

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
January 7, 2014–8:35 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication.
3. Approval of Resume Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the December 2, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for December 2013.

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

4. Public Hearings.

- A. LDC Ordinance-Articles 3 and 6, Defining and Providing for Materials Recovery Facilities (MRF)

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3 and 6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 3, Definitions and 6, Zoning Districts, defining and providing for Materials Recovery Facilities (MRF).

- B. Park Trailers as Temporary Guest Residences Due to Medical Hardship

A Public Hearing Concerning the Review of an Ordinance Amending Articles 2, Administration and 3, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 2, Administration and 3, Definitions, to add Park Trailers as guest residences due to medical hardship and to provide a definition for Park Trailer.

- C. Comprehensive Plan 2030

A Public Hearing Concerning the Review of an Ordinance adopting the Escambia County Comprehensive Plan 2030.

That the Planning Board review and recommend to the Board of County Commissioners (BCC) , approval for transmittal to State agencies, an Ordinance adopting a text amendment to the Escambia County Comprehensive Plan 2030.

D. BCC Review and Action of Rezonings

A Public Hearing Concerning the Review of an Ordinance Amending Article 2

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 2, "Administration", Section 2.08.02.E "Board of County Commissioners; review and action on rezonings"

5. Discussion Item.
  - A. LDC Revisions - Chapters 1 and 2
  - B. Scheduling of Future LDC Workshops
6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, February 4, 2014 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

**Planning Board-Regular**  
**Meeting Date:** 01/07/2014

**3.**

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**Agenda Item:**

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the December 2, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for December 2013.

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

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**Attachments**

Regular Mtg Resume

Quasi Mtg Resume

Monthly Action Follow Up Report

6 Month Outlook

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# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD REGULAR MEETING December 2, 2013

**CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(9:46 A.M. – 11:18 A.M.)**

Present: Wayne Briske, Chairman  
Tim Tate, Vice Chairman  
David Luther Woodward  
Dorothy Davis  
Robert V. Goodloe  
Karen Sindel  
Alvin Wingate

Absent: Patty Hightower, School Board (Non-Voting)  
Stephanie Oram, Navy (Non- Voting)

Staff Present: Ryan Ross , Assistant County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant

Attendees: Temeka Mallory Sr Office Assistant

1. Meeting Called to Order at 9:46am.
2. Proof of Publication was given by Board Clerk.
3. Approval of Minutes.

Motion by Dorothy Davis, Seconded by Karen Sindel  
Motion was made to approve the minutes from the November 4, 2013 Planning Board meeting.

**Vote:** 6 - 0 Approved

Other: Tim Tate (ABSENT)

4. Public Hearings.

- A. Review Cantonment Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan.

Motion by Robert V. Goodloe, Seconded by Dorothy Davis

Motion was made to recommend approval to the BCC.

**Vote:** 6 - 0 Approved

Other: Karen Sindel (ABSENT)

- 5. Action/Discussion/Info Items.

- A. Material Recycling Facility, presentation by Drew Holmer.

- B. Park Model RV's as Medical Hardship, presentation by Drew Holmer.

- 6. Public Forum.

- 7. Director's Review.

- 8. County Attorney's Report.

- 9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 7, 2014 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

- 10. Announcements/Communications.

- 11. Adjourned at 11:18am

# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL HEARING December 2, 2013

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:31 A.M. – 9:37 A.M.)

Present: Wayne Briske, Chairman  
Tim Tate, Vice Chairman  
David Luther Woodward  
Dorothy Davis  
Robert V. Goodloe  
Karen Sindel  
Alvin Wingate

Absent: Patty Hightower, School Board (Non-Voting)  
Stephanie Oram, Navy (Non- Voting)

Staff Present: Ryan Ross, Assistant County Attorney  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant  
Debbie Lockhart, Administrative Assistant

Attendees: Temeka Mallory Sr Office Assistant

1. Called to Order 8:31 am.
2. Invocation was given by Mr. Alvin Wingate.  
Pledge of Allegiance to the Flag was given by Karen Sindel.
3. Proof of Publication.

Motion by Wayne Briske, Seconded by Robert V. Goodloe  
Motion was made to approve the Proof of Publication and to waive the reading of the legal advertisement.

**Vote:** 7 - 0 Approved

4. Quasi-judicial Process Explanation.

5. Public Hearings.

A. Z-2013-21

Applicant: Gary R. Sapp, Owner

Address: 6806 and 6800 Pine Forest Rd

From: C-1 Retail Commercial District, (cumulative) (25 du/acre)

To: C-2NA General Commercial and Light Manufacturing District (cumulative)(25 du/acre)

Alvin Wingate, David Woodward, Karen Sindel acknowledged visiting the site.

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

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

Motion by Tim Tate, Seconded by Dorothy Davis

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

**Vote:** 7 - 0 Approved

B. Z-2013-22

Applicant: Sean and Elizabeth Vinaja, Owners

Address: 2842 Nowak Dairy Rd

From: VAG-2, Villages Agriculture Districts, Gross Density (one du/five acres)

To: VR-1, Villages Rural Residential Districts, Gross Density (one du/four acres)

Karen Sindel, Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged ex parte communication regarding this item

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

Motion by Tim Tate, Seconded by Karen Sindel

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

**Vote:** 7 - 0 Approved

C. Z-2013-23

Applicant: Wiley "Buddy" Page, Agent  
for Smart Living LLC, Owner

Address: Airway Dr and Nine Mile Rd

From: S-1, Outdoor Recreational  
District (noncumulative)

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

Robert V. Goodloe, David L. Woodard, Tim Tate, Wayne Briske, Alvin Wingate, Karen Sindel acknowledged visiting site.

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

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

Motion by Robert V. Goodloe, Seconded by Karen Sindel

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

**Vote:** 7 - 0 Approved

D. Z-2013-25

Applicant: James D. Kemp, Owner

Address: 5580 Pensacola Blvd

From: C-1, Retail Commercial  
District (cumulative)(25  
du/acre)

To: C-2NA, C-2 General  
Commercial and Light  
Manufacturing District  
(cumulative)(25 du/acre)



Robert V. Goodloe, David L. Woodward, Tim Tate, Wayne Briske, Alvin Wingate, Karen Sindel acknowledged visiting site.

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

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

Motion by Tim Tate, Seconded by Dorothy Davis

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

**Vote:** 7 - 0 Approved

E. Z-2013-26

Applicant: Steven D. White, Agent for  
James and Lianna Nash,  
Owners

Address: Mobile Hwy

From: C-1, Retail Commercial  
District (cumulative) and R-2,  
Single-Family District  
(cumulative), Low-Medium  
Density

To: R-3 One-Family and  
Two-Family District,  
(cumulative) Medium Density

Robert V. Goodloe acknowledged visiting site.

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

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

Motion by Tim Tate, Seconded by Karen Sindel Motion was made to recommend approval to the BCC and adopt Staff's findings of fact.

**Vote:** 7 - 0 Approved

6. Adjournment at 9:37am.



# BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

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

## **Memorandum**

**TO:** Planning Board  
**FROM:** Temeka Mallory, Board Clerk  
**DATE:** December 27, 2013  
**RE:** Monthly Action Follow-Up Report for December 2013

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

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

## **COMMITTEES & WORKING GROUP MEETINGS**

## **COMPREHENSIVE PLAN AMENDMENTS**

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

## **LAND DEVELOPMENT CODE ORDINANCES**

- Park Model RV's
- MRF
- Art 2 BCC Review/Action on Rezoning

## **REZONING CASES**

- 1. Rezoning Case Z-2013-21**  
12/02/13 PB recommended approval of rezoning  
01/02/14 BCC Meeting
- 2. Rezoning Case Z-2013-22**  
12/02/13 PB recommended approval of rezoning  
01/02/14 BCC Meeting
- 3. Rezoning Case Z-2013-23**

12/02/13 PB recommended approval of rezoning  
01/02/14 BCC Meeting

**4. Rezoning Case Z-2013-25**

12/02/13 PB recommended Denial of Rezoning  
01/02/14 BCC Meeting

**5. Rezoning Case Z-2013-26**

12/02/13 PB recommended Denial of Rezoning  
01/02/14 BCC Meeting

# PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR January 2014

(Revised 12/17/13)

A.H. = Adoption Hearing      T.H. = Transmittal Hearing      P.H. = Public Hearing

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
<b>Tuesday, January 7, 2014</b>	<ul style="list-style-type: none"> <li>• MRF</li> <li>• Park Model RV's</li> <li>• Art 2 BCC Review/Action on Rezoning</li> </ul>	<ul style="list-style-type: none"> <li>• Comp Plan Revisions</li> <li>• MRF</li> <li>• Park Model RV's</li> <li>• Art 2 BCC Review/Action on Rezoning</li> </ul>	<ul style="list-style-type: none"> <li>• Z-2013-24</li> <li>• Z-2013-27</li> </ul>	<ul style="list-style-type: none"> <li>• LDC Revisions</li> </ul>
<b>Tuesday, February 4, 2014</b>	<ul style="list-style-type: none"> <li>• UWF Agreement (tentative)</li> </ul>			<ul style="list-style-type: none"> <li>• LDC Revisions</li> <li>• Front Yard Fence</li> </ul>
<b>Tuesday, March 4, 2014</b>	<ul style="list-style-type: none"> <li>• LDC Revisions</li> </ul>			
<b>Tuesday, April 1, 2014</b>				
<b>Tuesday, May 6, 2014</b>				
<b>Tuesday, June 3, 2014</b>				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

#### Planning Board-Regular

4. A.

**Meeting Date:** 01/07/2014

**Issue:** LDC Ordinance-Articles 3 and 6, Defining and Providing for Materials Recovery Facilities (MRF)

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

**Organization:** Development Services

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#### **RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3 and 6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 3, Definitions and 6, Zoning Districts, defining and providing for Materials Recovery Facilities (MRF).

#### **BACKGROUND:**

The LDC does not currently define Materials Recovery Facilities or provide an option for their location. Staff has been tasked with providing a definition, zoning districts and conditional use criteria for this use. Through discussion at the December 2013 Planning Board meeting this proposed Ordinance was developed as a way to provide for Materials Recovery Facilities.

#### **BUDGETARY IMPACT:**

No budgetary impact is anticipated by the adoption of this Ordinance.

#### **LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Ryan Ross, Assistant County Attorney. Any recommended legal comments are attached herein.

#### **PERSONNEL:**

No additional personnel are required for implementation of this Ordinance.

#### **POLICY/REQUIREMENT FOR BOARD ACTION:**

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

#### **IMPLEMENTATION/COORDINATION:**

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

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

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## Attachments

MRE

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

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 3, "DEFINITIONS," SECTION 3.02.00 TO DEFINE MATERIAL RECOVERY FACILITY; AMENDING ARTICLE 6, "ZONING DISTRICTS," SECTIONS 6.05.16.C.4, 6.05.19.B.11, 6.05.32.A, AND 6.08.02; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, through its Land Development Code, 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 intent of this Ordinance is to define define Material Recovery Facilities and provide a conditional use option for their location.

### **NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:**

**Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 3, Definitions, Section 3.02.00, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Materials recovery facility (MRF) A solid waste management facility that provides for the extraction from solid waste of recyclable materials, materials suitable for use as a fuel or soil amendment, or any combination of such materials.

**Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 6, Zoning Districts, Sections 6.05.16.C.4, 6.05.32.A, and 6.08.02, are hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

6.05.16.C.4

Solid waste transfer stations, Material Recovery Facilities, collection points, and/or processing facilities.

6.05.19.B.11

Solid waste transfer stations, Material Recovery Facilities, collection points, and/or processing facilities.

6.05.32.A

A. *Intent and purpose of district.* Publicly owned parcels for educational and correctional facilities and purposes, other public institutional uses, borrow pits and associated reclamation activities, Material Recovery Facilities, collection and/or processing of solid waste, and sanitary landfills. Conversion of suitable public lands for business or industrial park development is allowed. Refer to article 11 for uses, heights and densities allowed in P, public districts located in the Airport/Airfield Environs.

6.08.02.

O. *Materials Recovery Facilities. (MRF).*

1. Sites shall require access from adequately wide paved roads where trucks to/from the site do not require access on local residential roads, along or at a collector or arterial road.

2. The scale, intensity and operation of use shall not generate unreasonable noise, traffic, objectionable odors, dust, or other potential nuisances or hazards to contiguous residential properties.

3. With the exception of ID-2, the processing of materials shall be completely within enclosed buildings

4. The applicant shall submit a boundary survey and description of anticipated operations. The same requirements shall apply to a development plan explaining:

a. Proposed practices to protect adjacent land and water resources, minimize erosion, and treat stormwater runoff.

b. Landscaped areas, particularly treatment of property lines and buffering in the proximity of residential uses.

c. Hours of operation.

d. Method to comply with the maximum permissible noise levels (LDC 7.07.01.C).

e. With the exception of ID-2, the processing of materials shall be completely within enclosed buildings

f. Controlled access to prevent illegal dumping.

### **Section 3. Severability.**



# DRAFT

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

## **Section 4. Inclusion in Code.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

## **Section 4. Effective Date.**

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

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

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

By: \_\_\_\_\_  
**Lumon J. May, Chairman**

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

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

**(SEAL)**

**ENACTED:**

**FILED WITH THE DEPARTMENT OF STATE:**

**EFFECTIVE DATE:**



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

**Planning Board-Regular**

**4. B.**

**Meeting Date:** 01/07/2014

**Issue:** Park Trailers as Temporary Guest Residences Due to Medical Hardship

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

**Organization:** Development Services

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**RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending Articles 2, Administration and 3, Definitions

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 2, Administration and 3, Definitions, to add Park Trailers as guest residences due to medical hardship and to provide a definition for Park Trailer.

**BACKGROUND:**

The Board of Adjustments (BOA) is allowed to grant Conditional Use approval to allow mobile homes as guest residences due to medical hardship. Concerned citizens have requested that Park Trailer recreational vehicles also be allowed as an option under that conditional use. Through discussion at the December 2013 Planning Board meeting this proposed Ordinance was developed as a way to provide that option and to define Park Trailers.

**BUDGETARY IMPACT:**

No budgetary impact is anticipated by the adoption of this Ordinance.

**LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Ryan Ross, Assistant County Attorney. Any recommended legal comments are attached herein.

**PERSONNEL:**

No additional personnel are required for implementation of this Ordinance.

**POLICY/REQUIREMENT FOR BOARD ACTION:**

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

**IMPLEMENTATION/COORDINATION:**

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

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

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### **Attachments**

Park Model RV

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

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 2 "ADMINISTRATION," SECTION 2.05.06 TO INCLUDE PARK TRAILER AS A TEMPORARY GUEST RESIDENCE DUE TO MEDICAL HARDSHIP; AND AMENDING ARTICLE 3 "DEFINITIONS," SECTION 3.02.00 TO DEFINE PARK TRAILER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, through its Land Development Code, 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 intent of this Ordinance is to define and add Park Trailers as temporary guest residences due to medical hardship.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:**

**Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 2, "Administration," Section 2.05.06, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

*2.05.06. Temporary use of a mobile home or park trailer as a guest residence due to medical hardship.* The BOA is authorized to hear and approve requests for the temporary use of a mobile home or park trailer as a guest residence due to medical hardship, in certain zoning districts as set forth in section 6.04.10.A. of this Code, due to medical hardship, as specifically authorized in this Code, following notice and a public hearing. After reviewing evidence provided by the applicant and testimony from the applicant, staff, and other parties with an interest in real property located within a 500-foot radius from the subject property, the BOA shall make written findings, based on competent substantial evidence, certifying compliance with the following specific requirements governing this use:

A. The need for medical care must be certified in writing by a physician licensed in the State of Florida stating the medical hardship and specifying the extent of the need for in-house medical care and approximate length of time for the in-house medical need.

# DRAFT

1 B. A mobile home or park trailer for temporary use shall not exceed 1,280  
2 square feet in size.

3 C. Both the primary residence and the mobile home or park trailer must be  
4 located on a parcel with the same property identification number.

5 D. Either the caregiver and their immediate family, or the person in need of  
6 medical care may occupy the mobile home or park trailer.

7 E. To avoid overcrowding on a parcel, the minimum lot size for the primary  
8 dwelling and mobile home or park trailer shall be one-quarter acre in all zoning  
9 districts for those parcels utilizing public sewer, as long as lot coverage and  
10 setback requirements of the relevant zoning district are met. For those parcels  
11 utilizing septic tanks, the minimum lot size shall be one-half acre, as long as lot  
12 coverage and setback requirements of the relevant zoning district are met.

13 F. The mobile home or park trailer must have available adequate water, sewer  
14 (septic tank), solid waste removal, and electric service. The building inspections  
15 department shall inspect the utility connections and shall verify that the mobile  
16 home or park trailer complies with hurricane safety requirements.

17 G. A survey or site plan is required and must be drawn to scale and show the  
18 location of all existing structures, the proposed location of the mobile home or  
19 park trailer, and all required setback distances.

20 H. Once the mobile home or park trailer is placed upon the property, the wheels  
21 and axles shall not be removed, and no building permit shall be approved for  
22 additions to the mobile home or park trailer, except for handicapped access  
23 ramps.

24 I. The BOA shall determine that the temporary use is the minimum necessary to  
25 afford relief due to a medical hardship as defined in article 3.

26 J. The BOA shall make a compatibility finding that the temporary use will not  
27 have an adverse impact on the use of surrounding properties.

28 K. The temporary use of a mobile home or park trailer as a guest residence due  
29 to medical hardship may be initially granted for a period of up to two years. One  
30 additional extension of up to two years may be granted by the BOA based on a  
31 physician's confirmation of the continuation of the hardship, and a finding of no  
32 changed circumstances, which would alter prior findings made by the BOA, filed

prior to the two-year expiration date. The fee for notice, signage, and legal advertisement requirements shall apply to such extensions.

L. When the medical hardship ends, or an extension is denied, or upon expiration of the initial approval, or upon expiration of the additional two-year extension, the mobile home or park trailer must be removed from the site within 60 days. Thereafter, code enforcement procedures will be instituted against the property owner to remove the mobile home or park trailer. Only the BOA, based on competent and substantial evidence or just cause, may extend the 60-day period.

M. Prior to the placement of the mobile home or park trailer on the property, the owner of the parcel shall execute a "hold harmless agreement" acknowledging the county's right to remove the mobile home or park trailer at the owner's expense if the owner, or his or her heirs and assigns, fail to remove the mobile home or park trailer within the specified 60-day time period or extended period.

**Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 3, "Definitions," Section 3.02.00, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

*Park Trailer.* As defined in F.S. § 320.01, a a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface of the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. The length of a park trailer means the distance from the exterior of the front of the body (nearest to the drawbar and coupling mechanism) to the exterior of the rear of the body (at the opposite end of the body), including any protrusions.

### **Section 3. Severability.**

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

### **Section 4. Inclusion in Code.**

# DRAFT

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

## **Section 5. Effective Date.**

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

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

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

By: \_\_\_\_\_  
**Lumon J. May, Chairman**

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

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

**(SEAL)**

**ENACTED:**

**FILED WITH THE DEPARTMENT OF STATE:**

**EFFECTIVE DATE:**



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

#### Planning Board-Regular

4. C.

**Meeting Date:** 01/07/2014

**Issue:** Comprehensive Plan 2030

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

**Organization:** Development Services

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#### **RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance adopting the Escambia County Comprehensive Plan 2030.

That the Planning Board review and recommend to the Board of County Commissioners (BCC), approval for transmittal to State agencies, an Ordinance adopting a text amendment to the Escambia County Comprehensive Plan 2030.

#### **BACKGROUND:**

The Board of County Commissioners directed staff to review and update the adopted Comprehensive Plan 2030 and to bring it into compliance with the current Federal and State rules and regulations.

#### **BUDGETARY IMPACT:**

No budgetary impact is anticipated by the adoption of this Ordinance.

#### **LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Ryan Ross, Assistant County Attorney. Any recommended legal comments are attached herein.

#### **PERSONNEL:**

No additional personnel are required for implementation of this Ordinance.

#### **POLICY/REQUIREMENT FOR BOARD ACTION:**

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

#### **IMPLEMENTATION/COORDINATION:**

Implementation of this Ordinance will consist of transmittal of the document to State agencies for review, comments and approval, prior to adoption by the Board. Once authorization is received from the State agencies the BCC will hold a second adoption meeting for the Plan.

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

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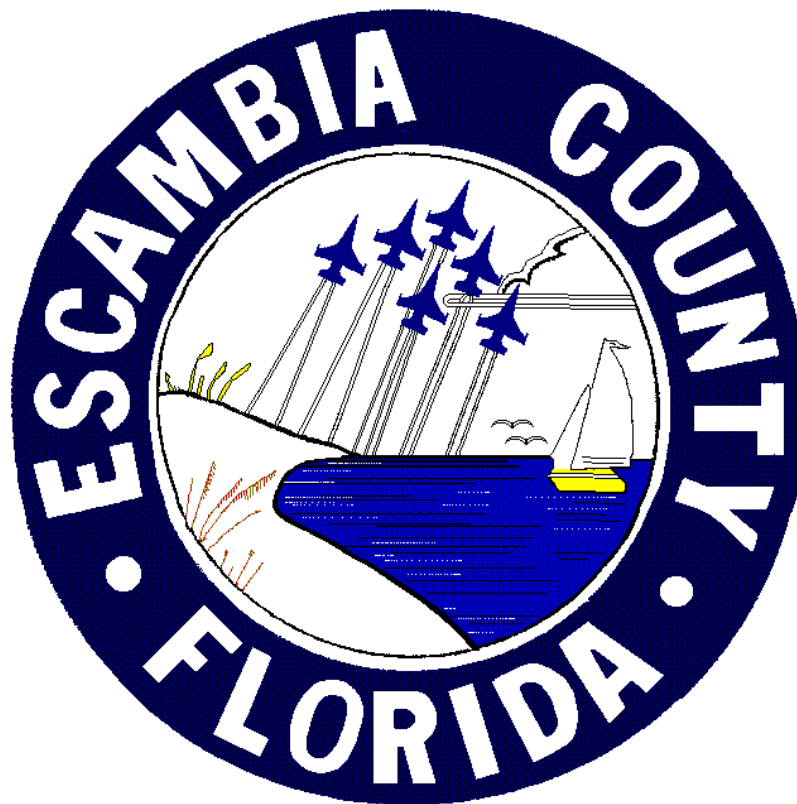
## Attachments

Comp Plan Draft  
Matrix

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**NOVEMBER 14, 2013**  
**DRAFT**  
**ESCAMBIA COUNTY**  
**COMPREHENSIVE PLAN**

**2030**



## **Table of Contents**

Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended, is further amended to read as set forth on the following pages attached hereto, which includes the following chapters:

- Chapter 1: Legal
- Chapter 2: Administration
- Chapter 3: Definitions
- Chapter 4: Public Participation
- Chapter 5: General Requirements
- Chapter 6: Concurrency Management System
- Chapter 7: Future Land Use
- Chapter 8: Mobility
- Chapter 9: Housing
- Chapter 10: Infrastructure
- Chapter 11: Coastal Management
- Chapter 12: Conservation
- Chapter 13: Recreation and Open Space
- Chapter 14: Intergovernmental Coordination Element;
- Chapter 15: Capital Improvement Element;
- Chapter 16: ~~Public Schools Facilities Element~~ Escambia County Optional Sector Plan

**DISCLAIMER:**

This is for general information on the land use regulations within the unincorporated areas of Escambia County. Please note that Escambia County regularly amends its land use regulations and that recent amendments may not yet be shown on this website. Accordingly, when buying, selling, or developing land in Escambia County, please come in to our office & and speak with a Front Counter Planner for assistance on the most current regulations affecting your property.

1 **Chapter 1 Legal.**

2  
3 **Section 1.01 Title.**

4 This ordinance shall be known as the "Escambia County Comprehensive Plan:  
5 2030". Additionally, the Escambia County Comprehensive Plan shall be referred  
6 as "The Plan."

7  
8 **Section 1.02 Jurisdiction.**

9 The lands subject to this ordinance shall include all unincorporated areas of  
10 Escambia County.

11  
12 **Section 1.03 Intent.**

13 It is the intent of this Plan to provide orderly growth management for those areas  
14 identified in Section 1.02 above. This ordinance is not intended to terminate  
15 growth but rather to provide mechanisms for growth management in order to  
16 serve the citizens, visitors and property owners of Escambia County.  
17 Implementation of this ordinance is designed to maintain and improve the quality  
18 of life for all citizens of the county.

19  
20 The Board of County Commissioners of Escambia County finds that the goals,  
21 objectives, policies and regulations set forth hereunder are a necessary and  
22 proper means for planning and regulating the development and use of land in the  
23 county and for otherwise protecting and promoting the public health, safety, and  
24 general welfare of its citizens. It is the intent of this Comprehensive Plan to set  
25 general guidelines and principles concerning its purposes and contents and that  
26 this Plan shall be construed broadly to accomplish its stated purposes and  
27 objective.

28  
29 **Section 1.04 Effect on previous plan.**

30 This Comprehensive Plan supersedes and replaces the Escambia County  
31 Comprehensive Plan, which was adopted by the Board of County  
32 Commissioners on October 20, 1993, as amended.

## Chapter 2 Administration.

### Section 2.01 Local Planning Agency.

(1) The Escambia County Planning Board is hereby established by the Board of County Commissioners (BCC) of Escambia County as the Local Planning Agency (LPA).

(2) Duties: The duties of the LPA shall be as specified in ~~Section 163.3174,~~ Florida Statutes, and include:

- a. Be responsible for the preparation of the Escambia County Comprehensive Plan and make recommendations to the BCC regarding the adoption of the plan;
- b. Monitor the effectiveness and status of implementation of the comprehensive plan and recommend to the BCC any changes in the plan that may, from time to time, be required;
- c. Monitor, review and prepare periodic reports required by Section 163.3191, Florida Statutes, including regular assessments of the plan; and preparation of the evaluation and appraisal report on the plan,
- d. Review any proposed land development regulations, codes or amendments thereto and make recommendations to the BCC as to the consistency of proposed regulations, codes, or amendments with the Comprehensive Plan;
- e. Perform any other function, duty, or responsibility assigned to it by the BCC or by general or special law; and,
- f. Additional duties and responsibilities may be placed upon the LPA by inclusion of such duties and responsibilities within the Land Development Code (LDC).

(3) Resources: The LPA may utilize any resources provided it by the BCC in furtherance of their duties and responsibilities. These resources may include, but are not limited to, the facilities and equipment of the County; temporary assignment of employees; utilization of County committees, boards or authorities, consultants, persons, or entities to prepare or assist in the preparation of the Plan; and amendments thereto or any other land development regulation, proposed or existing, as it may deem appropriate.

(4) As School District Representation, pursuant to Florida Statutes, a representative of the Escambia County School District shall be placed on the Planning Board as an ex officio, nonvoting member. The selection of the representative will initially be by an Interlocal Agreement between the Escambia County School District and the BCC. The Interlocal Agreement with the Escambia County School District details the procedures and responsibilities of both parties.

(5) As Military Representation, pursuant to Florida Statutes, a representative of the military installations located within Escambia County shall be placed on the

1 Planning Board as an ex officio, nonvoting member. The selection of the  
2 representative will initially be by a Memorandum of Agreement between the  
3 Commanding Officers of Naval Air Station Pensacola and Naval Air Station  
4 Whiting Field. The Interlocal Agreement with the Navy details the procedures and  
5 responsibilities of both parties.

6  
7 A. The Navy's Planning Board representative shall coordinate with the  
8 Navy Base Commanding Officers to review and comment on all proposed  
9 Comprehensive Plan and LDC amendments that would affect the intensity,  
10 density or use of the land within the Airfield Influence Planning Districts  
11 (AIPDs). The comments shall address the impacts that such proposed  
12 Comprehensive Plan or LDC changes may have on the mission of the  
13 military installations. They shall include:

- 14  
15 1. Whether such proposed changes will be incompatible with  
16 the safety and noise standards contained in the Air  
17 Installations Compatible Use Zones (AICUZs) study  
18 adopted by the military installation for that airfield or the  
19 AIPD adopted by the County for that airfield;
- 20 2. Whether such changes are incompatible with the findings  
21 of the Joint Land Use Study (JLUS) for the area; and
- 22 3. Whether the military installation's mission will be  
23 adversely affected by the proposed actions of the  
24 County.

## 25 26 **Section 2.02 Administration.**

27 The Escambia County Administrator shall administer this Plan with the  
28 assistance of other personnel within the County, as necessary. Policy direction  
29 and guidance shall be provided by the LPA and the BCC. In addition, assistance  
30 may be provided pursuant to Section 2.01(3) above.

## 31 32 **Section 2.03 Public participation and notices.**

33 Refer to Chapter 4 for public participation and notices.

## **Chapter 3 Definitions.**

### **Section 3.01 Definitions.**

The definitions listed here are hereby adopted. In addition, any words not defined here shall be defined as found in Chapter 163, pt. II, Florida Statutes, which is hereby adopted by reference. There may be other definitions contained in the chapters (elements) of this Plan, and such definitions are not "in conflict" with the definitions in rule or law. Also, the additional definitions, if any, relate to terms or phrases not otherwise defined.

### **Section 3.02 Germane definitions.**

The Escambia County Land Development Code (land development regulations) will contain specific definitions germane to any items within the LDC.

### **Section 3.03 Singular and plural terms; gender; general interpretation.**

Unless the context clearly indicates otherwise, singular words include the plural, person or man includes both genders, and words not otherwise defined shall have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary reference books.

### **Section 3.04 Definitions.**

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

**Buffer:** A designated area with natural and/or manmade features functioning to minimize or eliminate adverse impacts on adjoining land uses or wetlands, as defined by ~~Section 373.019(22)~~ Florida Statutes.

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

**Compact development:** A development pattern typically featuring narrow streets, multifunction structures (such as residential over retail), multifamily housing, front porches, small lots, wide sidewalks, neighborhood parks, community landscaping, easily walkable distances from residences to local commercial uses, places of employment, and schools.

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



1 **Conservation:** The act of preserving, guarding, or protecting; keeping in a safe  
2 or entire state; preservation.  
3

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

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

13 **Density:** ~~The number of dwelling units per acre of land.~~ An objective  
14 measurement of the number of people or residential units allowed per unit of  
15 land, such as residents or employees per acre.  
16

17 **Development:** The carrying out of any building activity or mining operation, the  
18 making of any material change in the use or appearance of any structure or land,  
19 or the dividing of land into three or more parcels. Specific activities or uses  
20 involving or excluded from development are defined in ~~Section 380.04~~, Florida  
21 Statutes.  
22

23 **Enhance:** To make greater, as regards value, beauty, or effectiveness; to  
24 augment.  
25

26 **Environmentally sensitive lands:** Those areas of land or water that are  
27 determined by the BCC as being necessary to conserve or protect natural  
28 habitats and ecological systems. The following classifications are those that have  
29 been determined by Escambia County to be environmentally sensitive:  
30

- 31 a. Wetlands as defined herein and wetlands as defined by the U.S.  
32 Army Corps of Engineers.
- 33 b. Shoreline Protection Zones.
- 34 c. Aquatic preserves and the Escambia River Management Area.
- 35 d. Outstanding Florida Waters as defined by Rule 62.302.700  
36 Florida Administrative Code and as defined and approved by  
37 the Florida Legislature.
- 38 e. Habitats of threatened or endangered species as defined by the  
39 U.S. Fish and Wildlife Service (USFWS), the Florida Fish and  
40 Wildlife Conservation Commission (FWC), or other state or  
41 federal agencies.
- 42 f. Essential Fishery Habitat (EFH), including seagrasses.
- 43 g. Floodplain areas defined on the FEMA Flood Insurance Rate Map  
44 (FIRM) as areas of special flood hazard subject to a one percent  
45 annual chance of flooding.
- 46 h. Potable water wells, cones of influence, and potable water well fields.  
47

48 **Existing communities:** Established residential or mixed-use areas; developed

land that contains homes, businesses, and/or other civic and community uses.

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

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

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

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

**Group home/group home facility:** An occupied residence, licensed by the State of Florida, in which a family living environment is provided for six or fewer unrelated residents with developmental disabilities as defined in ~~Section 393.063~~, Florida Statutes, including such supervision and care by support staff as may be necessary to meet the physical, emotional, and social needs of its residents.

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

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

**Historic/cultural resource:** Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value as well as all folk life resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.

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

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

total area of the lot.

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

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

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

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

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

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

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

**Mobile/manufactured home:** A complete, factory-built, single-family dwelling constructed in accordance with the federal Manufactured Housing Construction and Safety Standards (the HUD Code) and transportable in one or more sections on a permanent chassis for site installation with or without a permanent foundation. *Mobile home* is the term used for manufactured homes built prior to June 15, 1976 when the HUD Code became effective.

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

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

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

3  
4 **Natural resources:** Resources provided by the natural environment, including  
5 air, water, soils, wetlands, beaches, flood plains, forests, fisheries, wildlife, and  
6 any other such environmental resource identified by Florida Statute for  
7 conservation and protection.

8  
9 **Non-conforming use:** Any lawfully established use of a structure, land, or water,  
10 in any combination that does not conform to the land use regulations of the  
11 zoning district or future land use category in which the use is located.

12  
13 **Non-residential use:** A use characterized by the absence of residences and the  
14 presence of primary land uses that include retail, commercial, office, industrial,  
15 civic or recreation uses.

16  
17 **Open space:** Land or portions of land preserved and protected, whether public  
18 or privately owned and perpetually maintained and retained for active or passive  
19 recreation, for resource protection, or to meet lot coverage requirements. The  
20 term includes, but is not limited to, required yards, developed recreation areas  
21 and improved recreation facilities, natural and landscaped areas, and common  
22 areas.

23  
24 **Paratransit system:** A form of public transportation service characterized by the  
25 flexible routing and scheduling of small vehicles such as taxis, vans and small  
26 buses, to provide shared-occupancy, doorstep or curbside personalized  
27 transportation service.

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

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

39  
40 **Primary dune:** The first natural or manmade dune located landward of the beach  
41 with sufficient vegetation, height, continuity, and configuration to offer protective  
42 value. The landward extent occurs at the point in which there is a distinct change  
43 from a relatively steep slope to a relatively mild slope.

1 **Redevelopment:** The removal and replacement, rehabilitation, or adaptive reuse  
2 of an existing structure or structures or of land from which previous  
3 improvements have been removed.

4  
5 **Residential use:** Any use for residences, domiciles, or dwellings, including, but  
6 not limited to, single-family houses, townhouses, condominiums, and apartments.

7  
8 **Restoration:** The act of repairing damage to a site with the aim of restoring the  
9 site as closely as possible to its natural condition before it was disturbed.

10  
11 **Revitalization:** The renewal and improvement of older commercial and  
12 residential areas through any of a series of actions or programs that encourage  
13 and facilitate private and public investment.

14  
15 **Rural:** A sparsely developed area in which the land is primarily used for  
16 agricultural purposes.

17  
18 **Shoreline, Natural:** Undeveloped or restored areas of shoreline fronting the  
19 waters of marine, estuarine, or riverine systems such as bays, bayous, rivers,  
20 and streams.

21  
22 **Sprawl:** Haphazard growth of dispersed, leap-frog and strip development in  
23 suburbs and rural areas and along highways; typically, sprawl is automobile-  
24 dependent, single use, resource-consuming, and low-density development in  
25 previously rural areas and disconnected from existing development and  
26 infrastructure.

27  
28 **Street, collector:** A street providing service that is of relatively moderate traffic  
29 volume, moderate trip length, and moderate operating speed and which  
30 distributes traffic between local streets or arterial streets.

31  
32 **Street, major arterial:** A street providing service that is relatively continuous and  
33 of relatively high traffic volume, long trip length, and high operating speed. Note:  
34 Every United States numbered highway is an arterial street.

35  
36 **Street, minor arterial:** A street providing connections between major activity  
37 centers of the county, which augments the major arterial system for local and  
38 inter-county traffic by feeding traffic from collector and local street systems onto  
39 major arterials.

40  
41 **Suburban area:** A predominantly low-density residential area located  
42 immediately outside of an urban area or a city and associated with it physically  
43 and socioeconomically.

1 **Threatened and endangered species habitat:** An area that contains, or shows  
2 factual evidence of, a species that is listed as threatened, endangered, or a  
3 species of special concern, including all such areas that are classified as critical  
4 habitat by the Florida Fish and Wildlife Conservation Commission (FFWC).

5  
6 **Urban area:** A highly developed area that contains a variety of industrial,  
7 commercial, residential, and cultural uses.

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

10  
11 **Water-dependent uses:** Uses that require access to water bodies, such as  
12 commercial boating or fishing operations.

13  
14 **Water-related uses:** Uses that do not require a waterfront location to function  
15 but are often essential to the efficient functioning of water-dependent uses and  
16 can be essential to their economic viability, such as shops, restaurants, parking,  
17 boat sales, or fish processing plants.

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

34  
35 **Wildlife habitat:** An area that offers feeding, roosting, breeding, nesting, and  
36 refuge areas for a variety of existing and future native wildlife species.

## **Chapter 4 Public Participation.**

### **Section 4.01 Purpose.**

This chapter establishes procedures in accordance with ~~Section 163.3181,~~ Florida Statutes, to provide for the broad dissemination of information regarding comprehensive plans and amendments, the planning process, the adoption or amendment of the LDC, and other matters pertaining to the regulation or use of land or structures. In addition, it is the intent of this chapter to provide the public opportunity for written or verbal comments, processes for public hearings, provision for open discussion, communications programs, information services, and consideration of and response to public comments.

### **Section 4.02 Intent.**

It is the intent of this chapter that all citizens affected by comprehensive planning and land development regulation proposals are encouraged to participate and be afforded the opportunity for input throughout the preparation and enactment process. The provisions of this chapter apply to the formal adoption process of the comprehensive plan; amendments to the comprehensive plan; and preparation or amendment of the LDC, including regulation of land subdivision, open space provisions, stormwater management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, consideration of the Evaluation and Appraisal ~~Report~~ Review (EAR), and any other matters deemed appropriate by the BCC.

### **Section 4.03 Public participation and affected parties.**

For the purposes of this chapter the terms, *citizen participation* and *public participation* are synonymous and apply to affected persons, substantially affected persons, and aggrieved or adversely affected parties, as defined in current State Statute.

### **Section 4.04 Public notice.**

(1) So as to notify property owners, interested citizens, and affected parties, Escambia County will advertise in a newspaper of general circulation within the County that a public hearing will be held to consider any of the matters described in Section 4.02 above. The advertisement will include an identification of who is holding the hearing, as well as the date, time, place, and general subject matter of the hearing and the location where copies of the proposed matter may be reviewed. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.

(2) All public hearings shall be held at approximately the time specified in the advertisement and shall be conducted Monday through Thursday.

(3) Escambia County will conform to the applicable notice requirements for adoption or amendment of the Comprehensive Plan or the LDC as prescribed in Sections 125.66, ~~163.3184~~, and ~~163.3187~~, Florida Statutes.

1     **Section 4.05 Workshops.**

2     (1) Whenever possible, workshops shall be advertised to notify the public and  
3     interested parties that a workshop meeting is scheduled to discuss the subjects  
4     of the scheduled workshop. However, workshops may be held without  
5     advertising, provided that a public announcement is made at a public meeting  
6     of the BCC or the LPA and a notice of the workshop is posted in the County  
7     courthouse and other public places as appropriate.

8  
9     (2) Workshops may be held at any time deemed appropriate to facilitate the  
10    timely exchange of information regarding the subject of the workshop.

11  
12    (3) County staff shall provide to the LPA the total number of citizens that  
13    attended the workshop meeting at the next publicly advertised LPA  
14    meeting.

15  
16    **Section 4.06 Notification and status reports.**

17    Escambia County will periodically provide notification to the media via  
18    announcements of public hearings and workshops at the regular public meetings  
19    of the BCC regarding the status of the matters under consideration by the  
20    department or the LPA.

21  
22    **Section 4.07 Local Planning Agency.**

23    Prior to BCC approval, adoption, and/or enactment of regulations, as  
24    appropriate, of any matter listed in Section 4.02, the LPA shall hold at least one  
25    public hearing in conformance with the notice requirements described herein.  
26    The hearing may be continued to an announced time certain upon a majority  
27    vote of the members present.

28  
29    (1) The LPA public hearing shall afford members of the public reasonable  
30    opportunity to present their views on any matter under consideration. The  
31    chairman may, at his discretion, rule out-of-order public comments that he  
32    deems repetitious or not germane to the matter under discussion.

33  
34    (2) The sequence of activities regarding the matters under consideration shall be  
35    as follows:

- 36  
37       a. Announcement of the matter for consideration by the chairman;  
38       b. Presentation of staff reports/comments, if any, whether written or  
39       verbal;  
40       c. Presentation by the applicant or principle proponent of the matter;  
41       d. Comments from the proponents and opponents of the matter. All  
42       speakers will be required to complete speaker request forms so that an  
43       accurate record of participants can be maintained;  
44       e. Close public input, except for direct questions, as may be initiated by  
45       the members of the LPA; and  
46       f. LPA discussion, debate, and recommendation by majority vote prior  
47       to considering the next matter, adjournment, or tabling for a time



1 certain.

2 (3) The LPA shall transmit its recommendation on each matter decided to  
3 the BCC at the public hearing held for each matter by the BCC.

4  
5 (4) The LPA shall not initiate consideration of agenda items later than 12:00  
6 midnight, unless agreement to do so is obtained by a majority vote of the  
7 members present. Agenda items not considered due to time will be tabled until a  
8 time certain.

9  
10 **Section 4.08 Board of County Commissioners.**

11 As soon as practical after the LPA makes a recommendation regarding any  
12 matter described in Section 4.02, the BCC shall hold at least one public hearing  
13 to consider the recommendation and pursuant to the notice requirements  
14 described herein (in reference to Section 4.04). The hearing may be continued  
15 at an announced time certain upon a majority vote of the commissioners  
16 present.

17  
18 (1) The BCC hearing shall afford members of the public reasonable opportunity  
19 to present their views on any matter under consideration. The chairman may, at  
20 his/her discretion, rule out of order public comments he deems repetitious or  
21 not germane to the matter under discussion.

22  
23 (2) The sequence of activities regarding matters under consideration shall be as  
24 follows:

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28 written or verbal;  
29 c. Presentation by the applicant or principal proponent of the matter;  
30 d. Comments from the proponents and opponents of the matter. All  
31 speakers will be required to complete speaker request forms so that  
32 an accurate record of participants can be maintained;  
33 e. Close public input, except for direct questions as may be initiated  
34 by members of the BCC;  
35 f. BCC discussion, debate and approval, adoption or enactment, as  
36 appropriate for the specific matter, by majority vote prior to considering  
37 the next matter, adjournment, or tabling until a time certain; and  
38 g. The BCC shall not initiate agenda items later than 11:00 p.m., unless  
39 agreement to do so is obtained by majority vote of the members  
40 present. Agenda items not considered due to time will be tabled until a  
41 time certain.

42  
43 **Section 4.09 Advisory committees.**

44 The LPA and/or the BCC may, from time to time, appoint advisory committees to  
45 provide information and/or participate in the matters listed in Section 4.02.  
46 Advisory committees shall be subject to the notice requirements described  
47 herein.

## **Chapter 5 General Requirements.**

### **Section 5.01 Format.**

The Comprehensive Plan meets the format requirements of ~~Section 163.3177,~~ Florida Statutes.

### **Section 5.02 Combined elements.**

The traffic circulation element; the mass transit element; and the port, aviation, and related facilities' elements have been combined into the Mobility Element to avoid repetition and provide clarity. The requirements of ~~Sections 163.3177 and 163.3178,~~ Florida Statutes have been met within this combined element.

### **Section 5.03 Support documents.**

Support data, analysis, and documents are not adopted as part of this ordinance. Support data, analysis, and documents will be available for public inspection while the comprehensive plan is being considered for adoption and while it is in effect at the offices of the Escambia County Planning Division and at the office of the County Clerk in the County Courthouse in Pensacola. Support data, analysis, and other documentation are found in the foundation documents.

This Plan contains references to various chapters, appendices, or contents of the foundation documents. The references are included for clarity and ease of review by the reader. The reference is not to be construed as making the foundation document or causing the foundation document contents to be made part of the Plan.

### **Section 5.04 Preparation date.**

The preparation of this Plan started in 1987 and has continued through December 2010 with public hearings and workshops. This ordinance is being transmitted to the Florida Department of Economic Opportunity (FDEO) for compliance review after a final public hearing.

### **Section 5.05 Name of preparer.**

~~This Plan was prepared by the LPA and the Escambia County Staff. Professional and technical assistance and production of this ordinance (plan) and the foundation documents have been provided by MSCW, Inc. Support information in the foundation documents have been taken from the data and analysis used to support the 2007 Evaluation and Appraisal Report (EAR) and supplemented, revised or replaced with information gathered, collected, analyzed or generated by MSCW, Inc. and County staff.~~

### **Section 5.06 Data and analysis.**

Copies or summaries of foundation and support data, analysis and adopted documents shall be submitted to FDEO after approval by the BCC.

