school walking zones, transit routes, commercial areas, and neighborhood characteristics.

6.9 PEDESTRIAN ACCESS IN CONSTRUCTION ZONES

Complete Streets require that protected pedestrian facilities are maintained during all phases of construction projects that encroach upon the public right of way. If pedestrian traffic is directed across a street, temporary controls, including ADA accommodations are required to reduce pedestrian travel delay.

6.10 PUBLIC TRANSPORTATION

Public transportation and Complete Streets are naturally complementary. Transit vehicles operating on Fort Lauderdale’s streets serve people who live, work, shop and recreate in the city. Not only must transit vehicles interface with general traffic, but passengers are also pedestrians and bicyclists for a portion of their trip to and from transit. Complete Streets are those which facilitate intermodal access and transfers and prioritize the needs of many different users.

Road projects in the city should consider the presence of transit vehicles, stops, and locations where passengers must cross the roadway or use sidewalks to access the transit system and nearby destinations. Traditional road construction projects can exclude the needs of transit users in the design phase, so the Complete Streets process will provide opportunity to prioritize transit improvements in such projects.

Incorporating transit more effectively in road projects may increase the usage of the transit system over time through the increased efficiency and reliability of transit. Safety, reliability, convenience and comfort are important considerations for transit users. Well-designed streets can improve the pedestrian or bicycle interface with the transit system and encourage more people to use alternative modes of transportation. Complete

Streets that prioritize transit can also improve the running time of buses which can make transit more competitive with cars.

6.11 LAND USE CONTEXT

Street designs should take into consideration the context of adjacent land uses. Designs appropriate for low-density residential neighborhoods are not likely to be well-suited for the downtown core, which has a much higher number of pedestrians and transit users. Likewise, industrial areas with large volumes of truck traffic generally need wider travel lanes and larger curb radii, elements which should be avoided in commercial and residential areas with high levels of pedestrian activity. In all cases, streets should be designed with safety of all users as a priority.

6.12 ENVIRONMENTAL DESIGN

Roadway designs should enhance both the environmental quality and aesthetic appeal of streets. Elements such as landscaping and street trees accomplish both of these goals, reducing air pollution and improving stormwater control, while contributing to a pleasant and appealing environment for street users. Green Streets Principles should be followed, which promote using a natural systems approach to reducing stormwater flow, improving water quality, enhancing pedestrian safety, reducing carbon footprints, and beautifying neighborhoods.

7. How?

CREATING COMPLETE STREETS

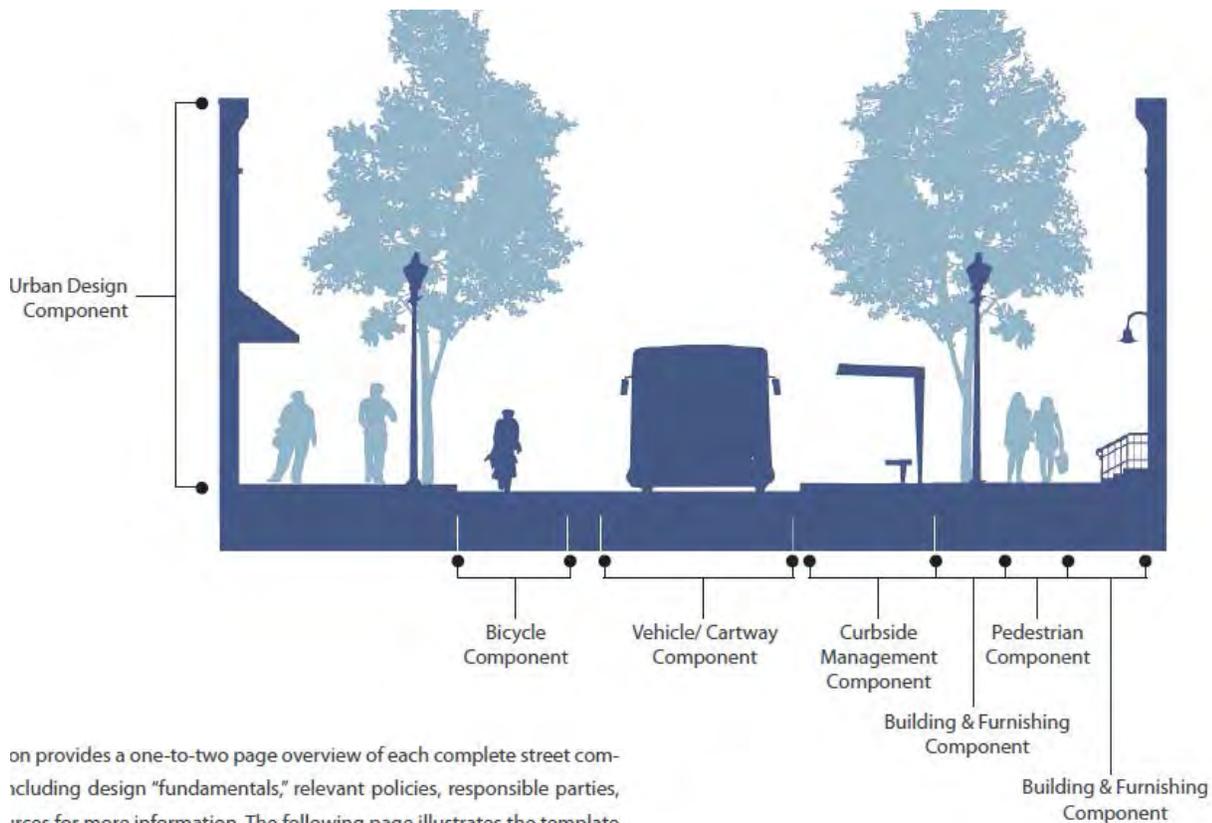
A variety of design treatments can be employed to create Complete Streets, each with varying degrees of community involvement, engineering and education necessary for successful implementation. Following is a list of treatments that are most likely to be applicable to Fort Lauderdale streets. This manual represents them as options in the form of a “toolbox”, and it is expected that all roadway projects – whether initiated by the city, state, county or community groups – will employ the toolbox as a starting point. The toolbox does not prescribe which specific tools must be used in a given situation; instead, it offers users guidance in determining which elements are most appropriate and feasible given the context and goals of the particular project. In cases of significant safety concerns along a roadway, all measures necessary to increase safety may be utilized based on best practices even if they are in conflict with these general guidelines.



7.1 COMPLETE STREETS DESIGN COMPONENTS & TREATMENTS

All street design should include a consistent set of design treatments that are easily understandable to pedestrians, bicyclists, and motorists. These treatments should be carefully selected to accommodate all roadway users, encourage predictable and desirable travel behavior, and account for the different uses and contexts of various street types throughout the City. Good Complete Streets design should also provide for and balance the multiple functions of streets as spaces for travel, social/cultural events, commerce, and stormwater management. Wherever possible; the City, County and FDOT should coordinate street improvement projects so that related improvements can be made simultaneously. Standalone projects should also be pursued whenever opportunities arise to implement the Complete Streets initiative.

The following section provides specific design guidance for individual Complete Streets design treatments that are appropriate on various street types throughout the City. This section does not provide guidance on specific construction materials, but instead on the general treatment practices preferred as examples in constructing Complete Streets.



PEDESTRIAN COMPONENT

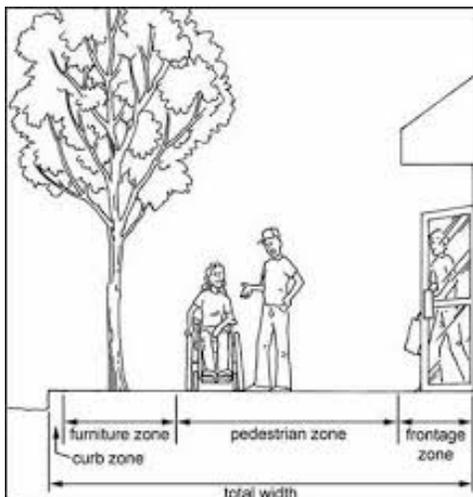
The Pedestrian Component addresses the clear area located between the curb and the adjacent building frontage where pedestrians travel.

Fundamentals:

- *Sidewalks that are designed and maintained to create an attractive pedestrian environment and provide safe access for all citizens.*
- *Use pedestrian volumes and the significance of a street within the pedestrian network as defined by the Street Typology to inform design decisions.*
- *Minimize vehicle intrusions into the pedestrian zone via driveways.*
- *Provide direct pedestrian routes between destinations and frequent crossing opportunities wherever possible.*

SIDEWALKS

Sidewalks should provide an active and accommodating public realm that creates a pleasant pedestrian environment and serves multiple public functions, including: space for walking, landscaping and green infrastructure, lighting, seating, and other amenities, as well as commercial activities. Sidewalks should almost always be provided on both sides of the street. To balance desire for amenities in the public realm with the need to maintain a safe and comfortable street for pedestrians, the sidewalk must be organized. This organization can be viewed as a series of sidewalk zones from the property line to the curb:



Source: FHWA

- **Frontage Zone** – The transition area between the property line and sidewalk where awnings, stairs, storefront displays, and other building elements intrude into the sidewalk.
- **Pedestrian Zone** – The clear portion of the sidewalk on which pedestrians travel.
- **Furnishing Zone** – The portion of the sidewalk used for street furniture, trees and landscaping, transit stops, lights, fire hydrants, and other furnishings.
- **Curb Zone** – The portion of the sidewalk where the curb is located.

7.1.1 SIDEWALK WIDTH

ADA standards specify a minimum of 5 feet clear path width without utilities or other impediments to accommodate two wheelchairs passing each other. Sidewalks should be wider (8'-16') in areas with; high pedestrian volume, street furnishings and/or landscaping, transit stops, street-level commercial activity, civic or ceremonial functions, tall buildings, high traffic volumes or speeds. No existing sidewalks should be reduced. Landscape buffers should be used on high traffic volume streets to provide a barrier for pedestrian safety. Opportunities for widening sidewalks and narrowing streets should be considered whenever roads are reconstructed.



Source: Google

7.1.2 STREET FURNITURE

Functional and aesthetically pleasing street furniture contributes to a pleasant walking environment, transit use, provides places to rest, and supports the use of the street as a public space. Examples of street furniture include benches, lighting, bike racks and shelters, newsstands, informational signs and kiosks, and waste receptacles. Proper design and application is essential to maintain functionality and accessibility of the sidewalk.



Source: Google

7.1.3 LIGHTING

Street lighting helps to increase visibility of pedestrians and bicyclists, thereby increasing their comfort and safety. Illumination along corridors to increase motorists' ability to see pedestrians walking along the road at night is particularly important along Boulevards and Avenues where transit service and land uses that generate pedestrians during evening hours are located. Pedestrian scale lighting can be used to supplement or replace standard lights on streets with high pedestrian significance, high expected night usage, high pedestrian or bicycle crash rates, and complex geometries. The use of state-of-the-art technology is encouraged to provide effective, energy efficient lighting that is dark sky compliant and minimizes light trespass.



Source: Ft Lauderdale Downtown CRA

7.1.4 TREE BELT ENHANCEMENTS

A tree belt area is recommended between the curb and the sidewalk whenever possible. A minimum width of 5' is desired unless site conditions do not make this width feasible. Street trees and other landscaping not only provide aesthetic enhancements to a street, but also help mitigate air pollution, provide shade and lower temperatures, help reduce traffic speeds, buffer pedestrians, and provide opportunities for green stormwater management. Proper maintenance is key to the success of planted areas. Native, non-invasive plant species should be utilized. Opportunities for widening tree belts, and narrowing streets should be considered whenever roads are reconstructed. When possible, green stormwater practices should be included in the design of any tree belt.



Source: Houston Tomorrow

7.1.5 SIDEWALK SURFACE TREATMENTS

Sidewalks are typically constructed of standard concrete, but permeable tinted concrete or asphalt can also be used for aesthetic enhancements that contribute to a pleasant walking environment, as well as to improve stormwater control through permeability. Pavers are not preferred due to the significant cost of maintenance required. Proper maintenance is essential, as some materials can settle over time.



Source: Google

7.1.6 ALTERNATIVE USE OF PARKING SPACES/PARKLETS

Parking spaces can be temporarily or permanently converted to other uses that enhance the pedestrian environment, including parklets, planters, or café/restaurant seating. This strategy should be considered on high volume pedestrian streets, and cannot be considered on streets with restricted peak hour on-street parking. They provide additional flexibility for streets with narrow sidewalks, where there is not space to accommodate planters and/or seating, while helping to calm traffic as well. Safety improvements must be included to separate users from vehicles such as bollards, curbs, or other fixed objects. Alternative uses of parking must not impact bike lanes or stormwater management systems.



Source: Pavement to Parks, San Francisco

7.1.7 VEGETATED SWALES.

Swales are long shallow vegetated depressions with a slight longitudinal slope. As water flows through the swale, it is slowed by the interaction with plants and soil, allowing sediments and pollutants to settle out. Water soaks into the soil and is taken up by plants, and may infiltrate further into the ground if the soil is well drained.



Source: Center for Neighborhood Technology

7.1.8 STORMWATER PLANTERS.

Stormwater planters are specialized planters installed in the sidewalk area or median, and are designed to manage stormwater runoff by providing storage and infiltration. They are appropriate on all street types and should be located so that they maintain minimum clear walking zone widths and do not create pinch points or tripping hazards. Stormwater planters should be considered in curb extensions and medians and the furnishing zone, and must consider passenger and wheelchair accessibility at transit stops. They are generally designed with 4 concrete “curbed” sides and inlets that allow runoff to flow into the planter. The planter is lined with permeable fabric, gravel, and soil and filled with plants and/or trees.



