

AGENDA  
CITIZEN ENGAGEMENT MEETING  
October 26, 2020–6:00 P.M.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Citizen Engagement Meeting.

A. Review of an Ordinance Amending Chapter 3, Section 3.04 Definitions; OBJ FLU 1.3, FLU Map Designations and FLU 3.1 Rural Development

That the Development Services staff discuss with interested citizens a plan to recommend to the Planning Board for consideration, an Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development.

B. Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

That the Development Services staff discuss with interested citizens a plan to recommend to the Planning Board for consideration, an Ordinance amending the Land Development Code (LDC) Chapter 3, Section 3-1.3 “Zoning and Future Land Use,” Subsection (G) “Future Land Use Designations,” and Subsection (I) “Zoning Implementation of FLU,” to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 “Agricultural District (AGR),” and 3-2.3 “Rural Residential district (RR)” to provide for AGR and RR Zoning districts in the AR Future Land Use category.

2. Announcements/Communications.

3. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Citizen Engagement Meeting**

1. A.

**Meeting Date:** 10/26/2020

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**Agenda Item:**

Review of an Ordinance Amending Chapter 3, Section 3.04 Definitions; OBJ FLU 1.3, FLU Map Designations and FLU 3.1 Rural Development

That the Development Services staff discuss with interested citizens a plan to recommend to the Planning Board for consideration, an Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development.

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**Attachments**

Options for Amending FLU Categories Memo from Horace Jones to Janice Gilley dated 1/22/2020

2016 ACS 5-Year Estimates B01003 Total Population

2016 ACS 5-Year Estimates B25010 Household Size

2016 ACS 5-Year Estimates DP04 Housing Characteristics

2018 ACS 5-Year Estimates B01003 Total Population

2018 ACS 5-Year Estimates B25010 Household Size

2018 ACS 5-Year Estimates DP04 Housing Characteristics

BEBR Projections 2020

Leading Private Employers

UF IFAS Farm Data

Draft Ordinance

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Horace L. Jones, Director  
Development Services

## **MEMORANDUM**

TO: Janice P. Gilley, County Administrator

FROM: Horace L. Jones, Director, Development Services Department

DATE: January 22, 2020

RE: **Options for Amending Future Land Use (FLU) Categories**

### **ISSUE(S):**

Under the current regulations of Escambia County which include the Land Development Code (LDC) and Comprehensive Plan, the creation (*after February 8, 1996*) of a new conforming lot for constructing one (1) single-family home or the placement of a mobile home on a lot or parcel of land with a zoning designation of Agricultural (AGR) and FLU of Agriculture (AG) requires 20 acres.

Likewise, the creation of a new conforming lot for the same reason on a lot or parcel with a zoning designation of AGR and a FLU of Rural Community (RC) requires 20 acres. The LDC allows for exceptions for Family Conveyance and when the parcel or lot is a valid "Lot of Record" (LOR) as defined in the LDC, as of February 8, 1996; however, **it must be stated** that there is an issue with the Existing Lot Record date of February 8, 1996, which has contributed to the issues as addressed above.

### **HISTORY by Andrew Holmer**

The 20-acre requirement was intended to preserve large tracks of farmland, but it did not consider many of the previous lot splits. This led to the County's LOR policy which provided conformity for non-conforming lots that existed prior to 1990. This change created legal non-conforming lots primarily in the north end of the County. Due to difficulties in determining LOR status, in 2007 the LOR date was updated to 1996 to reflect the adoption date of the LDC.

In 2015, two important events occurred. In the spring, the current LDC was adopted. In the fall, the Property Appraiser began requiring zoning staff sign-off to split parcels. Until this action, parcels could be split without meeting zoning acreage, leading to non-conforming lots. The 20-year window of 1996-2015 resulted in many non-conforming, non-LOR lots.

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*While the 20 acres policy has served its purpose of preserving farm tracks, it does not provide an option to allow for smaller lots without a FLU change down to RC with its two-acre requirement. There is a need for some option of smaller lot sizes while preserving the intent of AG. A common issue in this regard is the changing nature of farming. As generations change, smaller farms are going up for sale, but the buyers only want the land. The homestead and its acreage are of no use to the buyer, but the seller cannot split them off for separate sale. In other words, someone who has 20 acres or less who wants to sell a portion of their parent parcel to an individual for the purpose of building a home or placement of a mobile home could not create a conforming lot without complying with other land use regulations, policies and procedures.*

**POSSIBLE SOLUTION:**

Researching this issue, I've focused on the parcel north of Hwy 196 as it's the northern boundary of the Sector Plan that allows options for smaller lot sizes. I see some resolution to this issue in two ways, either update the LOR date to the current LDC adoption and/or refine the AG FLU to allow for smaller parcels based on criteria related to their location.

1. The LOR date was updated to 1996 due to technical concerns with the deteriorating microfiche maps. (1996 was the adoption of the LDC). If we were to update the LOR date to the adoption of the current code, we could resolve several issues.
2. The change would resolve the non-conforming lots created in the 19-year window and allow those unbuildable (and unsellable) parcels to become buildable.
3. We were able to make pdf maps of the microfiche, but analysis cannot be performed on the data, it's simply a static picture.

We have the GIS parcel layer as of the current LDC adoption, and this would be available for analysis and online mapping.

**Option One:** - Addressing parcels with an *AGR zoning* designation and **FLU of AG** (density requirement of one [1] dwelling unit [DU] / 20 acres on parcels of land):

- From a preliminary data assessment, it appears that there are 3,647 parcels with a zoning designation of AGR and FLU of AG (subject to a margin of error).

Proposed draft language for discussion could be to add a subset category to the current AG FLU provisions and to amend the existing Future Land Use Map; i.e., **Agriculture Residential**, with new text language to allow for a reduced density requirement, \*minimum lot size of five (5) acres or TBD, and a requirement to maintain and protect adjacent and/or contiguous with a FLU category of AG and RC with a certain percentage (TBD) to be maintained as existing vegetation on the parameter of the parent tract for the protection of adjacent and/or contiguous parcels. Other measures or provisions could be utilized to allow for a

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minimum lot size of four (4) acres in the AG FLU category if residential development is within a certain distance of an existing RC community near roadway intersections (TBD) with existing available utilities. Staff can explore these measures as well.

**This option is more intensive and more time consuming. Additionally, it may require field work to get a more in-depth analysis of what is on the ground. This option would have a higher probability for challenge of non-compliance with all the applicable State regulations.**

- Requires extensive citizen engagement with the possibility of townhall meetings, as directed.
- A collaborative effort with the District 5 Office.
- Committee of Whole discussions, as directed.
- A series of meetings and discussions with the Planning Board in drafting the ordinance;
- Intensive review with the County Attorney's Office to ensure compliance with all the applicable regulations of Florida Statutes, Chapter 163 from the beginning to the end. Data Analysis will be needed as determined by State statutes and Florida's case law.

**Option Two:** - Addressing parcels with an AGR zoning designation (density requirement of one [1] dwelling unit [DU] / 20 acres on parcels of land and FLU of RC (two [2] DU / acre)

- Additionally, it appears that there are 625 parcels with a zoning designation of AGR and FLU of RC. These figures do not account for acreage (subject to margin of error)

Provide for an amendment to the LDC zoning category of AGR...with some language.... **“Parcels with a FLU of RC (two [2] dwelling units per acre) is required to have a density requirement of one (1) dwelling per five (5) acres as allowed by the RR zoning category” or TBD.** This option could accomplish the following:

- Has the potential to eliminate the need for a rezoning of parcels that falls within this scenario.
- Be consistent with RC provisions of the Comprehensive Plan.

**Additional Development Standards could be adopted in the LDC such as:**

- Certain percentage (TBD) of the existing vegetation must remain on the parameter of the lot in perpetuity.
- Clustering of lots for protection of AG properties.

## Conclusions

In a perfect world, growth management policies are implemented on raw, undeveloped land under single ownership. That allows for a clean slate with highest and best use of the available resources and utilities. We

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have a considerably more challenging situation with the existing inconsistencies of parcel sizes vs. FLU requirements.

So, we are proposing to direct staff to resolve as many inconsistencies as possible before making the push for a FLU amendment (Option 1). Most of the parcels I've identified north of Hwy 196 that are less than 20 acres are in an RC FLU, but there are 1500± under 4 acres with an AG FLU.

Updating the LOR date would resolve many of these inconsistencies, but I cannot give a number or percentage due to not having analytical data available from the pdf maps. This does seem to be a logical first step, and it would give us the tools to do proper analysis of the FLU situation.

## TOTAL POPULATION

**Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.**

	Escambia County, Florida	
Label	Estimate	Margin of Error
Total	309,574	*****

## Table Notes

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### TOTAL POPULATION

**Survey/Program:**

American Community Survey

**Universe:**

Total population

**Year:**

2016

**Estimates:**

5-Year

**Table ID:**

B01003

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

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An "(X)" means that the estimate is not applicable or not available.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.



While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

**Tell us what you think.**

Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

## AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE

**Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.**

	Escambia County, Florida	
Label	Estimate	Margin of Error
Average household size --		
▼ Total:	2.5	±0.02
Owner occupied	2.6	±0.04
Renter occupied	2.4	±0.04

## Table Notes

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### AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE

**Survey/Program:**

American Community Survey

**Universe:**

Occupied housing units

**Year:**

2016

**Estimates:**

5-Year

**Table ID:**

B25010

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

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Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

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## SELECTED HOUSING CHARACTERISTICS

**Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.**

	Escambia County, Florida				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
▼ HOUSING OCCUPANCY					
▼ Total housing units	138,693	±491	138,693	(X)	
Occupied housing units	115,984	±1,204	83.6%	±0.8	
Vacant housing units	22,709	±1,060	16.4%	±0.8	
Homeowner vacancy rate	2.4	±0.5	(X)	(X)	
Rental vacancy rate	14.5	±1.2	(X)	(X)	
▼ UNITS IN STRUCTURE					
▼ Total housing units	138,693	±491	138,693	(X)	
1-unit, detached	93,251	±1,163	67.2%	±0.8	
1-unit, attached	3,806	±358	2.7%	±0.3	
2 units	4,904	±507	3.5%	±0.4	
3 or 4 units	5,757	±533	4.2%	±0.4	
5 to 9 units	6,269	±576	4.5%	±0.4	
10 to 19 units	4,796	±512	3.5%	±0.4	
20 or more units	10,310	±511	7.4%	±0.4	
Mobile home	9,514	±673	6.9%	±0.5	
Boat, RV, van, etc.	86	±50	0.1%	±0.1	
▼ YEAR STRUCTURE BUILT					
▼ Total housing units	138,693	±491	138,693	(X)	
Built 2014 or later	341	±124	0.2%	±0.1	
Built 2010 to 2013	2,747	±346	2.0%	±0.2	

## Table Notes

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### SELECTED HOUSING CHARACTERISTICS

**Survey/Program:**

American Community Survey

**Year:**

2016

**Estimates:**

5-Year

**Table ID:**

DP04

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

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While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

Households not paying cash rent are excluded from the calculation of median gross rent.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

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Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

## TOTAL POPULATION

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	Escambia County, Florida	
Label	Estimate	Margin of Error
Total	311,522	*****



## Table Notes

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### TOTAL POPULATION

**Survey/Program:**

American Community Survey

**Universe:**

Total population

**Year:**

2018

**Estimates:**

5-Year

**Table ID:**

B01003

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While the 2014-2018 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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	Escambia County, Florida	
Label	Estimate	Margin of Error
▼ Average household size --		
▼ Total:	2.5	±0.02
Owner occupied	2.5	±0.04
Renter occupied	2.4	±0.05

## Table Notes

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### AVERAGE HOUSEHOLD SIZE OF OCCUPIED HOUSING UNITS BY TENURE

**Survey/Program:**

American Community Survey

**Universe:**

Occupied housing units

**Year:**

2018

**Estimates:**

5-Year

**Table ID:**

B25010

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Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

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Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
▼ HOUSING OCCUPANCY					
▼ Total housing units	142,454	±966	142,454	(X)	
Occupied housing units	118,820	±3,150	83.4%	±1.9	
Vacant housing units	23,634	±2,721	16.6%	±1.9	
Homeowner vacancy rate	1.7	±1	(X)	(X)	
Rental vacancy rate	12.7	±3.1	(X)	(X)	
▼ UNITS IN STRUCTURE					
▼ Total housing units	142,454	±966	142,454	(X)	
1-unit, detached	97,039	±3,018	68.1%	±2	
1-unit, attached	2,907	±822	2.0%	±0.6	
2 units	4,768	±1,194	3.3%	±0.8	
3 or 4 units	5,994	±1,473	4.2%	±1	
5 to 9 units	5,859	±1,556	4.1%	±1.1	
10 to 19 units	5,747	±1,260	4.0%	±0.9	
20 or more units	10,516	±1,524	7.4%	±1.1	
Mobile home	9,529	±1,729	6.7%	±1.2	
Boat, RV, van, etc.	95	±113	0.1%	±0.1	
▼ YEAR STRUCTURE BUILT					
▼ Total housing units	142,454	±966	142,454	(X)	
Built 2014 or later	4,057	±1,073	2.8%	±0.8	
Built 2010 to 2013	4,705	±1,587	3.3%	±1.1	

## Table Notes

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### SELECTED HOUSING CHARACTERISTICS

**Survey/Program:**

American Community Survey

**Year:**

2018

**Estimates:**

1-Year

**Table ID:**

DP04

Source: U.S. Census Bureau, 2018 American Community Survey 1-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation ). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2018 American Community Survey (ACS) data generally reflect the July 2015 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas, in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

**Explanation of Symbols:**

An "\*\*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.

An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "\*\*\*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "\*\*\*\*" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.



# Projections of Florida Population by County, 2020–2045, with Estimates for 2019

Stefan Rayer, Population Program Director  
Ying Wang, Research Demographer

The Bureau of Economic and Business Research (BEBR) has been making population projections for Florida and its counties since the 1970s. This report presents our most recent set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections. We believe the medium series is the most likely to provide accurate forecasts in most circumstances, but the low and high series provide an indication of the uncertainty surrounding the medium series. It should be noted that these projections refer solely to permanent residents of Florida; they do not include tourists or seasonal residents.

## State projections

The starting point for the state-level projections was the April 1, 2010 census population count by age, sex, race, and Hispanic origin, as adjusted by the National Center for Health Statistics (NCHS) in the Vintage 2017 bridged race population estimates. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida for non-Hispanic whites, non-Hispanic nonwhites, and Hispanics. We applied three different sets of assumptions to provide low, medium, and high series of projections. Although the

low and high series do not provide absolute bounds on future population change, they provide a reasonable range in which Florida's future population is likely to fall.

Survival rates were applied by single year of age, sex, race, and Hispanic origin to project future deaths in the population. These rates were based on Florida Life Tables for 2007–2013, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. The survival rates were adjusted upward each year until 2044 to account for projected increases in life expectancy. These adjustments were based on projected increases in survival rates released by the U.S. Census Bureau. We used the same mortality assumptions for all three series of projections because there is less uncertainty regarding future changes in mortality rates than is true for migration and fertility rates.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2005–2009 and 2013–2017 American Community Survey (ACS) 5-year estimates. We chose an average of those two sets of migration estimates because the recession of 2007–2009 had a substantial impact on migration patterns in Florida, affecting in- and out-migration in both time periods; in addition, projections based on more than one time period

tend to be more accurate than those based on a single time period. The 2005–2009 data are the earliest ACS 5-year migration estimates that are available, and the 2013–2017 data were the most recent at the time the state projections were made (early December 2019).