### **Section 5.07 Population projections.**

This ordinance is based upon permanent and seasonal population estimates and

1 projections, which must either be those provided by the University of Florida's  
2 Bureau of Economic and Business Research or generated by the local  
3 government based upon a professionally acceptable methodology. ~~the Bureau of~~  
4 ~~Economic and Business Research (BEER), University of Florida, Mid-Range~~  
5 ~~Projections. The population projections are included within the foundation-~~  
6 ~~documents supporting this plan. Population projections will be updated annually~~  
7 ~~with the most current projections available.~~

#### 9 **Section 5.08 Level of service standards.**

10 Level of service (LOS) standards are as established in the elements contained  
11 within this ordinance comprehensive plan for roads, ~~mass transit~~, wastewater,  
12 solid waste, stormwater and potable water, ~~public schools and recreation~~. The  
13 Concurrency Management Element provides a location listing for LOS standards  
14 with the exception of roads, mass transit, public school, and recreation.

#### 16 **Section 5.09 Planning time frame as per Florida Statute requirement.**

17 The time frame for planning shall be as per Florida Statute. ~~used in this~~  
18 ~~ordinance is through the year 2030 with a five year time frame for the capital-~~  
19 ~~improvements element starting with the County budget year beginning October~~  
20 ~~1, 2009.~~

#### 22 **Section 5.10 Internal consistency.**

23 Each chapter (element) is consistent with the other chapters and this Plan shall  
24 be construed in its entirety as the County's Comprehensive Plan. The FLUM  
25 included and adopted as part of this Plan reflects goals, objectives, and policies  
26 contained within this Plan.

28 ~~The goals, objectives and policies of this ordinance are based on data contained~~  
29 ~~within the foundation documents. Where data is relevant to several elements, the~~  
30 ~~same data has been used to support said elements.~~

#### 32 **Section 5.11 Plan implementation.**

33 Among other means, this Plan shall be implemented by the adoption of land  
34 development regulations. In addition to the requirements in ~~Section 163.3202,~~  
35 ~~Florida Statutes,~~ the LDC shall address regulations of specific items contained in  
36 the goals, objectives, and policies of this Plan.

#### 38 **Section 5.12 Monitoring and evaluation as per Florida Statute requirements.**

39 An EAR shall be prepared as indicated in the Florida Statute at the time frame  
40 specified. ~~at the end of each five-year time frame for the purpose of evaluating~~  
41 ~~and appraising the implementation of this comprehensive plan. The EAR shall~~  
42 ~~address items contained in Section 163.3191, Florida Statutes. In addition,~~  
43 ~~continuous monitoring shall be maintained by the concurrency management~~  
44 ~~system~~ The Capital Improvements Element and various portions of this Plan shall  
45 be reviewed on an annual basis pursuant to OBJ CIE 1.4.

46 ~~The EAR Steering Committee appointed pursuant to Policy CIE 1.1.1 shall~~

1 prepare a draft EAR for consideration by the LPA consistent with the time frames  
2 established by rule for submission of the EAR. The LPA shall promulgate its  
3 report review EAR to the BCC, and the report shall address the items specified in  
4 the EAR policy.;

- 5
- 6 a. Citizen participation in the process;
- 7 b. Updating appropriate base line data;
- 8 c. The extent to which objectives within the plan have been accomplished
- 9 (or not accomplished) in the first five-year period of the plan;
- 10 d. The expectations for accomplishing the objectives in the second five-
- 11 year period covered by the plan;
- 12 e. Accomplishments in the first five-year period;
- 13 f. Identification of problems and opportunities for achieving the desired
- 14 ends as expressed within the goals, objectives and policies of the plan;
- 15 g. Recommendations regarding any new goals, objectives or policies or
- 16 modifications to existing goals, objectives and policies to correct
- 17 unanticipated problems;
- 18 h. A detailed analysis of the effectiveness of the continuous monitoring
- 19 and evaluation of the plan pursuant to the Concurrency Management
- 20 Element; and
- 21 i. Any other matters deemed relevant or appropriate by the committee, the
- 22 LPA or the BCC.
- 23

#### 24 **Section 5.13 Procedural requirements.**

25 This Plan shall be considered, adopted, and amended pursuant to the procedural  
26 requirements of Sections 163.3161--163.3215, Florida Statutes. Refer to Chapter  
27 4, the Public Participation chapter for notices and public hearings.

28  
29 Any applicant requesting an amendment to this ordinance may be responsible for  
30 and pay all costs associated with the amendment including required Evaluation  
31 and Appraisal Reports

## **Chapter 6 Concurrency Management.**

The purpose of the Concurrency Management System Element is to ensure that all necessary public facilities and services are available to support new development. The Concurrency Management System Element must establish LOS standards for public services and facilities and delineate a system for the implementation of concurrency in a way that is timely, fair, and cost-efficient.

### **GOAL CMS 1 CONCURRENCY MANAGEMENT SYSTEM**

**Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. The Concurrency Management System shall be determined by the provisions of the LDC.**

#### **~~OBJ CMS 1.1 Level of Service Standards~~**

**~~Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.~~**

### **POLICIES**

**~~CMS 1.1.1 Oversight.~~** The Escambia County planning staff shall be responsible for ensuring compliance with the Concurrency Management System and shall report on such compliance to the Local Planning Agency (LPA) and Board of County Commissioners (BCC) on an annual basis, in accordance with the Capital Improvements Element.

**~~CMS 1.1.2 Primary Tasks.~~** The County Administrator, or designee, shall be responsible for the five primary tasks described below:

- ~~a. Maintaining an inventory of existing public facilities and capacities or deficiencies;~~
- ~~b. Determining concurrency of proposed development that does not require BCC approval;~~
- ~~c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;~~
- ~~d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and~~
- ~~e. Administering the Proportionate Fair Share Program as outlined in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual, if the County CMS-1 and an applicant choose to utilize this program to mitigate transportation impacts on~~

1           ~~transportation facilities found to have deficient capacity during the process of~~  
2           ~~testing for concurrency.~~

3  
4           ~~**CMS 1.1.3 Information and Data.** Escambia County will collect and make available~~  
5           ~~to the public information regarding various public facilities. The information shall be~~  
6           ~~updated on an annual basis consistent with the reports required by the Capital~~  
7           ~~Improvements Element. The information will contain data such as:~~

- 8  
9           ~~a. design capacity for roadways and roadway types;~~  
10          ~~b. existing and adopted LOS for all roadways;~~  
11          ~~c. programmed roadway system improvements in the current year by the~~  
12             ~~County and improvements to be made to the roadway system by the~~  
13             ~~private sector;~~  
14          ~~d. design capacity of potable water and wastewater facilities and the~~  
15             ~~identification of any deficiencies within such systems;~~  
16          ~~e. the existing and adopted LOS standards for water and wastewater~~  
17             ~~systems;~~  
18          ~~f. programmed potable water and wastewater facility improvements;~~  
19          ~~g. design capacity for solid waste facilities including transfer stations and~~  
20             ~~landfills;~~  
21          ~~h. existing and proposed LOS standards for stormwater management~~  
22             ~~systems;~~  
23          ~~i. existing and proposed provisions of recreation and open space~~  
24             ~~facilities by the County or the private sector; and~~  
25          ~~j. the School Board Educational Facilities Report which contains information~~  
26             ~~detailing existing facilities, their locations, and projected needs. The report~~  
27             ~~also contains the School Board's financially feasible Five-Year District~~  
28             ~~Facilities Work Program.~~

29           ~~**OBJ CMS 1.2 Coordination and Timing of Concurrency Determination**~~

30           ~~**Coordinate establishing LOS standards for the above-named facilities with**~~  
31           ~~**state, regional or local entities having operational and maintenance**~~  
32           ~~**responsibility for such facilities.**~~

33  
34           ~~**POLICIES**~~

35  
36           ~~**CMS 1.2.1 Concurrency Determination.** The test for concurrency shall be met and~~  
37           ~~the determination of concurrency shall be made prior to the approval of an~~  
38           ~~application for a development order or permit that contains a specific plan for~~  
39           ~~development, including the densities and intensities of the proposed development. If~~  
40           ~~an applicant fails concurrency, he/she may apply to satisfy the requirements of the~~  
41           ~~concurrency management system through the proportionate fair share program. For~~  
42           ~~applicants participating in the proportionate fair share program, the BCC must~~  
43           ~~approve a proportionate fair share agreement before a certificate of concurrency can~~  
44           ~~be issued. A multi-use Development of Regional Impact (DRI) may satisfy the~~

1 ~~transportation concurrency requirements of the concurrency management system~~  
2 ~~and of Section 380.06, Florida Statutes, by payment of a proportionate share~~  
3 ~~contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.~~

4  
5 ~~**CMS 1.2.2 Allocation of Capacity.** Capacity shall be allocated upon issuance of a~~  
6 ~~development order for a preliminary plat, site plan, or Planned Unit Development~~  
7 ~~(PUD); or phased or longer term project; or DRI. The allocation of capacity, however,~~  
8 ~~shall be subject to the following sunset provisions:~~

9  
10 ~~a. Capacity approved and assigned to a preliminary plat and construction plan~~  
11 ~~will remain allocated for a period of two years from the date of issuance of the~~  
12 ~~development order or as extended by the BCC.~~

13 ~~b. Capacity approved and assigned to a site plan shall remain allocated for a~~  
14 ~~period of 18 months from the date of the issuance of the development order~~  
15 ~~or as extended by the BCC.~~

16 ~~c. Capacity approved and assigned to longer term projects or DRI will~~  
17 ~~remain allocated for a period as established in an enforceable~~  
18 ~~development agreement.~~

19 ~~d. Capacity approved and assigned to a development order subject to the~~  
20 ~~condition that the applicant will satisfy all transportation concurrency~~  
21 ~~requirements through a proportionate fair share agreement shall~~  
22 ~~remain allocated for a period of 12 months from the date of the~~  
23 ~~conditional development order. The applicant will be required to adhere~~  
24 ~~to the timeframes detailed in the concurrency management provisions of~~  
25 ~~the LDC or the conditional development order will be considered null and~~  
26 ~~void and the capacity will be revoked. Once the~~  
27 ~~proportionate fair share agreement is approved, the allocation of capacity will~~  
28 ~~be subject to the applicable conditions of items (a) through (c)~~  
29 ~~above.~~

### 30 31 ~~**OBJ CMS 1.3 Standards**~~

32  
33 ~~**Establish concurrency management system requirements and LOS standards.**~~

### 34 35 ~~**POLICIES**~~

36  
37 ~~**CMS 1.3.1 Consistency with Comprehensive Plan.** No development activity may~~  
38 ~~be approved unless it is found that the development is consistent with the Escambia~~  
39 ~~County Comprehensive Plan and that the provision of the facilities enumerated in~~  
40 ~~CMS 1.2.2 will be available at prescribed LOS concurrent with the impact of the~~  
41 ~~development on those facilities.~~

42 ~~**CMS 1.3.2 Minimum Requirements.** At a minimum, the Concurrency Management~~  
43 ~~System shall ensure that at least one of the following standards will be met prior to~~  
44 ~~issuance of a development permit or order:~~

45  
46 ~~a. The necessary facilities and services are in place at the time a~~

development permit is issued; or  
b. A development permit is issued subject to the condition that the necessary facilities and services will be in place and available to serve the new development at the time of the issuance of a certificate of occupancy; or  
c. The necessary facilities are under construction at the time a permit is issued. This provision only relates to parks and recreation facilities and roads; or  
d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. This provision only relates to parks and recreation facilities. The LDC will include a requirement that the provision or construction of the facility or service must commence within one year of the issuance of the development order or permit; or  
e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. For transportation facilities, all in-kind improvements detailed in a proportionate fair share agreement must be completed in compliance with the requirements of the LDC. For potable water, wastewater, solid waste, stormwater and public school facilities, any such agreement will guarantee the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy; or  
f. The necessary facilities needed to serve new developments are included in the first three years of the applicable Five-Year Florida Department of Transportation (FDOT) Work Program or in place or under actual construction no more than three years after the issuance, by the County, of a development order or permit. This provision only relates to roads. The Five-Year FDOT Work Program is attached herein to this ordinance as Exhibit A.  
g. The necessary concurrency standards for public school facilities shall be consistent with Chapter 16, Public School Facilities Element.

**CMS 1.3.3 LOS During Construction.** The provisions of CMS 1.3.2 above notwithstanding, the prescribed LOS for any system or systems may be downgraded during construction of new facilities if, upon completion of the new facilities, the prescribed LOS will be met and maintained.

**CMS 1.3.4 LOS Standards.** The adopted LOS standards in this ordinance are as indicated in the following policies:

LOS	Policy
Roads	MOB 1.1.2
Mass Transit	MOB 2.2.3
Wastewater	INF 1.1.9



Solid Waste	INF 2.1.4
Stormwater Management	INF 3.1.9
Potable Water	INF 4.1.7
Recreation/Open Space	REC 1.3.6
Public Schools	PSF 2.1.2

~~CMS 1.3.5 **Phased construction.** The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the LOS for such facilities are maintained upon completion of each phase or stage of the development project.~~

#### ~~OBJ CMS 1.4 Methods~~

~~Establish the quantitative methods for determining LOS compliance and maintaining LOS standards.~~

### **POLICIES**

~~CMS 1.4.1 **Responsibility.** The LDC shall designate responsibility within the Escambia County government for determining prior to the issuance of a development order or building permit whether LOS standards are met and will be maintained. The LDC may place the burden of demonstrating compliance upon the developer or applicant. To be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.~~

~~CMS 1.4.2 **Quantitative Methods.** The LDC shall include quantitative methods for determining LOS that may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS.~~

~~CMS 1.4.3 **Impact Calculation.** The LDC shall include standardized quantitative methods to be used in determining the impact of any proposed development upon the public facilities and services within the County (roads, stormwater, potable water, wastewater, solid waste, recreation and open space, and public schools).~~

~~Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized methods within the LDC must have the prior approval of the BCC before such data may be used for determining or projecting impacts of the proposed development.~~

~~CMS 1.4.4 **Exemption to concurrency requirement.** For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements only if all of the conditions specified in Section 163.3180(6), Florida Statutes, are met.~~

## **Chapter 7 Future Land Use Element.**

The purpose and intent of the Future Land Use Element is to establish future land patterns that support and encourage compact, mixed-use urban development and support transit. ~~reduce vehicle miles traveled and reduce greenhouse gases.~~ The Future Land Use Element shall also provide a clear separation between urban, suburban, and rural areas and provide protection for existing agricultural areas.

### **GOAL FLU 1 FUTURE DEVELOPMENT PATTERN**

**Escambia County shall implement a planning framework that defines, supports and facilitates the desired future development pattern in Escambia County while protecting and preserving natural and historic resources.**

#### **OBJ FLU 1.1 Growth Strategies**

**Apply accepted planning principles and utilize innovative and flexible planning strategies to achieve orderly and balanced growth and development.**

### **POLICIES**

**FLU 1.1.1 Development Consistency.** New development and redevelopment in unincorporated Escambia County shall be consistent with the Plan and the FLUM. The 2030 FLUM is attached herein to this Plan as Exhibit B.

**FLU 1.1.2 Land Development Code.** Escambia County shall adopt and maintain within the LDC those specific and detailed provisions necessary and desirable to implement the goals, objectives, and policies of the Plan. The provisions shall include regulations for the use of land and water, subdivision of land, flood-prone areas, on-site vehicular use, stormwater drainage, signage, and concurrency of infrastructure and services. LDC regulations shall also provide for open space; the compatibility of adjacent uses; the correction of nonconforming uses and structures; and the protection of potable water sources, environmentally sensitive lands, and other natural resources. Additionally, the LDC shall document the administrative processes necessary to implement its regulations, including development approval and permitting, rezoning, appeal of administrative decisions, variances of or exceptions to standards, and public notification of those processes. Other policies within the Comprehensive Plan may prescribe more specific LDC content.

**FLU 1.1.3 Principles and Methodologies.** Escambia County shall ensure that all future development is consistent with accepted planning principles and professionally accepted methodologies.

**FLU 1.1.4 Zoning Districts.** Escambia County shall, through LDC provisions, utilize various zoning districts to implement land use, density, intensity, and other development standards consistent with accepted planning principles and the

designated future land use categories of the Comprehensive Plan and FLUM. Within a given future land use category, there shall be one or more implementing zoning districts, and the development standards for each parcel shall be those of the applicable zoning district. Additionally, the County shall adopt and maintain parcel-based zoning district maps, and the LDC shall contain provisions for map amendments (rezoning), including the minimum criteria necessary for approval of an amendment.

~~FLU 1.1.5 **Density Clustering:** The LDC shall include provisions for density clustering outside of the site areas intended for preservation and within the site areas intended for development.~~

~~FLU 1.1.6 **Subdivision Regulations.** Escambia County shall, through LDC provisions, apply uniform subdivision regulations, including requirements to provide paved roads and stormwater management.~~

~~FLU 1.1.7 **Performance-oriented Controls.** The LDC shall include performance-oriented land development controls. These are intended to protect and preserve important natural resources; provide incentives for design improvements to existing subdivisions and neighborhoods and encourage better design for newly proposed subdivisions or neighborhoods; provide incentives for minimizing adverse impacts on adjacent lands or uses; and encourage a mix of housing types.~~

~~FLU 1.1.8 **Planned Unit Development.** Escambia County shall, through LDC provisions, promote and encourage the use of the Planned Unit Development (PUD) process that will allow expansion of uses, increased site specific densities, clustering, or other incentives to achieve innovative land use design superior to that produced by the strict application of standard development regulations. Generally, the PUD process shall be limited to a development that is planned, developed, and considered as a single project. The LDC shall establish minimum PUD design criteria, including minimum site area and open space.~~

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

~~FLU 1.1.10 **Locational Criteria.** The LDC shall include locational criteria for broad categories of proposed non-residential land uses. The site criteria for such uses shall address the transportation classification of, and access to, adjoining streets, the proximity of street intersections and large daily trip generators (i.e. college or university), the surrounding land uses, the ability of a site to accommodate the proposed use while adequately protecting adjoining uses and resources, and other criteria that may be appropriate to those categories of uses.~~

~~FLU 1.1.11 **Public Schools.** Escambia County shall coordinate with the Escambia~~

County School Board to plan the siting and development of public schools, consistent with the Intergovernmental Coordination and Public Schools Facilities Elements. Schools shall be collocated with parks or other civic uses such as public libraries where possible, to promote joint use of facilities and encourage compact land use patterns. Schools shall be located in close proximity to residential areas and accessible by various modes of transportation.

**FLU 1.1.542 Family Conveyance Exception.** Escambia County shall, through LDC provisions, continue to allow property owners to convey parcels of property to a family member as determined by the LDC for use solely as a homestead by that individual without regard to maximum residential densities established in the applicable zoning districts. However, the LDC may impose other limitations. The family conveyance provision shall apply only once to any individual.

**FLU 1.1.643 Administrative Appeal Procedure.** Consolidation of future land use categories and zoning districts on the 2030 FLUM and associated Zoning Map is intended to simplify administration while respecting private property rights. Any property owner contending that a parcel of land had greater development rights under the future land use and zoning in place prior to the adoption of the 2030 FLUM and associated Zoning Map may submit a written request to the County for a determination under the vested rights provisions of the LDC.

## **OBJ FLU 1.2 Historic Resources**

**Protect and preserve Escambia County's historical resources.**

## **POLICIES**

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

**FLU 1.2.2 LDC Provisions.** Escambia County shall include provisions in the LDC that require identification and preservation of significant archeological and/or historic sites or structures within the County. The provisions will include protection for all sites listed on the Florida Master Site File and will be developed in cooperation with the Department of State, Division of Historical Resources. The provisions also will include requirements that provide for the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical

evidence found on the site. Normally, determinations will be made by those approved to make such determinations by the Division of Historical Resources.

**FLU 1.2.3 Density Clustering.** Escambia County shall include density clustering provisions in the LDC to protect significant historical or archaeological sites. The density clustering provisions will allow for historical or archaeological areas within a larger site to remain intact and an appropriate proportion of the density that may otherwise have been permitted within those areas to be clustered on a non-sensitive portion of the site.

### OBJ FLU 1.3 Future Land Use Map Designations

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

### POLICIES

**FLU 1.3.1 Future Land Use Categories.** General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in Table 1.

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
Agriculture (AG)	Intended for routine agricultural and silvicultural related activities and very low density residential uses. Also allows for commercial activity 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.	<ul style="list-style-type: none"><li>• Agriculture</li><li>• Silviculture</li><li>• Residential</li><li>• Recreational</li><li>• Public and Civic</li><li>• Limited Ancillary or Supportive</li><li>• Commercial</li></ul>	<b>Residential</b> Minimum Density: None  Maximum Density: 1 du/20 acres  <b>Non-Residential</b>  Minimum Intensity: None  Maximum Intensity: 0.25 Floor Area Ratio (FAR)
Rural Community (RC)	Intended to recognize existing residential development and neighborhood serving nonresidential activity through a compact development pattern that serves the rural and agricultural areas of Escambia County.	<ul style="list-style-type: none"><li>• Agriculture</li><li>• Silviculture</li><li>• Residential</li><li>• Recreational Facilities</li><li>• Public and Civic</li><li>• Compact, traditional neighborhood supportive commercial</li></ul>	<b>Residential</b> Minimum Density: None  Maximum Density: 2 du/acre  <b>Non-Residential</b> Minimum Intensity: None  Maximum Intensity: 0.25 Floor Area Ratio (FAR)

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
Mixed-Use Suburban (MU-S)	Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses.	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail and Services</li> <li>• Professional Office</li> <li>• Recreational Facilities</li> <li>• Public and Civic</li> </ul>	<p><b>Residential</b> Minimum Density: 2 du/acre</p> <p>Maximum Density: 10 du/acre</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: 1.0 Floor Area Ratio (FAR)</p> <p>Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:</p> <p>a) Residential – 8% to 25%</p>

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
			<p>b) Public/Rec/Inst. – 5% to 20%</p> <p>c) Non-Residential: Retail/Service – 30% to 50%</p> <p>Office – 25% to 50%</p> <p>In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:</p> <p>a) Residential – 70% to 85%</p> <p>b) Public/Rec/Inst. – 10% to 25%</p> <p>c) Non-Residential – 5% to 10%</p>
Mixed-Use Urban (MU-U)	Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail and Services</li> <li>• Professional Office</li> <li>• Light Industrial</li> <li>• Recreational Facilities</li> <li>• Public and Civic</li> </ul>	<p><b>Residential</b> Minimum Density: 3.5 du/acre</p> <p>Maximum Density: 25 du/acre</p> <p><b>Non-Residential</b> Minimum Intensity: 0.25 Floor Area Ratio (FAR)</p> <p>Maximum Intensity: 2.0 Floor Area Ratio (FAR)</p> <p>Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:</p> <p>a) Residential – 8% to 25%</p>

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
			<p>b) Public/Rec/Inst. – 5% to 20%</p> <p>c) Non-Residential: Retail/Service – 30% to 50%</p> <p>Office – 25% to 50%</p> <p>Light Industrial – 5% to 10%</p> <p>In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:</p> <p>a) Residential – 70% to 85%</p> <p>b) Public/Rec/Inst. – 10% to 25%</p> <p>c) Non-Residential – 5% to 10%</p>
Mixed-Use Perdido Key (MU-PK)	<p>Intended for a complementary mix of residential, commercial and tourism (resort) related uses.</p> <p>Residential development in the MU-PK FLUM category shall be limited to 7,150 dwelling units and 1,000 lodging units.</p>	Single family and multi-family residential; condominiums; hotels/motels, commercial, active and passive recreational facilities, plazas and other civic uses; public and quasi-public facilities (including government facilities, public utilities, religious facilities and organizations).	Maximum Density: 25 du/acre (based on proposed zoning districts)



FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
Mixed-Use Perdido Key (MU-PK)		<p>In the low and medium density residential zoning districts the non-residential uses may include churches, public utilities and facilities, parks and recreation areas, golf courses, tennis courts, swimming pools, etc. In the medium density residential zoning districts, non-residential uses may also include kindergarten and childcare centers and professional offices (architects, engineers, lawyers, consultants, medical/dental, real estate, insurance, etc.)</p> <p>The uses allowed in the commercial district include a full range of commercial enterprise activities and are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, thereby assuring that such commercial development is undertaken in an environmentally sensitive manner. When using density transfers, densities may not be transferred to parcels south of Perdido Key Drive.</p>	<p>Maximum Intensity: 6.0 Floor Area Ratio (FAR)</p> <p>Minimum pervious area 20%</p> <p>Maximum impervious cover area 80%</p>
Mixed-Use Pensacola Beach (MU-PB)	Intended for a complementary mix of uses on the developable lands at Pensacola Beach and is designed to accommodate and encourage innovative land development types and arrangements.	The location and distribution of uses shall generally follow the distribution of uses included in the 1988 Pensacola Beach Land Utilization Plan, which is included in Chapter 1 of the Foundation Document and Chapter 85-409, Laws of Florida	<p>Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50% open space/recreation.</p> <p>Also, densities may be increased, decreased</p>

FLUM Designation	General Descriptions	Range of Allowable Uses	Standards
Mixed-Use Pensacola Beach (MU-PB)	Residential development in the MU-PB FLUM category shall be limited to 4,128 dwelling units and 726 lodging units.	Other allowable uses include public utilities and facilities, religious and educational facilities and medical facilities. Note: Laws of Florida, Chapter 85-409, prohibits residential or commercial development of a specified parcel within this category. Further, provisions within the Land Utilization Plan provide that environmental studies be completed prior to approving any development or use of the specified parcel.	<p>or transferred on any particular parcel to provide protection to important natural resources, accommodate the provision of adequate and functional open space and the provision of a complimentary mix of recreation uses within the Pensacola Beach Community.</p> <p>Site specific densities and uses will be further defined by the lease agreements for individual parcels, the 1985 Bond Validation Compromise and Settlement, and Special Acts of the legislature regarding land use, ownership and development on Pensacola Beach. However, development thresholds established by this Policy shall not be exceeded unless this Comprehensive Plan has been amended and such amendment provides for increased development thresholds.</p>
Commercial (C)	Intended for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Retail and Services</li> <li>• Professional Office</li> <li>• Light Industrial</li> <li>• Recreational Facilities</li> <li>• Public and Civic</li> </ul>	<p><b>Residential</b> Minimum Density: None</p> <p>Maximum Density: 25 du/acre</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: 1.0 Floor Area Ratio (FAR)</p>

<b>FLUM Designation</b>	<b>General Descriptions</b>	<b>Range of Allowable Uses</b>	<b>Standards</b>
Industrial (I)	Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents.	<ul style="list-style-type: none"> <li>• Light to Intensive Industrial</li> <li>• Ancillary Retail and Office</li> <li>• No new residential development is allowed</li> </ul>	<p><b>Residential</b> Minimum Density: None</p> <p>Maximum Density: None</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: 1.0 Floor Area Ratio (FAR)</p>
Conservation (CON)	Intended for the conservation of important natural resources, such as wetlands, marshes and significant wildlife habitats. This may include passive recreational opportunities for citizens of and visitors to the County.	<ul style="list-style-type: none"> <li>• Passive parks and trails</li> <li>• Preservation lands</li> <li>• Educational uses that use natural amenities for public benefit</li> <li>• No new residential development is allowed</li> </ul>	<p><b>Residential</b> Minimum Density: None</p> <p>Maximum Density: None</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: None</p>
Recreation (REC)	Recreational opportunities for the Escambia County citizens including a system of public and private park facilities.	<ul style="list-style-type: none"> <li>• Active and passive recreation activities and amenities</li> <li>• Park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields</li> <li>• Meeting halls and the like</li> <li>• No new residential development is allowed</li> </ul>	<p><b>Residential</b> Minimum Density: None</p> <p>Maximum Density: None</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: 0.5 Floor Area Ratio (FAR)</p>
Public (P)	Provides for uses or facilities owned or managed by the federal, state or county government or other public institutions or agencies.	<ul style="list-style-type: none"> <li>• Public Parks</li> <li>• Local, Regional, State or Federal Facilities</li> <li>• Public structures or lands</li> <li>• Quasi-public Facilities providing public services</li> </ul>	<p><b>Residential</b> Minimum Density: None</p> <p>Maximum Density: None</p> <p><b>Non-Residential</b> Minimum Intensity: None</p> <p>Maximum Intensity: None</p>

1  
2  
3  
4

1 **OBJ FLU 1.4 Protect Existing Communities**

2  
3 **Escambia County shall protect and enhance existing communities by**  
4 **eliminating nonconforming uses and structures over time and through**  
5 **implementing an active code enforcement program.**

6  
7 **POLICIES**

8  
9 **FLU 1.4.1 Nonconformity.** Escambia County shall prohibit the expansion of  
10 nonconforming land uses or structures within the County. The LDC shall restrict  
11 any activity that would expand the land use in question, improve structures, or  
12 expand improvements associated with a nonconforming land use.

13  
14 **FLU 1.4.2 Code Enforcement.** Escambia County shall conduct a combination of  
15 complaint-driven and systematic code enforcement actions to reduce property  
16 maintenance code violations. ~~this process shall continue to use a hearing-~~  
17 ~~examiner (code enforcement special magistrate) when appropriate.~~

18  
19 **OBJ FLU 1.5 Sustainable and Energy Efficient Development**

20 **Escambia County shall promote sustainable and energy efficient-**  
21 **development by encouraging compact, mixed-, and multi-use land use**  
22 **patterns.**

23  
24 **POLICIES**

25  
26 ~~**FLU 1.5.1 Reduction of Green House Gases and Single Occupant Vehicle**~~  
27 ~~**Trips.**~~ The County will direct growth toward lands designated for higher intensity,  
28 mixed use development, especially the Mid-West Sector Plan Overlay area and  
29 major transportation corridors in the Mixed Use Urban Future Land Use category,  
30 to encourage compact, mixed or multiple use developments that are walkable  
31 and can be served by public transportation, thereby establishing opportunities for  
32 reduced reliance on single occupant vehicle trips and reduction in automobile-  
33 generated greenhouse gas emissions.

34 ~~**FLU 1.5.2 Use of Planned Unit Development.**~~ Escambia County shall support  
35 the use of the Planned Unit Development process to create developments that  
36 incorporate sustainable development practices, including:

- 37  
38 a. ~~A variety of nonresidential uses in close proximity to residential uses;~~  
39 b. ~~A variety of uses mixed as compact vertical or horizontal development;~~  
40 c. ~~Active first floor retail and service uses in multi-story buildings;~~  
41 d. ~~Convenient access to typical daily needs;~~  
42 e. ~~A system of streets that are attractive and safe for pedestrians and~~  
43 ~~bicycle use;~~  
44 f. ~~Walking/bicycling trails and wide pedestrian sidewalks as referenced in~~  
45 ~~Chapter 8, Mobility Element and the Safe Routes to Schools Program;~~  
46 g. ~~Greenspaces, such as pocket parks, trails, greenbelts and natural~~

1 areas; and

2 h. ~~Travel mode choice, including walking, bicycling, bus/transit and~~  
3 ~~automobile.~~

4  
5 **FLU 1.5.3 1 New Development and Redevelopment in Built Areas.** To  
6 promote the efficient use of existing public roads, utilities, and service  
7 infrastructure, the County will encourage the redevelopment in underutilized  
8 properties to maximize development densities and intensities located in the MU-  
9 S, MU-U, Commercial, and Industrial Future Land Use categories (with the  
10 exception of residential development).

11  
12 **FLU 1.5.4.2 Compact Development and Maximum Densities and Intensities.**  
13 To ensure that developments are designed to be compact and to accommodate  
14 travel mode choice-especially for short, local trips-the County will require  
15 minimum densities in the MU-S Future Land Use category and encourage the  
16 maximum densities and intensities in the MU-U Future Land Use category.

## 17 18 **GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES**

19  
20 **Escambia County shall promote urban strategies for compact**  
21 **development, the efficient provision of infrastructure and urban services,**  
22 **and the protection of natural resources. Urban strategies shall include infill**  
23 **development, mixed-use development, and coordinated land use and**  
24 **transportation planning.**

### 25 26 **OBJ FLU 2.1 Urban Development**

27  
28 **Direct growth toward those areas where infrastructure and services exist**  
29 **to support development at approved densities and intensities.**

### 30 31 **POLICIES**

32  
33 **FLU 2.1.1 Infrastructure Capacities.** Urban uses shall be concentrated in the  
34 urbanized areas with the most intense development permitted in the Mixed-Use  
35 Urban (MU-U) areas and areas with sufficient central water and sewer system  
36 capacity to accommodate higher density development. Land use densities may  
37 be increased through Comprehensive Plan amendments. This policy is intended  
38 to direct higher density urban uses to those areas with infrastructure capacities  
39 sufficient to meet demands and to those areas with capacities in excess of  
40 current or projected demand. Septic systems remain allowed through Florida  
41 Health Department permits where central sewer is not available.

42  
43 **FLU 2.1.2 Compact Development.** To promote compact development, FLUM  
44 amendments and residential re-zonings to allow for higher residential densities  
45 to be allowed in the MU-U and MU-S future land use categories.

46  
47 **FLU 2.1.3 CHHA Density.** Consistent with the goals, objectives, and policies of

the Coastal Management Element, Escambia County will not support re-zonings and FLUM amendments to categories allowing higher densities within the Coastal High Hazard Area (CHHA).

~~FLU 2.1.4 **Residential Density and Non-residential Intensity Bonuses.** Through specific LDC criteria that implement the urban development objective, mixed use projects may be allowed to be developed above the maximum residential density and non-residential intensity permitted in the zoning district but not to exceed the FLU limits.~~

## **OBJ FLU 2.2 Provision of Public Services**

**Promote orderly and balanced growth and development as a fiscal management technique to provide cost-efficient public services and facilities.**

## **POLICIES**

**FLU 2.2.1 Location.** Public facilities and services shall be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency shall be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

**FLU 2.2.2 Land Acquisition.** Escambia County shall include land acquisition within its Capital Improvements Element and its Capital Improvements Program (CIP) when necessary to provide for public lands for County owned facilities.

**FLU 2.2.3 Right-of-way Dedication.** Escambia County shall continue to require dedication of adequate rights-of-way as approved by the County.

**FLU 2.2.4 Existing Facilities.** Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

## **OBJ FLU 2.3 Infill Development**

**Encourage infill development in appropriate urbanized areas where infrastructure is sufficient to meet demands, such as in MU-U and MU-S.**

1 **POLICIES**

2  
3 ~~FLU 2.3.1 **Area Designation.** The Englewood and Brownsville Redevelopment~~  
4 ~~Areas All Community Redevelopment Areas~~ as adopted by the BCC, are hereby  
5 designated as an Urban Infill and Redevelopment Area in conformance with Section  
6 ~~163.2514(2), Florida Statutes. The County shall pursue similar designation for the~~  
7 ~~remaining adopted redevelopment areas.~~

8  
9 **FLU 2.3.2 Community Redevelopment Areas.** Escambia County shall use its  
10 fiscal resources to encourage infill residential, commercial, and public  
11 development, particularly in the Community Redevelopment Areas.  
12

13 **OBJ FLU 2.4 Community Redevelopment**

14  
15 **The Community Redevelopment Agency (CRA) will continue to implement**  
16 **the recommendations of the 1995 Community Redevelopment Strategy, as**  
17 **which may be updated from time to time.**  
18

19 **POLICIES**

20  
21 **FLU 2.4.1 Strategy.** The CRA and other County agencies shall implement the  
22 recommendations of the 1995 Community Redevelopment Strategy ~~through the~~  
23 ~~Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans,~~  
24 ~~as and~~ may be updated from time to time.  
25

26 **FLU 2.4.2 Block Grants.** Escambia County shall direct its Community  
27 Development Block Grant (CDBG) efforts primarily to the Community  
28 Redevelopment Areas, but in any case, the program requirements promulgated by  
29 the U.S. Department of Housing and Urban Development (HUD) shall be met.  
30

31 ~~FLU 2.4.3 **Unsafe Conditions.** Escambia County shall utilize and administer its~~  
32 ~~provisions for removal or repair of structures that are unsafe or constitute a health~~  
33 ~~hazard. Also, the County will continue to target CDBG funds primarily for~~  
34 ~~improvement to areas or structures where unsafe or substandard conditions exist.~~  
35

36 ~~FLU 2.4.4 **Needs Identification.** Escambia County shall identify neighborhoods~~  
37 ~~showing initial signs of distress and evaluate the need for revitalization and~~  
38 ~~enhancement, which is anticipated to be complete by December 2011. Distressed~~  
39 ~~neighborhoods may be scheduled for targeted code enforcement and for~~  
40 ~~supplemental public infrastructure and park improvements through the CIP.~~  
41

42 **GOAL FLU 3 RURAL STRATEGIES**

43  
44 **Escambia County shall promote rural strategies, including protecting**  
45 **agriculture, silviculture, and related activities, protecting and preserving**  
46 **natural resources and guiding new development toward existing rural**  
47 **communities.**

1  
2 **OBJ FLU 3.1 Rural Development**  
3

4 **All new development within rural areas, including commercial development,**  
5 **that is compatible with the protection and preservation of rural areas shall**  
6 **be directed to existing rural communities.**  
7

8 **POLICIES**  
9

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

16 **FLU 3.1.2 Water Facility Extensions.** Escambia County shall coordinate with  
17 potable water providers on any extensions of potable water facilities in the rural  
18 area.  
19

20 **FLU 3.1.3 FLUM Amendments.** During consideration of FLUM amendments,  
21 Escambia County shall consider the impacts of increased residential densities to  
22 the agriculture and silviculture industries as well as public facility maintenance and  
23 operation expenditures (i.e., roads, water, sewer, schools,) needed to serve the  
24 proposed development.  
25

26 **FLU 3.1.4 Rezoning.** Escambia County shall protect agriculture and the rural  
27 lifestyle of northern Escambia County by permitting re-zonings to districts, allowing  
28 for higher residential densities in the Rural Community (RC) future land use  
29 category.  
30

31 **FLU 3.1.5 New Rural Communities.** To protect silviculture, agriculture, and  
32 agriculture-related activities Escambia County shall not support the establishment  
33 of new rural communities.  
34

35 ~~**FLU 3.1.6 Residential Clustering.** Clustering of residential units in the Agriculture-~~  
36 ~~(AG) and Rural Community (RC) future land use categories shall only be permitted~~  
37 ~~for subdivisions of 10 or more dwelling units, with preservation of at least 80-~~  
38 ~~percent of the project site in a perpetual conservation easement as contemplated~~  
39 ~~in, Section 704.06, F.S., and in conjunction with a PUD to ensure the project is~~  
40 ~~compatible with surrounding properties and protects the rights of adjacent property~~  
41 ~~owners. The minimum lot size shall be ¼ acre and the maximum residential density~~  
42 ~~permitted in the future land use category shall not be exceeded.~~  
43

44 ~~**FLU 3.1.7 Farm Worker Housing.** Group quarters, temporary housing, and other~~  
45 ~~residential structures for the use of permanent and/or temporary farm workers may~~  
46 ~~be permitted in areas of agricultural activity. Although, in no case shall such uses~~  
47 ~~exceed the maximum intensity specified in the applicable future land use category-~~  
48 ~~or densities exceed 8 dwelling units per gross acre. This provision is intended to~~



1 preserve and promote agricultural uses by making it possible for farm workers to  
2 both work and reside on or near property devoted to agricultural uses.

3  
4 ~~FLU 3.1.8 Conservation Subdivisions.~~ Escambia County shall, by December  
5 2012, review the appropriateness of allowing conservation subdivisions in the  
6 future land use categories.

## 7 8 **GOAL FLU 4 MILITARY INSTALLATIONS**

9  
10 **Escambia County shall support the missions of local military installations.**

### 11 **OBJ FLU 4.1 Compatibility and Encroachment.**

12 **Recognize the economic and historical significance of retaining local military**  
13 **installations and address compatibility and encroachment issues through**  
14 **implementation of the recommendations of the 2003 Joint Land Use Study**  
15 **(JLUS).**

### 16 **POLICIES**

17  
18 **FLU 4.1.1 Planning Objective.** Escambia County shall consider the protection of  
19 public health, safety, and welfare as a principal objective of land use planning  
20 around military airfields.

21  
22 **FLU 4.1.2 Airfield Influence Planning Districts.** Escambia County shall provide  
23 for Airfield Influence Planning Districts (AIPDs) as a means of addressing  
24 encroachment; creating a buffer to lessen impacts from and to property owners;  
25 and protecting the health, safety, and welfare of citizens living in close proximity to  
26 military airfields. The overlay districts shall require density and land use limitations,  
27 aviation easements, building sound attenuation, real estate disclosures, and Navy  
28 (including other military branches, where appropriate) review of proposed  
29 development based on proximity to Clear Zones, Accident Potential Zones (APZs),  
30 aircraft noise contours, and other characteristics of the respective airfields. ~~The~~  
31 ~~districts and the recommended conditions for each are as follows:~~

32  
33 ~~A. Airfield Influence Planning District 1 (AIPD-1): Includes the~~  
34 ~~current Clear Zones, Accident Potential Zones and noise contours of~~  
35 ~~65 Ldn and higher, (where appropriate) as well as other areas near~~  
36 ~~and in some cases abutting the airfield.~~

37 ~~1. Density restrictions and land use regulations to maintain~~  
38 ~~compatibility with airfield operations; and~~

39 ~~2. Mandatory referral of all development applications to local~~  
40 ~~Navy officials for review and comment within ten working days;~~  
41 ~~and~~

42 ~~3. Required dedication of aviation easements to the county~~  
43 ~~for subdivision approval and building permit issuance; and~~

44 ~~4. Required sound attenuation of buildings with the level of~~  
45 ~~sound protection based on noise exposure; and~~

1 ~~5. Required disclosure for real estate transfers.~~

2  
3 ~~B. Airfield Influence Planning District 2 (AIPD-2): Includes land that is~~  
4 ~~outside of the AIPD-1 but close enough to the airfield that it may affect, or~~  
5 ~~be affected by, airfield operations.~~

6 ~~1. Mandatory referral of all development applications to local~~  
7 ~~Navy officials for review and comment within ten working days;~~  
8 ~~and~~

9 ~~2. Required dedication of aviation easements to the county~~  
10 ~~for subdivision approval and building permit issuance; and~~

11 ~~3. Required sound attenuation of buildings with the level of~~  
12 ~~sound protection based on noise exposure; and~~

13 ~~4. Required disclosure for real estate transfers; and~~

14 ~~5. No County support of property rezonings that result in~~  
15 ~~increased residential densities in excess of JLUS~~  
16 ~~recommendations.~~

17  
18 ~~The three installations in Escambia County-- Naval Air Station Pensacola (NASP),~~  
19 ~~Navy Outlying Field (NOLF) Sauley and NOLF Site 8, are each utilized differently.~~  
20 ~~Therefore, the size and designations of the AIPD Overlays vary according to the~~  
21 ~~mission of that particular installation. The Escambia County Land Development~~  
22 ~~Code details and implements the recommendations. The AIPD Overlays Map is~~  
23 ~~attached herein to this ordinance as Exhibit C.~~

24  
25 **FLU 4.1.3 Infrastructure Impacts.** Escambia County shall review, in coordination  
26 with other agencies or organizations that provide necessary infrastructure (i.e.,  
27 streets and utilities), the possible growth-inducing impacts of service extensions  
28 into AIPDs.

29  
30 **FLU 4.1.4 Information Access.** Escambia County shall continue to maintain an  
31 interactive page on its website as a tool for all users to access information  
32 concerning AIPDs, noise zones, and APZ. The County is committed to the  
33 continuous improvement and expansion of the website, with links to other  
34 information sources as needed.

35  
36 **FLU 4.1.5 Land Acquisition.** Escambia County shall seek dedicated sources of  
37 funds for acquiring the development rights or outright purchase of select lands for  
38 public purpose. The land acquisition program shall be designed to serve multiple,  
39 complementary goals, including the elimination of possible development from lands  
40 near airfields, the protection of the environment, the maintenance of agricultural  
41 uses, and the conservation of quality open spaces.

42  
43 **FLU 4.1.6 Supporting Infrastructure.** ~~Section 288.980(4), Florida Statutes,~~ has  
44 created the "Defense Infrastructure Grant Program" to support local infrastructure  
45 projects deemed to have a positive impact on the military value of installations within  
46 the state. Escambia County shall support and proceed with infrastructure projects  
47 that would have a positive impact on local military installations, pursuing all

1 assistance available.