Source: Environmental Protection Agency

7.1.9 STORMWATER TREE TRENCHES.

A stormwater tree trench is a system of trees that are connected by an underground infiltration structure. On the surface they look like normal tree grates; however, under the sidewalk there is an engineered system to manage the incoming runoff. This system is composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet leading to the stormwater tree trench, is stored which waters the trees and slowly infiltrates through the bottom.



Source: Capital Region Watershed District

INTERSECTION & CROSSING COMPONENT

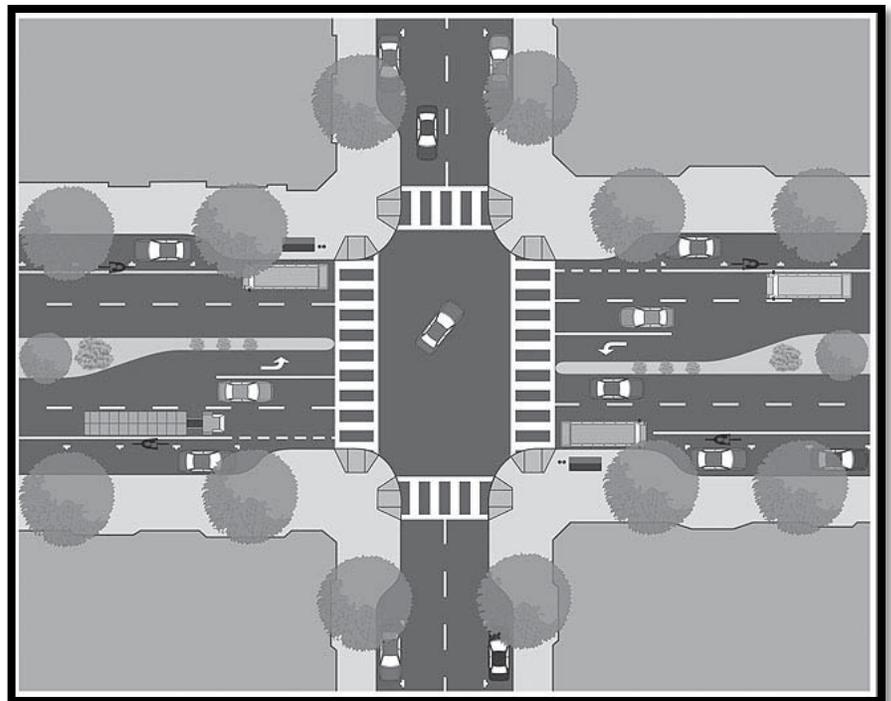
The Intersection & Crossing Component addresses design treatments to facilitate safe movement of all modes at intersections. This component includes treatments that influence the safety, function, and quality of intersections and street crossings for all users, including intersection geometry, pavement markings, and traffic signals.

Fundamentals:

- *Design intersections to reduce conflicts between modes and promote pedestrian and bicycle safety and comfort.*
- *Make intersections and crossings accessible by installing curb ramps and providing adequate time to cross.*
- *Keep pedestrian crossing distances as short as possible to reduce exposure and increase safety.*
- *Providing increased frequency of crossing opportunities.*
- *Reduce vehicle speeds and increase visibility at intersections to decrease the number and severity of crashes.*

THE BASICS OF GOOD COMPLETE STREET INTERSECTION DESIGN:

1. ADA Curb Ramps
2. Marked Crosswalks
3. Tight Curb Radii
4. Curb Extension
5. Pedestrian Refuge Island
6. Signal Timing and Operations
7. Bicycle Intersection Treatments
8. Accessible Transit Stops
9. Street and Pedestrian Lighting
10. Street Trees, Planters, and Stormwater Planters
11. Street Furnishings



Source: Philadelphia Complete Streets Design Handbook

PEDESTRIAN CROSSINGS

7.1.10 MARKED CROSSWALKS AT CONTROLLED INTERSECTIONS

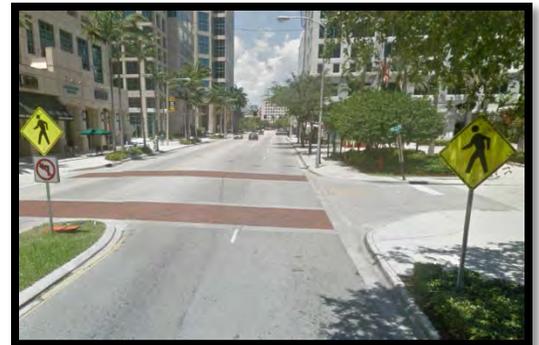
Marked crosswalks delineate the preferred crossing routes for pedestrians and alert other road users where to expect crossing pedestrians. Marked crossings should be utilized at all signalized and stop controlled intersections. Enhanced treatments should be used at high priority intersections where greater visibility is desired such as school crossings, where 2 or more transit routes cross, and within the business districts. Crosswalks must be paired with curb ramps and tactile warning strips per ADA guidelines. Crosswalks should be 15' wide in the Center City and 10' outside the Center City. Wider crosswalks may be provided to accommodate larger volumes of pedestrian traffic.



Source: www.redmond.gov

7.1.11 UNCONTROLLED MID-BLOCK CROSSWALKS

Crosswalks should generally be installed at signalized intersections only. Mid-block crosswalks on arterials and collector roads will be considered as needed on long blocks, subject to traffic studies and engineering judgment as well as existing safety concerns. In most cases, mid-block crosswalks should be installed in conjunction with other tools such as bump-outs, pedestrian refuges, flashing beacons, in-pavement lighting, and raised crosswalks.



Source: Google

7.1.12 CURB RAMPS

Access for all users is an important part of any Complete Street. Per ADA guidelines, wheelchair ramps with detectable warning strips should be installed wherever a sidewalk crosses a curb, and existing ramps should be upgraded on any project to meet current ADA guidelines. Stormwater bumpouts should be considered. Curb ramps are appropriate on all street types and are required with new development, reconstruction, or alteration of a street.



Source: Google

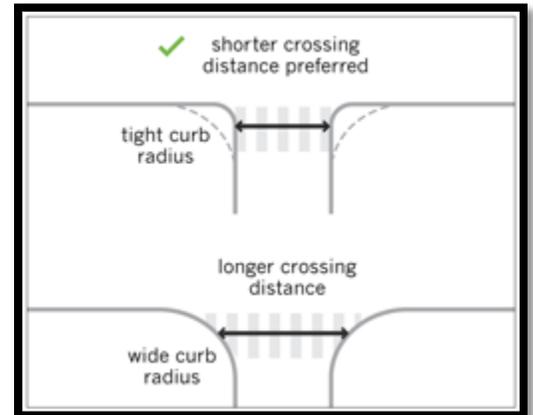
7.1.13 STORMWATER CURB EXTENSIONS. Conventional curb extensions are used regularly to enhance pedestrian safety and help in traffic calming. A stormwater curb extension incorporates a rain garden into which runoff flows.



Source: streetswiki.wikispaces.com

7.1.14 CURB/CORNER RADII

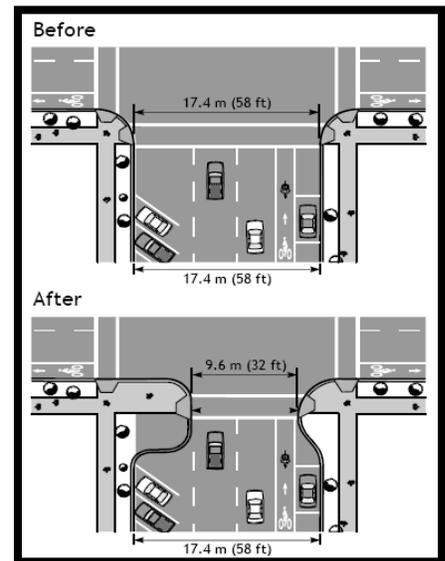
The curb radius of intersection corners impacts turning vehicles and pedestrian crossing distances. Larger curb radii allow larger vehicles, such as buses and trucks, to make right turns without encroaching on adjacent travel lanes or the sidewalk, but increase the crossing distance for pedestrians and allow smaller vehicles to turn at faster speeds. Shorter curb radii slow turning traffic and create shorter crossing distances, but can make it difficult for larger vehicles to navigate the intersection. Curb radii are contingent on the context and traffic character of an intersection as well as; volume of pedestrians, length of crossing, size and location of curb ramps, right turns by larger vehicles regularly using the intersection, and width of intersecting streets.



Source: www.mto.gov.on.ca

7.1.15 BUMP-OUTS/CHOKERS

Bump-outs are an expansion of the curb line into the adjacent roadway either at a corner or mid-block. Two bump-outs can be located on either side of a street to create a choker. Bump-outs narrow the roadway both physically and visually, slow turning vehicles, shorten crossing distance and reduce potential conflicts between vehicles and pedestrians, make pedestrians more visible to drivers, highlight the presence of the crosswalk and discourage illegal parking within the crosswalk, provide a location for street furniture, and can discourage truck turns onto local streets.



www.fhwa.dot.gov

CROSSING SIGNALS

7.1.16 SIGNAL TIMING AND OPERATION

The timing, phasing, and coordination of traffic signals impact all modes. Well-planned signals reduce delay and unnecessary stops at intersections, thus improving traffic flow without roadway widening.



Source: www.greeleygov.com

7.1.17 PEDESTRIAN SIGNAL CROSSINGS

Pedestrian signal indicators inform pedestrians when to cross at signalized intersections by providing WALK, flashing DON'T WALK, and DON'T WALK indicators. Pedestrian countdown displays inform pedestrians how long they have to cross a street before the signal changes. Signals should be used at all crossings more than 26' wide, but should be prioritized based on pedestrian volume, crossing length, pedestrian crashes, and proximity to schools and senior facilities. Audible pedestrian signals should be used where appropriate.



Source: www.gelightsolutions.com

Pedestrian walk signals should be built in to the signal cycle when there are regular high volumes of pedestrians. Leading Pedestrian Intervals (LPI) can be used to allow pedestrians a head start to cross the street before traffic moves. All way pedestrian phasing should be used in limited instances where there are high pedestrian volumes and significant conflicts with turning vehicles.

7.1.18 BIKE SIGNAL ACCOMMODATIONS

Signals should accommodate bicycles by providing adequate clearance time. At actuated signals, bicycle detection should be provided. Where high volumes bicycle movements conflict with vehicle movements, a separate bicycle signal phase is recommended. Bike signals are used in combination with conventional traffic signals and use the standard green, yellow, red lenses with the addition of a bicycle stencil.



Source: www.alexandriava.gov

7.1.19 PEDESTRIAN HYBRID BEACONS (HAWK)

Hybrid beacons remain unlit until a pedestrian actuates the signal to indicate they want to cross. The hybrid beacon first shows a yellow light to alert drivers, then a solid red light that requires drivers to stop while pedestrians have the right of way to cross the street. They are used at uncontrolled crossings with high pedestrian volumes, especially on larger roadways where crossing opportunities are limited and difficult, but a full traffic signal is not desired and/or warranted. They must be pedestrian activated, and their location must be supported by an engineering study. Outreach needs to be conducted to educate users on this treatment.



Source: FHWA

7.1.20 RECTANGULAR RAPID FLASHING BEACONS (RRFB)

Similar to hybrid beacons, RRFB's are a pedestrian actuated crossing treatment. RRFBs are signs with a "Strobe light" flashing pattern that attracts attention and notifies motorists that pedestrians are crossing. RRFB should be used at uncontrolled crossings with high pedestrian volumes. Outreach needs to be conducted to educate users on this new treatment.



Source: FHWA, MUTCD

7.1.21 IN-STREET PEDESTRIAN CROSSING LIGHTING

Good visibility is vital to keeping pedestrians safe, especially at uncontrolled crosswalks. Providing in-street lighting provides additional attention to motorists of pedestrians within a crosswalk during evening hours when it is more difficult to see crosswalks. The lighting is triggered by the pedestrian entering the crosswalk by either a sensor in the sidewalk or actuated. Lighting should be solar powered LED lighting if possible.



Source: Solar Path USA

VEHICLE COMPONENT

The vehicle component addresses the portion of the public right-of-way that is intended primarily or exclusively for motor vehicle use, including travel lanes.

Fundamentals:

- *Sidewalks that are designed and maintained to create an attractive pedestrian environment and provide safe access for all citizens.*
- *Use pedestrian volumes and the significance of a street within the pedestrian network as defined by the Street Typology to inform design decisions.*
- *Minimize vehicle intrusions into the pedestrian zone via driveways.*
- *Provide direct pedestrian routes between destinations and frequent crossing opportunities wherever possible.*

7.1.22 SPEED HUMPS

A speed hump is a raised area in the roadway pavement surface that can help reduce speeds. Speed humps may be most effective when used in combination with other traffic calming/speed reducing measures, and they are not suitable for all locations. They should be used with care on streets that are designated for transit, freight, and emergency evacuation routes. They are typically 3-4" above the roadway surface and 13' wide. Warning signs and pavement markings should be used to alert drivers. Spacing should be so that the designed operating speeds are maintained.



Source: Google

7.1.23 RAISED TABLE INTERSECTIONS

A raised table intersection is where the entire intersection is raised and generally treated with a different pavement surface can help reduce speeds. This has a traffic calming effect where drivers slow down as they negotiate the elevated intersections. They are typically 3 to 4" above the roadway surface. Warning signs and pavement markings should be used to alert drivers.



Source: Google

7.1.24 REFUGE ISLANDS

Islands enhance pedestrian safety and accessibility on streets with two-way traffic by reducing crossing distances and providing space for pedestrians to cross one direction of traffic at a time. They can also serve as a traffic calming tool by narrowing the roadway at intersections, forcing vehicles to move more slowly.