For all three racial/ethnic groups, we applied smoothing techniques to the age/sex-specific migration rates to adjust for data irregularities caused by small sample size. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida’s population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females by race and ethnicity for each age up to 90 and over.

For the medium projection series, in-migration weights for non-Hispanic whites varied from 1.15 to 1.06, and out-migration weights varied from 0.97 to 0.95; for non-Hispanic nonwhites, in-migration weights varied from 1.12 to 1.03, and out-migration weights varied from 0.99 to 0.96; and for Hispanics, in-migration weights varied from 1.11 to 1.03, and out-migration weights varied from 0.99 to 0.96. For the low projection series, the in-migration weights described above were lowered for all three racial/ethnic groups over time – from 7% in 2020 to 11% in 2045; the out-migration weights were raised by the same margins. For the high projection series, the in-migration weights described above were raised for all three racial/ethnic groups over time – from 7% in 2020 to 11% in 2045; the out-migration weights were lowered by the same margins.

The distribution of foreign immigrants for the three racial/ethnic groups by age and sex was also based on an average of the patterns observed for 2005–2009 and 2013–2017. Again, we smoothed the esti-

mates to account for irregularities in the age/sex distribution of immigrants. For the medium projection series, we held foreign immigration at an average of the 2005–2009 and 2013–2017 levels, with some short-term adjustments based on recent trends. In addition, we made minor adjustments to the racial/ethnic distribution of those migrants based on recent trends. For the low series, foreign immigration was projected to decrease by 1,500 per year from the average of the 2005–2009 and 2013–2017 levels; for the high series, foreign immigration was projected to increase by 1,000 per year. Foreign emigration was assumed to equal 25% of foreign immigration for each series of projections.

Projections were made in one-year intervals, with each projection serving as the base for the following projection. Projected in-migration for each one-year interval was added to the survived Florida population at the end of the interval and projected out-migration was subtracted, giving a projection of the population age one and older.

Births were projected by applying age-specific birth rates (adjusted for child mortality) to the projected female population of each racial/ethnic group. These birth rates were based on Florida birth data for 2007–2013 published by the Office of Vital Statistics in the Florida Department of Health. They imply a total fertility rate (TFR) of 1.66 births per woman for non-Hispanic whites, 2.08 births per woman for non-Hispanic nonwhites, 1.92 births per woman for Hispanics, and 1.83 births per woman for total population. These rates were adjusted in the short-term projections to make them consistent with recent fertility trends. We also raised them long-term, though slightly less than last year. We made this downward adjustment, because recorded resident births in Florida, after having increased each year from 2012 through 2016, have trended downward again over the past three years (the birth data for 2019 are still provisional). By 2033, the adjusted rates imply a total fertility rate of 1.68 births per woman for non-Hispanic whites, 2.12 births per woman for non-Hispanic nonwhites, 1.97 births per woman for Hispanics, and 1.86 births per woman for total population.

As a final step, projections for non-Hispanic whites, non-Hispanic nonwhites, and Hispanics were added together to provide projections of the total population. The medium projections of total population for 2020–2024 were adjusted to be consistent with the state population forecasts for those years produced by the State of Florida’s Demographic Estimating Conference (DEC) held December 3, 2019. None of the projections after 2024 had any further adjustments. In this publication, we provide projections for 2020, 2025, 2030, 2035, 2040, and 2045. State projections for other years are available by request.

### County projections

The cohort-component method is a good way to make population projections at the state level, but is not necessarily the best way to make projections at the county level. Many counties in Florida are so small that the number of persons in each age-sex category is inadequate for making reliable cohort-component projections, given the lack of detailed small-area data. Even more important, county growth patterns are so volatile that a single technique based on data from a single time period may provide misleading results. We believe more useful projections of total population can be made by using several different techniques and historical base periods.

For counties, we started with the population estimate constructed by BEBR for April 1, 2019. We made projections for each county using five different techniques. After 2020, the projections were made in five-year increments. The five techniques were:

1. Linear – the population will change by the same number of persons in each future year as the average annual change during the base period.
2. Exponential – the population will change at the same percentage rate in each future year as the average annual rate during the base period.
3. Share-of-growth – each county’s share of state population growth in the future will be the same as its share during the base period.

4. Shift-share – each county’s share of the state population will change by the same annual amount in the future as the average annual change during the base period.

5. Constant-share – each county’s share of the state population will remain constant at its 2019 level.

For the linear and share-of-growth techniques we used base periods of two, ten, and twenty years (2017–2019, 2009–2019, and 1999–2019), yielding three sets of projections for each technique. For the exponential and shift-share techniques we used base periods of five and fifteen years (2014–2019 and 2004–2019), yielding two sets of projections for each technique. The constant-share method was based on data for a single year (2019).

This methodology produced eleven projections for each county for each projection year (2020, 2025, 2030, 2035, 2040, and 2045). From these, we calculated five averages: one using all eleven projections (AVE-11), one that excluded the highest and lowest projections (AVE-9), one that excluded the two highest and two lowest projections (AVE-7), one that excluded the three highest and three lowest projections (AVE-5), and one that excluded the four highest and four lowest projections (AVE-3). Based on the results of previous research, we designated the average that excluded the three highest and three lowest projections (AVE-5) as the default technique for each county. We evaluated the resulting projections by comparing them with historical population trends and with the level of population growth projected for the state as a whole. For counties in which AVE-5 did not provide reasonable projections, we selected the technique producing projections that fit most closely with our evaluation criteria.

For 66 counties we selected AVE-5, the average in which the three highest and three lowest projections were excluded. For Monroe County, we selected an average of projections made with the exponential technique with a base period of five years and the linear technique with a base period of two years. In

addition, we made manual adjustments to the projections in six counties in the Florida Panhandle to account for estimated population losses or slowdowns in growth due to the impacts of Hurricane Michael (Bay, Calhoun, Gadsden, Gulf, Jackson, and Liberty counties).

We also made adjustments in several counties to account for changes in institutional populations such as university students and prison inmates. Adjustments were made only in counties in which institutional populations account for a large proportion of total population or where changes in the institutional population have been substantially different than changes in the rest of the population. In the present set of projections, adjustments were made for Alachua, Baker, Bradford, Calhoun, Columbia, DeSoto, Dixie, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Holmes, Jackson, Jefferson, Lafayette, Leon, Liberty, Madison, Okeechobee, Santa Rosa, Sumter, Suwannee, Taylor, Union, Wakulla, Walton, and Washington counties.

### **Range of county projections**

The techniques described in the previous section were used to construct the medium series of county projections. This is the series we believe will generally provide the most accurate forecasts of future population change. We also constructed low and high projections to provide an indication of the uncertainty surrounding the medium county projections. The low and high projections were based on analyses of past population forecast errors for counties in Florida, broken down by population size and growth rate. They indicate the range into which approximately three-quarters of future county populations will fall, if the future distribution of forecast errors is similar to the past distribution.

The range between the low and high projections varies according to a county's population size in 2019 (less than 30,000; 30,000 to 199,999; and 200,000 or more), rate of population growth between 2009 and 2019 (less than 7.5%; 7.5–15%; 15–30%; and 30% or more), and the length of the projection horizon (on average, projection errors grow with the length of the projection horizon). Our studies have found that the distribution of absolute percent errors tends to remain fairly stable over time, leading us to believe that the low and high projections provide a reasonable range of errors for most counties. It must be emphasized, however, that the actual future population of any given county could be below the low projection or above the high projection.

For the medium series of projections, the sum of the county projections equals the state projection for each year (except for slight differences due to rounding). For the low and high series, however, the sum of the county projections does not equal the state projection. The sum of the low projections for counties is lower than the state's low projection and the sum of the high projections for counties is higher than the state's high projection. This occurs because potential variation around the medium projection is greater for counties than for the state as a whole.

### **Acknowledgement**

Funding for these projections was provided by the Florida Legislature.

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## Projections of Florida Population by County, 2020–2045, with Estimates for 2019

County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
ALACHUA	267,306						
Low		258,900	262,300	264,300	265,100	264,500	262,300
Medium		269,800	281,500	291,600	300,200	307,400	313,300
High		280,500	299,400	318,000	334,300	348,800	361,400
BAKER	28,249						
Low		27,100	27,500	27,700	27,700	27,600	27,300
Medium		28,500	29,900	31,100	32,000	32,900	33,600
High		29,900	32,400	34,900	37,300	39,700	41,900
BAY	167,283						
Low		168,500	173,300	176,400	178,400	179,400	179,700
Medium		175,300	185,700	193,700	200,300	206,000	210,900
High		182,500	198,500	213,700	228,000	241,000	253,800
BRADFORD	28,682						
Low		27,400	26,900	26,300	25,600	24,900	24,300
Medium		28,800	29,200	29,500	29,800	30,000	30,300
High		30,200	31,700	33,100	34,500	35,900	37,200
BREVARD	594,469						
Low		577,900	594,000	603,000	608,300	610,400	612,200
Medium		602,400	637,600	665,000	687,900	707,400	726,000
High		626,000	678,100	725,700	766,900	805,100	843,700
BROWARD	1,919,644						
Low		1,862,500	1,899,500	1,917,100	1,924,900	1,923,700	1,920,500
Medium		1,941,200	2,039,000	2,115,200	2,179,100	2,233,900	2,285,100
High		2,017,700	2,168,500	2,307,300	2,426,900	2,537,300	2,646,600
CALHOUN	14,067						
Low		14,100	14,200	14,100	13,900	13,800	13,600
Medium		14,900	15,400	15,800	16,200	16,500	16,800
High		15,600	16,700	17,800	18,800	19,800	20,800
CHARLOTTE	181,770						
Low		175,300	181,500	185,200	187,200	188,200	188,900
Medium		184,700	198,100	208,700	217,400	225,200	232,500
High		193,800	213,800	232,500	250,200	266,900	284,600
CITRUS	147,744						
Low		143,300	146,600	149,000	150,300	150,800	150,900
Medium		149,400	157,100	163,600	168,900	173,400	177,300
High		155,300	168,000	180,400	192,100	202,600	213,100
CLAY	215,246						
Low		210,100	220,600	229,300	235,200	239,300	242,400
Medium		219,000	236,800	252,500	265,000	275,600	285,100
High		227,600	251,800	276,000	296,600	315,700	334,100
COLLIER	376,706						
Low		365,000	385,500	400,300	410,800	416,600	420,100
Medium		384,600	421,200	451,700	477,200	498,400	517,400
High		403,400	451,600	497,500	538,500	575,500	611,300
COLUMBIA	70,492						
Low		67,700	68,600	69,200	69,300	69,100	68,700
Medium		70,500	73,500	76,000	78,000	79,700	81,200
High		73,300	78,600	83,800	88,600	92,900	97,100
DESOTO	36,065						
Low		34,900	35,000	34,800	34,500	34,100	33,500
Medium		36,300	37,500	38,300	38,900	39,500	39,900
High		37,800	40,100	42,200	44,100	45,700	47,400
DIXIE	16,610						
Low		15,900	15,500	15,100	14,600	14,200	13,700
Medium		16,700	16,900	17,000	17,100	17,100	17,100
High		17,500	18,300	19,000	19,700	20,300	21,000

**Projections of Florida Population by County,  
2020–2045, with Estimates for 2019 (continued)**

County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
DUVAL	970,672						
Low		945,300	979,800	1,001,700	1,017,300	1,024,700	1,025,400
Medium		985,500	1,051,900	1,104,300	1,148,700	1,185,300	1,216,200
High		1,024,100	1,118,600	1,205,600	1,282,700	1,351,600	1,413,100
ESCAMBIA	321,134						
Low		314,100	319,200	321,500	322,100	321,800	321,600
Medium		324,000	336,400	345,800	353,000	359,300	365,200
High		333,600	354,800	374,200	389,700	404,100	418,200
FLAGLER	110,635						
Low		106,500	113,900	119,900	124,500	127,700	129,600
Medium		113,400	126,500	138,300	148,400	157,300	165,200
High		120,000	137,700	155,800	173,600	190,500	207,500
FRANKLIN	12,273						
Low		11,600	11,500	11,400	11,200	11,000	10,800
Medium		12,200	12,500	12,800	13,100	13,200	13,400
High		12,800	13,600	14,400	15,200	15,900	16,600
GADSDEN	46,277						
Low		44,500	43,900	42,800	41,700	40,600	39,500
Medium		46,300	47,000	47,100	47,200	47,300	47,400
High		48,300	50,300	51,800	53,300	54,500	55,700
GILCHRIST	17,766						
Low		17,100	17,400	17,600	17,600	17,500	17,400
Medium		18,000	18,900	19,700	20,400	20,900	21,400
High		18,900	20,500	22,200	23,700	25,200	26,700
GLADES	13,121						
Low		12,600	12,400	12,200	12,000	11,700	11,500
Medium		13,200	13,500	13,700	13,900	14,100	14,200
High		13,900	14,700	15,400	16,200	16,800	17,600
GULF	13,082						
Low		14,000	14,000	14,000	13,800	13,700	13,500
Medium		14,700	15,300	15,700	16,000	16,400	16,600
High		15,500	16,500	17,600	18,600	19,700	20,700
HAMILTON	14,600						
Low		13,900	13,600	13,200	12,800	12,300	11,900
Medium		14,600	14,800	14,900	14,900	14,900	15,000
High		15,300	16,000	16,600	17,200	17,700	18,300
HARDEE	27,385						
Low		26,200	25,400	24,600	23,800	23,000	22,200
Medium		27,600	27,600	27,700	27,800	27,800	27,900
High		28,900	30,000	31,000	32,100	33,100	34,100
HENDRY	40,120						
Low		38,900	39,400	39,600	39,500	39,400	39,300
Medium		40,500	42,200	43,500	44,500	45,500	46,400
High		42,100	45,200	48,000	50,600	53,000	55,500
HERNANDO	188,358						
Low		181,700	188,900	194,300	197,200	198,300	198,100
Medium		191,500	206,100	218,900	228,900	237,200	244,400
High		200,900	222,500	244,000	263,600	281,200	298,500
HIGHLANDS	103,434						
Low		100,000	100,700	100,800	100,400	99,700	98,900
Medium		104,200	107,800	110,800	113,200	115,200	117,100
High		108,300	115,300	122,100	128,400	133,900	139,700
HILLSBOROUGH	1,444,870						
Low		1,399,100	1,474,700	1,525,600	1,555,200	1,577,000	1,590,200
Medium		1,474,300	1,611,300	1,721,600	1,809,000	1,887,700	1,959,200
High		1,546,400	1,727,500	1,895,700	2,038,500	2,178,600	2,314,000

