

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 5, 2016–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 1, 2016 Rezoning Planning Board Meeting and Regular Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-Up Report for March 2016.
 - C. Planning Board 6-Month Outlook for April 2016.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Articles 3 and 4 of the Land Development Code - Perdido Key Master Plan

That the Board review and recommend to the Board of County Commissioners (BCC) adoption of an Ordinance amending Part III of the Escambia Code of Ordinances, the Land Development Code of Escambia County, amending Chapter 3, Article 3 to adopt Section 3-3.9, The Perdido Key Towncenter Overlay District, establishing permitted and conditional land uses and site and building requirements for development within the overlay; adopting an overlay district map; repealing and replacing Chapter 3, Article 4, Perdido Key Districts, in its entirety; and adopting the Master Plan Design document.

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.11 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.11, "Heavy Commercial and Light Industrial District (HC/LI)," to add criteria for temporary sales of automobiles as a permitted use in HC/LI.

C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 5 and DSM Chapter 1 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending Chapter 5 and Design Standards Manual (DSM) Chapter 1 of the Land Development Code (LDC).

D. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 5, Fences on Pensacola Beach

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 5, Section 5-9.4(e), Fences on Pensacola Beach.

E. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan - CPA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the Comprehensive Plan, Chapter 7, Policy FLU 1.3.1, Future Land Use categories, to allow limited agriculture in Mixed-Use Urban and Mixed-Use Suburban FLU categories.

7. Action/Discussion/Info Items.
8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, May 3, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 04/05/2016

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 1, 2016 Rezoning Planning Board Meeting and Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-Up Report for March 2016.

C. Planning Board 6-Month Outlook for April 2016.

Attachments

03-01-16 Quasi-Judicial Draft Meeting Minutes

03-01-16 Regular Planning Board Draft Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
March 1, 2016
8:52 a.m. - 9:29 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

Present: Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Bob Cordes
Reid Rushing

Absent: Wayne Briske, Chairman

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Brenda Wilson, Urban Planner, Planning & Zoning
Caleb MacCartee, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney

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

Motion by Rodger Lowery, Seconded by Alvin Wingate

Motion was made to approve the Proof of Publication and to waive the reading of the legal advertisement.

Vote: 6 - 0

Other: Wayne Briske (ABSENT)

4. Approval of Minutes.
5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Bob Cordes, Seconded by Rodger Lowery

Motion was made to accept the Rezoning Planning Board packet for March 1, 2016.

Vote: 6 - 0

Other: Wayne Briske (ABSENT)

6. Quasi-judicial Process Explanation.
7. Public Hearings.

- A. Case #: Z-2016-01
Applicant: David Lamar, Agent for
Endry Properties, LTD,
Owner
Address: 1212 Creighton Road
Property Size: 2.61 (+/-) acres
From: Com, Commercial District
(25 du/acre); HDMU,
High Density Mixed-use
district (25 du/acre);
HDR, High Density
Residential district (18
du/acre)
To: Com, Commercial district
(25 du/acre)

Rodger Lowery, Alvin Wingate, and Reid Rushing acknowledged visiting the site.

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

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

Motion by Bob Cordes, Seconded by Alvin Wingate

Motion was made to recommend approval of the rezoning in favor of the applicant and forward to the BCC.

Vote: 6 - 0

Other: Wayne Briske (ABSENT)

- B. Case #: Z-2016-02
Applicant: Anton Zaynakov,
Manager for AATeam,
LLC, Owner
Address: 5 Palao Road
Property Size: 0.27 (+/-) acres
From: Com, Commercial
district (25 du/acre)
To: MDR, Medium Density
Residential district (ten
du/acre)

Alvin Wingate acknowledged visiting the site.

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

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

Motion by Rodger Lowery, Seconded by Bob Cordes

Motion was made to accept Staff's Findings of Fact and recommend approval to the BCC.

Vote: 6 - 0

Other: Wayne Briske (ABSENT)

- C. Case #: Z-2016-03
Applicant: E.B. Williams, Jr.,
Manager for Sandpiper
Investments of
Pensacola, LLC, Owner
Address: 2507 Kelso Road

Property Size: 0.87 (+/-) acres
From: Com, Commercial district
(25 du/acre)
To: HDR, High Density
Residential district (18
du/acre)

Alvin Wingate acknowledged visiting the site.

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

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

Motion by Bob Cordes, Seconded by Alvin Wingate

Motion was made to agree with Staff's Findings of Fact and recommend approval to the BCC.

Vote: 6 - 0

Other: Wayne Briske (ABSENT)

8. Adjournment.

DRAFT

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
March 1, 2016
8:45 a.m. - 8:52 a.m.
9:43 a.m. - 10:21 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

Present: Vice Chairman Tim Tate
Rodger Lowery
Alvin Wingate
School Board (non-voting) Patty Hightower
Navy (Non voting) Stephanie Oram
Timothy Pyle
Bob Cordes
Reid Rushing

Absent: Chairman Wayne Briske

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Brenda Wilson, Urban Planner, Planning & Zoning
Caleb MacCartee, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag was given by Tim Tate.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Bob Cordes, Seconded by Alvin Wingate

Motion was made to approve the Proof of Publication and to waive the reading of the legal advertisement.

Vote: 6 - 0 Approved

Other: Chairman Wayne Briske (ABSENT)

4.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 02, 2016 Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for February 2016.

C. Planning Board 6-Month Outlook for March 2016.

Motion by Rodger Lowery, Seconded by Alvin Wingate

Motion was made to approve the minutes from the February 2, 2016 Regular Planning Board meeting.

Vote: 6 - 0 Approved

Other: Chairman Wayne Briske (ABSENT)

5. Tim Tate accepted of Planning Board Meeting Packet on behalf of the Board.

6. Public Hearings.

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

That the Planning Board review the Ensley Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion was made to drop the item with no action taken by the Board.

Vote: 5 - 1 Approved

Voted No: Vice Chairman Tim Tate

Other: Chairman Wayne Briske (ABSENT)

B. A Public Hearing Concerning the Review of a Small Scale Amendment SSA-2016-01

That the Board review and recommend to the Board of County Commissioner (BCC) a Small Scale Amendment SSA-2016-01; amending Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

Motion by Bob Cordes, Seconded by Timothy Pyle

Motion was made to accept as is and recommend approval to the Board of County Commissioners.

Vote: 6 - 0 Approved

Other: Chairman Wayne Briske (ABSENT)

7. Action/Discussion/Info Items.

A. Allowing Duplexes in MDR as a Conditional Use.

Board members and staff discussed making a "C" and "D" under "Permitted Uses" and adding duplexes under "Conditional Uses".

B. More Uses Allowed in MU-U and MU-S.

Discussed adding "Limited Ag Uses" to MU-U and MU-S.

C. Flag Lots.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, April 5, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA



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

Memorandum

TO: Planning Board

FROM: Kayla Meador, Board Clerk

DATE: March 24, 2016

RE: Monthly Action Follow-Up Report for March 2016.

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

CPA-2015-04

Housing Element

01-07-16 BCC approved for transmittal

03-17-16 BCC approved

CPA-2015-08

MU-PB Error in Comp Plan

11-03-15 PB recommended approval

12-10-15 BCC approved for transmittal to DEO

03-03-16 BCC approved

- **Map Amendments:**

LSA-2015-02

Jail Site

01-05-16 PB recommended approval

02-02-16 BCC approved for transmittal to DEO

SSA-2016-01

2507 Kelso Rd.

03-01-16 PB recommended approval

04-07-16 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES**Amending Recycle Ordinance**

02-02-16 PB recommended approval

02-18-16 BCC approved

REZONING CASES

1. **Rezoning Case Z-2015-19**
11-03-15 PB recommended approval
TBD BCC meeting
2. **Rezoning Case Z-2015-23**
01-05-16 PB recommended approval
02-02-16 BCC reviewed
3. **Rezoning Case Z-2016-01**
03-01-16 PB recommended approval
04-07-16 BCC meeting
4. **Rezoning Case Z-2016-02**
03-01-16 PB recommended approval
04-07-16 BCC meeting
5. **Rezoning Case Z-2016-03**
03-01-16 PB recommended approval
04-07-16 BCC meeting

MISCELLANEOUS ITEMS

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR APRIL 2016

(Revised 03/16/16)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, April 5, 2016	<ul style="list-style-type: none"> Perdido Key Master Plan Temp Auto Sales DSM Changes SRIA Fence Height 	<ul style="list-style-type: none"> CPA-2016-01 		
Tuesday, May 3, 2016	<ul style="list-style-type: none"> Residential Uses in Zoning Districts 2 Year Warranty Ord 			<ul style="list-style-type: none"> Flag Lots
Tuesday, June 7, 2016				
Tuesday, July 5, 2016				
Tuesday, August 2, 2016				
Tuesday, September 6, 2016				

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

6. A.

Meeting Date: 04/05/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Articles 3 and 4 of the Land Development Code- Perdido Key Master Plan

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Articles 3 and 4 of the Land Development Code - Perdido Key Master Plan

That the Board review and recommend to the Board of County Commissioners (BCC) adoption of an Ordinance amending Part III of the Escambia Code of Ordinances, the Land Development Code of Escambia County, amending Chapter 3, Article 3 to adopt Section 3-3.9, The Perdido Key Towncenter Overlay District, establishing permitted and conditional land uses and site and building requirements for development within the overlay; adopting an overlay district map; repealing and replacing Chapter 3, Article 4, Perdido Key Districts, in its entirety; and adopting the Master Plan Design document.

BACKGROUND:

The Board of County Commissioners directed staff to produce a Master Plan for Perdido Key to guide and implement the orderly future development of the Key. The Perdido Key Master Plan is composed of the following documents:

(Attachment A)-Perdido Key Towncenter Overlay District, Chapter 3, Article 3, including the procedures and criteria for development

(Attachment B)-Perdido Key Towncenter Overlay District Map, depicting the areas of Perdido Key identified as the Towncenter overlay

(Attachment C)-Perdido Key Districts, Chapter 3, Article 4

(Attachment D)- Perdido Key Master Plan Design document, which contains all detailed analysis of the research and back-up data collected and used to make the determinations of viability for the Master Plan

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Perdido Key Towncenter Overlay District (Attachment A)

Perdido Key Overlay Map (Attachment B)

PK Zoning Districts (Attachment C)

Perdido Key Master Plan Design (Attachment D)

Perdido Key Master Plan Draft Ordinance

Article 3 Overlay District

Sec. 3.3.9 Perdido Key Towncenter Overlay (PK-OL)

(a) Purpose. The Perdido Key Towncenter Overlay (PK-OL) district establishes supplemental development regulations to support the objectives of the adopted Perdido Key Master Plan. The intent of the additional regulations is to:

- (1) Enhance the character of the compact urban area undergoing revitalization into a walkable, attractive urban place that supports a mix of uses,
- (2) Provide for walkable streetscapes where active building frontages address sidewalks.
- (3) Provide for efficient vehicle and service access without undermining walkability.
- (4) Enhance the existing development fabric and provide an improved public realm.
- (5) Promote small-scale, incremental development, alongside larger development.
- (6) Discourage commercial strip development that breaks the urban street fabric and negatively impacts the pedestrian environment.

(b) Permitted uses. The following uses, if permitted by the underlying zoning district, are modified as noted throughout the PK-OL district:

- (1) Sidewalk retail sales and displays as special events regulated by the temporary use provisions in Article 7 of Chapter 4 are allowed only if accessory to the permitted retail use within PK-OL and conducted immediately adjacent to the principal business for no more than 60 days within a calendar year.

(c) Conditional uses. The following uses, if allowed as conditional use by the underlying zoning district, are modified as noted throughout the PK-OL district:

- (1) Motor vehicle service and repair is prohibited.

(d) Block configurations. To develop the PK-OL district as an urban pedestrian-oriented area that facilitates pedestrian movement and ensures the accommodation of different types of uses, new blocks shall be human-scaled and comply with the following:

- (1) Blocks shall have a maximum perimeter of 2,000 feet as measured along the public street right-of-way perimeter. Any deviation from this standard shall require the approval of the Planning Official, but block perimeters that include civic space or environmental challenges (e.g., wetlands, Habitat Conservation Plan area) may be exempted.
- (2) Where mid-block pedestrian passages are provided that are continually open to the public and connect two public streets, the block perimeter shall be measured from public rights-of-way to the mid-block pedestrian connections.
- (3) Mid-block pedestrian passages in mixed-use and commercial areas shall be a minimum of 12 feet wide. They may be hardscaped or softscaped and shall be well lit for security and comfort purposes.

(e) Lot standards. The following lot standards shall apply to new lots created within PK-OL and shall supersede the underlying zoning district:

- (1) Minimum lot widths are reduced for residential uses as follows:

- a. Single-family detached lots: 30 feet.

1 **b.** Townhouse lots: 16 feet.

2 **c.** Multi-family lots: 72 feet.

3 **(2)** Lots shall front on a minimum of one public right-of-way (vehicular or pedestrian) or civic
4 space.

5 **(f) Building requirements.** The following building requirements apply within PK-OL and shall
6 supersede the underlying zoning district:

7 **(1) Setbacks.**

8 **a.** A minimum front setback of five feet is permitted for all retail uses, live-works and
9 townhouses. A minimum front setback of ten feet is permitted for all other uses.

10 However, where buildings exist on adjacent lots, the Planning Official may require
11 that a proposed building match one or the other of the adjacent setbacks if those
12 setbacks establish a dominant pattern.

13 **b.** Front porches, stoops, bay windows and balconies are permitted to extend beyond
14 the structure setback line and may encroach to within five feet of the property line.
15 Steps leading to a front porch or stoop may encroach further, but not beyond the
16 property line or onto public sidewalks. Galleries and arcades may encroach into the
17 public sidewalk, in coordination with, and upon approval from the Department of
18 Public Works.

19 **(2) Frontages.** Maintaining a consistent street-wall is a fundamental component for a
20 vibrant and interesting pedestrian life and a coordinated public realm. Retail buildings
21 closely aligned to the street edge, with consistent setbacks, provide a clear sense of
22 enclosure to streets, enabling them to function as human-scaled, outdoor rooms. The
23 placement of the building and design of the facade along the street edge should be
24 given particular attention, as it is that portion of a building that is the primary contributor
25 to pedestrian activity.

26 **a.** Buildings shall be oriented so that the principal façade is parallel or nearly parallel to
27 the primary street it faces for the minimum building frontage requirements.

28 **b.** Minimum building frontage requirements shall be as follows.

29 **(1).** MDR-PK & HDR-PK: 50 percent at front setback line

30 **(2).** Com-PK: 60 percent at front setback line

31 **(3).** CC-PK: 70 percent at front setback line

32 **(4).** Rec-PK: none

33 **c.** Forecourts, courtyards and other such defined open spaces shall count towards
34 minimum frontage build-out requirements.

35 **d.** Building projections, such as arcades, galleries, terraces, porches and balconies
36 shall count towards the minimum frontage buildout requirements.

37 **f.** Exceptions to minimum frontage requirements may be permitted for lots that are
38 constrained due to environmental conditions but shall require approval by the
39 Planning Official. Permitted exceptions shall include:

40 **(1).** Streetscreen: a maximum of six feet high with a minimum 50% open above three
41 feet.

- g. Landscape buffers: a minimum of three feet high at planting.
- h. Stoops shall be a minimum of five feet wide.
- i. Awnings on storefronts shall be a minimum of four feet deep. Adjustable roll-up awnings are encouraged.
- j. Porches shall be a minimum of six feet deep.
- k. Upon development or redevelopment of a lot, the property owner shall coordinate private frontage improvements with the public frontage as needed to conform to the Perdido Key Master Plan.

(4) Building orientation and entries.

- a. Building orientation shall match the building it faces across a street, or open space such that the front of a building faces the front or side of buildings, except in instances when it faces existing buildings. Avoid facing building fronts to the rear of other buildings.
- b. Buildings shall have their principal pedestrian entrance along a street, pedestrian passage or open space with the exception of entrances off a courtyard, visible from public right-of-ways.
- c. All buildings with residential uses at grade shall be raised above the level of the sidewalk by a minimum of two feet, as measured from the average sidewalk elevation.
- d. Residential buildings with ground-floor units shall provide landscaping, walls, fences, stoops or similar elements to provide an attractive and private frontage to the building.
- e. Multi-family buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
- f. All service and loading areas shall be entirely screened from public right-of-ways.
- g. Townhouses shall distinguish each unit entry with changes in plane, color, materials, front porches or front stoops and railings.
- h. Walls, landscaping, hedging, or fencing, when used in front yards shall not exceed three feet in height.
- i. Front yards of single-family dwellings may be unified into one common yard and treated as a single yard for the entire building.

(5) Building massing, materials and details. Buildings should be designed in proportions to reflect human pedestrian-scale and movement, and to encourage interest at the street level. The following standards apply to all buildings:

- a. Buildings over 100 feet long shall be broken down to a scale comparable to adjoining properties, by articulating the building in plan or elevation. Varied pattern of window openings shall be encouraged for larger buildings.
- b. HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets or open spaces. Through-wall units or vents are prohibited along street frontages and open spaces unless recessed within a balcony.

- c. Rooftop equipment shall be concealed by a parapet or screened architecturally with materials or elements consistent with the building design and designed to minimize its overall impact.
- d. The facades of mixed-use buildings shall differentiate commercial uses from residential uses with distinguishing elements and expression lines, architectural projections, changes in windows or materials.
- e. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way.
- f. Buildings should shade fenestration facing south and west by means of elements such as roof overhangs, arcades, porches, awnings, loggias, or balconies.
- g. Accessory structures shall use the same or similar materials, color and style of the primary structure's façade if the accessory structure is visible from a public right-of-way.
- h. Window openings in masonry or stone walls shall recess into the thickness of the building wall.
- i. All outdoor storage and building utility equipment must be screened from public view. The screening must use the same materials, color and style as the primary building for architectural compatibility with the primary building and the building it is adjacent to. If the outdoor storage area is separate from the building it serves, the fence materials are limited to masonry, concrete, stucco, wood, PVC, and metal, excluding chain link.

(6) Storefronts and dining establishments. Retail storefronts should be architecturally articulated through the varied use of high-quality durable materials, colors, display windows, entrances, awnings, and building signs; and their glazing, doors, and signage should be conceived as a unified design. Outdoor dining areas for food and beverage establishments are encouraged, with the tables, chairs, planters, trash receptacles and other elements of street furniture compatible with the architectural character of the building. The following standards apply to storefronts and outdoor dining:

- a. Retail shops shall provide a minimum of 16 feet of height from floor to floor.
- b. Retail shops shall provide a minimum of 70% glazing (void to solid ratio of surface area along primary facades at the ground level. Exceptions based on architectural merit may be granted by the Planning Official.
- c. Scale and configuration of large format retail buildings shall be compatible with the massing and urban character of adjacent buildings.
- d. Opaque, smoked, and reflective glass on storefront windows is prohibited unless limited to use as accent materials.
- e. Retail storefront materials at ground level shall be stone, brick, concrete, metal, glass, and/or wood.
- f. Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.
- g. Outdoor dining areas on sidewalks, including within courtyards and public right-of-ways are allowed subject to the following standards and guidelines:

- (1). Outdoor dining areas shall be separated from public walkways and streets using railings, wrought-iron fences, planters, landscaping and other suitable materials such that a minimum unobstructed pedestrian path of at least six feet wide is allowed along public right-of-ways.
- (2). Access to store entrances shall not be impaired.
- (g) Parking.** The needs of pedestrians, cyclists, and transit users shall be balanced with necessary parking. Parking should accommodate the minimum number of spaces necessary to support the uses it serves to support active and walkable transit-oriented development, not degrade the public realm, and remain compatible with surrounding neighborhoods. The following parking requirements apply within PK-OL and shall supersede the underlying zoning district:
- (1) Spaces required.** Required off-street parking shall comply with the following requirements:
- a. The number of parking spaces for residential, government, and public utility uses shall be as per their underlying zoning district.
 - b. Retail sales and services shall be permitted up to a 20% reduction in parking requirements in order to encourage redevelopment. Where permitted, on-street parking along all property lines shall count towards this parking requirement.
 - c. Liner uses that line parking structures or lots with a depth of 30 feet or less shall be exempt from parking requirements.
 - d. A minimum of one bicycle rack for bicycle parking shall be required for every 20 vehicular spaces.
- (2) Single-family detached and two-family.** Residential parking location for single-family detached and two-family dwellings shall comply with the following:
- a. Parking for residential uses shall be located in the rear or side of the lot, or within a garage.
 - b. Front-facing attached garages shall be set back at least twenty feet from the primary front façade and not exceed 40 percent of the width of that façade.
 - c. Lots greater than 60 feet may be exempt from this requirement.
 - d. If the lot orientation or the location of critical habitat cannot accommodate rear or side parking, parking in the front may be permitted.
 - e. If the floodplain elevation requires raising the townhouse a minimum of six feet, up to 50% of the townhouse frontage may be used for parking purposes.
- (3) Townhouses and multi-family.** Residential parking location for townhouses and multi-family shall comply with the following:
- a. Where alleys are provided, parking shall be accessed from the alleys. Where alleys are not provided, parking may be provided in shared parking courts in the rear yards or side yards if adequately screened or landscaped from view from the street. Parking for properties abutting the CCL shall be permitted to provide parking in the front if adequately screened or landscaped from view from the street.

- b. Shared parking through an easement or common ownership among contiguous properties is encouraged. Curb cuts for such shared parking shall be limited to one 20-foot wide access.
- c. If the lot orientation or the location of critical habitat cannot accommodate rear or front parking, parking in the front may be permitted.
- d. If the food plain elevation requires raising the townhouse a minimum of six feet, up to 50% of the townhouse frontage may be used for parking purposes.
- e. If parking is provided in the front for multi-family buildings only, liner buildings or landscaping shall be used to screen parking from view from the street.

(4) Non-residential. Non-residential parking location shall comply with the following requirements:

- a. Where alleys are provided, parking shall be accessed from the alleys. Where alleys are not provided, parking may be provided in shared parking courts in the rear yards or side yards if adequately screened or landscaped from view from the street.
- b. Shared parking through an easement or common ownership among contiguous properties is encouraged, but curb cuts for such parking shall be limited to one 20-foot wide access.
- c. If the lot orientation or the location of critical habitat cannot accommodate rear parking, parking on the side may be permitted.
- d. If parking can only be provided in the front, liner buildings or landscaping shall be used to screen parking from view from the street.

(5) Above-grade structures. Above-grade parking structures, or portions of underground parking that protrude above grade shall comply with the following requirements:

- a. Street-facing facades of parking structures shall be concealed by liner buildings with a minimum depth of 20 feet or be screened on all levels so as to provide the appearance of an occupied use.
- b. Internal elements of parking structures such as pipes, fans and lights shall be concealed from public view.
- c. Pedestrian access into above-grade parking structures shall be directly from a street or public frontage for non-residential uses.

(6) Access and design. Shared access driveways are encouraged and access to and design of parking shall comply with the following requirements:

- a. Access to parking structures shall be limited to the side or rear of the structures where possible.
- b. Parking entrances shall not face common open spaces.
- c. Driveways for access to LDR-PK and MDR-PK lots shall be a maximum of 10 feet wide. Driveways for access to all other lots shall be a maximum of 20 feet wide.
- d. In addition to other landscaping requirements, a minimum of 5 percent of the surface parking area shall be landscaped area within the parking and a minimum of one shade tree must be provided for every 20 vehicular parking spaces.

1 **(h) Common open space.** As an important component of the public realm, common open
2 spaces ranging in size and character will positively contribute to the vitality of the urban
3 environment, enrich the civic spirit of a community and reinforce the area's habitat
4 biodiversity and ecology. Common open space requirements for PK-OL shall be as follows:

5 **(1)** Common open spaces shall be visible with a minimum of one side bordering a street
6 unless constrained by natural conditions. Open spaces shall be entered directly from a
7 street.

8 **(2)** Paving within common open spaces should consist of pervious or impervious materials
9 such as scored concrete, concrete pavers, stone, brick or gravel.

10 **(3)** Common open space shall contain benches, trash receptacles and bike racks, in
11 keeping with the scale of the space. All furnishings shall meet applicable county
12 standards.

13 **(4)** Landscaping within common open space shall comply with the standards of the LDC.
14 Plants within common open spaces should require minimal maintenance and be
15 horticulturally acclimatized to the region.

16 **(i) Landscaping.** The general landscaping standards in Article 7 of Chapter 5 apply within PK-
17 OL. However, natural features within the overlay shall be protected and integrated into site
18 development where possible, and water conservation is encouraged through proper
19 landscape plant selection, installation and maintenance practices.

20 **(j) Lighting.** Exterior lighting should serve to illuminate facades, entrances, and signage, and
21 provide an adequate level of personal safety while enhancing the aesthetic appeal of
22 buildings. The following lighting requirements within PK-OL supplement the general lighting
23 standards in Article 9 of Chapter 5 and supersede those standards where more restrictive:

24 **(1)** Building and signage lighting shall be indirect, with the light source hidden from direct
25 pedestrian view.

26 **(2)** Street lights shall be designed to minimize light spillover.

27 **(3)** Where located along or next to residential buildings, street lights shall have a maximum
28 height of 12 feet and have shields to prevent upward cast lighting.

29 **(4)** High pressure sodium and metal halide lamps are prohibited.

30 **(k) Signage.** The intent of regulating signs that are visible from the public frontage is to ensure
31 proper dimensional and placement with respect to the aesthetic character of the place or
32 building in which they are located, to maintain or improve public safety, and to provide
33 legible information for pedestrian, not just drivers. The following requirements within PK-OL
34 supplement the general sign standards in Article 8 of Chapter 5 and supersede those
35 standards where more restrictive:

36 **(1)** Street lights shall be designed to minimize light spillover. Where located next to
37 residential uses, streetlights shall include shields as needed to prevent lighting from
38 directly entering residential windows. Upward cast stray lights shall also be excluded or
39 significantly limited through fixture reflection/refraction or shielding.

40 **(2)** Street lights shall be placed to avoid conflict with street trees and sidewalks, and shall be
41 placed to be convenient to service.