Source: Google

7.1.25 CHICANES

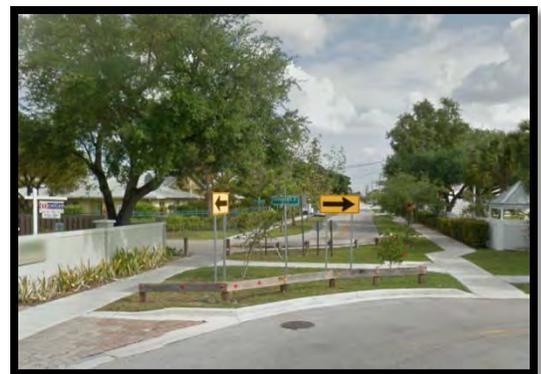
A chicane shifts traffic from one side of the street to the other through the use of staggered curb extensions or a serpentine roadway alignment. Chicanes create an 'S'-curving street, which can reduce vehicular speeds. Chicanes may also be created by staggering on-street parking. Permeable surfaces, planters, or green stormwater management practices should be utilized in the installation of chicanes. Alternating on-street parking can create a chicane effect as well. Drainage must be studied to ensure that there are no adverse impacts to stormwater.



Source: Google

7.1.26 DIVERTERS

Diverters are physical barriers that redirect motor vehicle traffic with the purpose of reducing cut-through traffic and vehicle speeds on local streets. They are not a preferred design feature due to the break in connectivity of the network that they cause. Diverters must be designed with particular consideration for drainage and emergency vehicle access, and designs should not impede bicycle and pedestrian circulation. They should be only used on local streets with speed or non-local traffic issues.



Source: Google

They provide a green infrastructure opportunity. However due to their nature, stormwater and traffic issues must be closely studied prior to implementation.

7.1.27 MEDIANS

Medians separate different lanes or directions of traffic within the roadway and may be planted, raised concrete islands, or landscaped boulevards. They provide opportunities for plantings, green infrastructure, and allow for pedestrian refuge islands. Raised medians should be considered at all pedestrian crossings where the total roadway width exceeds 60' and on 2-way multi-lane streets. The design should account for changes in traffic circulation and emergency vehicle access. Medians should have pervious surfaces and include green infrastructure when possible. The height of plantings should be restricted so that sight lines are not obstructed.



Source: Google

7.1.28 NEIGHBORHOOD TRAFFIC CIRCLES

A neighborhood traffic circle is a round island at the center of an intersection. It is best suited to low-volume streets, with the purpose of reducing speeds and intersection conflicts, thereby reducing the crash rate and severity. They also provide an opportunity for landscaping and other aesthetic enhancements, and they can usually be installed without changes to adjacent curbs. These should be avoided on major truck routes and should accommodate turning buses and emergency vehicles.



Source: Google

7.1.29 ROUNDABOUTS

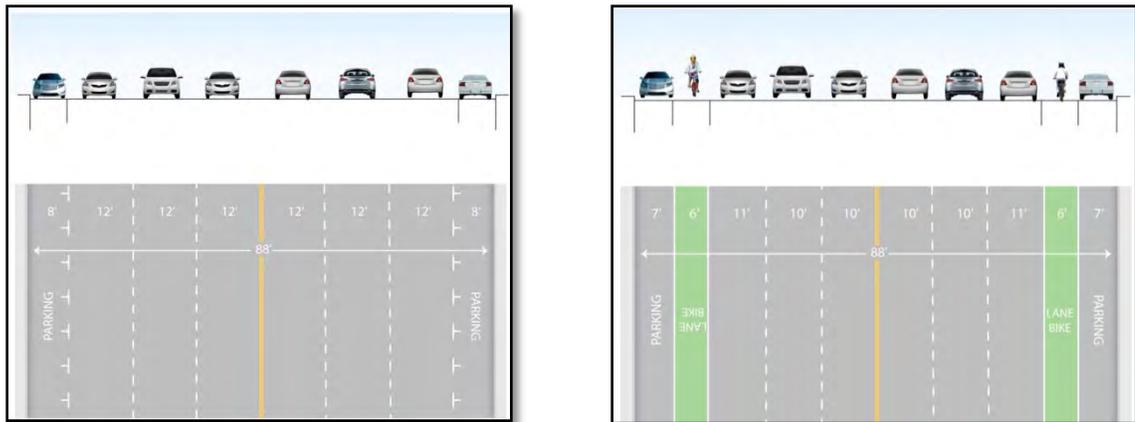
A roundabout is an intersection with one-way, counter-clockwise traffic around a central circle where traffic entering the circle yields to traffic already inside. The main benefit of roundabouts is the elimination of left-turn conflicts, which are a primary cause of accidents. Roundabouts can improve pedestrian safety by simplifying pedestrian crossings, but care must be taken to maintain pedestrian routes that are direct and easily accessible. Larger vehicles should be accommodated in the design, including potentially a truck apron around the center island, if appropriate.



Source: FHWA

7.1.30 VEHICLE TRAVEL LANE NARROWING

In general, narrower areas for vehicle travel result in lower vehicle speeds. The width of a roadway sends an implicit message to drivers about how they should drive – wide streets encourage high speeds, while narrower streets force vehicles to move more slowly to stay in their lane and prepare for potential conflicts. Narrow streets are also easier and safer for pedestrians to cross. Roadway narrowing is a relatively easy design treatment, as it can often be implemented with the relocation of pavement markings. Below are recommended lane widths for various roadway types, though lane width requirements for any given street are subject to professional engineering judgment and applicable design standards and design criteria.



Existing 88' wide Boulevard

Narrow travel lanes to add bike lanes

(Source: Michele Weisbart)

- **Avenues & Boulevards** – Roadways classified as arterials or collectors should have travel lanes generally between 10-12' wide. The wider lane should be located at the outside lane to accommodate truck and bus traffic. This width does not include on-street bike lanes or shoulders. Desired travel speed is also a factor; roads with posted speed limits below 35 mph should have lane widths at the lower end of the range.
- **Local Streets** – Two-way local roads often consist of a paved street with no center stripe. These streets generally operate in one of two ways:
 - The pavement is wide enough to accommodate two vehicles traveling in opposite directions at the posted speed limit. The pavement should be 18-20' wide.
 - The pavement is wide enough to accommodate both vehicles, but a narrower width forces the vehicles to slow down before passing each other, or one vehicle to yield to the other. This is sometimes called a "yield street." The pavement should be 14-18' wide.
 - Local roads in residential neighborhoods should be as narrow as possible with "yield street" operation unless the need for free flow of traffic can be justified.

7.1.31 ON-STREET PARKING. On-street parking serves an important need for motor vehicles. Parking lanes can also help to make streets more comfortable for pedestrians and bicyclists by providing a buffer from traffic and calming traffic by narrowing the perceived width of the roadway. Back-in angled parking may be considered on wide streets in commercial areas with lower volumes and speeds and are typically 8 ½' wide. The desired dimensions of a parking space are 8' wide by 20' long, exclusive of handicapped spaces. At least 1 ½' should be left clear between the curb and any trees, poles, or other objects on the sidewalk to allow for opening and closing car doors.



Source: Google

7.1.32 PERVIOUS PAVEMENT PARKING AREAS. Permeable pavers in parking lanes creates pervious surfaces to allow stormwater to absorb into the ground, which reduces the amount of runoff without any loss of parking on the street. The aesthetics of permeable paving can also give the illusion of a narrower street and therefore helping calm traffic.



Source: Center for Neighborhood Technology

7.1.33 Max Posted Speeds. The target speed is the desirable speed at which vehicles should operate on a street in a specific context. Design speed should be no greater than 5 mph higher than the target speed, and may be equal to design speed in developed urban areas. The existing or projected operating speed should not be used as the basis for determining design speed since operating speed may be higher than desirable in an urban area with high levels of pedestrian and/or bicycle activity, particularly on existing roadways originally designed with high design speeds. Complete street design should start with the selection of a target speed. The target speed is achieved through a combination of measures that include: Using physical measures such as curb extensions and medians to narrow the traveled way; Setting signal timing for moderate progressive speeds between intersections; Using narrower travel lanes that cause motorists to naturally slow; and Using design elements such as on-street parking to create side friction. A target speed range is initially identified based on the street type and context including whether the area is predominantly residential or commercial.



BICYCLE COMPONENT

The Bicycle Component addresses bikeways and other facilities within the public right-of-way that accommodate bicycle travel, such as pavement markings and signage.

Fundamentals:

- *Connect bicycle facilities to local bicycle and transit networks.*
- *Provide convenient bicycle connections to residences, work places, and other destinations.*
- *Select appropriate bicycle facility design based on local street context; design should always be selected to maximize the comfort and safety of bicycling as a transportation option.*

7.1.34 BIKE ROUTES

All roads except for limited access highways are available for bicycle use. Vehicle drivers are legally required to share the road with bicycles, and cyclists have a legal responsibility to obey all traffic regulations. Dedicated bicycle facilities generally fall into one of the three categories below:

7.1.34 (1) Shared use paths (Class 1) provide separate travel ways designed for non-motorized uses. Bicycles, pedestrians, skaters may use these paths for commuting or recreational purposes with limited conflicts with vehicles. They require a significant amount of land, but in some instances can be accomplished by widening an existing sidewalk.



Source: www.bicyclinginfo.org

Shared use paths should be at least 10' wide, should have frequent connections to the street network, but also have few street or driveway crossings. A local example is the Flagler Greenway.

7.1.34 (2) Conventional bike lanes (Class 2) are dedicated lanes separated from vehicle lanes with pavement markings. These facilities should be considered on two-way Boulevards & Avenues wide enough to accommodate a bike lane in each direction. Usually signage is used to further enhance awareness. Bike lanes can be combined with other pavement markings as part of an overall street narrowing effort. Designated bike lanes should be at least 4' wide, when next to on-street parking lanes should be at least 5' wide, and buffers should be provided when space allows. Lanes should be painted green to draw motorist attention to the facilities.



Source: Seattle Transit

7.1.34 (3) Marked Shared Lanes (class 3) are roadways that are designated for bicycle use but contain no dedicated bike lane. They may be used on streets without sufficient width for bike lanes. This facility is more appropriate for slower speed roadways. Sharrow pavement markings and signage are used to remind drivers of the presence of bicycles, but do not require any additional pavement or lane alterations. Sharrows should be placed every 50' to 200' depending on traffic volumes and should be located 4' from the curb or edge of parking lane, if present.



Source: Transit Miami

7.1.35 BIKE PARKING

Bicycle parking is an important “end of trip” facility that helps make bicycling a more viable transportation option for multiple trips. An ample supply of bike parking can increase the number of cyclists on the road. Bicycle parking is appropriate on all street types, and should be prioritized in high demand areas. Bicycle parking must be provided with most new developments. Parking should provide support for bicycle frames in two locations, and not impede upon the minimum sidewalk clear width. Parking should be located in conjunction with transit stops and structured parking lots. Bicycle parking can be broken down into four broad categories:

- **Short term public parking.** Short term public parking is the most commonly utilized. It is typically provided in the form of bike racks and is used for short trips. Most often it is provided within the right of way along the sidewalk, but may be installed in the shoulder or in a parking space where demand warrants. Parking should be installed both in anticipation of demand as well as upon requests from neighbors and community and business groups in a visible location.



Source: Boston Complete Streets

- **Long term public parking.** Long-term bicycle parking is necessary when cyclists have to store their bicycles away from their homes for an extended period of time such as at major transit hubs, as well as major employment centers. Long-term bicycle parking should be located inside when possible to protect from theft and inclement weather which can include within parking garages.



Source: Kimley-Horn and Associates, Inc.

- **Short- and long- term private parking.** Private bicycle parking includes those locations provided by a private business or an institution. As part of the efforts to develop a transportation system that serves all users effectively, the City will encourage businesses and institutions to provide safe and accessible bicycle parking. Considerations will be made during development reviews to the accommodations of short and long-term bicycle parking. As with publically provided parking, private organizations should provide both types of parking facilities.



Source: www.bikeleague.org

7.1.36 Shared lane markings

Shared lane markings “Sharrows” are arrows painted on the roadway, usually in combination with signage, to alert drivers to the presence of bicycles on roads that have no dedicated bicycle lanes (usually Class 3 bike routes). They are often used in locations where a bike lane is desired but not feasible due to roadway width constraints.



Source: www.bicyclinginfo.org

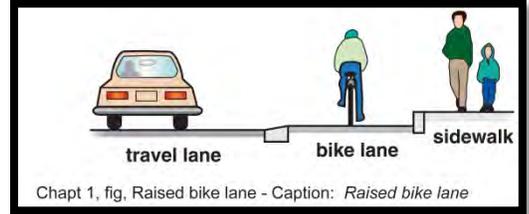
7.1.37 Buffered bike lanes

Buffered bike lanes are conventional bike lanes with a designated buffer space separating the bicycle lane from adjacent lanes for motor vehicles or parking. They can be used to create a larger space for bicyclists without potentially causing the bike lane to look like a travel lane or parking lane for motorists. They should be considered on streets with high traffic volumes, speeds, or truck travel. Buffers should be 2-3’ wide.



7.1.38 Raised bike lanes

Raised bike lanes incorporate the convenience of riding on the street with some physical separation. This is accomplished by elevating the bicycle lane surface 2 to 4 inches above the street level, while providing a traversable curb to separate the bikeway from the adjacent motor vehicle travel lane.



Source: Live Active

7.1.39 Bike route signage

Bicyclists use all types of streets, and signs can be used on any type of roadway to increase awareness of bicycle use. On Class 2 and 3 routes, "Bike Lane" or "Bike Route" signs are typically used. On other roads, signs with messages such as "Share the Road" can improve awareness of motorists that bicyclist may be present. Additionally, signage can be used to direct cyclists on where and how to ride, thereby reducing conflicts with vehicles and improving safety. Current available options for roadway signage typically come from the Manual on Uniform Traffic Control Devices (MUTCD).