**Projections of Florida Population by County,  
2020–2045, with Estimates for 2019 (continued)**

County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
HOLMES	20,049						
Low		19,200	18,700	18,100	17,500	17,000	16,400
Medium		20,200	20,300	20,400	20,400	20,500	20,500
High		21,200	22,000	22,800	23,600	24,400	25,100
INDIAN RIVER	154,939						
Low		149,600	155,700	160,000	162,100	163,000	162,800
Medium		157,600	170,000	180,200	188,200	195,000	200,900
High		165,400	183,400	200,900	216,700	231,100	245,300
JACKSON	46,969						
Low		45,400	44,500	43,400	42,400	41,300	40,200
Medium		47,100	47,600	47,800	48,000	48,100	48,300
High		49,100	50,900	52,600	54,100	55,500	56,800
JEFFERSON	14,776						
Low		14,100	13,900	13,600	13,300	12,900	12,600
Medium		14,800	15,100	15,300	15,400	15,600	15,700
High		15,600	16,400	17,200	17,900	18,600	19,300
LAFAYETTE	8,482						
Low		8,300	8,400	8,400	8,400	8,300	8,200
Medium		8,700	9,100	9,400	9,700	9,900	10,100
High		9,100	9,900	10,600	11,300	11,900	12,600
LAKE	357,247						
Low		347,800	376,000	399,700	417,200	429,500	438,400
Medium		366,600	410,900	450,300	482,700	510,300	534,800
High		384,400	440,400	496,700	546,800	593,400	638,000
LEE	735,148						
Low		714,200	764,600	802,400	829,000	848,300	863,900
Medium		752,800	835,500	904,700	961,400	1,010,900	1,056,600
High		789,400	895,600	997,000	1,086,600	1,171,800	1,257,100
LEON	296,499						
Low		287,600	293,300	296,900	298,400	298,100	296,900
Medium		299,800	314,900	327,500	337,800	346,200	353,700
High		311,600	334,900	357,400	376,300	393,200	409,100
LEVY	41,330						
Low		39,900	39,900	39,700	39,300	38,800	38,200
Medium		41,600	42,700	43,600	44,300	44,900	45,500
High		43,200	45,700	48,000	50,200	52,100	54,000
LIBERTY	8,772						
Low		8,300	8,300	8,300	8,300	8,300	8,200
Medium		8,800	9,100	9,400	9,600	9,900	10,100
High		9,200	9,800	10,500	11,200	11,900	12,500
MADISON	19,570						
Low		18,300	17,900	17,500	17,000	16,600	16,100
Medium		19,200	19,500	19,700	19,800	20,000	20,100
High		20,200	21,100	22,000	23,000	23,800	24,700
MANATEE	387,414						
Low		375,600	397,700	413,500	425,400	435,600	442,900
Medium		395,800	434,600	466,500	493,800	519,200	542,200
High		415,100	465,900	513,800	557,600	601,800	644,500
MARION	360,421						
Low		351,000	365,200	376,500	383,700	388,000	389,700
Medium		365,900	392,100	414,800	432,800	447,900	460,800
High		380,300	416,900	453,100	483,700	511,700	537,000
MARTIN	158,598						
Low		152,400	155,400	156,800	157,100	156,700	155,800
Medium		160,600	169,500	176,900	182,900	188,200	193,000
High		168,500	183,000	196,900	210,000	222,200	234,700

## Projections of Florida Population by County, 2020–2045, with Estimates for 2019 (continued)

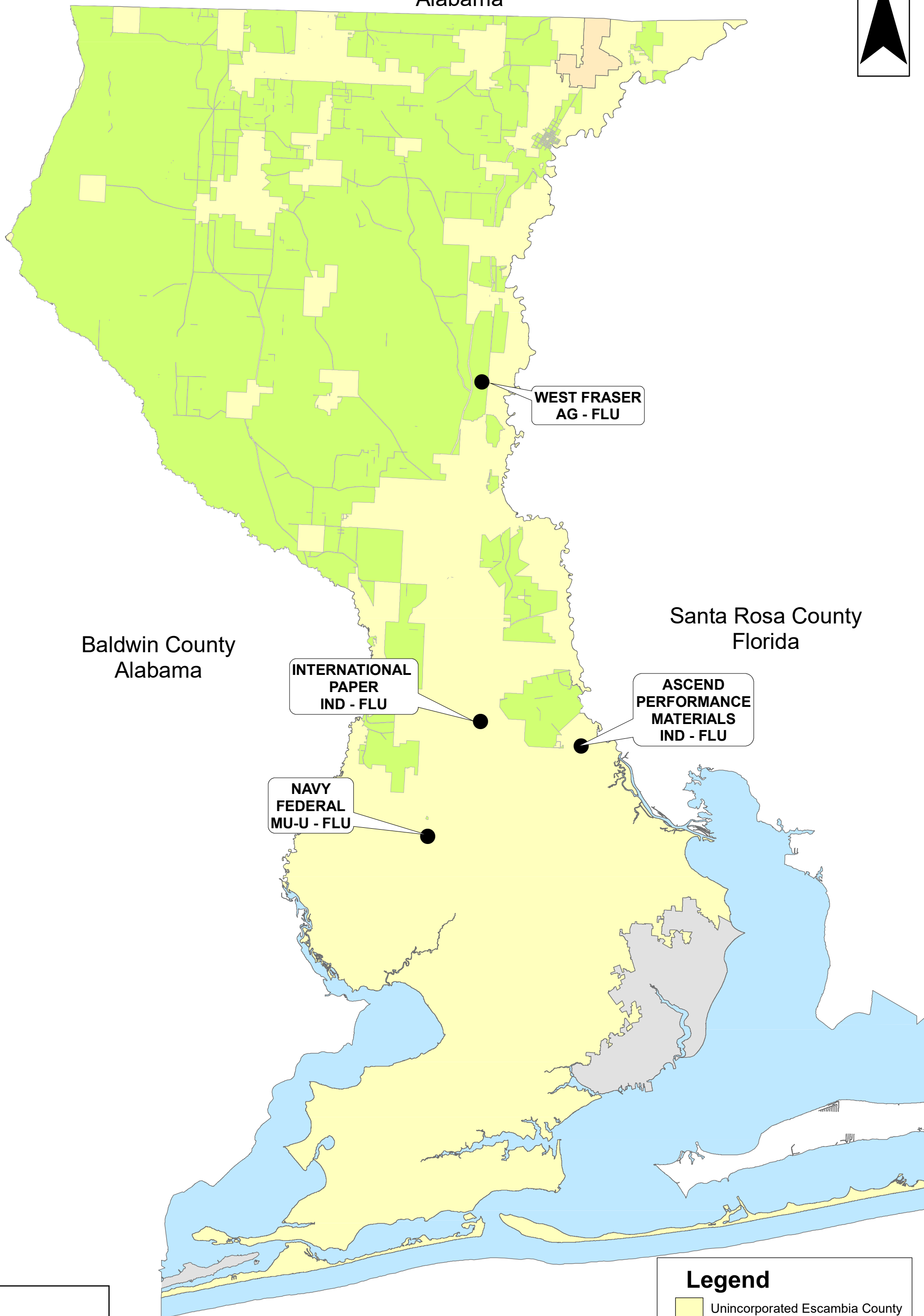
County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
MIAMI-DADE	2,812,130						
Low		2,734,000	2,815,500	2,873,400	2,917,900	2,938,500	2,944,500
Medium		2,849,900	3,022,600	3,167,900	3,294,700	3,399,200	3,489,900
High		2,961,800	3,214,300	3,458,200	3,679,000	3,875,800	4,057,700
MONROE	76,212						
Low		73,200	71,500	69,800	68,100	66,400	64,700
Medium		76,300	76,500	76,800	77,100	77,400	77,700
High		79,300	81,900	84,500	87,000	89,200	91,400
NASSAU	85,070						
Low		81,600	86,200	89,400	91,200	92,100	92,500
Medium		86,900	95,800	103,100	109,100	114,300	118,900
High		92,100	104,300	116,100	127,200	137,500	148,000
OKALOOSA	201,514						
Low		195,500	199,600	202,500	203,600	203,900	203,900
Medium		203,800	214,300	223,300	230,400	236,600	242,300
High		211,800	227,900	243,700	256,800	269,000	280,900
OKEECHOBEE	41,808						
Low		40,400	40,600	40,400	40,200	39,800	39,400
Medium		42,100	43,400	44,400	45,300	46,000	46,700
High		43,800	46,500	48,900	51,300	53,500	55,700
ORANGE	1,386,080						
Low		1,346,300	1,439,500	1,504,600	1,548,500	1,584,300	1,610,900
Medium		1,418,900	1,573,000	1,696,800	1,797,400	1,888,700	1,972,200
High		1,488,000	1,686,200	1,869,600	2,029,700	2,188,600	2,344,100
OSCEOLA	370,552						
Low		361,000	406,300	442,500	469,700	491,000	508,900
Medium		384,800	452,100	510,200	558,900	602,200	642,600
High		407,000	488,400	568,000	640,700	711,600	783,900
PALM BEACH	1,447,857						
Low		1,406,300	1,441,300	1,465,900	1,483,700	1,494,900	1,497,500
Medium		1,465,800	1,547,200	1,616,500	1,676,600	1,729,500	1,775,200
High		1,523,500	1,645,400	1,764,200	1,870,700	1,971,800	2,063,600
PASCO	527,122						
Low		515,300	545,800	569,400	585,600	597,100	605,200
Medium		537,300	586,100	626,800	659,200	686,700	711,000
High		558,300	623,100	685,200	738,300	787,600	833,900
PINELLAS	978,045						
Low		955,000	962,400	962,500	957,600	953,600	948,200
Medium		984,900	1,014,400	1,035,600	1,051,300	1,066,600	1,080,600
High		1,014,100	1,069,900	1,120,200	1,158,700	1,197,400	1,233,300
POLK	690,606						
Low		668,200	701,500	723,800	737,600	745,000	748,800
Medium		704,100	766,400	817,000	858,000	893,100	924,700
High		738,500	821,700	899,500	966,700	1,029,200	1,089,600
PUTNAM	73,268						
Low		70,400	68,700	66,900	65,300	63,500	61,800
Medium		73,300	73,600	73,700	73,900	74,100	74,300
High		76,300	78,700	81,100	83,400	85,400	87,300
ST. JOHNS	254,412						
Low		247,500	278,000	301,300	318,500	332,400	343,900
Medium		263,900	309,300	347,600	379,400	408,100	434,900
High		279,200	334,200	386,800	434,500	481,800	529,700
ST. LUCIE	309,359						
Low		302,300	319,300	333,800	344,300	352,000	357,600
Medium		315,200	342,900	367,500	387,400	404,400	419,400
High		327,500	364,600	401,700	434,100	464,300	492,800



## Projections of Florida Population by County, 2020–2045, with Estimates for 2019 (continued)

County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
SANTA ROSA	179,054						
Low		171,600	179,700	184,800	188,000	189,300	189,500
Medium		182,800	199,600	213,400	225,100	235,100	244,200
High		193,600	217,400	240,100	262,100	282,500	303,400
SARASOTA	426,275						
Low		415,600	433,000	444,200	452,400	459,000	463,900
Medium		433,300	464,900	489,600	510,500	529,400	546,500
High		450,200	494,300	534,600	570,400	605,400	639,200
SEMINOLE	471,735						
Low		459,300	475,700	485,800	493,100	496,900	498,500
Medium		478,800	510,700	535,600	556,900	574,700	590,400
High		497,600	543,100	584,700	621,800	655,400	686,900
SUMTER	128,633						
Low		122,800	134,700	144,600	151,000	155,700	158,800
Medium		132,300	152,300	170,800	185,700	199,100	211,500
High		141,300	167,400	194,500	219,800	245,000	270,800
SUWANNEE	45,423						
Low		44,000	45,100	45,900	46,400	46,500	46,500
Medium		45,900	48,300	50,400	52,100	53,500	54,700
High		47,700	51,700	55,600	59,300	62,500	65,700
TAYLOR	22,458						
Low		21,500	21,300	21,000	20,700	20,300	19,900
Medium		22,600	23,200	23,600	24,000	24,300	24,700
High		23,800	25,100	26,500	27,800	29,200	30,600
UNION	15,505						
Low		14,700	14,300	13,900	13,400	12,900	12,400
Medium		15,500	15,600	15,600	15,700	15,700	15,700
High		16,300	16,900	17,500	18,100	18,600	19,100
VOLUSIA	538,763						
Low		523,000	534,500	540,000	541,900	542,700	542,400
Medium		545,200	573,800	595,800	613,600	629,700	644,700
High		566,600	610,200	650,000	683,300	715,800	747,400
WAKULLA	32,976						
Low		31,600	32,400	33,000	33,100	33,000	32,700
Medium		33,300	35,400	37,200	38,500	39,600	40,600
High		34,900	38,200	41,400	44,300	46,800	49,300
WALTON	70,071						
Low		67,600	73,400	77,700	80,800	83,000	84,800
Medium		72,100	81,500	89,600	96,200	102,200	107,700
High		76,300	88,800	101,000	112,600	123,900	135,700
WASHINGTON	25,387						
Low		23,900	23,800	23,600	23,200	22,800	22,300
Medium		25,200	25,900	26,500	27,000	27,300	27,700
High		26,500	28,100	29,700	31,300	32,700	34,200
FLORIDA	21,208,589						
Low		20,926,300	22,105,500	22,970,200	23,580,900	24,020,900	24,340,400
Medium		21,556,000	23,130,900	24,426,200	25,498,000	26,428,700	27,266,900
High		22,173,900	24,133,900	25,847,700	27,370,100	28,783,400	30,135,700

Escambia County  
Alabama



Baldwin County  
Alabama

Santa Rosa County  
Florida

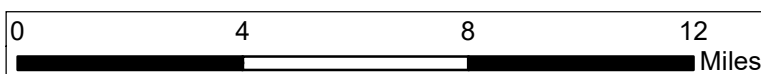
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**Largest Private Employers in and near  
Agriculture (AG) Future Land Use Category**



**Legend**

- Unincorporated Escambia County
- City of Pensacola
- Town of Century
- AG Future Land Use

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

Planning and Zoning Dept.

UF/IFAS Extension Escambia County  
3740 Stefani Rd., Cantonment, FL 32533  
Office phone: 850-475-5230

## Changing Nature of Farmland in Escambia County, Florida

### Number of Farms

2007 – 725  
2012 – 729  
2017 – 649

### Acres in Farmland

2007 – 81,977  
2012 – 74,584  
2017 – 58,834

### Average Size of Farm (in acres)

2007 – 113  
2012 – 102  
2017 – 91

### Farm by Size (acres/farm)

<b>2012</b>	<b>2017</b>
1-9 acres: 108	1-9 acres: 156
10-49 acres: 391	10-49 acres: 316
50-179 acres: 156	50-179 acres: 121
180-499: 48	180-499: 37
500-999: 21	500-999: 5
1000+: 11	1000+: 14

### Use of Farm Acreage

<b>2012</b>	<b>2017</b>
53.8% cropland	56% cropland
28.6% woodland	27% woodland
10.9% pastureland	11% pastureland
6.7% other	6% other

Data acquired by UF/IFAS from the United States Department of Agriculture (USDA), National Agricultural Statistics Service (NASS). These figures were pulled from the 2007, 2012, and 2017 Census of Agriculture, which is a complete count of U.S. farms and ranches and the people who operate them. The Census of Agriculture, taken only once every five years, looks at land use and ownership, operator characteristics, production practices, income, and expenditures.