42 **(3)** Signs with the following features shall be prohibited:

43 a. Animated signs

- b. Moving or flashing signs, including, but not limited to search lights, streamers and spinners.
 - c. Inflatable signs, such as but not limited to balloons and gas-inflated signs.
 - d. Portable signs, except for sidewalk signs.
 - e. Other signs prohibited in Article 8 of Chapter 5.
- (4)** Permitted signs shall be restricted according to Table PK-OL-1 for:
- a. The number of signs / sign type
 - b. The area of the sign
 - c. The text height of sign
- (5)** Signs are subject to removal in accordance with Table PK-OL-1, and as follows:
- a. Signs permitted for a permanent period (P) are not subject to removal on the basis of a permitted period.
Signs permitted for a period of occupancy (O) shall be removed within 14 days of the end of occupancy.
 - b. Signs permitted during business hours (B) shall be removed during all hours the establishment is not in operation.
 - c. Any moveable signs should be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.
- (6)** All signs shall provide the following clearances except where specified otherwise:
- a. Eight feet over pedestrian ways
 - b. 13.5 feet over vehicular ways and parking aisles.
- (7)** Illuminated signs are permitted as follows:
- a. Fixtures shall be shielded to prevent glare.
 - b. All signs must be illuminated by a light source external to the sign.
 - c. Internal sign illumination is limited to window and wall signs within storefronts.
 - d. Neon may be used on storefronts, on canopy signs and wall signs.
- (8)** Specific to address signs:
- a. Address signs shall be constructed of durable materials.
 - b. Address signs shall be attached to the front of the building, in proximity to the principal entrance or mailbox.
 - c. Address signs shall be easily visible by using colors or materials that contrast with their background.
- (9)** Specific to wall signs:
- a. All business shall be permitted one wall sign for each first story façade.
 - b. Wall signs shall include only letters, background, lighting and an optional logo. They shall not list products, sales or other promotional messages.
 - c. Wall signs shall not be wider than 90% of the width of the building façade or tenant space. They should be vertically aligned with the center of an architectural feature such as a storefront window, entry portal or width of a retail bay.
 - d. Wall signs shall not obstruct design details, windows or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs should not exceed 20 square feet per sign.
 - e. Wall signs shall not project vertically above the roof line.
 - f. Wall signs may be illuminated from dusk to dawn or during hours permitted by the lighting ordinance.
 - g. If cut-out letters are used, they shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.

- h. Electrical raceways, conduits and wiring shall not be exposed, but be contained completely within the sign assembly.
- i. Where multiple band signs are present on a single building (i.e.: separate retail tenants), signage shall be coordinated in terms of scale, placement, color and materials.

(10) Specific to marquee signs:

- a. Marquee signs are only permitted for civic and assembly uses.
- b. Marquee signs may project to within three feet of curbs.
- c. No portion of a marquee shall be lower than 10 feet clear.

(11) Specific to projecting signs:

- a. Projecting signs may be double-sided.
- b. Projecting signs may project up to four feet from facades.
- c. Text and graphics on the projecting sign shall be limited to the name and/or logo of the business.
- d. Projecting signs shall not encroach above the roof line.
- e. For buildings with multiple signs, mounting hardware and sign shapes, sizes and colors shall be coordinated.

(12) Specific to sidewalk signs:

- a. Sidewalk signs shall not exceed 42 inches in height and 30 inches in width.
- b. Sidewalk signs shall not be located within three feet of a curb.

(13) Specific to window signs:

- a. Letters may be painted directly on the window.
- b. Neon or hanging signs may be hung behind the glass.
- c. Vinyl applique letters applied to windows are permitted. Appliques shall consist of individual letters or graphics with no visible background.
- d. Window signs shall not interfere with the primary function of windows which is to enable passersby to see through windows into premises and view product displays.

(14) Specific to corner signs:

- a. Corner signs are only permitted at building corners where each façade abuts a frontage.
- b. Corner signs may extend up to six feet above eaves or parapets.

(I) Sidewalks & Crossings: The design of the public realm, including sidewalks, crossings and other pedestrian amenities is intended to provide opportunities for a comfortable pedestrian circulation and an enhanced visual interest.

(1) Pedestrian crossings shall be at a maximum 600 feet spacing along commercial areas and a maximum ¼ mile spacing within the PK-OL.

(2) Sidewalks shall be provided on each block and shall be continuous on each side of the street, which has adjacent development.

(3) Sidewalks shall align with one another and connect to open space trails and paths, providing an unbroken circulation system.

(4) Except in open spaces, sidewalks shall be placed adjacent to the street with openings in the sidewalk to accommodate tree wells and/or landscape strips. Pedestrian paths through open spaces and mid-block passages shall serve as extensions to the street sidewalk system.

(5) New sidewalks shall be a minimum width of six feet clear. Greater sidewalk widths shall be provided where retail is located.

Table PK-OL-1 General Signage Restrictions

SIGN	Period	Number	Max. SIGN Area	Max. Text Height
Address	P	1 per tenant	1 sf.	8 in.
Awning	O	1 valence per awning	75% area of awning valence	8 in. on valence
Banner	T	1 per tenant	3 sf. per 1 linear ft.	18 in.
Canopy	P	1 per canopy	2 sf per linear foot of shopfront	30 in.
Corner	P	1 per building	40 sf.	n/a
Marquee	P	1 per entry	n/a	n/a
Projecting	P	1 per tenant	6 sf. each side	8 in.
Sidewalk	B	1 per tenant	9 sf. each side	n/a
Wall Sign	O	1 per frontage	90% of width of building facade	18 in.
Painted Wall Sign	O	1 per frontage	n/a	n/a
Window	O	1 per window	25% of glazed area	12 in.

Period: Permitted period

n/a not required

P permanent

O period of occupation

B during business hours

T temporary (restricted period)

Table PK-OL-2 Sign Types Illustrated

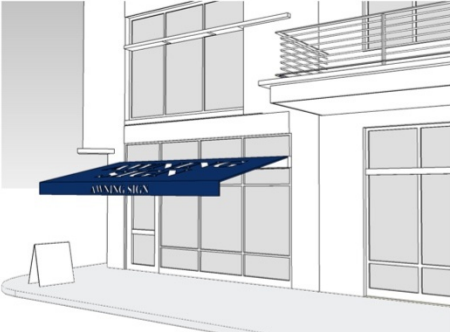
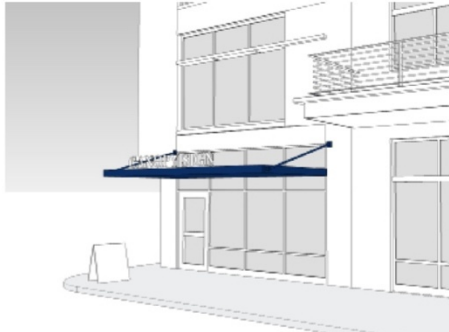




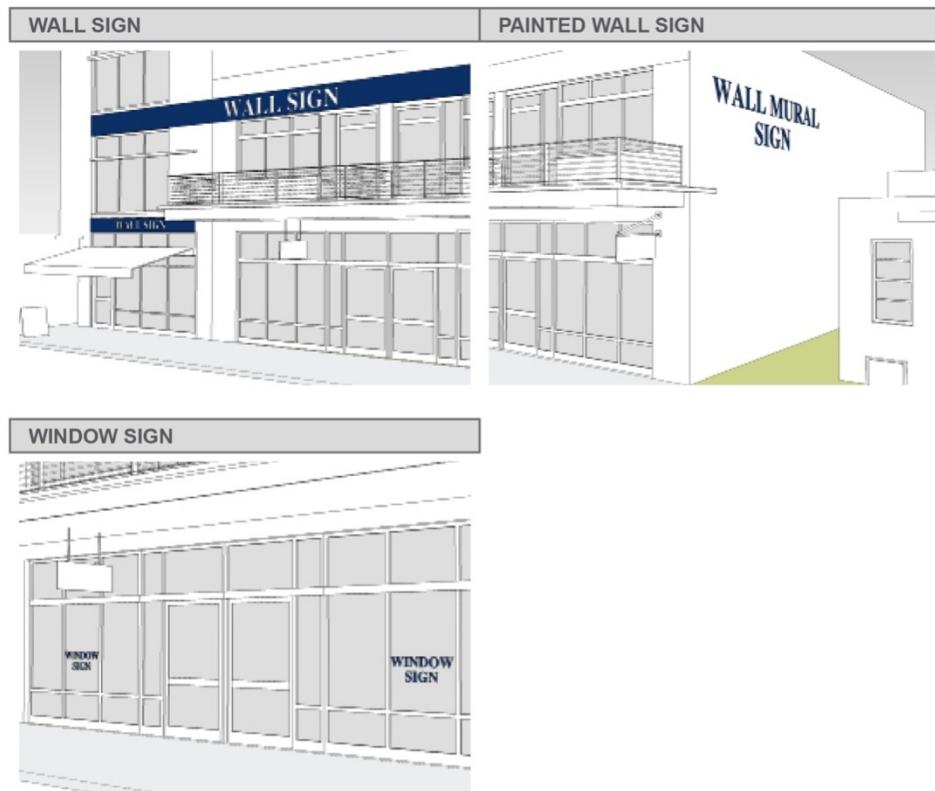
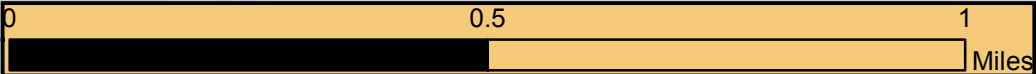
AWNING SIGN	CANOPY SIGN
	
CORNER SIGN	MARQUEE SIGN
	
PROJECTING SIGN	SIDEWALK SIGN
	

Table PK-OL-2 Sign Types Illustrated





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Legend

- LOCAL
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- PARCELS

Article 4 Perdido Key districts.

Sec. 3-4.1 Purpose of article.

This article establishes the zoning districts that apply to all areas of Perdido Key under the jurisdiction of the BCC. Each district establishes its own permitted and conditional land uses, site and building requirements, and other provisions consistent with the stated purposes of the district, the adopted Perdido Key Master Plan- and the Mixed-Use Perdido Key (MU-PK) future land use category. In addition to the dwelling and lodging unit density limits of MU-PK, district provisions are subject to all other applicable provisions of the LDC and may be modified by the requirements of the Perdido Key Towncenter Overlay (PK-OL) district as prescribed in Article 3.

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

(a) Purpose. The Low Density Residential (LDR-PK) district establishes appropriate areas and land use regulations for residential uses at low densities and limited non-residential uses that are compatible with the residential neighborhoods and natural resources of the island.

(b) Permitted uses. Permitted uses within the LDR-PK district are limited to the following:

(1) Residential.

- a. Single-family detached dwellings, excluding manufactured (mobile) homes.
- b. Two-family dwellings.

(1) Retail sales. No retail sales.

(2) Retail services. No retail services.

(3) Public and civic.

- a. Places of worship.
- b. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(4) Recreation and entertainment. Marinas, private only. See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the LDR-PK district:

(1) Residential. Home occupations with non-resident employees.

(2) Public and civic.

- a. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.
- b. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.

1 **(3) Recreation and entertainment.**

2 a. Golf courses, tennis centers, swimming pools and similar active outdoor
3 recreational facilities, including associated country clubs.

4 b. Parks, public.

5 c. Recreational facilities, public.

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

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

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

10 **(3) Structure height.** A maximum building height of 35 feet above the habitable first
11 floor. However, the roof of an accessory boathouse shall not exceed 20 feet
12 above mean sea level.

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

14 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
15 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

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

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

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

25 b. **Sides.** On each side, ten feet or 10 percent of the lot width at the front
26 building line, whichever is greater, but not required to exceed 15 feet.

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

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

30 **(a) Purpose.** The Medium Density Residential (MDR-PK) district establishes
31 appropriate areas and land use regulations for residential uses at medium densities
32 and non-residential uses that are compatible with the residential neighborhoods and
33 natural resources of the island.

34 **(b) Permitted uses.** Permitted uses within the MDR-PK district are limited to the
35 following:

36 **(1) Residential.**

- 1 a. Single-family dwellings, attached or detached, including townhouses but
2 excluding manufactured (mobile) homes.
- 3 b. Two-family and multi-family dwellings.
- 4 **(2) Retail sales.** No retail sales.
- 5 **(3) Retail services.** Child care facilities.
- 6 **(4) Public and civic.**
- 7 a. Kindergartens.
- 8 b. Offices for government agencies or public utilities, small scale (gross floor
9 area 6000 sq. ft. or less per lot).
- 10 c. Places of worship.
- 11 d. Public utility structures, excluding telecommunications towers.
- 12 See also conditional uses in this district.
- 13 **(5) Recreation and entertainment.** Marinas, private only. See also conditional
14 uses in this district.
- 15 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
16 the BOA may conditionally allow the following uses within the MDR-PK district:
- 17 **(1) Residential.** Home occupations with non-resident employees
- 18 **(2) Public and civic.**
- 19 a. Emergency service facilities, including law enforcement, fire fighting, and
20 medical assistance.
- 21 b. Public utility structures exceeding the district structure height limit, excluding
22 telecommunications towers.
- 23 **(3) Recreation and entertainment.**
- 24 a. Golf courses, tennis centers, swimming pools and similar active outdoor
25 recreational facilities, including associated country clubs.
- 26 b. Parks, public.
- 27 c. Recreation facilities, public.
- 28 **(d) Site and building requirements.** The following site and building requirements apply
29 to uses within the MDR-PK district:
- 30 **(1) Density.** A maximum density of 4.5 dwelling units per acre.
- 31 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 32 **(3) Structure height.** A maximum building height of four stories. However, an
33 additional story may be utilized for parking in areas that clustering of
34 development is necessary for permitting through the Perdido Key Habitat
35 Conservation Plan.

- 1 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 2 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
3 20 feet at the street right-of-way, the following minimum lot widths are required:
- 4 **a. Single-family detached.** Forty feet at the street right-of-way for single-family
5 detached dwellings.
- 6 **b. Two-family.** Fifty feet at the street right-of-way for two-family dwellings.
- 7 **c. Townhouses and Multi-family.** Twenty feet at the street right-of-way for
8 townhouses and one hundred feet at the street right-of-way for multi-family
9 dwellings. No minimum lot width required by zoning for other uses.
- 10 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
11 maximum semi-impervious and impervious cover) for all uses, and minimum
12 open space of 35 percent of total parcel area.
- 13 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 14 **a. Front and rear.** Twenty-five feet in the front for single and two-family
15 dwellings, and fifteen feet for all other structures. Ten percent of the lot depth
16 in the rear, but not required to exceed 25 feet.
- 17 **b. Sides.** Ten feet at each end unit of a townhouse group. On each side of all
18 other structures, five feet or 10 percent of the lot width at the front building
19 line, whichever is greater, but not required to exceed 15 feet.
- 20 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
21 regulations and standards.

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

- 23 **(a) Purpose.** The High Density Residential (HDR-PK) district establishes appropriate
24 areas and land use regulations for residential uses at high densities with compatible
25 low intensity office and other retail service facilities.
- 26 **(b) Permitted uses.** Permitted uses within the HDR-PK district are limited to the
27 following:
- 28 **(1) Residential.**
- 29 **a.** Single-family dwellings, attached or detached, including townhouses but
30 excluding manufactured (mobile) homes.
- 31 **b.** Two-family and multi-family dwellings.
- 32 **(2) Retail sales.** No retail sales.
- 33 **(3) Retail services.** Small scale (gross floor area 6000 sq.ft. or less per lot) retail
34 services limited to the following:
- 35 **a.** Child care facilities.
- 36 **b.** Professional services, including those of realtors, bankers, accountants,
37 engineers, architects, dentists, physicians, and attorneys.

- 1 c. Restaurants, including on-premises consumption of alcoholic beverages, if
2 part of a condominium development offering resort-style amenities (e.g.,
3 swimming pools, spa, fitness center, salon, retail shops, clubhouse, water
4 sports, tennis, golf).

5 **(4) Public and civic.**

- 6 a. Kindergartens.
7 b. Offices for government agencies or public utilities, small scale (gross floor
8 area 6000 sq.ft. or less per lot).
9 c. Places of worship.
10 d. Public utility structures, excluding telecommunications towers.

11 See also conditional uses in this district.

12 **(5) Recreation and entertainment.** Marinas, private only. See also conditional
13 uses in this district.

14 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
15 the BOA may conditionally allow the following uses within the HDR-PK district:

16 **(1) Residential.** Home occupations with non-resident employees.

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

- 18 a. Emergency service facilities, including law enforcement, fire fighting, and
19 medical assistance.
20 b. Public utility structures exceeding the district structure height limit, excluding
21 telecommunications towers.

22 **(3) Recreation and entertainment.**

- 23 a. Golf courses, tennis centers, swimming pools and similar active outdoor
24 recreational facilities, including associated country clubs.
25 b. Parks, public.
26 c. Recreation facilities, public.

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

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

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

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

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

1 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
2 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

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

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

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

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

16 **b. Sides.** Ten ~~Five~~ feet at each end unit of a townhouse group. On each side of
17 all other structures, five feet or 10 percent of the lot width at the front building
18 line, whichever is greater, but not required to exceed 15 feet.

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

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

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

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

29 **(1) Residential.**

30 **a.** Single-family dwellings, attached or detached, including townhouses but
31 excluding manufactured (mobile) homes.

32 **b.** Two-family and multi-family dwellings.

33 **(2) Retail sales.** Retail sales, excluding outdoor display or sales. Sales of alcoholic
34 beverages shall be at least 100 feet from any residential zoning district (LDR-PK,
35 MDR-PK, and HDR-PK) as measured between the exterior wall of the store and
36 the boundary of the residential zoning.

37 **(3) Retail services.**

38 **a.** Bed and breakfast inns.

- b. Child care facilities.
- c. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.
- d. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- e. Restaurants. Those selling alcoholic beverages for on-premise consumption shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of the restaurant and the boundary of the residential zoning.

(4) Public and civic.

- a. Educational facilities, including K-12.
- b. Offices for government agencies or public utilities, small scale (gross floor area 6000 sq. ft. or less per lot).
- c. Kindergartens.
- d. Places of worship.
- e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

- a. Bars and night clubs at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of the business and the boundary of the residential zoning.

- b. Marinas, private and commercial.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Com-PK district:

(1) Retail sales. Outdoor retail displays and sales not otherwise allowed by the supplementary use provisions in Article 7 of Chapter 4.

(2) Retail services. Motor vehicle service and repair, including fuel sales, but excluding paint and body work and any outdoor work or storage.

(3) Public and civic. Warehousing or maintenance facilities for government agencies or for public utilities.

(4) Recreation and entertainment.

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

- b. Other commercial recreation, entertainment, or amusement facilities not among the permitted uses of the district, including those for tennis, golf and miniature golf, pinball and other arcade amusements, bingo, waterslides, and amusement rides, but excluding off-highway vehicle uses, outdoor shooting

1 ranges, and motorsports facilities. Carnival-type amusements shall be at
2 least 500 feet from any residential district.

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

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

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

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

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

17 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
18 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

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

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

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

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

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

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

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

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

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

8 **(1) Residential.**

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

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

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

16 **(3) Retail services.**

17 a. Bed and breakfast inns.

18 b. Child care facilities.

19 c. Hotels and motels, including condo-hotels, at a maximum density of 25 units
20 per acre.

21 d. Personal services, including those of beauty shops, health clubs, pet
22 groomers, dry cleaners and tattoo parlors.

23 e. Professional services, including those of realtors, bankers, accountants,
24 engineers, architects, dentists, physicians, and attorneys.

25 f. Restaurants. Those selling alcoholic beverages shall be at least 100 feet
26 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)
27 measured as the shortest distance between any exterior wall of the restaurant
28 and the boundary line of the residential zoning.

29 **(4) Public and civic.**

30 a. Educational facilities, including K-12.

31 b. Offices for government agencies or public utilities, small scale (gross floor
32 area ≤ 6000 sq. ft. per lot).

33 c. Kindergartens.

34 d. Places of worship.

35 e. Public utility structures, excluding telecommunications towers.

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

- 1 a. Bars and night clubs at least 100 feet from any residential zoning district
2 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of
3 the business and the boundary of the residential zoning.
- 4 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 5 c. Marinas, private and commercial.
- 6 d. Other commercial recreation, entertainment, or amusement facilities,
7 including those for tennis, golf and miniature golf, pinball and other arcade
8 amusements, bingo, waterslides, and amusement rides, but excluding off-
9 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.
10 Carnival-type amusements shall be at least 500 feet from any residential
11 district.
- 12 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
13 the BOA may conditionally allow the following uses within the CC-PK district:
- 14 **(1) Retail sales.** Outdoor retail displays and sales not otherwise allowed by the
15 supplementary use provisions in Article 7 of Chapter 4.
- 16 **(2) Retail Services.** Motor vehicle service and repair, including fuel sales, but
17 excluding paint and body work and any outdoor work or storage.
- 18 **(3) Public and civic.** Warehousing or maintenance facilities for government
19 agencies or for public utilities.
- 20 **(d) Site and building requirements.** The following site and building requirements apply
21 to uses within the CC-PK district:
- 22 **(1) Density.** A maximum density of 13 dwelling units per acre or 25 lodging units per
23 acre, or any combination of dwelling and lodging such that one dwelling unit
24 equals 25/13 lodging units.
- 25 Density may be increased or decreased by density transfer to or from other
26 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
27 Transfers are limited to contiguous land (exclusive of public streets) under unified
28 control and may occur across public streets, excluding transfers to any parcels
29 south of Perdido Key Drive.
- 30
- 31 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.
- 32 **(3) Structure height.** A maximum building height of 30 stories for hotels and 20
33 stories for all other buildings. However, additional stories may be utilized for
34 parking in areas that clustering of development is necessary for permitting
35 through the Perdido Key Habitat Conservation Plan. The number of additional
36 stories that may be utilized for parking shall be determined by the Planning
37 Official in conjunction with the Habitat Conservation Plan Manager.
- 38 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 39 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
40 20 feet at the street right-of-way, the following minimum lot widths are required:

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

(6) Lot coverage.

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

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

- a. **Front and rear.** Ten feet in the front and 15 feet in the rear.
- b. **Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any side of a structure abutting a residential district if that side is not separated from the residential district by a public street, body of water, or similar manmade or natural buffer. On all other sides and for all other structures under 10 stories, ten feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet. Fifteen feet on the sides of structures 10 stories or more.

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

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

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

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

(1) Residential.

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

(2) Retail sales. Retail sales, excluding outdoor display or sales. Sales of alcoholic beverages shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) measured as the shortest distance between any exterior wall of the store and the boundary line of the residential zoning.

1 **(3) Retail services.**

- 2 a. Bed and breakfast inns.
- 3 b. Child care facilities.
- 4 c. Hotels and motels, including condo-hotels, at a maximum density of 25 units
- 5 per acre.
- 6 d. Personal services, including those of beauty shops, health clubs, pet
- 7 groomers, dry cleaners and tattoo parlors.
- 8 e. Professional services, including those of realtors, bankers, accountants,
- 9 engineers, architects, dentists, physicians, and attorneys.
- 10 f. Restaurants. Those selling alcoholic beverages shall be at least 100 feet
- 11 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)
- 12 measured as the shortest distance between any exterior wall of the restaurant
- 13 and the boundary line of the residential zoning.

14 **(4) Public and civic.**

- 15 a. Educational facilities, including K-12.
- 16 b. Offices for government agencies or public utilities, small scale (gross floor
- 17 area ≤ 6000 sq. ft. per lot).
- 18 c. Kindergartens.
- 19 d. Places of worship.
- 20 e. Public utility structures, excluding telecommunications towers.

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

- 22 a. Bars and night clubs at least 100 feet from any residential zoning district
- 23 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of
- 24 the business and the boundary of the residential zoning.
- 25 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 26 c. Marinas, private and commercial.
- 27 d. Other commercial recreation, entertainment, or amusement facilities,
- 28 including those for tennis, golf and miniature golf, pinball and other arcade
- 29 amusements, bingo, waterslides, and amusement rides, but excluding off-
- 30 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.
- 31 Carnival-type amusements shall be at least 500 feet from any residential
- 32 district.

33 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,

34 the BOA may conditionally allow the following uses within the CG-PK district:

35 **(1)Retail services.** Motor vehicle service and repair, including fuel sales, but

36 excluding paint and body work and any outdoor work or storage.

1 **(2) Public and civic.** Warehousing or maintenance facilities for government
2 agencies or for public utilities.

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

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

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

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

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

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

19 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
20 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

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

27 **(6) Lot coverage.**

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

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

37 The area applicable to these building coverage limits cannot be divided by
38 any public street or right-of-way except one that creates public access to a

waterway. If otherwise divided, the limits apply to each portion of the divided parcel as if separate parcels.

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

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

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

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

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

(a) Purpose. The Planned Resort (PR-PK) district establishes appropriate areas and land use regulations for large-scale planned resorts. The district allows for destination-type mixed uses that include residential and hotel development and supporting recreational and commercial facilities, all developed within a master planned area that includes extensive open space, adequate internal pedestrian and bicycle circulation, creative design, resort-related amenities, and adequate buffering.

(b) Permitted uses. Permitted uses within the PR-PK district are limited to the following:

(1) Residential.

a. Single-family dwellings, attached or detached, including townhouses and zero lot line development, but excluding manufactured (mobile) homes.

b. Two-family and multi-family dwellings.

(2) Retail sales. Retail sales, excluding outdoor display or sales. Sales of alcoholic beverages shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK) measured as the shortest distance between any exterior wall of the store and the boundary line of the residential zoning.

(3) Retail service.

a. Bed and breakfast inns.

b. Child care facilities.

c. Hotels and motels, including condo-hotels, at a maximum density of 25 units per acre.

d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners and tattoo parlors.

e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.

- 1 f. Restaurants. Those selling alcoholic beverages shall be at least 100 feet
2 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)
3 measured as the shortest distance between any exterior wall of the restaurant
4 and the boundary line of the residential zoning.