2  
3 ~~FLU 4.1.7 **Military Representation.** Pursuant to Section 163.3175, Florida~~  
4 ~~Statutes, a representative of the military installations located within Escambia~~  
5 ~~County shall be placed on the Planning Board as an ex officio, nonvoting member.~~  
6 ~~The selection of the representative will initially be by a Memorandum of Agreement~~  
7 ~~between the Commanding Officers of Naval Air Station Pensacola and Naval Air~~  
8 ~~Station Whiting Field. The Interlocal Agreement with the Navy details the~~  
9 ~~procedures and responsibilities of both parties.~~

10  
11 **FLU 4.1.87 JLUS Implementation.** The LPA shall function as the JLUS  
12 Implementation Oversight Committee to guide the implementation of technically  
13 sound, community-based, collaborative planning. The duties of the JLUS  
14 Implementation Oversight Committee shall include, at a minimum, annual meetings,  
15 with others scheduled as necessary, to:

- 16  
17 a. Monitor the timely completion of the implementation of the JLUS  
18 recommendations;  
19 b. Make policy decisions and recommendations concerning the JLUS  
20 implementation to the BCC;  
21 c. Monitor the effectiveness of the implemented recommendations in  
22 controlling encroachment; and  
23 d. If necessary in the future, recommend additional measures to ensure  
24 compatible development in the AIPDs.

25  
26 ~~**GOAL FLU 5 MID-WEST ESCAMBIA COUNTY OPTIONAL SECTOR PLAN**~~

27  
28 ~~**Escambia County shall utilize the Optional Sector Plan process to encourage**~~  
29 ~~**cohesive and sustainable development patterns within central Escambia**~~  
30 ~~**County, emphasizing urban form and the protection of regional resources**~~  
31 ~~**and facilities.**~~

32  
33 ~~**OBJ FLU 5.1 Conceptual Long-term Build-out Overlay**~~

34  
35 ~~**Adopt a conceptual long-term buildout overlay for the Mid-West Optional**~~  
36 ~~**Sector Plan area as authorized by the Florida Department of Community**~~  
37 ~~**Affairs.**~~

38  
39 **POLICIES**

40  
41 ~~FLU 5.1.1 The Long-Range Conceptual Framework Map, attached and~~  
42 ~~incorporated in this Ordinance as Exhibit D, identifies the location, type and extent~~  
43 ~~of land uses, regionally significant public facilities, and regionally significant natural~~  
44 ~~resources. This area shall be depicted on the Future Land Use Map as the~~  
45 ~~Optional Sector Plan (OSP) and be evaluated in future statutorily required~~  
46 ~~evaluation & appraisal reports.~~

FLU 5.1.2 Development within the OSP area shall support and further the following general principles:

**Economic Development**

- a. Promote economic development and job creation
- b. Promote the fiscally efficient use of land and infrastructure
- c. Provide adequate retail and service opportunities to meet the needs of the surrounding community

**Transportation**

- a. Create a highly interconnected, multi-modal transportation system that efficiently links housing to employment and retail opportunities
- b. Develop a hierarchy of transportation corridors that would increase mobility and accessibility within the OSP while respecting existing residential development
- c. Create an interconnected and accessible pedestrian and bicycle network
- d. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through the use of compact, mixed-use and transit-oriented development patterns

**Environment**

- a. Establish a “green infrastructure” network of interconnected recreation areas and open space
- b. Identify, protect and when impacted by development restore key ecosystems
- c. Identify, protect and when impacted by development restore wildlife habitat and corridors
- d. Reduce greenhouse gas (GHG) emissions

**Community Design**

- a. Create a hierarchy of place
- b. Promote compact neighborhood design
- c. Create neighborhoods that would provide a broad range of housing options varying in size, style, cost and type of ownership
- d. Provide neighborhood schools and parks within close proximity to housing consistent with Chapter 16, Public Schools Facilities Element.
- e. Construct resource-efficient homes and businesses

FLU 5.1.3 The total maximum development scenario of the Mid-West Escambia County Optional Sector Plan shall be limited to 12,175,000 sq. ft. of non-residential development and 23,000 residential dwelling units. Any future amendments to this total shall result in a balanced jobs-to-housing ratio.

**OBJ FLU 5.2 Economic Development**

**Adopt development guidelines that implement the economic development principles of the Optional Sector Plan area.**

## **POLICIES**

FLU 5.2.1 The OSP shall contain two Regional Employment Districts. The Northern Regional Employment District is intended to recognize and build upon the County's pre-existing investment in the Central Commerce Park. The Southern Regional Employment District is intended to create an immediate opportunity for significant economic development and job creation proximate to Interstate 10 and existing population centers.

The location of these districts shall be generally consistent with the conceptual long-term buildout overlay. The intent of these districts is to support economic development and improve the jobs-to-housing balance in central Escambia County. These districts are intended to contain predominantly industrial, distribution and office uses. Development within the Regional Employment Districts shall be consistent with the following standards:

### **Northern Regional Employment District**

<i>Development Standards</i>	
Maximum Size	400 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	2,500,000 sq. ft.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	0%	10%
Office	20%	60%
Commercial	0%	5%
Industrial	20%	60%
Recreation/Public	5%	No Maximum

*\*Percentages apply to the Northern Regional Employment District as a whole and not by individual parcel.*

### **Southern Regional Employment District**

<i>Development Standards</i>	
Maximum Size	1,600 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	8,000,000 sq. ft.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	0%	10%

Office	20%	60%
Commercial	0%	5%
Industrial	20%	60%
Recreation/Public	5%	No Maximum

*~~\*Percentages apply to the Southern Regional Employment District as a whole and not by individual parcel.~~*

~~FLU 5.2.2 In order to minimize public expenditures and maximize the efficient use of public infrastructure and services such as utilities and roads, development within the OSP shall be in the form of clustered, compact neighborhoods and centers.~~

### **~~OBJ FLU 5.3 Transportation~~**

~~Adopt development guidelines that implement the transportation principles of the Optional Sector Plan area.~~

#### **~~POLICIES~~**

~~FLU 5.3.1 Transportation infrastructure within the OSP shall be designed as a network of hierarchical local, collector and arterial roadways that form a curvilinear grid pattern that respects the natural environment while providing a high degree of interconnectivity.~~

~~FLU 5.3.2 Local and collector streets, sidewalks, bike lanes and multi-use paths shall contribute to a system of fully-connected and attractive routes from individual neighborhoods to neighborhood, village, town and employment centers. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed vehicular traffic.~~

~~FLU 5.3.3 Neighborhood, Village and Town Centers shall be transit-oriented and designed to accommodate current and future transit systems.~~

~~FLU 5.3.4 Land uses adopted within the OSP shall result in an appropriate job-to-housing balance that reduces overall vehicle miles traveled (VMT) locating residential uses within close proximity to jobs.~~

### **~~OBJ FLU 5.4 Environment~~**

~~Adopt development guidelines that implement the environmental principles of the Optional Sector Plan area.~~

#### **~~POLICIES~~**

~~FLU 5.4.1 "Green infrastructure" shall be defined as an interconnected network of preservation areas, open space, parks, greenbelts and other natural areas that support the function of natural systems, allow the natural management of stormwater, support wildlife migration patterns, and promote community access to recreational areas. Throughout the OSP these areas shall be constructed, restored~~

1 and maintained to the greatest extent possible.

2 ~~FLU 5.4.2 Wherever possible, the natural terrain, drainage and vegetation of the~~  
3 ~~area shall be preserved.~~

4  
5 ~~FLU 5.4.3 Environmentally sensitive areas shall be preserved in a way that will~~  
6 ~~maintain their integrity as wildlife habitat consistent with the definition in Chapter 3,~~  
7 ~~Definitions. The County shall require mandatory clustering on the upland areas of~~  
8 ~~properties that are impacted by environmentally sensitive areas; however, for~~  
9 ~~those properties that lack an adequate amount of uplands, limited development in~~  
10 ~~the OSP would be permitted if a taking would result.~~

11  
12 ~~FLU 5.4.4 Key wildlife corridors shall be identified and protected from the impacts~~  
13 ~~of development.~~

14  
15 ~~FLU 5.4.5 Measures shall be implemented to reduce greenhouse gas (GHG)~~  
16 ~~emissions consistent with the intent of Chapter 2008-191, Laws of Florida. The~~  
17 ~~implementation of this policy shall include but not be limited to the following~~  
18 ~~measures:~~

- 19  
20 a. ~~Reduction of vehicle miles traveled (VMT) by~~  
21 ~~encouraging the design of compact, walkable, mixed-~~  
22 ~~use, transit-oriented neighborhoods.~~  
23 b. ~~Creation of a highly interconnected, multi-modal~~  
24 ~~transportation that incorporates facilities for current and~~  
25 ~~future transit systems.~~  
26 c. ~~Promotion of alternative (non-fossil fuel) energy sources.~~  
27

28 ~~FLU 5.4.6 To ensure appropriate identification, protection and management of~~  
29 ~~regionally significant natural resources within the OSP, the following process is~~  
30 ~~established:~~

- 31  
32 1. ~~Regionally significant natural resources, including water~~  
33 ~~bodies, wetlands, listed species habitat, unique vegetative~~  
34 ~~communities and publicly owned lands acquired for~~  
35 ~~conservation purposes, shall be identified at the long-term~~  
36 ~~master plan level utilizing publicly available data. These~~  
37 ~~resources shall be depicted on the long-term master plan~~  
38 ~~framework map as "Anticipated Conservation Areas."~~  
39  
40 2. ~~At the Detailed Specific Area Plan (DSAP) level, Anticipated~~  
41 ~~Conservation Areas shall be subject to further study and~~  
42 ~~refinement. Methods such as photo-interpretation and~~  
43 ~~ground-truthing shall be utilized to verify and, where~~  
44 ~~appropriate, revise Anticipated Conservation Area~~  
45 ~~boundaries. These areas shall be depicted as Low Impact~~  
46 ~~Natural Resource Areas (LINRA) on the DSAP land use~~  
47 ~~map. LINRA designation is intended to identify areas of~~

regionally significant natural resources within the Mid-West Escambia County Sector Plan. It is anticipated that these areas will be subject to further delineation under the State of Florida's Environmental Resource Permit (ERP) program and may be regulated accordingly.

3. Land within a DSAP and located within areas designated as LINRAs will be evaluated during the development review process for environmental significance. Land uses, densities, and intensities will be that of the underlying land use plan. However, wetlands and other environmentally sensitive lands as defined in Section 3.04 will be subject to the relevant requirements of Conservation Policies 1.3.7, 1.3.8 and Conservation Objective 1.4. Lands identified through the permitting process for preservation shall be protected through the recordation of conservation easements consistent with Section 704.06, Florida Statutes.

## **OBJ FLU 5.5 Community Design**

**Adopt development guidelines that implement the community design principles of the Optional Sector Plan area.**

### **POLICIES**

FLU 5.5.1 The OSP shall contain mixed-use town, village and neighborhood centers. The location of these centers shall be generally consistent with the conceptual long-term build-out overlay. The intent of these centers is to provide recreation, retail, service, and employment opportunities within close proximity to residential neighborhoods. These centers and the surrounding neighborhoods shall be linked by interconnected, multi-modal transportation corridors containing pedestrian, bicycle, public transit and auto facilities, thereby encouraging alternative forms of travel and reducing both Vehicle Trips (VT) and Vehicle Miles Traveled (VMT). Prior to site development a conceptual plan will be provided to the county to demonstrate these standards set forth below.

#### **A. Town Center**

The Town Center is intended to be the retail center of the OSP and capture a market area approximately 5 to 15 miles in size. The design of the Town Center is intended to be compact, mixed-use and similar in nature to traditional downtown cores. The Town Center shall be designed to accommodate approximately 500,000 to 1,000,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. The Town Center shall contain significant residential opportunities. Residential uses shall be limited to multi-family units which may be located above



ground floor office or retail uses. In addition, higher density single-family development may occur within ½ mile of the Town Center. Development within the Town Center shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	500 net acres*
Maximum FAR	1.0
Maximum Gross Floor Area	1,200,000 sq. ft.
Minimum Residential Density	10.0 du. ac.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	30%	50%
Office	20%	40%
Commercial	20%	40%
Industrial	Not Permitted	
Recreation/Public	15%	No Maximum

*\*Percentages shall be applied to the Town Center as a whole and not by individual parcel.*

#### **B. Village Centers**

Village Centers are intended to be sub-area retail centers and capture a market area approximately ½ to 2 miles in size. The design of Village Centers shall be compact, mixed-use and similar in nature to traditional, small town main streets. Village Centers shall be designed to accommodate approximately 40,000 to 200,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. In addition, Village Centers may contain centralized park and recreation, community and educational facilities. Development within the Village Centers shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	40 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	200,000 sq. ft.
Minimum Residential Density	7.0 du. ac.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	20%	40%
Office	10%	25%
Commercial	15%	30%
Industrial	Not Permitted	
Recreation/Public	10%	No Maximum

~~\*Percentages shall be applied to each Village Center as a whole and not by individual parcel.~~  
~~\*\*Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.~~

**C. Neighborhood Centers**

~~Neighborhood Centers are intended to provide small, neighborhood serving retail and service opportunities with a market area approximately ¼ to 1 mile in size. The design of Neighborhood Centers shall be compact and pedestrian oriented. Neighborhood Centers shall be designed to accommodate approximately 1,000 to 15,000 sq. ft. of non-residential uses. In addition, Neighborhood Centers may contain centralized park and recreation, community and educational facilities. Neighborhood Centers shall be generally located as indicated on the Optional Sector Plan long-range conceptual framework map. Additional neighborhood centers may be considered where market data and analysis demonstrate the trade area will support an additional center. Development within the Neighborhood Centers shall be consistent with the following standards:~~

<i>Development Standards</i>	
Maximum Size	5 net acres*
Maximum FAR	.25
Maximum Gross Floor Area	15,000 sq. ft.
Minimum Residential Density	5.0 du. ac.

~~\*Net acres are to be defined as gross acreage less water bodies and wetlands.~~

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	-	-
Office	0%	20%
Commercial	0%	35%
Industrial	Not Permitted	
Recreation/Public	20%	No Maximum

~~\*Percentages shall be applied to each Neighborhood Center as a whole and not by individual parcel. \*\*Residential uses shall be limited to multi-family and must be located above ground floor office or commercial.~~

~~FLU 5.5.2 The OSP shall contain a mixture of residential neighborhoods that vary in regards to dwelling unit type and density. The location of these neighborhoods shall be generally consistent with the conceptual long-term build-out overlay. The intent of these neighborhoods is to provide a variety of housing options and within close proximity to schools and parks as well as retail, service, and employment opportunities. The location and design of new neighborhoods shall be such that they ensure the continued protection of natural resources and existing neighborhoods, promote a strong sense of community, and provide access to nearby recreational opportunities.~~

1 **A. Traditional/Urban Neighborhoods**

2 Traditional/Urban Neighborhoods are intended to be high density, compact  
3 communities adjacent to centralized retail and service opportunities.  
4 Traditional Urban Neighborhoods shall be designed in a manner that  
5 creates a strong sense of place through the layout of the streets,  
6 arrangements of open space, appearance of streetscapes and linkage of  
7 neighborhoods to supporting services. To allow the efficient use of land and  
8 infrastructure, increase walkability and support existing and future transit  
9 systems, Traditional/Urban Neighborhoods shall be located generally within  
10 ½ mile of Town, Village or Neighborhood centers and contain a variety of  
11 housing types ranging on average from 5 to 25 dwelling units per gross  
12 acre. Individual sites may have density greater than 25 units per gross acre  
13 provided the average density stays within the 5 to 25 dwelling units range.  
14

15 **B. New Suburban Neighborhoods**

16 Residential development generally greater than ½ mile from Town, Village or  
17 Neighborhood centers shall be in the form of New Suburban Neighborhoods.  
18 These neighborhoods are intended to be medium density communities  
19 comprised of a highly interconnected transportation system including  
20 pedestrian, bicycle, and automobile networks. A variety of housing types  
21 ranging from 3 to 10 dwelling units per gross acre shall be permitted.  
22

23 **C. Conservation Neighborhoods**

24 Residential neighborhoods generally greater than 1/2 mile from Town,  
25 Village or Neighborhood centers with a density less than 2.5 dwelling units  
26 per gross acre shall only be permitted as Conservation Neighborhoods.  
27 Conservation Neighborhoods are intended to replace typical suburban  
28 neighborhoods with a more efficient and environmentally protective  
29 development pattern. Conservation Neighborhoods shall be low density,  
30 clustered communities with a distinct “edge” consisting of interconnected  
31 open space. This open space shall serve to protect and preserve areas of  
32 significant natural resources and wildlife habitat while offering passive  
33 recreational opportunities to residents. Conservation Neighborhoods shall  
34 be required to preserve a minimum of 50% open space. Open space shall  
35 be preserved in perpetuity through a conservation easement.  
36

37 FLU 5.5.3 Escambia County recognizes the number of pre-existing neighborhoods  
38 within the OSP. These neighborhoods range from loosely associated subdivisions  
39 of land to historical communities with a strong sense of place. Through the  
40 Detailed Specific Area Plan (DSAP) process, residents of existing neighborhoods  
41 will be asked to provide input regarding new development within the OSP. In  
42 addition, existing neighborhoods will be provided the opportunity to either  
43 redevelop or more strongly establish their existence through the use of organizing  
44 elements such as signage and designation of a community park or center.  
45

46 FLU 5.5.4 To reduce the impacts and costs of transportation and create a  
47 neighborhood focal point, the County shall encourage the location of schools,

consistent with Chapter 16, Public Schools Facilities Element, within residential neighborhoods or adjacent to centers. Co-location with community parks shall be encouraged.

FLU 5.5.5 Residential and non-residential construction within the OSP shall promote green building principles intended to reduce overall energy and water consumption.

## **OBJ FLU 5.6 Specific Area Plans**

**Adopt procedures and guidelines for the development and approval of detailed specific area plans.**

## **POLICIES**

FLU 5.6.1 Development within the OSP shall be subject to the adoption of Detailed Specific Area Plans (DSAP). Each DSAP must be a minimum of 1,000 acres in size and developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained in FLU 5.1.1-FLU 5.5.5. Until and unless a DSAP is approved by the Escambia County Board of County Commissioners and found in compliance by the Florida Department of Economic Opportunity, the property in the OSP shall maintain the underlying future land use category (e.g. Agricultural, Rural Community, Mixed-Use Suburban) and zoning district (e.g. the agricultural, the rural community, the mixed-use low density zonings or the equivalents), except for those projects that are vested.

All applications for development approvals (i.e. lot splits, special exceptions, variances, etc.) on any property within the OSP shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or future DSAPs and in compliance with the general principles established in FLU Policy

5.1.2. At a minimum, development of a DSAP must include the following information:

### **I. DSAP Boundary Determination Analysis**

Conduct a preliminary site analysis of the proposed DSAP area to determine appropriate boundaries. This analysis shall include the following:

1. Identification of the extent and location of natural resources.
2. Identification of the environmental opportunities and constraints to development within the area.
3. Identification of the net usable land area.
4. Determination of a maximum development scenario based upon the uses, densities and intensities identified in the

- 1 Conceptual Long-term Build-out Overlay.
- 2 5. ~~A Jobs-to-housing balance assessment consistent with policy FLU~~
- 3 ~~5.3.4 and utilizing a professionally acceptable methodology.~~
- 4
- 5 6. ~~Identification of public facilities and services available to the area;~~
- 6 ~~available capacity; potential deficiencies; and an approximation~~
- 7 ~~of necessary improvements.~~
- 8
- 9
- 10

11 The final boundaries for a DSAP must be approved by Escambia County before

12 initiating a conceptual DSAP as described in Section II below.

13

14

15

## 16 **II. ~~Conceptual DSAP~~**

17 The intent of the Conceptual DSAP process is to prepare an initial plan for

18 public review and comment. A Conceptual DSAP shall address the

19 following:

20

- 21 1. ~~The location of neighborhoods, centers and regional employment~~
- 22 ~~districts generally consistent with the conceptual long-term buildout~~
- 23 ~~overlay. For neighborhoods, a computation of density shall be~~
- 24 ~~provided along with the permitted uses and proposed lot sizes. For~~
- 25 ~~centers, a computation of density and intensity shall be provided,~~
- 26 ~~as well as the area and percentage of land use mix consistent with~~
- 27 ~~the categories found in FLU 5.5.1. For regional employment~~
- 28 ~~districts, a computation of the area, intensity and percentage of~~
- 29 ~~land use mix consistent with the categories found in FLU 5.2.1~~
- 30 ~~shall be provided.~~
- 31
- 32 2. ~~Circulation routes for pedestrians, bicycles, transit and~~
- 33 ~~automobiles, including consideration for connection with the~~
- 34 ~~surrounding area. For each facility to be included in the DSAP,~~
- 35 ~~design criteria should be included addressing:~~
- 36 ~~• Roadway cross-sections~~
- 37 ~~• On street parking (if applicable)~~
- 38 ~~• Pedestrian, Bicycle and Transit facilities~~
- 39 ~~• Landscape and streetscape standards~~
- 40
- 41 3. ~~Location and size/capacity of major infrastructure components~~
- 42 ~~including wastewater, water, re-use water, stormwater and~~
- 43 ~~solid waste.~~
- 44
- 45 4. ~~Design criteria proposed for each land use category proposed~~
- 46 ~~for the DSAP including, but not limited to:~~
- 47 ~~• Typical lot size~~
- 48 ~~• Setbacks~~
- 49 ~~• Height~~

- ~~Density~~
- ~~Floor Area Ratio (commercial)~~
- ~~Signage~~

~~5. Strategies for the integration of existing development.~~

~~The Conceptual DSAP shall be presented to the public at an information workshop. This workshop is to be advertised in a manner consistent with Chapter 4, Public Participation. In addition, each property owner in the DSAP and each property owner within 1,000 feet of the boundary of the DSAP must be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public must be documented and included in a report to Escambia County.~~

~~III. Preliminary DSAP.~~

~~Based on the results of the informational workshop described in Section II., prepare a Preliminary DSAP shall be prepared. At a minimum, this plan shall consist of the following elements:~~

~~1. Statement of the community goals and objectives to be accomplished by the DSAP.~~

~~2. DSAP exhibits including:~~

~~a. A detailed land use plan indicating the distribution, extent and location of future land uses, including the proposed~~

~~locations for transportation facilities (auto, transit, bike, pedestrian), major community services (water and wastewater plants, fire and police substations, government buildings), neighborhood school(s), parks and any conservation areas.~~

~~b. A detailed public facilities plan identifying regionally-significant public facilities, including public facilities outside the jurisdiction of Escambia County, anticipated impacts of future land uses on these facilities and required improvements consistent with Chapter 9J-2, Florida Administrative Code. In addition, this plan shall include the following components:~~

~~i. A transportation analysis consistent with Chapter 9J-2, indicating the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross-section. It should also address the proposed~~

1 location of transit routes and the manner in which  
2 they can be integrated into the regional  
3 transportation system. The general location of all  
4 bikeways and pedestrian paths should  
5 demonstrate access to all schools, commercial  
6 and civic areas from any point in the DSAP. The  
7 transportation analysis should be accompanied by  
8 a report demonstrating the impact on  
9 transportation facilities and documenting the timing  
10 and estimated cost for transportation  
11 improvements required by development of the  
12 DSAP. Prior to initiation of any transportation  
13 analysis, the County shall consult with the Florida  
14 Department of Transportation (FDOT) regarding  
15 the analysis methodology in regards to impacts to  
16 the Florida Intrastate Highway System (FIHS).  
17 Each DSAP shall analyze the cumulative traffic  
18 impact of all previously approved DSAPs on the  
19 area road network, including the FIHS. Prior to  
20 approval of any DSAP, the Florida DOT shall have  
21 the opportunity to comment on the traffic analysis  
22 in regards to impacts to any State roads.

23  
24 ii. A public improvements analysis that identifies the  
25 location and size of the water and wastewater  
26 systems necessary to support development of the  
27 DSAP. The analysis shall address demand, the  
28 location and size of plants, major distribution and  
29 collection systems, the design performance  
30 standards that will be used in the review and  
31 approval of all development plans processed for  
32 the individual land use categories, the proposed  
33 source of funding, and the approximate timing for  
34 construction.

35  
36 c. A housing analysis addressing the need for affordable  
37 and workforce housing within the DSAP, the ability of  
38 the DSAP to provide a sustainable balance of housing  
39 units to employment opportunities, and potential  
40 impact of the proposed plan on existing  
41 neighborhoods and infill opportunities throughout the  
42 County.

43  
44 d. A detailed natural resource analysis that identifies  
45 specific measures to assure the protection of  
46 regionally significant natural resources and other  
47 important resources both within and outside the

jurisdiction of Escambia County, including those resources identified in Chapter 9J-2, Florida Administrative Code.

e. An energy efficiency analysis addressing the ability to reduce greenhouse gas emissions and improve energy efficiency within the DSAP.

f. A land use need analysis addressing the amount of land necessary to accommodate both the projected population and future employment opportunities and promote sustainable development patterns.

The Preliminary DSAP shall be presented to the public at an informational workshop as per the requirements of Section II.

#### **IV. Final DSAP and Report**

Refinements to the Preliminary DSAP documents, based on the informational workshop described in II, shall be prepared. The resulting Final DSAP shall be submitted to Escambia County for review and approval by the Planning Board and Board of County Commissioners. DSAP's prepared by an individual property owner or other venture must be presented through the County planning staff to the Board of County Commissioners. The DSAP will not be effective until approved by the Escambia County Board of County Commissioners.

#### **V. Changes to an Existing DSAP.**

Any addition or deletion of property or changes to the neighborhood, center or district boundaries in an approved DSAP shall follow the County's established processes. It shall include an evaluation and

analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and guidelines outlined in this plan. Such additions or deletions shall not be designed to create remnant areas or fragmented DSAPs.

FLU 5.6.2 Approval of zoning changes shall be based on consistency with the OSP principles and guidelines outlined in FLU 5.1.1-5.5.4. Specifically, such changes shall consider the impact on the overall DSAP in terms of the central focus of the land uses in the DSAP, with higher density in general proximity to Centers.

FLU 5.6.3 Once a DSAP is adopted by the Board of County Commissioners, all applications for development approval (i.e., lot splits, special exceptions, variances) under the existing zoning shall be evaluated



1 for compatibility with the adopted DSAP.

2 ~~FLU 5.6.4 Applications for a comprehensive plan amendment to establish a~~  
3 ~~DSAP shall include an analysis matrix indicating compliance with the~~  
4 ~~specific requirements of Sec. 163.3245, Florida Statutes.~~

5  
6 ~~FLU 5.6.5 OSP design criteria shall be incorporated into the Land~~  
7 ~~Development Code within one year of the adoption of the first DSAP. All~~  
8 ~~development within the boundary of an adopted DSAP shall comply with the~~  
9 ~~OSP design criteria and other applicable provisions of the LDC. Where~~  
10 ~~OSP design criteria conflict with other LDC provisions, the OSP criteria~~  
11 ~~shall govern.~~

12  
13 ~~FLU 5.6.6 Should a development be proposed requiring an amendment to~~  
14 ~~the OSP, which the County Local Planning Agency determines is contrary~~  
15 ~~to the intent of the OSP planning concept and, therefore, should not be~~  
16 ~~exempt from the requirements of Section 380.06 Florida Statutes, the~~  
17 ~~applicant may be required, with concurrence by the FDEO, to be processed~~  
18 ~~as a DRI.~~

19  
20 **~~OBJ FLU 5.7 Adequate Public Facilities and Services~~**

21  
22 **~~Adopt procedures and guidelines for the provision of adequate public~~**  
23 **~~facilities to serve the OSP and subsequent DSAPs.~~**

24  
25 **~~POLICIES~~**

26  
27 ~~FLU 5.7.1 Each DSAP shall be evaluated to determine whether adequate public~~  
28 ~~facilities and services exist or will be in existence to serve the identified needs of~~  
29 ~~the DSAP.~~

30 ~~FLU 5.7.2 Prior to or in conjunction with the approval of an DSAP by the~~  
31 ~~Escambia Board of County Commissioners, the land for the following public~~  
32 ~~facilities shall be conveyed to Escambia County or a development agreement~~  
33 ~~addressing the timely conveyance of such lands shall be approved by Escambia~~  
34 ~~County.~~

- 35 ~~• Land for identified schools sites, consistent with Chapter 16,~~  
36 ~~Public Schools Facilities Element.~~
- 37 ~~• Land for identified parks and recreation facilities~~
- 38 ~~• Right-of-way for identified collector and arterial roadways~~  
39 ~~necessary to serve the DSAP~~
- 40 ~~• Land for identified potable water and wastewater treatment~~  
41 ~~facilities~~
- 42 ~~• Right-of-way for all utilities necessary to serve the DSAP~~

43  
44 ~~FLU 5.7.3 Procedures and guidelines governing the provision of adequate public~~  
45 ~~facilities and services shall not replace or supersede and provisions of the~~  
46 ~~Escambia County concurrency management system.~~

1 **OBJ FLU 5.8 Intergovernmental Coordination**

2 **Adopt procedures to ensure intergovernmental coordination to address**  
3 **extra-jurisdictional impacts.**

4  
5 FLU 5. 8.1 To provide for intergovernmental coordination to address extra-  
6 jurisdictional impacts within the jurisdiction of the Florida Department of  
7 Economic Opportunity as prescribed in Florida Statutes under Chapter 9J-2,  
8 F.A.C., the County shall provide to adjacent municipalities and counties, other  
9 units of government providing services but not having regulatory authority over  
10 the use of land, state and regional regulatory agencies, and the Escambia  
11 County School Board, information and copies of appropriate material related to  
12 the applications for a DSAP. The material provided shall include information  
13 indicating issues of regional significance in the region, or containing regional  
14 policies. It shall include material describing planning, permitting or review  
15 requirements of state, regional or local significance. It shall also include detailed  
16 identification of regionally significant public facilities, including public facilities  
17 outside the jurisdiction of Escambia County, anticipated impacts of future land  
18 uses on those facilities, and required improvements consistent with Florida  
19 Statutes with Chapter 9J-2, F.A.C. The adjacent municipalities, counties, other  
20 units of government and regulatory agencies shall have the opportunity to review  
21 and provide comments to the County, to ensure communication and coordination  
22 are used to minimize any potential adverse impacts.  
23

## Chapter 8 Mobility Element.

The purpose of the Mobility Element, serving as the Transportation Element, is to establish the desired and projected transportation system in Escambia County and to plan for future motorized and non-motorized traffic circulation systems. This element provides guidelines to prepare for and establish an effective multi-modal transportation system.

### GOAL MOB 1 TRANSPORTATION

**Escambia County shall provide a safe, cost-effective and functional roadway and transportation system for all residents and visitors to Escambia County.**

#### OBJ MOB 1.1 Transportation System

**Continue to provide a safe, convenient, efficient and cost-effective multimodal transportation system and roadway network for present and future residents.**

### POLICIES

~~MOB 1.1.1 **New Development.** Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to Escambia County standards so that the roads, upon construction, may be accepted into Escambia County's road system. Nothing in this policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with construction of any transportation improvement made necessary by the development.~~

**MOB 1.1.2 1 Level of Service (LOS) Standards.** Levels of Service (LOS) will be used to evaluate facility capacity and for issuance of development orders. Escambia County shall adopt LOS standards for all roadways as indicated in the LDC. The standards for FHHS and SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT. as shown below according to the functional classification of roadways identified on the 2005 Federal Functional Classifications Map. The Mobility Series is attached herein to this ordinance as Exhibit E. The Mobility Series includes the 2005 Federal Functional Classifications Map, the Number of Lanes – Escambia County Map, the FL-AL TPO Prioritized Bicycle & Pedestrian Projects Map, the Transportation Improvement Program FY 2010-2014 Major Projects Map, the Traffic Volume & Level of Service Report, and the FL-AL TPO Long Range Plan (future roadway). The FDOT LOS standards are also used for SIS facilities.

Roadway Functional Classification	Annualized P.M. Peak Hour Level of
-----------------------------------	------------------------------------

	Service Standard
<b>Florida Intrastate System Roads</b>	
Principal Arterial (SIS Rural)	B
Principal Arterial (SIS Urbanized)	C
<b>Transportation Regional Incentive Program and Emerging SIS Connector Funded Roads</b>	
Minor Arterial (Urbanized)	D
<b>Other State and Local Roads</b>	
Principal and Minor Arterial (Rural)	C
Principal and Minor Arterial (Urbanized)	D
Major and Minor Collector (Rural or Urbanized)	E

**MOB 1.1.23 On-site Facilities.** All new private developments, including but not limited to planned unit developments, shopping centers, multifamily residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow as indicated in the LDC. , facilities for non- motorized transportation and sufficient vehicular parking to accommodate the needs of the development. This policy does not apply to residential subdivisions.

**MOB 1.1.3-4 Non-motorized Transportation.** All new public road construction projects in urban areas or community redevelopment areas shall accommodate non-motorized transportation. At a minimum, sidewalks and bicycle facilities should be included. Consideration should also be given to include storage racks, striping, or signage.

**MOB 1.1.45 Maintenance and Reconstruction Priorities.** Escambia County shall continue its practice of maintaining and/or reconstructing County roads on an “on-going” basis through implementation of the Capital Improvements Program (CIP) and the Concurrency Management System. The County shall utilize CIE 1.2.2 together with any cost/benefit analysis, traffic analysis, and analysis of the physical condition of the various roadways within the County. Said analyses may be performed by Escambia County or others.

**MOB 1.1.56 Participation in Transportation Planning Organization.** Escambia County will participate in and cooperate with the preparation of the Florida Alabama Transportation Planning Organization’s (TPO’s) Cost Feasible Plan and will continue its active participation with the TPO to ensure that the TPO recommendations and activities are consistent with this Plan. In addition, the County will continue to encourage the TPO to request funding for the Florida Department of Transportation (FDOT) by the governor and the legislature.

~~**MOB 1.1.7 Planning for Major Commercial Use.** Applications for large-scale commercial development review shall address adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted State and County road segments, promote compatibility~~

1 and functional relationship of adjacent land uses and provide adequate buffer  
2 and landscape requirements. Escambia County shall encourage joint access  
3 agreements with adjacent property owners, encourage a mix of land uses that  
4 place less traffic intensive land uses adjacent to arterial segments, provide  
5 incentives for not platting commercial lots with direct access to arterial  
6 segments and apply density bonuses for converting commercial land uses to  
7 residential land uses.

8  
9 **MOB 1.1.68 Future Transportation Corridors.** Escambia County shall  
10 preserve future transportation corridors as identified in the current adopted  
11 TPO Long Range Plan Fiscal year (FY) 2010–2014 Plan Maps MOB 2A-C.  
12 ~~The TPO FY 2010–2014 Plan is attached herein to this ordinance as Exhibit F.~~

13  
14 **MOB 1.1.79 Access Management.** Escambia County shall promote access  
15 management by limiting the number of conflict points that a motorist  
16 experiences during travel, separating conflict points as much as possible when  
17 they cannot be eliminated, and controlling the turning movements to facilitate  
18 traffic flow on affected roadways.

19  
20 **MOB 1.1.840 Commuter Assistance Programs.** Escambia County will  
21 support the TPO commuter assistance programs in order to reduce the number  
22 of vehicle miles traveled per capita in the community and region.

23  
24 **MOB 1.1.944 Cross-Access.** Escambia County will incorporate requirements  
25 for cross-access easements and connections for commercial sites in the LDC.  
26 ~~The County will prioritize the implementation of this policy based on corridor~~  
27 ~~planning efforts. The regulations will be implemented on private properties along~~  
28 ~~roadways with proper connection spacing and an access management plan.~~

29  
30 **MOB 1.1.12 Ozone Task Force Recommendations.** Escambia County will  
31 implement the following recommendations of the 2001 Escambia County  
32 Ozone Task Force Report so as to modify peak hour demand and reduce the  
33 number of vehicle miles traveled per capita in the community and region.

- 34  
35 a. ~~Implement flex work hours (i.e. extended hours, four-day work~~  
36 ~~week) for government employees during peak ozone season June~~  
37 ~~through September).~~  
38 b. ~~Provide information about benefits of flex work hours to local~~  
39 ~~industry and encourage use of such programs.~~  
40 c. ~~Encourage mixed use development offering sidewalks and~~  
41 ~~bicycle paths.~~  
42 d. ~~Accelerate bicycle/pedestrian improvements.~~  
43 e. ~~Promote telecommuting and teleconferencing.~~

44  
45 **MOB 1.1.1043 Safe Routes to School, Enhancements, and Trails.**  
46 Pursuant to Section 1006.23, Florida Statutes, Escambia County, the  
47 Escambia County School Board, and the Community Traffic Safety Team

shall coordinate to prepare a “~~Safe Routes to School~~” “Transportation Alternative” master plan for each public school and then implement construction of improvements (e.g., sidewalks, shoulders) to encourage walking to school. ~~SRTS improvements shall be focused to provide priority to improvements within the following radii:~~

~~Elementary School — ½ mile radius~~  
~~Middle and High School — 1 mile radius~~

**MOB 1.1.1144 Required Bicycle and Pedestrian Facilities.** Escambia County ~~shall encourage through private/public partnerships, through LDC provisions, require the installation of sidewalks along the street frontage of new development (including but not limited to new development along routes shown on the TPO Bicycle and Pedestrian Plan, the County’s Bicycle and Pedestrian Plan, or the “Transportation Alternative” Plan) to provide connectivity and utility for existing sidewalks in the vicinity of the development.~~

~~New development along routes shown on the TPO Bicycle and Pedestrian Plan, the County’s Bicycle and Pedestrian Plan, or the SRTS Plan shall install sidewalks and/or bicycle facilities as specified by those plans for any street frontage of the development that coincides with those routes. New development in proximity to a school shall install sidewalks consistent with policies PSF 1.4.5 and PSF 1.4.6.~~

**MOB 1.1.1245 Coordination with School District and Sidewalk Planning Participation.** Escambia County will coordinate with the Escambia County School District regarding new school siting and needs at existing schools when determining locations for improvements to pedestrian facilities. Escambia County will also seek public input from citizens, the Escambia County School District, and the development community regarding sidewalk needs and priorities.

~~**MOB 1.1.16 Sidewalk Planning Participation.** Escambia County will seek public input from citizens, the School Board of Escambia County and the development community regarding sidewalk needs and priorities.~~

**MOB 1.1.1347 Intelligent Transportation System.** Escambia County will cooperate with FDOT staff concerning studies now underway that address intelligent transportation system opportunities to improve system efficiency and enhance safety.

**MOB 1.1.1448 Roadway Improvement Recommendations.** Escambia County shall monitor and plan for transportation facilities to meet current and future demands. Escambia County will study roadway segments that are estimated to exceed the adopted LOS standard and recommend specific improvements to address deficiencies. These projects will be identified in the County’s CIP. The County shall develop and maintain a Transportation Level of Service plan which

1 will provide for the monitoring of impacts to the transportation network and  
2 identify areas of concern and opportunities for improvement in partnership with  
3 the development community. This program shall serve as the foundation of  
4 project review and evaluations, prioritizing roadway and transportation  
5 improvements as well as providing data for the LOS report and Transportation  
6 Level of Service Plan. Escambia County shall continue to analyze and develop  
7 alternative mechanisms for funding roadway improvements and to shift the  
8 funding of development-related improvements from the County to the  
9 development source creating the impact.

10  
11 ~~These recommendations will be targeted toward short- and mid-range~~  
12 ~~improvements. The County will continue to work with the TPO to address long-~~  
13 ~~range improvements identified in the Cost Feasible Plan and County~~  
14 ~~Transportation Plan.~~

15  
16 **MOB 1.1.1549 Interregional and Intrastate Function Protection.** Escambia  
17 County will ~~maintain~~ monitor and coordinate adopted LOS standards on arterial  
18 and collector roadways that parallel the State's Strategic Intermodal System  
19 (SIS) and Florida Intrastate Highway System (FIHS) to protect the system's  
20 interregional and intrastate functions.

21  
22 **MOB 1.1.1620 Interstate Interchange Additions.** Escambia County shall only  
23 promote the construction of additional interchanges on Interstate 10 and  
24 Interstate 110 if they protect the system's interregional and intrastate function.

25  
26 **MOB 1.1.1724 Interstate Crossing Additions.** Escambia County will work with  
27 the TPO to strengthen the local roadway network by providing additional north-  
28 south and east-west crossings of Interstate 10 and Interstate 110, thereby  
29 protecting the FIHS interregional and intrastate functions.

30  
31 **MOB 1.1.1822 Road Improvement Funding Partnerships.** Escambia County  
32 will pursue partnerships with FDOT, the Federal Highway Administration  
33 (FHWA), and private development entities to identify potential new revenue  
34 streams for roadway improvements and capacity enhancements at both the state  
35 and federal levels.

36  
37 **MOB 1.1.1923 Public-private Partnerships.** Escambia County will consider  
38 public-private partnerships (P-3s) as a valid mechanism to obtain transportation  
39 funding from additional sources.

40 **~~OBJ MOB 1.2 Transportation Concurrency Exception Areas~~**

41 **~~Establish Transportation Concurrency Exception Areas (TCEAs) to~~**  
42 **~~promote and enhance:~~**

- 43  
44 **~~a. Urban redevelopment,~~**  
45 **~~b. Infill development,~~**

- ~~c. A variety of transportation choices and opportunities including automobile, pedestrian, bicycle and transit;~~
- ~~d. Escambia County's economic viability;~~
- ~~e. Desirable urban design and form;~~
- ~~f. A mix of residential and non-residential uses;~~
- ~~g. Streetscaping/landscaping of roadways within the County, and~~
- ~~h. Pedestrian and bicyclist comfort, safety and convenience.~~

~~Consistent with Section 163.3180, Florida Statutes, a TCEA may be established within areas designated for:~~

- ~~a. Urban infill development;~~
- ~~b. Urban redevelopment;~~
- ~~c. Downtown revitalization;~~
- ~~d. Urban infill and redevelopment under Section 163.2517, Florida Statutes; or~~
- ~~e. An urban service area that includes lands appropriate for compact, contiguous urban development, which does not exceed the amount of land needed to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning period, and which is served or is planned to be served with public facilities and services as provided by the Capital Improvements Element.~~

## **POLICIES**

~~MOB 1.2.1 TCEAs Established.~~ The following TCEAs are hereby established, and the TCEA Map is attached herein to this ordinance as Exhibit G:

- ~~a. Warrington TCEA – That area coterminous with the area approved in 1995 as the Warrington Redevelopment Area and including the Sunset Avenue Corridor of Navy Point;~~
- ~~b. Fairfield Drive TCEA – That area coterminous with the approved Englewood-Ebonwood and Palafox Redevelopment Areas and including a portion of the Brownsville Redevelopment Area.~~

~~The Transportation Concurrency Exception Areas will continue to be reviewed annually to ensure they meet the TCEA requirements; results of this review will be reported in the County's Comprehensive Plan Implementation Annual Report.~~

~~MOB 1.2.2 LOS Exemptions.~~ All land uses and development located within the Warrington and Fairfield Drive TCEAs shall be exempted from transportation concurrency for roadway LOS standards. Developments outside of the TCEA that impact roadways within the TCEA shall be required to meet transportation concurrency standards.



1 ~~MOB 1.2.3 Transportation Improvements.~~ Transportation concurrency-  
2 exceptions granted within the TCEA shall not relieve development from being-  
3 required to construct transportation improvements that are required due to traffic-  
4 safety and/or operating conditions.

5  
6 ~~MOB 1.2.4 TCEA Proportionate Fair Share.~~ Within the TCEAs, development or-  
7 redevelopment shall be required to mitigate transportation impacts proportional to  
8 those impacts based on trip generation (including all phases) by providing the-  
9 following:

- 10  
11 a. ~~Sidewalk connections from the development to existing and~~  
12 ~~planned public sidewalk along the development frontage.~~  
13 b. ~~Cross-access connections/easements or joint driveways, where~~  
14 ~~available and economically feasible.~~  
15 c. ~~Deeding of land or conveyance of required easements along the~~  
16 ~~property frontage to the County, as needed, for the construction of~~  
17 ~~public sidewalks, bus turn-out facilities, and/or bus shelters. Such~~  
18 ~~deeding or conveyance of required easements, or a portion of~~  
19 ~~same, shall not be required if it would render the property unusable~~  
20 ~~for development. The placement of a bus shelter and related~~  
21 ~~facilities on private property with an appropriate agreement with the~~  
22 ~~County may be used in lieu of deeding or conveyance of~~  
23 ~~easements, if agreeable to the County.~~  
24 d. ~~Closure of existing excessive, duplicative, or unsafe curb cuts or~~  
25 ~~narrowing of overly wide curb cuts at the development site, as~~  
26 ~~defined in the Access Management portion of the LDC.~~  
27 e. ~~Provide safe and convenient on-site pedestrian circulation such~~  
28 ~~as sidewalks and crosswalks connecting buildings and parking~~  
29 ~~areas at the development site.~~  
30 f. ~~Funding of corridor assessments and TCEA mobility studies to~~  
31 ~~ensure goals are maintained.~~

32  
33 **OBJ MOB 4.3 1.2 Transportation and Land Use**

34  
35 **Assure the continual coordination of land use decisions with the future**  
36 **traffic circulation system by coordinating traffic circulation improvements**  
37 **with the FLUM and maintaining consistency between land use decisions**  
38 **and traffic circulation system improvements.**

39  
40 **POLICIES**

41  
42 **MOB 4.3.4 1.2.1 Consistency.** All plans and proposals for development and  
43 redevelopment as well as all land use decisions shall be reviewed for  
44 consistency with the FLUM.