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**ORDINANCE NUMBER 2020-\_\_\_\_\_**

**AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING THE ESCAMBIA COUNTY 2030 COMPREHENSIVE PLAN, AS AMENDED; AMENDING CHAPTER 3, SECTION 3.04 DEFINITIONS; AMENDING OBJ FLU 1.3 FUTURE LAND USE MAP DESIGNATIONS; AMENDING OBJ FLU 3.1 RURAL DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on April 29, 2014; and

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

**WHEREAS**, Chapter 163.3177, Florida Statutes, establishes the required and optional elements which are reflected in the Escambia County Comprehensive Plan (2030); and

**WHEREAS**, a local government is entitled to consider data such as the Goals and Policies of the Escambia County Comprehensive Plan, projected population growth, among other things, and should react to the data in an appropriate way and to the extent necessary to achieve the stated goals of the local government and its Comprehensive Plan; and

**WHEREAS**, Chapter 163.3184, Florida Statutes, establishes the process by which a local government may amend its Comprehensive Plan as may be necessary from time-to-time; and

**WHEREAS**, the Escambia County Board of County Commissioners finds that the current Comprehensive Plan Section FLU 3.1.5 restricts the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category; and

**WHEREAS**, the Board of County Commissioners has determined that FLU 3.1.5 unduly limits the Board’s ability to manage growth and development within the County and should be amended; and

**WHEREAS**, the Board of County Commissioners has determined that amendments to OBJ FLU 1.3, “Future Land Use Map Designations,” and OBJ FLU 3.1,

1 “Rural Development,” are also necessary to achieve the stated goal; and  
2

3 **WHEREAS**, the proposed amendments were transmitted to state agencies as  
4 required by Sec. 163.3184, Florida Statutes, and no agency had any comment or objection  
5 to the amendments; and  
6

7 **WHEREAS**, amendment to Section 3.04 Definitions, adding a definition for  
8 “Existing Rural Communities” will provide guidance for growth in the Rural area while  
9 addressing compatibility with the surrounding development; and  
10

11 **WHEREAS**, the Board of County Commissioners finds that this Comprehensive  
12 Plan amendment is based on relevant and appropriate data and an analysis, as reflected  
13 in Composite Exhibit “A” attached hereto; and  
14

15 **WHEREAS**, the Board of County Commissioners recognizes and respects  
16 judicially acknowledged or constitutionally protected private property rights; and  
17

18 **WHEREAS**, the Board of County Commissioners finds that this Comprehensive  
19 Plan amendment was developed with sensitivity for private property rights and is not  
20 unduly restrictive; and  
21

22 **WHEREAS**, the Board of County Commissioners finds that this Comprehensive  
23 Plan amendment does not constitute an inordinate burden on private property rights; and  
24

25 **WHEREAS**, the Board of County Commissioners reviewed and considered all  
26 reports and comments provided by the state land planning agency, citizens, and any other  
27 persons, agencies or governments; and  
28

29 **WHEREAS**, the Escambia County Board of County Commissioners finds that an  
30 amendment to its Comprehensive Plan is necessary and appropriate based on the Goals  
31 and Policies of the Escambia County Comprehensive Plan; and  
32

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

35 **Section 1. Recitals**

36 The above recitals are true and correct and are incorporated herein by reference.

37 **Section 2. Purpose and Intent**

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

1 **Section 3. Title of Comprehensive Plan Amendment**

2 This Comprehensive Plan Amendment shall be entitled “CPA 2020-01.”

3 **Section 4. Amendment to Chapter 3, Section 3.04 of the Escambia County**  
4 **Comprehensive Plan**

5 Chapter 3, Section 3.04 Definitions is hereby amended as follows (deletions shown as  
6 strike-thru; additions are underlined):

7 **Section 3.04 Definitions.**

8 **Airport:** Means any area of land or water designed and set aside for the landing and  
9 taking off of aircraft and use or to be used in the interest of the public for such purpose.

10 **Airport hazard:** Means an obstruction to air navigation which affects the safe and efficient  
11 use of navigable airspace or the operation of planned or existing air navigation and  
12 communication facilities.

13 **Airport hazard area:** Means any area of land or water upon which an airport hazard  
14 might be established.

15 **Airport obstruction:** Means any existing or proposed object, terrain, or structure  
16 construction or alternation that exceeds the federal obstruction standards contained in  
17 the 14 C.F.R. part 77, subpart C, as may be amended. This term includes: any object of  
18 natural growth or terrain; permanent or temporary construction or alteration, including  
19 equipment or materials used and any permanent or temporary apparatus; or alteration of  
20 any permanent or temporary existing structure by a change in the structure’s height,  
21 including appurtenances, lateral dimensions, and equipment or materials used in the  
22 structure.

23 **Airport Obstruction Notification Zone:** A zone established around any airport to  
24 regulate airport hazard areas and airport obstructions.

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

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

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

33 **Compact development:** A development pattern typically featuring narrow streets,  
34 multifunction structures (such as residential over retail), multifamily housing, front  
35 porches, small lots, wide sidewalks, neighborhood parks, community landscaping, easily

1 walkable distances from residences to local commercial uses, places of employment, and  
2 schools.

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

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

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

12 **Deficiencies:** Inadequacies, insufficiencies, or the falling short of a prescribed norm.

13 **Density:** An objective measurement of the number of people or residential units allowed  
14 per unit of land, such as residents or employees per acre.

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

19 **Enhance:** To make greater, as regards value, beauty, or effectiveness; to augment.

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

- 24 a. Wetlands as defined herein and wetlands as defined by the U.S. Army  
25 Corps of Engineers.
- 26 b. Shoreline Protection Zones.
- 27 c. Aquatic preserves and the Escambia River Management Area.
- 28 d. Outstanding Florida Waters as defined by Rule 62.302.700 Florida  
29 Administrative Code and as defined and approved by the Florida  
30 Legislature.
- 31 e. Habitats of threatened or endangered species as defined by the U.S. Fish  
32 and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation  
33 Commission (FWC), or other state or federal agencies.
- 34 f. Essential Fishery Habitat (EFH), including seagrasses.

1 g. Floodplain areas defined on the FEMA Flood Insurance Rate Map (FIRM)  
2 as areas of special flood hazard subject to a one percent annual chance of  
3 flooding.

4 h. Potable water wells, cones of influence, and potable water well fields.

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

7 **Existing rural communities:** Established rural residential or mixed-use areas within the  
8 Agriculture, Agriculture Residential, and Rural Community future land use categories that  
9 are developed land that contain homes and/or businesses including agricultural and  
10 agricultural related operation, and/or other civic and community uses that are located  
11 along Highways, Federal Roads, and Major County Roads as identified on the Future  
12 Land Use Map.

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

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

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

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

23 **Group home/group home facility:** An occupied residence, licensed by the State of  
24 Florida, in which a family living environment is provided for six or fewer unrelated  
25 residents with developmental disabilities as defined in Florida Statutes, including such  
26 supervision and care by support staff as may be necessary to meet the physical,  
27 emotional, and social needs of its residents.

28 **Hazardous material:** A poison, corrosive agent, flammable substance, explosive,  
29 radioactive chemical, or any other material that can endanger human or animal health or  
30 wellbeing if handled improperly.

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

37 **Historic/cultural resource:** Any prehistoric or historic district, site, building, object, or  
38 other real or personal property of historical, architectural, or archaeological value as well



1 as all folk life resources. These properties or resources may include, but are not limited  
2 to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements,  
3 sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects  
4 with intrinsic historical or archaeological value, or any part thereof, relating to the history,  
5 government, and culture of the state.

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

8 **Impervious surface ratio:** A standard measure of the intensity of land use calculated by  
9 dividing the total area of all impervious surfaces within a lot by the total area of the lot.

10 **Incompatible/compatible development:** Incompatible development is new  
11 development proposed to be constructed next to existing development wherein the  
12 proximity of the two kinds of development would each diminish the usefulness of the other  
13 or would be detrimental to existing operations. The incompatibility can arise from either  
14 land use or structure size and design. Compatible development is new development  
15 proposed to be constructed next to existing development in which the proximity of the two  
16 kinds of development would each complement or enhance the usefulness of the other.

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

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

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

28 **Limited Agricultural Use:** Agricultural production limited to food primarily for personal  
29 consumption by the producer, but no farm animals.

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

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

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

36 **Mobile/manufactured home:** A complete, factory-built, single-family dwelling  
37 constructed in accordance with the federal Manufactured Housing Construction and  
38 Safety Standards (the HUD Code) and transportable in one or more sections on a

1 permanent chassis for site installation with or without a permanent foundation. Mobile  
2 home is the term used for manufactured homes built prior to June 15, 1976 when the  
3 HUD Code became effective.

4 **Multi-family development:** Residential development containing multi-family dwellings  
5 exclusively or predominantly.

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

9 **Native vegetation:** Vegetation that exists naturally, without intervention by humans, in a  
10 specific geographic area.

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

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

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

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

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

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

31 **Preserve:** To protect natural resources and/or historic and cultural resources from the  
32 negative impacts of human activity, including land development or natural resource  
33 extraction, such as mining or logging. Preservation may include permanently protecting  
34 land, structures and/or wetlands and water bodies via purchase, conservation easement,  
35 regulations, or other methods, and it may include the restoration and management of  
36 natural or historic resources.

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

- 1 landward extent occurs at the point in which there is a distinct change from a relatively  
2 steep slope to a relatively mild slope.
- 3 **Public use airport:** Means an airport, publicly or privately owned, licensed by the State,  
4 which is open for use by the public.
- 5 **Redevelopment:** The removal and replacement, rehabilitation, or adaptive reuse of an  
6 existing structure or structures or of land from which previous improvements have been  
7 removed.
- 8 **Residential use:** Any use for residences, domiciles, or dwellings, including, but not  
9 limited to, single-family houses, townhouses, condominiums, and apartments.
- 10 **Restoration:** The act of repairing damage to a site with the aim of restoring the site as  
11 closely as possible to its natural condition before it was disturbed.
- 12 **Revitalization:** The renewal and improvement of older commercial and residential areas  
13 through any of a series of actions or programs that encourage and facilitate private and  
14 public investment.
- 15 **Runway protection zone:** Means an area at ground level beyond the runway end to  
16 enhance the safety and protection of people and property on the ground.
- 17 **Rural:** A sparsely developed area in which the land is primarily used for agricultural  
18 purposes.
- 19 **Shoreline, Natural:** Undeveloped or restored areas of shoreline fronting the waters of  
20 marine, estuarine, or riverine systems such as bays, bayous, rivers, and streams.
- 21 **Sprawl:** Haphazard growth of dispersed, leap-frog and strip development in suburbs and  
22 rural areas and along highways; typically, sprawl is automobile- dependent, single use,  
23 resource-consuming, and low-density development in previously rural areas and  
24 disconnected from existing development and infrastructure.
- 25 **Street, collector:** A street providing service that is of relatively moderate traffic volume,  
26 moderate trip length, and moderate operating speed and which distributes traffic between  
27 local streets or arterial streets.
- 28 **Street, major arterial:** A street providing service that is relatively continuous and of  
29 relatively high traffic volume, long trip length, and high operating speed. Note: Every  
30 United States numbered highway is an arterial street.
- 31 **Street, minor arterial:** A street providing connections between major activity centers of  
32 the county, which augments the major arterial system for local and inter-county traffic by  
33 feeding traffic from collector and local street systems onto major arterials.
- 34 **Suburban area:** A predominantly low-density residential area located immediately  
35 outside of an urban area or a city and associated with it physically and socioeconomically.
- 36 **Threatened and endangered species habitat:** An area that contains, or shows factual  
37 evidence of, a species that is listed as threatened, endangered, or a species of special

1 concern, including all such areas that are classified as critical habitat by the Florida Fish  
2 and Wildlife Conservation Commission (FWWC).

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

5 **Urban forest:** Collectively, the trees and other vegetation within and around the  
6 developed areas of the county.

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

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

13 **Wetlands:** Areas that are inundated or saturated by surface water or groundwater at a  
14 frequency and duration sufficient to support, and that under normal circumstances do or  
15 would support, a prevalence of vegetation typically adapted for life in saturated soils. Soils  
16 present in wetlands generally are classified as hydric or alluvial, or they possess  
17 characteristics that are associated with reducing soil conditions. The prevalent vegetation  
18 in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are  
19 typically adapted to areas having the soil conditions described above. These species, due  
20 to morphological, physiological, or reproductive adaptations, have the ability to grow,  
21 reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida  
22 wetlands generally include, but are not limited to, swamps, marshes, bayheads, bogs,  
23 cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric  
24 seepage slopes, tidal marshes, mangrove swamps, and other similar areas. Florida  
25 wetlands generally do not include longleaf or slash pine flatwoods with an understory  
26 dominated by saw palmetto.

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

29

30 **Section 5. Amendment to GOAL FLU 1 FUTURE DEVELOPMENT PATTERN, OBJ**  
31 **FLU 1.3 Future Land Use Map Designations**

32 OBJ FLU 1.3 is hereby amended as follows (deletions shown as strike-thru; additions are  
33 underlined):

34 **OBJ FLU 1.3 Future Land Use Map Designations**

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

#### 4 **POLICIES**

5 **FLU 1.3.1 Future Land Use Categories.** General descriptions, range of allowable uses,  
6 and residential densities and non-residential intensities for all future land use categories  
7 in Escambia County are outlined below.

#### 8 **FLUM Agriculture (AG)**

9 **General Description:** Intended for routine agricultural and silvicultural related activities  
10 and very low density residential uses. Also allows for commercial activity limited to those  
11 endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural  
12 activities such as seed, feed and food outlets, farm equipment and repair and veterinary  
13 services.

#### 14 **Range of Allowable Uses:**

15 Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or  
16 supportive, commercial.

#### 17 **Standards:**

18 Residential Maximum Density: 1 du/20 acres

19 **Non-Residential:** Minimum Intensity: None.

20 Maximum Intensity: 0.25 Floor Area Ratio (FAR).

#### 22 **FLUM Agriculture Residential (AR)**

23  
24 **General Description:** Intended for routine agricultural and silvicultural related activities  
25 and low to medium density residential uses. Also allows for commercial activity limited to  
26 those endeavors ancillary to agricultural and silvicultural pursuits or in support of  
27 agricultural activities such as seed, feed and food outlets, farm equipment and repair and  
28 veterinary services.

#### 29 **Range of Allowable Uses:**

30 Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or  
31 supportive, commercial.

#### 32 **Standards:**

1 **Residential** Maximum Density: 1 du/4 acres  
2 **Non-Residential** Minimum Intensity: None  
3 **Maximum Intensity: 0.25 Floor Area Ratio (FAR)**

4  
5 **FLUM Rural Community (RC)**

6 **General Description:** Intended to recognize existing residential development and  
7 neighborhood serving nonresidential activity while supporting new development through  
8 a compact development pattern that serves the rural and agricultural areas of Escambia  
9 County.

10 **Range of Allowable Uses:**

11 Agriculture, silviculture, residential, recreational facilities, public and civic, compact  
12 traditional neighborhood supportive commercial.

13 **Standards:**

14 **Residential** Maximum Density: 2 du/acre  
15 **Non-Residential** Minimum Intensity: None  
16 **Maximum Intensity: 0.25 Floor Area Ratio (FAR)**

17  
18 **FLUM Mixed-Use Suburban (MU-S)**

19  
20 **General Description:** Intended for a mix of residential and non-residential uses while  
21 promoting compatible infill development and the separation of urban and suburban land  
22 uses.

23  
24 **Range of Allowable Uses:** Residential, retail sales & services, professional office,  
25 recreational facilities, public and civic, limited agriculture.