5 **(4) Public and civic.**

- 6 a. Educational facilities, including K-12.
7 b. Offices for government agencies or public utilities, small scale (gross floor
8 area 6000 sq.ft. or less per lot).
9 c. Kindergartens.
10 d. Places of worship.
11 e. Public utility structures, excluding telecommunications towers.

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

- 13 a. Bars and night clubs at least 100 feet from any residential zoning district
14 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of
15 the business and the boundary of the residential zoning.
16 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
17 c. Marinas, private and commercial.
18 d. Other commercial recreation, entertainment, or amusement facilities,
19 including those for tennis, golf and miniature golf, pinball and other arcade
20 amusements, bingo, waterslides, and amusement rides, but excluding off-
21 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.
22 Carnival-type amusements shall be at least 500 feet from any residential
23 district.

- 24 **(6) Other uses.** Storage areas for personal use only by residents and guests of the
25 planned resort. Such areas shall be screened by opaque fencing a minimum of
26 six feet in height and supplemented with landscape material.

- 27 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2, the
28 BOA may conditionally allow the following uses within the PR-PK district:

- 29 (1) Motor vehicle service and repair, including fuel sales, but excluding paint and
30 body work and any outdoor work or storage.

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

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

36 Density may be increased or decreased by density transfer to or from other
37 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).
38 Transfers are limited to contiguous land (exclusive of public streets) under unified

control and may occur across public streets, excluding transfers to any parcels south of Perdido Key Drive.

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

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

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

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

(5) Lot width. Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

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

(6) Lot coverage. A maximum 40 percent of development parcel area occupied by all principal and accessory buildings. Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all single-family, two-family (duplex), three-family (triplex), and four-family (quadruplex) dwellings, and minimum pervious lot coverage of 15 percent for all other uses.

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

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

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

(8) Other requirements.

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

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

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

1 **d. Building separation.**

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

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

8 **e. Sidewalks.** Sidewalks providing pedestrian linkages to residential areas,
9 recreational areas, commercial areas, and any locations where there is the
10 potential conflict between pedestrian and vehicular traffic. Such conflict areas
11 shall be marked with appropriate pavement markings to clearly indicate
12 pedestrian crossings.

13 **f. Protection of residential uses.** Orientation of commercial buildings away
14 from adjacent residential uses. Layout of parking and service areas, access,
15 landscape areas, courts, walls, signs, and lighting, and the control of noise
16 and other potential adverse impacts, shall promote protection of residential
17 uses and include adequate buffering.

18 **g. Site plan approval.** Unified control of the entire area proposed for
19 development and substantial conformance to the master plan for that area.
20 The site plan shall include documentation of maximum project density, overall
21 requirements for open space and preservation areas, building coverage, and
22 allocation for incidental commercial uses. Development successors in title
23 shall be bound by the approved site plan. Revision to an approved site plan
24 shall remain in conformance with the master plan.

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

26 **(a) Purpose.** The Recreation (Rec) district establishes appropriate areas and land use
27 regulations to preserve and maintain land for outdoor recreational uses and open
28 space.

29 **(b) Permitted uses.** Permitted uses within the Recreation district are limited to the
30 following:

31 **(1) Residential.** No new residential uses, including accessory dwelling units, except
32 vested single-family dwellings.

33 **(2) Retail sales.** Retail sales customarily incidental to permitted recreational uses.

34 **(3) Retail services.** Retail services customarily incidental to permitted recreational
35 uses.

36 **(4) Public and civic.**

37 **a.** Bird and wildlife sanctuaries.

38 **b.** Parks and greenbelt areas.

39 **c.** Public utility structures, excluding telecommunication towers.

See also conditional uses in this district.

(5) Recreation and entertainment.

a. Recreation facilities, outdoor, including parks, playgrounds, walking and hiking trails, campgrounds, off-highway vehicle trails, swimming pools, baseball fields, tennis courts, and golf courses, but excluding shooting ranges.

b. Marinas, commercial only.

See also conditional uses in this district.

(6) Industrial and related. No industrial or related uses.

(7) Agricultural and related. No agricultural or related uses.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow emergency service facilities, including law enforcement, fire fighting, and medical assistance within the Recreation district.

(d) Site and building requirements.

1. **Density.** Dwelling unit density limited to vested development.

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

3. **Structure height.** Two stories.

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

5. **Lot width.** No minimum lot width prescribed by zoning.

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

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

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

b. **Sides.** On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.

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



PERDIDO KEY MASTER PLAN DESIGN

PREPARED BY:

DPZ PARTNERS

in collaboration with

HALL PLANNING & ENGINEERING

BIOME CONSULTING GROUP

GIBBS PLANNING GROUP

FABRE ENGINEERING & SURVEYING

PREPARED FOR:

ESCAMBIA COUNTY

DEVELOPMENT SERVICES DEPARTMENT

DATE: 14 MAR 16

Project Brief..... 7

Charrette Process.....	9
Community Survey Results	11
Scale Comparisons	14

Existing Conditions Analysis 15

Project Site & Context.....	17
Regional Context	17
Perdido Key Beach Access.....	18
Site Conditions.....	19
Existing Conditions Summarized.....	19
HCP Impacts	24
Constraints & Opportunities.....	26
Existing Zoning Districts Analysis	27
Existing Zoning Districts Notes	29

Master Plan 31

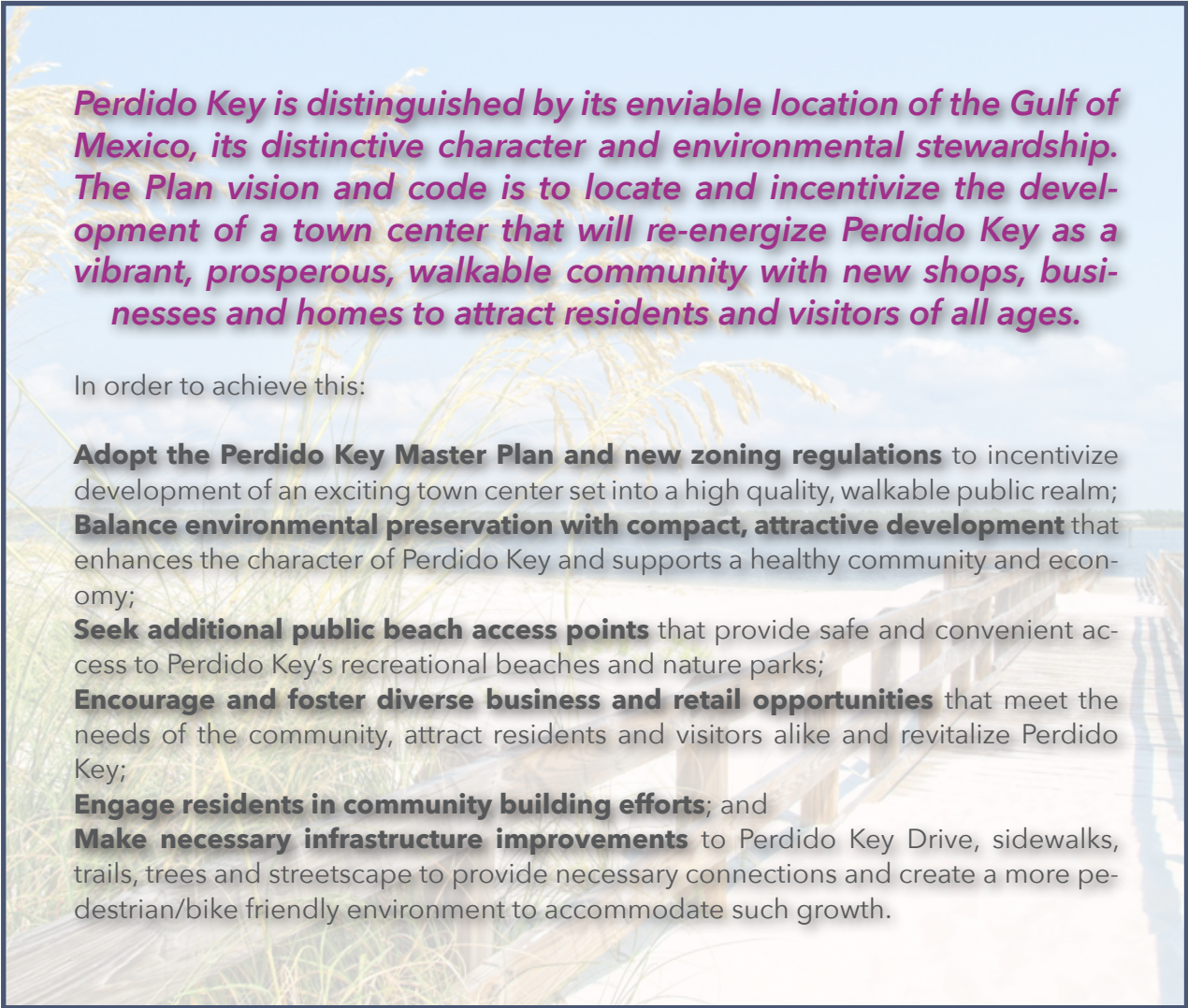
Introduction	33
Technical Evaluation Matrix	34
Identifying Potential Sites	35
Town Center Location 'A'.....	36
Triangle	36
Square-A-Bout.....	40
Oval West.....	44
Village Center.....	48
Town Center Location 'B'	52
Grand Villagio.....	52
Cocina Village	56
Town Center Location 'C'	60
North River Road Boardwalk	60
Town Center Location 'D'	64
Innerarity Heights.....	64
Beach Access Parking.....	69
Retail Center Expansion.....	70
Flora-Bama	70
Town Center Evaluations & Matrix	73
Perdido Key Town Center Overlay.....	79

Transportation & Infrastructure 81

Principle 1: Urban Form First.....	83
Principle 2: Speed.....	86
Walkability	86
TND vs CSD	87
Thoroughfare Retrofit.....	89
Complete Streets	93
Proposed Street Sections.....	94
Moving Forward.....	95
Infrastructure Services.....	96
General.....	96
Existing Potable Water Facilities	97
Existing Wastewater Facilities.....	98
Existing Solid Waste Facilities	99
Existing Stormwater Management Regs....	100
Infrastructure Cost Estimates.....	102
Assumptions & Procedures.....	102
Breakdown by Plan & Material	103

Retail Analysis 105

Executive Summary	107
Trade Area Boundaries.....	108
Trade Area Demographics.....	109
Tapestry Lifestyles.....	110
Tourism & Seasonal Residents	112
Methodology.....	113
Assumptions.....	113
Limits of Study.....	113
Community Profile	115
Business Summary.....	121
Housing Profile.....	123
Tapestry Segmentation	125



Perdido Key is distinguished by its enviable location of the Gulf of Mexico, its distinctive character and environmental stewardship. The Plan vision and code is to locate and incentivize the development of a town center that will re-energize Perdido Key as a vibrant, prosperous, walkable community with new shops, businesses and homes to attract residents and visitors of all ages.

In order to achieve this:

Adopt the Perdido Key Master Plan and new zoning regulations to incentivize development of an exciting town center set into a high quality, walkable public realm;
Balance environmental preservation with compact, attractive development that enhances the character of Perdido Key and supports a healthy community and economy;

Seek additional public beach access points that provide safe and convenient access to Perdido Key's recreational beaches and nature parks;

Encourage and foster diverse business and retail opportunities that meet the needs of the community, attract residents and visitors alike and revitalize Perdido Key;

Engage residents in community building efforts; and

Make necessary infrastructure improvements to Perdido Key Drive, sidewalks, trails, trees and streetscape to provide necessary connections and create a more pedestrian/bike friendly environment to accommodate such growth.



PROJECT BRIEF

This charrette was the second DPZ-led charrette for Perdido Key in the past three years. This most recent one built on, and evolved the collective vision plan originally conceived in the initial charrette in October 2012. Previous studies, and additional base data and information were collected and analyzed prior to the charrette.

The drawings and illustrations included in this Report are the result of a DPZ-led four-day public charrette held in Perdido Keys Fire Station & Visitor Center from October 5 - 9, 2015.

A charrette is an intensive planning workshop wherein designers and stakeholders collaborate on a shared vision for development. It provides a forum for ideas and offers the unique advantage of giving real-time feedback to the designers as planning proposals are developed. More importantly, it allows participants to be contributors to the Plan.

DPZ Partners (DPZ) led a team comprised of the following consultants, herein after referred to as the DPZ Team.

- Hall Planning & Engineering: for transportation planning;
- Biome Consulting Group: for Environmental Assessment;
- Gibbs Planning Group: for market analysis and positioning; and
- Fabre Engineering & Surveying: for infrastructure and engineering.

The DPZ Team, Escambia County's Development Services Department and the Perdido Key Association (PKA) jointly kicked-off the charrette. Upon arrival, the DPZ Team toured Perdido Key, while documenting its character. The subsequent days were spent designing and discussing multiple town center alternatives for the site, as well as sketching an architectural character fitting for Perdido Keys history and climate. As a public and open charrette, interested residents and stakeholders were invited to drop by the studio during the entire week to provide input or catch up on design ideas. Additionally, there were two key presentations of the master plans: a mid presentation on day two and a final charrette presentation on day four.

Charrette Information		Monday October 5, 2015	Tuesday October 6, 2015	Wednesday October 7, 2015	Thursday October 8, 2015	Friday October 9, 2015			
Team	8:00 am	Team Travel to Perdido Key	Breakfast	Breakfast	Breakfast	Breakfast			
DPZ Partners	9:00 am		DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing	DPZ Team Briefing			
Marina Khoury, Project Director	10:00 am		Concurrent Design Session/Meetings As Needed	Concurrent Design Session/Meetings As Needed	Design / Production	Client Team Meeting #2: Next Steps / Path Forward			
Mike Weich, Project Manager	11:00 am								
Mike Huston, Sr. Designer	Noon					Break-down Studio			
Heather Smith, Designer		Lunch In							
Greg Littell, Designer									
Chris Ritter, Illustrator									
Tom Low, Sr. Designer									
Sub-Consultants									
Hall Planning Engineering - HPE	1:00 pm	Set-Up Studio	Lunch in	Lunch in	Lunch in	DPZ Team departs			
Rick Hall	2:00 pm	Client Team Meeting # 1: Project Briefing	Design Session	Design Session	Design / Production				
Gibbs Planning Group - GPG	3:00 pm	Site Tour & Surrounding Area							
Robert Gibbs (Oct 5 - 6)	4:00 pm	Public Informal Open House	Client / DPZ Progress Review	Final Charrette Presentation					
Biome Consulting Group - BCG	5:00 pm						Stakeholder/City Staff & Officials Meeting		
Glen Miley	6:00 pm	Design Session	Dinner out		Dinner out				
Fabre Engineering	7:00 pm								
Frank Fabre	8:00 pm	Dinner out		Design / Production					
Client	9:00 pm								
Escambia County									
Development Services Department									
Juan Lemos									
Charrette Studio									
Perdido Key Fire Station									
15500 Perdido Key Dr. Pensacola, FL 32507									
Charrette Presentations									
Perdido Bay Community Center									
13660 Innerarity Point Rd. Pensacola, FL 32507									

Charrette Schedule

CHARRETTE PROCESS
PROJECT BRIEF

Shown here are photos from the charrette.



The PKA commissioned their second property owners survey in 2015. The first was conducted in 2011 with a goal to use residents answers in defining the master plan objectives. Out of 3,285 surveys, 776 (24%) were returned. A summary of significant findings are outlined below, comparing the results to the 2011 survey.

QUESTIONS REGARDING PLANNING & ZONING	2011	2015
DWELLING CAP OF 7150 UNITS	78% agree on 7150 cap	49.0% About Right 25.8% too high 10.1% way too high
RESIDENTIAL VS COMMERCIAL	60% more residential	41.6% residential focus 42.7% mixed-use focus
DWELLING CAP OF 100 - HOTEL/MOTEL, ETC.	78% agree on cap of 1000	37.4% about right 33.1% too high 17.0% way too high
USE OF PLANNING & ZONING TOOLS & GIVING PROPERTY OWNERS INPUT PRIOR TO APPROVAL	No percentage but positive response to owners having input	72.4% very important 23.1% important
RATE IMPORTANCE OF LOW POPULATION DENSITY	Value seen by residents for low density	65.3% very important 23.6% important
MASTER PLAN NEEDED TO GUIDE FUTURE GROWTH	83% in favor	50.3% strongly agree 33.4% agree
QUESTIONS REGARDING PUBLIC WATERFRONT	2011	2015
PERDIDO KEY NEEDS MORE BEACH ACCESS LOCATIONS FOR THE GENERAL PUBLIC	78% do not need additional access	14.0% agree 21.9% neutral 29.9% disagree 26.5% strongly disagree
MORE SUPPORT NEEDED FOR PUBLIC FISHING PIER/BOAT RAMP	35% in favor	19.3% agree 25.3% neutral 20.4% disagree 24.2% strongly disagree
I SUPPORT ENERGY DRILLING PLATFORMS OFF PERDIDO KEY	Majority satisfied with status quo	16.6% disagree 57.7% strongly disagree
QUESTIONS REGARDING NATURAL RESOURCE PROTECTION	2011	2015
RESIDENTS BELIEVE PARKS TO BE IMPORTANT	76% agree	42.0% important 35.1% very important
RESIDENTS REPORTED ENVIRONMENT INCLUDING ENDANGERED SPECIES SHOULD BE PROTECTED	64% agree	30.0% strongly agree 34.5% agree
PK NEEDS BETTER WILDLIFE FRIENDLY LIGHTING	Not reported	13.0% strongly agree 27.7% agree 9.8% neutral

COMMUNITY SURVEY RESULTS

PROJECT BRIEF

QUESTIONS REGARDING UTILITIES/PUBLIC INFRASTRUCTURE	2011	2015
IN FAVOR OF BURYING ELECTRICAL/COMMUNICATION LINES ALONG PK DRIVE	87% agree	47.0% strongly agree 40.6% agree 9.8% neutral
IN FAVOR OF RENOVATING EXISTING FIRE STATION RATHER THAN BUILDING A NEW ONE	69% agree	Result not in current survey
QUESTIONS REGARDING UTILITIES/PUBLIC INFRASTRUCTURE	2011	2015
INTEREST EXPRESSED IN SUPPORTING PROPER STORM WATER DRAINAGE TO PROTECT LOCAL WATERWAYS	No percentage but in favor of	40.2% strongly agree 44.3% agree 10.0% neutral
BELIEVE PK NEEDS CURB-SIDE RECYCLING PROGRAM FOR CONDOS AND COMMERCIAL ESTABLISHMENTS	No percentage	41.6% residential focus 42.7% mixed-use focus
QUESTIONS REGARDING TRANSPORTATION & HURRICANE EVACUATION	2011	2015
IN FAVOR OF KEEPING PK DRIVE AS A TWO-LANE ROAD AND ADDING TURN LANES AS NEEDED	67% agree	43.7% strongly agree 33.8% agree 6.4% neutral 7.7% disagree 6.3% strongly disagree
PK DRIVE MUST BE MADE MORE BICYCLE AND PEDESTRIAN FRIENDLY WITH OFF-ROAD SAFETY A PRIORITY	No percentage but in favor of	38.2% strongly agree 39.3% agree 15.5% neutral 5.0% disagree
PK DRIVE MUST REMAIN AT 45 MPH SPEED LIMIT	81% agree	10.8% be slower 7.1% be faster 80.9% remain the same
PK NEEDS MORE PUBLIC PARKING	No reporting	29.9% strongly agree 22.3% agree 27.3% disagree 15.7% strongly disagree
I BELIEVE PK NEEDS TRAFFIC SIGNALS AT BUSY INTERSECTIONS	No reporting	12.1% strongly agree 32.5% agree 25.4% neutral 21.5% disagree 6.6% strongly disagree
I BELIEVE PK DRIVE NEEDS MORE PEDESTRIAN CROSSWALKS	No reporting	21.0% strongly agree 37.6% agree 27.4% neutral 9.8% disagree
SATISFIED WITH ABILITY TO EVACUATE PK PRIOR TO OR DURING A STORM	Generally Satisfied	19.2% strongly agree 51.2% agree 17.7% neutral 8.5% disagree

Below is the summary of the highest priority results from the Community Survey and these objectives were used in the refinement of the Perdido Key master plan.

- Generally satisfied with level of public services;
- Some believed they contribute more in taxes than the services they receive;
- Strongly supported a master plan for intelligent development;
- Strongly supported efforts to protect the environment & endangered species;
- Strongly supported creation of more and better pedestrian and bicycle trails;
- Support more restaurants & slightly less so, more entertainment options;
- Very opposed to casinos and bingo parlors;
- Strongly supported beach nourishment, but struggled with issues of property easements and possible use of eminent domain to conduct the nourishment;
- Most expressed desire to continue to live, work, and play in Perdido Key;



SCALE COMPARISONS

PROJECT BRIEF

A greater understanding of local context begins with an exploration of existing or similar settlements from contemporary developments in the region. Such scale comparisons are an effective tool used by planners to demonstrate similarities in the size and character of existing and recognized towns and communities to the site in question.

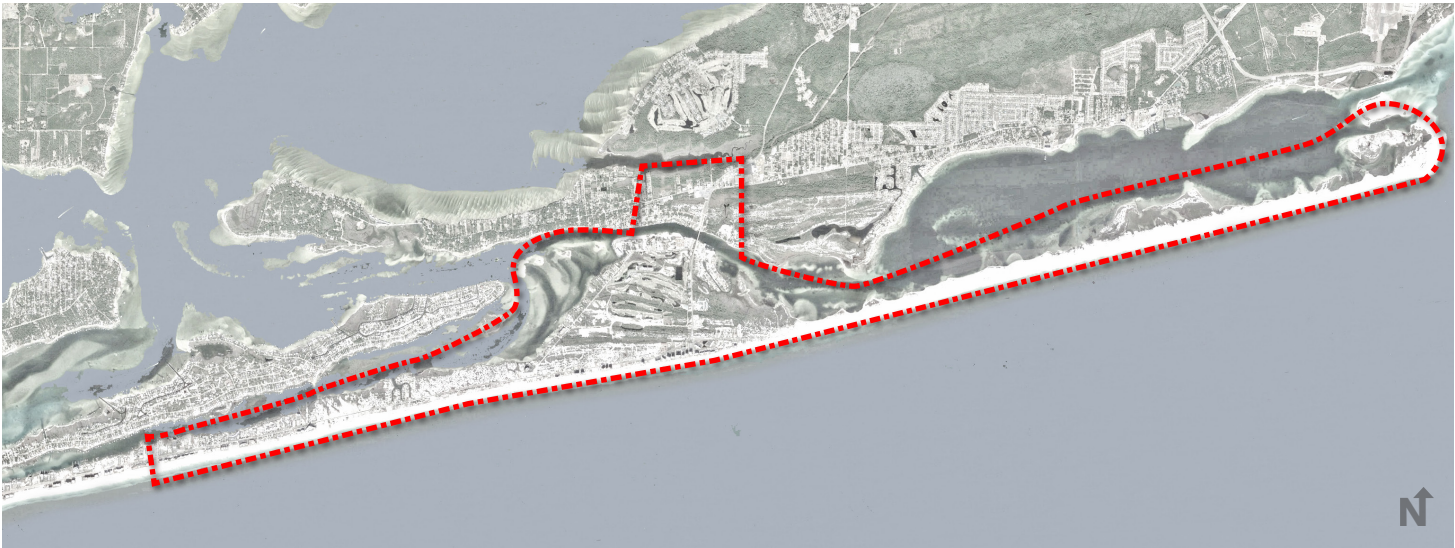
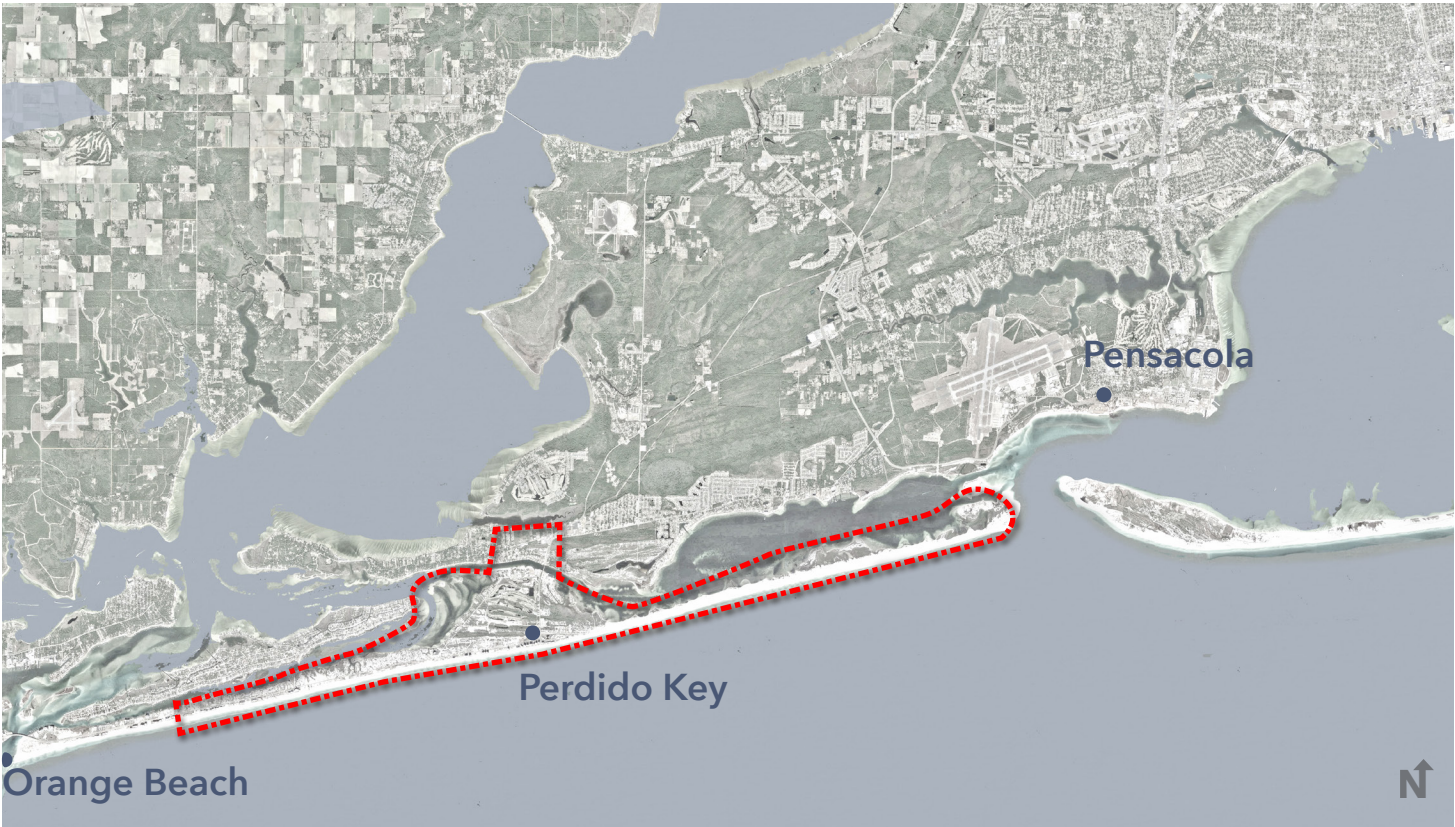
For this project, the retail core of Seaside was highlighted and super-imposed over one of the preferred areas for retail, to help give an idea of the scale of retail envisioned for Perdido Key. While a conservative estimate of 85,000 s.f. of new retail is viable for Perdido Key, Seaside currently has 60,000 s.f., illustrating the area's ability to physically accommodate a significant amount of retail.