Source: Knoxville Regional Planning Org.

7.1.40 Colored Pavement in Bike Lanes

Colored pavement should be used to identify bicycle lanes. Green colored pavement is typically used to increase visibility to prevent conflicts, and reinforce priority to bicyclists when approved. Other colors may be utilized in context to the districts in which they are located. Colored paint increases the visibility of bicyclists and promotes the multi-modal nature of a corridor. The paint should be skid resistant and retro-reflective.



TRANSIT COMPONENT

The Transit Component addresses accommodations for transit services, such as shelters and stop locations.

Fundamentals:

- *Develop major transit corridors tied to land use.*
- *Transit should interface seamlessly with other modes, recognizing that successful transit depends on customers getting to the service via bicycle, walking, car, taxi or paratransit.*
- *Provide convenient, safe and inviting connections to residences, work places, and other destinations for bicyclists and pedestrians.*
- *Design transit features for people; providing benches, trash receptacles, shading louvers, bike racks, and access by the stop for pedestrians.*
- *Green elements should be incorporated whenever possible.*

Well-planned and designed transit facilities provide safe, comfortable and intentional locations for riders to access transit. They send a message to all street users that transit is a legitimate and viable form of transportation. *Broward County County-wide Community Design Guidebook (CDG)* and the *FDOT District 4 Transit Facilities Guidelines* recommend design principles for transportation that integrate public transit into street design and urban form. These principles are integrated into this chapter.

There are three levels of transit passenger facilities on complete streets:

- **Stops** – dedicated waiting areas with appropriate signage for passengers waiting to board a transit vehicle;
- **Benches** – dedicated seating for transit passengers; and
- **Shelters** – covered locations, usually with seating and other amenities, for transit passengers.

7.1.41 Transit Stop

The transit stop should be located on a level surface, such as a concrete pad, that provides a safe distance from moving vehicles in the traveled way. The stop should be located to provide passengers convenient access to and from their likely destinations, particularly passengers with disabilities. Transit stops also should maintain a clear area for disabled access from the bus shelter to a waiting transit vehicle. A transit stop must meet all ADA standards.



Source: BCT

7.1.42 Location of Stop

Transit stop locations should be to the far side of intersections wherever possible because intersections are generally more convenient for passengers intercepting other transit connections, accessing crosswalks, and connecting to pedestrian routes and building entrances. At signalized intersections, far side placement is generally recommended. Far-side placement helps reduce transit delays, encourages pedestrians to cross behind the vehicle where they are more visible to traffic, minimizes conflicts between buses and right-turn vehicles, and allows transit vehicles to take advantage of gaps in traffic flow. Location selection should be done on a case by case basis.

7.1.43 Shelters

Ideally, passenger shelters should be located at occasional intervals along all transit routes and especially at stops with substantial passenger activity. At stop locations with passenger activity throughout the day, a shelter is preferred. Green shelters should be incorporated whenever possible. Larger developments – shopping centers, office buildings, etc. – should be encouraged to build transit shelters concurrent with construction (this can be achieved through land development regulations).



Source: City of Fort Lauderdale

7.1.44 Transit Stop Signage

Transit stop signs indicate where people are to wait and board a transit vehicle. The signs should clearly identify the transit operator, route number, and schedule. Maps showing transit lines servicing the stop should also be provided. Flag signs should be located towards the front of the stop.



Source: BCT

7.1.45 Transit Bulb-outs

Bus bulb-outs are typically more pedestrian friendly than bus turnouts. Besides allowing for better visibility of transit riders waiting at stops, they can be an effective traffic calming strategy for traffic adjacent to the curb.



Source: www.rtamobility.com

7.1.46 Bus Turnouts

Bus turnouts should be used only where there is ample opportunity for buses to re-enter the traffic stream, such as on the far side of a traffic signal.



Source: www.rtamobility.com

7.1.47 Bike racks

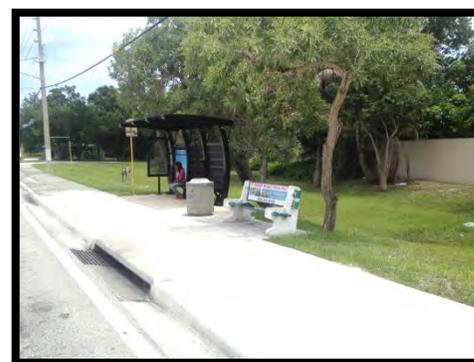
Bike racks should be included at transit stops. They can either be part of the shelter, when appropriate, or supporting adjacent to the stop. Bicycles are often used to get to and from transit stops, but there is not always a need for the transit rider to take it with them.



Source: www.sfgate.com

7.1.48 Sidewalk Capacity at Transit Stops

Sidewalks at transit stops should extend to the curb so that passengers may access the sidewalk directly from the bus doors. It is desirable to provide a continuous wide area at least the distance between the front and rear bus doors. The sidewalk capacity should be increased where higher volumes of pedestrians on the sidewalk and high transit use exist. Where the sidewalk does not contain sufficient width, curb extensions can be installed to increase capacity.



Source: City of Fort Lauderdale

7.1.49 Mid-Block Crosswalk

It is often necessary for pedestrians to cross roadways to access a transit stop. Where bus stops are located mid-block on a long block, a mid-block crossing should be considered. The crosswalk should be located behind the stop and controlled by a traffic device.

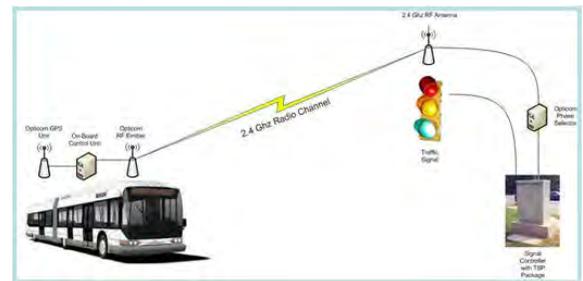
Pedestrians will begin to seek out mid-block crossing opportunities when signalized crosswalk spacing exceeds 400 feet. The distance can be even less when two high-volume, complementary uses are located directly across the street from each other. It is at these locations that mid-block crossing treatments should be considered. Installing mid-block crossings can: (1) help channel crossing pedestrians to the safest mid-block location, (2) provide visual cues to allow approaching motorists to anticipate pedestrian activity and stopped vehicles, and (3) provide pedestrians with reasonable opportunities to cross during heavy traffic periods when there are few natural gaps in the approaching traffic streams.



Source: National Complete Streets Coalition

7.1.50 Signal Prioritization

Signal prioritization is a component of technology-based “intelligent transportation systems” (ITS). These systems should be used in conjunction with transit agencies to help improve the roadway system’s overall operations by: reducing traffic signal delays for transit, help reduce transit vehicles’ travel time, help improve transit system reliability and reduce waiting time for people at transit stops. Priority transit corridors should utilize signal prioritization to ensure transit reliability. ITS can include equipment to extend green lights for approaching transit vehicles to increase efficiency.



Source: Hillsboro Area Regional Transit Authority

7.1.51 Bus Lanes

Bus lanes provide exclusive or semi-exclusive use for transit vehicles to improve the transit system’s travel time and operating efficiency by separating transit from congested travel lanes. They can be located in an exclusive right-of-way or share a roadway right-of-way. They can be physically separated from other travel lanes or differentiated by lane markings and signs.



Source: New York City DOT

7.2 WHAT NOT TO DO

Street design should solve problems rather than merely shifting traffic or other negative impacts from one street or neighborhood to another. Particular care should be taken to avoid negative impacts on federally protected populations. Other practices that should be avoided include:

One-way Streets. Sometimes street design treatments intended to solve a traffic or safety problem have unintended impacts. An example is the conversion of two-way streets to one-way operation. Despite the benefits of reducing some turning conflicts and cut-through traffic, one-way streets run at cross purposes with most of the Complete Streets guiding principles. As a general principle, conversion from two-way to one-way operation should be avoided, and conversion from one-way to two-way operation should be considered when appropriate and feasible.

Signage. A properly designed roadway will elicit the proper behavior from drivers without cluttering the right-of-way with unattractive signage. Road design is an exercise in behavioral engineering.

Street Closures. The connectivity of the street network should be maintained. Vacation of Rights of Way should be avoided as well as the use of diverters. A connected street grid reduces traffic congestion by providing the ability for users to choose a variety of paths to get to their destination instead of all trips required on one main roadway.

Oversaturation of Traffic Calming – the use of too much traffic calming reduces mobility through the connected street network. It makes people avoid the area and diverts traffic onto other streets instead of it being distributed across the street network.

8. Measurement

MAKING IT COUNT

The continued measurement and evaluation of the overall use of the transportation system is an essential part of creating Complete Streets. This entails determining who is using the street network, how they are using it, how usage changes over time, and establishing the adequacy of the street network as it pertains to each of the major modes of transportation utilized within the City of Fort Lauderdale.

8.1 WHY MEASURE?

The purpose of the Complete Streets Manual is to ensure that all streets are designed to provide a safe and comfortable environment for all roadway users. It is essential, therefore, that the quality of the transportation system, and the users' experiences of that system, are measured and evaluated continually to ensure that any changes and improvements facilitate the achievement of the program's objectives. Additionally, by measuring the effects of each roadway improvement, we can fine tune the approach to street design while providing neighbors with quantifiable results. Specifically, the measurement and evaluation program is necessary in order to:

- Provide baseline data to determine trends, evaluate effects, determine where improvements are most needed;
- Support estimates of costs and benefits;
- Determine the overall level of travel demand by mode;
- Assist in the data collection necessary for the continued application for, and receiving of, state and federal grants; and
- Assist in the allocation of funding for transportation projects.

8.2 WHO TO MEASURE?

Complete Streets safely and comfortably accommodate all roadway users. In order to move toward a transportation system where all users count, all users must first be counted. Until recently, however, data collection for transportation planning has focused largely on counting the number of automobiles on a roadway and to a lesser extent the number of bicycle riders on a roadway. The actual numbers of other users of the transportation system by pedestrians and bicyclists is unknown. While estimates may be available through the data compiled by the U. S. Census, travel behavior as it pertains to cyclists, transit users and pedestrians remains largely unknown. Data should be collected as it becomes available.

8.3 HOW TO MEASURE?

Measurement and evaluation of the transportation system should focus on the collection of both objectives and subjective data.

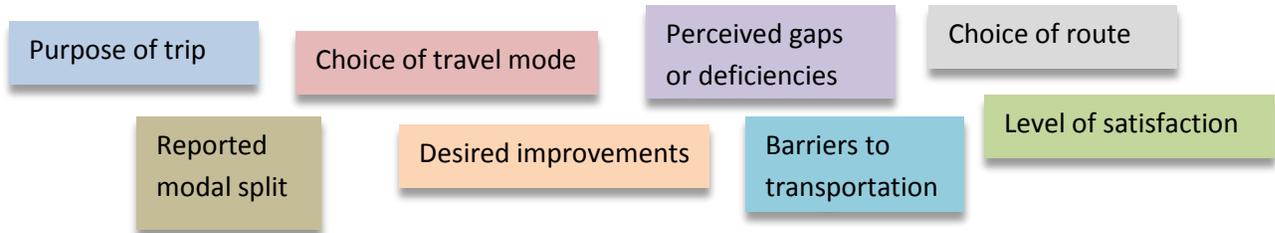
8.3.1 *Objective data*

Objective data includes the volume of users, the number and rate of traffic accidents, travel speeds, and the demographics of roadway users. Objective data may be obtained using a variety of methods and sources including manual counts, automated counts, user surveys, and accident reports. In order to ensure that all roadway users are counted, it should be a requirement that pedestrians, cyclists, and transit users are counted whenever automobile counts are undertaken. Existing counts carried out by other agencies should be utilized when possible and supplemented with the additional data needed.

In addition to collecting data, it is important to make use of objective performance measures for each major mode of transportation, including automobile, bicycle, pedestrian, transit and multimodal levels of service (LOS). Much of the current imbalance in our transportation system has come about in part as a result of overreliance on automobile LOS as a metric for the quality of a given roadway segment, intersection, or corridor. Recognizing that all transportation modes must be provided for, the measures mentioned above should be reported in the course of all major studies and projects, allowing for a comprehensive and thorough summary of the quality of the transportation network.

8.3.2 Subjective data

Recognize that users' experiences of the transportation system cannot always be captured by objective measures, user surveys should be administered at regular intervals and integrated into the city's transportation planning and engineering projects. Surveys can be conducted in a variety of ways including intercept surveys, take-home surveys and web-based surveys. This subjective data focuses on the attitudes and beliefs of those individuals using the transportation system.



8.4 WHEN & WHERE TO MEASURE?

As mentioned above, a large amount of data is generally obtained at irregular intervals during the course of transportation plans and studies. This data provides important snapshots of how the transportation system is used; however, for measurement and evaluation of the transportation network to be maximally effective, it must be standardized and undertaken at regular intervals. Below are data collection guidelines for the measurement and evaluation program:

- Counts and users surveys should be done bi-annually for all modes;
- Counts should reflect a typical weekday and typical weekend with particular emphasis on peak periods of travel demand;
- A set of permanent count locations should be established so that trends and changes may be observed and measured;
- Because of the large tourist population in Fort Lauderdale, counts should be taken both during peak and non-peak seasons;
- Counts should not be undertaken during inclement weather or during festivals or special events;
- Counts submitted by developers in support of development applications; and
- User surveys should be kept relatively constant so that results from different survey years may be compared. While new survey questions can and should be included, this should be done carefully and sparingly.