26  
27 **Standards:**  
28 **Residential** Maximum Density: 25 du/acre  
29 **Non-Residential** Minimum Intensity: None  
30 **Maximum Intensity: 1.0 Floor Area Ratio (FAR)**

31  
32 Escambia County intends to achieve the following mix of land uses for new development  
33 within ¼ mile of arterial roadways or transit corridors by 2030:

- 34  
35 a) Residential 8% to 25%  
36 b) Public/Rec/Inst. 5% to 20%  
37 c) Non-Residential:  
38 Retail Service-30% to 50%

1 Office-25% to 50%

2  
3 In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land  
4 uses is anticipated:

- 5  
6 a) Residential 70% to 85%  
7 b) Public/Rec/Inst. 10% to 25%  
8 c) Non-Residential 5% to 10%

9  
10 **FLUM Mixed-Use Urban (MU-U)**

11  
12 General Description: Intended for an intense mix of residential and non-residential uses  
13 while promoting compatible infill development and the separation of urban and suburban  
14 land uses within the category as a whole.

15  
16 Range of Allowable Uses:

17 Residential, retail and services, professional office, light industrial, recreational facilities,  
18 public and civic, limited agriculture.

19  
20 Standards:

21 Residential Maximum Density: 25 du/acre

22 Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)

23 Maximum Intensity: 2.0 Floor Area Ratio (FAR)

24  
25 Escambia County intends to achieve the following mix of land uses for new development  
26 within a ¼ mile of arterial roadways or transit corridors by 2030:

- 27  
28 a) Residential 8% to 25%  
29 b) Public/Rec/Inst. 5% to 20%  
30 c) Non-Residential:  
31 Retail/Service 30% to 50%  
32 Office 25% to 50%  
33 Light Industrial 5% to 10%

34  
35 In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land  
36 uses is anticipated:

- 37  
38 a) Residential 70% to 85%  
39 b) Public/Rec/Inst. 10% to 25%  
40 c) Non-Residential 5% to 10%

41  
42 **FLUM Mixed-Use Perdido Key (MU-PK)**

1 **General Description:** Intended for a complementary mix of residential, commercial and  
2 tourism (resort) related uses. Residential development in the MU-PK FLUM category shall  
3 be limited to 7,150 dwelling units and 1,000 lodging units.  
4

5 **Range of Allowable Uses:**

6 Single family and multi-family residential; condominiums; hotels/motels, commercial,  
7 active and passive recreational facilities, plazas and other civic uses; public and quasi-  
8 public facilities (including government facilities, public utilities, religious facilities and  
9 organizations).  
10

11 In the low and medium density residential zoning districts the non-residential uses may  
12 include churches, public utilities and facilities, parks and recreation areas, golf courses,  
13 tennis courts, swimming pools, etc. In the medium density residential zoning districts,  
14 non-residential uses may also include kindergarten and childcare centers and  
15 professional offices (architects, engineers, lawyers, consultants, medical/dental, real  
16 estate, insurance, etc.)  
17

18 The uses allowed in the commercial district include a full range of commercial enterprise  
19 activities and are contingent upon conformity of such uses with all requirements of this  
20 Plan and the Perdido Key zoning regulations, thereby assuring that such commercial  
21 development is undertaken in an environmentally sensitive manner. When using density  
22 transfers, densities may not be transferred to parcels south of Perdido Key Drive.  
23

24 **Standards:**

25 Maximum Density: 25 du/acre (based on proposed zoning districts)

26 Maximum Intensity: 6.0 Floor Area Ratio (FAR)

27 Minimum pervious area 20%

28 Maximum impervious cover area 80%  
29

30 **FLUM Mixed-Use Pensacola Beach (MU-PB)**  
31

32 **General Description:**

33 Intended for a complementary mix of uses on the developable lands at Pensacola Beach  
34 and is designed to accommodate and encourage innovative land development types and  
35 arrangements. Residential development in the MU-PB FLUM category shall be limited to  
36 4,128 dwelling units.  
37

38 **Range of Allowable Uses:**

39 The location and distribution of uses shall generally follow the distribution of uses included  
40 in the 1988 Pensacola Beach Land Utilization Plan, which is included in Chapter 1 of the  
41 Foundation Document and Chapter 85-409, Laws of Florida. Other allowable uses include  
42 public utilities and facilities, religious and educational facilities and medical facilities. Note:  
43 Laws of Florida, Chapter 85-409, prohibits residential or commercial development of a



1 specified parcel within this category. Further, provisions within the Land Utilization Plan  
2 provide that environmental studies be completed prior to approving any development or  
3 use of the specified parcel.  
4

5 **Standards:**

6 Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50%  
7 open space/recreation. Also, densities may be increased, decreased or transferred on  
8 any particular parcel to provide protection to important natural resources, accommodate  
9 the provision of adequate and functional open space and the provision of a complimentary  
10 mix of recreation uses within the Pensacola Beach Community.  
11

12 Site specific densities and uses will be further defined by the lease agreements for  
13 individual parcels, the 1985 Bond Validation Compromise and Settlement, and Special  
14 Acts of the legislature regarding land use, ownership and development on Pensacola  
15 Beach. However, development thresholds established by this Policy shall not be  
16 exceeded unless this Comprehensive Plan has been amended and such amendment  
17 provides for increased development thresholds.  
18

19 **FLUM Commercial (C)**

20  
21 **General Description:** Intended for professional office, retail, wholesale, service and  
22 general business trade. Residential development may be permitted only if secondary to  
23 a primary commercial development.  
24

25 **Range of Allowable Uses:**

26 Residential, retail and services, professional office, light industrial, recreational facilities,  
27 public and civic.  
28

29 **Standards:**

30 **Residential** Maximum Density: 25 du/acre

31 **Non-Residential** Minimum Intensity: None

32 Maximum Intensity: 1.0 Floor Area Ratio (FAR)  
33

34 **FLUM Industrial (I)**

35  
36 **General Description:** Intended for a mix of industrial development and ancillary office  
37 and commercial uses that are deemed to be compatible with adjacent or nearby  
38 properties. Industrial areas shall facilitate continued industrial operations within the  
39 County and provide jobs and employment security for present and future residents.  
40

41 **Range of Allowable Uses:**

42 Light to intensive industrial, ancillary retail and office. No new residential development is  
43 allowed.

1 **Standards:**  
2 Residential Maximum Density: None  
3 **Non-Residential** Minimum Intensity: None  
4 Maximum Intensity: 1.0 Floor Area Ratio (FAR)  
5

6 **FLUM Conservation (CON)**  
7

8 **General Description:** Intended for the conservation of important natural resources, such  
9 as wetlands, marshes and significant wildlife habitats. This may include passive  
10 recreational opportunities for citizens of and visitors to the County.  
11

12 **Range of Allowable Uses:**  
13 Passive parks and trails, preservation lands, educational uses that use natural amenities  
14 for public benefit. No new residential development is allowed.  
15

16 **Standards:**  
17 **Residential** Maximum Density: None  
18 **Non-Residential** Minimum Intensity: None  
19 Maximum Intensity: None  
20

21 **FLUM Recreation (REC)**  
22

23 **General Description:** Recreational opportunities for the Escambia County citizens  
24 including a system of public and private park facilities.  
25

26 **Range of Allowable Uses:**  
27 Active and passive recreation activities and amenities, park facilities such as boat launch,  
28 basketball courts, tennis courts, baseball and softball fields, meeting halls and the like.  
29 No new residential development is allowed.  
30

31 **Standards:**  
32 **Residential** Maximum Density: None  
33 **Non-Residential** Minimum Intensity: None  
34 Maximum Intensity: 0.5 Floor Area Ration (FAR)  
35

36 **FLUM Public (P)**  
37

38 **General Description:** Provides for uses or facilities owned or managed by the Federal,  
39 State or county government or other public institutions or agencies.  
40

41 **Range of Allowable Uses:**  
42 Public parks, local, regional, State or Federal facilities, public structures or lands, quasi-  
43 public facilities providing public services.

1 **Standards:**  
2 **Residential** Maximum Density: None  
3 **Non-Residential** Minimum Intensity: None  
4 Maximum Intensity: None  
5

6 **Section 6. Amendment to GOAL FLU 3 RURAL STRATEGIES, OBJ FLU 3.1 Rural**  
7 **Development**

8 OBJ FLU 3.1 is hereby amended as follows (deletions shown as ~~strike-thru~~; additions are  
9 underlined):

10  
11 **GOAL FLU 3 RURAL STRATEGIES**

12 Escambia County will promote rural strategies, including protecting agriculture,  
13 silviculture, and related activities, protecting and preserving natural resources and guiding  
14 new development toward existing rural communities.  
15

16 **OBJ FLU 3.1 Rural Development**

17  
18 **All new development within rural areas, including commercial development, that is**  
19 **compatible with the protection and preservation of rural areas will be directed to**  
20 **existing rural communities.**

21  
22 **POLICIES**

23  
24 **FLU 3.1.1 Infrastructure Expenditures.** Escambia County will limit the expenditure of  
25 public funds for infrastructure improvements or extensions that would increase the  
26 capacity of those facilities beyond that necessary to support the densities and intensities  
27 of use established by this plan unless such expenditures are necessary to implement  
28 other policies of this plan.  
29

30 **FLU 3.1.2 Water Facility Extensions.** Escambia County will coordinate with potable  
31 water providers on any extensions of potable water facilities in the rural area.  
32

33 **FLU 3.1.3 FLUM Amendments.** During consideration of FLUM amendments, Escambia  
34 County will consider the impacts of increased residential densities to the agriculture and  
35 silviculture industries as well as public facility maintenance and operation expenditures  
36 (i.e., roads, water, sewer, schools,) needed to serve the proposed development.  
37

38 **FLU 3.1.4 Rezoning.** Escambia County will protect agriculture and the rural lifestyle of  
39 northern Escambia County by permitting re-zonings to districts, allowing for higher  
40 residential densities in the Rural Community (RC) future land use category.  
41

1 FLU 3.1.5 **New Rural Communities.** To protect silviculture, agriculture, and agriculture-  
2 related activities Escambia County ~~will not support~~ will guide the establishment of new  
3 rural communities towards existing rural communities.  
4

5 **Section 7. Severability**

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

9 **Section 8. Inclusion in the Code**

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

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1 **Section 9. Effective Date**

2 Pursuant to Section 163.3184(3)(c), Florida Statutes, this Ordinance shall not become  
3 effective until 31 days after adoption. If challenged within 30 days after adoption, this  
4 Ordinance shall not become effective until the State Planning Agency or the  
5 Administration Commission enters a final order determining the Ordinance to be in  
6 compliance.

7

8 **DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

9

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

12

13 **By:** \_\_\_\_\_  
14 **Steven Barry, Chairman**

15

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

18

19 **By:** \_\_\_\_\_  
20 **Deputy Clerk**

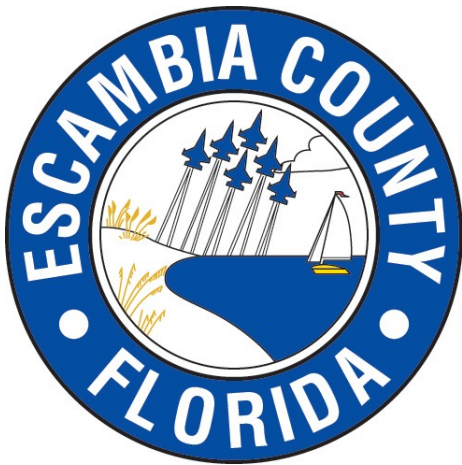
21 **(SEAL)**

22

23 **ENACTED:**  
24 **FILED WITH THE DEPARTMENT OF STATE:**

25 **EFFECTIVE DATE:**

26



***DRAFT***

# **ESCAMBIA COUNTY DATA & ANALYSIS**

Escambia County  
August 2020



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**COMPOSITE EXHIBIT "A"**

## I. INTRODUCTION

Halff Associates, Inc. (Halff) was hired by Escambia County to complete a data and analysis of the County's Comprehensive Plan, land use, zoning, population growth, existing residential development and the consideration for new residential development within the rural areas of Escambia County.

To assist in this effort, a review and analysis of the following different documentations was completed:

1. Transcript, Escambia County Regular Planning Board Comprehensive Plan Large-Scale Future Land Use Map Amendment, LSA 2018-01, August 7, 2018.
2. Agenda, Escambia County Planning Board, Quasi-Judicial Hearing, Staff Report, Z-2018-08, July 10, 2018.
3. Transcript, State of Florida, Division of Administrative Hearings, of Case No. 19-1153GM, Jaqueline Rogers, Cynthia Cole, Ann Bennett, and Theresa Blackwell (Petitioners) vs. Escambia County, A Political Subdivision of the State of Florida (Respondent), October 30, 2019.
4. Transcript, State of Florida, Division of Administrative Hearings, Recommended Order for Case No. 19-1153GM, February 7, 2019.
5. Escambia County Comprehensive Plan 2030, February 2015
6. Draft Escambia County Comprehensive Plan 2030, August 2019
7. Adopted Ordinance 2019-9
8. Memorandum, Options for Amending Future Land Use (FLU) Categories, January 22, 2020
9. Escambia County Future Land Use 2030 Map
10. Escambia County AG and RC Future Land Use 2030 with Parcels, DSAP Boundary, and Functional Classification of Roads.
11. Escambia County Mid-West Sector Plan – Detailed Specific Area Plans
12. 2016 - 2012-2016 ACS 5-Year Estimates, B01003: Total Population; DP04: Selected Housing Characteristics; B25010: Average Household Size of Occupied Housing Units by Tenure
13. 2018 - 2014-2018 ACS 5-Year Estimates, B01003: Total Population; DP04: Selected Housing Characteristics; B25010: Average Household Size of Occupied Housing Units by Tenure
14. 2020 - BEBR Volume 53, Bulletin 186, January 2020, Projections of Florida Population by County 2020–2045, with Estimates for 2019

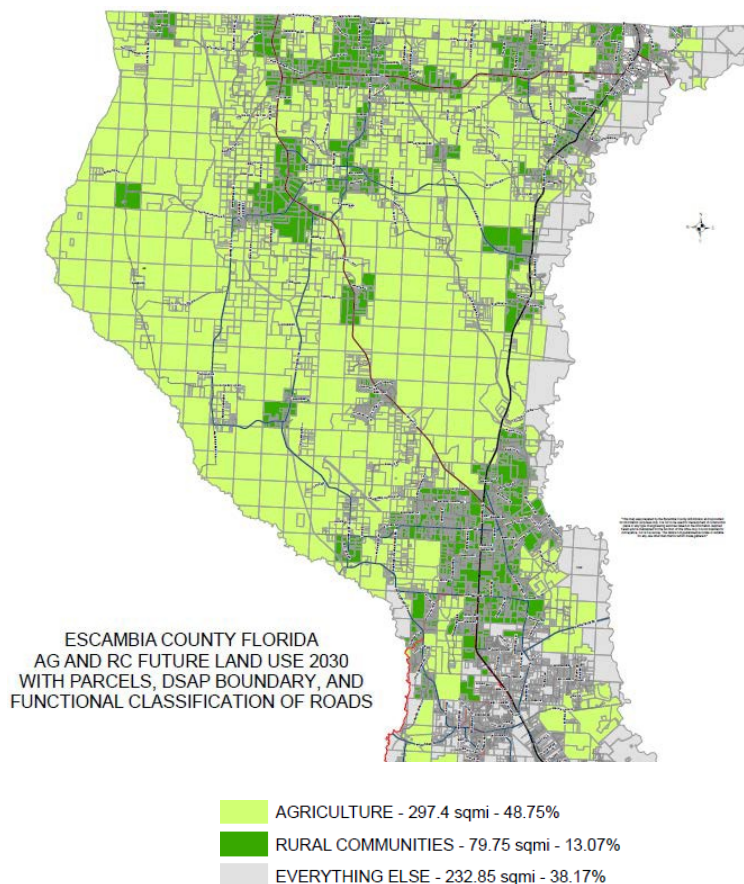
During this review, there were also a number of calls with various County staff members. Based on this research, there are proposed resolutions to assist in facilitating the future growth and housing needs for the County.