EXISTING CONDITIONS ANALYSIS

REGIONAL CONTEXT



The Perdido Key Study Area, highlighted above is comprised of 2,900 acres.

PROJECT SITE & CONTEXT

EXISTING CONDITIONS ANALYSIS

PERDIDO KEY BEACH ACCESS



- Public Beach
- Private Beach

Despite the abundant open space conservation areas and Nature Parks, one of the more persistent community concerns identified was the lack of public beach access on Perdido Key. Poor access is compounded by the fact that, where it is provided, there is a general lack of parking and the opening hours are too restrictive.

The diagrams above illustrate that the public beaches are actually over 8 miles long (+64% of Perdido Key's beach frontage), even if sections of the beaches have restricted access such as the dunes and critical habitat areas. However, the public beach access points are not ideally situated for either non-beachfront residents, or visitors looking for convenient access. A goal of the master plan was to identify additional key access points and/or improving existing ones, especially if they can connect to proposed town center locations.

EXISTING CONDITIONS SUMMARIZED

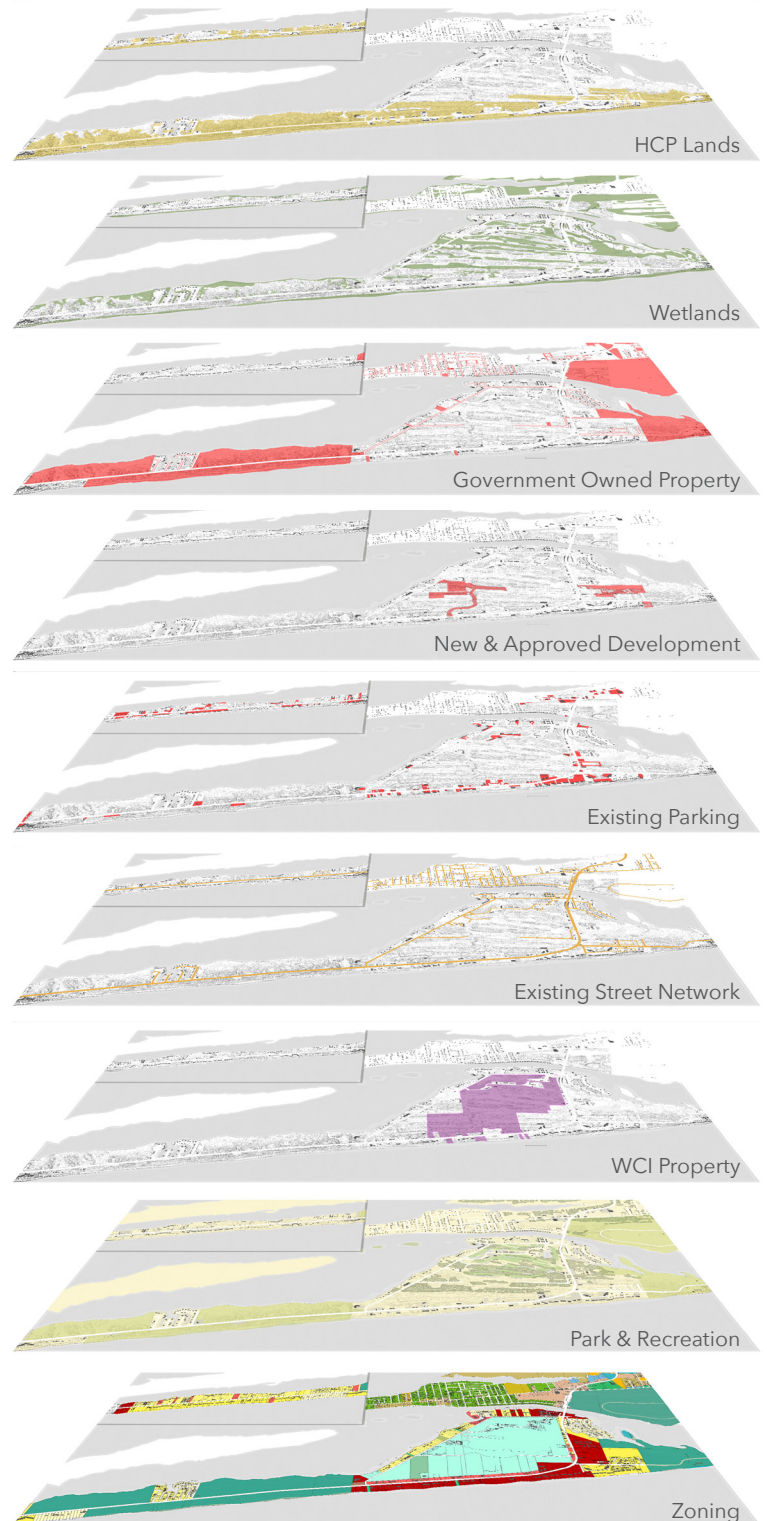
There are an unusually large number of existing conditions and development constraints to consider on Perdido Key. These are itemized here, as separate layers, and also each shown in detail on the following pages.

In order to fully assess the cumulative effect of these constraints, we layered them sequentially to evaluate how much land is actually available, unencumbered and available for development so as to better identify the most likely areas for locating the town center.

Lastly, Perdido Key also has a state-imposed cap on the total number of dwelling units permitted that it cannot exceed. This figure is in constant flux, however as the table below indicates, Perdido Key is currently less than 55% built out, notwithstanding all pending development rights and orders.

Total Dwelling Cap	%
7,150 units	100%
As of May 2015	
3,832 units built	53.5%
401 units with development rights	5.6%
492 units with development orders	6.9%
1,132 units with WCI	15.8%
Dwelling Units Remaining as of October 5, 2015	
1,293	18%

This section concludes with a map of "Constraints & Opportunities" that superimpose the major environmental and HCP constraints onto one map, allowing properties without the above-noted constraints to more easily be identified. A significant portion of these available lands are held by WCI, one of the largest property owners on the Key. This map is by no means an indication of the only available lands for development. Any property owner can choose to redevelop their property and mitigate the environmental conditions appropriately as required by law. The map was solely used to more easily identify possible town center locations.

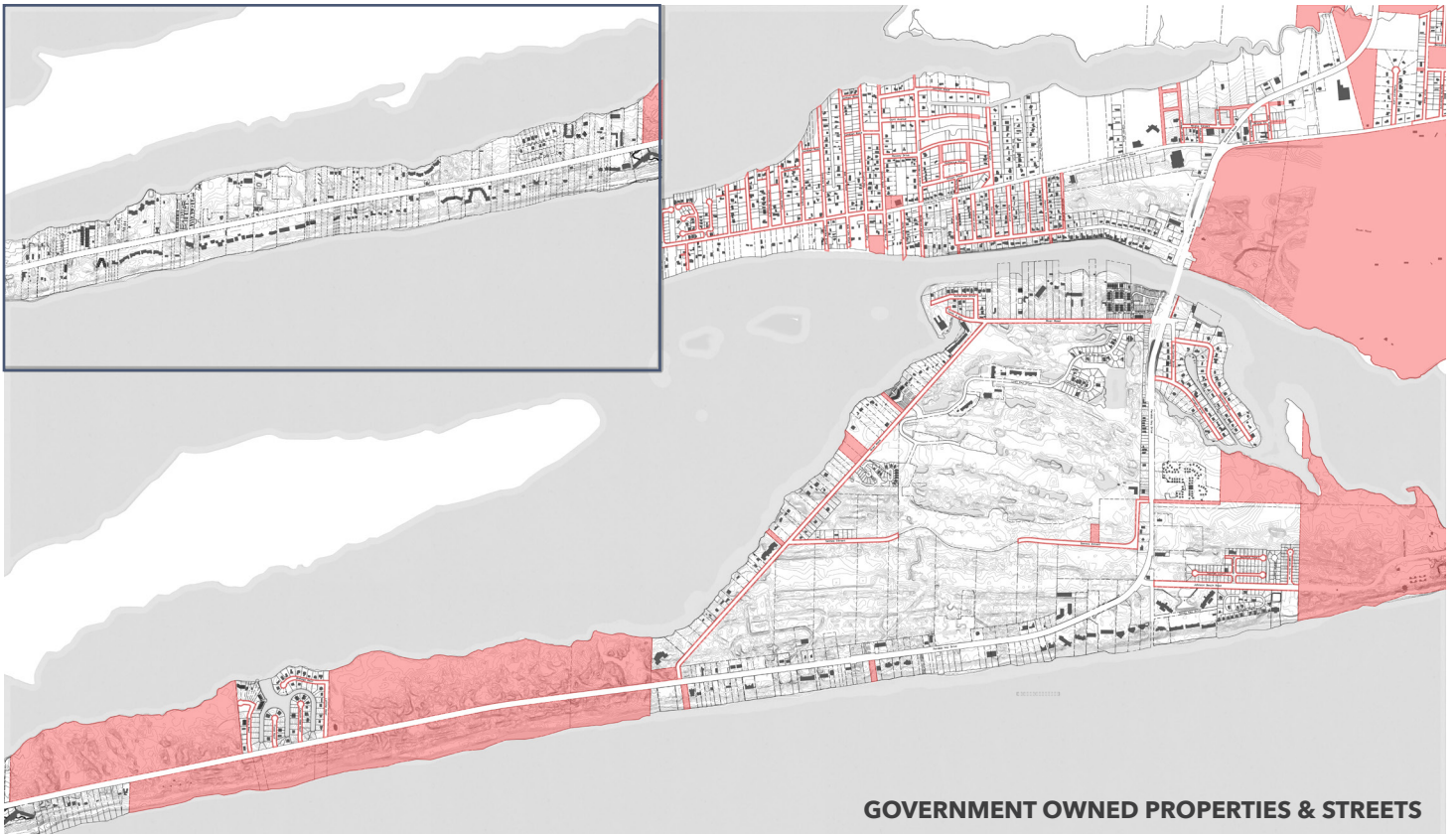


SITE CONDITIONS
EXISTING CONDITIONS ANALYSIS



SITE CONDITIONS

EXISTING CONDITIONS ANALYSIS

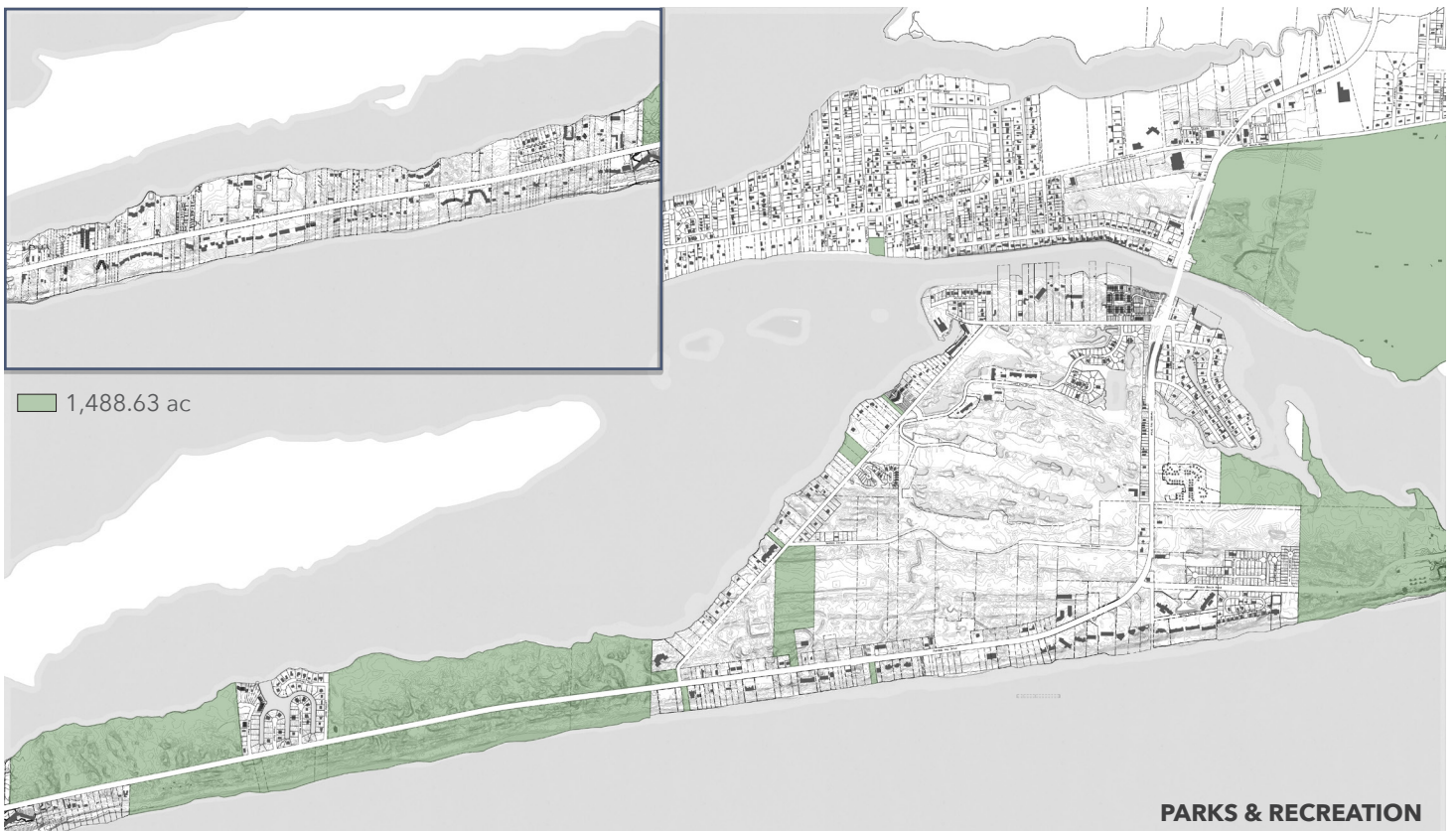


SITE CONDITIONS
EXISTING CONDITIONS ANALYSIS



SITE CONDITIONS

EXISTING CONDITIONS ANALYSIS










HCP IMPACTS

EXISTING CONDITIONS ANALYSIS

Escambia County successfully negotiated an innovative Habitat Critical Plan (HCP) with the US Department of Fisheries and Wild Life, allowing the County to allow up to 66 acres of critical habitat land to be impacted over the next 30 years. This Plan allows the County to issue development permits to developers whose land contains critical habitat within a rapid 30-day time-frame instead of multi-year, time-consuming process.

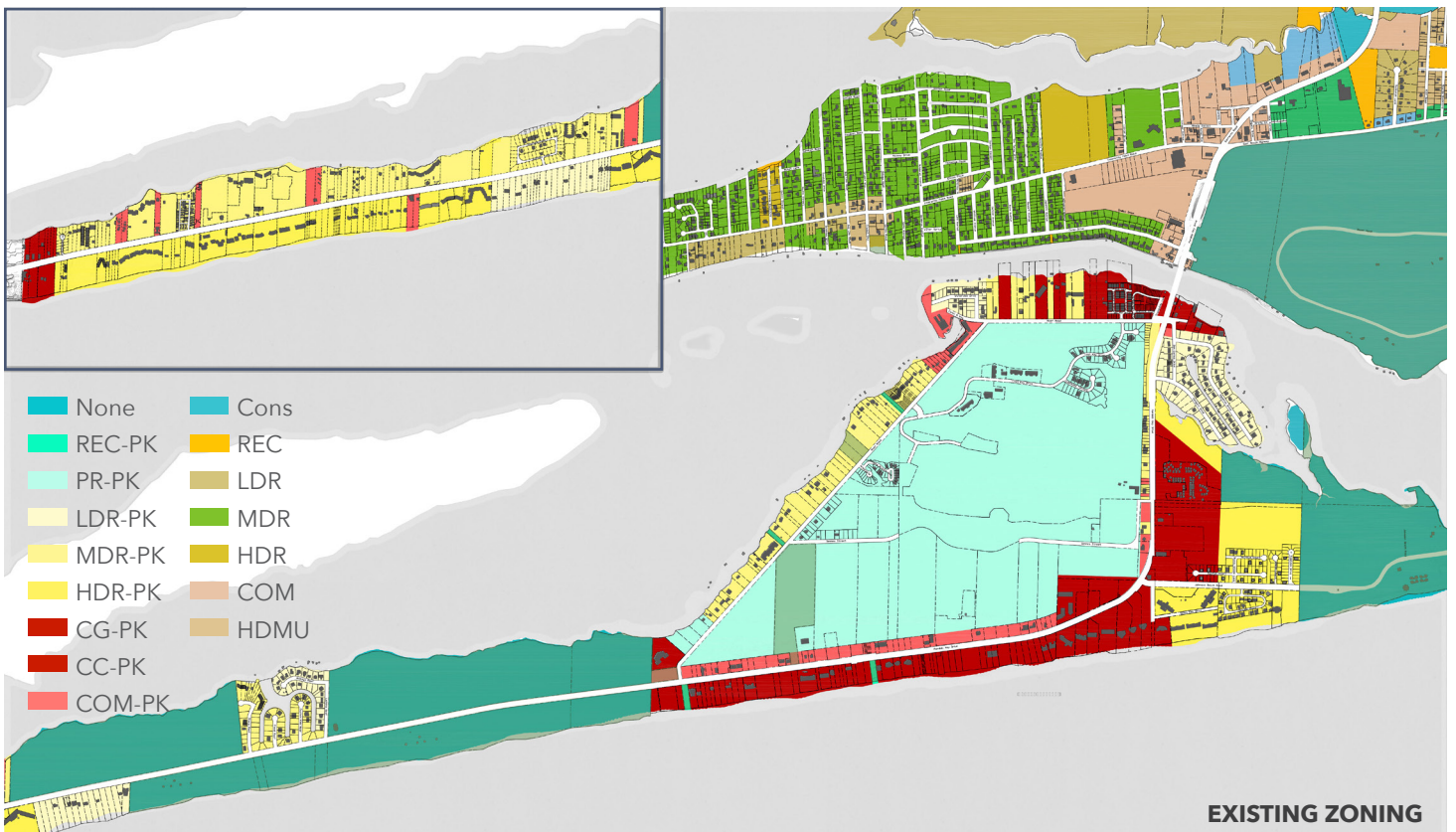
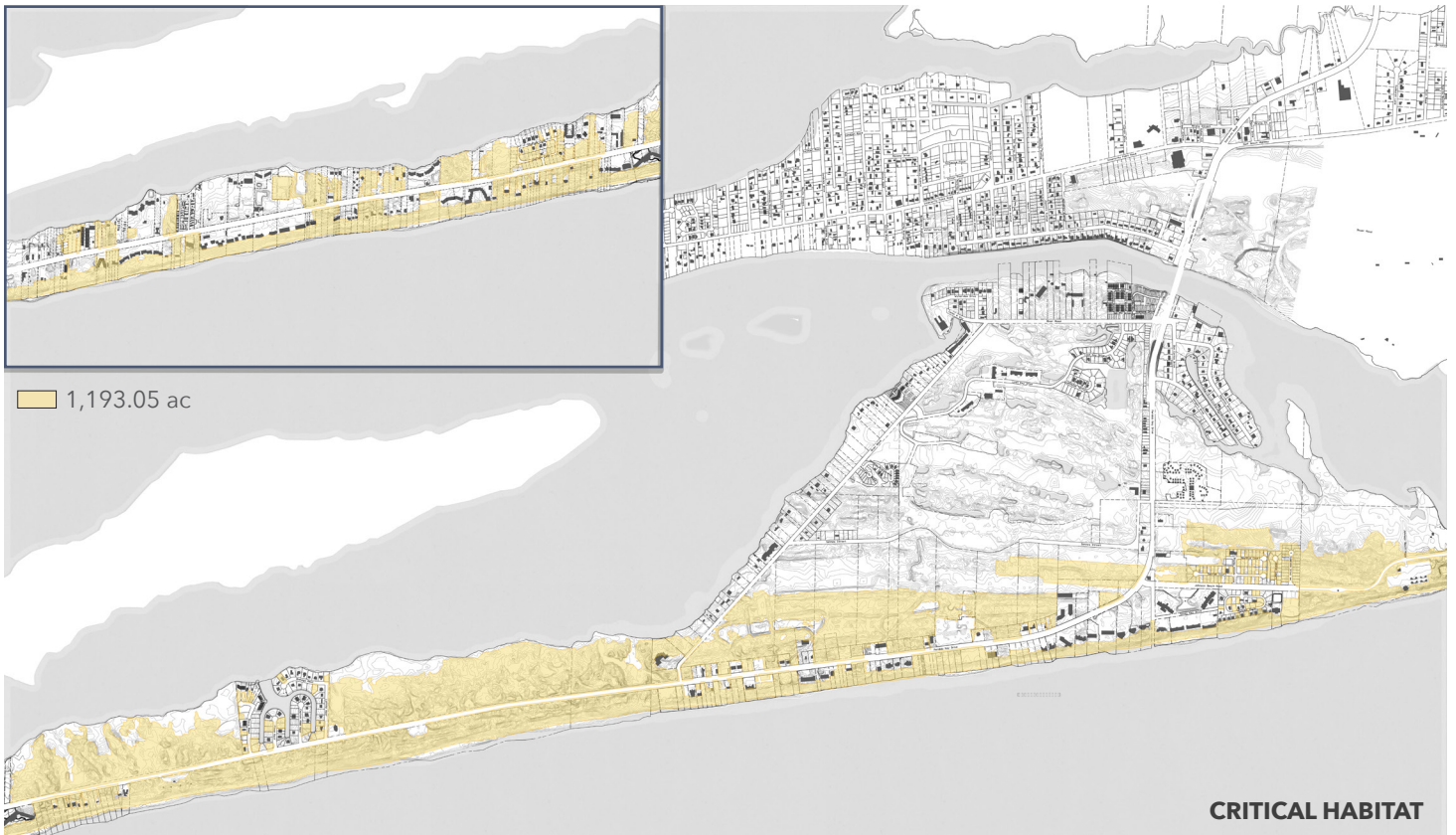
The HCP has additional strict limitations for the issuance of permits, which include:

- A maximum of 11 acres every 5 years to ensure not all permits are given out at once;
- A maximum allowance per zoning district to ensure a fair distribution across the Key; (see table below)
- A maximum lot coverage / plot, generally summarized by “up to 50% north of Perdido key Drive, and up to 25% south of Perdido Key drive”;
- Sequential mitigation procedures, which include: avoidance where possible, minimization where impacts do occur and compensation equal to \$100,000/acre of impacted critical habitat; and
- Studies showing that the Perdido Key mouse is continuing to thrive over time, despite the federally issued allowance.