In order to understand the effects and benefits of improvements made to the transportation system, it is essential to conduct before and after studies, obtaining data on volumes, modal split, travel speed and crash experience. By doing this, we can determine which improvements are most effective, discontinue improvements that are ineffective and demonstrate the overall return on investment to taxpayers.

9. Future Strategy

FUNDING & FUTURE STRATEGY

9.1 FUNDING

Local funding sources are limited relative to the citywide mission; however, the funding strategy going forward includes the use of MPO, FDOT, grant and private developer funds to implement Complete Streets retrofit projects as appropriate. The Complete Streets Manual will be used with private developers on major projects and with the State and County for transportation improvements.

9.1.1 City of Fort Lauderdale

The City of Fort Lauderdale administers the following programs which relate specifically to Complete Streets and transportation investments.

- Business Capital Improvement Program (BCIP)
- Sidewalk construction & repair
- Pavement management
- Street reconstruction
- Major sidewalk reconstruction
- Traffic calming initiatives
- Neighborhood Capital Improvement Program
- Transportation Enhancements
- TMA – Sun Trolley

In addition, private developments are reviewed by City staff. As part of this review, Complete Streets will now be reviewed for consistency with the proposed design.

9.1.2 Broward MPO

The Broward MPO has led the way in Complete Streets by developing a county-wide Complete Streets Design Manual. That manual has been tailored to meet the needs of Fort Lauderdale. The City works closely with the Broward MPO on planning and implementation of projects in the City. For these projects, the City will work with project planners and engineers to review specific projects from a Complete Streets perspective.

9.1.3 State of Florida

The City works with the Florida Department of Transportation (FDOT) on planning and implementation of transportation projects under their jurisdiction in the City. For these projects, the City will work with project planners and engineers to review specific projects from a Complete Streets perspective.

9.1.4 Broward County

The City works with Broward County on planning and implementation of transportation projects under their jurisdiction in the City. These include Broward County Traffic Engineering and Broward County Transit projects. For these projects, the City will work with project planners and engineers to review specific projects from a Complete Streets perspective.

9.2 FUTURE STRATEGY

The City has developed a Multimodal Transportation Plan that includes a detailed implementation plan of necessary strategies to fulfill the Complete Streets Policy as well as other transportation goals for Fort Lauderdale. This Plan is using the Complete Streets Manual as a guide to develop the implementation strategies.

Fort Lauderdale will work with its partners including the Florida Department of Transportation (FDOT), Broward County, Broward MPO, and local developers to develop these goals into reality and make the city a more livable community.

The City will work closely with the Broward MPO to program the projects as part of the Long Range Transportation Plan as well as the Broward MPOs Transportation Improvement Program (TIP). The City will aggressively pursue funding through competitive grant programs including the Transportation Alternatives Program (TAP) as well as through private foundations, developers and local funding where appropriate.

9.3 ENFORCEMENT OF TRAFFIC VIOLATIONS

The City is developing a Pedestrian Safety Action Plan (PSAP) to identify safety needs for pedestrians in accordance with federal guidelines. Enforcement and education efforts are a crucial component to achieving safe, complete streets in Fort Lauderdale together with infrastructure improvements. Without the expectation of compliance to traffic laws, even a perfectly engineered Complete Street will be insufficient.

APPENDIX A

PEDESTIAN SIGNIFICANCE:

High

VEHICLE SIGNIFICANCE :

High to Medium

FUNCTIONAL CLASSIFICATION:

Arterial

TYPICAL LAND USE & CHARACTERISTICS:

Mixed-use, commercial, higher-density residential within the Center City

CONSIDERATIONS:

- Use green infrastructure to improve pedestrian environment, calm traffic, and manage stormwater.
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Driveways may create frequent conflict points for pedestrians & bicyclists.
- Buildings set at edge of street line and commercial uses create high potential for sidewalk encroachments.

PEDESTRIAN COMPONENT

Required

- Min 8' Sidewalk Widths (7.1.1)
- Min 4' Furnishing Zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Street Furniture (7.1.2)
- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Uses of Parking Lanes/Parklets (7.1.6)

BICYCLE COMPONENT

High Priority (include if width permits)

- Bicycle Parking (7.1.35)
- Buffered Bike Lane (7.1.37)
 - 5' bike lane w/ buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Conventional Bike Lane (7.1.34 (2))

Appropriate in Limited Circumstances

- Shared Lane Markings (7.1.36)
- Raised Bike Lane (7.1.38)

VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Medians (7.1.27)
- Lane Width: 10' – 11' (7.1.30)
- Max Posted Speed 35mph (7.1.33)

Appropriate in Limited Circumstances

- Roundabout (7.1.29)
- On-street Parking (7.1.31)
 - Min 8' parking lane
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology are:

Broward Boulevard (within Center City)

US1 (within Center City)

INTERSECTION & CROSSINGS

Required

- Marked Crosswalks at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Signal Crossings (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 25'-30' (7.1.14)
- Bump-outs/Chokers (7.1.15)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalks (7.1.11)
- Bike Signal Accommodations (7.1.18)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacons (7.1.20)
- In-street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if appropriate)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

Appropriate in Limited Circumstances

- Bus Turnouts (7.1.46)
- Signal Prioritization (7.1.50)
- Bus Lanes (7.1.51)

PEDESTIAN SIGNIFICANCE:

Medium

VEHICLE SIGNIFICANCE :

High

FUNCTIONAL CLASSIFICATION:

Arterial

TYPICAL LAND USE & CHARACTERISTICS:

Commercial, big box retail and shopping centers, automotive services, etc.

CONSIDERATIONS:

- Use green infrastructure to improve pedestrian environment, calm traffic, and manage stormwater.
- Driveways may create frequent conflict points for pedestrians and bicyclists.
- Use signal timing, pedestrian refuges, crosswalks and other treatments to create safe convenient crossings and routes to transit and activity centers.

PEDESTRIAN COMPONENT

Required

- Min 6’ Sidewalk Widths (7.1.1)
- Min 4’ Furnishing Zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Street Furniture (7.1.2)
- Stormwater Planters (7.1.8)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklet (7.1.6)
- Stormwater Tree Trenches (7.1.9)

BICYCLE COMPONENT

High Priority (include if width permits)

- Buffered Bike Lane (7.1.37)
 - 5’ bike lane w/buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Conventional Bike Lane (7.1.34 (2))
- Bicycle Parking (7.1.35)

Appropriate in Limited Circumstances

- Shared Use Path (7.1.34(1))
- Shared Lane Markings (7.1.36)
- Raised Bike Lane (7.1.38)

VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 10’ – 12’ (7.1.30)
- Max Posted Speed 35 mph (7.1.33)

Priority (consider if appropriate)

- On-street parking (7.1.31)
 - 7’ parking lane w/ 4’ door zone

Appropriate in Limited Circumstances

- Roundabouts (7.1.29)
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology are:

*Broward Boulevard
 Commercial Boulevard
 Oakland Park Boulevard
 Sunrise Boulevard
 Cypress Creek Boulevard*

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersection (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Signal Crossings (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – min 25' (7.1.14)

Priority (consider if appropriate)

- Bike Signal Accommodations (7.1.18)
- In-street Pedestrian Crossing Lighting (7.1.21)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Bump-out/Chokers (7.1.15)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacons (7.1.20)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

Appropriate in Limited Circumstances

- Bus Turnouts (7.1.46)
- Signal Prioritization (7.1.50)
- Bus Lanes (7.1.51)

PEDESTIAN SIGNIFICANCE:

Medium

VEHICLE SIGNIFICANCE :

High to Medium

FUNCTIONAL CLASSIFICATION:

Arterial

TYPICAL LAND USE & CHARACTERISTICS:

Primarily Residential

CONSIDERATIONS:

- Use green infrastructure to improve pedestrian environment and manage stormwater.
- Appropriateness of bike lanes or marked shared lanes should be evaluated based on expected use, vehicle speeds, and volumes.
- Speeds should be evaluated for opportunities to reduce speeds in these residential areas for increased safety.
- Pedestrian access to these streets for access to transit and across streets should be considered.

PEDESTRIAN COMPONENT

Required

- Min 6' Sidewalk Widths (7.1.1)
- Min 4' Furnishing Zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Street Furniture (7.1.2)
- Vegetated Swales (7.1.7)

BICYCLE COMPONENT

High Priority (include if width permits)

- Buffered Bike Lane (7.1.37)
 - 5' bike lane with buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Conventional Bike Lane (7.1.34 (2))
- Marked Shared Lane (7.1.36)

Appropriate in Limited Circumstances

- Shared Use Path (7.1.34(1))
- Bike Parking (7.1.35)

VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 10' – 11' (7.1.30)
- Max Posted Speed 35 mph (7.1.33)

Appropriate in Limited Circumstances

- Roundabouts (7.1.29)
- On-street Parking (7.1.31)



Examples of street typology:

Powerline Road
Davie Boulevard

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii -15' – 20' (7.1.14)

Priority (consider if appropriate)

- Bike Signal Accommodations (7.1.18)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Bump-outs/Chokers (7.1.15)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

Appropriate in Limited Circumstances

- Signal Prioritization (7.1.50)

PEDESTIAN SIGNIFICANCE:

High

VEHICLE SIGNIFICANCE :

Medium

FUNCTIONAL CLASSIFICATION:

Minor Arterial/Urban Collector

TYPICAL LAND USE & CHARACTERISTICS:

Retail, commercial mixed-use, residential, some institutional.

CONSIDERATIONS:

- Primarily located in Center City
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Buildings set at edge of street line and commercial uses create high potential for sidewalk encroachments.

PEDESTRIAN COMPONENT

Required

- Min 8' Sidewalk Widths (7.1.1)
- Min 4' Furnishing Zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Street Furniture (7.1.2)
- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklets (7.1.6)

BICYCLE COMPONENT

High Priority (include if width permits)

- Buffered Bike Lane (7.1.37)
 - 5' bike lane w/ buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Conventional Bike Lane (7.1.34 (2))
- Bike Parking (7.1.35)
- Marked Shared Lane (7.1.36)

Appropriate in Limited Circumstances

- Raised Bike Lanes (7.1.38)

VEHICLE COMPONENT

High Priority (include if width permits)

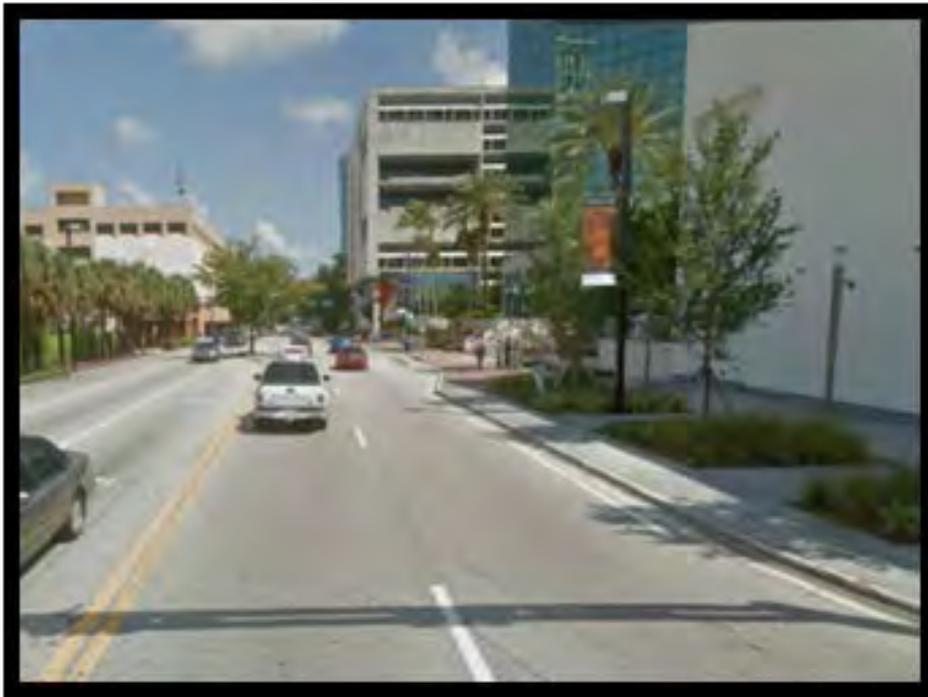
- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 10'-11' (7.1.30)
- Max Posted speed 30 mph (7.1.33)

Priority (consider if width permits)

- On-street Parking (7.1.31)
 - Min 7' wide w/ 4' min. door zone

Appropriate in Limited Circumstances

- Roundabouts (7.1.29)
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology:

Andrews Avenue

NE 3rd Avenue

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15’ - 20’ (7.1.14)
- Bump-outs/Chokers (7.1.15)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Bike Signal Accommodations (7.1.18)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

Appropriate in Limited Circumstances

- Bus Turnouts (7.1.46)

PEDESTIAN SIGNIFICANCE:

Medium

VEHICLE SIGNIFICANCE :

High to Median

FUNCTIONAL CLASSIFICATION:

Urban Minor Arterial/Urban Collector

TYPICAL LAND USE & CHARACTERISTICS:

Retail, commercial mixed-use, residential, some institutional.

CONSIDERATIONS:

- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Buildings set at edge of street line and commercial uses create high potential for sidewalk encroachments.
- Use green infrastructure to improve pedestrian environment and manage stormwater.
- Appropriateness of bike lanes or marked shared lanes should be evaluated based on the street conditions.