## II. Future Land Use and Zoning

Of the various land use categories within the adopted Future Land Use map, Agriculture (AG) land use has the lowest density for residential. The AG land use only allows one residential unit to be located on a legal lot of record that has a minimum of 20 acres. The next less dense Future Land Use Category is Rural Communities (RC) which allows consideration of a maximum potential density of 2 dwelling units per acre. The County’s Future Land Use Plan does not provide for a land use category between the AG and RC land uses, that could provide a transition of density between the AG and RC land uses.

Consistent with and implementing the (AG) Future Land Use Category is the County’s zoning classification Agricultural (AGR) which also requires that a residential unit has to be on a legal lot of records with a minimum size of 20 acres. The Agricultural (AGR- 1du/20ac), Rural Residential (RR- 1du/4ac), and Rural Mixed Use (RMU- 2du/ac) zoning districts are shown according to the matrix in the County Land Development code as being allowed in the RC land use (2 du/ac).

According to Escambia County GIS, approximately 48.75 percent of the total land area of Escambia County has a Future Land Use designation of Agricultural (AG). Approximately 13.07 percent of the County’s land area has the Future Land Use of Rural Communities (RC.) By combining both the land uses of the AG and RC land use categories, means that approximately over 60 percent of the County land area requires a legal lot of record greater than two units per acre and/or dedicated to agricultural uses. The majority of the AG and RC land use categories are located north of Quintette Road. The remaining 40 percent of Escambia County land is dedicated to lands that are mostly developed with a range of land use categories including residential categories all permitting up to 25 dwelling units per acre.







It is our understanding that not having a land use category that provides transition between the AG and RC land uses as an option is creating challenges in accommodating the growth that Escambia County has experienced and is projected to continue.

Another observation from these discussions with staff is the recognition that the nature of farming in the County has been changing. A January 22, 2020 Memorandum from Horace L. Jones, Director of the Development Services Department clearly describes the issue, “as generations change, smaller farms are going up for sale, but the buyers only want the land. The homestead and its acreage are of no use to the buyer, but the seller cannot split them off for separate sale. In other words,



someone who has 20 acres or less who wants to sell a portion of their parent parcel to an individual for the purpose of building a home or placement of a mobile home could not create a conforming lot without complying with other land use regulations, policies and procedures.”

During a conversation with Mr. Jones, he mentioned that for many years local residents have expressed their desire to be able to purchase smaller than 20-acre parcels while living in the rural area.

There appears to be a need and interest in the County, for consideration of creating smaller lots in the AG land use for families or individuals that cannot afford or maintain large lots of at least 20 acres. There also appears to be an interest in residents just wanting a more rural lifestyle option in the county. Providing a

range of housing types is in keeping with Comprehensive Plan Policy HOU 1.1.7 stating that Escambia County will provide for a mix of housing types that vary in density, size, cost and location.

Furthermore, recent discussions with Ms. Danita Andrews, Chief Business Development Officer with the FloridaWest Economic Development Alliance, revealed that the majority of the economy in Escambia County derives from Manufacturing and leading the largest employers is Navy Federal Credit Union, which has plans for expansion.

Ms. Andrews provided a document with the leading employers in the County. The *Pensacola MSA Lending Employers, Private Sector* lists 54 companies, where the majority being Manufacturing. The two largest agriculture companies that were on the list are both lumber mills--International Paper which ranked 8<sup>th</sup> and West Frasier ranked 33<sup>rd</sup>.

**Pensacola MSA Leading Employers - Private Sector**

5/31/2020

	Company	Employees	Company Description	Headquarters	NAICS
1.	Navy Federal Credit Union	8593	Financial Service Center	Vienna, VA	522130, 522320 Credit Union, Financial Service Center
2.	Baptist Health Care	6633	Healthcare	Pensacola, FL	621110 Hospitals, general medical and surgical
3.	Sacred Heart Health Systems	4820	Healthcare	St. Louis, MO	621110 Hospitals, general medical and surgical
4.	Gulf Power Company	1774	Electric Provider	Pensacola, FL	221122 Electric Power Generation, Transmission & Distribution
5.	Ascend Performance Materials	1288	Manufacturing	Houston, TX	325211 Nylon Resin Manufacturing
6.	West Florida Healthcare	1200	Healthcare	Nashville, TN	621110 Hospitals, general medical and surgical
7.	GE Wind Energy	700	Manufacturing	Fairfield, CT	333611 Wind Powered Turbine Generator Manufacturing
8.	International Paper	600	Manufacturing	Memphis, TN	322121 Paper (except Newsprint) Mills
33.	West Fraser	140	Lumber Mill	Vancouver, BC	321113 Lumber Manufacturing

### III. Policies of the Comprehensive Plan

The first goal on the County's Comprehensive Plan's Future Land Use Element, *Future Development Pattern*, characterizes the future development pattern of Escambia County. This goal is for: "facilitating the desired future development pattern while protecting and preserving natural and historic resources." The first strategy is for applying innovative and flexible planning strategies to achieve orderly and balanced development growth. The Plan further expands growth strategies for the County throughout the Comprehensive Plan.

Goal 3 of the Future Land Use Element describes policies and strategies for the Rural Area of Escambia County. The strategies outlined in Goal 3, address protecting agriculture, silviculture, and related activities along with protecting and preserving natural resources *while guiding new development* towards existing rural communities. The County's Comprehensive Plan defines existing communities as: established residential or mixed-use areas; developed land that contains homes, businesses, and/or other civic and community uses.

While Goal 3 addresses future growth, FLU 3.1.5 appears that it can be interpreted differently. The objective FLU 3.1.5, states the following: *New Rural Communities. To protect silviculture, agriculture, and agriculture-related activities Escambia County will not support the establishment of new rural communities.* It is our understanding that any new proposed comprehensive plan amendment from AG to RC is considered a new rural community, therefore cannot be supported by staff, unless a proposed land use amendment is directly adjacent to existing RC land use category. At which point it can meet the part of an existing rural community as a result of this criteria and definition, any request to amend the AG category (48.75% of the County) to any category that may increase residential development.

From our review of the various hearing minutes, both the meaning "new Rural Community" and the definition of "existing communities" were heavily debated and a consensus of either meaning was not reached. Based on these minutes, it can be summarized that a clear definition of Rural Community is needed, since there is a difference between a rural community and an urban community.



## What is Rural?

Ideas and definitions relating to the term rural are diverse. The federal government classifies areas and population for statistical, programming, and funding purposes. When applying for grants and funding or conducting research one should refer to the rural definition provided by the agency or organization. The rural definition laid out by the U.S. Census Bureau is often the baseline for other definitions.

The Census Bureau defines rural as "any population, housing, or territory NOT in an urban area".

Source: <https://www.nal.usda.gov/ric/what-is-rural>

## IV. Anticipated Growth and Housing Needs

In the Housing Element of the Comprehensive Plan, Goal 1, *Provision of Housing*, is to provide safe, sanitary, and affordable housing for the current and future residents of the County. The Objective, *HOU 1.1 Housing Delivery Process*, further describes the delivery process by stating to “provide guidance and direction to both the public and private sectors to assist in the provision of adequate housing that varies in type, density, size, tenure, ownership, cost, and location.” With approximately 48.75 percent of the total land area of Escambia County having a Future Land Use designation of Agricultural (AG) which only permits up to 1 unit per 20 acres, this objective is not being addressed since the existing land use is not sufficiently providing a variety in housing type, density, size, tenure, ownership, cost, and location.

Escambia County has experienced sustained population growth over the last two decades. Using data from the U.S. Census Bureau American Community Survey (ACS) five-year estimates and the Bureau of Economic and Business Research (BEBR), Escambia County is projected to have a 14 percent increase in its population from 2016 to 2035 (Figure 1).

College of Liberal Arts and Sciences  
Bureau of Economic and Business Research  
**Florida Population Studies**

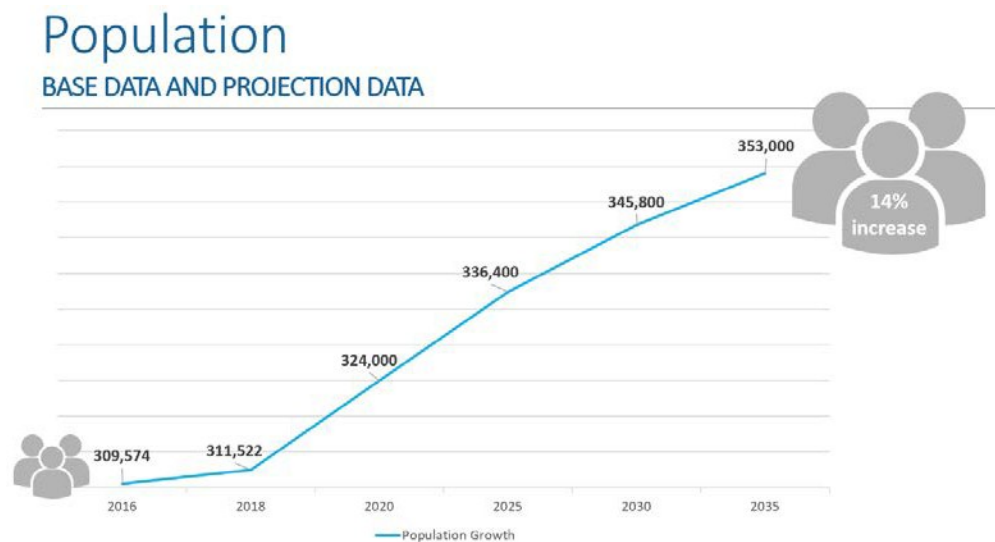
**BEBR**

Volume 53, Bulletin 186, January 2020

### Projections of Florida Population by County, 2020–2045, with Estimates for 2019

County and State	Estimates April 1, 2019	Projections, April 1					
		2020	2025	2030	2035	2040	2045
ESCAMBIA	321,134						
Low		314,100	319,200	321,500	322,100	321,800	321,600
Medium		324,000	336,400	345,800	353,000	359,300	365,200
High		333,600	354,800	374,200	389,700	404,100	418,200

Figure 1: Population



Escambia County is also projected to have an 18.6 percent increase in total households (Figure 2).

PROJECTION OF HOUSING UNITS	Total Population	Housing Units (Total)	Housing Units (Occupied)	Occupancy Rate	Average Household Size
2016	309,574	138,693	115,984	84%	2.59
2018	311,522	140,523	118,740	84%	2.54
2020	324,000	150,960	127,559	84%	2.54
2025	336,400	156,737	132,441	84%	2.54
2030	345,800	161,117	136,142	84%	2.54
2035	353,000	164,472	138,976	84%	2.54

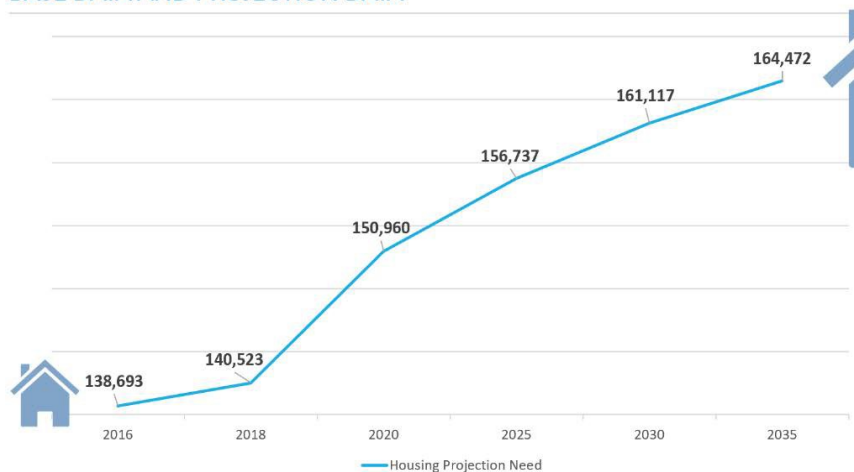
Note: Projection assumes continuation of rates of Total Housing Units, Occupied Housing Units, and breakdown of housing types from 2014.

2014 - 2010-2014 ACS 5-Year Estimates, B01003: Total Population; DP04: Selected Housing Characteristics; B25010: Average Household Size of Occupied Housing Units by Tenure  
 2016 - 2012-2016 ACS 5-Year Estimates, B01003: Total Population; DP04: Selected Housing Characteristics; B25010: Average Household Size of Occupied Housing Units by Tenure  
 2018 - 2014-2018 ACS 5-Year Estimates, B01003: Total Population; DP04: Selected Housing Characteristics; B25010: Average Household Size of Occupied Housing Units by Tenure  
 2020 - BEBR Volume 53, Bulletin 186, January 2020, Projections of Florida Population by County 2020–2045, with Estimates for 2019

Figure 2: Housing

## Households

### BASE DATA AND PROJECTION DATA

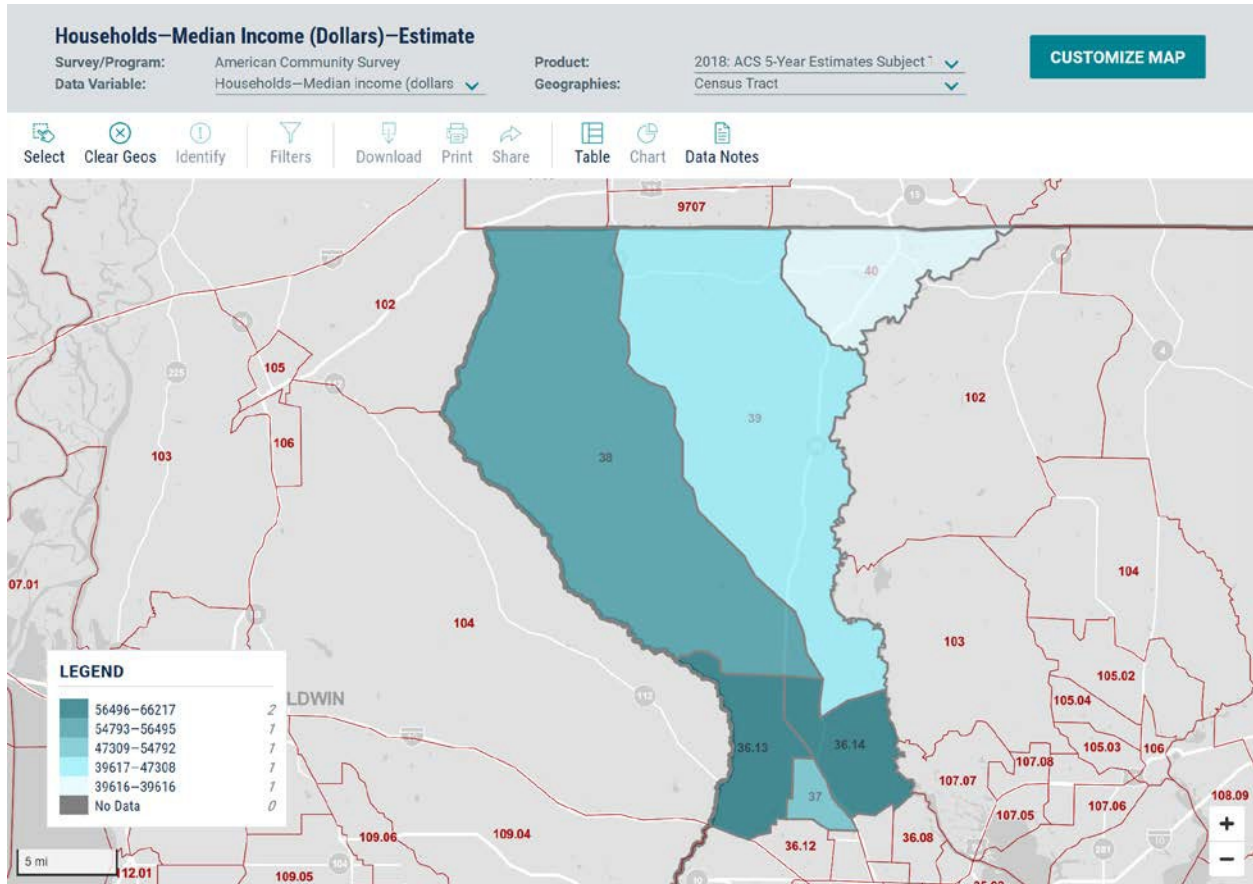


The same data suggests that 84 percent of Escambia County's 140,523 housing units were occupied in 2018. When the County's current occupancy rate and ratio of housing unit is projected to 2035, the figure suggests that an additional 23,949 housing units will be required to accommodate Escambia

County's projected population of 353,000. A lack of housing supply can create conditions of overcrowding, unreasonably high rental rates, and situations where families are compelled to reside in substandard housing units.