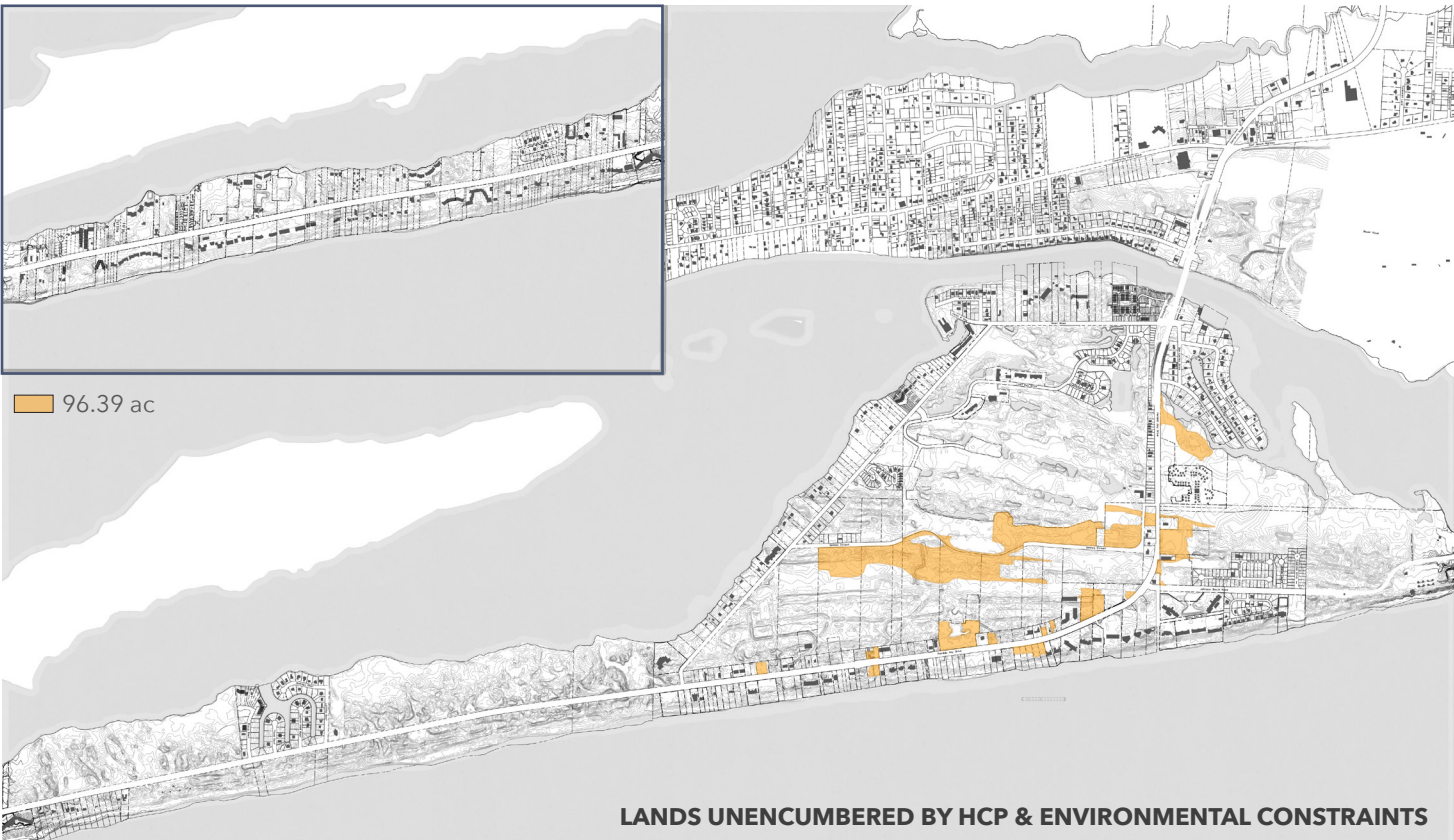
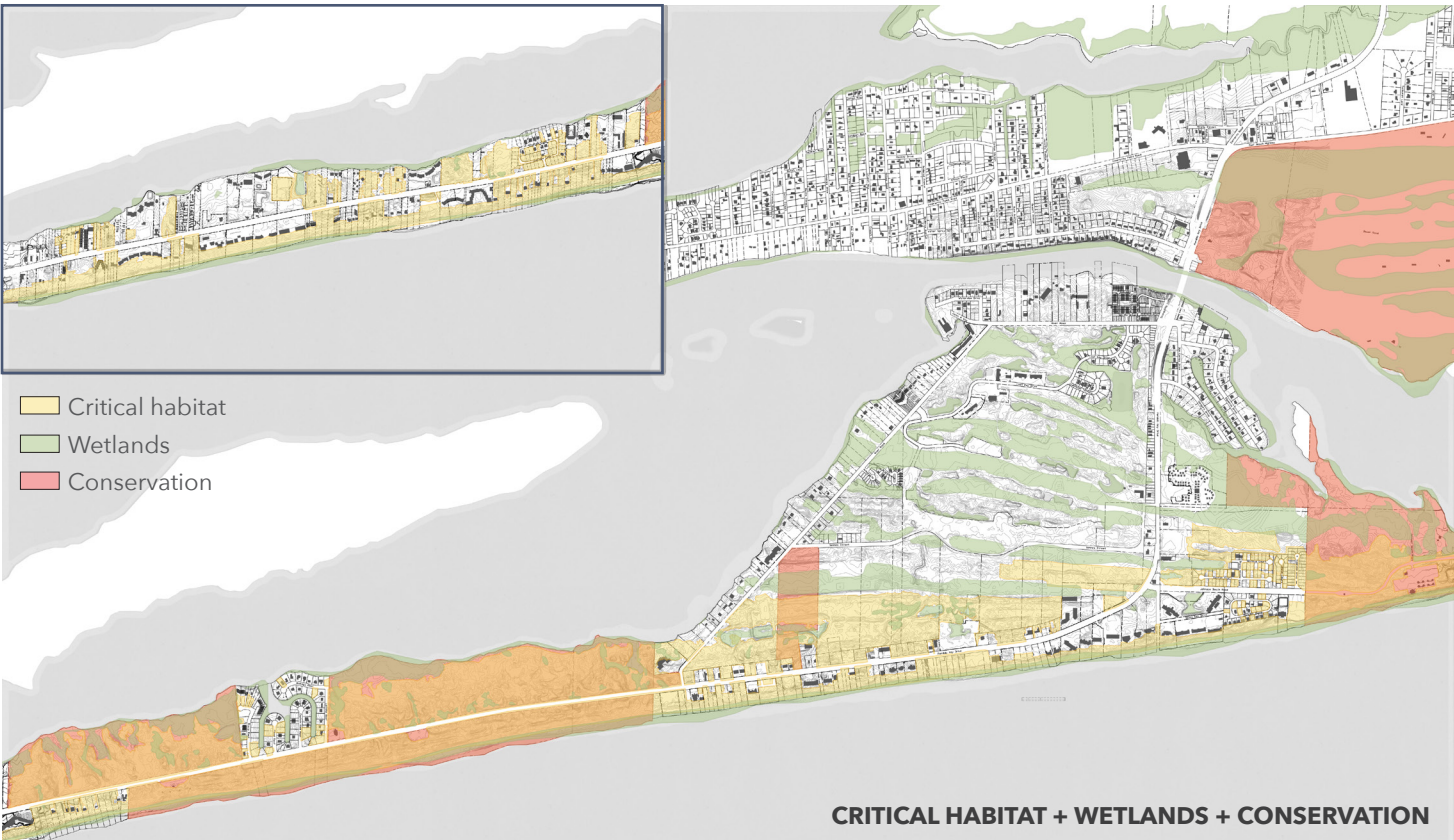
CUMULATIVE HABITAT TAKE ALLOWED BY ZONING DISTRICT						
ZONING DISTRICT	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 25	YEAR 30
 LDR	0.2	0.4	0.6	0.9	1.1	1.3
 MDR	0.8	1.5	2.3	3.0	3.8	4.5
 HDR	2.0	4.1	6.1	8.2	10.2	12.3
 PR-PK	5.6	11.2	16.8	22.5	28.1	33.7
 COM-PK	0.9	1.8	2.7	3.6	4.5	5.4
 CC-PK	1.4	2.9	4.3	5.8	7.2	8.7
 CG-PK	0.0	0.0	0.1	0.1	0.1	0.1
TOTAL	10.9	21.9	32.9	44.1	55.0	66.0

HCP IMPACTS

EXISTING CONDITIONS ANALYSIS



CONSTRAINTS & OPPORTUNITIES
EXISTING CONDITIONS ANALYSIS



EXISTING ZONING DISTRICTS ANALYSIS

EXISTING CONDITIONS ANALYSIS

This table summarizes the main characteristics of all of Perdido Key's Zoning Districts.

SUMMARY CHART: PERDIDO KEY'S EXISTING ZONING DISTRICTS				
ZONING INFO.	LDR-PK	MDR-PK	HDR-PK	Com-PK
INTENT				
Intent of Zoning District	Low density residential uses, allowing non-residential uses compatible with residential neighborhoods and natural resources of island.	Medium density residential uses, allowing non-residential uses compatible with residential neighborhoods and natural resources of island.	High density residential areas with compatible low intensity office and other retail service facilities.	Commercial: Provide for retailing of commodities and furnishing of selected services intended to encourage essential neighborhood commercial services while protecting neighboring residential properties from adverse impacts
BUILDING DISPOSITION				
Lot Area (min)	None	None	None	None
Lot Width (min.)	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses & MF: 100' at BL.	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses & MF: 100' at BL.	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses & MF: 100' at BL.	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses & 2,3, 4-fam 100' at BL., none for MF
Lot Coverage (min / max)	30% min. pervious / 70% max. semi-pervious	30% min. pervious / 70% max. semi-pervious	30% min. pervious / 70% max. semi-pervious	25% min. pervious / 75% max. semi-pervious & pervious. Building area: 25% max. for buildings taller than 2.5 stories.
Open Space (min.)	35%	35%	35%	25% pervious
FAR	1.0	1.0	1.0	1.0
Density (du/acre)	2 max.	4.5 max.	12 max.	3 max. / TDRs available to/from other comm. zones
SETBACKS				
Front (min)	25'	25'	20'	20' for SF, 2, 3 & 4-fam. / 15' for +4 MF and all other uses.
Side (min)	5' or 10% lot width, whichever greater, but no need to exceed 15'. THs required 10' at end-unit.	5' or 10% lot width, whichever greater, but no need to exceed 15'. THs required 10' at end-unit.	5' or 10% lot width, whichever greater, but no need to exceed 15'. THs required 10' at end-unit.	5' each side, and 10' min. for transition from residential to commercial. THs required 10' at end-unit.
Rear (min)	10% lot depth or 25' max.	10% lot depth or 25' max.	10% lot depth or 25' max.	15' min.
BUILDING HEIGHT				
Building Height	35' max. aff.	4 stories max. or 2 stories less than +4 adj (before 1997), whichever greater	8 stories max. or 2 stories less than +8 adj. (before 1997), , whichever greater	4-stories max.
BUILDING USE (Permitted & Conditional Uses)				
Residential	Permitted (SF, 2-fam, MF)	Permitted (SF, 2-fam, MF)	Permitted (SF, 2-fam, MF)	Permitted (SF, 2-fam, MF)
Retail Sales and Services	Prohibited	No sales, Only child care facilities	No sales, Retail services permitted, incl: child care facilities, professional services, restaurants if on condo property	Permitted
Public & Civic	Permitted, with conditions	Permitted, with conditions	Permitted, with conditions	Permitted, with conditions
Recreational & Entertainment	Private marinas only	Private marinas only	Private marinas only	Permitted, with conditions
Lodging	Prohibited	Prohibited	Prohibited	Permitted (B&B only)
Office	Prohibited	Prohibited	Permitted (Prof. Office)	Permitted (Prof. Office)
Educational	Prohibited	Prohibited, ex. Kindergarten	Prohibited, ex. Kindergarten	Permitted

EXISTING ZONING DISTRICTS ANALYSIS

EXISTING CONDITIONS ANALYSIS

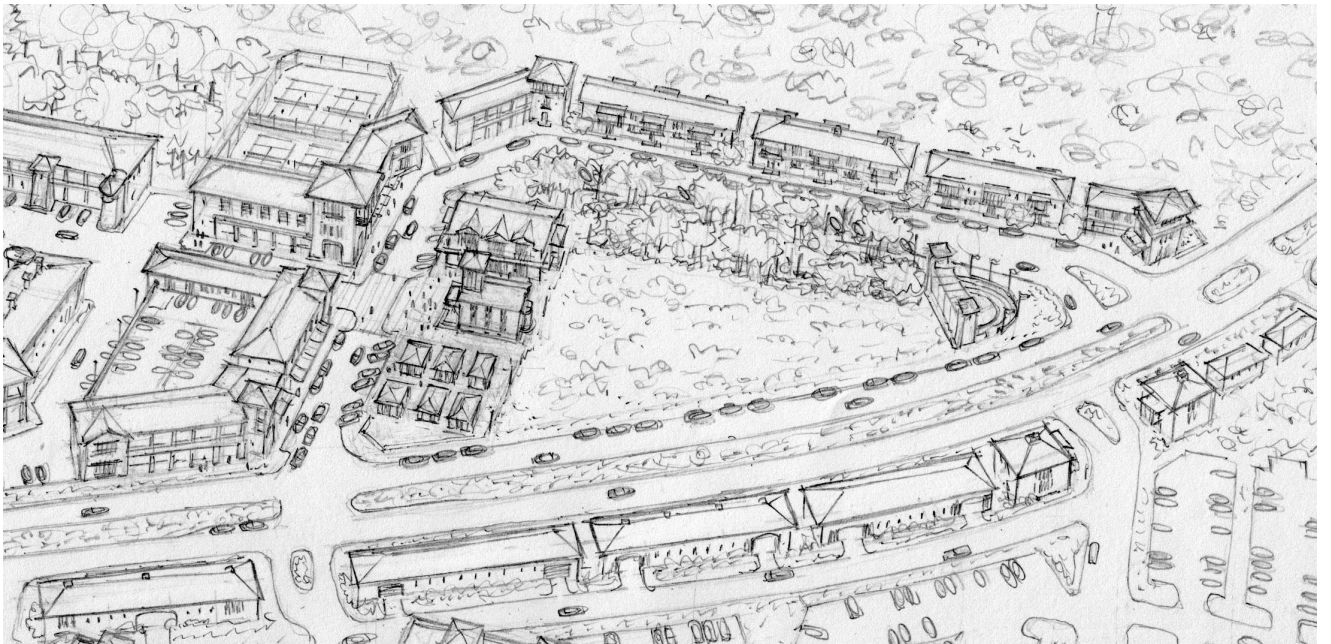
SUMMARY CHART: PERDIDO KEY'S EXISTING ZONING DISTRICTS				
ZONING INFO.	CC-PK	CG-PK	PR-PK	Rec-PK
INTENT				
Intent of Zoning District	Commercial Core: Mixed-use development encouraged: primarily for high-density residential & lodging development and retailing of resort-related commodities & services.	Commercial Gateway: Gateways to Perdido Key, providing an identity for Perdido Key as a visually attractive, family style, resort community. Characterized by resort-related commercial uses and high-density residential & lodging development.	Planned Resort: Large-scale planned resort district; allowing for destination-type mixed uses that include residential & hotel development and supporting recreational & commercial facilities within a developer master plan. Must include extensive open space, creative design, multi-modal circulation network and adequate buffering.	Recreation District: Preserve and maintain lands for outdoor recreations uses and open space.
BUILDING DISPOSITION				
Lot Area (min)	None	None	10-acres	None
Lot Width (min.)	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses 100' at BL., none for MF & other commercial uses	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses 100' at BL., none for MF & other commercial uses	Except cul-de-sac lots: 20', SF: 40' @ front bldg line & ROW lines, 2-family: 50'/80' respectively, Townhouses 100' at BL., none for MF & other commercial uses	None
Lot Coverage (min / max)	30% min. pervious / 70% max. semi-pervious & pervious for all residential up to 4-fam MF. 20% pervious / 80% max. semi-impervious & impervious for all other uses.	30% min. pervious / 70% max. semi-pervious & pervious for all residential up to 4-fam MF. 15% pervious / 85% max. semi-impervious & impervious for all other uses. + other conditions	40% max of development parcel 30% min. pervious / 70% max. semi-pervious & pervious for all residential up to 4-fam MF. 15% pervious / 85% max. semi-impervious & impervious for all other uses + other	80% min. pervious / 20% max. semi-pervious
Open Space (min.)	20% pervious	15% pervious	30% + 50% min. front yard	None.
FAR	6.0	6.0	6.0	1.0
Density (du/acre)	13 max.& 25 lodging max. / TDRs available to/from other comm. zones	12.5 max.& 25 lodging max. / TDRs available to/from other comm. zones	5 max.& 25 lodging max. / TDRs available to/from other comm. zones	None/ limited to vested development only
SETBACKS				
Front (min)	20' min.	20' min.	20' min. + 50' min. from public ROW	25'
Side (min)	5' each side, and 10' min. for transition from residential to commercial. THs required 10' at end-unit.	5' each side, and 10' min. for transition from residential to commercial.	10' min.	5' or 10% lot width, whichever greater, but no need to exceed 15'.
Rear (min)	15' min.	15' min.	15' min.	25'
BUILDING HEIGHT				
Building Height	30 stories max. for hotels, 20 stories for all other buildings.	10-stories max.	10 stories max.	None.
BUILDING USE (Permitted & Conditional Uses)				
Residential	Permitted (SF, 2-fam, MF)	Permitted (SF, 2-fam, MF)	Permitted (SF, 2-fam, MF)	Prohibited
Retail Sales and Services	Permitted	Permitted	Permitted	Prohibited, except for retail incidental to recreational uses
Public & Civic	Permitted, with conditions	Permitted, with conditions	Permitted, with conditions	Permitted, with conditions
Recreational & Entertainmt.	Permitted	Permitted	Permitted	Permitted, with conditions
Lodging	Permitted (25 u/ac max.)	Permitted (25 u/ac max.)	Permitted (25 u/ac max.)	Prohibited
Office	Permitted	Permitted	Permitted	Prohibited
Educational	Permitted	Prohibited	Prohibited	Prohibited

EXISTING ZONING DISTRICTS NOTES

EXISTING CONDITIONS ANALYSIS

SUMMARY CHART: PERDIDO KEY'S EXISTING ZONING DISTRICTS				
ZONING INFO.	LDR-PK	MDR-PK	HDR-PK	Com-PK
NOTES				
Additional Notes	Permitted Public & Civic Uses: Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures. Conditional Rec. Uses: golf course, tennis center, pools, recreational facilities associated with country clubs.	Permitted Public & Civic Uses: Kindergarten, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures. Conditional Rec. Uses: golf course, tennis center, pools, recreational facilities associated with country clubs.	Permitted Public & Civic Uses: Kindergarten, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures & warehouses for civic/public use only. Conditional Rec. Uses: golf course, tennis center, pools, recreational facilities associated with country clubs.	Permitted Public & Civic Uses: Kindergarten, Education facilities, including K-12, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures & warehouses for civic/public use only. Conditional Rec. Uses: campgrounds, commercial recreation, entertainment and amusement facilities.
				Uses: No alcohol sales, bars and night-clubs within 100' of residential areas.

SUMMARY CHART: PERDIDO KEY'S EXISTING ZONING DISTRICTS				
ZONING INFO.	CC-PK	CG-PK	PR-PK	Rec-PK
NOTES				
Additional Notes	Permitted Public & Civic Uses: Kindergarten, Education facilities, including K-12, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures & warehouses for civic/public use only. No Conditional Uses permitted.	Permitted Public & Civic Uses: Kindergarten, Education facilities, including K-12, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures & warehouses for civic/public use only. personal storage areas. No Conditional Uses permitted.	Permitted Public & Civic Uses: Kindergarten, Education facilities, including K-12, Offices for govt. workers with max 6,000 sf/lot. Places of worship, public utility structures & warehouses for civic/public use only. No Conditional Uses permitted.	Permitted Public & Civic Uses: Bird & wildlife sanctuaries, parks and greenbelt areas, public utility structures. Permitted recreational & Entertainment Uses: recreational facilities, parks, playgrounds, walking/hiking trails, off-road vehicle trails, swimming pools, baseball fields, tennis courts, golf courses. Marinas for commercial use only.
		Uses: No alcohol sales, bars and night-clubs within 100' of residential areas. Additional footprint regulations: based on height (19% - 25% lmax. ot coverage range).	Uses: No alcohol sales, bars and night-clubs within 100' of residential areas.	



MASTER PLAN

Following the 2012 initial charrette and subsequent master plan report submitted in early 2013 by DPZ, there have been many changes to the physical, political and permitting landscape of Perdido Key. As a consequence, the development of the master plan options was altered to reflect these new realities. They include:

1. A new Escambia County Commissioner, Doug Underhill, was elected to represent Perdido Key, with his top priority being to develop a master plan for the Key.
2. The Habitat Critical Plan was adopted in early 2015 and has already begun to spur development on the Key, the permitted process has been greatly streamlined.
3. The 4-laning of Perdido Key Drive had much less emphasis than during 2012 as the TIP priorities have shifted to make Perdido Key Drive a more pedestrian and bicycle-friendly thoroughfare.
4. WCI as a significant property owner has moved forward with their original master plan to expand the Lost Key Resort. For many reasons, their plan was not aligned with area recommendations that came out of the 2012 charrette, the most impactful of which was the suggested connection of Semmes Rd from River Rd to Perdido Key Dr.
5. The provision of beach-front hotel is no longer a significant driver for the town center location.
6. The most recent PKA survey yielded a desire for an even greater mix of uses, more pedestrian-friendly streets, signals at busy intersections and additional off-site parking.



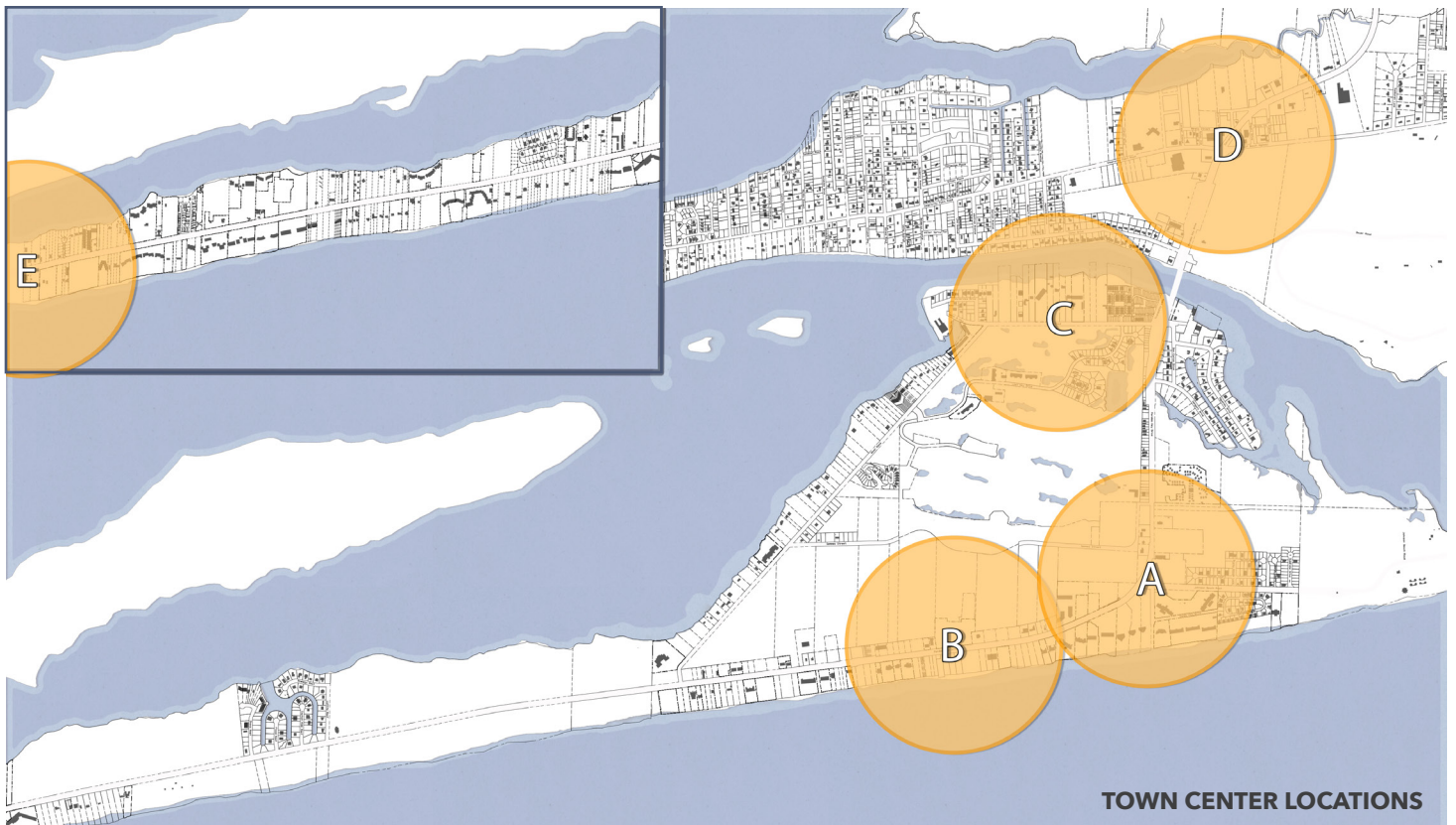
TECHNICAL EVALUATION MATRIX

MASTER PLAN

Instead of focusing exclusively on one general site-specific location for the designated town center as in the 2012 charrette, multiple sites were explored and designed as possible town center locations during this charrette. One of the principal drivers behind this shift was due to the fact that the town center will likely be developed on private property, hence requiring the willing participation of that property owner to turn that vision into reality. Therefore, the design team wanted to provide Escambia County with many options to increase the likelihood of a town center actually being built.

After selecting the most likely sites, the design team illustrated the various design options that could accommodate the +80,000 square feet of commercial uses the market study recommended. In order to objectively assess the technical strengths and weaknesses of each proposal, the plan options were evaluated by the design team in five separate categories. These were:

1. Environmental Considerations
2. Transportation Considerations
3. Infrastructure Considerations
4. Urban Design Considerations
5. Retail Viability Considerations



TOWN CENTER LOCATIONS

The design team focused on five pedestrian sheds for potential locations of town and neighborhood centers.

- **Site A:** Generally, at the intersection of Johnson Road with Perdido Key Drive as it curves up north;
- **Site B:** Generally, along the north side of Perdido Key Drive at the southern end of WCI properties and where the Cocina Village used to exist;
- **Site C:** On the north side of River Road, facing the intracoastal waterway;
- **Site D:** At Innerarity Heights; and
- **Site E:** At and around Flora-Bama.

The following pages illustrate the proposed build-out of each town or neighborhood center. The implications of each are noted and include:

- The total proposed retail square footage;
- The total proposed residential program, if applicable;
- The number of impacted lots with the firm intention of trying to minimize the number of property owners that need to collaborate to bring the master plan to fruition;
- The number of buildings requiring demolition or relocation, if applicable;
- The total acres of impacted wetlands; if applicable;
- The total acres of impacted critical habitat, if applicable; and
- The total infrastructure cost estimate for each option.

TRIANGLE



(above): This illustration depicts the town center square at the curve of Perdido Key Drive tying into Sandy Key Drive, and ultimately into an enhanced public beach access to the south. The square’s triangular configuration is a result of the street geometries organized around it, and it helps regulate the flow of traffic at that intersection while controlling vehicular speed.

(next page): The ‘Triangle’ design uses a formal triangular designed square to slow down traffic moving along Perdido Key Drive, in a less abrupt way. This layout includes two retail buildings which anchor the south side of the square, thereby providing a dramatic terminated view from both ends of Perdido Key Drive, whether heading south or east. These retail buildings also effectively shield the square from Perdido Key Drive, providing for intimate-scaled retail streets along the two sides of the square. A retail anchor building is placed at the north-east part of the plan with ample parking located behind.