PEDESTRIAN COMPONENT

Required

- Min 6' Sidewalk Widths (7.1.1)
- Lighting (7.1.3)

High Priority (include if width permits)

- Min 4' Furnishing Zone (7.1.2)

Priority (consider if width permits)

- Street Furniture (7.1.3)
- Tree Belt Enhancements (7.1.4)
- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklets (7.1.6)
- Vegetated Swales (7.1.7)

BICYCLE COMPONENT

High Priority (include if width permits)

- Bike Parking (7.1.35)
- Buffered Bike Lane (7.1.37)
 - 5' bike lane w/ buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Conventional Bike Lane (7.1.34 (2))
- Marked Shared Lane (7.1.36)

Appropriate in Limited Circumstances

- Shared Use Path (7.1.34(1))

VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 10' – 11' (7.1.30)
- On-street Parking (7.1.31)
 - 7' parking lane with 4' door zone
- Max Posted Speed 30 mph (7.1.33)

Appropriate in Limited Circumstances

- Roundabouts (7.1.29)



Examples of street typology:

NE 4th Street
Las Olas Boulevard
SR 84

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15' - 20' (7.1.14)

Priority (consider if appropriate)

- Bike Signal Accommodations (7.1.18)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

Required

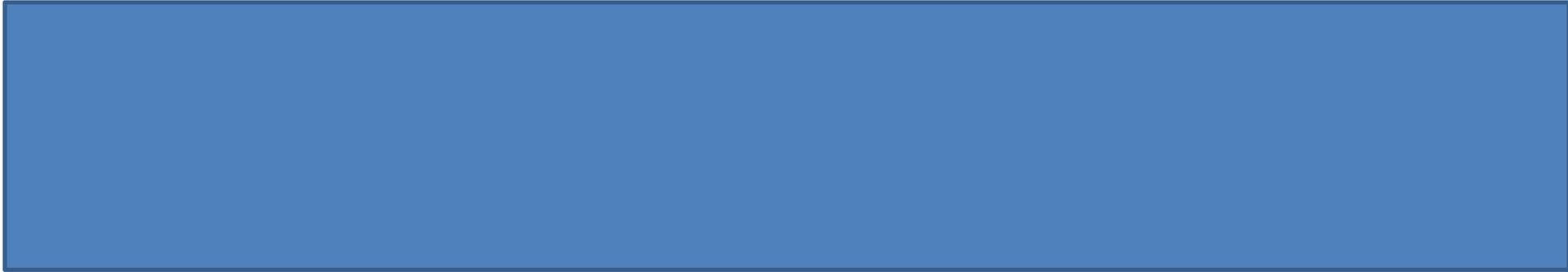
- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.42)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)



PEDESTIAN SIGNIFICANCE:
High

VEHICLE SIGNIFICANCE :
Medium

FUNCTIONAL CLASSIFICATION:
Urban Minor Arterial/Urban Collector

TYPICAL LAND USE & CHARACTERISTICS:
Mixed-use within the Center City

CONSIDERATIONS:

- Located in primarily residential areas
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Use green infrastructure to improve pedestrian environment and manage stormwater.
- Pedestrian access to these streets for access to transit and across streets should be considered.

PEDESTRIAN COMPONENT

Required

- Min 6’ Sidewalk Widths (7.1.1)
- Lighting (7.1.3)

High Priority (include if width permits)

- Min 4’ Furniture Zone (7.1.2)
- Tree Belt Enhancements (7.1.4)
- Vegetated Swales (7.1.7)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)

BICYCLE COMPONENT

High Priority (include if width permits)

- Buffered Bike Lane (7.1.37)
 - 5’ bike lane w/ buffer
- Bike Route Signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Marked Shared Lane (7.1.36)
- Conventional Bike Lane (7.1.34 (2))

Appropriate in Limited Circumstances

- Shared Use Path (7.1.34(1))

VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 10’ – 11’ (7.1.30)
- Max Posted Speed 30 mph (7.1.33)

Appropriate in Limited Circumstances

- Roundabouts (7.1.29)
- On-street Parking (7.1.31)
 - Min 7’ parking lane w/ 4’ door zone



Examples of street typology:

Bayview Drive
Davie Boulevard
NW 31st Avenue
SW 4th Avenue

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

Priority (consider if appropriate)

- Corner Radii – 15' - 20' (7.1.14)
- Bike Signal Accommodations (7.1.18)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Bumpout/Chokers (7.1.15)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

PEDESTIAN SIGNIFICANCE:

High

VEHICLE SIGNIFICANCE :

Median

FUNCTIONAL CLASSIFICATION:

Local Street

TYPICAL LAND USE & CHARACTERISTICS:

Mixed-use within the Center City

CONSIDERATIONS:

- Primarily located in Center City
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Buildings set at edge of street line and commercial uses create high potential for sidewalk encroachments.

PEDESTRIAN COMPONENT

Required

- Min 8’ Sidewalk Widths (7.1.1)
- Preferred 4’ Furnishing Zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Street Furniture (7.1.2)
- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklets (7.1.6)

BICYCLE COMPONENT

High Priority (include if width permits)

- Marked Shared Lane (7.1.36)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Bike Parking (7.1.35)

Appropriate in Limited Circumstances

- Conventional Bike Lane (7.1.34(2))
- Buffered Bike Lane (7.1.37)
- Raised Bike Lanes (7.1.38)
- Bike Route Signs (7.1.39)

VEHICLE COMPONENT

High Priority (include if width permits)

- Lane Width: 9’ - 11’ (7.1.30)
- On-street Parking (7.1.31)
 - Min 7’ parking lane w/ 4’ door zone
- Posted Speed 25mph (7.1.33)

Appropriate in Limited Circumstances

- Median (7.1.27)
- Neighborhood Traffic Circle (7.1.28)
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology:

- SE 1st Street*
- SE 6th Street*
- NE 1st Street*

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15' (7.1.14)
- Bump-outs/Chokers (7.1.15)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-Street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

High Priority (include if transit route)

- Shelters (7.1.43)
- Bike Racks (7.1.47)
- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)
- Location of stop, Far side of intersection (7.1.42)

PEDESTIAN SIGNIFICANCE:

Medium

VEHICLE SIGNIFICANCE :

High to Medium

FUNCTIONAL CLASSIFICATION:

Street

TYPICAL LAND USE & CHARACTERISTICS:

Mixed-use within the Center City

CONSIDERATIONS:

- Primarily located in Center City
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Buildings set at edge of street line and commercial uses create high potential for sidewalk encroachments.

PEDESTRIAN COMPONENT

Required

- Min. 5' Sidewalk Width (7.1.1)
- Preferred 4' Furnishing Zone (7.1.2)

High Priority (include if width permits)

- Street Furniture (7.1.2)
- Lighting (7.1.3)
- Tree Belt Enhancements (7.1.4)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklets (7.1.6)

BICYCLE COMPONENT

High Priority (include if width permits)

- Marked Shared Lane (7.1.36)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Bike Parking (7.1.35)

Appropriate in Limited Circumstances

- Buffered Bike Lane (7.1.37)
- Raised Bike Lanes (7.1.38)
- Bike Route Signs (7.1.39)

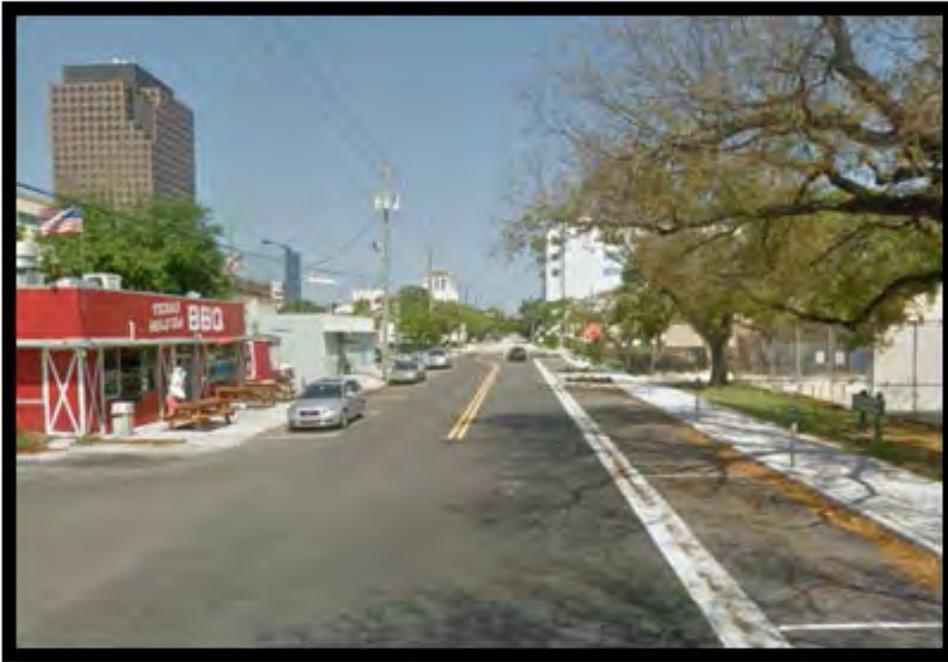
VEHICLE COMPONENT

High Priority (include if width permits)

- Lane Width: 9' – 11' (7.1.30)
- On-street Parking (7.1.31)
 - Min 7' parking lane w/ 4' door zone
- Posted Speed 25 mph (7.1.33)

Appropriate in Limited Circumstances

- Median (7.1.27)
- Neighborhood Traffic Circle (7.1.28)
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology:

SW 7th Street
NE 33rd Street
Cordova Raod

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15' (7.1.14)
- Bump-outs/Chokers (7.1.15)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-Street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

High Priority (include if transit route)

- Shelters (7.1.43)
- Bike Racks (7.1.47)
- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)
- Location of stop, Far side of intersection (7.1.42)

3.2 RESIDENTIAL STREET

Residential Streets are purely residential in character and serve lower-density neighborhoods. Speeds are low with traffic limited to local traffic. These streets generally do not have transit service, but should connect to Avenues and Boulevards nearby to provide connectivity to transit.

PEDESTIAN SIGNIFICANCE:

Medium

VEHICLE SIGNIFICANCE :

Low

FUNCTIONAL CLASSIFICATION:

Local street

TYPICAL LAND USE & CHARACTERISTICS:

Residential

CONSIDERATIONS:

- Primarily low density residential uses.
- Use green infrastructure to improve pedestrian environment and manage stormwater.
- Driveways may create frequent conflict points for pedestrians and bicyclists.
- Generally a shared road approach for bikes and vehicles is preferred based on the low volumes and low speeds of vehicles.

PEDESTRIAN COMPONENT

Required

- Min 5' Sidewalk Widths (7.1.1)

High Priority (include if width permits)

- Preferred 4' Furnishing Zone (7.1.2)
- Tree Belt Enhancements (7.1.4)
- Vegetated Swales (7.1.7)

Priority (consider if width permits)

- Lighting (7.1.3)
- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Sidewalk Surface Treatments (7.1.5)
- Alternative Use of Parking Spaces/Parklets (7.1.6)

BICYCLE COMPONENT

Appropriate in Limited Circumstances

- Marked Shared Lane (7.1.36)

VEHICLE COMPONENT

High Priority (include if width permits)

- Lane Width: 9' – 11' (7.1.30)
- On-street Parking (7.1.31)
 - Min 7' parking lane w/ 4' door zone
- Posted speed 25 mph (7.1.33)

Appropriate in Limited Circumstances

- Speed Humps (7.1.22)
- Raised Table Intersections (7.1.23)
- Chicanes (7.1.25)
- Diverter (7.1.26)
- Median (7.1.27)
- Neighborhood Traffic Circle (7.1.28)
- Pervious Pavement Parking Areas (7.1.32)



Examples of street typology:

NE 12th Avenue
NW 16th Avenue
West Melrose Circle
SE 13th Street

INTERSECTION & CROSSINGS

Required

- Marked Crosswalks at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15' (7.1.14)
- Bump-outs/Chokers (7.1.15)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-Street Pedestrian Crossing Lighting (7.1.21)

TRANSIT COMPONENT

High Priority (include if transit route)

- Shelters (7.1.43)
- Bike Racks (7.1.47)
- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)
- Location of stop, Far side of intersection (7.1.42)

PEDESTIAN SIGNIFICANCE:

High

VEHICLE SIGNIFICANCE :

Medium

FUNCTIONAL CLASSIFICATION:

Urban Minor Arterial/Urban Collector

TYPICAL LAND USE & CHARACTERISTICS:

Mixed-use within the Center City

CONSIDERATIONS:

- Located in primarily residential areas
- High levels of pedestrian activity. Focus on pedestrian environment and public realm.
- Use green infrastructure to improve pedestrian environment and manage stormwater.
- Pedestrian access to these streets for access to transit and across streets should be considered.

PEDESTRIAN COMPONENT

Required

- Min 5' Sidewalk Widths (7.1.1)

High Priority (include if width permits)

- Lighting (7.1.3)
- Vegetated Swales (7.1.7)
- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Tree Belt Enhancements (7.1.4)

BICYCLE COMPONENT

High Priority (include if width permits)

- Conventional Bike Lane (7.1.34(2))
 - 5' bike lane w/ buffer
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Marked Shared Lane (7.1.36)
- Buffered Bike Lane (7.1.37)

Appropriate in Limited Circumstances

- Shared Use Path (7.1.34(1))
- Bike Route Signs (7.1.39)

VEHICLE COMPONENT

High Priority (include if width permits)

- Lane Width: 11'-12' (7.1.30)
- Max Posted Speed 35 mph (7.1.33)

Priority (consider if width permits)

- Median (7.1.27)
- Refuge Islands (7.1.24)
- On-street Parking (7.1.31)



Examples of street typology:

S Andrews Ave

NW 7th Ave

Eisenhower Blvd

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if transit route)

- Corner Radii – min. 30' (7.1.14)

TRANSIT COMPONENT

High Priority (include if transit route)

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)
- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)

4.2 BEACH THOROUGHFARE

Beachside Thoroughfare applies to roads adjacent to or near the beach. These roads have very high levels of every mode of travel. They support festivals, parades, and high levels of tourists throughout the year. The built environment includes a vibrant mixture of low- to high-rise residential, hotels, restaurants, and retail. Pedestrians tend to cross at all points of the road, so traffic calming and other pedestrian safety measures are essential. Beachside Thoroughfares need wide sidewalks that facilitate many types of activity, such as sightseeing, bicycling, exercising, shopping and dining.