45  
46 **MOB 4.3.2 1.2.2 Non-motorized Transportation Facilities.** Escambia County  
47 shall provide or require the provision of non-motorized transportation facilities to

link residential areas with recreational and commercial areas in a safe manner. This may include the construction of sidewalks, bike lanes, installation of signage, striping of roadways, or the like so as to accommodate non-motorized transportation facilities.

#### **OBJ MOB 4.4 1.3 Coordinated Transportation Planning**

**Continually coordinate Escambia County's decision-making process with the plans and programs of TPO and FDOT.**

### **POLICIES**

**MOB 4.4.4 1.3.1 TPO Participation.** Escambia County will participate and cooperate with the preparation of the TPO's Cost Feasible Plan. The County's participation will continue to be the provision of representation on the TPO and its several committees, paying its fair share of the cost to operate the TPO and assuring that projects required within Escambia County are included within the TPO and FDOT plans.

**MOB 4.4.2 1.3.2 Regional Priorities.** Escambia County will coordinate with the TPO and FDOT to ensure that regional priorities are included in County decision making.

**MOB 4.4.3 1.3.3 Interstate System Improvements.** In cooperation with the TPO and FDOT, Escambia County will support improvements to the federal interstate system located within the County. In addition the County shall support the construction of a new roadway segment that links Interstate 10 with Interstate 65.

**MOB 4.4.4 1.3.4 Transportation Improvement Plans.** Escambia County will participate in and review the annual updates of the TPO five-year Transportation Improvement Plan and the FDOT five-year Work Program to ensure that the activities of the County and the transportation improvement plans of other agencies are consistent.

#### **OBJ MOB 4.5 1.4 Corridor Preservation**

**Provide for the protection of existing and future rights-of-way from encroachment by including appropriate regulations for standard right-of-way, setback regulations, density and intensity regulation, right-of-way, and scenic roadway designation within the provisions of the LDC.**

### **POLICIES**

~~MOB 1.5.1 Standard Right-of-way.~~ Within any Project Development and Environmental Impact study for a capacity improvement project, standard right-of-way shall be considered as follows:

Major Collectors	80'
Major Arterials	125'
Beltways	300'

**MOB 1.5.2 Setback Regulation.** Escambia County shall, through zoning district provisions in the LDC, apply setbacks that will aid in the protection of existing and future rights of way, including transportation corridors, from building encroachments.

**MOB 1.5.3 Density and Intensity Regulation.** Escambia County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs.

**MOB 1.5.4 Right-of-way Set Aside.** Escambia County may require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

**MOB 1.5.5 Scenic Roadway Designation.** Because of their unique scenic character and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are designated "scenic roadways." Parcels adjacent to these rights of way shall be the subject of specific sign controls in the LDC.

**MOB 1.5.6 1.4.16 Proposed Transportation Corridors.** Escambia County shall make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted TPO's Cost Feasible Plan, the proposed or adopted County Capital Improvement Plan, or in any proposed or adopted Development of Regional Impact (DRI) or development plan. Transportation corridor protection regulations shall be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

#### **OBJ MOB 1.6 Automobile Use and Greenhouse Gas Reduction:**

**Through encouraging compact, mixed and multi-use developments and alternative mode transportation strategies Escambia County shall strive to reduce average per capita Vehicle Miles Traveled (VMT) within the County, overall contributing to a reduction in automobile generated greenhouse gas (GHG) emissions, Reducing the County average annual per capita Vehicle Miles Traveled (VMT) by 2.0% annually starting in 2010 totaling a 40% reduction by the year 2030, as compared to the FDOT 2008 baseline.**

#### **Escambia Average Annual Per Capita Vehicle Miles Traveled (VMT)**

Year	Target Reductions
------	-------------------

2010: 2008 Baseline (10,170 VMT)  
2015: 10.0 percent decrease (9,150 VMT)  
2020: 20.0 percent decrease (8,140 VMT)  
2025: 30.0 percent decrease (7,120 VMT)  
2030: 40.0 percent decrease (6,100 VMT)

## POLICIES

**MOB 1.6.1 Funding Research for VMT Reduction.** Escambia County shall seek funding to support advocacy and research regarding VMT reduction, including establishing ongoing VMT modeling and monitoring on a County-wide basis and for development projects.

**MOB 1.6.2 Vehicle Miles Traveled Reduction Strategies.** Through its Land Development Code, Escambia County shall implement the following transportation and travel mode strategies in a long term effort to reduce average per capita Vehicle Miles Traveled (VMT) within the County:

- a. Require developments of over 200 acres to provide a highly interconnected system of complete streets (for pedestrians, bicycles and vehicles) to encourage the reduction of automobile use, trips and trip lengths.
- b. Require developments of over 200 acres to provide a connected network of pedestrian and bicycle facilities to promote biking and walking within new developments and redeveloping areas.
- c. Support appropriately located compact, high density mixed-use development within the Mid-West Sector Plan Overlay, Mixed-Use Urban, Mixed-Use Suburban and Commercial future land use districts.
- d. Coordinate with the Florida Department of Transportation to improve traffic management on State roads to reduce the aggregate time spent at traffic signals.
- e. Provide expedited development review to developments that can show, at project build-out, a 20% increased automobile trip internal capture using accepted FDOT methodologies or an average annual per person VMT that is 20% less than the Escambia County average, based upon most recent FDOT data.

## GOAL MOB 2 TRANSIT

Escambia County shall encourage the provision and use of a safe, efficient, and financially feasible mass transit transportation system, which is responsive to the community's needs, consistent with land use policies, and environmentally sound and that promotes economic opportunity and energy conservation.

1     **OBJ MOB 2.1 Bus Fleet**

2  
3     **Ensure safe and efficient operation of the bus fleet.**

4     **POLICIES**

5     **MOB 2.1.1 Fleet Replacement.** Escambia County Area Transit (ECAT) shall  
6     replace the bus fleet at 10 years or 500,000 miles, as recommended by the  
7     Federal Transit Administration. The ECAT Map Series is attached herein to this  
8     Plan as Exhibit H.

9  
10    **MOB 2.1.2 Preventative Maintenance.** ECAT shall conduct preventative  
11    maintenance of the bus fleet according to the preventive maintenance plan.

12  
13    **OBJ MOB 2.2 Mass Transit and Growth Patterns**

14  
15    **Operate an efficient and accessible fixed route mass transportation service**  
16    **in support of the projected growth patterns of the service area while**  
17    **maintaining or increasing ECAT's operating ratio.**

18  
19    **POLICIES**

20  
21    **MOB 2.2.1 Route Modernization.** ECAT shall modernize service from the  
22    existing radial route system into a modified grid system to improve efficiency.

23  
24    **MOB 2.2.2 Service Area Adjustments.** ECAT shall realign or adjust existing  
25    routes to provide service to areas requiring service while at the same time  
26    reducing service to lower-use areas in order to provide more efficient service to  
27    more riders at comparable cost.

28  
29    **MOB 2.2.3 LOS Standard.** ECAT shall establish and maintain a mass transit  
30    LOS standard as measured by a 60-minute maximum period of wait throughout  
31    the current areas and hours of service.

32  
33    **MOB 2.2.4 Transportation Development Plan.** ECAT shall consider and/or  
34    implement recommendations contained within the current transportation  
35    development plan.

36  
37    **MOB 2.2.5 Transportation Development Plan Implementation.** Upon  
38    completion of the TPO Transit Development Plan Update, Escambia County will  
39    amend the comprehensive plan to address (1) the establishment of land use and  
40    site design guidelines in public transit corridors, which will assure the accessibility  
41    of new development to public transit; (2) the establishment of numerical  
42    indicators against which the achievement of mobility goals can be measured; and  
43    (3) coordination with the Future Land Use element, which will encourage land  
44    uses that promote public transportation.

1 **MOB 2.2.6 Marketing Strategy.** ECAT shall develop marketing strategies to  
2 maximize the advertisement program within fiscal constraints.

3  
4 **MOB 2.2.7 User Fee/Fare Policy.** ECAT shall develop a fare policy to provide  
5 for routing fare increases in order to ensure the transit riders pay a fair share of  
6 costs (user fee policy).

7  
8 **OBJ MOB 2.3 Annual Review of Transit System**

9  
10 **Provide for an efficient and safe transit system for all users.**

11 **POLICIES**

12 **MOB 2.3.1 Annual Operation Review.** ECAT shall annually review the  
13 operation (i.e., bus routes, maintenance procedures, etc.) of the normal mass  
14 transit system and the paratransit system to identify and correct deficiencies of  
15 those operations.

16  
17 **MOB 2.3.2 Annual Facilities Review.** ECAT shall provide for the annual review  
18 and maintenance of all mass transit and paratransit facilities, with the exception  
19 of the bus fleet, to ensure that buildings and other related facilities are in proper  
20 working order and are supporting the continued efficiency of the operations.

21  
22 **OBJ MOB 2.4 Mass Transit ROW**

23  
24 **Designate and protect future mass transit rights-of-way and corridors.**

25 **POLICIES**

26 **MOB 2.4.1 Consistency Review.** ECAT shall provide for the review of the future  
27 mass transit map prior to the issuance of any land use certificate to determine if  
28 development would conflict with any existing or future mass transit rights-of-way  
29 or corridors as approved by the BCC.

30  
31 **MOB 2.4.2 Special Review Process.** ECAT shall develop a special review and  
32 approval mechanism for any land use certificate that is found to be in conflict with  
33 existing or future mass transit rights-of-way or corridors approved by the BCC.

34  
35 **OBJ MOB 2.5 Handicapped Services**

36  
37 **Provide service to the handicapped as required by U.S. Department of**  
38 **Transportation Regulation 49 CFR Part 27 and to other transportation**  
39 **disadvantaged persons.**

1 **POLICIES**

2  
3 **MOB 2.5.1 Paratransit System Support.** ECAT shall contract or otherwise  
4 provide for the coordinated paratransit system to fulfill the federal requirements  
5 for transporting handicapped passengers and shall contract or otherwise provide  
6 for the system to fulfill federal requirements for transporting handicapped  
7 passengers.

8  
9 **MOB 2.5.2 Vehicle Rehabilitation.** ECAT shall provide assistance to the  
10 coordinated system by rehabilitating vehicles or other similar programs that will  
11 support their efforts.

12  
13 **MOB 2.5.3 Service Improvements.** In order to continually improve services,  
14 education and individual transit training for disabled passengers and volunteer  
15 companions should be provided.

16  
17 **GOAL 3 PORTS**

18  
19 **Escambia County shall advocate and promote the economic viability of**  
20 **port operations in Escambia County consistent with the balanced**  
21 **utilization of transportation facilities, natural resources, and available**  
22 **waterfront land.**

23  
24 **OBJ MOB 3.1 Port Facilities**

25  
26 **Support the operation and expansion as necessary for port facilities**  
27 **through intergovernmental coordination and in a manner consistent with**  
28 **the goals, objectives, and policies in the Future Land Use, Coastal**  
29 **Management, and Conservation Elements of this plan.**

30  
31 **POLICIES**

32  
33 **MOB 3.1.1 Coordinated Support.** Escambia County shall support continued  
34 port operation and/or development coordination with appropriate agencies, both  
35 governmental and private, recognizing that port facilities in Escambia County are  
36 within the planning jurisdiction of the City of Pensacola.

37  
38 **MOB 3.1.2 Consistency with Plan.** Escambia County shall support the activities  
39 of port facilities to the extent consistent with the goals, objectives, and policies  
40 contained in the Future Land Use, Coastal Management, Conservation, and  
41 Mobility Elements.

42  
43 **MOB 3.1.3 Industrial Land Use Designation.** Escambia County shall consider  
44 port facilities in Escambia County to be water-dependent or water-related  
45 industrial land uses. Any such facilities located within the jurisdiction of Escambia  
46 County shall be considered as industrial land uses on the FLUM.

47  
48 **MOB 3.1.4 Port and Navigation Projects.** Escambia County shall support

1 projects, which serve to maintain or expand port operations or navigation to the  
2 extent that such projects meet all applicable permit requirements and standards,  
3 consistent with appropriate objectives and policies in the Future Land Use,  
4 Coastal Management, and Conservation Elements. The County shall advocate  
5 for federal and state public works programs and projects that provide funding for  
6 such projects.  
7

#### 8 **OBJ MOB 3.2 Access to Port Facilities**

9

10 **Ensure that surface transportation access to port facilities is properly**  
11 **integrated with the traffic circulation portion of this element and with other**  
12 **modes of surface and water transportation.**  
13

#### 14 **POLICIES**

15

16 **MOB 3.2.1 Public-Private Coordination.** Escambia County shall coordinate  
17 with appropriate public and private sector agencies to provide adequate access  
18 to port facilities.  
19

20 **MOB 3.2.2 Coordinated Intermodal Transportation.** Escambia County shall  
21 encourage and support the balanced intermodal management of surface and  
22 water transportation through coordination of roadway, rail, and port facilities.  
23

#### 24 **OBJ MOB 3.3 Coastal Conservation and Port Services**

25

26 **Promote balanced utilization of coastal areas and resources consistent**  
27 **with sound conservation principles and the need for the continued**  
28 **provision of port services.**  
29

#### 30 **POLICIES**

31

32 **MOB 3.3.1 Resource Impact Mitigation.** Escambia County shall coordinate with  
33 the City of Pensacola to ensure mitigation of adverse structural and nonstructural  
34 impacts upon adjacent natural resources consistent with applicable permit  
35 requirements.  
36

37 **MOB 3.3.2 Qualified County Support.** Escambia County shall advocate only  
38 those port maintenance and expansion projects that meet applicable permit  
39 requirements and environmental standards.  
40

#### 41 **GOAL MOB 4 AVIATION FACILITIES**

42

43 **Escambia County shall provide public aviation facility services sufficient to**  
44 **meet current and future economic development and passenger needs and**  
45 **protect naval aviation facilities.**  
46

#### 47 **OBJ MOB 4.1 Airport Master Plan**



1  
2 **Support the implementation activities set forth in the adopted airport**  
3 **master plan for the Pensacola Gulf Coast Regional Airport as directed by**  
4 **the BCC.**

5  
6 **POLICIES**

7  
8 MOB 4.1.1 **Coordinated Land Uses.** Escambia County shall coordinate  
9 adjacent land uses with the City of Pensacola and the airport master plan to  
10 provide development patterns that are compatible with airport development.  
11

12 MOB 4.1.2 **Incompatible Development.** Escambia County shall enforce  
13 adopted land development regulations that restrict the height, density and  
14 intensity of development in areas adjacent to the airport boundaries and clear  
15 zones to ensure that incompatible land uses will not be allowed to encroach on  
16 airport facilities and hinder airport activities.  
17

18 MOB 4.1.3 **County Review.** Escambia County ~~shall~~may review and comment  
19 on proposed airport development and/or expansion that may impact the County.  
20

21 MOB 4.1.4 **Stormwater Management.** Escambia County shall work with the City  
22 of Pensacola and Florida Department of Environmental Protection (FDEP) to  
23 ensure that adequate stormwater management techniques are provided for  
24 existing and future airport development.  
25

26 **OBJ MOB 4.2 Naval Aviation Facilities**

27  
28 **Evaluate development proposals for property located within the**  
29 **established AIPD overlays of the existing Naval aviation facilities within**  
30 **Escambia County to ensure compatibility and to protect airfield facilities**  
31 **from encroachment of incompatible land uses. The Naval aviation facilities**  
32 **in Escambia County are of significant value to the County, and protecting**  
33 **these important economic resources requires the prevention of the**  
34 **development of airfield hazards and incompatible land uses.**  
35

36 **POLICIES**

37  
38 MOB 4.2.1 **Airfield Influence Planning Districts.** To promote an orderly  
39 transition and the rational organization of land uses; protect the health, safety,  
40 and welfare of the public; and maintain the mission of the military facilities,  
41 Escambia County establishes AIPD overlays over and around each of the  
42 military aviation facilities within Escambia County.  
43 The Navy shall designate a representative from NAS Pensacola and from NAS  
44 Whiting Field to function as ex officio members of the Escambia County  
45 Development Review Committee (DRC) as a part of the regular DRC process.  
46

47 ~~MOB 4.2.2 **Development Plan Review.** The Navy shall designate a~~

1 representative from NAS Pensacola and from NAS Whiting Field to function as  
2 ex-officio members of the Escambia County Development Review Committee  
3 (DRC). As part of the regular DRC process the County will forward the weekly  
4 DRC agenda to the Navy designee. When a development is proposed within the  
5 AIPD overlay areas, the County will include a copy of the submitted development  
6 plans. The Navy designee will review the development plans for land use  
7 compatibility with the Navy mission in relation to proposed structure height,  
8 density and intensity of land use and will submit comments to County staff to be  
9 forwarded to the applicant.

10  
11 **MOB 4.2.3 Military Representation.** Pursuant to Section 163.3175, Florida  
12 Statutes, a representative of the military installations located within Escambia  
13 County shall be placed on the Planning Board as an ex-officio, nonvoting  
14 member. The Navy's Planning Board representative shall coordinate with the  
15 Navy Base Commanding Officers to review and comment on all proposed  
16 Comprehensive Plan and LDC amendments that would affect the intensity,  
17 density or use of the land within the AIPDs. The comments shall address the  
18 impacts such proposed Comprehensive Plan or LDC changes may have on the  
19 mission of the military installations. They shall include:

- 20  
21 a. Whether such proposed changes will be incompatible with the  
22 safety and noise standards contained in the Air Installations  
23 Compatible Use Zones (AICUZs) study adopted by the military  
24 installation for that airfield or the AIPD adopted by the County for  
25 that airfield;  
26 b. Whether such changes are incompatible with the findings of the  
27 Joint Land Use Study (JLUS) for the area;  
28 c. Whether the military installation's mission will be adversely  
29 affected by the proposed actions of the County.

30  
31 **MOB 4.2.24 JLUS Amendment.** Needs of the Navy may be identified that  
32 require an amendment to the completed JLUS. When a determination is made  
33 that such an amendment is desirable, the Commanding Officer is encouraged to  
34 provide information concerning any community planning assistance grants that  
35 may be available to the County through the Department of Defense, Office of  
36 Economic Adjustment.

37  
38 **MOB 4.2.35 Interlocal Agreement.** An interlocal agreement to determine the  
39 details of the coordination between the Navy and Escambia County shall include,  
40 but not be limited to, the individual responsibilities of the County and the Navy;  
41 the method by which the Navy will appoint a Planning Board representative; the  
42 length of the term of appointment; the details of the coordination required to  
43 produce, receive and transmit any Navy comments to the State; establish who  
44 will be responsible for forwarding the comments; the method by which the Navy  
45 will apprise the County of any available grants and the details to be reported on  
46 the Annual Report on Comprehensive Plan Implementation. The Military  
47 Interlocal Agreement became effective September 2003.

1  
2 **MOB 4.2.46 County-Navy Coordination.** Escambia County shall coordinate with  
3 the Navy to effectively regulate land uses in areas covered by the AIPD overlays  
4 and the AICUZ to support the Navy's aviation mission while protecting the private  
5 property rights of the land owners.

6  
7 **MOB 4.2.57 Compliance Monitoring.** Escambia County shall monitor  
8 development in the AIPDs for compliance with the JLUS recommendations and  
9 AICUZ study requirements. Rezoning to a higher density will be discouraged.  
10 The compatibility requirements will be revised as the mission of the military  
11 facility changes or removed if the facility closes.  
12

13 **MOB 4.2.68 Encroachment Control Planning.** Escambia County shall utilize  
14 information provided by the Navy, such as the AICUZ Study Program Procedures  
15 and Guidelines (OPNAVINST 11010.36C) or approved successor and Aircraft  
16 Noise Survey, together with the recommendations of the JLUS when developing  
17 plans to control the encroachment of incompatible development in the vicinity of  
18 Naval Air Station Pensacola and Navy Outlying Landing Fields Saufley and Site  
19 8, to ensure protection of each installation's aviation mission.  
20

21 **MOB 4.2.79 Infrastructure Impact Report.** A formal information exchange  
22 between the County, FDOT, Emerald Coast Utilities Authority (ECUA), and other  
23 utility service providers in the area will be established to explore the growth-  
24 inducing impacts of utility expansion and infrastructure improvements within the  
25 AIPD overlay areas in relation to the JLUS recommendations. Annual reporting  
26 of the status of the planned utility expansion and infrastructure improvements will  
27 be included in the Comprehensive Plan Implementation Annual Report.  
28

29 **MOB 4.2.840 Annual Assessment.** Pursuant to ~~Section 163.3191(n)~~ Florida  
30 Statutes and beginning in Fiscal Year 2004/2005, the County shall conduct an  
31 annual assessment of the effectiveness of the criteria adopted pursuant to  
32 ~~Section 163.3177(6)(a)~~, Florida Statutes, in achieving compatibility with military  
33 installations in areas designated as AIPDs. This assessment shall be based on a  
34 compilation of data for the calendar year and shall compare the current year's  
35 development with the previous years' development relevant to the following in  
36 each AIPD:  
37

- 38 a. Single-family residential building permits in each AIPD area  
39 based on the number of permits issued and broken down  
40 by APZ and AIPD area.
- 41 b. Number of residential units (high density) approved and  
42 permitted.
- 43 c. Extension of sewer and water lines in the AIPD Overlay areas as  
44 reported by ECUA (or relevant potable water distributors).
- 45 d. Number of units approved in preliminary and final subdivision  
46 plats.
- 47 e. Number of site plans for commercial projects approved.
- 48 f. Number of communication towers approved.

- g. Number of variances and/or conditional use requests and approvals.
- h. Number of rezoning requests/approvals.
- i. Number of future land use amendments.

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

## **Chapter 9 Housing Element.**

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary, and affordable housing for all residents of Escambia County. In particular, the goals, objectives, and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low, and very low income housing, group homes, foster care facilities, and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as to the residents of Escambia County, regarding the redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs.

### **GOAL HOU 1 PROVISION OF HOUSING**

**Escambia County shall provide safe, sanitary, and affordable housing for the current and future residents of the County.**

#### **OBJ HOU 1.1 Housing Delivery Process**

**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.**

### **POLICIES**

**HOU 1.1.1 Residential Areas.** The Escambia County FLUM and zoning maps shall identify areas suitable for residential development and/or redevelopment.

**HOU 1.1.2 Site Development Criteria.** The LDC shall include site development criteria for all housing types, including affordable and special needs housing.

**HOU 1.1.3 Permitting Process.** The LDC shall include an efficient and reasonable permitting process for residential development. This process shall include the use of checklists and referrals to appropriate regulatory agencies.

**HOU 1.1.4 Adequate Infrastructure.** To assure the sustainability of residential communities, Escambia County shall require new residential development to locate where adequate infrastructure is available.

**HOU 1.1.5 Mixed-use Development.** Escambia County shall encourage mixed-use development, which places housing within close proximity to non-residential opportunities, such as retail and employment centers.

**HOU 1.1.6 Ownership Types.** Escambia County shall recognize the need to provide a mix of ownership types, including for-sale and rental units, to meet the diverse needs of County residents.

1 HOU 1.1.7 **Housing Types.** Escambia County's Future Land Use Element and  
2 LDC shall provide for a mix of housing types, including, but not limited to, single-  
3 family residential, multi-family residential, mobile and manufactured homes, live-  
4 work units, accessory dwellings, and other residential types that vary in density,  
5 size, cost and location.

6  
7 **OBJ HOU 1.2 Affordable Housing**

8  
9 **Assure the provision of safe, sanitary and affordable housing for moderate,**  
10 **low, and very low income residents.**

11  
12 **POLICIES**

13  
14 HOU 1.2.1 **Definition.** Escambia County shall define affordable housing as  
15 housing with costs, including monthly rents or mortgage payments, taxes,  
16 insurance, and utilities, not exceeding 30 percent of the amount that represents  
17 the percentage of the median adjusted gross annual income for the households  
18 in Florida Statutes as amended.

19 ~~residential dwelling units with monthly rents or mortgage payments (including~~  
20 ~~taxes and insurance) that do not exceed 30 percent of median annual gross~~  
21 ~~income for the following households:~~

22  
23 ~~a. Moderate Income Household: 81-120 percent of area median~~  
24 ~~family income~~

25 ~~b. Low Income Household: 51-80 percent of area median income~~

26 ~~c. Very Low Income Household: 0-50 percent of area median~~  
27 ~~income~~

28  
29 HOU 1.2.2 **Location.** Escambia County shall allow the location of affordable  
30 housing in any residential FLUM category provided that the housing is  
31 compatible with all applicable rules and regulations of the LDC.

32  
33 HOU 1.2.3 **Development Types.** Escambia County shall promote affordable  
34 housing opportunities by allowing cluster developments, zero-lot line  
35 developments, planned unit developments, and other types of housing layouts  
36 that may reduce the cost of individual dwelling units.

37  
38 HOU 1.2.4 **Mobile or Manufactured Home Location.** ~~Escambia County shall~~  
39 ~~designate areas on both the FLUM and Zoning maps that are suitable for the~~  
40 ~~location of mobile or manufactured homes.~~ Escambia County shall encourage  
41 the use of modular homes, mobile, and/or manufactured as a type of housing as  
42 defined by Florida Statutes within the appropriate zoning and FLU categories.

43  
44 **OBJ HOU 1.3 Special Needs Housing**

45  
46 **Ensure adequate housing opportunities are available in residential areas or**  
47 **areas of residential character to accommodate citizens with special needs.**

1 **POLICIES**

2  
3 HOU 1.3.1 **Location Criteria.** The LDC shall include criteria guiding the location  
4 of housing for group homes, foster care facilities, and households with special  
5 needs.

6  
7 HOU 1.3.2 **Compatible Zoning.** Escambia County shall allow foster care  
8 facilities and group homes, housing six or fewer residents, in any residential  
9 zoning category. Group homes, housing seven or more residents, may be  
10 located in any medium density, high density or mixed-use category.

11  
12 HOU 1.3.3 **Senior Needs.** Escambia County shall encourage the development of  
13 accessible and affordable senior housing within close proximity to support  
14 services and public infrastructure.

15  
16 **OBJ HOU 1.4 Existing Neighborhoods and Redevelopment**

17  
18 **Protect the character of existing residential neighborhoods, provide**  
19 **opportunities for redevelopment, and infill development and reduce the**  
20 **number of substandard housing units through the continued**  
21 **implementation of structural and aesthetic improvement programs such**  
22 **as but not limited to: preservation and infill, regulation enforcement,**  
23 **construction inspection, improvement aid, unsafe building abatement,**  
24 **substandard home removal, infrastructure improvement, and rental units**  
25 **and housing stock conservation/rehabilitation.**

26  
27 **POLICIES**

28  
29 ~~HOU 1.4.1 **Preservation and Infill.** The LDC shall include standards that~~  
30 ~~maintain existing neighborhood character while allowing compatible infill~~  
31 ~~development.~~

32  
33 ~~HOU 1.4.2 **Regulation Enforcement.** Escambia County shall implement~~  
34 ~~strategies that enhance enforcement of existing regulations (i.e., abandoned~~  
35 ~~property regulations, litter regulations, sign regulations, etc.), which maintain the~~  
36 ~~aesthetics of existing residential areas.~~

37  
38 ~~HOU 1.4.3 **Construction Inspection.** The LDC shall contain provisions for~~  
39 ~~inspection procedures during the construction and reconstruction of residential~~  
40 ~~units.~~

41  
42 ~~HOU 1.4.4 **Improvement Aid.** Escambia County shall continue to allocate loan~~  
43 ~~and grant assistance to moderate, low and very-low income homeowners to aid~~  
44 ~~in the improvement of substandard dwelling units.~~

45  
46 ~~HOU 1.4.5 **Unsafe Building Abatement.** Escambia County shall enforce the~~  
47 ~~Unsafe Building Abatement Ordinance, which requires the removal of housing~~

stock with structural deficiencies.

~~HOU 1.4.6 **Substandard Home Removal.** Escambia County shall report annually the number of substandard homes removed as a result of code enforcement actions and Neighborhood Enterprise Foundation, Inc. (NEFI) programs.~~

~~HOU 1.4.7 **Infrastructure Improvements.** Escambia County shall continue its efforts, through the Community Redevelopment Agency (CRA), to complete the activities necessary to improve the infrastructure in specified redevelopment neighborhoods.~~

~~HOU 1.4.8 **Rental Units.** Escambia County shall support the acquisition, rehabilitation and/or development of rental units, by the private sector and local Community Housing Development Organizations (CHDOs), for occupancy by moderate, low and very low income families meeting the occupancy criteria of Title 24 of the Code of Federal Regulations (CFR), Part 92.~~

~~HOU 1.4.9 **Housing Stock Conservation/Rehabilitation.** Escambia County's housing agencies and the CRA shall continue to administer programs that further the conservation or rehabilitation of existing housing stock.~~

## **OBJ HOU 1.5 Relocation Assistance**

**Provide housing assistance, including relocation housing for persons displaced by public programs, projects or housing rehabilitation.**

## **POLICIES**

HOU 1.5.1 **Grants.** Escambia County shall pursue grants to provide for relocating moderate, low, and very low income persons displaced during the housing rehabilitation process.

HOU 1.5.2 **County Policy.** Escambia County shall utilize its "Relocation Policy" that was developed in compliance with Public Law 93-383 (The Housing and Community Development Act of 1974) and adopted by the BCC on November 28, 1988, including any revisions thereto.

## **OBJ HOU 1.6 Housing Programs**

**Continue implementation of critical housing programs. Implementation shall include, but not be limited to, County/Private partnerships, County/City partnerships, private non-profit, and technical assistance providers.**



1 **POLICIES**

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

4  
5 HOU 1.6.2 **Non-discrimination.** Escambia County shall enforce its  
6 nondiscrimination policies and provisions so as to ensure access to housing  
7 opportunities by all segments of the County's population.

8  
9 HOU 1.6.3 **Low-Interest Mortgage Loans.** Escambia County shall cooperate  
10 with appropriate local, state and federal agencies to facilitate bond-backed low-  
11 interest mortgage loans for homes purchase by qualified individuals or families.

12  
13 HOU 1.6.4 **Housing Finance Authority.** Escambia County shall participate with  
14 the Escambia County Housing Finance Authority (HFA) in the issuance of bonds  
15 to provide low interest mortgage loans for home purchases by qualified families.

16  
17 HOU 1.6.5 **Neighborhood Enterprise Foundation Reports.** Escambia County  
18 shall receive, review, and respond to the annual reports produced by the  
19 Neighborhood Enterprise Foundation, Inc. (NEFI) or other designated authority  
20 as such reports relate to this comprehensive plan and/or the provision of safe,  
21 sanitary, and affordable housing for all citizens of Escambia County.

22  
23 HOU 1.6.6 **State and Federal Assistance.** Escambia County shall participate in  
24 affordable housing programs as made available by the state, federal, or other  
25 appropriate agencies.

26 ~~the following programs or any replacement or supplemental programs, which~~  
27 ~~may be developed by state, federal or other appropriate agencies:~~

- 28  
29 a. ~~HUD Section 8 Rental Voucher Program existing housing~~  
30 ~~program, for rent supplements to qualified low income families;~~  
31 b. ~~The Community Development Block Grant (CDBG) Program;~~  
32 c. ~~The Consolidated Plan pursuant to the Cranston Gonzalez~~  
33 ~~National Affordable Housing Act;~~  
34 d. ~~The Home Investments Partnership Program (HOME); and~~  
35 e. ~~The State Housing Initiatives Partnership (SHIP) Program,~~  
36 ~~among others.~~

37  
38 HOU 1.6.7 **Neighborhood Enterprise Foundation.** Escambia County shall  
39 provide assistance, through NEFI, to provide affordable homeownership  
40 opportunities for moderate, low, and very low income homebuyers.

41  
42 HOU 1.6.8 **SHIP Fund Initiatives.** Escambia County shall use State Housing  
43 Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing  
44 activities designed to develop new affordable housing initiatives conforming to  
45 the statutory requirements of Chapter 420, Florida Statutes. ~~Such funds may be~~  
46 ~~used to:~~

- 1 a. Provide local cash match for federal or state housing programs  
2 such as HOME, Housing Opportunities for People Everywhere  
3 (HOPE), McKinney Act Programs, Florida Housing Finance  
4 Corporation (FHFC) programs, etc.;
- 5 b. Provide down-payment assistance, construction subsidies,  
6 mortgage reduction, mortgage interest rates subsidies, and/or  
7 direct mortgage loans to moderate, low and very-low income  
8 families;
- 9 c. Provide appropriately targeted grants and loans in support of  
10 moderate and substantial rehabilitation/preservation of substandard  
11 housing owned and/or occupied by low and very-low income  
12 families;
- 13 d. Support the availability and enhancement of emergency home  
14 repair assistance for low and very-low income families;
- 15 e. Provide assistance for construction or rehabilitation of housing  
16 designed to address families with special needs; and
- 17 f. Utilize funds to supplement existing and future FHFC, Escambia  
18 County HFA, and/or Florida Department of Economic Opportunity  
19 (FDEO) affordable housing projects undertaken for the benefit of  
20 lower income families within the County.

21  
22 **HOU 1.6.9 County Private Partnerships.** Escambia County shall seek  
23 partnerships with private and non-profit organizations in an effort to improve  
24 coordination among participants involved in housing production and delivery. In  
25 particular, the County shall continue its partnerships with nonprofit housing  
26 providers, such as Community Enterprise Investments, Inc., Circle Inc. and  
27 Habitat for Humanity.

28  
29 **HOU 1.6.10 County-City Partnerships.** Escambia County, in partnership with  
30 the City of Pensacola, shall ensure the continued administration of the HUD  
31 Section 8 Rental Voucher Program, intended to aid eligible families and  
32 individuals in acquiring safe, sanitary and affordable housing.

33  
34 **HOU 1.6.11 Florida Housing Coalition.** Escambia County shall participate with  
35 the Florida Housing Coalition (FHC) so as to provide opportunities for low cost  
36 home ownership for families meeting eligibility requirements.

## 37 38 **OBJ HOU 1.7 Data and Monitoring**

39  
40 **Escambia County shall continually monitor the success of its housing**  
41 **objectives and policies.**

## 42 43 **POLICIES**

44  
45 **HOU 1.7.1 Housing Inventory.** Escambia County shall collect housing inventory  
46 data every five years during the as required by state, federal, or other appropriate  
47 agencies. update to the individual CRA plans.

1 HOU 1.7.2 **Special Needs Housing.** Escambia County shall update inventories  
2 of providers of special needs housing (group and foster homes, facilities for the  
3 homeless, etc.) on an annual basis, including quantity and location.  
4

5 ~~HOU 1.7.3 **EAR Housing Review.** Escambia County shall review its regulatory-~~  
6 ~~and permitting process and evaluate changes necessary to improve the public-~~  
7 ~~and private sector housing delivery process. The review shall be concurrent with~~  
8 ~~state-mandated Evaluation and Appraisal Reports (EARs). During each review,~~  
9 ~~opportunities for involvement of the County with private sector providers shall be~~  
10 ~~analyzed.~~  
11

12 HOU 1.7.34 **Annual Housing Review.** Escambia County shall examine its  
13 housing needs and implementation activities annually so as to maintain up-to-  
14 date information on the housing delivery process program and the success of  
15 prior activities.  
16

## 17 **OBJ HOU 1.8 Energy Efficient Housing.**

18  
19 **Escambia County shall encourage energy efficiency in the design and**  
20 **construction of new residential housing.**  
21

## 22 **POLICIES**

23  
24 HOU 1.8.1 **Energy Efficient Incentive Programs.** The County, ~~by 2012,~~ shall  
25 develop an incentive program to encourage residential construction that meets  
26 the energy efficiency criteria as governed by the Florida Building Code of the  
27 ~~United States Green Building Council (USGBC) Leadership in Energy and~~  
28 ~~Environmental Design (LEED) rating systems, Florida Green Building Coalition~~  
29 ~~(FGBC) certification, US Environmental Protection Agency (EPA) Energy Star~~  
30 ~~program, or a similar third-party green building certification.~~ The incentive  
31 program may include educational materials, expedited permitting, and/or public  
32 recognition.  
33

34 HOU 1.8.2 **No Prohibition for Energy Conservation.** The County shall not  
35 prohibit the use of energy-efficient or alternative-energy practices for residences,  
36 such as photovoltaic panels, passive solar orientation of buildings, or strategic  
37 placement of landscaping materials to reduce energy consumption.  
38

39 ~~HOU 1.8.3 **Energy Efficiency Enforcement.** The County shall continue to~~  
40 ~~enforce the minimum energy efficiency requirements of the Florida Building~~  
41 ~~Code.~~  
42

## **Chapter 10 Infrastructure Element.**

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives, and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management, and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development; protect sensitive natural resource systems and rural and agricultural areas; and preserve the public health, safety, and general welfare of Escambia County's citizens.

### **GOAL INF 1 WASTEWATER**

**Escambia County shall ensure the provision of environmentally safe and efficient wastewater collection, treatment, and disposal concurrent with the demand for such services.**

#### **OBJ INF 1.1 Provision of Wastewater Service**

**Ensure the safe and efficient provision of wastewater services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies, and protection of natural resources.**

### **POLICIES**

**INF 1.1.1 Service Agreements.** Wastewater service shall be provided at established levels of service within Escambia County consistent with the Interlocal Agreements between the County and the ECUA, the Escambia County Utilities Authority Act, Chapter 2001-324, Laws of Florida, and agreements with other wastewater providers.

**INF 1.1.2 Provider Consistency with Plan.** Escambia County shall coordinate with ECUA and other providers relative to their capital improvements and program formulation to assure consistency with this Comprehensive Plan.

**INF 1.1.3 Effluent Disposal.** Escambia County shall cooperate with and assist appropriate regulatory agencies and central sewer systems to provide for additional techniques and methods for effluent disposal so as to improve the ability of ECUA (and other providers) to obtain the requisite permits for treatment upgrades and capacity expansions as they become necessary.

**INF 1.1.4 Required Septic Tank Retirement.** Escambia County shall, in coordination with the Escambia County Health Department and wastewater service providers, require all onsite sewage treatment and disposal system (i.e.,

septic tank) users to connect to an available central sewer system within the times prescribed by ~~Section 381.00655~~, Florida Statutes. Sewer availability shall also be as defined in Florida Statutes.

~~INF 1.1.5 **Service Location Principles.** Public wastewater services shall be located in a manner that minimizes their cost and negative impacts on the natural environment and maximizes their efficiency. Escambia County will cooperate, assist, and encourage the service providers to provide wastewater service within the urbanized areas, and to limit extensions of wastewater infrastructure into rural areas.~~

~~INF 1.1.6 **Package Treatment Plants.** Escambia County shall encourage owners of package treatment plants not in compliance with Florida Department of Environmental Protection (FDEP) permit requirements to connect their systems to the ECUA regional system where available. Package plants will be permitted in rural areas when such plants are necessary to protect the health and safety of citizens or to preserve important resources.~~

~~INF 1.1.57 **Coordination on System Expansions.** Escambia County shall coordinate with ECUA and other wastewater service providers on the extensions of sanitary sewer collection lines and the siting or increase in capacity of wastewater treatment facilities to meet future needs.~~

~~INF 1.1.68 **Concurrency Management.** Escambia County shall ensure the maintenance of LOS standards through the implementation of the County's Concurrency Management System and consistency with the Capital Improvements Element.~~

~~INF 1.1.79 **Level of Service (LOS) Standards.** Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS shall be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County shall continue to work with the water providers to ensure that adequate capacity is available.~~

~~INF 1.1.840 **Facility Funding.** The construction, maintenance, and operation of facilities will be the responsibility of ECUA or other service providers and funded by user fees, special assessments, developer contributions, and state or federal grants or other means. Escambia County may consider additional funding mechanisms as appropriate.~~

~~INF 1.1.944 **LOS Monitoring.** Escambia County shall monitor development to ensure that the LOS standards are maintained concurrent with development, consistent with the Capital Improvements Element.~~

~~INF 1.1.1042 **LOS Evaluation and Revision.** By December 2014, Escambia~~

County shall develop a report evaluating the current LOS standard for wastewater service provision. This report shall examine alternative LOS standards and establish a five-year plan to achieve and maintain a LOS that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report shall be adopted as amendments to the Escambia County Comprehensive Plan. ~~within 18 months.~~ The LOS will be maintained before, during, and after the study period. The purpose of the proposed study is to evaluate and, if necessary, revise the current LOS standards for potable water and wastewater.

**INF 1.1.1143 Required New Service Connection.** All new structures intended for human occupancy shall connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system shall not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

## **GOAL INF 2 SOLID WASTE**

**Escambia County shall ensure the provision of environmentally safe and cost-effective solid waste collection and disposal concurrent with the demand for such services.**

### **OBJ INF 2.1 Provisions of Solid Waste Services**

**Ensure the safe and efficient provision of solid waste services through coordination with service providers, maximized use of existing landfill facilities, maintenance of appropriate levels of service, promotion of recycling and reuse, and protection of natural resources.**

## **POLICIES**

**INF 2.1.1 Facility Funding.** The construction, maintenance, and operation of solid waste facilities will be funded by user fees.

**INF 2.1.2 Perdido Landfill Operation.** Escambia County shall provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

**INF 2.1.3 Perdido Landfill Expansion.** Escambia County shall acquire property adjacent to the Perdido Landfill so as to accommodate the long-term expansion of the facility and provide solid waste disposal capacity for future generations.

**INF 2.1.4 Level of Service (LOS) Standards.** The LOS standard for solid waste disposal shall be 6 pounds per capita per day.

1 INF 2.1.5 **Concurrency Management.** Escambia County shall continuously  
2 monitor growth and development to ensure that the LOS standard is maintained  
3 concurrent with development, consistent with the Capital Improvements Element.

4  
5 INF 2.1.6 **LOS Evaluation and Revision.** By December 2014, Escambia County  
6 shall develop a report evaluating the current LOS standard for solid waste service  
7 provision. This report shall examine alternative LOS standards and establish a  
8 five-year plan to achieve and maintain a LOS that is sufficient to meet the  
9 County's projected needs. Upon completion of this report, recommendations for  
10 revisions to adopted LOS standards and other related policies identified within  
11 this report shall be adopted as amendments to the Escambia County  
12 Comprehensive Plan. ~~within 18 months.~~

13  
14 INF 2.1.7 **Recycling Program.** Escambia County shall cooperate with ECUA,  
15 franchised haulers and other entities involved in the collection or generation of  
16 solid waste and recycling of waste products as well as in the continued  
17 development and implementation of a recycling program within the County. It is  
18 the goal of Escambia County to comply with the statewide goal of reducing the  
19 amount of recyclable solid waste disposed of in waste management facilities,  
20 landfills, or incineration facilities by at least 75 percent by 2020. Henceforth,  
21 Escambia County shall continue its public education and information campaigns  
22 aimed at informing the general public and specific solid waste generators of the  
23 benefits of recycling and other techniques designed to improve the useful life of  
24 the municipal solid waste management facilities within the County.

25  
26 ~~INF 2.1.8 **Recycling Education.** Escambia County shall continue its public~~  
27 ~~education and information campaigns aimed at informing the general public and~~  
28 ~~specific solid waste generators of the benefits of recycling and other techniques~~  
29 ~~designed to improve the useful life of the municipal solid waste management~~  
30 ~~facilities within the County.~~

### 31 32 **GOAL INF 3 STORMWATER MANAGEMENT**

33  
34 **Escambia County shall ensure the provision of environmentally safe and**  
35 **efficient stormwater management concurrent with the demand for such**  
36 **services.**

#### 37 38 **OBJ INF 3.1 Provision of Stormwater Management**

39  
40 **Ensure the safe and efficient provision of stormwater management through**  
41 **maximized use of existing facilities, maintenance of appropriate levels of**  
42 **service, correction of existing deficiencies, and protection of natural**  
43 **resources.**  
44  
45  
46  
47

1 **POLICIES**

2  
3 INF 3.1.1 **Existing Deficiencies.** Escambia County shall not issue development  
4 permits for projects that fail to meet the design and performance criteria for  
5 correcting existing deficiencies, as defined by the LDC.