Data was also collected to analyze the median income of Escambia County residents throughout the Rural Area (Figure 3). This area shows a median income of \$54,931. This data, along with the information given in this section above, shows that there is a need for additional housing options including smaller lots in the rural area for families or individuals that cannot afford large lots of 20 acres.

Figure 3: Households—Median Income



Using data from the Escambia County GIS department, 206 parcels between 4 and 20 acres in size were identified as developable for residential use. These parcels are located in the Agriculture Future Land Use area and have Department of Revenue’s land use classification codes (DOR codes) of vacant residential (0000), miscellaneous residential with no buildings currently (700), Timber 1 (5400), and nonagricultural acreage with no buildings (9900). Figure 4 on the following page shows that a majority of these parcels are located along major roadways, which is consistent with Goal 3 of the Comprehensive Plan as guiding new rural communities towards existing rural communities and is the recommended location for the new future land use category of Agriculture Residential (AR) as described in the proposed definition.

The 206 parcels between 4 and 20 acres in the Agriculture future land use area currently available for residential development suggests that additional land in Escambia County may need to be rezoned for residential use to accommodate approximately 24,000 total housing units to meet 20-year population growth projections.

If these 206 parcels were all amended with the proposed future land use of AR, there would be approximately 2,725 new dwelling units. Although some new residential development will be accommodated within the southern portion of the County, additional residential zoning may be desirable because of the land in Agriculture that is in close proximity to major roadways, locations of large private sector companies that are producing more job growth, and to progress with the current nature of farming in the area.



Figure 4: AG FLU with vacant parcels between 4 and 20 acres shown in red

## V. Recommendations

From our research and discussions, it seems that Escambia County is trying to find a balance between addressing future growth and providing appropriate housing choices while protecting its rural areas.

To achieve this balance, a Comprehensive Plan text amendment is recommended with the following:

- To address the need for providing adequate housing that varies in type, density, size, tenure, ownership, cost, and location, a new Future Land Use category Agriculture Residential (AR) is being proposed:

### *FLUM Agriculture Residential (AR)*

*General Description: Intended for routine agricultural and silvicultural related activities and low to medium density residential uses. Commercial activity shall be limited to those endeavors ancillary to agricultural and silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and veterinary services.*

### *Range of Allowable Uses:*

*Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or supportive, commercial, as described.*

### *Standards:*

*Residential Maximum Density: 1 du/4 acres*

*Non-Residential Minimum Intensity: None*

*Maximum Intensity: 0.25 Floor Area Ratio (FAR)*

- To improve the value and its role in growth of the County, the existing Rural Community (RC) Future Land Use category, an amendment to the description of the Rural Community (RC) is recommended to recognize future development by clarifying its language by making the following change:

**General Description:** Intended to recognize existing residential development and neighborhood serving nonresidential activity while supporting new development through a compact development pattern that serves the rural community and agricultural uses of Escambia County.

- To clarify the intention behind policy FLU 3.1.5, the following is proposed:

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

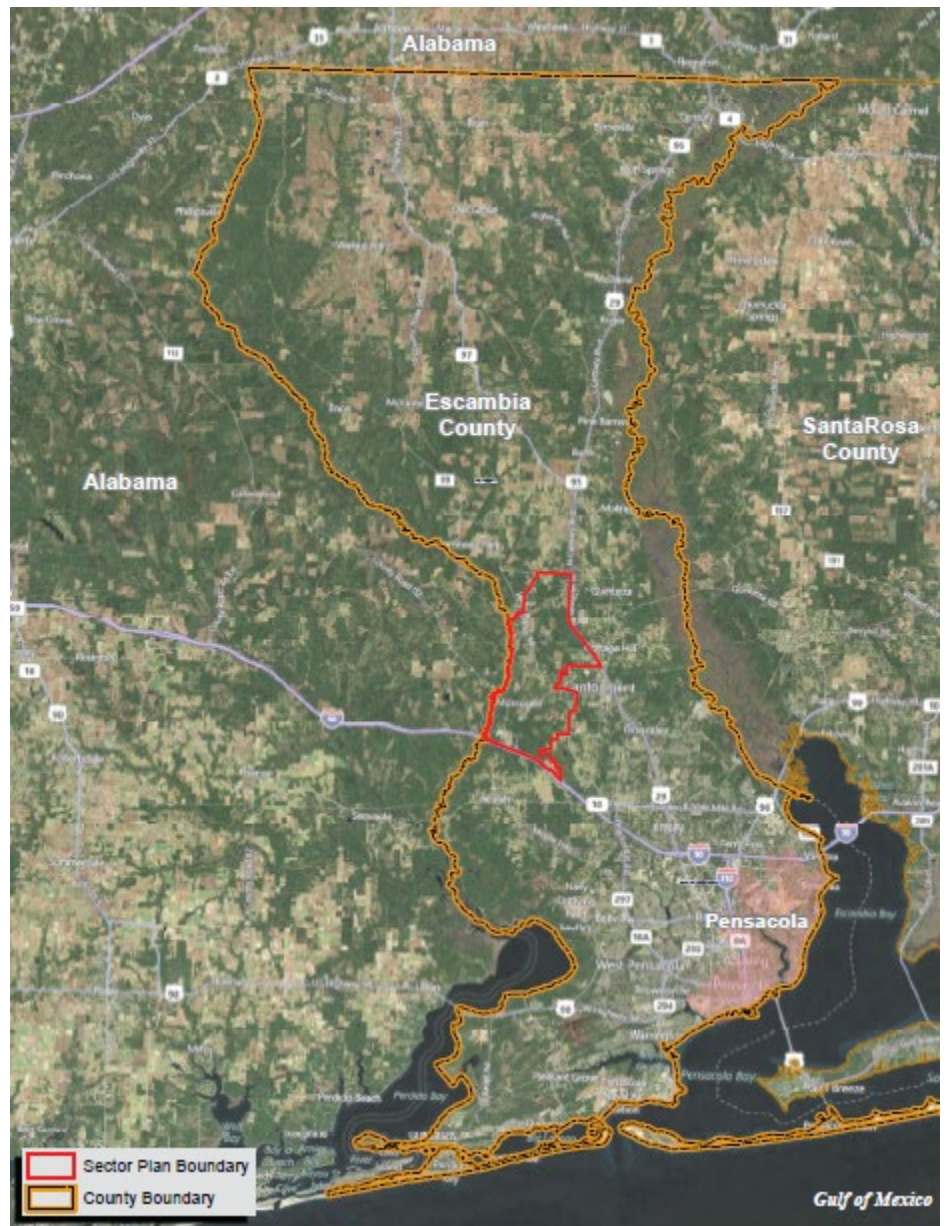
- To support the above policy, a definition will be needed for the term **Existing Rural Communities** in Section 3.04 that includes a location criterion.



**Existing rural communities:** Established rural residential or mixed-use areas within the Agriculture, Agriculture Residential, and Rural Community future land use categories that are developed land that contain homes and/or businesses including agricultural and agricultural related operation, and/or other civic and community uses that are located along Highways, Federal Roads, and Major County Roads as identified on the Future Land Use Map.

Concurrently but separate to implement these changes to the Escambia County 2030 Comprehensive Plan, the County will need to amend and update the County’s Land Development Code.

It must be noted that the intent for this data and analysis report is to assist in managing the future development growth of the County and to provide a transition in density between the Agricultural (AG) and Rural Communities (RC.) land use categories. The intent is not to change the existing Escambia County Mid-West Optional Sector Plan. According to Goal FLU 16 Mid-West Escambia County Optional Sector Plan, the optional sector plan was created in order to, “encourage cohesive and sustainable development patterns within central Escambia County.” The Optional Sector Plan is not intended to prohibit development outside of the plan.





**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Citizen Engagement Meeting**

**1. B.**

**Meeting Date: 10/26/2020**

---

**Agenda Item:**

Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

That the Development Services staff discuss with interested citizens a plan to recommend to the Planning Board for consideration, an Ordinance amending the Land Development Code (LDC) Chapter 3, Section 3-1.3 "Zoning and Future Land Use," Subsection (G) "Future Land Use Designations," and Subsection (I) "Zoning Implementation of FLU," to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 "Agricultural District (AGR)," and 3-2.3 "Rural Residential district (RR)" to provide for AGR and RR Zoning districts in the AR Future Land Use category.

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**Attachments**

Draft Ordinance

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ORDINANCE NUMBER 2020-\_\_\_\_\_

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AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 3, SECTION 3-1.3 “ZONING AND FUTURE LAND USE,” SUBSECTION (G) “FUTURE LAND USE DESIGNATIONS,” AND SUBSECTION (I) “ZONING IMPLEMENTATION OF FLU,” TO ADD THE FUTURE LAND USE CATEGORY OF AGRICULTURE RESIDENTIAL; AMENDING SECTIONS 3-2.2 “AGRICULTURAL DISTRICT (AGR),” AND 3-2.3 “RURAL RESIDENTIAL DISTRICT (RR)” TO PROVIDE FOR AGR AND RR ZONING DISTRICTS IN THE AR FUTURE LAND USE CATEGORY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, through its Land Development Code (LDC), the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation, and do business; and

**WHEREAS**, the Board adopted an ordinance amending the Escambia County Comprehensive Plan to amend the Future Land Use (FLU) map designations and policies; and

**WHEREAS**, the Escambia County Board of County Commissioners found that the current Comprehensive Plan Section FLU 3.1.5 restricted the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category; and

**WHEREAS**, the Board of County Commissioners determined that FLU 3.1.5 unduly limited the Board’s ability to manage growth and development within the County; and

**WHEREAS**, the Board of County Commissioners determined that amendments to OBJ FLU 1.3, “Future Land Use Map Designations,” and OBJ FLU 3.1, “Rural Development,” were also necessary to achieve the stated goal; and

**WHEREAS**, the proposed amendments were transmitted to state agencies as required by Sec. 163.3184, Florida Statutes, and no agency had any comment or objection to the amendments; and

**WHEREAS**, the Board of County Commissioners reviewed and considered all reports and comments provided by the state land planning agency, citizens, and any other persons, agencies or governments; and

1           **WHEREAS**, the Escambia County Board of County Commissioners found that an  
2 amendment to its Comprehensive Plan was necessary and appropriate based on the  
3 Goals and Policies of the Escambia County Comprehensive Plan; and  
4

5           **WHEREAS**, the Board now finds that amending the Land Development Code to  
6 incorporate the new future land use category of Agriculture Residential (AR) is consistent  
7 with the Escambia County Comprehensive Plan.

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

10  
11    **Section 1. Recitals**

12    The above recitals are true and correct and are incorporated herein by reference.

13    **Section 2. Amendment to Chapter 3, Section 3-1.3 of the Escambia County Land**  
14 **Development Code**

15  
16    Part III of the Escambia County Code of Ordinances, the Land Development Code of  
17 Escambia County, Chapter 3, Section 3-1.3 “Zoning and future land use,” subsection (g)  
18 “Future land use designations,” and subsection (i) “Zoning implementation of FLU,” is  
19 hereby amended as follows (words underlined are additions and words ~~stricken~~ are  
20 deletions):

21    **Sec. 3-1.3 Zoning and future land use.**

22    **(g) Future land use designations.** The future land use categories established within the  
23 comprehensive plan and referenced in the LDC are designated by the following  
24 abbreviations and names:

25    AG Agriculture

26    AR Agriculture residential

27    RC Rural community

28    MU-S Mixed-use suburban

29    MU-U Mixed-use urban

30    C Commercial

31    I Industrial

32    P Public

33    REC Recreation

- 1 CON Conservation
- 2 MU-PK Mixed-use - Perdido Key
- 3 MU-PB Mixed-use - Pensacola Beach

4 **(i) Zoning implementation of FLU.** The zoning districts of this chapter are established to  
 5 implement the future land use categories adopted in chapter 7 of the comprehensive plan.  
 6 One or more districts may implement the range of allowed uses of each FLU, but only at  
 7 densities and intensities of use consistent with the established purposes and standards of the  
 8 category. The Perdido Key districts (article 4) implement the MU-PK category and areas of  
 9 the conservation and recreation categories applicable to Perdido Key. The Pensacola Beach  
 10 districts (article 5) implement the MU-PB category and areas of the conservation and  
 11 recreation categories applicable to Santa Rosa Island. The mainland districts (article 2)  
 12 implement only those FLU categories prescribed within the regulations of each district. In any  
 13 conflict between the existing zoning of a parcel and its applicable FLU, the provisions of the  
 14 future land use prevail, subject to any confirmation of vested rights. Such conflicts may be  
 15 resolved through the zoning and FLU map amendment processes prescribed in article 7 of  
 16 chapter 2. However, no future rezoning to a mainland district is authorized if not prescribed  
 17 by the district for the applicable FLU as summarized in the following table:

18

ZONING DISTRICT Specific distribution and extent of uses	FUTURE LAND USE (FLU) CATEGORY General distribution and extent of uses									
	AG max 1du/20ac max 0.25 FAR	AR max 1du/4ac max 0.25 FAR	RC max 2du/ac max 0.25 FAR	MU-S max 25du/ac max 1.0 FAR	MU-U max 25du/ac max 2.0 FAR	C Limited res max 25du/ac max 1.0 FAR	I No res allowed max 1.0 FAR	P No res allowed	REC No res allowed max 0.5 FAR	CON No res allowed
<b>Agr</b> max 1du/20ac	Yes	<u>Yes</u>	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
<b>RR</b> max 1du/4ac	No, max density	<u>Yes</u>	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
<b>RMU</b> max 2du/ac	No, max density	<u>No, max density</u>	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
<b>LDR</b> max 4du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses	No, uses
<b>LDMU</b> max 7du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>MDR</b> max 10du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>HDR</b> max 18du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>HDMU</b> max 25du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	Yes	Yes	No, uses	No, uses	No, uses	No, uses
<b>Com</b> max 25du/ac	No, max density	<u>No, max density</u>	No, max density	Yes	Yes	Yes	No, res use	No, uses	No, uses	No, uses

<b>HC/LI</b> FLU-restricted max 25du/ac	No, uses	<u>No, uses</u>	No, uses	No, uses	Yes	Yes	Yes	No, uses	No, uses	No, uses
<b>Ind</b> No res allowed	No, uses	<u>No, uses</u>	No, uses	No, uses	No, uses	No, uses	Yes	No, uses	No, uses	No, uses
<b>Rec</b> No res allowed	Yes	<u>Yes</u>	Yes	Yes	Yes	Yes	No, uses	Yes	Yes	No, uses
<b>Con</b> No res allowed	Yes	<u>Yes</u>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Pub</b> No res allowed	No, uses	<u>No, uses</u>	No, uses	No, uses	No, uses	No, uses	Yes	Yes	No, uses	No, uses

1 For every combination of mainland zoning district and FLU category represented by the table,  
2 "Yes" indicates a zoning district that may be established to implement the FLU. "No" indicates  
3 a zoning district that does not implement the FLU and may not be established within the FLU,  
4 primarily for the inconsistency noted.