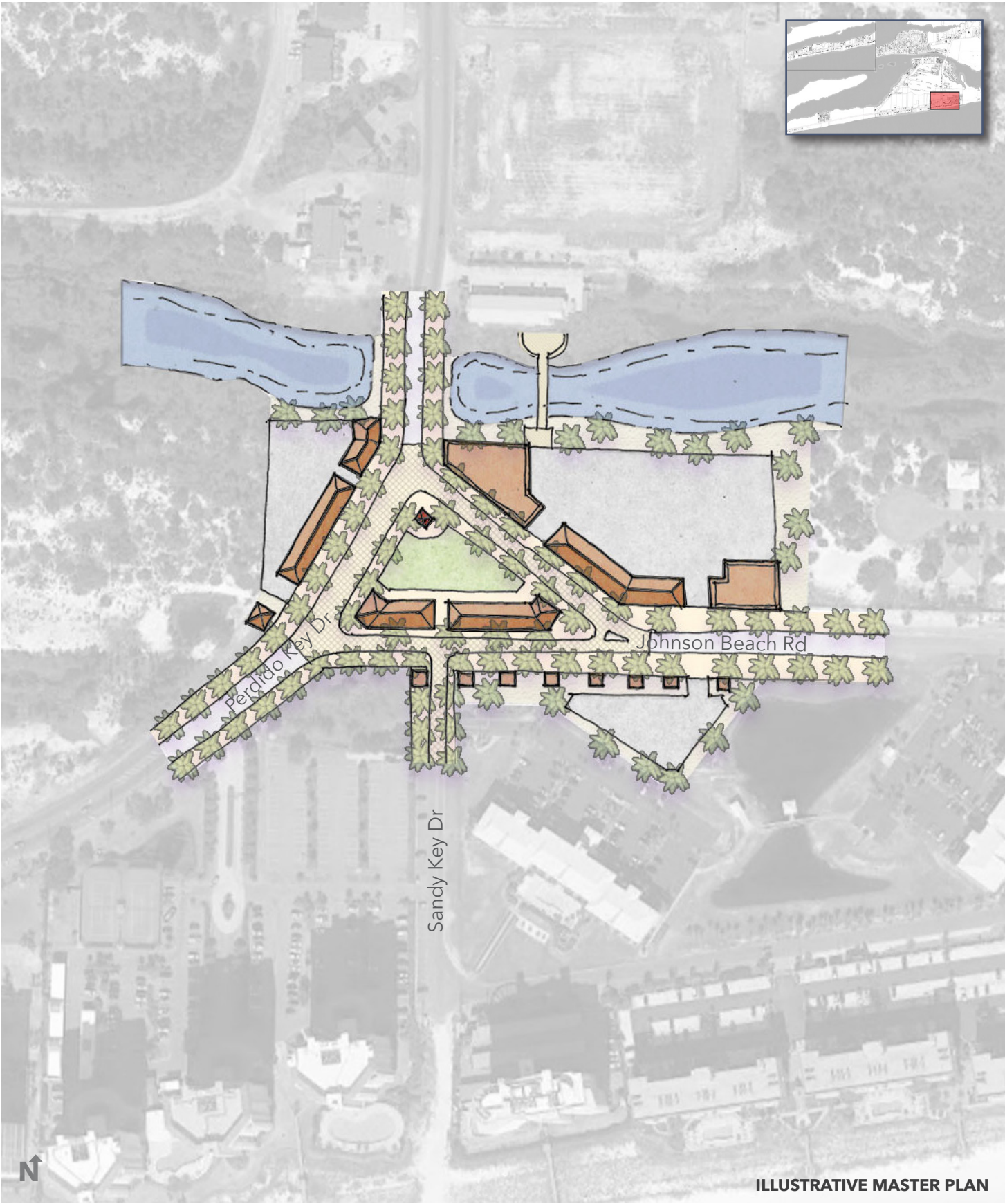
This master plan’s layout does not rely on the Beach Colony properties needing to modify their site plan to shield their parking lots with liner buildings. Additionally, it relies on few property owners needing to coordinate redevelopment efforts to make this design a viable option.

Building Program:	
Retail:	51,800 s.f.
Residential units:	20
Impacted Lots:	3
Demolished Buildings:	1

Environmental Impacts:	
Wetlands:	.64 acres
Critical Habitat:	2.24 acres

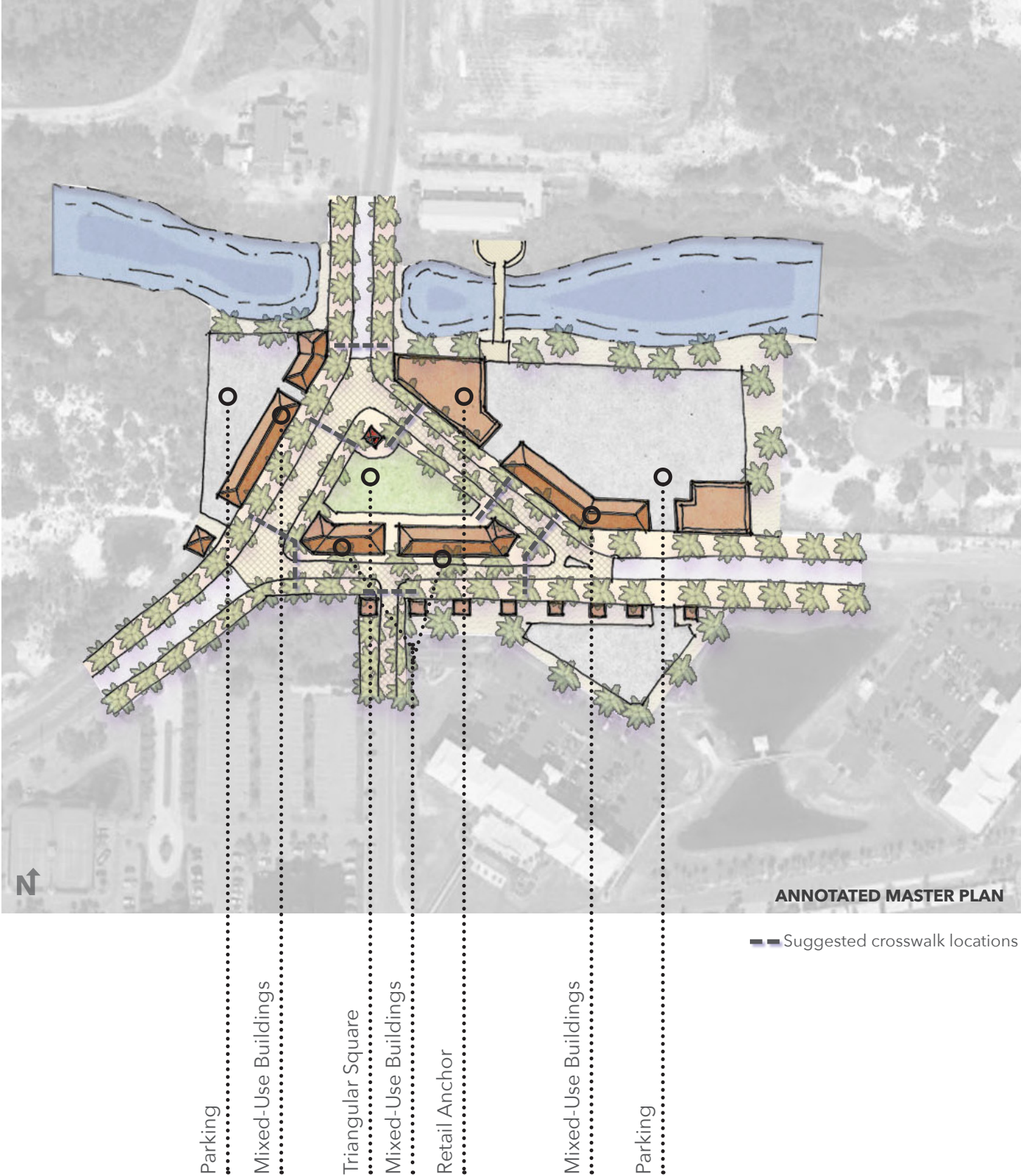
INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$100.95	\$146.80	\$192.66
Asphalt	\$25.0	\$50.85	\$76.71
Concrete	\$82.39	\$122.63	\$162.88
Sanitary Sewer	\$54.06	\$79.48	\$104.90
Water	\$41.67	\$79.55	\$117.43
Gas	\$31.25	\$59.66	\$88.07
Stormwater	\$162.19	\$229.53	\$296.88
Total	\$497.50	\$768.51	\$1,039.52

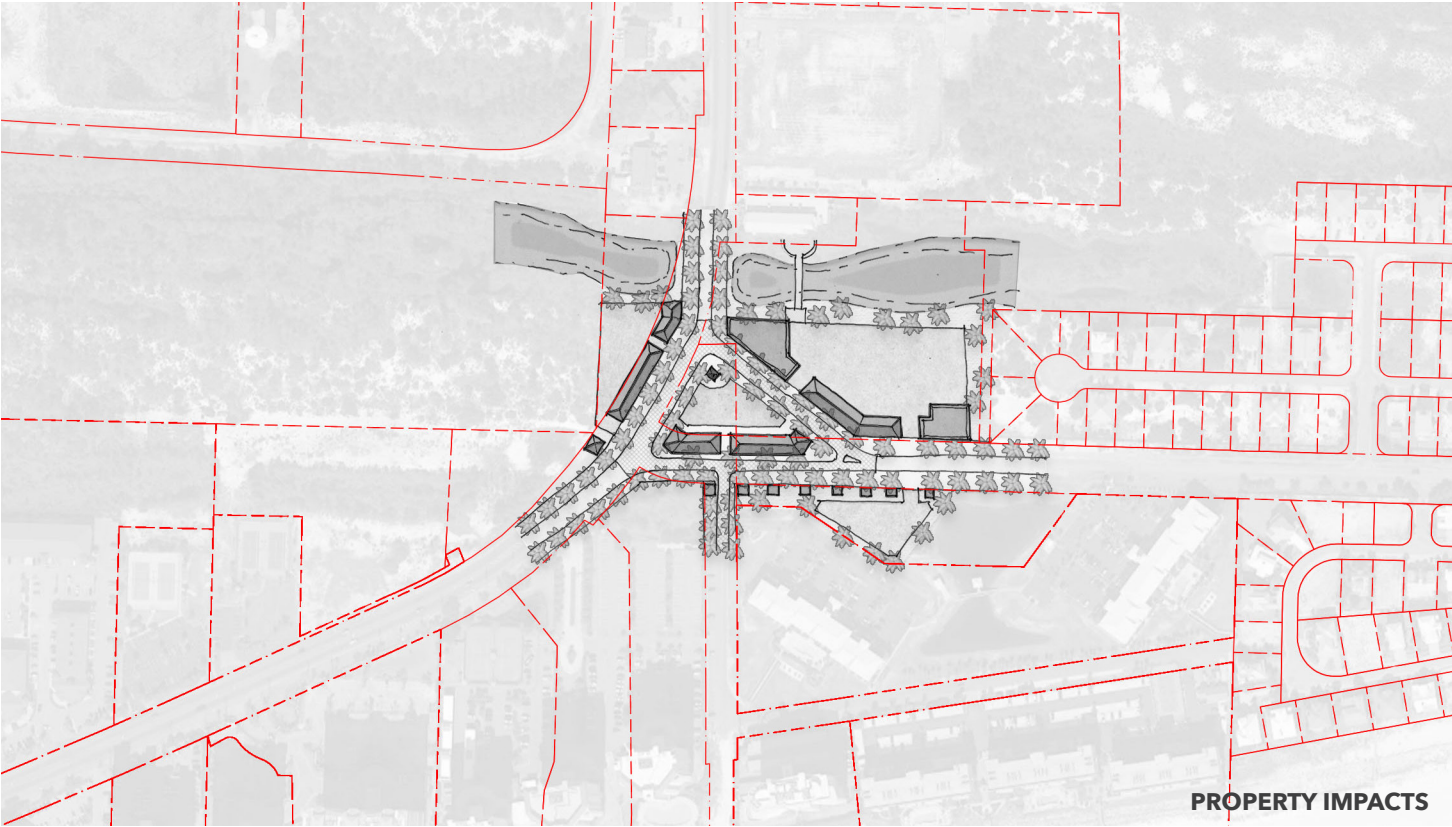
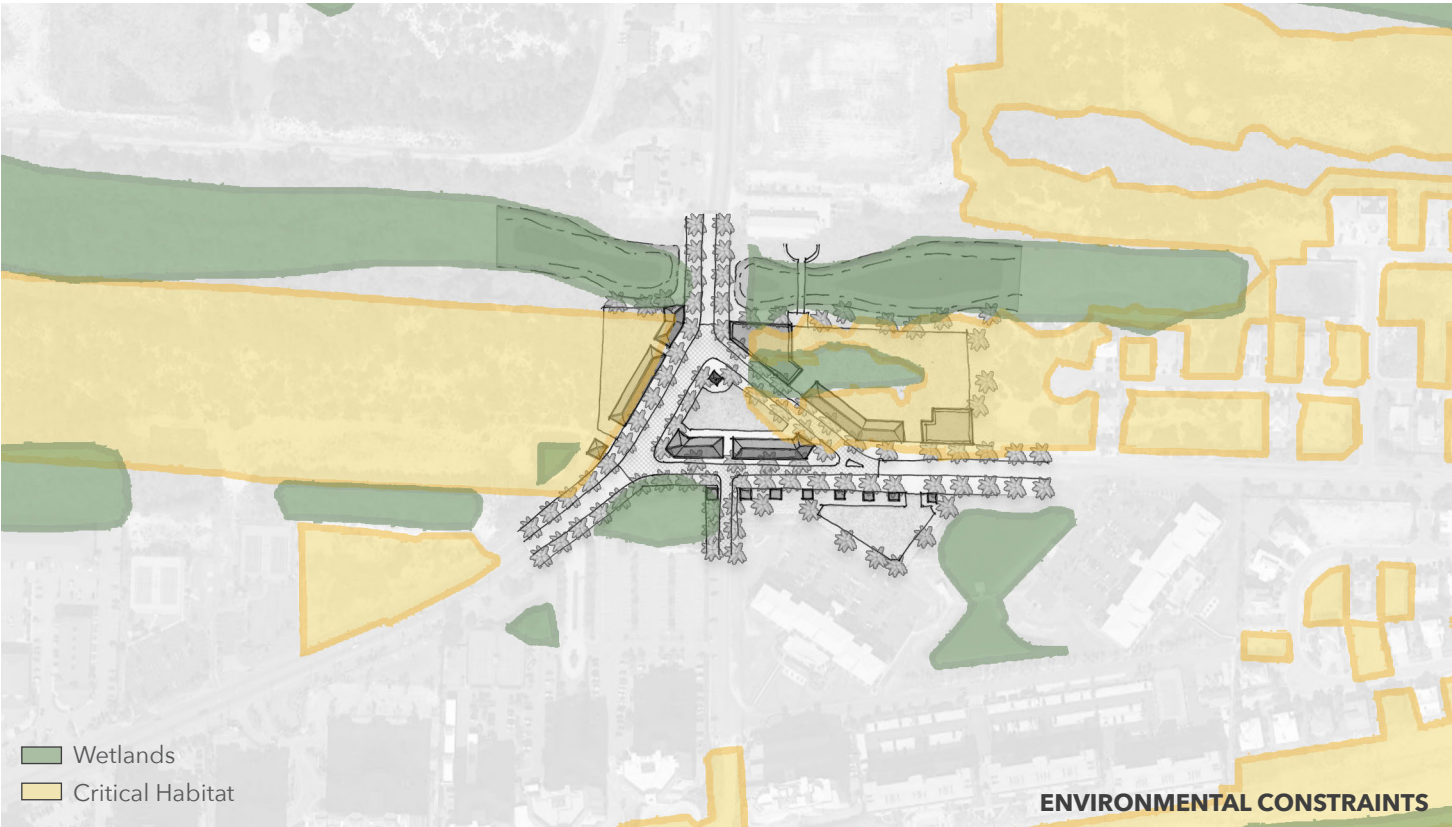
TOWN CENTER LOCATION 'A'
MASTER PLAN



TOWN CENTER LOCATION 'A'

MASTER PLAN





SQUARE-A-BOUT



(above): This illustration depicts a different square configuration for the main public open space at the town center. It is also located at the curve of Perdido Key Drive tying into Sandy Key Drive, and ultimately to the enhanced public beach access to the south.

(next page top - Low Impact): The square-a-bout design uses a formal square designed exclusively along one side of Perdido Key Drive. Its formal shape helps provide increased visibility to the retail center with immediate and increased frontage along it. Liner buildings are proposed on the Beach Colony properties which also successfully shield a parking structure proposed to alleviate their current parking shortages. Small shop pavilions or kiosks line the square’s edges to further define its form and also provide an affordable incubator-retail building for entrepreneurial people who want to start inexpensively and small-scaled.

(next page bottom - High Impact): This design envisions additional development of the Sandy Key Condos site at a later date, taking advantage of the site’s proximity to the town center. It provides residents with formal open spaces and liner buildings on a pedestrian path along the northern property boundary. It is anchored by a boutique hotel.

LOW IMPACT PLAN

Building Program:	
Retail:	76,800 s.f.
Residential units:	50
Impacted Lots:	7
Demolished Buildings:	1

Environmental Impacts:

Wetlands:	1.94 acres
Critical Habitat:	2.15 acres

HIGH IMPACT PLAN

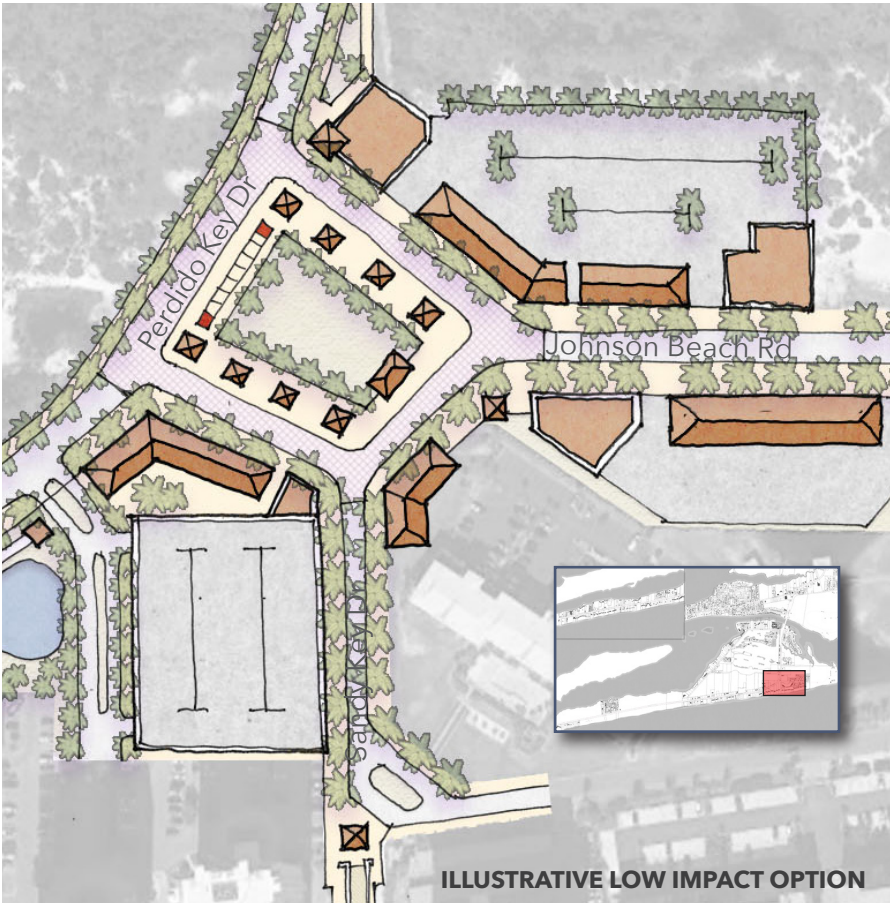
Building Program:	
Retail:	84,800 s.f.
Hotel:	80 rooms
Residential units:	50
Impacted Lots:	7
Demolished Buildings:	1

Environmental Impacts:

Wetlands:	1.94 acres
Critical Habitat:	2.15 acres

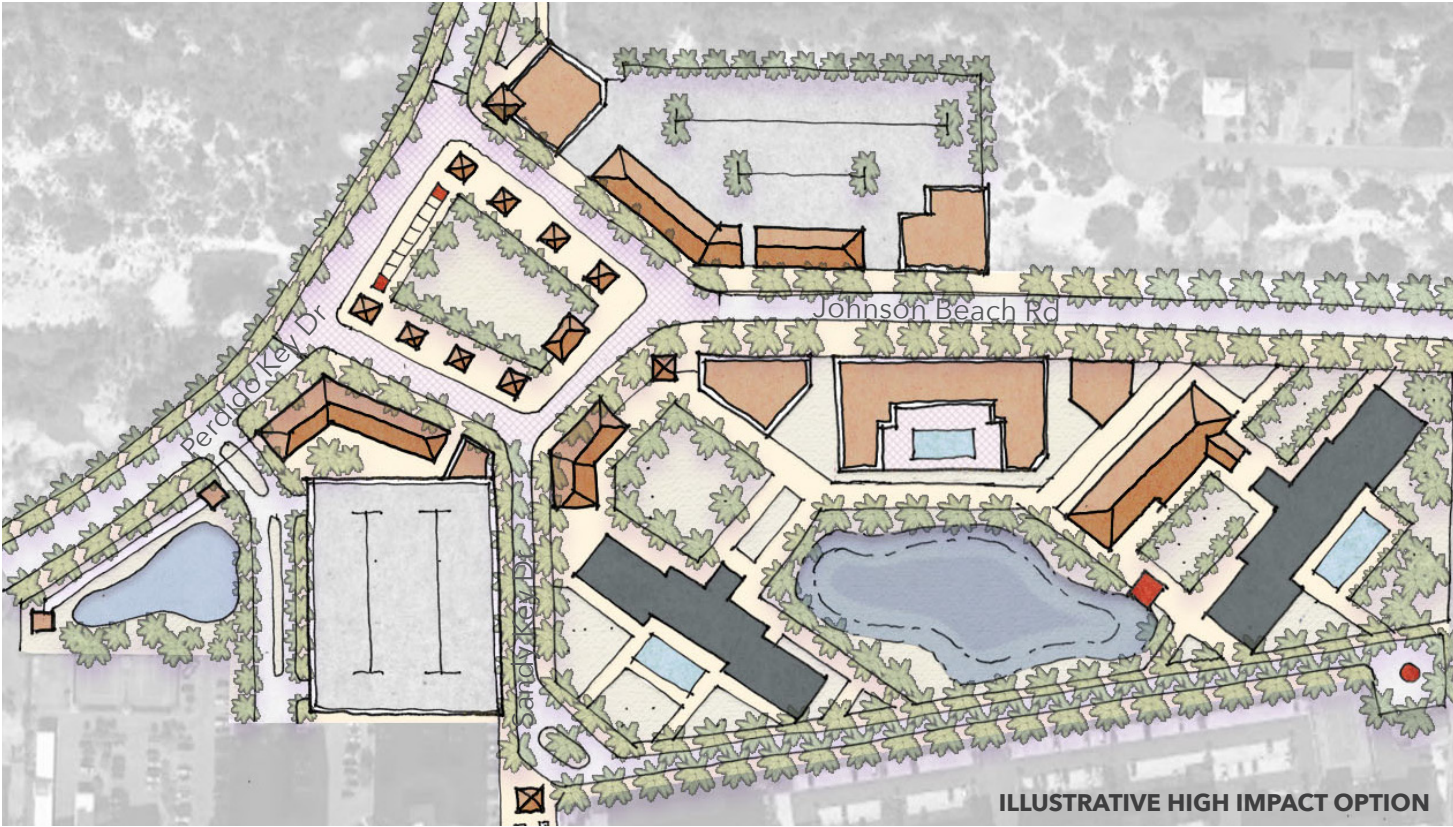
TOWN CENTER LOCATION 'A'