6  
7 INF 3.1.2 **County System Improvements.** Escambia County shall continue its  
8 practice of enhancing localized and regional drainage systems to increase the  
9 LOS associated with development prior to current stormwater management  
10 requirements.

11  
12 INF 3.1.3 **Maintenance and Inspection.** Escambia County shall continue its  
13 periodic inspection and maintenance program of stormwater control structures to  
14 insure the proper functioning of such structures.

15  
16 INF 3.1.4 **Stormwater Management Enforcement.** Escambia County shall  
17 continue enforcement of its stormwater management ordinance, consistent with  
18 the Capital Improvements Element and in cooperation with the municipalities and  
19 regulatory agencies, pursuant to the detailed guidance provided by Escambia  
20 County's stormwater management plan.

21  
22 ~~INF 3.1.5 **Vegetated Drainage Swales.** Where soil conditions permit, Escambia~~  
23 ~~County may allow the use of vegetated swales on all new roadways and~~  
24 ~~drainage rights-of-way.~~

25  
26 ~~INF 3.1.6 **Facility Improvement Planning.** Escambia County shall utilize the~~  
27 ~~best available information contained in the 1994 Stormwater Management Plan~~  
28 ~~and its subsequent updates to assist in the planning of capital stormwater~~  
29 ~~projects. The goal of the project planning shall be to retrofit existing areas of the~~  
30 ~~County to as near to current stormwater levels of service as possible. Updated~~  
31 ~~information shall be added to the stormwater management plan as funding~~  
32 ~~allows, to support development and allow planning staff to plan for the future and~~  
33 ~~minimize or eliminate facility deficiencies.~~

34  
35 INF 3.1.57 **Concurrency Management.** Escambia County shall ensure the  
36 provision of stormwater management facilities concurrent with the demand for  
37 such facilities as created by development or redevelopment through  
38 implementation of the Concurrency Management System.

39  
40 INF 3.1.68 **Developer Responsibilities.** Installation of stormwater  
41 management facilities made necessary by new development shall be the  
42 responsibility of the developer.

43  
44 INF 3.1.79 **Level of Service (LOS) Standards.** Stormwater management LOS  
45 shall be monitored through the provisions in the LDC design standards.  
46 ~~standards shall be considered met if the application includes a stormwater~~  
47 ~~management plan certified by a registered and licensed professional engineer~~



documenting the project's design, and subsequent construction is in compliance with the adopted LOS standard and such plan has been reviewed, inspected and approved by the County Engineer or designee. The minimum standards are to contained within the LDC.

a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.

b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.

c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.

d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.

**INF 3.1.840 Natural Drainage Features.** Existing functioning drainage features shall be utilized whenever sufficient capacity is available within such features. Utilization of natural drainage features shall be required when such use does not impact sensitive natural resources. The LDC shall include land use regulations that require site-specific development plans to protect natural drainage features and incorporate such features into the site planning and development process.

**INF 3.1.944 Untreated Stormwater.** Channeling untreated run-off directly into receiving waters shall be prohibited. Thus, no new "direct" discharge of untreated stormwater shall be permitted. Note: For the purposes of this plan, adequate vegetative filtration of sheet flow from pervious surfaces may be considered treatment.

#### **GOAL INF 4 POTABLE WATER**

**Escambia County shall ensure the provision of environmentally safe and efficient potable water procurement, treatment, and distribution concurrent with the demand for such services.**

#### **OBJ INF 4.1 Provision of Potable Water Service**

1 **Ensure the safe and efficient provision of potable water services through**  
2 **coordination with service providers, maximized use of existing facilities,**  
3 **maintenance of appropriate levels of service, correction of existing**  
4 **deficiencies, water conservation, and protection of natural resources.**

5  
6 **POLICIES**

7  
8 **INF 4.1.1 Service Agreements.** Potable water service shall be provided at  
9 established levels of service within Escambia County consistent with the  
10 Interlocal Agreement between the County and ECUA, the Escambia County  
11 Utilities Authority Act, and franchise agreements between Escambia County  
12 and other water service providers that were in operation on August 1, 1981.

13  
14 **INF 4.1.2 Cooperation with Service Providers.** Escambia County shall  
15 cooperate with the various water service providers to provide for the timely and  
16 efficient provision of potable water facilities or to correct facility deficiencies.

17  
18 **INF 4.1.3 Existing Facility Utilization.** The LDC shall contain provisions,  
19 regulations, and incentives to encourage new development to utilize existing  
20 potable water facilities and systems to serve the needs of the development.

21  
22 **INF 4.1.4 Concurrency Management.** Escambia County shall ensure the  
23 provision of potable water facilities concurrent with the demand for such facilities  
24 but no later than the certificate of occupancy, as created by development or  
25 redevelopment through the implementation of the Concurrency Management  
26 System.

27  
28 **INF 4.1.5 Facility Funding.** All costs for potable water facilities shall be the  
29 responsibility of the service providers and shall be funded by user fees, special  
30 assessments, developer contributions, and state or federal grants or other  
31 means. Escambia County may consider additional funding mechanisms as  
32 appropriate.

33  
34 **INF 4.1.6 Developer Responsibility.** The cost of water line extensions made  
35 necessary by new development shall be the responsibility of the developer  
36 unless otherwise funded by the service provider.

37  
38 **INF 4.1.7 Level of Service (LOS) Standards.** The LOS standard for potable  
39 water service within Escambia County shall be 250 gallons per residential  
40 connection per day. For non-residential uses, the LOS requirements shall be  
41 based upon an Equivalent Residential Connection (ERC) to be calculated by the  
42 service provider at the time of application. Escambia County shall continue to  
43 work with the water providers to ensure that adequate capacity is available.

44  
45 **INF 4.1.8 LOS Compliance Agreements.** Escambia County shall implement the  
46 Interlocal Agreement between Escambia County and the ECUA and shall  
47 execute agreements with the other entities providing water service in the

unincorporated areas of Escambia County to establish procedures for assurance of compliance with LOS standards.

**INF 4.1.9 LOS Evaluation and Revision.** ~~By December 2011,~~ Escambia County shall develop a report evaluating the current LOS standard for potable water service provision. This report shall examine alternative LOS standards and establish a five-year plan to achieve and maintain a LOS that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report shall be adopted as amendments to the Plan ~~within 18 months.~~

**INF 4.1.10 Conservation and Monitoring.** Escambia County shall promote conservation of potable water resources and periodically monitor per-capita water consumption to confirm decreases over the planning time frame.

**INF 4.1.11 Mandated Conservation Measures.** Escambia County shall require compliance with all state and federal mandated water conservation measures.

**INF 4.1.12 Area of Water Resource Concern.** An area of water resources concern may be established by the Northwest Florida Water Management District (NFWMD) to protect the areas water resources from depletion, salt water intrusion, or contamination or from any other activity that may substantially affect the quality or quantity of the area's water resources. Within such area, the NFWMD may establish lower permit thresholds, maximum and minimum levels, and stipulate any limiting conditions as necessary to monitor, manage, and control the use of water. Escambia County shall cooperate with the NFWMD in its enforcement of regulations if an area of water resources concern is established within Escambia County.

**INF 4.1.13 Additional Conservation Opportunities.** Escambia County shall implement water conservation measures for County owned and operated facilities. These measures may include, but not be limited to, the use of reclaimed water for irrigation and the use of drought tolerant landscaping. In addition, the County shall explore opportunities for establishing and coordinating water conservation programs with local potable water providers.

## **GOAL INF 5 AQUIFER RECHARGE PROTECTION**

**Escambia County shall protect and provide for the rainfall recharge of the sand and gravel aquifer, the principal source of the County's potable water.**

### **OBJ INF 5.1 Aquifer Protection**

**Utilize LDC provisions, state funding, aquifer modeling, and other tools and resources to safeguard the long-term integrity of the sand and gravel aquifer.**

1  
2 **POLICIES**  
3

4 In compliance with Florida Statutes the following will be addressed through state  
5 required permits: groundwater recharge protection, abandoned wells, and  
6 wellhead protection.  
7

8 ~~INF 5.1.1 **Groundwater Recharge Protection.** Escambia County shall, through~~  
9 ~~LDC provisions, protect groundwater recharge quantity and quality by regulating~~  
10 ~~lot coverage, extent of impervious surfaces, land uses, open space and~~  
11 ~~stormwater management throughout the County.~~  
12

13 ~~INF 5.1.2 **Abandoned Wells.** Escambia County shall cooperate with the~~  
14 ~~NWFWMD to obtain state funding for an abandoned well plugging program,~~  
15 ~~including requests to the legislature to fund the program. Further, Escambia~~  
16 ~~County and its officials shall notify the NWFWMD anytime information becomes~~  
17 ~~available to the County regarding the location, or possible location, of an~~  
18 ~~abandoned well. County officials shall immediately communicate the location of~~  
19 ~~any abandoned well to the NWFWMD so that the district may initiate appropriate~~  
20 ~~actions.~~  
21

22 ~~INF 5.1.3 **Wellhead Protection.** Wellhead protection zones shall be located~~  
23 ~~based in part upon the most current NWFWMD three-dimensional sand and~~  
24 ~~gravel aquifer computer model. Compliance with design and performance~~  
25 ~~standards pursuant to Chapter 62.532 Florida Administrative Code, is required to~~  
26 ~~adopt FDEP minimum wellhead protection standards. The Potable Wells~~  
27 ~~Wellhead Protection Areas Map is attached herein to this ordinance as Exhibit I.~~  
28

29 ~~INF 5.1.4 **Cooperation.** Escambia County shall cooperate with ECUA, the City of~~  
30 ~~Pensacola and the NWFWMD in the use and application of the three-dimensional~~  
31 ~~sand and gravel aquifer computer model and use the results of the model in the~~  
32 ~~protection of public potable water wells and wellfields. The method of cooperation~~  
33 ~~between Escambia County and the other agencies will be embodied within an~~  
34 ~~Interlocal Agreement.~~  
35

36 ~~INF 5.1.5 **Development Review.** Escambia County shall employ the three-~~  
37 ~~dimensional sand and gravel aquifer computer model in reviewing applications~~  
38 ~~for development approval in areas with public potable water system wells as~~  
39 ~~defined by statute.~~

## **Chapter 11 Coastal Management Element.**

The purpose of the Coastal Management Element is to address both the natural hazards and the natural resources particular to Escambia County as a coastal county. The element establishes the necessary protection from hazards, including limiting public expenditures that subsidize development in areas subject to natural disasters. Additionally, the element ensures an orderly and balanced utilization of coastal zone resources that conserves and restores their quality.

### **GOAL COA 1 HAZARD MITIGATION**

**Escambia County shall reduce the exposure of people and property to natural hazards and limit public expenditures in coastal areas subject to destruction by natural disaster.**

#### **OBJ COA 1.1 General Hazard Mitigation**

**Reduce the exposure of people and property to natural hazards.**

### **POLICIES**

**COA 1.1.1 Building Code.** Escambia County shall, through adoption of the Florida Building Code, regulate the construction, alteration, use, maintenance and other aspects of buildings and structures to minimize the exposure to wind, flood, fire and other hazards.

**COA 1.1.2 Flood Hazard Maps.** Escambia County shall, through LDC provisions and adoption of the County Flood Insurance Study with accompanying Flood Insurance Rate Maps (FIRM), regulate land use and development within areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA).

**COA 1.1.3 Flood Elevation.** Escambia County shall, as supported by federal emergency management regulations (Title 44, Code of Federal Regulations (CFR) 60.1) and the County's experience of significant flood hazard events, require additional height above the base flood elevation to more effectively reduce the exposure of people and property to losses from flood hazards.

**COA 1.1.4 Beach and Dune Systems.** The County shall protect and enhance the primary dune system. ~~The LDC shall contain provisions requiring dune protection and shall specifically require the planting of sea oats by new development in primary dune areas. dune enhancement projects shall through the local hazard mitigation strategy. Dune enhancement projects may include the planting of native salt tolerant dune vegetation, installation of sand fences, beach/dune renourishment, and other similar activities that assure the existence, integrity and function of dunes.~~

1 COA 1.1.5 **Stormwater Management.** Escambia County shall, through LDC  
2 provisions and periodic drainage basin studies, improve existing public  
3 stormwater management systems and assure the provision of adequate drainage  
4 facilities concurrent with the demand for such facilities to reduce the exposure of  
5 people and property to flood hazards.

6  
7 COA 1.1.6 **Wastewater Systems.** Escambia County shall, through LDC  
8 provisions and coordination with sanitary sewer providers, expand  
9 environmentally safe and efficient wastewater collection, treatment and disposal  
10 systems, especially in developed areas where elimination of septic tanks may  
11 improve public health and safety through reduced contamination of surface water  
12 and groundwater resources.

13  
14 COA 1.1.7 **Future Land Use and Zoning.** Escambia County shall, through  
15 FLU categories, zoning districts, and LDC provisions, regulate land use and  
16 development to reduce the exposure of people and property to natural  
17 hazards.

18  
19 COA 1.1.8 **Mitigation Strategy.** Escambia County shall, particularly through the  
20 Local Mitigation Strategy (LMS), coordinate with other local and regional  
21 governing and regulating authorities, private and civic organizations, and others  
22 with interest in mitigation strategies and initiatives, to reduce the exposure of  
23 people and property to natural hazards.

24  
25 COA 1.1.9 **Emergency Management.** Escambia County shall update and  
26 implement its Comprehensive Emergency Management Plan, utilizing best  
27 available information and data, including recommendations and guidance  
28 provided in the Northwest Florida Hurricane Study (U.S. Army Corps of  
29 Engineers, July 1999), the Escambia County Hurricane Evacuation Clearance  
30 Time Model prepared by PBS&J, subsequent revisions to these, and other  
31 appropriate sources as they become available.

32  
33 COA 1.1.10 **Report Recommendations.** Escambia County shall incorporate  
34 recommendations from various interagency hazard mitigation reports, as  
35 practical.

## 36 37 **OBJ COA 1.2 Coastal High-Hazard Area**

38  
39 **Direct population concentrations away from coastal high-hazard areas,**  
40 **limiting development within those areas and any public expenditure that**  
41 **subsidizes development there.**

## 42 43 **POLICIES**

44  
45 COA 1.2.1 **Establishment and Adoption.** The Coastal High-Hazard Area  
46 (CHHA) of Escambia County shall be established as "the area below the  
47 elevation of the Category 1 Storm Surge Line as established by a Sea, Lake, and

1 Overland Surges from Hurricane (SLOSH) computerized storm surge model.”  
2 Escambia County adopted the CHHA Map as the delineation of the CHHA and  
3 will use the most current SLOSH model to maintain the map. The CHHA Map is  
4 attached herein to this Plan as Exhibit J.

5  
6 **COA 1.2.2 Expenditure Limits.** Public expenditures within the CHHA shall be  
7 limited to the provision or support of recreation uses (i.e., parks), improvements  
8 required to increase public beach access, erosion control devices and  
9 infrastructure necessary to correct pre-existing deficiencies.

10  
11 **COA 1.2.3 Facilities Criteria.** Escambia County shall not place new public  
12 facilities within the CHHA unless the following criteria are met:

- 13  
14 a. The facility is necessary to protect human lives or preserve  
15 important natural resources; and  
16 b. The service provided by the facility cannot be provided at  
17 another location outside the CHHA; and  
18 c. The facility is designed to provide the minimum capacity  
19 necessary to meet LOS standards for its service area and its  
20 sizing is consistent with the densities and intensities reflected  
21 on the FLUM.

22  
23 **COA 1.2.4 Infrastructure Inventory.** Escambia County shall maintain an  
24 inventory of infrastructure located within the CHHA. ~~The 1995 report on coastal~~  
25 ~~infrastructure shall be updated annually. The Comprehensive Plan~~  
26 ~~Implementation Committee shall produce a report for consideration by the~~  
27 ~~Escambia County Board of County Commissioners (BCC) that presents~~  
28 ~~opportunities to relocate or replace such infrastructure.~~

29  
30 **COA 1.2.5 Prohibited Uses.** Escambia County shall, through LDC provisions,  
31 prohibit the location of new group homes, nursing homes, or other uses that have  
32 special evacuation requirements in the CHHA.

33  
34 **COA 1.2.6 Mobile Home Development.** The Escambia County shall, through  
35 LDC provisions, not allow new mobile home developments within the CHHA.

36  
37 **COA 1.2.7 Post-disaster Assessment.** Escambia County staff shall, as part of  
38 the post-disaster review of a hurricane or other major storm event, reassess the  
39 current and future populations within the CHHA and provide recommendations to  
40 the BCC, as needed, within 12 months of the storm event.

41  
42 **OBJ COA 1.3 Population Evacuation**

43  
44 **Maintain the capability to promptly and safely evacuate people from hazard**  
45 **prone areas in the event of an impending hurricane or other natural**  
46 **disaster.**

1 **POLICIES**

2  
3 COA 1.3.1 **Evacuation Zones.** Escambia County shall establish and maintain  
4 hurricane evacuation zones based on storm intensity categories.  
5

6 COA 1.3.2 **Infrastructure Improvements.** Escambia County shall, by ordinance,  
7 provide for funding sources for infrastructure improvements necessary to meet  
8 hurricane evacuation standards including, but not limited to, the creation of tax  
9 increment financing districts. Following the adoption of any such ordinance, the  
10 Five-Year Schedule of Capital Improvements shall be amended to identify the tax  
11 increment, or other financing funds allocated and available for each infrastructure  
12 improvement. The identification and availability of such funding shall be a  
13 prerequisite to approval of any development that requires an increase or  
14 expansion of infrastructure.  
15

16 COA 1.3.3 **Roadway Clearance Times.** Escambia County shall maintain a 12-  
17 hour roadway clearance time for hurricane evacuation to the nearest shelter that  
18 is reasonably expected to accommodate existing residents, a percentage of  
19 tourists, and any new residents that are expected from development approvals or  
20 potential future land use amendments that increase density. Time to the nearest  
21 shelter with adequate capacity shall be assessed based upon a Category 5  
22 storm event as measured on the Saffir-Simpson scale.  
23

24 COA 1.3.4 **Transportation Planning.** Escambia County shall support critical  
25 roadway segment improvements through participation with the Florida-Alabama  
26 Transportation Planning Organization (TPO) and interaction with the Florida  
27 Department of Transportation (FDOT) to further reduce hurricane evacuation  
28 times. The Evacuation Routes/Evacuation Zones Map is attached herein to this  
29 Plan as Exhibit K.  
30

31 COA 1.3.5 **Special Needs Evacuees.** Escambia County shall implement the  
32 evacuation procedures for special needs evacuees as outlined in the  
33 Comprehensive Emergency Management Plan. The Division of Emergency  
34 Management will maintain a voluntary register of people who need assistance  
35 during an evacuation as required by ~~Chapter 252~~, Florida Statutes. The Division  
36 of Emergency Management will ensure that an annually updated list of special  
37 needs shelters is available and maintained at the Emergency Operations  
38 Center.  
39

40 COA 1.3.6 **Interstate Highway Improvements.** Escambia County shall support  
41 improvements to the Interstate Highway System serving northwest Florida.  
42 Specifically, the County shall support and encourage the construction of a new  
43 segment of interstate connecting I-10 and I-65; however, the County's support is  
44 contingent upon the location of the connecting segment being within or in close  
45 proximity to Escambia County so as to provide improved hurricane evacuation  
46 times from the County's coastal areas.  
47



1 COA 1.3.7 **Coordination with Alabama.** Escambia County will continue yearly  
2 intergovernmental coordination efforts with State of Alabama officials regarding  
3 hurricane evacuation.

4  
5 COA 1.3.8 **Development Impact Analysis.** The Comprehensive Plan  
6 Implementation Annual Report shall include an analysis of proposed and new  
7 developments' impact on hurricane evacuation times. The BCC, upon receipt of  
8 the report from the LPA, will address any deficiencies identified in the report and  
9 take corrective measures as necessary. The report and recommendations will  
10 consider the actual development that has occurred during the evaluation period  
11 (preceding 12 months) as well as the projected development anticipated to be  
12 approved during the succeeding evaluation period. The needed corrective  
13 actions by the BCC will maintain or reduce the County's adopted roadway  
14 clearance time.

15  
16 COA 1.3.9 **Development Orders.** All development order applications that  
17 propose 50 or more dwelling and/or lodging units (on a one-time or cumulative  
18 basis) within the CHHA shall be evaluated for impact to roadway evacuation  
19 times to shelter. Additionally, through LDC provisions, the County may require  
20 such evaluation of other developments based on the number and location of new  
21 units proposed. Escambia County shall not issue a development order for a  
22 project if it is determined that the proposed development would cause the  
23 adopted roadway evacuation time for hurricane evacuation to shelter to be  
24 exceeded. Hurricane evacuation times shall be evaluated based on all existing  
25 and vested development in the County, including individual building permits for  
26 buildings that are not part of a larger development plan approval.

27  
28 COA 1.3.10 **Notifications.** Escambia County shall notify households of their  
29 need to evacuate at various threat levels. Hotels, motels and other similar  
30 facilities shall conspicuously post the need for evacuation, evacuation routes and  
31 shelter locations.

32  
33 COA 1.3.11 **Roadway Lane Changes.** Escambia County shall allow reverse  
34 laning on multi-lane roadways and evacuation routes during evacuation events in  
35 cooperation with public safety officials (Florida Highway Patrol, Escambia County  
36 Sheriff's Office, Gulf Breeze and Pensacola Police Departments, etc.).

37  
38 COA 1.3.12 **Shelter Locations.** The Escambia County Division of Emergency  
39 Management shall identify appropriate shelter locations for evacuees. The  
40 Division of Emergency Management shall work with the Escambia County  
41 School District, the University of West Florida, Pensacola State College, and the  
42 Northwest Florida Chapter of the American Red Cross (ARC) to identify  
43 additional shelter capacity, based on ARC 4496 structural criteria, through  
44 mitigation projects and the incorporation of enhanced hurricane protection areas  
45 into new construction projects. The County may establish a County-wide fee to  
46 pay for hurricane evacuation shelters and other necessary mitigation measures,  
47 operational capabilities, and infrastructure necessary to maintain the adopted

hurricane evacuation LOS.

**COA 1.3.13 Adopted Routes.** Escambia County's Hurricane Evacuation Route Map identifies the adopted hurricane evacuation routes.

**COA 1.3.14 Roadway Improvements.** Escambia County shall promote, to the greatest extent possible, roadway improvements identified by state and local transportation organizations as critical to hurricane evacuation.

## **OBJ COA 1.4 Redevelopment**

**Reduce or eliminate unsafe conditions and inappropriate land use through post-disaster redevelopment and as other opportunities occur.**

## **POLICIES**

**COA 1.4.1 National Flood Insurance.** Escambia County shall participate in the National Flood Insurance Program (NFIP) in conformance with Public Law 93-288.

**COA 1.4.2 Post-Disaster Redevelopment Plan.** Escambia County shall implement the Post Disaster Redevelopment Plan whose purpose is to reduce or eliminate the exposure of human life and public and private properties to natural hazards. Additionally, the plan distinguishes between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities. To assist with the implementation of this policy, the County shall maintain an inventory of areas that have experienced repeated damage from coastal storms. The County will use the inventory in guiding and directing redevelopment activities, including those activities associated with repairing or relocating infrastructure.

**COA 1.4.3 Priority Recovery Actions.** Escambia County shall give permitting priority to immediate recovery actions needed to protect public health and safety following hurricane storm events or natural disasters. Such priority actions will include, but not be limited to, debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property; and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long-term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

**COA 1.4.4 Structure Damage Criteria.** The Post Disaster Redevelopment Plan shall be re-evaluated within one (1) year of a disaster or a minimum of every five (5) years if no disasters occur. The Post Disaster Redevelopment Plan will provide a process and criteria for the relocation, removal or modification of damaged structures. The criteria will include, but not be limited to:

- a. Compliance with NFIP minimum elevation and construction standards;
- b. Conformance with coastal construction standards pursuant to ~~Chapter 161~~, Florida Statutes;
- c. Hazard mitigation sufficiency;
- d. Extent of damage;
- e. The impact the removal or modification of the structure would have on:
  1. Important natural resources;
  2. Infrastructure;
  3. The need to protect lives and property;
  4. Financial feasibility; and
- f. Consistency with the requests, recommendations or permits issued by state or federal regulatory agencies.

**COA 1.4.5 Public Safety Recommendations.** The Escambia County Public Safety Official shall make recommendations to the BCC, as needed, regarding Comprehensive Plan and LDC amendments to insure consistency with the Comprehensive Emergency Management Plan and applicable inter-agency hazard mitigation reports.

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

**COA 1.4.7 Local Mitigation Strategy.** Escambia County shall maintain and update the adopted LMS (approved by FEMA in 2004) at five-year intervals. The Planning Official shall ensure LMS coordination among the County's Emergency Management, the Emergency Medical Services, 911 Communication, Fire Services, law enforcement agencies, ARC, civic groups, other local, state, and regional agencies and Escambia County planning staff to predict and assign future responsibilities for pre-disaster planning, response, recovery, and mitigation activities.

## **OBJ COA 1.5 Levels of Service**

**Ensure that satisfactory LOS standards, consistent with Escambia County Concurrency Management System, are maintained within the coastal area.**

1 **POLICIES**

2  
3 COA.1.5.1 **Concurrency Management.** Escambia County will ensure that  
4 required infrastructure is available to serve proposed development or  
5 redevelopment in the coastal areas by implementing the concurrency  
6 management system described in the Concurrency Management System  
7 Element and implemented through the Infrastructure, Mobility and Capital  
8 Improvement Elements.

9  
10 COA 1.5.2 **Evacuation Requirements.** All proposed development or  
11 redevelopment within the coastal area shall be consistent with safe evacuation  
12 requirements established by this plan and the Escambia County LDC.

13  
14 **GOAL COA 2 COASTAL RESOURCE PROTECTION**

15  
16 **Escambia County shall maintain, restore, and enhance the overall quality**  
17 **of the coastal environment, utilizing and preserving all coastal resources**  
18 **consistent with sound conservation principles, including restricting**  
19 **development activities.**

20  
21 **OBJ COA 2.1 General Coastal Resource Protection**

22  
23 **Protect, conserve, and enhance coastal ecosystems, environmentally**  
24 **sensitive areas, water resources, living marine resources, remaining**  
25 **coastal barriers, wildlife habitats and other natural coastal resources.**

26  
27 **POLICIES**

28  
29 COA 2.1.1 **Consistency with Plan.** In addition to the provisions of the Coastal  
30 Management Element, the coastal ecosystems, environmentally sensitive areas,  
31 water resources, living marine resources, remaining coastal barriers, wildlife  
32 habitats, and other natural coastal resources of Escambia County shall be  
33 protected, conserved and enhanced consistent with the goals, objectives and  
34 policies of the Conservation Element of this plan.

35  
36 COA 2.1.2 **Resource Monitoring.** Escambia County staff shall monitor the  
37 resources referenced in Objective COA 2.1 and provide recommendations to the  
38 BCC regarding their protection, conservation, and enhancement. Monitoring data  
39 and recommendations ~~shall be included in the Comprehensive Plan~~  
40 ~~Implementation Annual Report~~ and shall include at least:

- 41  
42 a. Changes in the total acreage of coastal wetlands and the extent  
43 of coastal wetland communities;  
44 b. Changes in the volume of the commercial fish catch and the  
45 amount of fish and shellfish annually landed;  
46 c. Changes in acreage of protected land on barrier islands; and  
47 d. Changes in acreage of coastal lands held for conservation and

recreation use.

**COA 2.1.3 Development Impact Limits.** Escambia County shall, through LDC provisions and other measures, limit the specific and cumulative impacts of development or redevelopment upon the resources referenced in Objective COA 2.1.

~~COA 2.1.4 Habitat Conservation.~~ Escambia County shall protect the habitat of protected species on Perdido Key through the development and implementation of a comprehensive Habitat Conservation Plan in coordination with the U.S. Fish and Wildlife Services (FWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC). Until the Habitat Conservation Plan becomes effective, the County shall implement an existing Intergovernmental Coordination Agreement that requires permit coordination and mitigation for any habitat of a listed species that is taken.

**COA 2.1.45 Interlocal Agreements.** Escambia County shall protect estuaries within the jurisdiction of the County and other local governments through Interlocal Agreements with the City of Pensacola, the City of Gulf Breeze, and Santa Rosa County. The agreements will establish procedures whereby each government will be afforded the opportunity to review development proposals that affect Escambia Bay, Santa Rosa Sound, East Bay or other water bodies deemed appropriate. The agreements shall ensure that adequate sites for water dependent uses are made available, estuarine pollution is prevented, surface water runoff is controlled, living marine resources are protected, exposure to natural hazards is reduced and public access to the shorelines is maintained.

## **OBJ COA 2.2 Shoreline Use Protection**

**Preserve adequate shoreline for public access and recreational and commercial water-dependent and water-related uses.**

## **POLICIES**

**COA 2.2.1 Structure Setbacks.** Escambia County shall require natural shorelines wherever possible. Development shall be required to provide adequate setbacks for structures construction activities as required by LDC. ~~other than water-dependent/water-related and stormwater management. A minimum 15' setback is required for construction activities proposed along shorelines. The setback shall be measured from the mean high water line.~~

~~Exemptions: Bulkheads, gazebos, docks, walkways, piers, and boathouses may be constructed within this setback~~

**COA 2.2.2 Shoreline Siting Priorities.** Escambia County shall, through zoning districts and LDC provisions, regulate shoreline land uses. Additionally, the uses shall be limited to the following, listed in descending order of priority:

- a. Conservation or recreation;
- b. Water-dependent commercial/industrial;
- c. Residential;
- d. Water-related commercial/industrial.

**COA 2.2.3 Waterfront Use Priorities.** Escambia County shall, through zoning districts and LDC provisions, regulate the siting of water-dependent and water-related commercial/industrial uses.

~~Additionally, the uses shall be limited to the following, listed in descending order of priority:~~

- ~~a. Public use marinas;~~
- ~~b. Water-dependent utilities;~~
- ~~c. Water-dependent industries and associated docking facilities;~~
- ~~d. Docks for water-dependent industry;~~
- ~~e. Water-related industries and associated docking facilities;~~
- ~~f. Docks for water-related industry.~~

**COA 2.2.4 Marina Siting Regulations.** Escambia County shall, through LDC provisions, regulate the development of marinas and provide incentives to exceed minimum standards, to resist the impacts of natural disasters and minimize impacts to submerged aquatic vegetation and water quality.

**COA 2.2.5 Public Access.** Escambia County shall enforce the public access requirements of the Coastal Zone Protection Act of 1985 and shall include such requirements within the LDC.

**COA 2.2.6 County-Owned Sites.** Escambia County shall maintain County-owned shoreline or open space access sites and provide adequate parking facilities for each site.

**COA 2.2.7 Federal and State Assistance.** Escambia County shall seek all available federal and state financial assistance to increase public access to the shoreline.

~~**COA 2.2.8 Alternative Public Access.** Escambia County's development review process shall consider impacts of development or redevelopment on publicly established access ways to the beach. Developments that would preclude such access shall not be approved unless a comparable alternative access way is provided as a condition of development approval.~~

~~**COA 2.2.9 Public Access Acquisition.** Escambia County shall continue to seek opportunities to enhance the public access to water or waterways. continually coordinate with local real estate professionals to develop, prioritize and update a list of shoreline sites for potential public acquisition with the intent~~

1 ~~to obtain title, easements or other ownership interest in areas commonly used~~  
2 ~~for public access.~~

3  
4 **COA 2.2.840 Public Access Inventory.** Escambia County shall maintain and  
5 update on a two-year cycle an inventory of public beach access facilities,  
6 including those in the coastal area, and periodically survey conditions at those  
7 sites.

8  
9 **COA 2.2.944 Publicly-Maintained Shoreline.** Escambia County shall  
10 provide public access to shoreline nourished at public expense. This access  
11 shall be provided at one-half mile intervals or less, as practical.

## 12 13 **OBJ COA 2.3 Beach and Dune Protection**

14  
15 **Protect beaches and dunes and restore degraded beach and dune systems.**

## 16 **POLICIES**

17 **COA 2.3.1 Dune Protection and Enhancement.** Escambia County shall protect  
18 and enhance the primary dune and other dune systems as appropriate. The  
19 County will seek funding for dune enhancement projects through the LMS. Dune  
20 enhancement projects may include the planting of native salt-tolerant vegetation,  
21 installation of sand fences, beach/dune nourishment, and other similar activities  
22 that assure the existence, integrity, and function of dunes.

23  
24 **COA 2.3.2 Shoreline Protection Zones.** Escambia County shall establish  
25 shoreline protection zones and preserve beaches, dunes, and other shoreline  
26 resources. For all gulf-front properties, the protection zone shall commence at  
27 the mean high water line and run landward to the 1975 Coastal Construction  
28 Control Line (CCCL). The County shall regulate within the zone by requiring a  
29 landward setback greater than or equal to the 1975 CCCL boundary for major  
30 structures, minor structures, and uninhabitable major structures. ~~To prevent~~  
31 ~~takings, Pensacola Beach gulf-front properties that have an insufficient building~~  
32 ~~area to rebuild or redevelop may request a variance to allow reconstruction of a~~  
33 ~~similar structure provided that intrusion into Shoreline Protection Zone is reduced~~  
34 ~~to the maximum extent possible.~~

35  
36 **COA 2.3.3 Beach and Shoreline Regulations.** Escambia County shall protect  
37 beach and shoreline systems. These regulating provisions shall be reviewed  
38 annually for the Comprehensive Plan Implementation Annual Report and  
39 updated as necessary to address concerns and issues including, but not limited  
40 to, the following:

- 41  
42 a. "White Sand" regulations;  
43 b. Shoreline protection zone;  
44 c. CCCL-related regulations;  
45 d. Dune replenishment, enhancement, and re-vegetation

- 1 programs;  
2 e. Wetland and environmentally sensitive area regulations.

3  
4 ~~COA 2.3.4 **Beach Nourishment Assistance.** Escambia County shall continue~~  
5 ~~its practice of cooperating with, and encouraging, the U.S. Army Corps of~~  
6 ~~Engineers (ACOE) and the Florida Department of Environmental Protection~~  
7 ~~(FDEP) to nourish public beaches using white sand made available by~~  
8 ~~maintenance dredging of Pensacola Pass, the bays, bayous and/or sound, or~~  
9 ~~other water bodies within or near Escambia County.~~

10  
11 **COA 2.3.45 Beach Hardening Restrictions.** No hardening (seawalls, break  
12 waters, revetments, etc.) of gulf beaches shall be allowed unless such hardening  
13 has been determined to have an overriding public purpose. Such determination,  
14 by necessity, will be made cooperatively between all regulatory agencies having  
15 authority over the gulf beaches.

16  
17 **COA 2.3.56 State and Federal Funds.** Through the LMS, Escambia County shall  
18 jointly seek state or federal funding, for the development and establishment of a  
19 "Dune Restoration and Protection Program" that will be applicable to all County-  
20 owned shoreline areas.

21  
22 **COA 2.3.67 Conservation and Recreation Future Land Use.** Escambia  
23 County shall implement provisions applicable to the designated Recreation  
24 (REC) and Conservation (CON) future land use areas on Santa Rosa Island and  
25 Perdido Key that provide for public use and recreation while maintaining the  
26 important natural features, functions, and habitats of the areas. The provisions  
27 shall minimize the impacts of development on sensitive natural systems and will  
28 include:

- 29  
30 a. Prevention of motor vehicle traffic on beaches and dune areas,  
31 excluding publicly authorized vehicles;  
32 b. Prevention of destruction of native vegetation from beach  
33 pedestrian traffic by providing boardwalks and dune  
34 walkover structures;  
35 c. Improvement of parking at high-use beach sites;  
36 d. Placement of secure bicycle racks at beach sites to encourage  
37 bicycle transportation;  
38 e. The preparation and implementation of techniques needed to  
39 protect established or identified nesting bird colonies,  
40 including restrictions on public access to such nesting areas;  
41 and  
42 f. Limitations on public access or the provision of alternate routes  
43 in environmentally sensitive beach dune areas (i.e., dunes  
44 undergoing restabilization).



## **Chapter 12 Conservation Element.**

The purpose of the Conservation Element is to ensure the protection of Escambia County's natural resources. The conservation and appropriate use of these resources is critical to maintaining a high quality of life for County residents and ensuring sustainable economic growth. The goals, objectives, and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife, and other natural resources in the fulfillment of this purpose without County duplication of federal and state requirements.

### **GOAL CON 1 RESOURCE MANAGEMENT**

**Escambia County shall conserve, protect, and appropriately use all natural resources.**

#### **OBJ CON 1.1 General Resource Management**

**Effectively manage the natural resources of Escambia County through sound conservation principles.**

### **POLICIES**

**CON 1.1.1 Environmentally Sensitive Lands.** Escambia County shall inventory the County's environmentally sensitive lands, as defined in Chapter 3, Definitions. The Escambia County Wetlands Map and the Escambia County Special Flood Hazard Areas Map are attached to this Plan as Exhibits L and M, respectively.

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

**CON 1.1.3 Resource Status Indicators.** Escambia County shall utilize surveys, sampling, and other available data sources to assess indicators of natural resource gains or losses.

**CON 1.1.4 Species Diversity.** Escambia County shall maintain and enhance plant and animal species diversity and distribution within the County.

~~**CON 1.1.5 Open Space Minimums.** Escambia County shall provide incentives to exceed minimum standards to preserve or establish minimum open space within developments to ensure public health, safety, and welfare, to provide recreational and aesthetic benefits, and to accommodate groundwater recharge, tree canopy cover, wildlife habitat and other natural resource functions.~~

1  
2 **CON 1.1.56 Natural Reservation Protection.** Escambia County shall protect  
3 existing natural reservations, as identified in the Recreation and Open Space  
4 Element, or as may additionally be created by action of the federal, state, or  
5 County government.

6  
7 ~~CON 1.1.7 Habitat Management.~~ Escambia County shall require a habitat  
8 management plan for those lands identified as providing listed species habitat  
9 within its jurisdiction. The habitat management plan shall be submitted and  
10 approved by the wildlife agency or agencies having jurisdiction over the species  
11 prior to the approval of the site plan or functional equivalent.  
12

13 **CON 1.1.68 Habitat Protection.** Escambia County shall coordinate with the  
14 FDEP, FFWCC, and other state or federal agencies so as to provide the fullest  
15 protection to marine or wildlife habitats that may be impacted by existing or  
16 proposed development within the County. The County shall provide to the  
17 appropriate regulatory agencies copies of applications for development approval  
18 anytime it is deemed that such development may impact fisheries, fishery  
19 habitats, wildlife habitats and/or other regulated marine or wildlife resources.  
20

21 **CON 1.1.79 Public Land Acquisition.** Escambia County shall seek to acquire  
22 additional areas for habitat protection and connected greenways. ~~develop and~~  
23 ~~maintain a list of recommended areas for public acquisition. Such areas will~~  
24 ~~include, but not be limited to, habitat for protected species and parcels that would~~  
25 ~~further the establishment of connected greenways.~~  
26

27 **CON 1.1.840 Public Land Restoration and Enhancement.** Escambia County  
28 shall continually work to restore and/or enhance degraded natural areas within  
29 publicly owned lands. Restoration or enhancement may include such activities as  
30 removal of nonnative vegetation, reforestation, shoreline or dune restoration, or  
31 restoration of natural hydrology.  
32

### 33 **OBJ CON 1.2 Air Resources**

34  
35 **Maintain or improve ambient air quality to protect public health and the**  
36 **environment.**

### 37 **POLICIES**

38  
39  
40 **CON 1.2.1 State and Federal Regulation.** Escambia County shall, ~~through LDC~~  
41 ~~provisions,~~ require any development with emissions that may degrade air quality  
42 to comply with all applicable federal and state regulations regarding emission  
43 control.  
44

45 ~~CON 1.2.2 County Enforcement Responsibilities.~~ Escambia County shall  
46 ~~assist in the maintenance of air quality standards within its jurisdiction in~~  
47 ~~conformance with state and federal air quality guidelines. The County shall notify~~

1 the operator of any facility that is believed to be degrading air quality within the  
2 County of such degradation. In addition, the County shall notify the appropriate  
3 regulatory agency and encourage the agency to investigate the potential violation  
4 of air quality standards and guidelines.

5  
6 ~~CON 1.2.3 Industrial Use Impacts.~~ Industrial land uses shall minimize their  
7 negative impacts on air quality. When incompatible with neighboring or proximate  
8 residential, conservation, or environmentally sensitive areas, industrial land uses  
9 shall be directed to alternative sites where their impacts are minimized.

10  
11 ~~CON 1.2.4 County Vehicle Efficiency.~~ Escambia County shall establish a  
12 program to replace County-owned vehicles conventionally powered with  
13 gasoline or diesel fuel with higher efficiency hybrid vehicles or alternative fuel  
14 (i.e., natural gas) vehicles.

15  
16 ~~CON 1.2.5 Open Burning Education.~~ Escambia County shall develop and  
17 implement a program to educate the public regarding County and state laws  
18 regulating open burning.

19  
20 ~~CON 1.2.6 Transportation Alternatives.~~ Escambia County shall support and  
21 encourage carpooling, mass transit, non-motorized modes of transportation, and  
22 other efforts to reduce fuel consumption and motor vehicle miles traveled.

23  
24 ~~CON 1.2.7 Motor Vehicle Pollution Reduction.~~ Escambia County shall  
25 continually pursue measures to reduce air pollution from motor vehicles. This will  
26 include minimizing waiting times at traffic lights, improving public transportation,  
27 and other transportation demand management techniques as referenced in this  
28 plan.

## 29 30 **OBJ CON 1.3 Surface Water Resources**

31  
32 **Protect and improve the quality, biological health, and natural function of**  
33 **all surface water systems to preserve their ecological and aesthetic**  
34 **values.**

## 35 36 **POLICIES**

37  
38 **CON 1.3.1 Stormwater Management.** Escambia County shall protect surface  
39 water quality by implementing the stormwater management policies of the  
40 Infrastructure Element to improve existing stormwater management systems and  
41 ensure the provision of stormwater management facilities concurrent with the  
42 demand for such facilities.

43  
44 **CON 1.3.2 Agriculture Management Practices.** To minimize the potential for  
45 discharge of contaminants into water bodies designated as Outstanding Florida-  
46 Waters and Aquatic Preserves, Escambia County shall coordinate with the  
47 Natural Resource Conservation Service (NRCS), or other agencies as deemed

1 acceptable, to encourage Best Management Practices (BMPs) for agricultural  
2 land uses, and include provisions within the LDC that would require all  
3 agricultural land uses to implement these practices.

4  
5 **CON 1.3.3 ~~Silviculture Management Practices.~~** Escambia County shall allow  
6 ~~silviculture and unimproved pastures within wetland areas provided the activities~~  
7 ~~follow the BMPs as outlined in the current Silviculture Best Management~~  
8 ~~Practices publications (Florida Department of Agriculture and Consumer~~  
9 ~~Services, Division of Forestry).~~

10  
11 **CON 1.3.34 Monitoring and Recommendations.** Escambia County shall utilize  
12 FDEP's annual water quality assessment and other sources to monitor surface  
13 water systems. Water quality ratings shall be monitored for the Escambia River,  
14 Pensacola Bay, Perdido Bay, and Perdido River basins and other locations as  
15 appropriate. ~~Monitoring data and recommendations shall be included in the~~  
16 ~~Comprehensive Plan Implementation Annual Report.~~

17  
18 **CON 1.3.45 Studies and Programs.** Escambia County shall support existing  
19 studies and programs, and the funding of future studies and programs that will  
20 determine water quality conditions, sediment conditions, sources of  
21 contamination, and necessary actions to improve conditions of surface water  
22 systems and their suitability for aquatic life. The County shall support actions  
23 necessary to improve and protect surface water systems.

24  
25 **CON 1.3.56 Cooperative Cleanup Efforts.** Escambia County shall cooperate  
26 with federal, state, and local agencies in their efforts to clean up water bodies  
27 within and adjoining the County that have shown a documented decline in water  
28 quality and decreased suitability for indigenous aquatic life. Such cooperation  
29 shall include, but not be limited to, sharing of information and coordination with  
30 adjacent jurisdictions on applications for funding of cleanup and enhancement  
31 efforts in these areas.