PEDESTIAN SIGNIFICANCE:

High

VEHICLE SIGNIFICANCE :

Medium

FUNCTIONAL CLASSIFICATION:

Minor Arterial

TYPICAL LAND USE & CHARACTERISTICS:

Commercial, Recreational

CONSIDERATIONS:

- Primarily commercial, hotel, restaurant uses.
- Generally separated lanes for bikes and vehicles is preferred based on high pedestrian, bike and vehicle volumes.
- Wide sidewalks/promenades required.
- High levels of tourist use necessitates the use of special signage.
- Premium transit facilities should be provided.
- Significant attention should be paid to the public realm.

PEDESTRIAN COMPONENT

Required

- Min 8' sidewalk widths (7.1.1)
- Min 4' furnishing zone (7.1.2)
- Lighting (7.1.3)

High Priority (include if width permits)

- Street furniture (7.1.2)
- Tree Belt Enhancements (7.1.4)
- Sidewalk Surface Treatments (7.1.5)

Priority (consider if width permits)

- Stormwater Planters (7.1.8)
- Stormwater Tree Trenches (7.1.9)

Appropriate in Limited Circumstances

- Alternative Use of Parking Spaces/Parklets (7.1.6)

BICYCLE COMPONENT

High Priority (include if width permits)

- Shared Use Path (7.1.34(1))
- Bike Parking (7.1.35)
- Bike route signs (7.1.39)
- Colored Pavement in Bike Lanes (7.1.40)

Priority (consider if width permits)

- Buffered bike lane (7.1.37)
 - 5' bike lane w/ buffer
- Raised Bike Lanes (7.1.38)

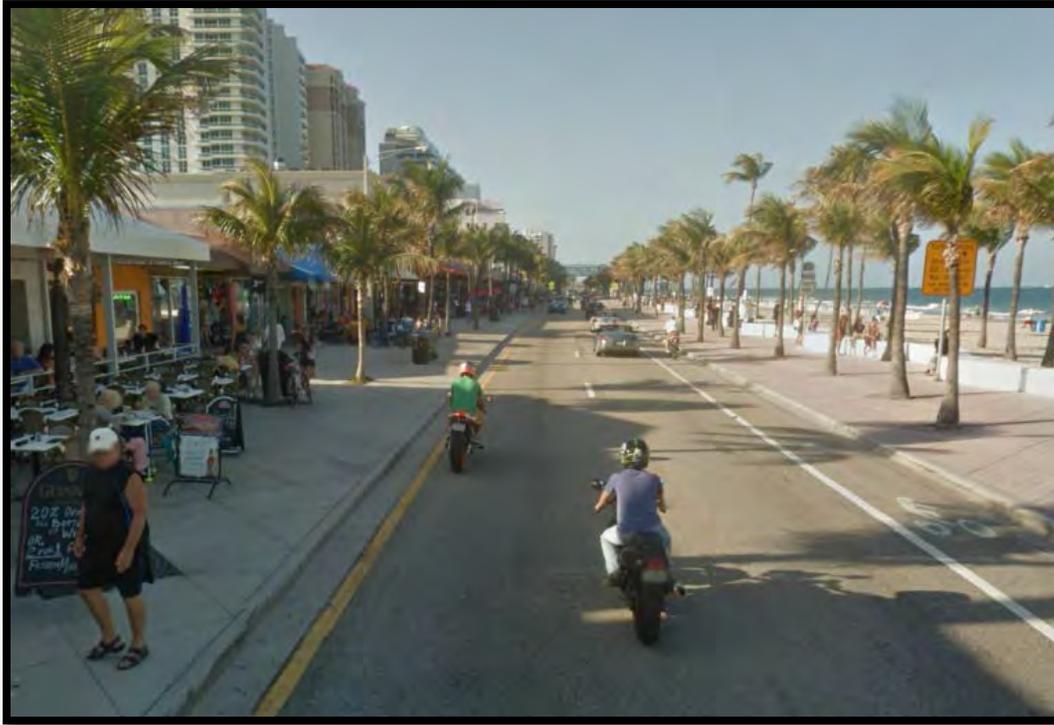
VEHICLE COMPONENT

High Priority (include if width permits)

- Refuge Islands (7.1.24)
- Median (7.1.27)
- Lane Width: 9' – 11' (7.1.30)
- On-street Parking (7.1.31)
 - Min 7' parking lane w/4' door zone
- Posted Speed 25 mph (7.1.33)

Appropriate in Limited Circumstances

- Neighborhood Traffic Circle (7.1.28)
- Roundabout (7.1.29)
- Pervious Pavement Parking Areas (7.1.32)



Example of street typology:

A1A

INTERSECTION & CROSSINGS

Required

- Marked Crosswalk at Controlled Intersections (7.1.10)
- Curb Ramps (7.1.12)
- Pedestrian Crossing Signal (7.1.17)

High Priority (include if width permits)

- Stormwater Curb Extensions (7.1.13)
- Corner Radii – 15' (7.1.14)
- Bump-outs/Chokers (7.1.15)
- Bike Signal Accommodations (7.1.18)

Appropriate in Limited Circumstances

- Uncontrolled Mid-block Crosswalk (7.1.11)
- Pedestrian Hybrid Beacons (7.1.19)
- Rectangular Rapid Flashing Beacon (7.1.20)
- In-Street Pedestrian Crossing Lighting (7.1.21)
- Roundabouts (7.1.29)

TRANSIT COMPONENT

Required

- Transit Stop (7.1.41)
- Transit Stop Signage (7.1.44)

High Priority (include width permits)

- Shelters (7.1.43)
- Bike Racks (7.1.47)

Priority (consider if width permits)

- Location of stop, Far side of intersection (7.1.42)
- Transit Bulbout (7.1.45)

Appropriate in Limited Circumstances

- Bus Turnouts (7.1.46)
- Signal Prioritization (7.1.50)
- Bus Lanes (7.1.51)



1. INTRODUCTION

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CONTEXT

A growing number of communities are discovering the value of their streets as important public spaces for many aspects of daily life. People want streets that accommodate all modes of transportation, are safe to cross or walk along, offer places to meet people, link healthy neighborhoods, and have a vibrant mix of retail. More people are enjoying the value of farmers' markets, street festivals, and gathering places. And more people want to be able to walk and ride bicycles in their neighborhoods.



*Complete Streets accommodate all users
(Credit: City of Portsmouth, VA)*

People from a wide variety of backgrounds are forming partnerships with schools, health agencies, neighborhood associations, environmental organizations, and other groups in asking their local governments to create streets and neighborhoods that fit this vision.

As a result, an increasing number of local governments are looking to modify the way they design their streets. The Complete Streets Guidelines presented here provides an opportunity for Fort Myers and other Southwest Florida communities to design their streets for health, safety, livability, sustainability, and more. The guidelines are useful when considering updating or replacing existing manuals, policies and ordinances. The model of these guidelines came from the collaborative efforts of many of the top street designers in the U.S. working together under a federal Communities Putting Prevention of Work grant. The intent behind this manual was to create model Complete Streets guidelines for local jurisdictions to consider adopting.



WHAT ARE COMPLETE STREETS?

A complete street is a street where the entire right-of-way is planned, designed, and operated for all modes of transportation and all users regardless of age or ability. Pedestrians, bicyclists, transit riders, and motorists of all ages and abilities must be able to safely move along and across a complete street. Complete streets make it easy to cross the street, walk to shops, catch the bus, and bike to work.

As described by the National Complete Streets Coalition (NCSC), there is no singular design prescription for complete streets – each one is unique and responds to its community context (*Complete Streets FAQ*, National Complete Streets Coalition, www.completestreets.org). Some features that a complete street may include are sidewalks, bike lanes (or other innovative bicycle facility), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median refuges, accessible pedestrian signals, landscaped curb extensions, bioswales, roundabouts, on-street parking, secure bicycle parking, and more. A complete street in a suburban area may look different than a complete street in the urban core, but both are designed with the same principles in mind to balance safety and convenience for everyone using the road.



*Comfortable public transportation stop
(Credit: Human Transit)*

WHY COMPLETE STREETS?

Incomplete streets – those designed with only cars in mind – limit transportation choices by making walking, bicycling, and taking public transportation inconvenient, unattractive and unsafe. As a result, a number of unintended consequences occur:

- Lack of viable transportation choices.
- Obesity from inactive lifestyles.
- Rising rates of diabetes, heart disease, cancer and other negative health outcomes of sedentary lifestyles.
- Senior citizens being trapped inside a small neighborhood because they can't cross streets



- Children becoming overweight, unnecessary neighborhood congestion, and air pollution around schools, all due to children being driven to school rather than walking.
- Unnecessary driving for short trips
- Overconsumption of energy
- Unnecessary emission of global warming gases.
- Economic hardship and recession when energy prices rise.
- Streets that don't support neighborhood retail.
- Neighborhoods that lack livability
- Polluted waterways
- Underground water aquifers drying up
- Dehydrated streetscapes causing unnecessary importation of water for landscaping
- Uplifted sidewalks.

However, complete streets reverse this outcome by providing the following benefits among others.

Safety. Making these travel choices more convenient and attractive means making them safer. The Sun-Sentinel reports that Florida has more senior citizen road fatalities than any state in the nation (*Florida Leads Nation in Number of Senior Citizens Killed in Traffic Accidents*, February 23, 2012).

Equity. Complete streets are for everyone. People of all ages, abilities, and income will have more options when making essential trips such as to work, to school, to the grocery store, or for healthy recreation. Walking, bicycling, and taking public transportation are cheaper forms of personal transportation than relying on automobiles.

Public Health. Complete streets promote active transportation, which is human-powered transport (walking, bicycling, accessing public transit). The Centers for Disease Control (CDC) identified a strong correlation between planning and investments in infrastructure and some of the most serious health concerns facing the United States, including heart disease, obesity, and diabetes. Currently, one-third of our nation's children are overweight or obese according to the CDC.

Capacity. Complete streets can improve the efficiency and capacity of existing roads by moving more people in the same amount of space. Complete streets can maintain volume, reduce speeds, and conveniently accommodate bicyclists and pedestrians. Getting more productivity out of the existing road and public transportation system is vital to reducing congestion.





Sustainability. The Fort Myers MPO 2035 *Long Range Transportation Plan* (LRTP) calls for a shift from investment in automobile-centric projects to transit and other modes that support transit. Complete streets support this sustainable transportation vision established by the MPO and its constituencies.

The Time is Right. Many interests are aligning for safer, healthier streets. The American Association of Retired Persons (AARP) is a strong supporter of complete streets. In addition, a broad collection of interests such as smart growth, schools, planners, realtors, insurance companies, health professionals, and engineers (such as the Institute of Transportation Engineers [ITE] and the American Society of Civil Engineers [ASCE]) support complete streets initiatives. More than 100 cities across the United States and at least three Florida MPOs have adopted complete streets policies. Many local governments right here in Lee County are already beginning to redesign their streets to accommodate more modes of transportation.



*Image of a complete street image within a main street corridor context
(Credit: AARP)*

LEGAL STANDING OF STREET MANUALS

Local jurisdictions generally follow some established standards for designing streets. Much confusion exists as to what they must follow, what is merely guidance, when they can adopt their own standards, and when they can use designs that differ from existing standards. This section untangles the myriad of accepted design documents. It is critical for local jurisdictions to understand how adopting the *City of Fort Myers Complete Streets Guidelines* meshes with other standards and guides. The most important of those standards and guides are the following.

- The American Association of State Highway and Transportation Officials' (AASHTO) *A Policy on Geometric Design of Highways and Streets* (the "Green Book")
- The Manual of Uniform Minimum Standards for Design, Construction, and Maintenance



- for Streets and Highways (the “Florida Green Book”)
- The Florida Department of Transportation’s (FDOT) Plans Preparation Manual (PPM)
- The Federal Highway Administration’s (FHWA) *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD)
- The Fort Myers plans and standards:
 - *2003 City-Wide Traffic Calming Plan*
 - *2007 Bicycle and Pedestrian Plan*
 - *Public Works Guidelines*
 - *Street Design Standards*
 - *CRA Plans*
 - *Comprehensive Plan*
 - *Land Development Code*

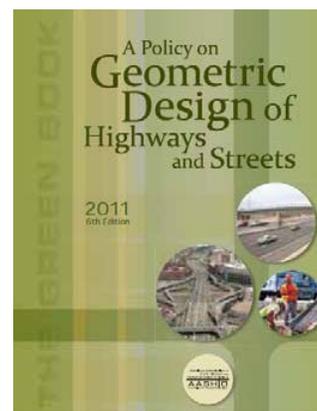
A discussion of the federal roadway classification system and aid helps frame the requirements of each of these documents. Local governments that wish to use certain federal funds must use a street classification system based on arterials, collectors, and local streets. These funds are for streets and roads that are on the federal-aid system. Only arterials and certain collector streets are on this system. In Chapter 3, “Street Networks and Classifications,” this manual recommends an alternative system. To maintain access to these federal funds, local jurisdictions can use both systems. The federal aid system encourages cities to designate more of these larger streets, and to concentrate modifications along these larger streets.