MASTER PLAN

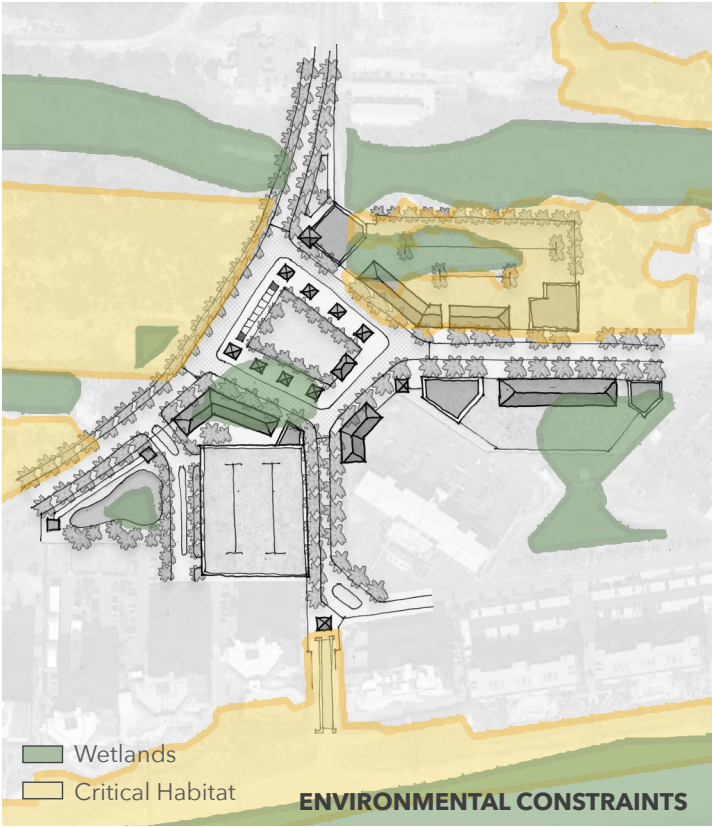
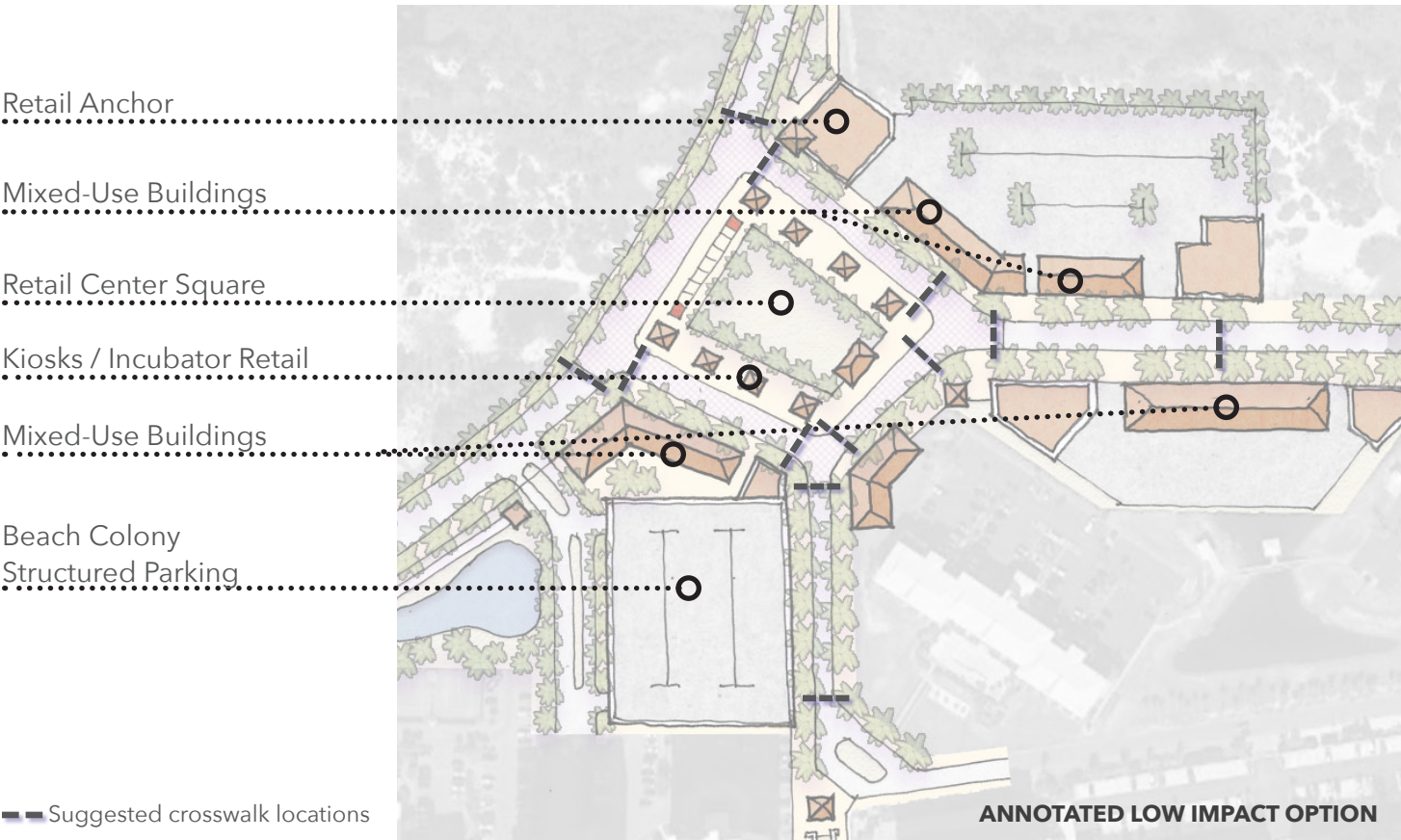


INFRASTRUCTURE COSTS (X \$1,000) LOW IMPACT			
	Minimum	Average	Maximum
Streets	\$51.4	\$74.8	\$98.2
Asphalt	\$12.7	\$25.9	\$39.1
Concrete	\$42.0	\$62.5	\$83.0
Sanitary Sewer	\$28.7	\$42.0	\$55.3
Water	\$21.2	\$40.5	\$59.8
Gas	\$15.9	\$30.4	\$44.9
Stormwater	\$99.4	\$139.4	\$179.7
Total	\$271.47	\$415.73	\$559.99

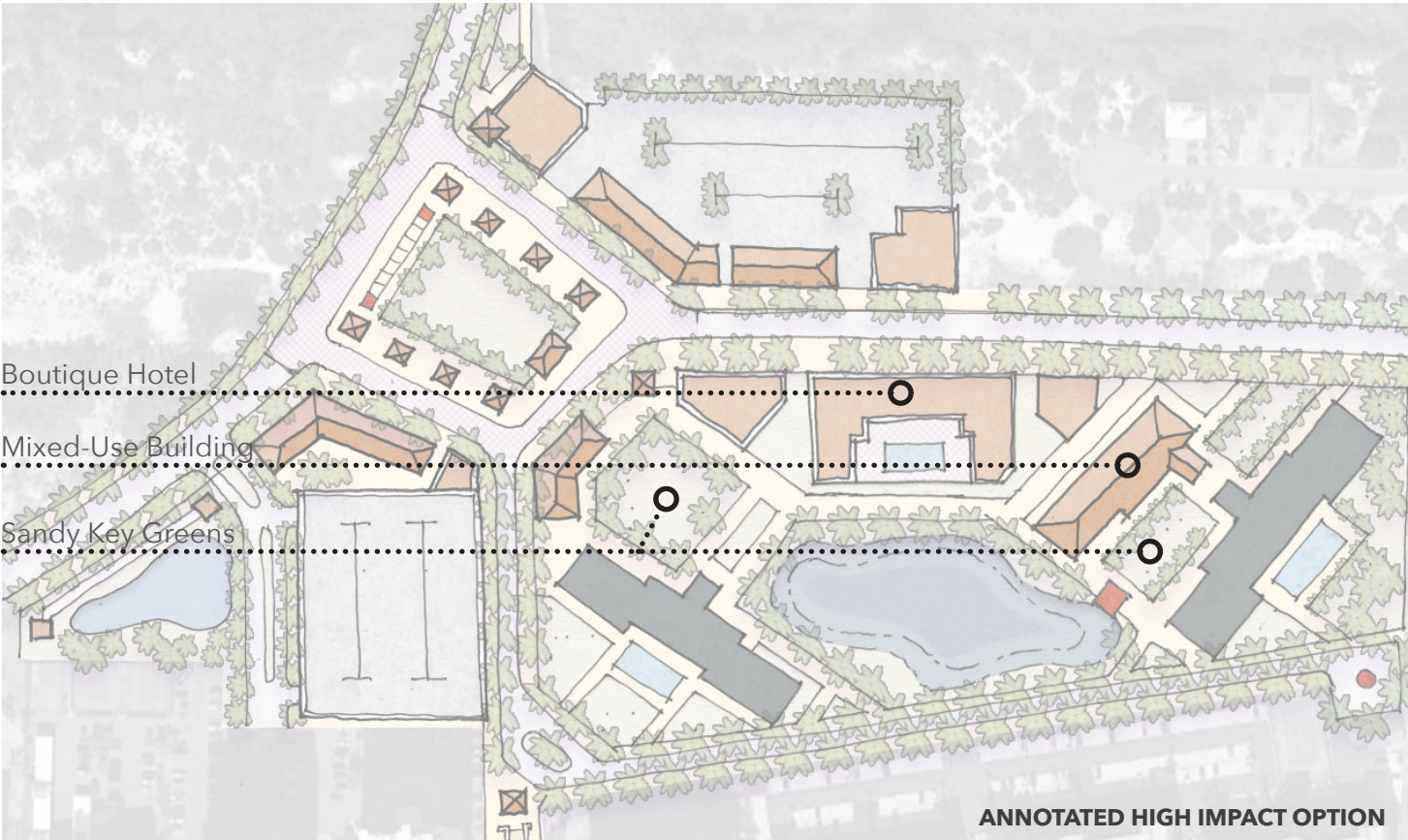
INFRASTRUCTURE COSTS (X \$1,000) HIGH IMPACT			
	Minimum	Average	Maximum
Streets	\$71.4	\$103.9	\$136.3
Asphalt	\$17.7	\$36.0	\$54.3
Concrete	\$58.3	\$86.6	\$115.2
Sanitary Sewer	\$42.9	\$62.2	\$81.6
Water	\$29.5	\$56.3	\$83.1
Gas	\$22.1	\$42.2	\$62.3
Stormwater	\$154.4	\$219.4	\$284.7
Total	\$396.33	\$606.90	\$817.46



TOWN CENTER LOCATION 'A'
MASTER PLAN



TOWN CENTER LOCATION 'A'
MASTER PLAN



OVAL WEST



(above): This illustration depicts the town center green on the north-west of the curve of Perdido Key Drive. The green would stay in its natural, undisturbed form in order to avoid the wetlands within it. Retail building that anchor both the east and west sides of the green are strategically placed to not impact the wetlands either.

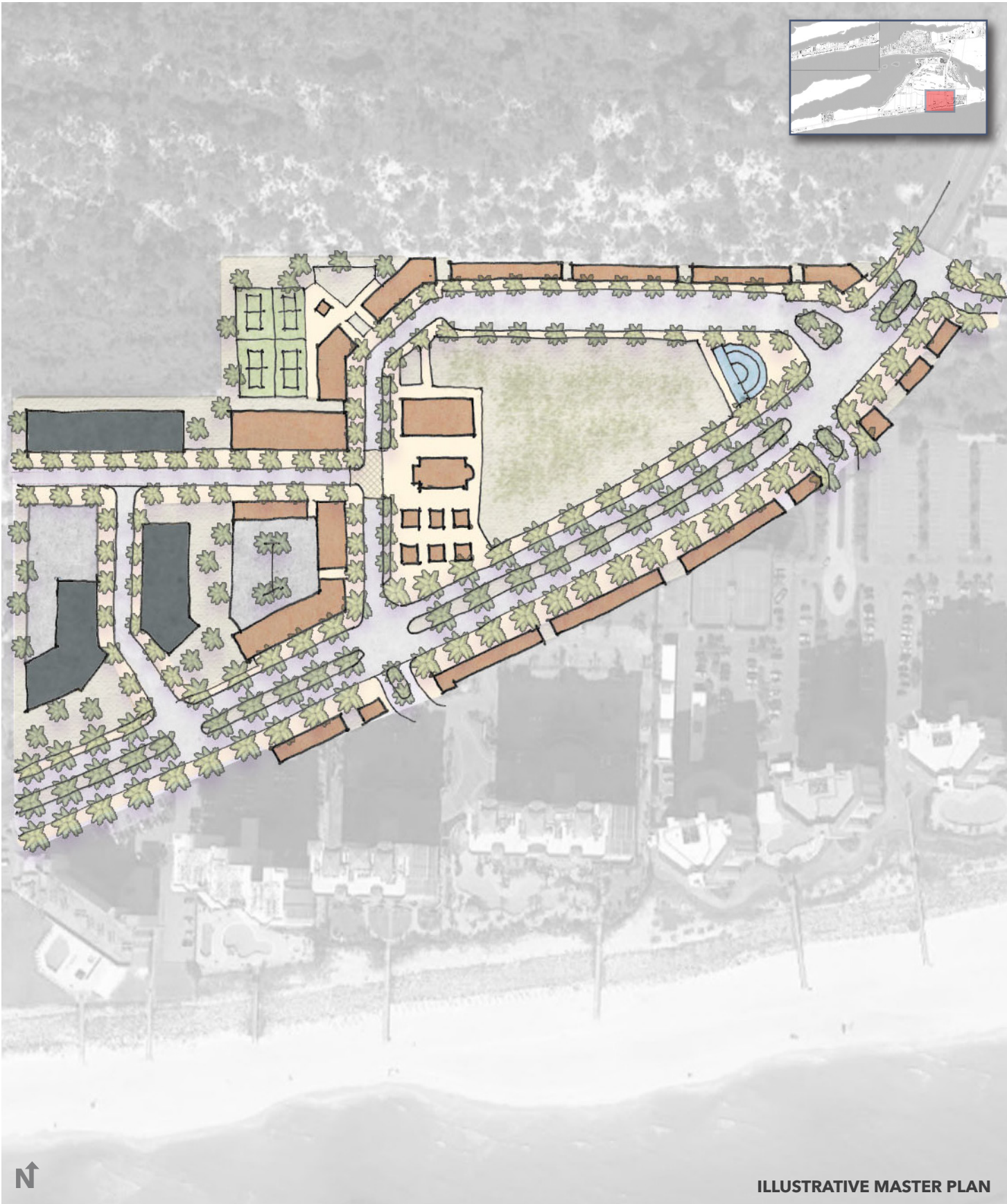
(next page): The 'Oval West' design does not physically interrupt Perdido Key Drive but visually frames the view by enclosing both sides of the Drive along the length of the town center green. A group of small garage or retail incubator buildings are suggested along the northern edge of the Beach Colony property to shield the large surface parking lots. This design is intended to integrate the town center with the existing Villagio retail center to build on its presence and give a more dignified face to Perdido Key Drive. The tennis courts and parking lot serving the residents on the south side of Perdido Key Drive have been relocated, with the parking provided in a new structured parking garage, framed by new commercial buildings, and the tennis courts provided at the north-west corner of the green, also shielded behind a new residential or commercial building. The north side of the green is lined with narrow buildings that could be used for a variety of uses, including residential.

Building Program:	
Retail:	73,550 s.f.
Residential units:	30
Impacted Lots:	5
Demolished Buildings:	0

Environmental Impacts:	
Wetlands:	.18 acres
Critical Habitat:	3.79 acres

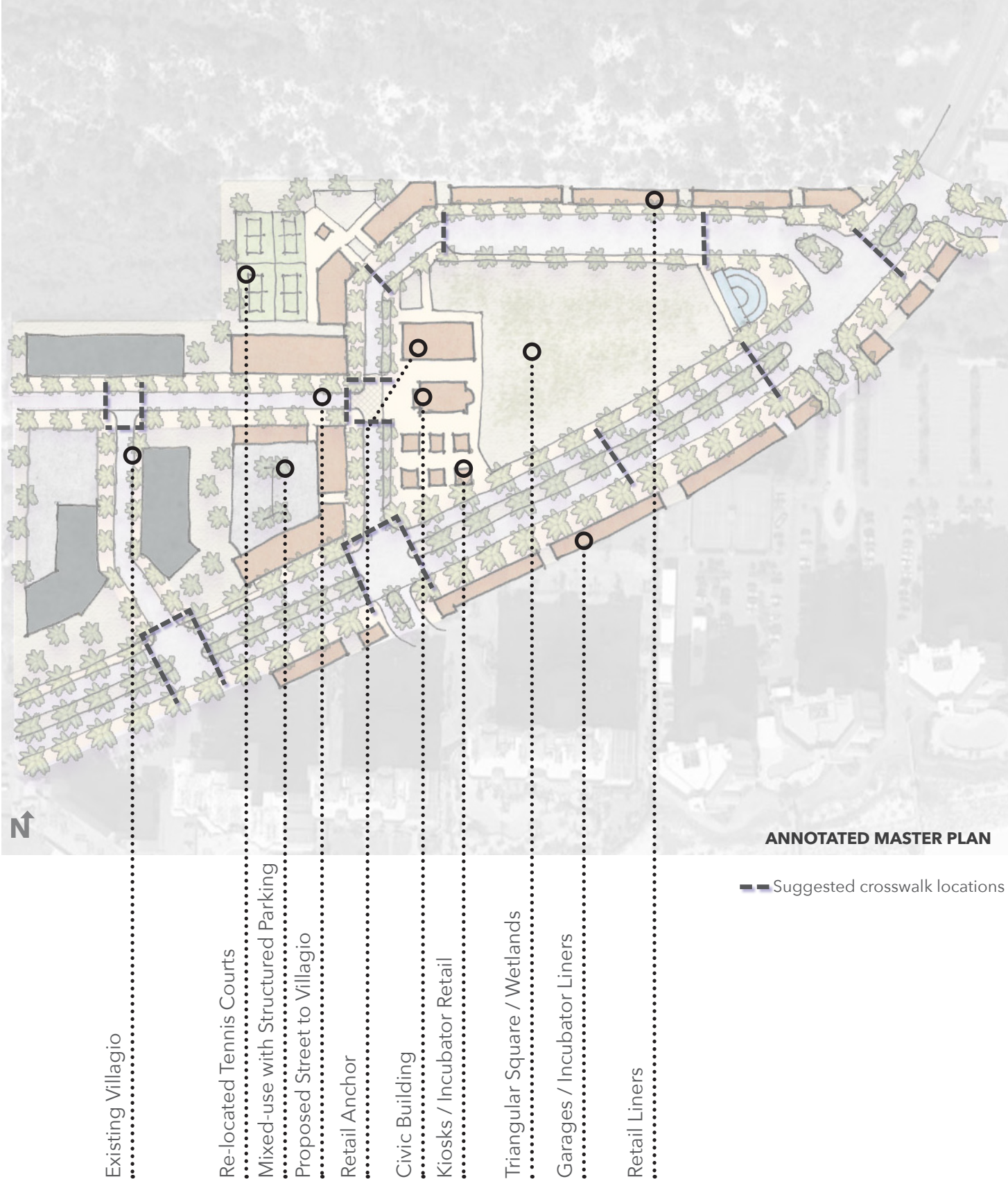
INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$184.7	\$268.6	\$352.5
Asphalt	\$45.7	\$93.0	\$140.3
Concrete	\$150.7	\$224.4	\$298.0
Sanitary Sewer	\$77.6	\$118.0	\$158.3
Water	\$76.2	\$145.5	\$214.8
Gas	\$57.2	\$109.1	\$161.1
Stormwater	\$183.2	\$257.2	\$331.3
Total	\$775.34	\$1,215.85	\$1,656.36

TOWN CENTER LOCATION 'A'
MASTER PLAN



TOWN CENTER LOCATION 'A'

MASTER PLAN



TOWN CENTER LOCATION 'A'
MASTER PLAN



VILLAGE CENTER



(above): This illustration depicts a town center plan on lots principally owned by one property owner, which extends the full length of Johnson Beach Road. Because the area is so much larger than the other properties, and fully controlled by one entity, there was an opportunity to develop a more ambitious program which includes a hotel of 300+ rooms anchoring one side of the town square, and a mix of mixed-use and residential buildings flank the other three sides of the square. In this option, the square is wholly internalized, yet still visible from Perdido Key Drive.

(next page): The 'Village Center' design also does not physically interrupt Perdido Key Drive, instead it opens up a square providing the retail buildings with necessary visibility from Perdido Key Drive. This plan transitions down from retail along Perdido Key Drive to multi-family residential one street over, and then down again to a single-family neighborhood to match the scale of surrounding developments. The density then transitions back up as to four to six-story multi-family buildings overlooking Johnson Beach park to the south and the bay to the north.

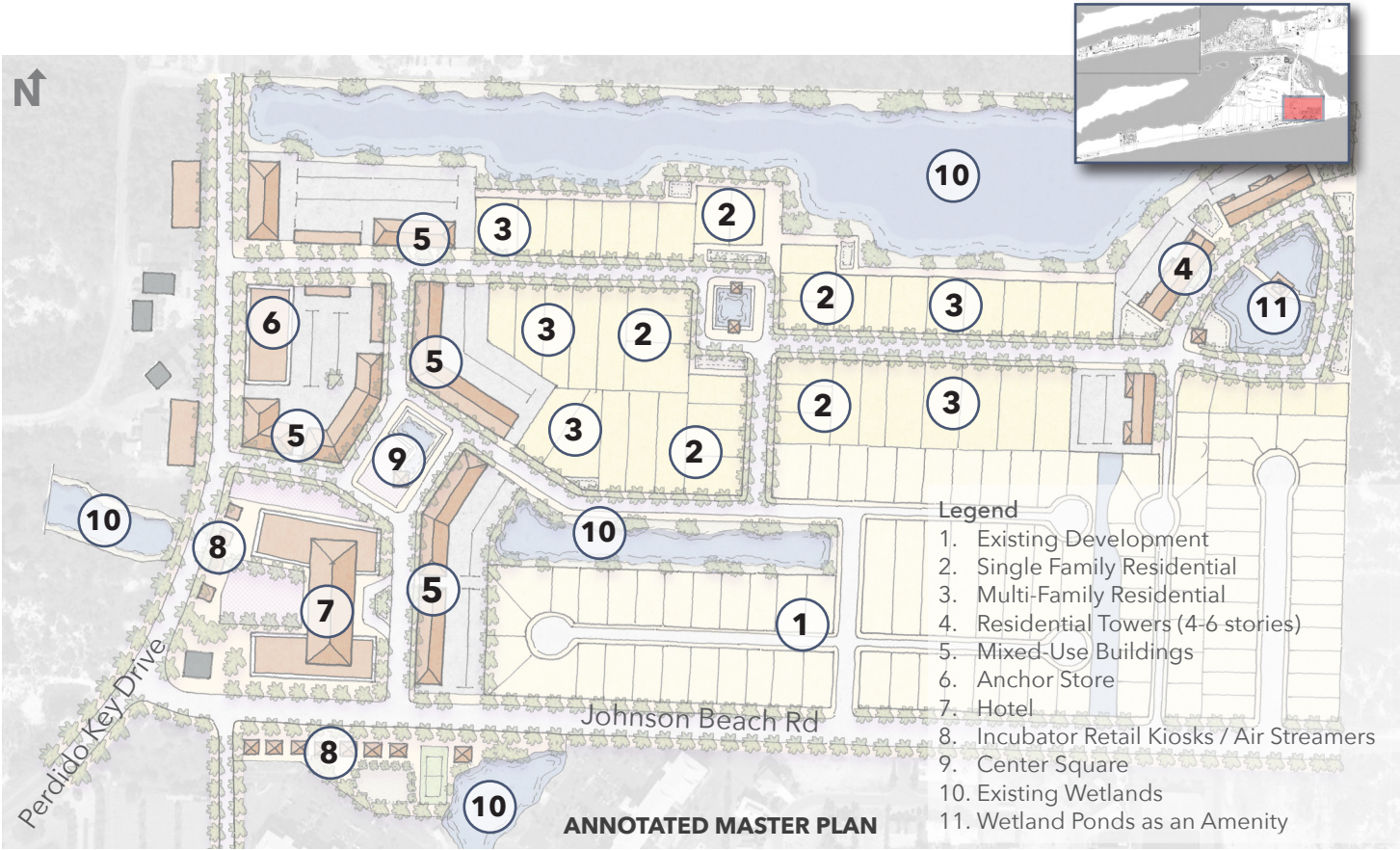
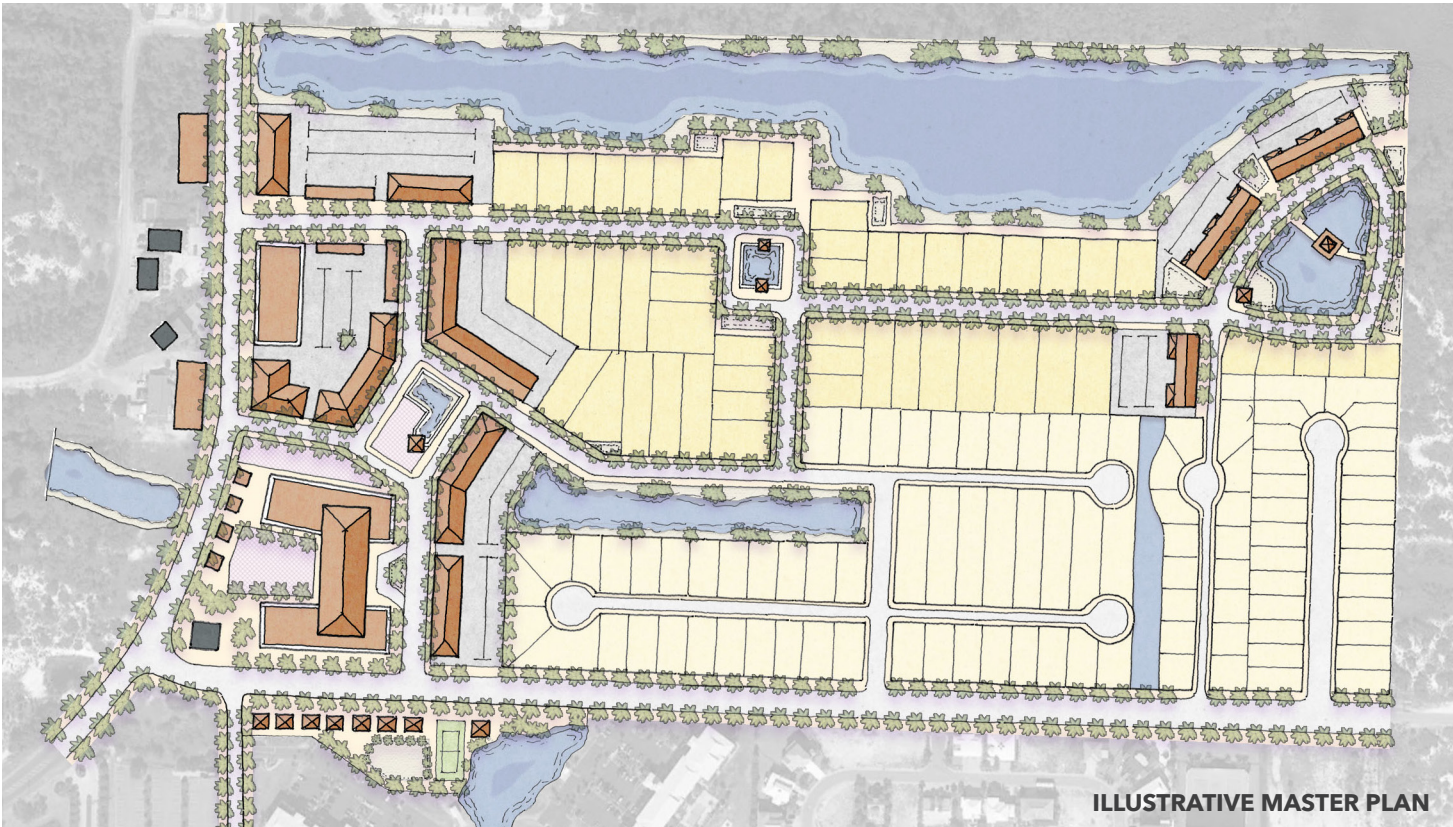
Building Program:	
Retail:	105,000 s.f.
Hotel:	40,000 s.f. / 300+ rooms
Residential units:	215
Impacted Lots:	9
Demolished Buildings:	3