32  
33 **CON 1.3.67 Wetland Development Provisions.** Development in wetlands shall  
34 not be allowed unless sufficient uplands do not exist to avoid a taking. In this  
35 case, development in wetlands shall be restricted to allow residential density  
36 ~~uses as indicated by the LDC: at a maximum of one unit per five acres or to the~~  
37 ~~density established by the future land use map containing the parcel, whichever~~  
38 ~~is more restrictive, or one unit per lot of record if less than five acres in size. (For~~  
39 ~~this policy, lots of record do not include contiguous multiple lots under single~~  
40 ~~ownership.)~~

41  
42 a. With the exception of water-dependent uses, commercial and  
43 industrial land uses will not be located in wetlands that have a high  
44 degree of hydrological or biological significance, including the  
45 following types of wetlands:

46 1. Wetlands that are contiguous to Class II or Outstanding

- Florida Waters;
2. Wetlands located in the FEMA Special Flood Hazard Areas;
3. Wetlands that have a high degree of biodiversity (three or more focal species) or habitat value based on maps prepared by the FFWCC or Florida Natural Areas Inventory (see attached maps adopted as part of the comprehensive plan), unless a site survey demonstrates that there are no listed plant or animal species on the site. The Escambia County Biodiversity Hot Spots Map and the Escambia County Critical Habitat Map are attached to this Plan as Exhibits O and P, respectively.

#### **~~CON 1.3.8 Density Clustering.~~**

~~Escambia County shall require buffers between development and environmentally sensitive areas including wetlands. The purpose of the buffer is to protect natural resources from the activities and impacts of development.~~

~~a. The buffer shall function to provide protection to the natural resources from intrusive activities and negative impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights, and stormwater. Incompatibility between the uses shall be minimized or eliminated so that the land uses can co-exist over time with the environmentally sensitive area.~~

~~b. Buffer Types: The buffer may be a landscaped natural barrier, a natural barrier, or supplemented with fencing or other manmade barrier, so long as the function of the buffer and intent of the policy is fulfilled.~~

~~Buffers for Wetlands as defined by the Florida Department of Environmental Protection: A minimum buffer of 25' measured landward of the jurisdictional line is required. Intrusion into the buffer by development activities may be allowed provided a minimum 15' buffer remains and an equal amount of square feet of buffer loss is provided within the development site along the impacted wetland complex (limited buffer averaging). Escambia County shall include density clustering provisions in the LDC to avoid development in environmentally sensitive lands, conservation and preservation areas, and, wherever feasible, airfield influence planning districts (AIPD).~~

#### **OBJ CON 1.4 Groundwater Resources**

**Protect and conserve the quality and quantity of groundwater resources to ensure public health and safety as well as adequate potable water supplies.**

1  
2 **POLICIES**  
3

4 **CON 1.4.1 Wellhead Protection.** Escambia County shall provide comprehensive  
5 wellhead protection from potential adverse impacts to current and future public  
6 water supplies. The provisions shall establish specific wellhead protection areas  
7 and address incompatible land uses, including prohibited activities and materials,  
8 within those areas.  
9

10 **CON 1.4.2 County Facilities Procedures.** Escambia County shall establish and  
11 implement standard operating procedures at all County-operated facilities that  
12 use, store, or dispose of materials that have the potential to contaminate  
13 groundwater if improperly handled.  
14

15 **CON 1.4.3 Coordinated Water Supply Protection.** Escambia County shall  
16 coordinate with the ECUA and other water suppliers, the City of Pensacola,  
17 NFWFMD, and the FDEP when implementing policies related to the protection  
18 of potable water resources.  
19

20 **CON 1.4.4 Emergency Water Conservation.** In cooperation with NFWFMD,  
21 Escambia County shall implement any emergency water conservation plans  
22 necessary to protect the sand and gravel aquifer during periods of insufficient  
23 recharge.  
24

25 **OBJ CON 1.5 Soil and Mineral Resources**  
26

27 **Regulate the extraction of soil and mineral resources and other land**  
28 **disturbance activities to ensure that uses and activities are compatible**  
29 **with site conditions and to prevent adverse impacts to the quality of other**  
30 **resources, land uses, or activities.**  
31

32 **POLICIES**  
33

34 **CON 1.5.1 Erosion Control.** Escambia County shall, through LDC provisions,  
35 address the use of appropriate erosion control measures during all  
36 construction and other land disturbance activities to minimize off-site migration  
37 of soil particles.  
38

39 **CON 1.5.2 Extraction and Reclamation Limitations.** Resource extraction and  
40 reclamation activities are considered unique non-residential uses due to their  
41 transient nature and the eventual restoration of affected lands to post mining  
42 land-uses. ~~However, through LDC provisions,~~ Escambia County shall prohibit  
43 resource extraction activities within environmentally sensitive areas that cannot  
44 be completely restored; within wellhead protection areas; within the CHHA;  
45 within one-half mile of aquatic preserves, Class II waters, Shoreline Protection  
46 Zone 1, or Outstanding Florida Waters; and within all FLU categories, except  
47 Agriculture, Rural Community, Industrial, and Public. Additionally, resource

1 extraction in the form of borrow pits shall be prohibited abutting state and federal  
2 parks, within floodplains, or near existing residential uses, residential zoning  
3 districts, or subdivisions intended primarily for residential use. Reclamation  
4 activities to restore previously mined lands to an intended post-mining land use  
5 may be allowed in any future land use category.

6  
7 **CON 1.5.3 Extraction and Reclamation Compatibility.** Escambia County shall  
8 permit extraction of soils and mineral resources and site reclamation only where  
9 compatible with adjacent land uses and where minimal resource degradation will  
10 occur. The determination of minimal degradation, if necessary, will be made in  
11 cooperation with the appropriate state or federal agencies regulating resource  
12 extraction and reclamation activities. The locations where these activities may be  
13 allowed, if not otherwise prohibited, shall be determined based on geological  
14 constraints and shall be regulated by the applicable zoning district and  
15 performance standards established for such activities within the LDC.

16  
17 **CON 1.5.4 Extraction and Reclamation Review.** Escambia County shall  
18 subject all new or expanded resource extraction and reclamation activities to a  
19 mandatory development review process to assess technical standards for public  
20 safety, environmental protection, and engineering design.

21  
22 The review shall require:

- 23  
24 ~~a. Protection of public health;~~  
25 ~~b. Compliance with all applicable state and federal policies and~~  
26 ~~regulations;~~  
27 ~~c. Enforcement of the County's environmental and solid waste~~  
28 ~~regulations;~~  
29 ~~d. A reclamation plan to restore affected lands within a reasonable~~  
30 ~~timeframe to the intended post-mining land use consistent with the~~  
31 ~~surrounding environment;~~  
32 ~~e. Buffers between resource extraction or reclamation activities and~~  
33 ~~adjacent existing or allowed future uses;~~  
34 ~~f. Maintenance of level of service standards for commercial traffic~~  
35 ~~on access roadways; and~~  
36 ~~g. Prevention of soil erosion or adverse effects to the quality of air,~~  
37 ~~groundwater, surface water, wildlife, or other natural resources~~  
38  
39  
40  
41

## 42 **OBJ CON 1.6 Vegetation Resources**

43  
44 **Require and encourage land development and landscaping practices that**  
45 **conserve, appropriately use, and protect native vegetation, and that**  
46 **maintain and enhance plant species diversity.**  
47

1  
2 **POLICIES**  
3

4 **CON 1.6.1 Urban Forest Preservation.** Escambia County defines the trees and  
5 other vegetation within and around the developed areas of the County as an  
6 urban forest, and recognizes that a healthy, diverse, and well-managed urban  
7 forest is an important public asset. The County shall preserve, maintain, and  
8 support the urban forest, requiring the maximum practical preservation of  
9 existing native vegetation with all development.

10  
11 **CON 1.6.2 Identification and Protection.** Escambia County shall ensure the  
12 identification and protection of vegetation through LDC provisions, ~~that require~~  
13 ~~protected trees and unique vegetative communities to be accurately located and~~  
14 ~~described on development plans submitted for approval. In addition, the plans~~  
15 ~~must include implementation provisions, such as effective temporary construction~~  
16 ~~barricades, for the protection and preservation of vegetation not approved for~~  
17 ~~removal. Unique vegetative communities include, but are not limited to, wetlands.~~

18  
19 **CON 1.6.3 Tree Protection.** Escambia County shall protect trees through LDC  
20 provisions, ~~giving priority to native hardwood species and consideration to tree~~  
21 ~~condition, size, maturity, wind resistance, drought tolerance, species diversity,~~  
22 ~~uniqueness (i.e., Champion), and historic association. Specific criteria shall be~~  
23 ~~provided for exemptions from protection, including size, species, invasiveness,~~  
24 ~~condition, structure, and emergencies.~~

25  
26 **CON 1.6.4 Urban Forest Management.** Escambia County shall, through LDC  
27 provisions and other measures, sustain and promote the urban forest, ~~by:~~

- 28  
29 a. ~~Increasing tree age and species diversity for long-term~~  
30 ~~forest stability,~~  
31 b. ~~Requiring sufficient planting of trees to compensate for removals,~~  
32 c. ~~Increasing the proportion of wind-resistant trees to make~~  
33 ~~future storms less devastating,~~  
34 d. ~~Emphasizing the use of native species to reduce irrigation~~  
35 ~~needs and improve plant establishment, survival, and vitality,~~  
36 e. ~~Increasing tree canopy cover for effective shading,~~  
37 ~~temperature moderation, stormwater abatement, and other~~  
38 ~~benefits,~~  
39 f. ~~Allowing or requiring appropriate removal of dying,~~  
40 ~~diseased, damaged, hazardous, and invasive trees.~~

41  
42 **CON 1.6.5 Impact Mitigation.** ~~Escambia County shall, through LDC provisions,~~  
43 ~~require mitigation to adequately offset the removal of protected vegetation.~~  
44 ~~Protected tree removal shall require replacements and code provisions shall~~  
45 ~~address quantity, quality, size, species, and location requirements. Additionally,~~  
46 ~~the provisions shall allow in-lieu payments to the County for support of general~~  
47 ~~tree replacement and restoration of functional benefits provided by the urban~~



1 ~~forest when tree replacements cannot be reasonably accommodated within the~~  
2 ~~removal parcel.~~

3  
4 ~~CON 1.6.6 **Non-compliance Penalties.** Escambia County shall adopt monetary~~  
5 ~~and other penalties to effectively discourage damage to, or removal of, protected~~  
6 ~~trees and other vegetation without proper permitting.~~

7  
8 ~~CON 1.6.57 **Invasive Species Management.** Escambia County shall~~  
9 ~~encourage, through LDC provisions, require the removal and continued~~  
10 ~~management of any invasive tree or shrub species, identified within the~~  
11 ~~development site.~~

12  
13 ~~CON 1.6.8 **Florida-Friendly Landscaping.** Escambia County shall promote~~  
14 ~~Florida friendly low-impact landscaping principles through LDC provisions and~~  
15 ~~other measures to protect Florida's environment and preserve its natural~~  
16 ~~resources.~~

17  
18 ~~CON 1.6.9 **Professional Standards.** Escambia County shall, through LDC~~  
19 ~~provisions, require the application of professional arboricultural (e.g.,~~  
20 ~~International Society of Arboriculture) and horticultural standards and practices~~  
21 ~~that provide for the protection and long-term survival of both existing and planted~~  
22 ~~vegetation as part of an overall strategy to achieve landscape, habitat~~  
23 ~~preservation, and open space objectives.~~

24  
25 ~~CON 1.6.10 **County Facilities Standards.** Escambia County shall attempt to~~  
26 ~~exceed minimum landscape and vegetation preservation standards for County~~  
27 ~~owned facilities.~~

28  
29 ~~CON 1.6.644 **Prescribed Burning.** Escambia County shall accommodate the~~  
30 ~~use of prescribed burning as a tool to promote ecosystem health and wildfire~~  
31 ~~prevention.~~

32  
33 ~~CON 1.6.742 **Intergovernmental Coordination.** Escambia County shall~~  
34 ~~cooperate with adjacent local governments to conserve, appropriately use, and~~  
35 ~~protect unique vegetative communities located within more than one local~~  
36 ~~jurisdiction. Upon submission to the County, proposals for development that~~  
37 ~~would impact unique vegetative communities located within more than one local~~  
38 ~~government jurisdiction shall be provided to the affected local government by~~  
39 ~~Escambia County.~~

## 40 41 **OBJ CON 1.7 Hazardous Materials and Waste**

42  
43 **Ensure the proper storage, use, and disposal of all hazardous materials**  
44 **within Escambia County to eliminate or significantly minimize hazards to**  
45 **the general public and the potential for contamination of natural resources.**

## 46 47 **POLICIES**

1  
2 **CON 1.7.1 Required Identification.** Escambia County shall require identification  
3 of any and all hazardous waste or materials used or stored by any licensed  
4 business within Escambia County.

5  
6 **CON 1.7.2 Handling, Storage, and Disposal.** Escambia County shall cooperate  
7 with appropriate regulatory agencies to develop plans and procedures for the  
8 handling, temporary storage, and disposal of hazardous waste generated within  
9 Escambia County. Such plans and procedures will be provided to those  
10 industries and commercial operations within the County that generate hazardous  
11 wastes in order that they may properly handle and dispose of their hazardous  
12 waste products.

13  
14 **CON 1.7.3 Household Hazardous Waste.** Escambia County shall develop and  
15 implement a program to educate the public concerning the proper storage and  
16 disposal of household hazardous waste.

17  
18 **CON 1.7.4 Petroleum Storage Tanks.** Escambia County shall rely upon the  
19 Escambia County Health Department, through its contracts with the FDEP for  
20 County compliance inspections and cleanup, to protect people and the  
21 environment from contamination risks associated with petroleum fuel storage  
22 tanks.

23  
24 **CON 1.7.5 Accident Procedures.** The Escambia County Comprehensive  
25 Emergency Management Plan shall include procedures for handling accidents  
26 involving hazardous materials and waste.

27  
28 **CON 1.7.6 Locational Criteria.** New industry or businesses that produce  
29 hazardous materials in their processes shall not be allowed where surface and  
30 groundwater are particularly vulnerable to contamination from hazardous  
31 materials, in wellhead protection areas, where hydric soils are present, within  
32 special flood-hazard areas, or coastal high-hazard areas. This policy does not  
33 apply to public utilities or public facilities.

34  
35 **CON 1.7.7 FLU Limitation.** Uses involving the production of hazardous  
36 materials shall be limited to the Industrial future land use category. Retail sale of  
37 products containing hazardous materials is not limited to the Industrial FLU  
38 category.

39  
40 **CON 1.7.8 Disposal Assistance.** Escambia County shall provide assistance  
41 with disposal of hazardous waste generated by other than large quantity  
42 generators within Escambia County. This will include an Annual Amnesty Days  
43 program for Escambia County household generators.

44  
45 **OBJ CON 1.8 Water and Energy Conservation.**

46  
47 **The County shall promote water and energy conservation strategies to**

1 support the protection of the County's natural resources.

2 **POLICIES**

3  
4 **CON 1.8.1 Sustainable Community Development Practices.** The County shall  
5 encourage sustainable community development practices that conserve energy  
6 and water resources, ~~reduce greenhouse gas emissions through innovative,~~  
7 ~~energy-efficient building construction strategies consistent with recognized green-~~  
8 ~~building standards, and contribute to reducing the overall development footprint~~  
9 ~~of the County.~~ These strategies may include:

- 10  
11 a. Developing incentives for water conservation;  
12 b. Incorporating Florida Waterwise landscaping to reduce the use of  
13 potable water for irrigation of new building sites, including public  
14 building sites;  
15 c. Encouraging development on previously used and under-developed  
16 sites where infrastructure already exists;  
17 d. Encouraging development adjacent to existing developed areas;  
18 e. Protecting and enhancing natural systems within the County; and  
19 f. Using surface waters, conservation lands, and environmentally  
20 sensitive open space as visual amenities.

21  
22 ~~CON 1.8.2 Reduced Irrigation Needs.~~ Escambia County shall require the use of  
23 ~~Florida Friendly Landscaping techniques and native or adapted plants in order to~~  
24 ~~reduce potable water consumption for irrigation for new public buildings and~~  
25 ~~private development of 5 acres or 20 residential units or more.~~

26  
27 **CON 1.8.23 Low Impact Development.** Escambia County shall promote the  
28 use of Low Impact Development (LID) techniques.  
29 ~~approved by the Northwest Florida Water Management District to protect the~~  
30 ~~water resources of the County.~~

31  
32 ~~CON 1.8.4 High Efficiency Appliances.~~ Escambia County shall promote the  
33 ~~use of Energy Star or equivalent high-efficiency appliances and fixtures to reduce~~  
34 ~~energy use in public and private buildings.~~

35  
36 ~~CON 1.8.5 Carbon Sequestration.~~ Escambia County shall promote retention of  
37 ~~agriculture and timber production, as these uses sequester carbon emissions,~~  
38 ~~thereby improving the air quality of the County.~~

## **Chapter 13 Recreation and Open Space Element.**

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of Escambia County through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, beaches and public access to beaches, open spaces, and waterways. ~~Guiding the planning and provision of these facilities are goals, objectives and policies intended to improve public awareness of existing recreational opportunities, ensure access to public facilities, encourage intergovernmental coordination, and establish Levels of Service (LOS) sufficient to meet the current and projected needs of Escambia County's citizens.~~

### **GOAL REC 1**

**Escambia County shall create recreational opportunities for the citizens of Escambia County through the provision of County facilities and coordination with the federal, state, and private sectors. ~~state and federal agencies and the private sector.~~**

### **OBJ REC 1.1 Recreational Facilities Access**

**Continue to develop and improve public awareness of and physical access to all recreation facilities.**

### **POLICIES**

**REC 1.1.1 Public Information.** Escambia County shall, in cooperation with the Tourist Development Council, make information available to the public concerning the location of recreational opportunities and available facilities.

**REC 1.1.2 Facility Signage.** Escambia County shall provide signage to identify County parks and to direct the public to these sites.

**REC 1.1.3 Physical Accessibility.** Escambia County shall provide physical access for disabled individuals to public recreational facilities and require compliance with the Americans with Disabilities Act (ADA) by developers, owners, or operators of private recreational facilities. All new County facilities shall meet applicable local, state, and federal accessibility requirements.

**REC 1.1.4 Use Policies and Procedures.** Escambia County shall develop standardized policies and procedures that allow for the use of County recreation facilities by private, public, and non-profit groups and organizations. In addition, the County shall implement equitable procedures for reservation of facilities, ~~and evaluate usage fees every two years.~~

**REC 1.1.5 Facility Availability.** Escambia County shall maintain or increase the

availability of County recreation facilities to civic and other semi-public and private organizations.

**REC 1.1.6 Public-Private Cooperation.** Escambia County shall continue its cooperative efforts with private and non-profit organizations (e.g., YMCA, Little League, civic groups, etc.) in the provision of recreational facilities/opportunities and open space areas.

**REC 1.1.7 Annual Review and Report.** Escambia County shall annually review and report upon the cooperative efforts between the public and private sectors in the provision of recreational opportunities to assure that such efforts are coordinated. In even-numbered years, the report will include an inventory of public beach access facilities, including those in the coastal area.

**REC 1.1.8 Outdoor Facilities.** Escambia County shall provide for public use of those lands held in public ownership by ensuring the provision of facilities for outdoor recreation activities, including nature trails, boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, and picnic areas, whenever feasible.

**REC 1.1.9 Multi-modal Residential Links.** Escambia County shall maintain and improve a multi-modal transportation system that links beach access points, open space, and other recreational facilities with residential areas. Improvements shall include, but not be limited to, signage and construction of facilities (e.g., sidewalks, bike racks, etc.) by both the public and private sectors.

## **OBJ REC 1.2 Intergovernmental Coordination**

**Continue intergovernmental coordination between Escambia County and appropriate federal, state, and local agencies (i.e., Escambia County School District, Santa Rosa Island Authority, West Florida Regional Planning Council, and the Florida-Alabama Transportation Planning Organization) to address mutual concerns and enhance planning for recreation and beach access.**

## **POLICIES**

**REC 1.2.1 Recreation and Beach Access.** Escambia County shall coordinate with appropriate federal, state, and local government entities regarding beach access and recreation.

**REC 1.2.2 Cooperation Agreements.** Escambia County shall promote interstate and interlocal cooperation through agreements intended to enhance recreation sites and facilities and public access to such sites and facilities.

~~**REC 1.2.3 Florida Boating Improvement Program.** Escambia County shall utilize the Florida Boating Improvement Program.~~

1 The Escambia County Public Access Map Series is attached to this ordinance as  
2 Exhibit Q.

3  
4 **OBJ REC 1.3 Recreational Facilities Monitoring Level of Service (LOS)**

5  
6 **Ensure the adequate provision of recreational facilities and open space**  
7 **through the implementation of level of service standard monitoring and**  
8 **evaluation.**

9  
10 **POLICIES**

11  
12 **REC 1.3.1 LDC Definitions.** The Escambia County LDC shall include specific  
13 definitions for open space, parks, and recreation facilities.

14  
15 ~~**REC1.3.2 Open Space Requirements.** Escambia County shall require the~~  
16 ~~provision of open space by private development when such development is a~~  
17 ~~planned unit development, a multi-family development, a mixed use commercial~~  
18 ~~area or other similar types of development where relatively large land areas are~~  
19 ~~involved. The requirements shall be contained within the LDC. All development~~  
20 ~~projects of five acres or more shall be required to provide open space within the~~  
21 ~~development or contribute to a fund therefore. Nothing in this policy shall be~~  
22 ~~interpreted to eliminate the provision of open space for all projects as required by~~  
23 ~~County regulations.~~

24  
25 ~~**REC 1.3.23 County Facilities Inventory.** Escambia County shall maintain a~~  
26 ~~current inventory of all park facilities maintained by the County.~~

27  
28 ~~**REC 1.3.34 County Facility Conversion.** Public park or recreation areas~~  
29 ~~operated or maintained by Escambia County shall not be converted to other~~  
30 ~~uses, except by determination of the BCC that such a conversion is in the public~~  
31 ~~interest. The Escambia County Parks and Recreation Department shall seek~~  
32 ~~appropriate compensation or replacement land if such a conversion occurs.~~

33  
34 ~~**REC 1.3.5 Established Service Districts.** Escambia County's four park and~~  
35 ~~recreation service districts are established as follows: 1) Barrier Islands RSD; 2)~~  
36 ~~Urban RSD; 3) Suburban RSD, and; 4) Rural RSD. These districts may from time~~  
37 ~~to time be modified, added to, or deleted as necessary to address the recreation~~  
38 ~~needs of the County.~~

39  
40 ~~**REC 1.3.6 Level of Service (LOS) Standards.** Level of service (LOS) standards~~  
41 ~~for recreation and open space facilities within the County are:~~

42 ~~**LOS Standards for Parks & Recreational Facilities by Population**~~

<b>Park Categories</b>	
Neighborhood Parks	1 per 2,500
Regional Parks	1 per 50,000
Community Parks	1 per 15,000
Nature Parks	1 per 50,000
Boat Launch Areas	1 per 15,000
Beach / Water Access Areas	1 per 20,000
Community Centers	1 per 15,000
<b>Special Use Parks</b>	
Equestrian Center	1 per 500,000
Civic Center / Performing Art Center	1 per 500,000
Gun Firing Range	1 per 200,000
Multi-Purpose Use Field Stadium	1 per 250,000
<b>Park Amenities</b>	
Baseball Fields	1 per 2,000
Softball Fields	1 per 2,000
Football Fields	1 per 10,000
Soccer Fields	1 per 10,000
Basketball Courts	1 per 10,000
Tennis Courts	1 per 10,000
Swimming Pools	1 per 25,000
Playground Structures	1 per 5,000
Park Shelters	1 per 5,000
Nature Trails	1 per 15,000
Pedestrian / Bike Trails	1 per 15,000
<b>Park System Acreage:</b>	
Barrier Island RSD	1 ac. per 1,000
Urban RSD	1 ac. per 1,000
Suburban RSD	1 ac. per 1,000
Rural RSD	1 ac. per 1,000

REC 1.3.47 **County Open Space Acquisition.** Escambia County shall acquire (through lease, purchase, or dedication) open space and natural areas to maintain and improve the natural functions of open space, wetlands and other sensitive lands as well as recreational opportunities for all residents. The priority for acquisition of open space and/or natural areas shall be:

- a. Unique natural systems/environmentally sensitive lands;
- b. Shoreline sites;
- c. Sites within the urban or transitioning areas experiencing rapid development; and
- d. Sites with historical or archaeological significance.

Escambia County shall not accept the donation of land or recreation facilities, unless they meet the Escambia County Parks and Recreation Departments park planning and development standards and a management/funding source is in place.

1     **REC 1.3.58 Areas within Private Development.** The LDC shall clearly  
2     articulate the provision of open space and recreation areas within private  
3     developments.

4  
5     **REC 1.3.69 Designated Natural Reservations.** The following are designated  
6     as natural reservations and are intended to provide open space and recreational  
7     uses of all types for the citizens of Escambia County:

- 8  
9             a. The Gulf Islands National Seashore;  
10            b. The Escambia River Wildlife Management Area;  
11            c. The Perdido River State canoe trail;  
12            d. Lake Stone Park and boat ramp;  
13            e. The improved county-owned community, neighborhood and  
14            urban parks/tot lots;  
15            f. Wayside Park;  
16            g. Navy Point Park;  
17            h. Casino Beach Recreation Area;  
18            i. Ft. Pickens;  
19            j. Big Lagoon State Recreation Area;  
20            k. Jones Swamp Wetland Preserve and Southwest Greenway;  
21            l. Perdido River Walk;  
22            m. Perdido Key Parks;  
23            n. Tarkiln Bayou Preserve State Park; and  
24            o. All publicly owned beach access ways.

25  
26     **REC 1.3.740 Vacant Property Evaluation.** All vacant property owned by  
27     Escambia County shall be evaluated for its potential as a park, recreational  
28     facility, designated open space, or other use. New vacant properties acquired by  
29     the County shall be added to the existing vacant properties inventory.



## **Chapter 14 Intergovernmental Coordination Element.**

The Intergovernmental Coordination Element seeks to establish and maintain efficient, effective procedures of coordinating planning efforts with adjacent counties and cities; the incorporated areas within Escambia County; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, Escambia County can better serve its residents and ensure orderly and balanced growth and development, while protecting and enhancing the County's existing communities and natural resources.

### **GOAL ICE 1 COORDINATED APPROACH TO PLANNING**

**Escambia County shall establish and maintain an efficient, effective program of intergovernmental coordination that achieves the maximum quality of life for residents and visitors and promotes a County-wide approach to planning.**

#### **OBJ ICE 1.1 Coordinate with Federal, State and Local Agencies**

**Coordinate with the City of Pensacola, Town of Century, City of Gulf Breeze, Santa Rosa County, the ECUA, the Santa Rosa Island Authority, the United States Navy, and the Escambia County School Board to ensure consistency among the Escambia County Comprehensive Plan and the plans of adjacent counties and municipalities as well as the plans of other agencies or entities affecting land use or providing services in Escambia County.**

### **POLICIES**

**ICE 1.1.1 Large-Scale Future Land Use Map Amendments.** Escambia County shall submit a copy of any proposed large-scale FLUM amendment to adjacent municipalities and counties within the jurisdiction of the Florida ~~Department of Community Affairs~~ Department of Economic Opportunity and other units of government providing services but not having regulatory authority over the use of land provided that those agencies have submitted a written request to Escambia County for such information as required by ~~Section 163.3184(3)(a),~~ Florida Statutes. Procedures for intergovernmental coordination with the Escambia County School Board shall be governed by the Interlocal Agreement for Public School Facility Planning and ~~Objective 1.5 of the Public School Facilities Element.~~

~~**ICE 1.1.2 Comprehensive Plan Amendments.** For proposed comprehensive plan amendments that could potentially impact adjacent jurisdictions, Escambia County shall submit copies of the proposed amendment to the affected local government and invite their review and comment.~~

~~ICE 1.1.3 **Joint Planning Initiatives.** By 2010 the Escambia County planning staff shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly. Such topics of concern should include infrastructure service areas and redevelopment initiatives. Upon approval by the Planning Board of the identified topics of concern, the Planning Official will meet with representatives from the affected local governments to develop specific procedures for implementation of the identified joint planning initiatives. Such implementation procedures should be established by 2011.~~

**ICE 1.1.2.4 Interlocal Agreements.** Escambia County shall implement adopted interlocal agreements with the Escambia County School Board, the City of Milton, the City of Pensacola, the City of Gulf Breeze, and Santa Rosa County so as to provide for coordination and evaluation of development proposals that affect the bays, bayous, sound, or gulf (including estuaries and estuarine systems).

**ICE 1.1.3.5 Mediation.** Escambia County may use the West Florida Regional Planning Councils informal mediation process, or other mediation processes, to attempt to resolve conflicts with other units of government that cannot be resolved through meetings between the governing bodies of the affected governments.

## **OBJ ICE 1.2 Level of Service Standards**

**Coordinate with appropriate state, regional, and local agencies and other entities that have operational and maintenance responsibility for public facilities in Escambia County to achieve and maintain the adopted LOS standards. As required by Section 163.3177(6)(h)2, F.S., Florida Statutes when such an entity is another unit of local government, Escambia County shall enter into an interlocal agreement or other formal agreement that shall describe joint processes for collaborative planning and decision making on population projections, the location and extension of public facilities subject to concurrency, and siting facilities with County-wide significance, including locally unwanted land uses.**

## **POLICIES**

**ICE 1.2.1 Public Facilities.** Escambia County will, through interlocal agreement or other formal agreement with public service providers, establish LOS standards for public facilities and identify actions that Escambia County will undertake to coordinate the location and extension of these facilities as well as the siting of facilities with County-wide significance. Established LOS standards will be maintained through implementation of Escambia County's Concurrency Management System.

**ICE 1.2.2 Water and Wastewater Supply.** Escambia County shall adopt agreements with local water suppliers to establish LOS standards for water

usage and identify strategies the County and water suppliers will undertake to address joint planning issues. The County will also coordinate planning efforts with the ECUA with regard to wastewater service.

#### **OBJ ICE 1.3 Coordination with the Escambia County School Board**

**Maintain cooperative relationships with the School Board and municipalities and implement joint planning processes to coordinate land use planning with school facility planning.**

#### **POLICIES**

**ICE 1.3.1 Interlocal Agreement for Public School Facility Planning.** In cooperation with the School Board and the local governments within Escambia County, the County shall implement the Interlocal Agreement for Public School Facility Planning ~~dated on August, 7th, 2006~~ (herein Interlocal Agreement) that establishes ed procedures for coordination and sharing of information, planning processes, and school concurrency implementation ~~The Interlocal Agreement was updated on April 30<sup>th</sup>, 2009, and may be amended annually.~~

**ICE 1.3.2 Annual School Board Report.** On an annual basis, the School Board shall provide information from their Tentative District Educational Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a General Education Facilities Report. The Educational Facilities Report shall contain information detailing existing facilities, their locations, and projected needs. The report shall also contain the School Board's financially feasible Five-Year District Facilities Work Program.

**ICE 1.3.3 Consistent Population and Enrollment Projections.** The staff working group established in Policy ICE 1.3.6 shall meet annually to coordinate and base their local government comprehensive plans and school facility plans on consistent projections. These projections shall include population projections developed in coordination with the Planning Board and student enrollment projections (district-wide ~~and by concurrency service area~~) developed by the School Board with the agreement of the Florida Office of Educational Facilities. The School Board's student enrollment projections shall consider the impacts of development trends as per the Interlocal Agreement. To accomplish this policy, the County and the School Board agree to provide the information and follow the procedures specified in the Interlocal Agreement.

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

1 following:

- 2
- 3 a. ~~The type, number, and location of residential units that have~~
- 4 ~~—received zoning approval, final plat, and site plan approval;~~
- 5 b. ~~Information regarding FLUM amendments;~~
- 6 c. ~~Building permits and certificate of occupancy data for residential~~
- 7 ~~—dwellings issued for the preceding year and their location;~~
- 8 d. ~~Summary of vested rights determinations and other actions that~~
- 9 ~~—affect demands for public school facilities;~~
- 10 e. ~~Information regarding the conversion or redevelopment of~~
- 11 ~~—housing or other structures into residential units that are likely~~
- 12 ~~—to generate new students and reflect the existing land use;~~
- 13 ~~—and~~
- 14 f. ~~The identification of any development orders issued.~~
- 15

16 **ICE 1.3.5 Elected Officials Joint Planning Workshops.** One or more  
17 representatives of the Escambia County BCC, the Pensacola City Council, ~~the~~  
18 ~~Century Town Council,~~ and the School Board will meet on an as-needed basis,  
19 but not less than annually, in joint workshop sessions. The workshop sessions  
20 will be opportunities for the representatives of the elected bodies to receive  
21 reports, discuss policy, and reach understandings on issues of mutual concern  
22 regarding the coordination of land use and school facilities planning. Topics for  
23 such workshops may include, but are not limited to, the following: student  
24 enrollment trends, growth and development trends, school needs, joint use  
25 opportunities, ~~implementation of school concurrency~~ and performance of the  
26 adopted Interlocal Agreement. The workshops will take place in accordance with  
27 the procedures established in the Interlocal Agreement.

28

29 **ICE 1.3.6 Staff Working Group.** A staff working group comprising  
30 representatives from the County, School Board, City of Pensacola, ~~Town of~~  
31 ~~Gentury,~~ and LPA, or their appointees, will meet on an as-needed basis but not  
32 less than semi-annually to discuss issues and formulate recommendations  
33 regarding coordination of land use and school facilities planning. The staff  
34 working group meetings will take place in accordance with the time frames and  
35 procedures established in the Interlocal Agreement.

36

37 ~~**ICE 1.3.7 LPA Coordination with the Escambia County School Board.**~~  
38 ~~Pursuant to Section 163.3174, Florida Statutes, a representative of the Escambia~~  
39 ~~County School Board shall be appointed to the County Planning Board as an ex-~~  
40 ~~officio, nonvoting member.~~

#### 41

#### 42 **OBJ ICE 1.4 Coordination with Santa Rosa County School Board**

43

44 **Because the Santa Rosa County School Board provides educational**  
45 **opportunities for residents of Pensacola Beach, Escambia County shall**  
46 **execute an Interlocal Agreement with the Santa Rosa County School Board**  
47 **addressing the issues identified in the Interlocal Agreement with the**

1     **Escambia County School Board as they relate to Pensacola Beach.**

2  
3     **POLICIES**

4  
5     **ICE 1.4.1 Interlocal Agreement with Santa Rosa County School Board.**

6     Escambia County shall, ~~by September 2012, execute~~ maintain an Interlocal  
7     Agreement with the Santa Rosa County School Board.

8  
9     **OBJ ICE 1.5 Campus Master Plans**

10  
11     **Escambia County agrees to recognize campus master plans of the state**  
12     **university system and to work with the board of regents in the development**  
13     **of a campus development agreement as the need arises.**

14  
15     **POLICIES**

16  
17     **ICE 1.5.1 Campus Development Agreement.** As required by ~~Section 1013.30,~~  
18     Florida Statutes, Escambia County agrees to recognize campus master plans of  
19     the state university system and to work with the Board of Regents in the  
20     development of a campus development agreement as the need arises.

## **Chapter 15 Capital Improvements Element.**

The purpose of the Capital Improvements Element is to demonstrate how capital projects identified to maintain Levels of Service or accommodate new growth will be programmed and funded. The Capital Improvements Element must include estimates of the cost of improvements for which Escambia County has fiscal responsibility and analyze the ability to finance and construct those improvements. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the Comprehensive Plan. Finally, the Capital Improvements Element requires that an adequate Concurrency Management System is implemented by the local government, pursuant to Section 163.3180, Florida Statutes.

### **GOAL CIE 1 CAPITAL FACILITIES**

**The Capital Improvements Element shall be used to efficiently meet the needs of Escambia County for the construction, acquisition, or development of capital facilities necessary to correct existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.**

#### **OBJ CIE 1.1 Capital Improvements Funding**

**Manage the land development process to provide or require provision of needed improvements so that public facility needs created by previously issued development orders or future development do not exceed the ability of Escambia County to fund and provide or require provision of the needed capital improvements.**

### **POLICIES**

~~CIE 1.1.1 **Comprehensive Plan Implementation Committee.** Escambia County shall convene a Comprehensive Plan Implementation Committee to review the development activities within Escambia County and to review the Level of Service (LOS) conditions for the County. The County Administrator shall designate those County officials that shall serve on the Committee and those responsible for providing other assistance to the Committee as circumstances and issues may require. The Committee shall maintain information on development activity, LOS conditions, de minimis impacts, and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan, including the annual Capital Improvements Element update.~~

**CIE 1.1.12 LOS Standards.** Escambia County shall establish LOS standards for concurrency-related public facilities that are within the jurisdiction of the County.

These standards shall be those found in the other Comprehensive Plan Elements. The adopted LOS standards in this Plan are as indicated in the following policies:

TABLE INSET:

LOS	Policy
Roads	
County and State	MOB 1.1.1 <del>2</del>
Mass Transit	MOB 2.2.3
Sanitary Sewer	INF 1.1.9
Solid Waste	INF 2.1.4
Drainage	INF 3.1.7 <del>9</del>
Potable Water	INF 4.1.7
Recreation/Open Space	REC 1.3.6
Public Schools	PSF 2.1.2

~~CIE 1.1.2~~ **LOS Maintenance.** Escambia County shall coordinate land use decisions and development approvals through implementation of the Concurrency Management System, available and/or projected fiscal resources, and the Five-Year Schedule of Capital Improvements, so as to maintain adopted LOS standards and meet the existing and future facility needs.

~~CIE 1.1.3~~ **4 Vested Development.** Escambia County shall provide for the availability of public facilities to serve developments for which development orders were issued and development rights are vested. ~~to support development concurrent with the impacts of such development~~

~~CIE 1.1.5~~ **Concurrency.** Escambia County shall require the availability of public facilities and services needed.

~~CIE 1.1.6~~ **Concurrency Management System.** Escambia County will implement the concurrency management system described in the Concurrency Management System Element. As a component of the Concurrency Management System, the County will make the Proportionate Fair Share Program available as an option for developers to contribute the value of their transportation impacts as provided in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual adopted per Ordinance 2007-50.

1 **OBJ CIE 1.2 Five-Year Schedule**

2  
3 **Maintain a Five-Year Schedule of Capital Improvements as the specific**  
4 **guide that the County will use to determine the construction of capital**  
5 **facilities and the maintenance of LOS standards. The Five-Year Schedule of**  
6 **Capital Improvements is attached herein to this Plan as Exhibit R.**

7  
8 **POLICIES**

9  
10 **CIE 1.2.1 Project Prioritization.** Escambia County shall evaluate and rank  
11 capital improvement projects in the Five-Year Schedule of Capital Improvements  
12 by using the following criteria to prioritize:

- 13  
14 a. The elimination of future public hazards to preserve the health,  
15 safety, and welfare of the public;  
16 b. The elimination of any existing capacity or LOS deficits;  
17 c. The impact on the annual operating budget and Capital  
18 Improvements Program (CIP) of Escambia County;  
19 d. Locational needs based on projected growth patterns;  
20 e. The accommodation of new development and redevelopment  
21 facility demands; and  
22 f. ~~Financial feasibility~~  
23 g. Plans of the NFWFMD, Escambia County School Board,  
24 FDOT, and other state agencies or entities that provide public  
25 facilities within the jurisdiction of Escambia County.  
26

27 **CIE 1.2.2 Funding Prioritization.** Escambia County shall prioritize funding for  
28 capital improvements in a manner that generally assigns first priority to the  
29 renewal and replacement of obsolete or worn-out facilities, assigns second  
30 priority to correcting existing deficiencies in public facilities, and assigns third  
31 priority to facilities necessary to accommodate desired future growth. Nothing in  
32 this policy shall preclude Escambia County from increasing or rearranging the  
33 priority of any particular capital improvement project so that cost savings may be  
34 realized or LOS standards may be met.  
35

36 ~~**CIE 1.2.3 Facility Rehabilitation Preference.** Escambia County shall promote~~  
37 ~~rehabilitation and re-use of existing governmental facilities, structures, and~~  
38 ~~buildings as the preferred alternative to new construction.~~  
39

40 **CIE 1.2.34 CHHA Expenditure Limits.** Escambia County shall limit public  
41 expenditures in the CHHA, except for the provision or support of recreation uses  
42 such as parks and walkovers, erosion control devices, increased public access,  
43 and the correction of existing deficiencies.  
44

45 **CIE 1.2.45 Incorporation of School Board's 5-Year District Facilities Work**  
46 **Plan.** The County hereby incorporates by reference the Escambia County School  
47 District ~~2009-2010 through 2013-2014~~ current Work Plan for the 5-Year District



Facilities Work Program approved by the School Board of Escambia County. effective ~~December 2009~~. The Work Plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

### **OBJ CIE 1.3 Fiscal Policies**

**Establish fiscal policies to direct the use of public and private funding sources to implement the Goals, Objectives, and Policies of the Comprehensive Plan., and provide a financially feasible Schedule of Capital Improvements.**

### **POLICIES**

~~CIE 1.3.1 **Fiscal Resource Objectives.** The fiscal resources of Escambia County shall be used, to the extent necessary, to maintain LOS standards and support the Five-Year Schedule of Capital Improvements.~~

~~CIE 1.3.2 **Funding Resources.** Escambia County shall use a combination of public resources to fund capital improvements, including state and federal grants, below market interest rate state loans, user fees, connection charges, a combination of long term and short term financing vehicles, accumulated surpluses, and the use of revenues set aside specifically for capital projects (pay as you go and Proportionate Fair Share Agreement revenues).~~

~~CIE 1.3.3 **General Obligation Debt.** General obligation debt shall be used sparingly. General obligation debt, if determined necessary during the planning period, shall be established consistent with rating agency standards and guidelines.~~

~~CIE 1.3.4 **Enterprise Fund Debt.** Enterprise fund debt shall be, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. Also, this principle of coverage shall be used in the management of debt for other projects that are supported by user fees or shared revenues. The maximum ratio of total debt service to total revenue shall not exceed 25 percent and the limitation of revenue bonds as a percentage of total debt shall not exceed 80 percent.~~

~~CIE 1.3.5 **Municipal Service Taxing Units.** Escambia County shall encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units (MSTU) or Municipal Service Benefit Units (MSBU) as a revenue source. Once established and approved by the Board of County Commissioners (BCC), a MSTU or MSBU shall be considered a committed funding source.~~

~~CIE 1.3.6 **Developer Cost Sharing.** New development shall bear a proportionate share of the cost, if the development creates a deficiency of the adopted LOS, of~~

1 providing new or expanded public facilities and infrastructure required to maintain  
2 adopted LOS Standards through Escambia County's site-related development  
3 dedications, and developer contributions. This policy shall be implemented  
4 through the County's permitting and inspection process.

5  
6 ~~CIE 1.3.7 Acceptable Private Funding.~~ Escambia County shall rely on private  
7 contributions as a committed funding source within the Five-Year Schedule of  
8 Capital Improvements only when the obligation to fund a specific capital  
9 improvement is addressed in an enforceable development agreement or  
10 development order. The County shall not be responsible for funding capital  
11 improvements that are the obligation of the developer. If the developer fails to  
12 meet any capital improvement commitment that is programmed in the Five-Year  
13 Schedule of Capital Improvements, a plan amendment to delete the capital  
14 improvement from the Schedule shall be required.

15  
16 ~~CIE 1.3.8 Capital Improvements Schedule.~~ The Five-Year Schedule of Capital  
17 Improvements shall be financially feasible, consisting of committed and planned  
18 funding sources. The Schedule shall be balanced so that total expenditures do  
19 not exceed total revenues for the planning period.

## 20 21 **OBJ CIE 1.4 Annual Review**

22  
23 **Review the Capital Improvements Element each year, amending as**  
24 **necessary, and submit to the state land planning agency for compliance**  
25 **review.**

## 26 27 **POLICIES**

28  
29 ~~CIE 1.4.1 Implementation Status Report.~~ By April 1 of each year, the  
30 Comprehensive Plan Implementation Committee shall report to the Local  
31 Planning Agency (LPA) on the status of capital project implementation activities  
32 as well as LOS conditions within the County.

33  
34 ~~CIE 1.4.2 LPA Implementation Review.~~ By June 1 of each year, the Escambia  
35 County LPA shall report to the BCC its evaluation of the implementation of the  
36 Capital Improvements Element and the Comprehensive Plan during the previous  
37 fiscal year. The report shall contain recommendations to maintain LOS standards  
38 and any adjustments necessary to the Capital Improvements Element and/or the  
39 County's annual capital improvement program.

40  
41 ~~CIE 1.4.13 BCC Implementation Review.~~ The BCC shall consider the report of  
42 the LPA upon receipt and during its deliberations on the annual budget and CIP.  
43 Any adjustments made to the Capital Improvements Element or the CIP shall  
44 include consideration of the maintenance of LOS standards.

45  
46 ~~CIE 1.4.4 LOS Project Schedule Modification.~~ A plan amendment shall be  
47 required to eliminate, defer, or delay the scheduled date of construction of any

1 capital project listed in the County's Five-Year Schedule of Capital  
2 Improvements, which is needed to maintain the adopted LOS standard.