Nevertheless, for the purposes of understanding design standards and guides, this is the existing system of street classification for federal funding.

AASHTO GREEN BOOK

A Policy on the Geometric Design of Highways and Streets (the AASHTO Green Book, 6th Edition, 2011) provides guidance for designing geometric alignment, street width, lane width, shoulder width, medians, and other street features. Design guidelines are given for freeways, arterials, collectors, and local roads. Although the Green Book’s application is primarily to the National Highway System, some local jurisdictions apply its guidelines uniformly to all streets.

Further, the Green Book provides guidance that local jurisdictions often unnecessarily treat as standards. The Green Book encourages flexibility in design within certain parameters, as evidenced by the AASHTO publication *A Guide to Achieving Flexibility in Highway Design*. For example, 10-foot





lanes, which local jurisdictions often shun out of concerns of deviating from standards, are well within AASHTO guidelines.

FLORIDA GREEN BOOK

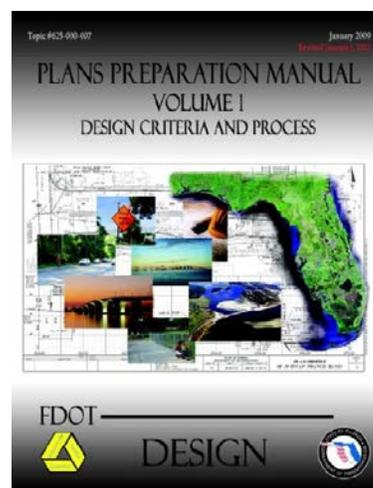
The Florida Green Book is intended to provide minimum standards for use on all public streets that are not part of the State Highway System. As of the writing of this manual, the current adopted Florida Green Book is the May 2007 version. However, a May 2011 Draft version is available on the FDOT Roadway Design website as provided below. (<http://www.dot.state.fl.us/rddesign/FloridaGreenbook/FGB.shtm>)

FORT MYERS PUBLIC WORKS GUIDELINES

The *Final Report on Alternative Roadway Design Guidelines for Fort Myers* (May 2008) outlines roadway design guidelines consistent with one of the County's priority goals of establishment of a "sense of place". The guidelines are consistent with the county-wide Community Design Guidebook (CDG) that develops, promotes, and sets forth the basis for implementing urban design guidelines and principles for use within Fort Myers that are sensitive to emphasizing and reinforcing the distinctive character of the County and the unique charm of its various cities and places. As an example, the CDG's "Urban Main Street" illustrative street sections, developed with county engineering, transit, and transportation agencies, typically include 11-foot wide travel lanes, on-street parking, bicycle lanes, wide sidewalks, and small turning radii at street intersections.

FDOT PLANS PREPARATION MANUAL

The FDOT Plans Preparation Manual (PPM) Volume I outlines the design criteria and procedures for use on the State Highway System (SHS) and on FDOT projects. The criteria in the PPM represent requirements for the State Highway System, which must be met for the design of FDOT projects unless approved exceptions or variations are obtained in accordance with procedures outlined in the PPM. The PPM Volume I contains several chapters of interest to implementing complete streets on the SHS including Chapter 2 (Design Geometrics and Criteria), Chapter 8 (Pedestrian, Bicycle, and Public Transit Facilities), Chapter 21 (Transportation Design for Livable Communities), and Chapter 25 (Design Criteria for Resurfacing, Restoration, and Rehabilitation [RRR] projects).





The PPM Volume II sets forth requirements for the preparation and assembly of contract plans for FDOT projects. Of note is PPM Volume II Chapter 6, which includes typical cross sections.

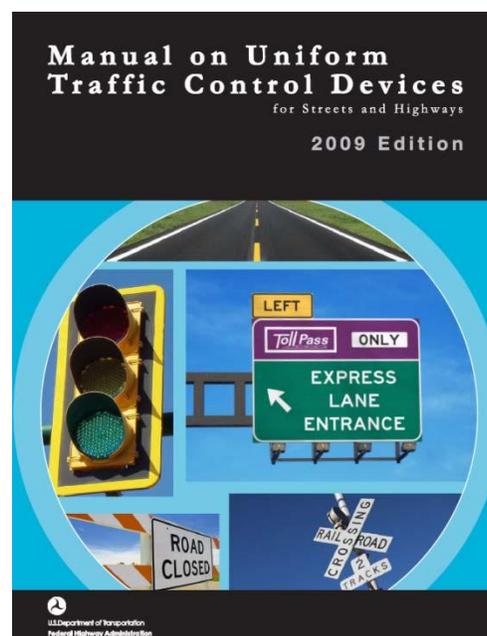
MUTCD

The Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices

(MUTCD) provides standards and guidance for the application of all allowed traffic control devices including roadway markings, traffic signs, and signals. The Federal Highway Administration oversees application of the MUTCD. The State of Florida chooses to adopt the Federal MUTCD as its manual for signs, pavement markings, and traffic control devices.

The rules and requirements for the use of traffic control devices are different than for street design criteria. Local agencies have limited flexibility to deviate from the provisions of the MUTCD in the use of traffic control devices due to the relationship between the MUTCD and state law. The MUTCD does provide flexibility within its general provisions for items such as application of standard traffic control devices, use of custom signs for unique situations, traffic sign sizes, and sign placement specifics. In contrast, agencies do not generally have the flexibility to develop signs that are similar in purpose to signs within the MUTCD while using different colors, shapes, or legends. Agencies are also not authorized to establish traffic regulations that are not specifically allowed or are in conflict with state law. The provisions of the MUTCD and related state laws thus make it cumbersome to deploy new traffic control devices. This can result in complications, especially in the areas of speed management, pedestrian crossings, and bikeway treatments.

The State of Florida and the Federal Highway Administration have procedures called "Request for Experimentation" (RFE) that allow local agencies to experiment with traffic control devices that are not included in the current MUTCD. Such demonstrations are not difficult to obtain





from the Federal Highway Administration for testing of new devices, especially as they relate to pedestrian and bicycle facilities, but the requesting agency must agree to conduct adequate before-and-after studies, submit frequent reports on the performance of the experimental device, and remove the device if early results are not promising. Federal approval must be obtained. Once approval is granted for the experiment, the local jurisdiction has been given some legal immunity from liability suits.

The MUTCD is amended through experimentation. After one or more experiments have shown benefit, the new devices are sometimes adopted into the manual. A recent example of a successful amendment to the MUTCD includes shared lane bicycle markings (sharrows).

The MUTCD establishes warrants for the use of some traffic control devices. For example, stop signs, traffic signals, and flashing beacons are expected to meet minimum thresholds before application. These thresholds include such criteria as number of vehicles, number of pedestrians or other uses, distance to other devices, crash history, and more. These warrants often prevent local engineers from applying devices that, in their opinion, may improve safety. For example, trail and/or pedestrian crossings of busy, high-speed, wide arterial streets may need signals for user safety, but they may not meet the warrants.

As with street design guidelines, cities may establish their own warrants or modify those suggested by the MUTCD to suit their context in order to use some traffic control devices. In special circumstances that deviate from their own warrants, cities need to document their reasons for the exception. For example, they may say the trail crossings or school crossings qualify for certain traffic control devices.

LOCAL STREET MANUALS

Local jurisdictions follow the AASHTO Green Book, the Florida Green Book, or design guidance from organizations such as the Institute of Transportation Engineers (ITE) out of liability concerns. Neither federal nor state law mandates adoption or adherence to these guides. However, local jurisdictions often adopt them to protect themselves from lawsuits. Further, many don't have the resources to develop their own standards and practices, so they adopt those in the AASHTO Green Book or the Florida Green Book, or another previously adopted manual, or those of other cities.

The manuals that many jurisdictions use today embody principles based on moving motor vehicle traffic as the primary role of streets. The result is many wide, high-speed streets that are designed to move cars but compromise other important community goals and work against present day community needs. Common direct outcomes of existing manuals within urbanized



areas can include the following:

- Streets that are nerve-racking and uncomfortable for pedestrians to cross
- Streets that are not safe to bicycle on
- Streets that encourage motor vehicle high speeds
- Streets that are not safe for the motorists they are designed to serve
- Narrow sidewalks that are not comfortable to walk along
- Inconvenient street crossings for people in wheelchairs
- Unpleasant and uninviting streets
- Auto-oriented land uses that are uninviting and intimidating to people walking, biking, and using transit
- Street water runoff systems that funnel rainwater to the storm drains and directly to waterways
- Poor selection of street trees, if any
- Excessive exposed hardscape leading to a rise in summer temperatures – the heat-island effect

A question often posed by plaintiffs' attorneys in traffic-related crashes is, "Did the jurisdiction follow established or prevailing designs, standards, and guidance?" If the attorneys can prove that the local jurisdiction deviated from these, they enhance their chances of winning a judgment against the jurisdiction. Therefore, protection from liability is paramount.

Cities may adopt or modify their own practices, standards, and guidelines that may reflect differences from the AASHTO Green Book or the Florida Green Book. If these changes generally fall within the range of acceptable practice allowed by nationally recognized design standards, the adopting agencies are reasonably protected from liability to the same extent they would be if they applied the AASHTO Green Book or the Florida Green Book. Most changes to streets discussed in the *City of Fort Myers Complete Streets Guidelines* fall within the range of the guidelines or recommended practices of nationally recognized organizations such as AASHTO, ITE, Urban Land Institute (ULI), and Congress for the New Urbanism (CNU).

Working within previously established urban guidelines generally should result in a design that is protected from liability. The AASHTO Green Book or the Florida Green Book are silent on many design features, and do not consider the needs within unique contexts. In these cases, local jurisdictions can develop their own guidelines and standards and incorporate international equivalents or practices from other jurisdictions. Local governments may adopt the guidance in these Guidelines, which compiles best practices in creating complete streets.

Local jurisdictions can also utilize designs that fall outside the ranges specified by nationally accepted guidelines and standards, but these practices can potentially increase liability unless



done with great care. When agencies elect to utilize designs that fall outside the guidelines of nationally recognized documents, they need to use additional care to ensure they do not expose themselves to liability.

To minimize liability, local jurisdictions either need to adopt their own standards (which should be based on rationale or evidence of reasonableness), or they can conduct an experimental project (Request for Experimentation) as discussed earlier in the MUTCD sub-section. When conducting an experimental project, agencies need to show that they are using the best information that is reasonably available to them at the time, document why they are doing what they are doing, use a logical process, and monitor the results and modify accordingly. This is because the agency may be required in the future to show that its design is reasonable, and the agency may not be able to cite a nationally published guideline or recommendation to support its local action. Often, these experimental projects are conducted because the design engineer has reason to believe that the new or evolved design will be safer or otherwise more effective for some purpose than if the project had prevailing standards and guides been used. These reasons or rationales are based on engineering judgment and should be documented to further minimize exposure to liability.

Unless otherwise noted, everything in these Guidelines can readily be adopted and incorporated. In addition, these Guidelines carry the credibility of the many transportation professionals who produced it.

In some cases, AASHTO design guidelines may not provide information on innovative or experimental treatments that have shown great promise in early experiments and applications. Since AASHTO is a design guide, agencies have some flexibility to use designs that fall outside the boundaries of the AASHTO guide. Deviation from the range of designs provided in the AASHTO guide requires agencies to use greater care and diligence to document their justification, precautions, and determination to deviate from the guidelines. In Florida, the precautions to establish



*Unsafe pedestrian crossing on a six-lane arterial
(Credit: Kimley-Horn and Associates, Inc.)*



“sovereign immunity” should be followed based on *Florida State Statute 768*.

Local agencies may currently use many other reports and documents to guide their roadway design and transportation planning. Other documents provide valuable procedure and reference data, but they do not set standards. They can be referred to and defined as standards by local agencies, but the local authority often has the flexibility to selectively endorse, modify, or define how these informational documents can be used or incorporated into its engineering and planning processes. Also, newer versions of these documents have additional information that can conflict with the local historical approach.

The expected results of the design approaches presented in this document are generally intended to improve safety and/or livability. As a result, implementation of these features should generally reduce liability and lawsuits. There is no way to prevent all collisions or lawsuits, but adopting policies, guidelines, and standards while performing experimental projects with reasonable precautions is a defensible approach.

PURPOSE OF THE COMPLETE STREETS GUIDELINES

Fort Myers and local governments depend on street manuals for guidance to design their streets, to retrofit and to modify existing streets with new development, and when new subdivisions are built. Along with land use planning, street manuals play a large role in determining urban form. Street manuals, in effect, serve as the “DNA” of streets. As such, they help to determine how walkable



*Hillsboro Boulevard bike lane and streetscaping
(Credit: City of Deerfield Beach)*

and bicycle-friendly neighborhoods and communities are, how conducive cities are to transit use, and how livable communities become. As such, this document will help meet the requirements of *Florida State Statute 335.065*, which requires transportation projects to consider bicycle and pedestrian improvements.

The *City of Fort Myers Complete Streets Guidelines* document is based on complete streets principles that aim to design streets for people of all ages and physical abilities and accommodate all travel modes. The *City of Fort Myers Complete Streets Guidelines* offers



another way to design streets. The result will be more livable neighborhoods with healthier residents due to opportunities for active transportation (walking, bicycling, and accessing public transit).

The City of Fort Myers Complete Street Guideline Development Process

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HOW THE CITY OF FORT MYERS COMPLETE STREETS GUIDELINES DOCUMENT WAS CREATED

The Fort Myers Complete Streets Guidelines document development came extensively from the original work of the *Los Angeles County Model Design Manual for Living Streets*. In addition, many of the Florida design standards and requirements came from the draft Broward County Complete Streets Guidelines that are integrated into the Fort Myers version.