5 **Section 3. Amendment to Chapter 3, Section 3-2.2 of the Escambia County Land**  
6 **Development Code**

7 Part III of the Escambia County Code of Ordinances, the Land Development Code of  
8 Escambia County, Chapter 3, Section 3-2.2, "Agricultural district (Agr)," is hereby  
9 amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

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

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

24 **(b) Permitted uses.** Permitted uses within the agricultural district are limited to the  
25 following:

26 **(1) Residential.**

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

- 1           b. Single-family dwellings (other than manufactured homes), detached only.  
2           Maximum single-family lot area within any proposed subdivision of 100 acres  
3           or more of prime farmland shall be one and one-half acres.

4           See also conditional uses in this district.

5           **(2) Retail sales.**

- 6           a. Medical marijuana dispensing facilities. Where ancillary to cultivation or  
7           processing, dispensing of medical marijuana shall also be permitted in the  
8           Agr Zoning district.

- 9           b. No other retail sales except as permitted agricultural and related uses in this  
10          district.

11          **(3) Retail services.** No retail services except as permitted agricultural and related  
12          uses or as conditional uses in this district.

13          **(4) Public and civic.**

- 14          a. Cemeteries, including family cemeteries.

- 15          b. Clubs, civic or fraternal.

- 16          c. Educational facilities, including preschools, K-12, colleges, and vocational  
17          schools.

- 18          d. Emergency service facilities, including law enforcement, firefighting, and  
19          medical assistance.

- 20          e. Funeral establishments.

- 21          f. Places of worship.

- 22          g. Public utility structures 150 feet or less in height, including  
23          telecommunications towers.

24          See also conditional uses in this district.

25          **(5) Recreation and entertainment.**

- 26          a. Campgrounds and recreational vehicle parks on lots five acres or larger.

- 27          b. Golf courses, tennis centers, swimming pools, and similar active outdoor  
28          recreational facilities, including associated country clubs.

- 29          c. Hunting clubs and preserves.

- 30          d. Marinas, private only.

- 31          e. Off-highway vehicle commercial recreation facilities on lots 20 acres or  
32          larger.

- 33          f. Parks without permanent restrooms or outdoor event lighting.

- 34          g. Passive recreational uses, including hiking and bicycling.

- 35          h. Shooting ranges.

1 See also conditional uses in this district.

2 **(6) Industrial and related.** Borrow pit and reclamation activities 20 acres minimum  
3 and subject to local permit and development review requirements per Escambia  
4 County Code of Ordinances, part I, chapter 42, article VIII, and land use  
5 regulations in part III, the land development code, chapter 4.

6 **(7) Agricultural and related.**

7 a. Agriculture, including raising livestock, storing harvested crops, and  
8 cultivation of nursery plants. A minimum of two acres for keeping any farm  
9 animal on site and a maximum of one horse or other domesticated equine  
10 per acre.

11 b. Agricultural processing, minor only.

12 c. Agricultural research or training facilities.

13 d. Aquaculture, marine or freshwater.

14 e. Farm equipment and supply stores.

15 f. Kennels and animal shelters on lots two acres or larger.

16 g. Produce display and sales of fruit, vegetables and similar agricultural  
17 products. All structures for such uses limited to nonresidential farm buildings.

18 h. Silviculture.

19 i. Stables, public or private, on lots two acres or larger.

20 j. Veterinary clinics. A minimum two acres for boarding animals.

21 **(8) Other uses.** Airports, private only, including crop dusting services.

22 **(c) Conditional uses.** Through the conditional use process prescribed in chapter 2,  
23 the BOA may conditionally allow the following uses within the agricultural district:

24 **(1) Residential.** Group living, limited to nursing homes, assisted living facilities,  
25 hospice facilities, and other uses providing similar services, assistance, or  
26 supervision.

27 **(2) Retail services.**

28 a. Bed and breakfast inns.

29 b. Medical clinics, including those providing out-patient surgery, rehabilitation,  
30 and emergency treatment.

31 **(3) Public and civic.**

32 a. Cinerators.

33 b. Community service facilities, including auditoriums, libraries, museums, and  
34 neighborhood centers.

35 c. Hospitals.

36 d. Offices for government agencies or public utilities.



- e. Public utility structures greater than 150 feet in height, including telecommunications towers, but excluding any industrial uses.
- f. Warehousing or maintenance facilities for government agencies or public utilities.

**(4) Recreation and entertainment.**

- a. Canoe, kayak, and float rental facilities.
- b. Parks with permanent restrooms or outdoor event lighting.
- c. Zoos and animal parks.

**(5) Industrial and related.**

- a. Mineral extraction, including oil and gas wells, not among the permitted uses of the district.
- b. Power plants.
- c. Salvage yards, not including any solid waste facilities.
- d. Solid waste collection points and transfer facilities.
- e. Wastewater treatment plants.

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

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

**(e) Location criteria.** The following location criteria apply to uses within the agricultural district:

- (1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of prime farmland. Where such loss cannot be avoided, it shall be limited to five acres or ten percent of the development parcel area, whichever is greater.

1       **(2) Nonresidential uses.** All nonresidential uses shall be located to avoid  
2 nuisance, hazard, and other adverse impacts to surrounding residential uses.  
3 Retail sales and services shall be located along collector or arterial streets.  
4 Industrial uses shall be on parcels that comply with the location criteria of the  
5 industrial (Ind) zoning district.

6 **(f) Rezoning to Agr.** Agricultural zoning may be established only within the agriculture  
7 (AG), agriculture residential (AR), and rural community (RC) future land use  
8 categories. The district is suitable for prime farmland, agriculturally used or assessed  
9 areas, large tracts of open space, woodlands, or fields, but not for areas with central  
10 sewer or highly developed street networks. The district is appropriate to provide  
11 transitions between areas zoned or used for conservation or outdoor recreation and  
12 areas zoned or used for more intense uses.

13 **Section 4. Amendment to Chapter 3, Section 3-2.3 of the Escambia County Land**  
14 **Development Code**

15 Part III of the Escambia County Code of Ordinances, the Land Development Code of  
16 Escambia County, Chapter 3, Section 3-2.3, "Rural residential district (RR)," is hereby  
17 amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

18 **Sec. 3-2.3 - Rural residential district (RR).**

19 **(a) Purpose.** The rural residential (RR) district establishes appropriate areas and land  
20 use regulations for low density residential uses and compatible non-residential uses  
21 characteristic of rural land development. The primary intent of the district is to provide  
22 for residential development at greater density than the agricultural district on soils  
23 least valuable for agricultural production, but continue to support small-scale farming  
24 on more productive district lands. The absence of urban and suburban infrastructure  
25 is intentional. Residential uses within the RR district are largely self-sustaining and  
26 generally limited to detached single-family dwellings on large lots, consistent with  
27 rural land use and limited infrastructure. Clustering of smaller residential lots may  
28 occur where needed to protect prime farmland from non-agricultural use. The district  
29 allows public facilities and services necessary for the basic health, safety, and welfare  
30 of a rural population, and other non-residential uses that are compatible with  
31 agricultural community character.

32 **(b) Permitted uses.** Permitted uses within the RR district are limited to the following:

33 **(1) Residential.**

- 34       a.    Manufactured (mobile) homes, excluding new or expanded manufactured  
35           home parks or subdivisions.
- 36       b.    Single-family dwellings (other than manufactured homes), detached only, on  
37           lots four acres or larger, or on lots a minimum of one acre if clustered to avoid  
38           prime farmland.

39       See also conditional uses in this district.

1       **(2) Retail sales.** No retail sales except as permitted agricultural and related uses  
2       in this district.

3       **(3) Retail services.** Bed and breakfast inns. No other retail services except as  
4       permitted agricultural and related uses or as conditional uses in this district.

5       **(4) Public and civic.**

- 6       a. Cemeteries, including family cemeteries.
- 7       b. Clubs, civic or fraternal.
- 8       c. Educational facilities, K-12, on lots one acre or larger.
- 9       d. Emergency service facilities, including law enforcement, firefighting, and  
10       medical assistance.
- 11       e. Funeral establishments.
- 12       f. Places of worship on lots one acre or larger.
- 13       g. Public utility structures 150 feet or less in height, excluding  
14       telecommunications towers.

15       See also conditional uses in this district.

16       **(5) Recreation and entertainment.**

- 17       a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 18       b. Golf courses, tennis centers, swimming pools and similar active outdoor  
19       recreational facilities, including associated country clubs.
- 20       c. Marinas, private.
- 21       d. Parks without permanent restrooms or outdoor event lighting.
- 22       e. Passive recreational uses.

23       See also conditional uses in this district.

24       **(6) Industrial and related. [Reserved.]**

25       **(7) Agricultural and related.**

- 26       a. Agriculture, including raising livestock, storing harvested crops, and  
27       cultivation of nursery plants. A minimum of two acres for keeping any farm  
28       animal on site and a maximum of one horse or other domesticated equine  
29       per acre.
- 30       b. Aquaculture, marine or freshwater.
- 31       c. Farm equipment and supply stores.
- 32       d. Kennels and animal shelters on lots two acres or larger.
- 33       e. Produce display and sales of fruit, vegetables and similar agricultural  
34       products. All structures for such use limited to nonresidential farm buildings.
- 35       f. Silviculture.

- 1 g. Stables, public or private, on lots two acres or larger.
- 2 h. Veterinary clinics. A minimum of two acres for boarding animals.

3 **(8) Other uses. [Reserved.]**

4 **(c) Conditional uses.** Through the conditional use process prescribed in chapter 2,  
5 the BOA may conditionally allow the following uses within the RR district:

6 **(1) Residential.**

- 7 a. Group living, limited to nursing homes, assisted living facilities, hospice  
8 facilities, and other uses providing similar services, assistance, or  
9 supervision.
- 10 b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of  
11 RR zoning.
- 12 c. Two-family dwellings (duplex) and multifamily dwellings up to four units per  
13 dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR  
14 zoning.

15 **(2) Retail services.** Medical clinics, including those providing out-patient surgery,  
16 rehabilitation, and emergency treatment.

17 **(3) Public and civic.**

- 18 a. Community service facilities, including auditoriums, libraries, museums, and  
19 neighborhood centers.
- 20 b. Educational facilities not among the permitted uses of the district.
- 21 c. Hospitals.
- 22 d. Offices for government agencies or public utilities.
- 23 e. Public utility structures greater than 150 feet in height, and  
24 telecommunications towers of any height, excluding any industrial uses.
- 25 f. Warehousing or maintenance facilities for government agencies or public  
26 utilities.

27 **(4) Recreation and entertainment.**

- 28 a. Hunting clubs and preserves.
- 29 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or  
30 larger.
- 31 c. Parks with permanent restrooms or outdoor event lighting.
- 32 d. Shooting ranges.

33 **(5) Industrial and related.**

- 34 a. Borrow pit and reclamation activities 20 acres minimum and subject to local  
35 permit and development review requirements per Escambia County Code of  
36 Ordinances, part I, chapter 42, article VIII, and land use regulations in part  
37 III, the land development code, chapter 4.

- 1           b. Mineral extraction, including oil and gas wells.
- 2           c. Power plants.
- 3           d. Salvage yards, not including any solid waste facilities.
- 4           e. Solid waste collection points and transfer facilities.
- 5           f. Wastewater treatment plants.

6       **(6) Other uses.** Airports, private only, including crop dusting facilities.

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

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

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

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

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

13       **(5) Lot width.** For a new lot with a majority of its frontage along the outside of a  
14       street right-of-way curve whose radius is 100 feet or less, the minimum lot width  
15       at the right-of-way is 40 feet. The minimum width for all other new lots is 100 feet  
16       at the right-of way.

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

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

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

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

23       **(8) Other requirements.**

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

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

29       **(e) Location criteria.** The following location criteria apply to uses within the RR district:

30       **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss  
31       of prime farmland. Where such loss cannot be avoided, it shall be limited to five  
32       acres or ten percent of the development parcel area, whichever is greater.

33       **(2) Nonresidential uses.** All nonresidential uses shall be located to avoid  
34       nuisance, hazard and other adverse impacts to surrounding residential uses.  
35       Retail sales and services shall be located along collector or arterial streets.  
36       Industrial uses shall be on parcels that comply with the location criteria of the  
37       industrial (Ind) zoning district

1 (f) **Rezoning to RR.** Rural residential zoning may be established only within the  
2 agriculture residential (AR), and rural community (RC) future land use category  
3 categories. The district is suitable for rural areas not used to support large farming  
4 operations due to economic viability, soil productivity, surrounding development, or  
5 similar constraints. The district is appropriate to provide transitions between areas  
6 zoned or used for agriculture, conservation, or outdoor recreation and areas zoned  
7 or used for rural mixed-use or low density residential.

8  
9 **Section 5. Severability**

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

13  
14 **Section 6. Inclusion in Code**

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

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1 **Section 7. Effective Date**

2 This Ordinance shall become effective upon filing with the Department of State and shall  
3 automatically expire if the corresponding Comprehensive Plan amendment (“CPA 2020-  
4 01”) is challenged within 30 days after adoption and either the State Planning Agency or  
5 the Administration Commission enters a final order determining CPA 2020-01 to not be  
6 in compliance.

7

8 **DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

9

10

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

11

12

13

**By:** \_\_\_\_\_

14

**Steven Barry, Chairman**

15

16

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

17

18

19

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

20

21

**(SEAL)**

22

23

**ENACTED:**

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**FILED WITH THE DEPARTMENT OF STATE:**

25

**EFFECTIVE DATE:**

26