3  
4 ~~CIE 1.4.5 **Capital Improvements Adoption.** Adoption of the Capital~~  
5 ~~Improvements Element may occur at a single public hearing outside of the two-~~  
6 ~~regular Comprehensive Plan Amendment cycles established by the County. The~~  
7 ~~Capital Improvements Element adoption ordinance shall be submitted to the~~  
8 ~~state land planning agency no later than December 1 of each year.~~

9  
10 CIE 1.4.26 **Capital Improvements Amendment.** Amendments to the Capital  
11 Improvements Element that support the amendment of another Element shall be  
12 submitted to the state land planning agency during a regular Comprehensive  
13 Plan Amendment cycle. If the Escambia County annual budget is adjusted  
14 outside of the regular cycle, the Capital Improvements Element may be amended  
15 and adopted again, provided that the adoption ordinance is submitted to the  
16 State Land Planning Agency no later than December 1.

17  
18 ~~CIE 1.4.7 **De minimis Roadway Impact Monitoring.** Escambia County shall~~  
19 ~~implement a methodology to monitor and track approved de minimis impacts on~~  
20 ~~the roadway network within its jurisdiction. All de minimis impacts (an impact that~~  
21 ~~would not affect more than one percent of the maximum volume at the adopted~~  
22 ~~LOS of the affected transportation facility) shall be compiled into an annual report~~  
23 ~~and submitted to the state land planning agency with the annual Capital~~  
24 ~~Improvements Element update.~~

## **Chapter 16 Public Schools Facilities Element**

The intent of this chapter is to provide guiding policies through which the local governments can effectively manage growth and meet public school needs. The element is required to establish a school concurrency management system through which the local governments can ensure public school capacity is available concurrent with development. The school concurrency management system will allow for a greater communication and understanding between Escambia County, the City of Pensacola, the Town of Century, and the School Board of Escambia County when concentrating on public school capacity issues.

The PSFE is also intended to increase coordination between the School Board and local governments on issues such as land use planning, the school siting process, and school facility expansion.

This chapter establishes a framework for the planning of public schools pursuant to Section 163.3177(12), Florida Statutes. The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans. The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning.

The following sections present the guidelines by which the School Board evaluates school facilities; an inventory of existing facilities and planned future facilities; an evaluation of the school system based on these guidelines and determination of need; an analysis of funding; an analysis of coordination between school planning and local land use planning.

In addition, the Public School Facilities Element Data & Analysis prepared for the Escambia County School District supports the required implementation of school concurrency in Escambia County. The Data & Analysis evaluates the school system and its relationship to development and growth from both a countywide perspective and a closer look at schools within established Concurrency Service Areas (CSAs). A CSA is defined in Policy PSF 2.2.1. The findings and conclusions of the data and analysis support the goals, objectives and policies of the element including the establishment of level of service standards and the delineation of CSAs.

### **GOAL PSF 1 COORDINATE WITH THE SCHOOL BOARD OF ESCAMBIA COUNTY**

**Coordinate with the School Board of Escambia County (herein "School Board") to ensure high quality public school facilities that are consistent with the Comprehensive Plan and serve to enhance communities. The joint procedures referenced in Policy ICE 1.3.1 state that coordination between**

1 ~~the county and the school board is pursuant to the Public School Facility-~~  
2 ~~Planning Interlocal Agreement and shall state the obligations of the county~~  
3 ~~under the agreement. Section 163.3177(6)(h)(4), Florida Statutes.~~

4  
5 **OBJ PSF 1.1 Schools as Community Focal Points**

6  
7 ~~Enhance communities and encourage school facilities to serve as~~  
8 ~~community focal points through effective school facility design and siting~~  
9 ~~standards. The location will be coordinated with the future land use map.~~

10  
11 **POLICIES**

12  
13 ~~PSF 1.1.1 **School Location.** New schools shall be located proximate to the~~  
14 ~~student population they are intended to serve. For the purpose of determining~~  
15 ~~eligibility for transportation, a reasonable walking distance for students to school~~  
16 ~~is one (1) mile for elementary, one and one-half (1-1/2) miles for middle, two (2)-~~  
17 ~~miles for high schools; and to a school bus stop, is one-half (1/2) mile for~~  
18 ~~elementary and one (1) mile for middle and high schools. Such mileage shall be~~  
19 ~~measured by the nearest traveled route over which a pedestrian can walk to the~~  
20 ~~nearest entrance to the school or the nearest school bus stop. The distance-~~  
21 ~~(permanent residence to school) may be measured by an automobile having an~~  
22 ~~odometer that has been certified for accuracy. Students whose permanent~~  
23 ~~residence is equal to or greater than these distances from the nearest-~~  
24 ~~appropriate school or school bus stop, or students who are handicapped, are~~  
25 ~~eligible for transportation. (School Board Policy 6.02 Eligibility for Transportation).~~

26  
27 ~~PSF 1.1.2 **Shared-use and Co-location of School Sites.** Coordinate with the~~  
28 ~~School Board to permit the shared-use and co-location of school sites and~~  
29 ~~County facilities with similar facility needs as described in the Interlocal~~  
30 ~~Agreement for Public School Facility Planning dated April 30th, 2009 (herein-~~  
31 ~~"Interlocal Agreement"). The County will identify opportunities for collocation and~~  
32 ~~shared-use facilities when preparing updates to the Schedule of Capital~~  
33 ~~Improvements and when planning and designing new community facilities.~~

34  
35 ~~PSF 1.1.3 **Emergency Shelters.** Escambia County will coordinate with the~~  
36 ~~School Board on emergency preparedness issues, including the use of public~~  
37 ~~schools as emergency shelters as required by Section 163.3177(12)(g)(8),~~  
38 ~~Florida Statutes. The School Board will fulfill the building code requirements of~~  
39 ~~Section 1013.372, Florida Statutes, that appropriate new educational facilities~~  
40 ~~can serve as public shelters for emergency management purposes.~~

41  
42 ~~PSF 1.1.4 **School Design.** The School Board will design and ensure~~  
43 ~~performance standards for new school facilities according to the "Design~~  
44 ~~Guidelines and Technical Specifications 2006" Florida Department of Education~~  
45 ~~State Requirements for Educational Facilities (SREF).~~

46 **OBJ PSF 1.2 Future Land Use and School Siting**

~~Consistent with Section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools proximate to residential development to meet the projected need for schools.~~

## **POLICIES**

~~PSF 1.2.1 Future Land Use Categories.~~ Consistent with the Escambia County Future Land Use Element, public schools shall be an allowable use in all land use categories, except for Industrial, Mixed-Use Perdido Key, and Recreation and Conservation. The Land Development Code may include siting standards for schools, consistent with the Comprehensive Plan. Escambia County will consider the provisions of Section 1013.33(13), Florida Statutes.

~~PSF 1.2.2 Flood Zones & Coastal High Hazard Area.~~ New schools shall not be allowed within a velocity flood zone or in a coastal high hazard area as delineated by Escambia County.

## ~~OBJ PSF 1.3 School Facility Siting and Consistency with the Comprehensive Plan~~

~~Ensure that the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and consistent with the Comprehensive Plan.~~

## **POLICIES**

~~PSF 1.3.1 Consistency with Comprehensive Plan.~~ Escambia County will coordinate with the School Board by giving an informal assessment regarding the consistency of potential new school sites, and significant expansions or potential closures of existing schools, with the Comprehensive Plan, as described in the Interlocal Agreement. The informal assessment reviews, as applicable, the following: environmental suitability, transportation and pedestrian access, availability of infrastructure services, safety concerns, land use compatibility, consistency with community vision and other relevant issues.

~~PSF 1.3.2 Review of School Sites.~~ Escambia County shall review potential new school sites, and significant expansions or potential closures of existing schools, for consistency with the following criteria:

- ~~a. That school sites are compatible with present and projected uses of adjacent property.~~
- ~~b. The locations of proposed new elementary schools are proximate to the student population they are intended to serve.~~
- ~~c. The locations of proposed new high schools are on the periphery of residential neighborhoods, with access to major roads.~~
- ~~d. Existing or planned adequate public facilities are available to support the school.~~

- e. Safe access to and from the school site is available for pedestrians and vehicles.
- f. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g. The proposed school location is not within a velocity flood zone or floodway, as delineated in the Comprehensive Plan.
- h. The site is not in conflict with Escambia County stormwater management plans or watershed management plans;
- i. The proposed site can accommodate required parking, circulation, and queuing of vehicles.
- j. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes, regarding the construction of public educational facilities in the vicinity of an airport.

Escambia County shall also consider the following in its review:

- a. Site acquisition and development costs;
- b. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization;
- c. Efficient use of existing infrastructure;
- d. Discouragement of urban sprawl;
- e. Environmental constraints that would either preclude or render cost infeasible the development or significant renovation of a public school on a site; and
- f. Adverse impacts to archaeological or historic sites.

**PSF 1.3.3 School Expansion into Unincorporated Portion of County.** When a new school or significant expansion to an existing school is proposed within unincorporated Escambia County, the County shall review the proposed development according to the terms of the Interlocal Agreement for Site Plan Review Requirements for School Board Projects.

#### **OBJ PSF 1.4 Pedestrian Access to Schools**

**Improve safe student access to school facilities, and reduce hazardous walking conditions, in coordination with the School Board and consistent with the Florida Safe Ways to School Program.**

#### **POLICIES**

**PSF 1.4.1 Bicycle and Pedestrian Access.** All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Parking at public schools will be provided consistent with Escambia County's Land Development Code (LDC) requirements.

**PSF 1.4.2 Sidewalk Master Plan.** Upon completion of the County's sidewalk inventory, the County will create a sidewalk master plan to comprehensively

1 address bicycle and pedestrian needs. The plan will include a focus on bicycle  
2 and pedestrian needs relating to school facilities.

3  
4 **PSF 1.4.3 Sidewalk/Pedestrian Improvements.** To ensure continuous  
5 pedestrian access to public schools, priority for County sidewalk/pedestrian  
6 improvements will be given to cases of hazardous walking conditions pursuant to  
7 Section 1006.23, Florida Statutes, and specific provisions for constructing such  
8 facilities will be included in the schedule of capital improvements adopted each  
9 fiscal year.

10  
11 **PSF 1.4.4 New Development Adjacent to School Property.** New  
12 developments adjacent to existing or planned school sites shall be required to  
13 provide a right-of-way and an access path for pedestrian travel.

14  
15 **PSF 1.4.5 Sidewalk Requirements for Residential Development near**  
16 **Schools.** New residential developments within 2 miles of an existing or planned  
17 school, as measured by the nearest traveled route over which a pedestrian can  
18 walk to the nearest entrance to the school measured by an automobile having an  
19 odometer that has been certified for accuracy, shall be required to provide  
20 sidewalks along all roads interior to the subdivision. In addition, sidewalks shall  
21 be placed along all collector, arterial, and local roads abutting the subdivision to  
22 the subdivision property line, where it has been determined that the most direct  
23 route from the subdivision to the school is along those roadways. The location,  
24 width and other details of the sidewalks shall be as set forth in the LDC.

25  
26 **PSF 1.4.6 Sidewalks for Commercial Development near Schools.** New  
27 commercial developments within 2 miles of an existing or planned school, as  
28 measured by the nearest traveled route over which a pedestrian can walk to the  
29 nearest entrance to the school measured by an automobile having an odometer  
30 that has been certified for accuracy, are encouraged to provide sidewalks along  
31 their street frontage. The location, width and other details of the sidewalks shall  
32 be as set forth in the LDC.

33  
34 **PSF 1.4.7 Coordination with FL-AL TPO.** Coordinate with the FL-AL TPO to  
35 ensure funding for safe access to schools including participation in the Bicycle  
36 Pedestrian Advisory Committee and the Community Traffic Safety Team.

37 **OBJ PSF 1.5 Coordinate Future Land Use Map Amendments to Maintain**  
38 **School Capacity**

39  
40 **It is the objective of Escambia County to coordinate petitions for future**  
41 **land use changes to maintain adequate school capacity to meet future**  
42 **growth needs. This objective will be accomplished recognizing the School**  
43 **Board's statutory and constitutional responsibility to provide a uniform**  
44 **system of free and adequate public schools, and the County's authority for**  
45 **land use, including the authority to approve or deny petitions for**  
46 **comprehensive plan amendments, re-zonings or final plat and site plans**  
47 **that generate students and impact the Escambia County school system.**



1 **POLICIES**

2  
3 ~~PSF 1.5.1 **School Board Review and Input.** As per Section 7.6 of the Interlocal~~  
4 ~~Agreement, Escambia County shall take the School Board comments and~~  
5 ~~findings on the availability of adequate school capacity into consideration when~~  
6 ~~reviewing comprehensive plan amendments and other land use decisions.~~

7  
8 ~~PSF 1.5.2 **Determining Impact of Future Land Use Changes.** The School~~  
9 ~~Board shall use the adopted student generation rates to estimate the potential~~  
10 ~~impact of a proposed future land use change on available school capacity. When~~  
11 ~~such analysis projects a potential deficiency, the School Board shall include in its~~  
12 ~~comments how it will propose to meet the projected demand. The County will~~  
13 ~~take these comments into consideration per Policy PSF 1.5.1 prior to approving~~  
14 ~~or denying any future land use change.~~

15  
16 ~~**OBJ PSF 1.6 Address Corrections to Existing School Facilities Deficiencies**~~  
17 ~~**and Facilities Needed to Meet Future Needs**~~

18  
19 ~~**The Escambia County School Board shall make reasonable attempts to**~~  
20 ~~**address existing school facility deficiencies and make attempts to meet**~~  
21 ~~**and plan for existing and future needs.**~~

22  
23 **POLICIES**

24  
25 ~~PSF 1.6.1 **Coordination with School District Capital Projects Planning.** The~~  
26 ~~School Board shall make every effort to ensure that capital projects designed to~~  
27 ~~address capacity/Level of Service (LOS) deficiencies are shared with Escambia~~  
28 ~~County Planning Staff via periodic Tentative District Educational Facilities Plan~~  
29 ~~reviews as set forth in Interlocal Agreement Subsection 3.1.~~

30  
31 ~~PSF 1.6.2 **Working Group Coordination with School District.** The staff~~  
32 ~~working group established in Interlocal Agreement Subsection 1.1 will assist the~~  
33 ~~School Board in an advisory capacity in the preparation of all updates to the~~  
34 ~~Educational Plant Survey. The staff working group will evaluate and make~~  
35 ~~recommendations regarding the location and need for new, significant renovation~~  
36 ~~or expansion, and closures of educational facilities, and the consistency of such~~  
37 ~~plans with the local government comprehensive plan and relevant issues listed in~~  
38 ~~subsections 5.3, 7.6, 7.7, and 8.1 of the Interlocal Agreement.~~

39  
40 ~~PSF 1.6.3 **Address Access to Capital Improvements Elements.** The County is~~  
41 ~~required to implement the adoption of annual plan amendments adding a new~~  
42 ~~fifth year, updating the financially feasible public schools capital facilities~~  
43 ~~program, coordinating the program with the 5-year district facilities work plan, the~~  
44 ~~plans for other local governments, and, as necessary, updates to the~~  
45 ~~concurrency service area map. The annual plan amendments shall ensure that~~  
46 ~~the capital improvements program continues to be financially feasible and that~~  
47 ~~the level of service standards will continue to be achieved and maintained.~~

~~(Section 163.3177(12)(g)1, Florida Statutes.~~

## ~~GOAL PSF 2 SCHOOL BOARD TO COORDINATE WITH ESCAMBIA COUNTY~~

~~The School Board will coordinate with the County to assure the future availability of public school facilities to serve new development will be consistent with the adopted level of service standards. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the County's school system.~~

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

~~Coordinate with the School Board to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements, and the long range planning period. The adopted LOS standards shall be achieved by the conclusion of the first 5-year schedule of capital improvements and the LOS standards shall be maintained each subsequent year. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, the County, and the local municipalities.~~

## ~~POLICIES~~

~~PSF 2.1.1 Consistency. The LOS standards set forth herein shall be applied consistently by all local governments within Escambia County and by the School Board to all schools of the same type.~~

~~PSF 2.1.2 Level of Service Standards. Consistent with the Interlocal Agreement, the County and School Board agree to the following level of service standards for school concurrency in Escambia County, based on Florida Inventory of School Houses (FISH) permanent capacity and maximum school size by type. In calculating achievement of LOS, modular capacity is considered permanent FISH capacity and relocatables/portables are not considered permanent FISH capacity. Permanent FISH capacity includes permanent buildings and Modular Capacity for modular buildings that are Type II Non-combustible and have a 40-year life span. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.~~

<del>TYPE OF SCHOOL</del>	<del>LEVEL OF SERVICE STANDARD</del>
---------------------------	--------------------------------------

<del>Existing or New Schools</del>	<del>100% of permanent FISH capacity</del>
------------------------------------	--

Centers (Special Purpose) 100% of permanent FISH capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest.

**PSF 2.1.3 Amending Level of Service Standards.** Potential amendments to the LOS standards shall be considered at least annually at the staff working group meeting referenced in Policy ICE 1.3.6. If there is consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the County, City and Town's comprehensive plans. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

**PSF 2.1.4 Financial Feasibility of LOS.** No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained through the five-year schedule for capital improvements.

## **OBJ PSF 2.2 School Concurrency Service Areas**

**The School Board shall establish School Concurrency Service Areas as the areas within which an evaluation is made to determine if adequate school capacity exists based on the adopted level of service standards. Concurrency service areas shall be designed so that the adopted level of service will be achieved within the period covered by the first five years of the five-year schedule of capital improvements. After the first five-year schedule of capital improvements, the level of service must be maintained within each year of subsequent five-year schedules of capital improvements.**

## **POLICIES**

**PSF 2.2.1 Concurrency Service Areas.** The Concurrency Service Area (CSA) is the area within which capacity determinations are made as part of the concurrency management system. The PSFE establishes the CSAs as the entire school district by service level, elementary, middle, and high school (district-wide). District-wide: Elementary grades k — 5, District-wide: Middle grades 6 — 8, and District-wide: High grades 9 — 12. For special purpose centers, charter schools, and magnet schools the concurrency service area shall also be district-wide.

**PSF 2.2.2 Maximize Capacity Utilization.** Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, achieving socio-economic, racial and cultural diversity objectives, and other relevant factors as related to the School Board's policy on maximization of capacity.

~~PSF 2.2.3 Amending Concurrency Service Areas.~~ Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting referenced in Policy ICE 1.3.4. If there is consensus to amend the concurrency service areas to establish boundaries other than those stipulated above, it shall be accomplished by a written execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the County, City and Town's comprehensive plans. The amended concurrency service areas shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. Amendments to the concurrency service areas that keep the CSAs District-wide by service level shall be agreed upon by all parties and shall not require comprehensive plan amendments.

### ~~OBJ PSF 2.3 Student Generation Rates~~

~~The School Board will work with Escambia County, City of Pensacola, and Town of Century to establish student generation rates that will be used to determine the impact of development on public school facilities.~~

### ~~POLICIES~~

~~PSF 2.3.1 Student Generation Rates.~~ Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and municipal staffs, will develop and apply student generation multipliers for residential developments by dwelling unit type (single family or multi-family) for each school type (elementary, middle, K-8, high, or center), considering past trends in student enrollment in order to project future public school enrollment.

~~PSF 2.3.2 Calculating Student Generation Rates.~~ The student generation rates shall be calculated by the School Board and the County, in accordance with professionally accepted methodologies. The student generation rates shall be determined annually, with input from the staff working group.

### ~~OBJ PSF 2.4 Process for School Concurrency Implementation~~

~~Establish a joint process for implementation of school concurrency, in coordination with the School Board, which includes applicability, capacity determination, and availability standards. Manage the timing of residential subdivision and site plan approvals to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.~~

### ~~POLICIES~~

~~PSF 2.4.1 Applicability Standards.~~ School concurrency implementation applies to residential development or a phase of residential development requiring an approval of subdivision plat, site plan, or its functional equivalent, proposed or established. Prior to the adoption of the land development regulations, Escambia County shall use the comprehensive plan policies as the development

1 regulations as set forth in Interlocal Agreement Subsection 4.3.

2  
3 **PSF 2.4.2 Exempted Development.** The following residential development shall  
4 be considered exempt from the school concurrency requirements:

5  
6 a. Single family lots of record; master plans that have received final  
7 subdivision plat approval prior to June 24, 2009, the effective date  
8 of the PSFE; and single family subdivision plats actively being  
9 reviewed or that have received preliminary plat approval at the time  
10 of adoption of the PSFE, April 30, 2009.

11 b. Residential developments that have received final site plan  
12 approval prior to June 24, 2009, the effective date of the PSFE, or  
13 residential site plans actively being reviewed at the time of adoption  
14 of the PSFE, April 30, 2009.

15 c. Amendments to residential site plans or subdivisions that were  
16 previously approved prior to June 24, 2009, the effective date of the  
17 PSFE, and that do not increase the number of students generated  
18 by the development based on the adopted student generation  
19 rates.

20 d. Age restricted developments that are subject to deed restrictions  
21 prohibiting the permanent occupancy of a resident under the age of  
22 fifty five (55). Such deed restrictions must be recorded and must be  
23 irrevocable for a period of at least thirty (30) years.

24 e. Group quarters that do not generate students, including facilities  
25 such as local jails, prisons, hospitals, bed and breakfast, motels  
26 and hotels, temporary emergency shelters for the homeless, adult  
27 halfway houses, firehouse dorms, college dorms exclusive of  
28 married student housing, and religious non-youth facilities.

29  
30 **PSF 2.4.3 Capacity Determination Standards.** Escambia County shall adopt  
31 LDC provisions to establish the application procedure and process for evaluating  
32 school capacity and making concurrency determinations consistent with the  
33 Interlocal Agreement. The School Board shall be responsible for conducting  
34 concurrency reviews. The School Board may choose to provide an informal  
35 assessment of school concurrency at the time of preapplication. The test of  
36 concurrency shall be at preliminary plat, site plan, or functional equivalent  
37 approval.

38  
39 **PSF 2.4.4 School Board Findings.** The School Board's findings and  
40 recommendations shall address whether adequate capacity exists for each  
41 affected concurrency service area, based on the level of service standards. If  
42 adequate capacity does not exist, the School Board findings shall address  
43 whether appropriate mitigation can be accepted. If mitigation can be accepted,  
44 the School Board's findings shall identify the accepted form of mitigation that is  
45 consistent with the policies set forth herein.

46  
47 **PSF 2.4.5 Determination of Insufficient Capacity.** For the review process, the

School Board shall use the first three years of the Five-Year Work Facilities Program for determinations. Any relevant programmed improvements in years four or five of the five-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate fair share mitigation, or some other means of assuring adequate capacity will be available within the first three years. The School Board may choose to use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed. In the event that the School Board finds that there is not sufficient capacity in the affected concurrency service area(s) to address the impacts of a proposed development, the following standards shall apply:

- a. The project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or
- b. Approval of the site plan or final plat (or functional equivalent) must be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured; or
- c. A condition of approval of the site plan or preliminary plat (or functional equivalent) shall be that the project's development order and/or building permits shall be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured.

**PSF 2.4.6 Availability Standard.** Where capacity will not be available to serve students generated by a residential development the County shall use the lack of school capacity as a basis for denial of petitions for final plats, site plans or functional equivalents. However, the County shall not deny a petition for a final plat, site plan, or functional equivalent due to a failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan or functional equivalent; or
- b. The developer executes a legally binding commitment with the School Board to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent) as provided in the Interlocal Agreement.

#### **OBJ PSF 2.5 Proportionate Share Mitigation**

**Coordinate with the School Board to provide proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible Five-Year Facilities Work Program.**

## **POLICIES**

**PSF 2.5.1 Acceptable Mitigation.** The School Board shall allow mitigation for developments that would otherwise cause the LOS standards to be exceeded. Mitigation options shall include the following: contribution of, or payment for, acquisition of new or expanded school sites; construction or expansion of permanent school facilities; mitigation banking, the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell excess capacity credits within the same concurrency service area; and charter schools, provided they are constructed to SREF standards, so that they can be relied on over the longer term as public school capacity, designed to whatever minimum size and specifications established by the School Board to ensure that if the School Board is required, it can efficiently operate the school, or such mitigation options acceptable to all parties.

**PSF 2.5.2 CIP and Proposed Mitigation.** Proposed mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible Five-Year Facilities Work Program. However, the School Board may accept mitigation in the form of an improvement not identified on the Five-Year Facilities Work Program and commit to add the needed improvement to the Five-Year Facilities Work Program. The School Board must find that any proposed mitigation will satisfy the demands created by the proposed development consistent with the adopted level of service standards, and the mitigation shall be assured by a legally binding development agreement between the School Board, the County, and the applicant executed prior to the issuance of the final plat, site plan or functional equivalent.

**PSF 2.5.3 Shifting Impacts.** The School Board shall evaluate how the impacts of a development shall be shifted. Measures to maximize capacity, including modifications to concurrency service areas in lieu of shifting development impacts, can be considered.

**PSF 2.5.4 Relocatable Classrooms.** Relocatable classrooms will not be accepted as mitigation. Modular classrooms are not considered relocatable for purposes of acceptable mitigation.

**PSF 2.5.5 Calculation Proportionate Share Mitigation.** The applicant's total proportionate share mitigation obligation to resolve a capacity deficiency shall be based on the following formula for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station, as determined by the Department of Education's most current cost per student station applicable to Escambia County plus land costs. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

1 ~~PSF 2.5.6 **School Facility Map.** Consistent with Section 163.3177(12)(h),~~  
2 ~~Florida Statutes, the Public School Facilities Element shall include future-~~  
3 ~~conditions maps showing existing and, where practical, anticipated schools over~~  
4 ~~the five-year and long-term planning periods. The maps of necessity may be~~  
5 ~~general over the long-term planning period and do not prescribe a land use on a~~  
6 ~~particular parcel of land. The Public Schools Facilities Element Maps are~~  
7 ~~attached herein to this ordinance as Exhibit S.~~

8  
9 ~~PSF 2.5.7 **Long Range Public School Facility Map.** The County is to address~~  
10 ~~coordination of the long range public school facility map with the local~~  
11 ~~government's comprehensive plan, including the Future Land Use Map. (Section~~  
12 ~~163.3177(12)(g)9, Florida Statutes.~~



1 **Chapter 16**

2  
3 **GOAL FLU 16 MID-WEST ESCAMBIA COUNTY OPTIONAL SECTOR PLAN**

4  
5 **Escambia County shall utilize the Optional Sector Plan process to**  
6 **encourage cohesive and sustainable development patterns within central**  
7 **Escambia County, emphasizing urban form and the protection of regional**  
8 **resources and facilities.**

9  
10 **OBJ FLU 16.1 Conceptual Long-term Build-out Overlay**

11  
12 **Adopt a conceptual long-term buildout overlay for the Mid-West Optional**  
13 **Sector Plan area as authorized by the Florida Department of Community**  
14 **Affairs.**

15  
16 **POLICIES**

17  
18 **FLU 16.1.1 The Long-Range Conceptual Framework Map, attached and**  
19 **incorporated in this Plan as Exhibit D, identifies the location, type and extent of**  
20 **land uses, regionally significant public facilities, and regionally significant natural**  
21 **resources. This area shall be depicted on the Future Land Use Map as the**  
22 **Optional Sector Plan (OSP) and be evaluated in future statutorily required**  
23 **evaluation and appraisal review.**

24  
25 **FLU 16.1.2 Development within the OSP area shall support and further the**  
26 **following general principles:**

27  
28 **Economic Development**

- 29 a. **Promote economic development and job creation**  
30 b. **Promote the fiscally efficient use of land and infrastructure**  
31 c. **Provide adequate retail and service opportunities to meet the needs of**  
32 **the surrounding community**

33  
34 **Transportation**

- 35 a. **Create a highly interconnected, multi-modal transportation system that**  
36 **efficiently links housing to employment and retail opportunities**  
37 b. **Develop a hierarchy of transportation corridors that would increase**  
38 **mobility and accessibility within the OSP while respecting existing**  
39 **residential development**  
40 c. **Create an interconnected and accessible pedestrian and bicycle**  
41 **network**  
42 d. **Reduce vehicle trips (VT) and vehicle miles traveled (VMT)**  
43 **through the use of compact, mixed-use and transit-oriented development**  
44 **patterns**

1       Environment

- 2           a. Establish a “green infrastructure” network of interconnected  
3           recreation areas and open space;  
4           b. Identify, protect and when impacted by development restore key  
5           ecosystems;  
6           c. Identify, protect and when impacted by development restore wildlife  
7           habitat and corridors;  
8           d. Reduce greenhouse gas (GHG) emissions.

9  
10       Community Design

- 11           a. Create a hierarchy of place;  
12           b. Promote compact neighborhood design;  
13           c. Create neighborhoods that would provide a broad range of housing  
14           options varying in size, style, cost and type of ownership;  
15           d. Provide neighborhood schools and parks within close proximity to  
16           housing consistent with Chapter 16, Public Schools Facilities  
17           Element;  
18           e. Construct resource-efficient homes and businesses.

19  
20       FLU 16.1.3 The total maximum development scenario of the Mid-West Escambia  
21       County Optional Sector Plan shall be limited to 12,175,000 sq. ft. of non-  
22       residential development and 23,000 residential dwelling units. Any future  
23       amendments to this total shall result in a balanced jobs-to-housing ratio.

24  
25       **OBJ FLU 16.2 Economic Development**

26  
27       **Adopt development guidelines that implement the economic development**  
28       **principles of the Optional Sector Plan area.**

29  
30       **POLICIES**

31  
32       FLU 16.2.1 The OSP shall contain two Regional Employment Districts. The  
33       Northern Regional Employment District is intended to recognize and build upon  
34       the County’s pre-existing investment in the Central Commerce Park. The  
35       Southern Regional Employment District is intended to create an immediate  
36       opportunity for significant economic development and job creation proximate to  
37       Interstate 10 and existing population centers.

38  
39       The location of these districts shall be generally consistent with the conceptual  
40       long-term buildout overlay. The intent of these districts is to support economic  
41       development and improve the jobs-to-housing balance in central Escambia  
42       County. These districts are intended to contain predominantly industrial,  
43       distribution and office uses. Development within the Regional Employment  
44       Districts shall be consistent with the following standards:

## **Northern Regional Employment District**

<u>Development Standards</u>	
<u>Maximum Size</u>	<u>400 net acres*</u>
<u>Maximum FAR</u>	<u>.50</u>
<u>Maximum Gross Floor Area</u>	<u>2,500,000 sq. ft.</u>

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<u>Land Use Mix*</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential</u>	<u>0%</u>	<u>10%</u>
<u>Office</u>	<u>20%</u>	<u>60%</u>
<u>Commercial</u>	<u>0%</u>	<u>5%</u>
<u>Industrial</u>	<u>20%</u>	<u>60%</u>
<u>Recreation/Public</u>	<u>5%</u>	<u>No Maximum</u>

*\*Percentages apply to the Northern Regional Employment District as a whole and not by individual parcel.*

## **Southern Regional Employment District**

<u>Development Standards</u>	
<u>Maximum Size</u>	<u>1,600 net acres*</u>
<u>Maximum FAR</u>	<u>.50</u>
<u>Maximum Gross Floor Area</u>	<u>8,000,000 sq. ft.</u>

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<u>Land Use Mix*</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential</u>	<u>0%</u>	<u>10%</u>
<u>Office</u>	<u>20%</u>	<u>60%</u>
<u>Commercial</u>	<u>0%</u>	<u>5%</u>
<u>Industrial</u>	<u>20%</u>	<u>60%</u>
<u>Recreation/Public</u>	<u>5%</u>	<u>No Maximum</u>

*\*Percentages apply to the Southern Regional Employment District as a whole and not by individual parcel.*

FLU 16.2.2 In order to minimize public expenditures and maximize the efficient use of public infrastructure and services such as utilities and roads, development within the OSP shall be in the form of clustered, compact neighborhoods and centers.

## **OBJ FLU 16.3 Transportation**

**Adopt development guidelines that implement the transportation principles of the Optional Sector Plan area.**

1 **POLICIES**

2  
3 FLU 16.3.1 Transportation infrastructure within the OSP shall be designed as a  
4 network of hierarchical local, collector and arterial roadways that form a  
5 curvilinear grid pattern that respects the natural environment while providing a  
6 high degree of interconnectivity.

7  
8 FLU 16.3.2 Local and collector streets, sidewalks, bike lanes and multi-use paths  
9 shall contribute to a system of fully-connected and attractive routes from  
10 individual neighborhoods to neighborhood, village, town and employment  
11 centers. Their design should encourage pedestrian and bicycle use by being  
12 spatially defined by buildings, trees, and lighting; and by discouraging high speed  
13 vehicular traffic.

14  
15 FLU 16.3.3 Neighborhood, Village and Town Centers shall be transit-oriented and  
16 designed to accommodate current and future transit systems.

17  
18 FLU 16.3.4 Land uses adopted within the OSP shall result in an appropriate job  
19 to housing balance that reduces overall Vehicle Miles Traveled (VMT) locating  
20 residential uses within close proximity to jobs.

21  
22 **OBJ FLU 16.4 Environment**

23  
24 **Adopt development guidelines that implement the environmental principles**  
25 **of the Optional Sector Plan area.**

26  
27 **POLICIES**

28  
29 FLU 16.4.1 “Green infrastructure” shall be defined as an interconnected network  
30 of preservation areas, open space, parks, greenbelts and other natural areas that  
31 support the function of natural systems, allow the natural management of  
32 stormwater, support wildlife migration patterns, and promote community access  
33 to recreational areas. Throughout the OSP these areas shall be constructed,  
34 restored and maintained to the greatest extent possible.

35  
36 FLU 16.4.2 Wherever possible, the natural terrain, drainage and vegetation of the  
37 area shall be preserved.

38  
39 FLU 16.4.3 Environmentally sensitive areas shall be preserved in a way that will  
40 maintain their integrity as wildlife habitat consistent with the definition in Chapter  
41 3, Definitions. The County shall require mandatory clustering on the upland areas  
42 of properties that are impacted by environmentally sensitive areas; however, for  
43 those properties that lack an adequate amount of uplands, limited development  
44 in the OSP would be permitted if a taking would result.

45  
46 FLU 16.4.4.Key wildlife corridors shall be identified and protected from the  
47 impacts of development.

1 FLU 16.4.5 Measures shall be implemented to reduce Green House Gas (GHG)  
2 emissions consistent with the intent of Chapter 2008-191, Laws of Florida. The  
3 implementation of this policy shall include but not be limited to the following  
4 measures:

- 5
- 6 a. Reduction of VMT by encouraging the design of compact,  
7 walkable, mixed-use, transit-oriented neighborhoods.
- 8 b. Creation of a highly interconnected, multi-modal transportation that  
9 incorporates facilities for current and future transit systems.
- 10 c. Promotion of alternative (non-fossil fuel) energy sources.
- 11

12 FLU 16.4.6 To ensure appropriate identification, protection and management of  
13 regionally significant natural resources within the OSP, the following process is  
14 established:

- 15
- 16 1. Regionally significant natural resources, including water bodies,  
17 wetlands, listed species habitat, unique vegetative communities and  
18 publicly owned lands acquired for conservation purposes, shall be  
19 identified at the long-term master plan level utilizing publicly  
20 available data. These resources shall be depicted on the long-term  
21 master plan framework map as "Anticipated Conservation Areas."  
22
- 23 2. At the Detailed Specific Area Plan (DSAP) level, Anticipated  
24 Conservation Areas shall be subject to further study and  
25 refinement. Methods such as photo-interpretation and  
26 ground- truthing shall be utilized to verify and, where  
27 appropriate, revise Anticipated Conservation Area  
28 boundaries. These areas shall be depicted as Low Impact  
29 Natural Resource Areas (LINRA) on the DSAP land use  
30 map. LINRA designation is intended to identify areas of  
31 regionally significant natural resources within the Mid-West  
32 Escambia County Sector Plan. It is anticipated that these  
33 areas will be subject to further delineation under the State of  
34 Florida's Environmental Resource Permit (ERP) program  
35 and may be regulated accordingly.  
36
- 37 3. Land within a DSAP and located within areas designated as  
38 LINRAs will be evaluated during the development review process  
39 for environmental significance. Land uses, densities, and  
40 intensities will be that of the underlying land use plan. However,  
41 wetlands and other environmentally sensitive lands as defined in  
42 Section 3.04 will be subject to the relevant requirements of  
43 Conservation Policies 1.3.7, 1.3.8 and Conservation Objective 1.4.  
44 Lands identified through the permitting process for preservation  
45 shall be protected through the recordation of conservation  
46 easements consistent with Florida Statutes.  
47

**OBJ FLU 16.5 Community Design**

**Adopt development guidelines that implement the community design principles of the Optional Sector Plan area.**

**POLICIES**

FLU 16.5.1 The OSP shall contain mixed-use town, village and neighborhood centers. The location of these centers shall be generally consistent with the conceptual long-term build-out overlay. The intent of these centers is to provide recreation, retail, service, and employment opportunities within close proximity to residential neighborhoods. These centers and the surrounding neighborhoods shall be linked by interconnected, multi-modal transportation corridors containing pedestrian, bicycle, public transit and auto facilities, thereby encouraging alternative forms of travel and reducing both VT and VMT. Prior to site development a conceptual plan will be provided to the County to demonstrate these standards set forth below.

**A. Town Center**

The Town Center is intended to be the retail center of the OSP and capture a market area approximately 5 to 15 miles in size. The design of the Town Center is intended to be compact, mixed-use and similar in nature to traditional downtown cores. The Town Center shall be designed to accommodate approximately 500,000 to 1,000,000 sq. ft. of non- residential uses predominantly comprised of retail and office space. The Town Center shall contain significant residential opportunities. Residential uses shall be limited to multi-family units which may be located above ground floor office or retail uses. In addition, higher density single-family development may occur within ½ mile of the Town Center. Development within the Town Center shall be consistent with the following standards:

<u>Development Standards</u>	
<u>Maximum Size</u>	<u>500 net acres*</u>
<u>Maximum FAR</u>	<u>1.0</u>
<u>Maximum Gross Floor Area</u>	<u>1,200,000 sq. ft.</u>
<u>Minimum Residential Density</u>	<u>10.0 du. ac.</u>

\*Net acres are to be defined as gross acreage less water bodies and wetlands.

<u>Land Use Mix*</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential**</u>	<u>30%</u>	<u>50%</u>
<u>Office</u>	<u>20%</u>	<u>40%</u>
<u>Commercial</u>	<u>20%</u>	<u>40%</u>
<u>Industrial</u>	<u>Not Permitted</u>	
<u>Recreation/Public</u>	<u>15%</u>	<u>No Maximum</u>

\*Percentages shall be applied to the Town Center as a

whole and not by individual parcel.

**B. Village Centers**

Village Centers are intended to be sub-area retail centers and capture a market area approximately ½ to 2 miles in size. The design of Village Centers shall be compact, mixed-use and similar in nature to traditional, small town main streets. Village Centers shall be designed to accommodate approximately 40,000 to 200,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. In addition, Village Centers may contain centralized park and recreation, community and educational facilities. Development within the Village Centers shall be consistent with the following standards:

<u>Development Standards</u>	
<u>Maximum Size</u>	<u>40 net acres*</u>
<u>Maximum FAR</u>	<u>.50</u>
<u>Maximum Gross Floor Area</u>	<u>200,000 sq. ft.</u>
<u>Minimum Residential Density</u>	<u>7.0 du. ac.</u>

\*Net acres are to be defined as gross acreage less water bodies and wetlands

<u>Land Use Mix*</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential**</u>	<u>20%</u>	<u>40%</u>
<u>Office</u>	<u>10%</u>	<u>25%</u>
<u>Commercial</u>	<u>15%</u>	<u>30%</u>
<u>Industrial</u>	<u>Not Permitted</u>	
<u>Recreation/Public</u>	<u>10%</u>	<u>No Maximum</u>

\*Percentages shall be applied to each Village Center as a whole and not by individual parcel.

\*\*Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.

**C. Neighborhood Centers**

Neighborhood Centers are intended to provide small, neighborhood serving retail and service opportunities with a market area approximately ¼ to 1 mile in size. The design of Neighborhood Centers shall be compact and pedestrian oriented. Neighborhood Centers shall be designed to accommodate approximately 1,000 to 15,000 sq. ft. of non-residential uses. In addition, Neighborhood Centers may contain centralized park and recreation, community and educational facilities. Neighborhood Centers shall be generally located as indicated on the Optional Sector Plan long-range conceptual framework map. Additional neighborhood centers may be considered where market data and analysis demonstrate the trade area will support an additional center. Development within the Neighborhood Centers shall be consistent with the following standards:

<u>Development Standards</u>	
<u>Maximum Size</u>	<u>5 net acres*</u>
<u>Maximum FAR</u>	<u>.25</u>
<u>Maximum Gross Floor Area</u>	<u>15,000 sq. ft.</u>
<u>Minimum Residential Density</u>	<u>5.0 du. ac.</u>

\*Net acres are to be defined as gross acreage less water bodies and wetlands.

<u>Land Use Mix*</u>	<u>Minimum</u>	<u>Maximum</u>
<u>Residential**</u>	<u>-</u>	<u>-</u>
<u>Office</u>	<u>0%</u>	<u>20%</u>
<u>Commercial</u>	<u>0%</u>	<u>35%</u>
<u>Industrial</u>	<u>Not Permitted</u>	
<u>Recreation/Public</u>	<u>20%</u>	<u>No Maximum</u>

\*Percentages shall be applied to each Neighborhood Center as a whole and not by individual parcel. \*\*Residential uses shall be limited to multi-family and must be located above ground floor office or commercial.

FLU 16.5.2 The OSP shall contain a mixture of residential neighborhoods that vary in regards to dwelling unit type and density. The location of these neighborhoods shall be generally consistent with the conceptual long-term build-out overlay. The intent of these neighborhoods is to provide a variety of housing options and within close proximity to schools and parks as well as retail, service, and employment opportunities. The location and design of new neighborhoods shall be such that they ensure the continued protection of natural resources and existing neighborhoods, promote a strong sense of community, and provide access to nearby recreational opportunities.

#### **A. Traditional/Urban Neighborhoods**

Traditional/Urban Neighborhoods are intended to be high density, compact communities adjacent to centralized retail and service opportunities. Traditional Urban Neighborhoods shall be designed in a manner that creates a strong sense of place through the layout of the streets, arrangements of open space, appearance of streetscapes and linkage of neighborhoods to supporting services. To allow the efficient use of land and infrastructure, increase walkability and support existing and future transit systems, Traditional/Urban Neighborhoods shall be located generally within ½ mile of Town, Village or Neighborhood centers and contain a variety of housing types ranging on average from 5 to 25 dwelling units per gross acre. Individual sites may have density greater than 25 units per gross acre provided the average density stays within the 5 to 25 dwelling units range.

#### **B. New Suburban Neighborhoods**

Residential development generally greater than ½ mile from Town, Village or



1 Neighborhood centers shall be in the form of New Suburban Neighborhoods.  
2 These neighborhoods are intended to be medium density communities  
3 comprised of a highly interconnected transportation system including  
4 pedestrian, bicycle, and automobile networks. A variety of housing types  
5 ranging from 3 to 10 dwelling units per gross acre shall be permitted.  
6

7 **C. Conservation Neighborhoods**

8 Residential neighborhoods generally greater than 1/2 mile from Town, Village  
9 or Neighborhood centers with a density less than 2.5 dwelling units per gross  
10 acre shall only be permitted as Conservation Neighborhoods. Conservation  
11 Neighborhoods are intended to replace typical suburban neighborhoods with  
12 a more efficient and environmentally protective development pattern.  
13 Conservation Neighborhoods shall be low density, clustered communities with  
14 a distinct “edge” consisting of interconnected open space. This open space  
15 shall serve to protect and preserve areas of significant natural resources and  
16 wildlife habitat while offering passive recreational opportunities to residents.  
17 Conservation Neighborhoods shall be required to preserve a minimum of 50%  
18 open space. Open space shall be preserved in perpetuity through a  
19 conservation easement.  
20

21 FLU 16.5.3 Escambia County recognizes the number of pre-existing  
22 neighborhoods within the OSP. These neighborhoods range from loosely  
23 associated subdivisions of land to historical communities with a strong sense of  
24 place. Through the Detailed Specific Area Plan (DSAP) process, residents of  
25 existing neighborhoods will be asked to provide input regarding new development  
26 within the OSP. In addition, existing neighborhoods will be provided the  
27 opportunity to either redevelop or more strongly establish their existence through  
28 the use of organizing elements such as signage and designation of a community  
29 park or center.  
30

31 FLU 16.5.4 To reduce the impacts and costs of transportation and create a  
32 neighborhood focal point, the County shall encourage the location of schools,  
33 consistent with Chapter 16, Public Schools Facilities Element, within residential  
34 neighborhoods or adjacent to centers. Co-location with community parks shall  
35 be encouraged.  
36

37 FLU 16.5.5 Residential and non-residential construction within the OSP shall  
38 promote green building principles intended to reduce overall energy and water  
39 consumption.  
40

41 **OBJ FLU 16.6 Specific Area Plans**

42  
43 **Adopt procedures and guidelines for the development and approval of**  
44 **detailed specific area plans.**  
45  
46  
47

## **POLICIES**

FLU 16.6.1 Development within the OSP shall be subject to the adoption of Detailed Specific Area Plans (DSAP). Each DSAP must be a minimum of 1,000 acres in size and developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained in FLU 16.1.1-FLU 16.5.5. Until and unless a DSAP is approved by the Escambia County Board of County Commissioners and found in compliance by the Florida Department of Economic Opportunity, the property in the OSP shall maintain the underlying future land use category (e.g. Agricultural, Rural Community, Mixed-Use Suburban) and zoning district (e.g. the agricultural, the rural community, the mixed-use low density zonings or the equivalents), except for those projects that are vested.

All applications for development approvals (i.e. lot splits, special exceptions, variances, etc.) on any property within the OSP shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or future DSAPs and in compliance with the general principles established in FLU Policy 16.1.2. At a minimum, development of a DSAP must include the following information:

### **I. DSAP Boundary Determination Analysis**

Conduct a preliminary site analysis of the proposed DSAP area to determine appropriate boundaries. This analysis shall include the following:

1. Identification of the extent and location of natural resources.
2. Identification of the environmental opportunities and constraints to development within the area.
3. Identification of the net usable land area.
4. Determination of a maximum development scenario based upon the uses, densities and intensities identified in the Conceptual Long-term Build-out Overlay.
5. A Jobs-to-housing balance assessment consistent with policy FLU 5.3.4 and utilizing a professionally acceptable methodology.
6. Identification of public facilities and services available to the area; available capacity; potential deficiencies; and an approximation of necessary improvements.

The final boundaries for a DSAP must be approved by Escambia County before initiating a conceptual DSAP as described in Section II below.

## II. **Conceptual DSAP**

The intent of the Conceptual DSAP process is to prepare an initial plan for public review and comment. A Conceptual DSAP shall address the following:

1. The location of neighborhoods, centers and regional employment districts generally consistent with the conceptual long-term buildout overlay. For neighborhoods, a computation of density shall be provided along with the permitted uses and proposed lot sizes. For centers, a computation of density and intensity shall be provided, as well as the area and percentage of land use mix consistent with the categories found in FLU 16.5.1. For regional employment districts, a computation of the area, intensity and percentage of land use mix consistent with the categories found in FLU 16.2.1 shall be provided.
2. Circulation routes for pedestrians, bicycles, transit and automobiles, including consideration for connection with the surrounding area. For each facility to be included in the DSAP, design criteria should be included addressing:
  - Roadway cross-sections
  - On street parking (if applicable)
  - Pedestrian, Bicycle and Transit facilities
  - Landscape and streetscape standards
3. Location and size/capacity of major infrastructure components including wastewater, water, re-use water, stormwater and solid waste.
4. Design criteria proposed for each land use category proposed for the DSAP including, but not limited to:
  - Typical lot size
  - Setbacks
  - Height
  - Density
  - Floor Area Ratio (commercial)
  - Signage
5. Strategies for the integration of existing development.

The Conceptual DSAP shall be presented to the public at an information workshop. This workshop is to be advertised in a manner consistent with Chapter 4, Public Participation. In addition, each property owner in the DSAP and each property owner within 1,000 feet of the boundary of the DSAP must be notified of the workshop. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to

1 constitute notice to all affected parties. Comments from the public must be  
2 documented and included in a report to Escambia County.

3  
4 **III. Preliminary DSAP.**

5 Based on the results of the informational workshop described in Section  
6 II., prepare a Preliminary DSAP shall be prepared. At a minimum, this plan  
7 shall consist of the following elements:

8  
9 1. Statement of the community goals and objectives to be  
10 accomplished by the DSAP.

11  
12 2. DSAP exhibits including:

13  
14 a. A detailed land use plan indicating the distribution, extent  
15 and location of future land uses, including the proposed  
16 locations for transportation facilities (auto, transit, bike,  
17 pedestrian), major community services (water and  
18 wastewater plants, fire and police substations,  
19 government buildings), neighborhood school(s), parks and  
20 any conservation areas.

21  
22 b. A detailed public facilities plan identifying regionally  
23 significant public facilities, including public facilities outside  
24 the jurisdiction of Escambia County, anticipated impacts of  
25 future land uses on these facilities and required  
26 improvements consistent with Chapter 9J-2, Florida  
27 Administrative Code. In addition, this plan shall include the  
28 following components:

29  
30 i. A transportation analysis consistent with Chapter 9J-  
31 2, indicating the general location of all arterial and  
32 collector roadways necessary to serve the DSAP,  
33 their right-of-way width, and design cross section. It  
34 should also address the proposed location of transit  
35 routes and the manner in which they can be  
36 integrated into the regional transportation system. The  
37 general location of all bikeways and pedestrian paths  
38 should demonstrate access to all schools, commercial  
39 and civic areas from any point in the DSAP. The  
40 transportation analysis should be accompanied by a  
41 report demonstrating the impact on transportation  
42 facilities and documenting the timing and estimated  
43 cost for transportation improvements required by  
44 development of the DSAP. Prior to initiation of any  
45 transportation analysis, the County shall consult with  
46 the Florida Department of Transportation (FDOT)  
47 regarding the analysis methodology in regards to

1 impacts to the Florida Intrastate Highway System  
2 (FIHS). Each DSAP shall analyze the cumulative  
3 traffic impact of all previously approved DSAPs on the  
4 area road network, including the FIHS. Prior to  
5 approval of any DSAP, the Florida DOT shall have the  
6 opportunity to comment on the traffic analysis in  
7 regards to impacts to any State roads.

8  
9 ii. A public improvements analysis that identifies the  
10 location and size of the water and wastewater  
11 systems necessary to support development of the  
12 DSAP. The analysis shall address demand, the  
13 location and size of plants, major distribution and  
14 collection systems, the design performance  
15 standards that will be used in the review and  
16 approval of all development plans processed for the  
17 individual land use categories, the proposed source  
18 of funding, and the approximate timing for  
19 construction.

20  
21 c. A housing analysis addressing the need for affordable and  
22 workforce housing within the DSAP, the ability of the DSAP  
23 to provide a sustainable balance of housing units to  
24 employment opportunities, and potential impact of the  
25 proposed plan on existing neighborhoods and infill  
26 opportunities throughout the County.

27  
28 d. A detailed natural resource analysis that identifies specific  
29 measures to assure the protection of regionally significant  
30 natural resources and other important resources both within  
31 and outside the jurisdiction of Escambia County, including  
32 those resources identified in Chapter 9J-2, Florida  
33 Administrative Code.

34  
35 e. An energy efficiency analysis addressing the ability to  
36 reduce greenhouse gas emissions and improve energy  
37 efficiency within the DSAP.

38  
39 f. A land use need analysis addressing the amount of land  
40 necessary to accommodate both the projected population  
41 and future employment opportunities and promote  
42 sustainable development patterns.

43  
44 The Preliminary DSAP shall be presented to the public at an  
45 informational workshop as per the requirements of Section II.

46  
47 **IV. Final DSAP and Report**

48 Refinements to the Preliminary DSAP documents, based on the  
49 informational workshop described in II, shall be prepared. The resulting

1 Final DSAP shall be submitted to Escambia County for review and  
2 approval by the Planning Board and Board of County Commissioners.  
3 DSAP's prepared by an individual property owner or other venture must  
4 be presented through the County planning staff to the Board of County  
5 Commissioners. The DSAP will not be effective until approved by the  
6 Escambia County Board of County Commissioners.

8 **V. Changes to an Existing DSAP.**

9 Any addition or deletion of property or changes to the neighborhood,  
10 center or district boundaries in an approved DSAP shall follow the  
11 County's established processes. It shall include an evaluation and  
12 analysis of the impacts to the approved or planned land uses and the  
13 ability of the proposed amendment to meet the principles and  
14 guidelines outlined in this plan. Such additions or deletions shall not  
15 be designed to create remnant areas or fragmented DSAPs.

16  
17 FLU 16.6.2 Approval of zoning changes shall be based on consistency with the  
18 OSP principles and guidelines outlined in FLU 16.1.1-5.5.4. Specifically, such  
19 changes shall consider the impact on the overall DSAP in terms of the central  
20 focus of the land uses in the DSAP, with higher density in general proximity to  
21 Centers.

22  
23 FLU 16.6.3 Once a DSAP is adopted by the Board of County Commissioners, all  
24 applications for development approval (i.e., lot splits, special exceptions,  
25 variances) under the existing zoning shall be evaluated for compatibility with the  
26 adopted DSAP.

27  
28 FLU 16.6.4 Applications for a comprehensive plan amendment to establish a  
29 DSAP shall include an analysis matrix indicating compliance with the specific  
30 requirements of Florida Statutes.

31  
32 FLU 16.6.5 OSP design criteria shall be incorporated into the Land Development  
33 Code within one year of the adoption of the first DSAP. All development within  
34 the boundary of an adopted DSAP shall comply with the OSP design criteria and  
35 other applicable provisions of the LDC. Where OSP design criteria conflict with  
36 other LDC provisions, the OSP criteria shall govern.

37  
38 FLU 16.6.6 Should a development be proposed requiring an amendment to the  
39 OSP, which the County Local Planning Agency determines is contrary to the  
40 intent of the OSP planning concept and, therefore, should not be exempt from  
41 the requirements of Florida Statutes, the applicant may be required, with  
42 concurrence by the FDEO, to be processed as a DRI.

43  
44 **OBJ FLU 16.7 Adequate Public Facilities and Services**

45  
46 **Adopt procedures and guidelines for the provision of adequate public**  
47 **facilities to serve the OSP and subsequent DSAPs.**  
48

1 **POLICIES**

2  
3 FLU 16.7.1 Each DSAP shall be evaluated to determine whether adequate  
4 public facilities and services exist or will be in existence to serve the identified  
5 needs of the DSAP.  
6

7 FLU 16.7.2 Prior to or in conjunction with the approval of an DSAP by the  
8 Escambia Board of County Commissioners, the land for the following public  
9 facilities shall be conveyed to Escambia County or a development agreement  
10 addressing the timely conveyance of such lands shall be approved by Escambia  
11 County.

- 12 • Land for identified schools sites, consistent with
- 13 Chapter 16, Public Schools Facilities Element
- 14 • Land for identified parks and recreation facilities
- 15 • Right-of-way for identified collector and arterial
- 16 roadways necessary to serve the DSAP
- 17 • Land for identified potable water and wastewater
- 18 treatment facilities
- 19 • Right-of-way for all utilities necessary to serve the DSAP  
20

21 FLU 16.7.3 Procedures and guidelines governing the provision of adequate  
22 public facilities and services shall not replace or supersede and provisions of the  
23 Escambia County concurrency management system.  
24  
25

26 **OBJ FLU 16.8 Intergovernmental Coordination**

27  
28 **Adopt procedures to ensure intergovernmental coordination to address**  
29 **extra jurisdictional impacts.**  
30

31 FLU 16.8.1 To provide for intergovernmental coordination to address extra  
32 jurisdictional impacts within the jurisdiction of the Florida Department of  
33 Economic Opportunity as prescribed in Florida Statutes, the County shall provide  
34 to adjacent municipalities and counties, other units of government providing  
35 services but not having regulatory authority over the use of land, state and  
36 regional regulatory agencies, and the Escambia County School Board,  
37 information and copies of appropriate material related to the applications for a  
38 DSAP. The material provided shall include information indicating issues of  
39 regional significance in the region, or containing regional policies. It shall include  
40 material describing planning, permitting or review requirements of state, regional  
41 or local significance. It shall also include detailed identification of regionally  
42 significant public facilities, including public facilities outside the jurisdiction of  
43 Escambia County, anticipated impacts of future land uses on those facilities, and  
44 required improvements consistent with Florida Statutes. The adjacent  
45 municipalities, counties, other units of government and regulatory agencies shall  
46 have the opportunity to review and provide comments to the County, to ensure  
47 communication and coordination are used to minimize any potential adverse

1    impacts.



## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
2.1	2	2.01		Added Military rep. and School district rep.		
2.2	2	2.01	2 (c)	Revised Statement - Monitor, review and prepare periodic reports required by Section-163.3191, Florida Statutes, including regular assessments of the plan and preparation of the evaluation and appraisal report on the plan	Eliminated reference to Section 163.3191 and Evaluation and Appraisal of comprehensive plan	163.3191 Section 20 entire section
3.1	3	3.04		Amended definition of "Density"	Revised definition to match 163	Page 9, Statute 163.3164 (4)
4.1	4	4.01 -4.03		To remain per Legal, see email October 31st	Public participation to remain.	NR
5.1	5	5.07		Striking this section and replacing with new language	The comprehensive plan must be based upon permanent and seasonal population estimates and projections, which must either be those provided by the University of Florida's Bureau of Economic and Business Research or generated by the local government based upon a professionally acceptable methodology. (§163.3177(1)(f)3, F.S.)	Page 22, Statute 163.3177. (1)(f)3.
5.2	5	5.08		Revised Statement - To remove concurrency requirements for mass transit, Public Schools, and recreation		Page 67, Statute 163.3180. (1)(b)/Page 152, Statute 339.2819. (5)€
5.3	5	5.09		Revised per County request	County Requested Revision	NR
5.4	5	5.12		Removed Reference to timeframe restrictions (no EAR based amendment required)	Eliminated as Statute 163.3187 6B page 122	163.3191 Statute 20 entire Statute
5.5	5	5.12	a-i	Removed due to revision to EAR requirement	Eliminated as Section 163.3187 6B page 122	163.3191 Statute 20 entire section
5.6	5	5.13		Eliminated reference to sections and chapter nos. and ref. to fees	Revised for clarity	163.3191 Statute 20 entire section
6.1	6					
6.2	6			Revised to indicate as policy and refer to LDC Chapter 5.	Staff review requested - Completed	Page 67, Statute 163.3180. (1)(b)/Page 152, Statute 339.2819. (5)€
6.3	6	CMS 1.1- CMS 1.4.4		Removed	duplicated in LDC Art 5.14-New Language added by staff	Page 67, Statute 163.3180. (1)(b)/Page 152, Statute 339.2819. (5)€
7.1	7			Revised to remove "reduce vehicle miles traveled and reduction of greenhouse gases"	Not required by State	Page 27, Statute 163.3177. (6)h. / Page 34, Statute 163.3177. (6)(c) / Page 43, Statute 163,3177.(6) (j)10.
7.2	7	FLU 1.1.5-1.1.11		Removed per County Staff request	Duplicated in LDC in Art. 4 and 7	NR
7.3	7	FLU 1.2.1		Revised language	Simplified	NR
7.4	7	FLU 1.2.2 - 1.2.3		Duplicated in LDC	LDC Art. 7	NR
7.5	7	FLU 1.4.2		Modified	Specifics are in Art. 2 to admin.	NR
7.6	7	FLU 1.5		Removed Green requirement	Not required by State	Page 27, Statute 163.3177. (6)h. / Page 34, Statute 163.3177. (6)(c) / Page 43, Statute 163,3177.(6) (j)10.
7.7	7	FLU 1.5.2		Removed	Duplicated in LDC in Art. 6 and 7	NR
7.8	7	FLU 2.1.4		Removed	Duplicated in LDC Art. 7	NR
7.9	7	FLU 2.3.1		Revised per County request due to the fact that statement limited CRA to current areas	Removing specific reference.	NR
7.10	7	FLU 2.4 and 2.4.1		Revised	Dated info removed	NR
7.11	7	FLU 2.4.2		Required as part of the grant agreement	County Request	NR
7.12	7	FLU 2.4.3-4		Revised per County request	Unsafe cond. Covered by Code Enf. And 2.4.4 is completed	NR

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
7.13	7	5		Changed "Optional Sector plan" means the an optional process authorized by s. 163.3245 in which one or more local governments engage in long-term planning for a large area and by agreement with the state land planning agency are allowed to address regional development-of-regional-impact issues through adoption of detailed specific area plans within the planning area within certain designated geographic areas identified in the local comprehensive plan as a means of fostering innovative planning and development strategies in s. 163.3177(11)(a) and (b), furthering the purposes		Page 131, Statute 163.3245 (1) through (3) and (6), (9)(b)
7.14	7	3.1.6-8		Removed per County Staff request	County request	NR
7.15		4.1.2		To be relocated to Comp Plan 2.01(4)	Admin Section	
7.16	7	FLU 4.1.3-6	a, b	Relocate to 2.01	Relocated in comp plan to 2.01 (4) a,b,c,d respectively	NR
7.17	7	FLU 4.1.7		Relocate to 2.	Added to 2.01 (1)	NR
7.18	7	GOAL FLU 5		To be relocated to the end of the Comp Plan per County direction	Now referred as Ch. 17	NR
7.19	7	5.8.1		Now 5.1 and 5.1.1	Due to relocation of sector plan to chapt. 17	Page 3 of House Bill No. 7207
8.1	8	1.1.1		Removed	Not required by State	statute 163.3180
8.2	8	1.1.2		Revised	To allow for local control of LOS	Page 67, statute 163.3180 Section 15 1(b) Page 67, Section 163.3180. (1)(b), (5)(b)(d), (f)(2)5., (h)3.c.(II)(A), (5)(e), (6), (7), (9)(a), (10), (12)(a)4., (13), (15) / Page 152, Section 339.2819. (5)(e)
8.3	8	1.1.3		Revised	Reference to LDC - Design Standards access management	NR
8.4	8	1.1.7		Removed	Duplicated in LDC Art. 7.11.00	NR
8.5	8	1.1.8		Revised: general reference to maps	Update dates and references	NR
8.6	8	1.1.12		Removed	Not req. by State	NR
8.7	8	1.1.13		Revised	SRTS renamed to transportation alternative which includes SRTS, sidewalks, bikes, rails & trails.	NR
8.8	8	1.1.14		Revised	Move the following to LDC 7.11.05 -New development along routes shown on the TPO Bicycle and Pedestrian Plan, the County's Bicycle and Pedestrian Plan, or the SRTS Plan shall install sidewalks and/or bicycle facilities as specified by those plans for any street frontage of the development that coincides with those routes.	NR
8.9	8	1.1.15		Revised	Combined 1.1.16 into 15	NR
8.10	8	1.1.16		Removed and combined into 1.1.15		NR
8.11	8	1.1.18	MOB 1.1.18	Revised to remove concurrency and allow for provisions to address development impacts	Revised per staff decision (traffic & pz)	NR
8.12	8	1.1.19		Requirement to remain - Required for trip funding	County Request	NR
8.13	8	1.1.23	OBJ MOB 1.2 -1.3	To remain for TRIP funding	TRIP funding	Page 73. statute 163.3180
8.14	8	1.2	OBJ MOB 1.2	Removed not req. by State	Not required by State 163	NR

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
8.15	8	1.5	MOB 1.5.1 -1.5.5	Removed	Duplicated in LDC	NR
8.16	8	1.5	MOB 1.5.6	To remain	Require for State funding	NR
8.17	8	1.6	OBJ MOB 1.6	Removed	Eliminated as part of Section 163.3177 page 43 and 34	NR
8.18	8	2	2.1.1-2.1.2/2.2.1-2.2.7/2.3.1-2.3.2/2.4.1-2.4.2	To remain	Not req. by State - is in ECAT contract	NR
8.19		2.5	2.5.2-2.5.3	Removed	Contractual req. of provider	NR
8.2	8	3.1.1	3.1.1-3.3.2	Removed	Not req. by State	
8.21	8	4	4.2.1 and 4.2.2	Revised	Combined some language and deleted duplicated DRC process (LDC Art. 2,4 and 11)	NR
8.22	8	4	4.2.3	Relocated to LDC	DRC process in LDC Art 2.13.B.3 (Allyson) NEW LANGUAGE -DONE	NR
9.1	9	1.2	Hou 1.2.1	Definition Revised to match 163	Edited by Randy Wilkerson	Page 8. Statute 163.3164 (3)
9.2	9	1.4	OBJ Hou 1.4	Editing to allow for the removal of 1.4.1 -1.4.9	Edited by County staff - to remove several paragraphs and place the essential information in the head paragraph.	NR
9.3	9	1.4	1.4.1-1.4.9	Removal due to redundancy	Edited by County staff	NR
9.4	9	1.6	Hou 1.6.5	Revised by County staff	Edited by County staff	NR
9.5	9	1.6	Hou 1.6.6	Revised to remove dated information	Edited by County staff	NR
9.6	9	1.6	Hou 1.6.8-1.6.11	Revised to remove restricting information and redundant information	Edited by County staff	NR
9.7	9	1.7	Hou 1.7.1	Revised to remove unnecessary information and timelines not required of the County.	Edited by County staff	NR
9.8	9	1.7	1.7.3	Removed	Change to EAR req. (no report, now review)	
9.9	9	1.8	Hou 1.8.3	Removed	Not req. by State (ref. Building Code)	Page 38. Statute 163.3177 Section 12 1 h
10.1	10	1.1	INF 1.1.8-12	Legal review needed	Completed	NR
10.2	10	1.1	1.1.5-1.1.6	Removed	Regulated by FDEP	NR
10.3			2.1.8	Removed	Combined education to the program language in 2.1.7	
10.4	10	3	INF 3.1.5-3.1.6	Removed	Dated info no longer used in the process	NR
10.5	10	3	INF 3.1.9	Removed	Duplicated LDC Art.7 future Design Standards	NR
10.6	10	4	INF 4.1.4, 4.1.7-4.1.9	Legal review needed		NR
10.7	10	5.1	INF 5.1.1 - 5.1.4	Added language to indicate policy req. (State permits) consolidated into one statement		NR
10.8	10	5.1	INF 5.1.5	Removed	Duplicated by State permit in 5.1	NR
11.1	11	1.1	COA 1.1.4	Removed	Duplicated in LDC Art. 12.06	
11.2	11	1.2	COA 1.2.4	Revised	Dated info	NR
11.3	11	2.1	2.1.2	Revised	Annual report not req.	
11.4			2.1.4	Removed	Implemented and scheduled for adoption	NR
11.5	11	2.2	COA 2.2.1	Removed	Duplicated in LDC Art 12.01	NR
11.6	11	2.2	COA 2.2.3	Removed	Duplicated in LDC Art. 7.08	NR
11.7	11	2.2	COA 2.2.8	Removed	Not required by the State	NR
11.8			2.2.9	Revised		
11.9	11	2.3	COA 2.3.2	Section remaining	Required concession of the HCP	NR
11.10	11	2.3	COA 2.3.4	Removed	Not required by state	NR
12.1	12	1.1	CON 1.1.5	Removed	Duplicated within LDC Art. 13 (clustering)	NR
12.2	12	1.1	CON 1.1.7	Removed	Duplicated in Art.7.13	NR
12.3	12	1.1	CON 1.1.8	Revised	Not required by the State	NR
12.4	12	1.1	CON 1.1.9	Revised	Not required by the State	NR
12.5	12	1.2	CON 1.2.1	Revised	For clarity-not required in LDC	NR
12.6	12	1.2	CON 1.2.2-1.2.3	Removed	State/Fed enforces these	NR
12.7			1.2.4-1.2.7	Removed	Not required by the State	
12.8	12	1.3	CON 1.3.2	Revised	For clarity	NR
12.9			1.3.3	Removed	State/Fed enforces these	NR
12.10			1.3.4	Revised	Removing specific reference to annual report	
12.11	12	1.3	CON 1.3.8	Removed	State/Fed enforces these	NR
12.12	12	1.5	CON 1.5.4	Removed	Added to LDC Art 7.07 NEW LANGUAGE	NR
12.13	12	1.6	CON 1.6.2	Revised	Duplicated in LDC Art. 7.01/.03	NR
12.14	12	1.6	CON 1.6.3	Revised	Duplicated in LDC 7.03	NR
12.15	12	1.6	CON 1.6.5 & 1.6.6	Removed	Duplicated in LDC 7.01	NR

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
12.16	12	1.6	CON 1.6.7	Revised	Not required by the State	NR
12.17	12	1.6	CON 1.6.8 - 1.6.10	Removed	Not required by the State	NR
12.18	12	1.8	CON 1.8.1	Removed	Not required by the State	Page 43. Statute 163.3177 Section 12 10
12.19	12	1.8	CON 1.8.2	Removed	Not required by the State	NR
12.20	12	1.8	CON 1.8.3	Revised	Removed portion- Not required by the State	NR
12.21	12	1.8	CON 1.8.4-1.8.5	Removed	Not required by the State	Page 38. Statute 163.3177 Section 12 1 h
13.1	13	1.1	1.1.4	Revised	Not required by the State	
13.2	13	1.2	CON 1.2.3	Removed	Not required by the State	NR
13.3	13	1.3		Modified.	Not req. by State; but monitoring still used	Page 67. Statute 163.3180 Section 15 (1) (a) and (2) (b)
13.4	13	1.3	REC 1.3.2	Removed	open space req. added to LDC in Density Bonus Art. 7.17 (NEW LANGUAGE) Allyson. DONE. 7 concurrency req. removed	NR
13.5	13	1.3	CON 1.3.5	Removed	Not required by the State	NR
13.6	13	1.3	Con 1.3.6	Removed	Not required by the State	Page 67. Statute 163.3180 Section 15 (1) (a) and (2) (b)
14.1	14	1	ICE 1.1.1	Revised	Corrected Dept. name	Page 98. Statute 163.3184 Section 17 (3) (c) 2
14.2			1.1.2	Removed	Not required by the State	
14.3			1.1.3	Removed	Past policy - Not required by the State	NR
14.4	14	1.3	1.3.1	Revised	Removed concurrency optional items	
14.5	14		1.3.3	Revised	Removed concurrency optional items	
14.6	14		1.3.5	Revised	Removed concurrency optional items	
14.7	14		1.3.7	Removed	Relocated in comp plan to 2.01	
14.8	14	1.4	1.4.1	Revised	Updated	
15.1	15	1.1	1.1.1	Removed	Not required by the State	
15.2	15		1.1.2	Removed	Removed concurrency optional items	
15.3	15		1.1.4-1.1.6	Revised/Removed	Removed concurrency optional items	
15.4	15	1.2	CIE 1.2.1	Slight revision to remove financial feasibility requirement	(b)1. The capital improvements element must be reviewed by the local government on an annual basis. Modifications and modified as necessary in accordance with s. 163.3187 or s. 163.3189 in order to update the maintain a financially feasible 5-year capital improvement schedule of capital improvements.	Page 24. Statute 163.3177 Section 12 (3) (a) 5 (b)
15.5	15	1.2	CIE 1.2.3	Removed	Not required by the State	NR
15.6	15		1.2.5	Revised	Removed dated info	
15.7	15	1.3		Revised	Not required by the State	Page 24. Statute 163.3177 Section 12 (3) (a) 5 (b)
15.8	15		1.3.6 - 1.3.7	Removed	NEW LANGUAGE in LDC Trans LOS Monitoring	
15.9	15		1.3.1-1.3.8	Remove	Managed through ordinance, not required by the State not Land use issue	
15.10	15	1.4	1.4.5	Removed	Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and is not (and may not be) deemed to be amendments to the local comprehensive plan. (§163.3177(5)(b), F.S.)	Page 24. Statute 163.3177 Section 12 - (3)(a)5(b)
15.11	15	1.4	1.4.7	Removed	Removed concurrency optional items	Page 75. Statute 163.3180 Section 15 (6)
16.1	16	All		Remove	Removed concurrency optional items	Page 55. Statute 163.3177 Section 12 (12)
<b>Public Comments</b>						
Commenter Initials	Comp Plan Chapter	Section	Sub Section	Comment	Initial County Response	Final Resolution
DG Comment	1	1.03		Marked to be Removed	Reviewed for removal	Not removed
DG Comment	2	2.01	(2) a.,b,e.,f.	Marked to be Removed	Reviewed to be condensed and/or simplified and referenced statute	Not condensed
DG Comment	2	2.01	(3)	Marked to be Removed	Reviewed for removed	Not removed
DG Comment	2	2.02		Marked to be Condensed	Reviewed to be condensed and/or simplified and referenced statute	Not condensed
DG Comment	3	3.04		Requested that the wetland definition be Revised to meet state definition	Reviewed state definition	Current definition meets the state definition with the exception of one additional statement. Statement was added to Escambia County Comp Plan "Wetland" definition.
DG Comment	5	5.02		Marked to be Removed	To remain as is- Reviewed to determine if the section could be modified	Not removed or modified
DG Comment	5	5.03		Marked to be Removed	To remain as is -Reviewed to determine if the section could be modified	Not removed or modified
DG Comment	5	5.05		Marked to be Revised & updated	Remove references to names and process	References to Consultants and expired documents were removed
DG Comment	5	5.06		Marked to be Removed	To remain as is	Not removed

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
DG Comment	5	5.10		Marked to be Revised	Remove last paragraph redundant	Last paragraph was removed
DG Comment	5	5.11		Marked to be Removed	To remain as is	Not removed
DG Comment	6	Initial Paragraph		Marked to be Removed	To remain as is	Not removed
DG Comment	6	Goal CMS 1		Marked to be Removed	To remain as is	Not removed
DG Comment	6	CMS 1.1.1		Marked to be Removed	To remain as is	Not removed
DG Comment	6	CMS 1.1.3		Marked to be Removed	To remain as is	Not removed
DG Comment	6	CMS 1.3.1-1.3.2		Marked to be Removed	All sections have been relocated to the LDC with the exception of the opening paragraph	Not removed
DG Comment	6	CMS 1.4.1-1.4.3		Removed particular sections	All sections have been relocated to the LDC paragraph	Edited as indicated
DG Comment	7	FLU 1.1.2		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 11.4		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 1.1.12		Removed the last part of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 1.1.13		Removed the introduction of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 1.4.1		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 1.5.3 - 1.5.4		Removed selected portions of the paragraph	To remain as is	Not Removed
DG Comment	7	Goal FLU 2		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 2.1.1		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	FLU 2.2.1		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	7	OBJ FLU 3.1		Marked to be Removed	To remain as is	Not Removed
DG Comment	7	FLU 3.1.1-3.1.5		Marked to be Removed	To remain as is	Not Removed
DG Comment	7	FLU 4.1.2		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	8	MOB 1.1.4		Removed later portion of the paragraph	To remain as is	Not Removed
DG Comment	8	MOB 1.1.9		Removed particular sections	To remain as is	Not Removed
DG Comment	8	MOB 1.1.11		Removed particular sections	Removal approve by staff	Edited as indicated
DG Comment	8	MOB 1.1.13		Marked to be Removed	To remain with selected revisions based on recent state funding changes	Edited as indicated
DG Comment	8	MOB 1.1.14		Marked to be Removed	To remain as is	Not Removed
DG Comment	8	MOB 1.15		Marked to be Removed	To remain with selected revisions	Not Removed
DG Comment	8	MOB 1.18		Removed particular sections	To remain as is	Not Removed
DG Comment	8	mob 1.1.20		Revised	Staff indicated that removal may effect future and/or present funding	No further action required
DG Comment	8	MOB 2.2.5		Removed later portion of the paragraph	Staff indicated that removal may effect future and/or present funding	No further action required
DG Comment	8	MOB 2.5.3		Marked to be Removed	Has been removed	No further action required
DG Comment	8	MOB 3.1.1-3.1.4		Removed as indicated	To remain as is	Not Removed
DG Comment	8	MOB 3.3.1 -3.3.2		Marked to be Removed	Has been removed	No further action required
DG Comment	8	4.1.3		Revised	Review interlocal agreement and federal guidelines - Staff reviewed and indicated that the statement shall remain as is.	No further action required
DG Comment	9	Opening Paragraph		Removed as indicated	To remain as is	Not Removed
DG Comment	9	HOU 1.2.4		Review - verify definition of modular home and manufactured home	Comment by Randy Wilkerson (11/15/13): The affordable housing programs have never been the County source for the definition of manufactured housing (mobile homes) or modular homes. I believe the County has historically used the HUD definition for manufactured/mobile homes and the State of Florida definition for modular homes.	Horace added the following statement "Escambia County shall encourage the use of modular homes, mobile and/or manufactured as a type of housing as defined by Florida statutes within the appropriate zoning and future land use categories."

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
DG Comment	9	HOU 1.3.2		Review	Comment by Randy Wilkerson (11/15/13): The affordable housing programs have never been the County source for the allowable zoning categories with respect to foster care or group home facilities. Though someone with more knowledge than me would need to verify, I believe this is based on State law but I simply do not know enough about it to state whether the elimination of the "medium density" category would violate such provisions.	To remain as per state requirements.
DG Comment	9	HOU 1.8.1		Modify to reference Florida Building Code	Comment by Randy Wilkerson (11/15/13): This provision was not placed in the Plan by NEFI/Housing, but it is of interest to us since we aspire to these standards where funding allows.  <u>I simply do not know what is desired here.</u> Does Dan want to eliminate this altogether and just reference that Energy Efficiency Standards shall be as minimally prescribed by the Florida Building Code; OR is the intent that we add the Florida Building Code Energy Efficiency Standards to this list of other standards? <i>As with other provisions, for certain grant programs that the County may seek via the Dept. of Energy or Florida Energy Office this citation is a positive element. For example, the new County Office Building on Fairfield utilized LEED provisions to seek grants for components of that facility.</i>	Will add to statement "as governed by the Florida Building Code" and remove the certification requirements.
DG Comment	10	Opening Paragraph		Marked to be Removed	To remain as is	Not Removed
DG Comment	10	OBJ INF 1.1		Removed as indicated	To remain as is	Not Removed
DG Comment	10	INF 1.1.12		Revise	Remove date	Date removed
DG Comment	10	INF 2.1.6		Revise	Remove date	Date removed
DG Comment	10	INF 3.1.1		Removed particular sections	Revised	Need JB confirmation
DG Comment	11	Opening Paragraph		Removed particular sections	To remain as is	Not Removed
DG Comment	11	COA 1.1.3		Removed particular sections	To remain as is	Not Removed
DG Comment	11	COA 1.1.9		Revised	Remove PBSJ	Edited as indicated
DG Comment	11	COA 1.2.7		Revised	Add "As Needed"	Edited as indicated
DG Comment	11	COA 1.3.3		Revised - Originally the "CAT 5" was Removed per County Request, however, Tim Day reviewed and indicated that this should remain as originally stated.	Remove name "Accepted by Generally Accepted Model/Per Tim Day, "CAT 5" is a Staffir-Simpson Scale feature, so this "Red Highlighted" section should remain.	Edited as indicated in previous column
DG Comment	11	COA 1.5.1		Removed Paragraph	To remain as is	Not Removed
DG Comment	11	COA 2.1.5		Removed Selected Portions of the Paragraph	To remain as is	Not Removed
DG Comment	11	COA 2.3.5		To Review	Tim Day states that no structures will be allowed on Gulf Bathing Beaches	Not removed or modified
DG Comment	12	Opening Paragraph		Removed Selected Portions of the Paragraph	To remain as is	Not Removed
DG Comment	12	CON 1.1.1		Removed Selected Portions of the Paragraph	To remain as is	Not Removed
DG Comment	12	CON 1.1.6		Removed Selected Portions of the Paragraph	To remain as is	Not removed
DG Comment	12	CON 1.3.1		Removed Selected Portions of the Paragraph	To remain as is	Not Removed
DG Comment	12	1.3.7		To Review & Revise	To remain as is	Not Removed
DG Comment	12	1.6.4		To Review	Removed Points 'A - F' and Move to LDC.	Edited as indicated
DG Comment	13	Opening Paragraph		Revised	Purpose Statement-'LOS'- No Longer Required	Edited as indicated
DG Comment	14	ICE 1.1.1		Revised	Remove " Objective 1.5 of the Public School Facilities Element"	Edited as indicated
DG Comment	14	ICE 1.3.1		Marked to be Removed	To remain as is - With Modification to Expired Dates. This response has changed see Planning Board Section.	Edited as indicated
DG Comment	14	ICE 1.3.4 and 1.3.7		Marked to be Removed	Review relocation to LDC	Have been removed in part.
DG Comment	15	CIE 1.2.4		Marked to be Removed	Review CHHA Requirement.	Legal requested that it would remain as is.
DG Comment	15	CIE 1.2.5		Marked to be Removed	To remain as is - With Modification to Expired Dates.	Not Removed

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
GH Comments	12	Con 1.2.4		While the original statement might have been too specific, shouldn't the County have a policy to replace vehicles as they need to be replaced with more efficient and clean energy vehicles?	This is not a Land Use Issue. This can be addressed by the administration office.	
GH Comments	12	Con 1.2.5		These are all important public policy areas that the County should promote. How will the County address them in the future?	Escambia County would need to receive direction from the Board on these policy issues.	
GH Comments	12	Con 1.2.6		These are all important public policy areas that the County should promote. How will the County address them in the future?	Escambia County would need to receive direction from the Board on these policy issues.	
GH Comments	12	Con 1.2.7		These are all important public policy areas that the County should promote. How will the County address them in the future?	Escambia County would need to receive direction from the Board on these policy issues.	
GH Comments	12	Con 1.3.2		Why would we not want to require the best practices? Are there certain best practices that should be required?	Escambia County will continue to support best practices for the agricultural management practices.	
GH Comments	12	Con 1.3.4		Is there a way the data and recommendations are reported? Can that be referenced here?	Please clarify, what specific data and recommendations that you are referring to?	
GH Comments	12	Con 1.3.8		Knowing that this is important and how short staffed the State and Federal agencies are, how does the County know these things are enforced? How does the County interact with these agencies to ensure enforcement?	We can only address and enforce our local regulations. The county does interact with State and Federal agencies for this specific issues. However, the County can only address and enforce local regulations.	
GH Comments	12	1.6.6		If the State is not interested in this issue, does that mean it is no longer an area of concern to the County? Were our efforts not working? Do we need to find another way to promote this?	Yes the county is concerned, we are reviewing our required elements for concurrency.	
GH Comments	12	1.6.7		If the State is not interested in this issue, does that mean it is no longer an area of concern to the County? Were our efforts not working? Do we need to find another way to promote this?	Yes the county is concerned and we are reviewing our required elements for concurrency.	
GH Comments	12	1.6.8		If the State is not interested in this issue, does that mean it is no longer an area of concern to the County? Were our efforts not working? Do we need to find another way to promote this?	Yes the county is concerned and we are reviewing our required elements for concurrency.	
GH Comments	12	1.6.9		If the State is not interested in this issue, does that mean it is no longer an area of concern to the County? Were our efforts not working? Do we need to find another way to promote this?	Yes the county is concerned and we are reviewing our required elements for concurrency.	

## Escambia County Comprehensive Plan **DRAFT** Review Matrix (revised 12/13/13)

Note No.	Comp Plan Chapter	Section	Sub Section	Action	Action Comment	Statute Location/Section / Page No.
GH Comments	12	1.6.10		If the State is not interested in this issue, does that mean it is no longer an area of concern to the County? Were our efforts not working? Do we need to find another way to promote this?	Yes the county is concerned and we are reviewing our required elements for concurrency.	





## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

**Planning Board-Regular**

**4. D.**

**Meeting Date:** 01/07/2014

**Issue:** BCC Review and Action of Rezonings

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

**Organization:** Development Services

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**RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending Article 2

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 2, "Administration", Section 2.08.02.E "Board of County Commissioners; review and action on rezonings"

**BACKGROUND:**

The Board of County Commissioners directed Staff to bring this Ordinance addressing the "Board of County Commissioners; review and action on rezonings" Section of the Land Development Code.

**BUDGETARY IMPACT:**

No budgetary impact is anticipated by the adoption of this Ordinance.

**LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Alison Rogers, County Attorney. Any recommended legal comments are attached herein.

**PERSONNEL:**

No additional personnel are required for implementation of this Ordinance.

**POLICY/REQUIREMENT FOR BOARD ACTION:**

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

**IMPLEMENTATION/COORDINATION:**

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

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



**LEGAL REVIEW**

(COUNTY DEPARTMENT USE ONLY)

Document: BCC Authority

Date: 12/16/2013

Date requested back by: 12/16/2013

Requested by: JC Lemos

Phone Number: 595-3467

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(LEGAL USE ONLY)

Legal Review by Alison P. Rogers, County Attorney

Date Received: 12/16/2013

X      Approved as to form and legal sufficiency.

            Not approved.

            Make subject to legal signoff.

Additional comments:

Approved Draft 1A

ORDINANCE 2014-\_\_\_\_

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AMENDING ARTICLE 2, SECTION 2.08.02.E "BOARD OF COUNTY COMMISSIONERS; REVIEW AND ACTION OF REZONINGS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

**Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 2, "Administration", Section 2.08.02.E, "Board of County Commissioners; review and action on rezoning" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

E. *Board of county commissioners; review and action on rezonings.*

1. The board of county commissioners shall review the record and the recommendation of the planning board and either adopt the recommended order, modify the ~~recommendation~~ recommended order as set forth therein, reject the recommended order, or remand the matter back to the planning board for additional facts or clarification. Findings of fact or findings regarding legitimate public purpose may not be rejected or modified unless they are clearly erroneous or unsupported by the record. When rejecting or modifying conclusions of law, the board of county commissioners must state with particularity its reasons for rejecting or modifying the recommended conclusion of law and must make a finding that its substituted conclusion of law is as/or more reasonable than the conclusion that was rejected or modified. However, the board of county commissioners may not modify the recommendation to a more intensive use than ~~recommended by the planning board; rather the matter shall be remanded with instructions~~ requested by the applicant and advertised. The review shall be limited to the record below. Only a party of record to the proceedings before the planning board or representative shall be afforded the right to address the board of county commissioners and only as to the correctness of the findings of fact or conclusions of law as based on the record. The board of county commissioners shall not hear testimony.

2. In the event the matter is remanded to the planning board, an additional quasi-judicial hearing for the purpose of hearing testimony and receiving evidence relevant to additional facts and clarification requested by the board of county commissioners, will be conducted by the planning board. Within 15 days of the hearing on remand, the planning board shall submit a supplemental recommendation to the board of county commissioners for review in accordance with 1. above. When the supplemental recommendation is considered by the board of county commissioners, the entire record relating to the initial hearing and all supplemental hearings shall be presented to the board of county commissioners. Note: Renotification to property owners within the 500-foot radius as well as the owner(s) of the property under consideration for change and those persons who testified or gave evidence at the initial hearing is required at least ten days prior to the hearing in accordance with section 2.08.02.D.1.b. for all remanded cases. Additionally, all persons who were furnished a copy of the original recommended order shall be furnished a copy of the supplemental order.
3. The planning staff shall provide the planning board with the resumes of all final action taken by the board of county commissioners on rezoning requests.
4. Exemption from Administrative Procedures Act. Escambia County is not an agency for the purposes of F. S. ch. 120. Therefore, the Administrative Procedures Act is not applicable to these proceedings.

F. *Decisions by the board of county commissioners shall be final; subsequent application.*

1. *Final decisions.* Actions by the board of county commissioners adopting or rejecting the recommended order of the planning board for rezoning of particular parcels shall be final. Thereafter, if a rezoning is approved, the board of county commissioners shall amend the zoning map to reflect its final decision in accordance with the ordinance enactment procedures set forth in section 2.08.03. Any party who wishes to seek judicial review of the decision of the board of county commissioners must do so within 30 days of the date the board of county commissioners approves or rejects the recommended order of the hearing officer. Written notice of the filing of any such petition for judicial review shall promptly be provided by the planning staff to all property owners within 500 feet of the property for which the rezoning was sought.
2. *Limitation on subsequent application.* Whenever an application for rezoning shall be denied by the board of county commissioners, no new

application for identical action on the same parcel shall be accepted for consideration within a period of 180 days of the decision of denial.

**Section 2. SEVERABILITY.**

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**Section 3. INCLUSION IN THE CODE.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Escambia County Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 4. EFFECTIVE DATE.**

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

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

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

**By: \_\_\_\_\_  
Lumon J. May, Chairman**

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

114 By: \_\_\_\_\_  
115 Deputy Clerk

116 (SEAL)  
117 ENACTED:  
118 FILED WITH DEPARTMENT OF STATE:  
119 EFFECTIVE:

DRAFT



## **BOARD OF COUNTY COMMISSIONERS**

**Escambia County, Florida**

**Planning Board-Regular**  
**Meeting Date: 01/07/2014**

**5. A.**

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**Agenda Item:**

LDC Revisions - Chapters 1 and 2

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## **BOARD OF COUNTY COMMISSIONERS**

**Escambia County, Florida**

**Planning Board-Regular**  
**Meeting Date: 01/07/2014**

**5. B.**

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**Agenda Item:**  
Scheduling of Future LDC Workshops

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