Environmental Impacts:	
Wetlands:	7.09 acres
Critical Habitat:	7.58 acres

INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$599.0	\$871.1	\$1,143.2
Asphalt	\$148.4	\$301.8	\$455.2
Concrete	\$488.9	\$727.7	\$966.6
Sanitary Sewer	\$328.2	\$481.2	\$634.1
Water	\$247.3	\$472.0	\$696.8
Gas	\$185.4	\$354.0	\$522.6
Stormwater	\$889.7	\$1,278.9	\$1,668.1
Total	\$2,886.87	\$4,486.73	\$6,086.58

TOWN CENTER LOCATION 'A'

MASTER PLAN

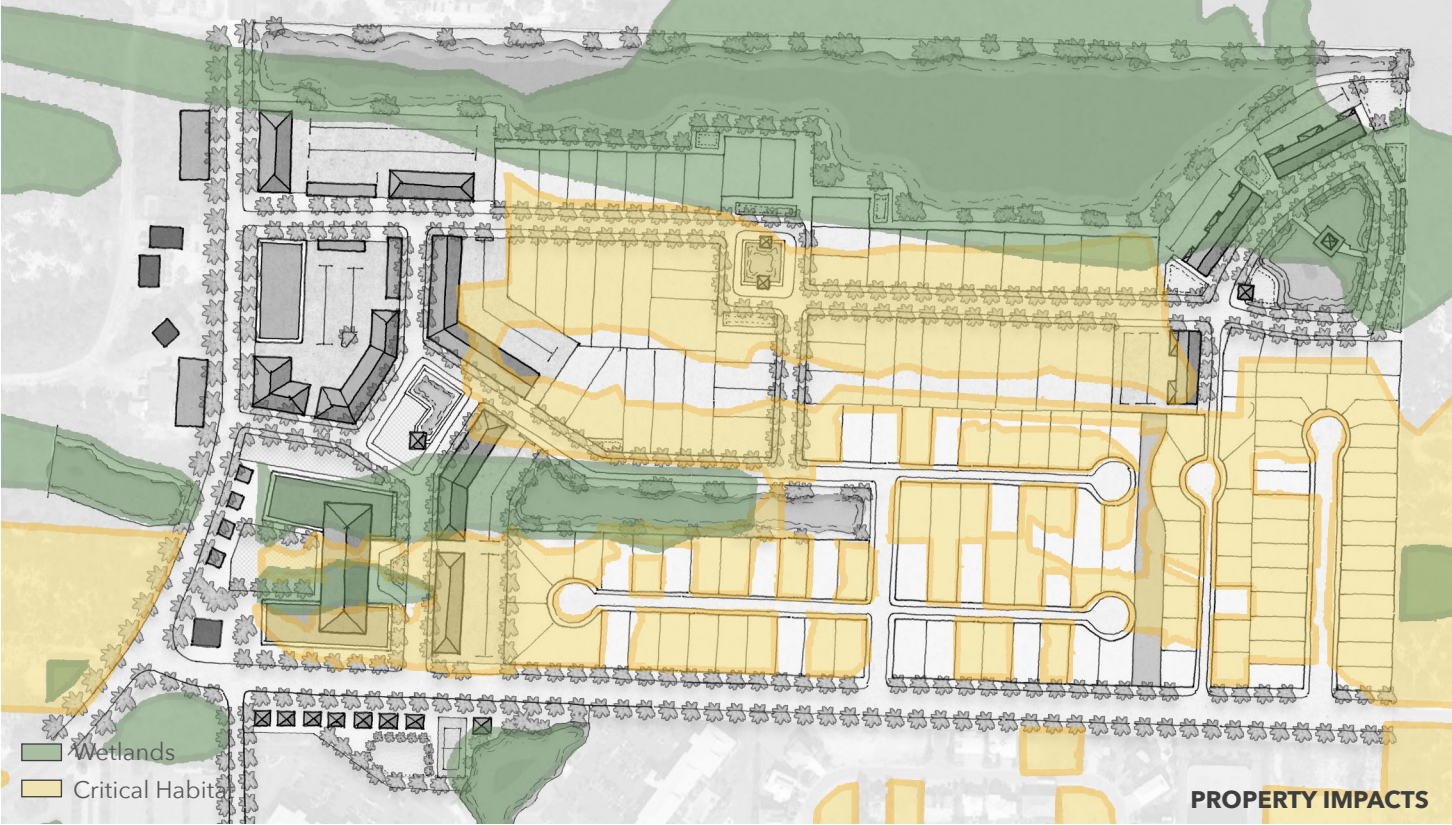
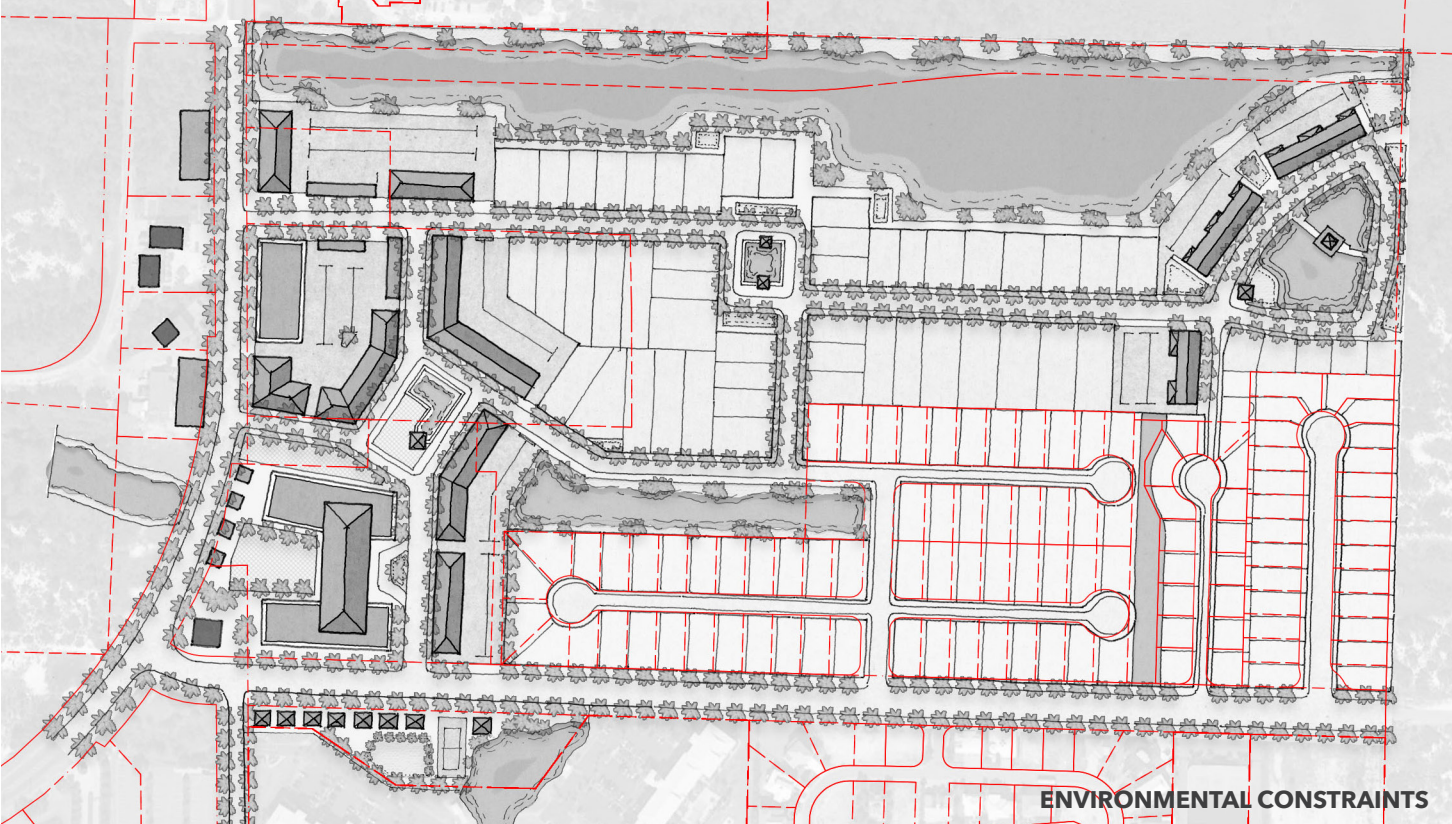


TOWN CENTER LOCATION 'A'

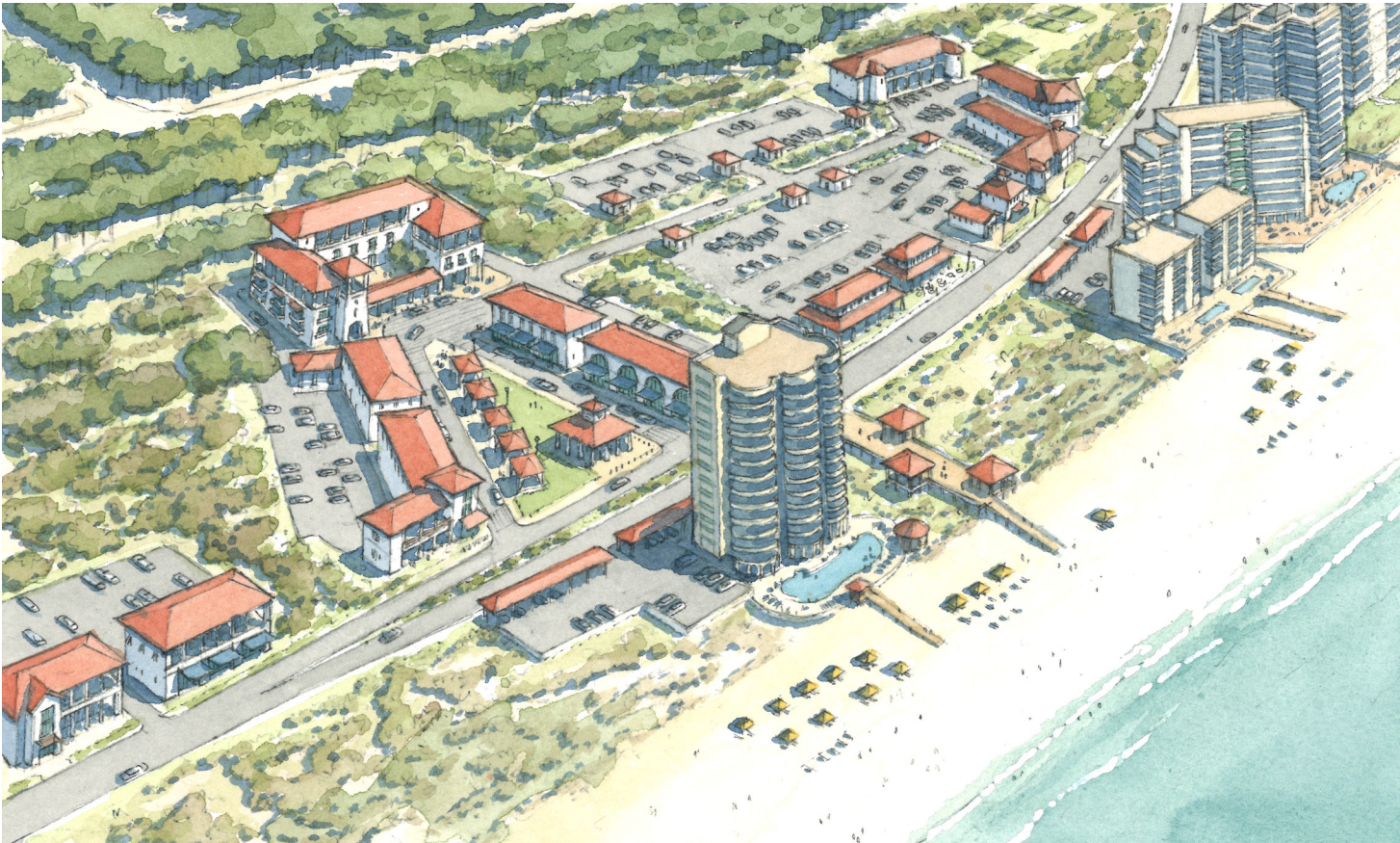
MASTER PLAN



TOWN CENTER LOCATION 'A'
MASTER PLAN



GRAND VILLAGIO



(above): This illustration illustrates a town center design organized around a triangular-shaped square on the north side of Perdido Key Drive, and flanked by retail building on three sides. It is on property principally owned by only two property owners, with the majority of the area located on WCI’s property, across the street from the Mirabella Tower.

(next page): The ‘Grand Villagio’ design is primarily sited on WCI’s property and connects across another landowner’s parcel in order to tie into the existing Villagio Center, with the aim to rehabilitate and strengthen their retail presence. This design loosely follows the Lake Forest, Illinois retail model, (one of the first shopping centers in the country) which organizes its retail around a square that is also open on one side to a main thoroughfare. In this design, the main square is anchored on the north by a boutique hotel. A public beach access is proposed directly across the street thereby enhancing this retail center location. The five property owners along Perdido Key Drive, between the Villagio and WCI property would be encouraged to rebuild following this plan, and as the market demands. Parking is hidden behind buildings or landscaped plants.

Building Program:	
Retail:	85,000 s.f.
Hotel:	20,000 s.f. / 180+ rooms
Residential units:	30
Impacted Lots:	8
Demolished Buildings:	0

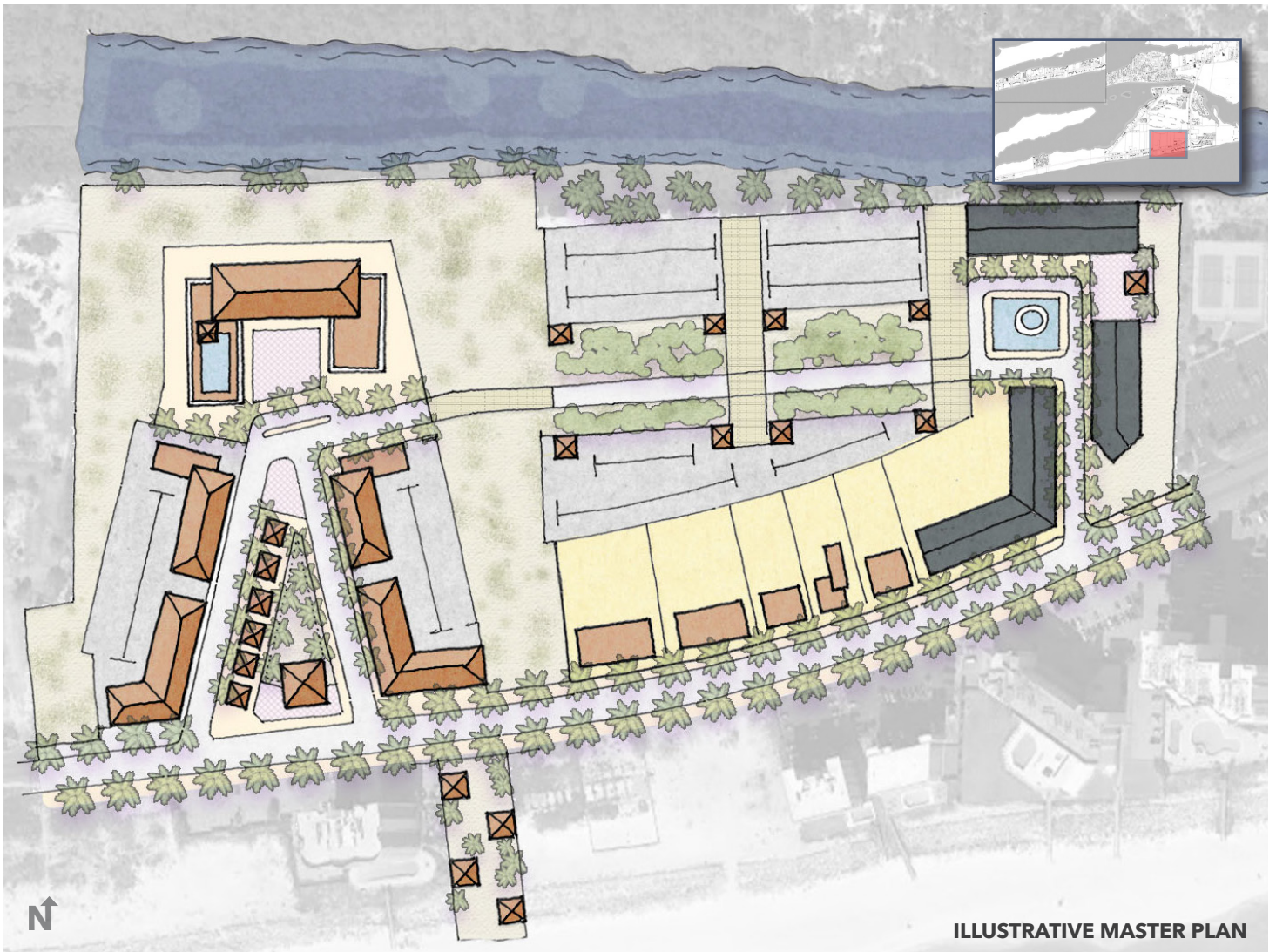
Environmental Impacts:	
Wetlands:	1.03 acres
Critical Habitat:	.14 acres

WCI Pre-Permitted Critical Habitat:	
Total:	13.06 acres
Critical Habitat Preserved:	4.86 acres
Critical Habitat Affected:	7.02 acres

Unofficial Critical Habitat:	
Critical Habitat Total:	6.31 acres
Critical Habitat Preserved:	1.77 acres
Critical Habitat Affected:	4.54 acres

TOWN CENTER LOCATION 'B'

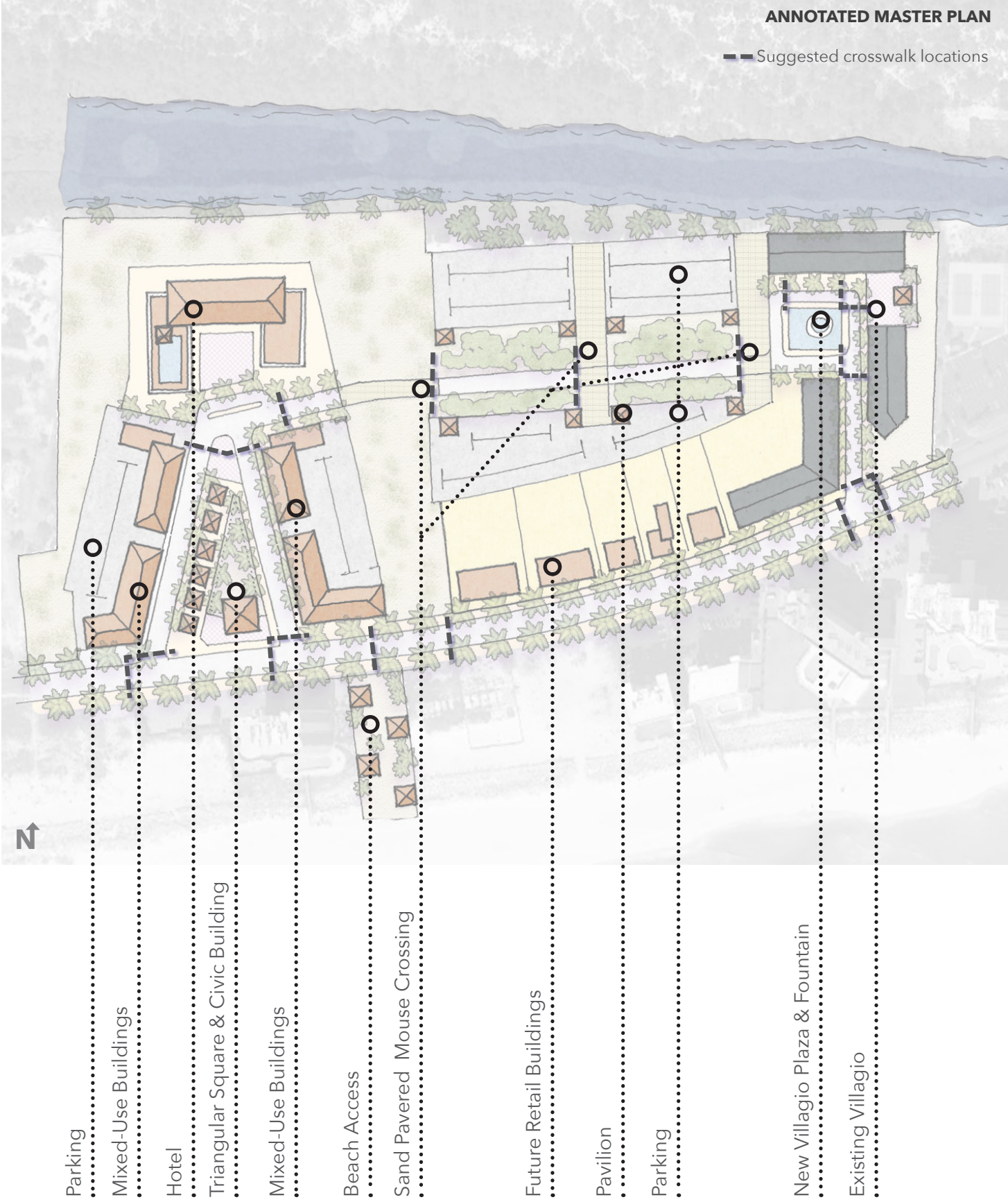
MASTER PLAN



INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$167.6	\$243.8	\$319.9
Asphalt	\$41.5	\$84.4	\$127.4
Concrete	\$136.8	\$203.6	\$270.5
Sanitary Sewer	\$81.4	\$121.2	\$160.9
Water	\$69.2	\$132.1	\$195.0
Gas	\$51.9	\$99.1	\$146.2
Stormwater	\$213.5	\$302.3	\$391.2
Total	\$761.86	\$1,186.50	\$1,611.14

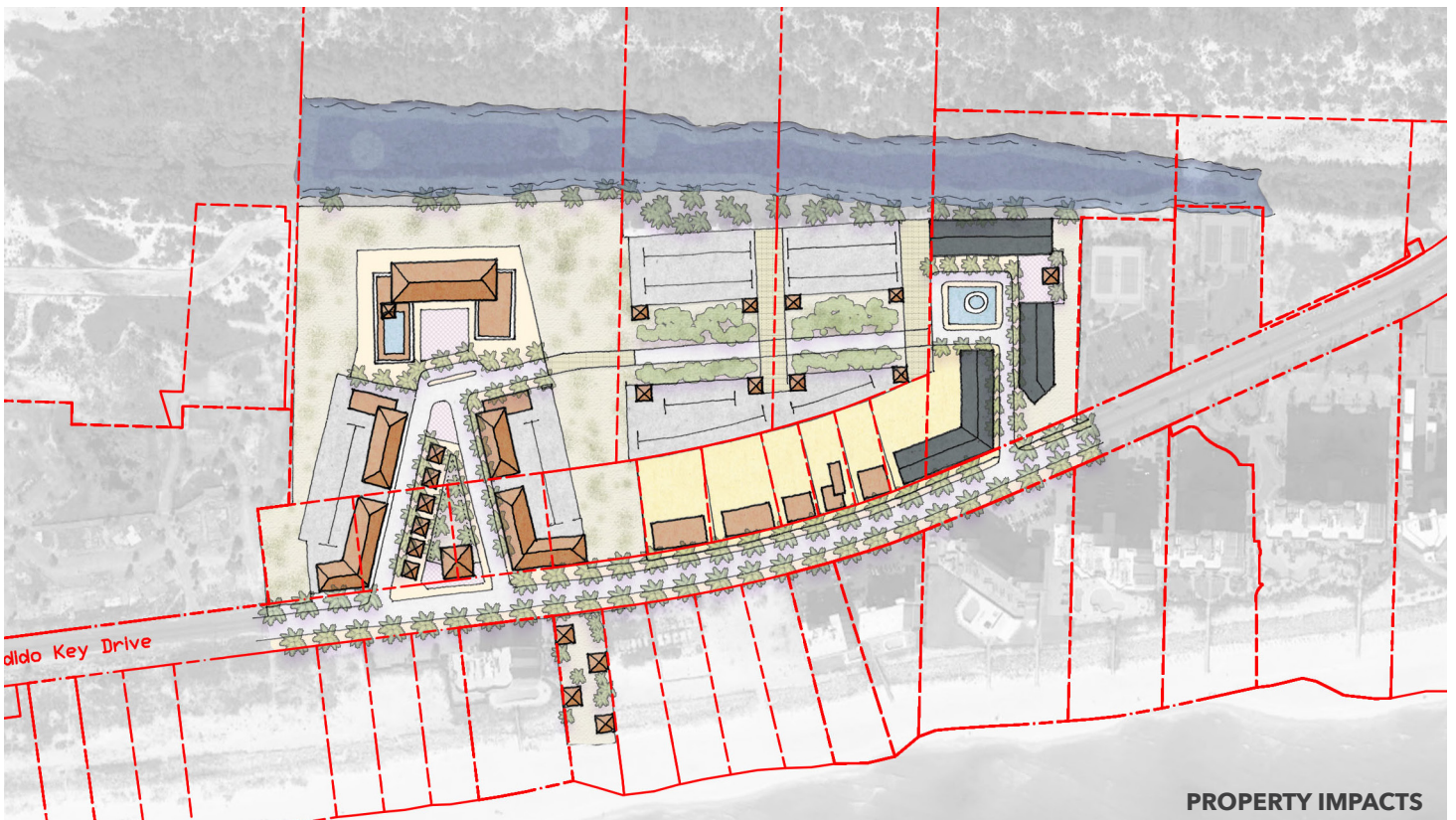
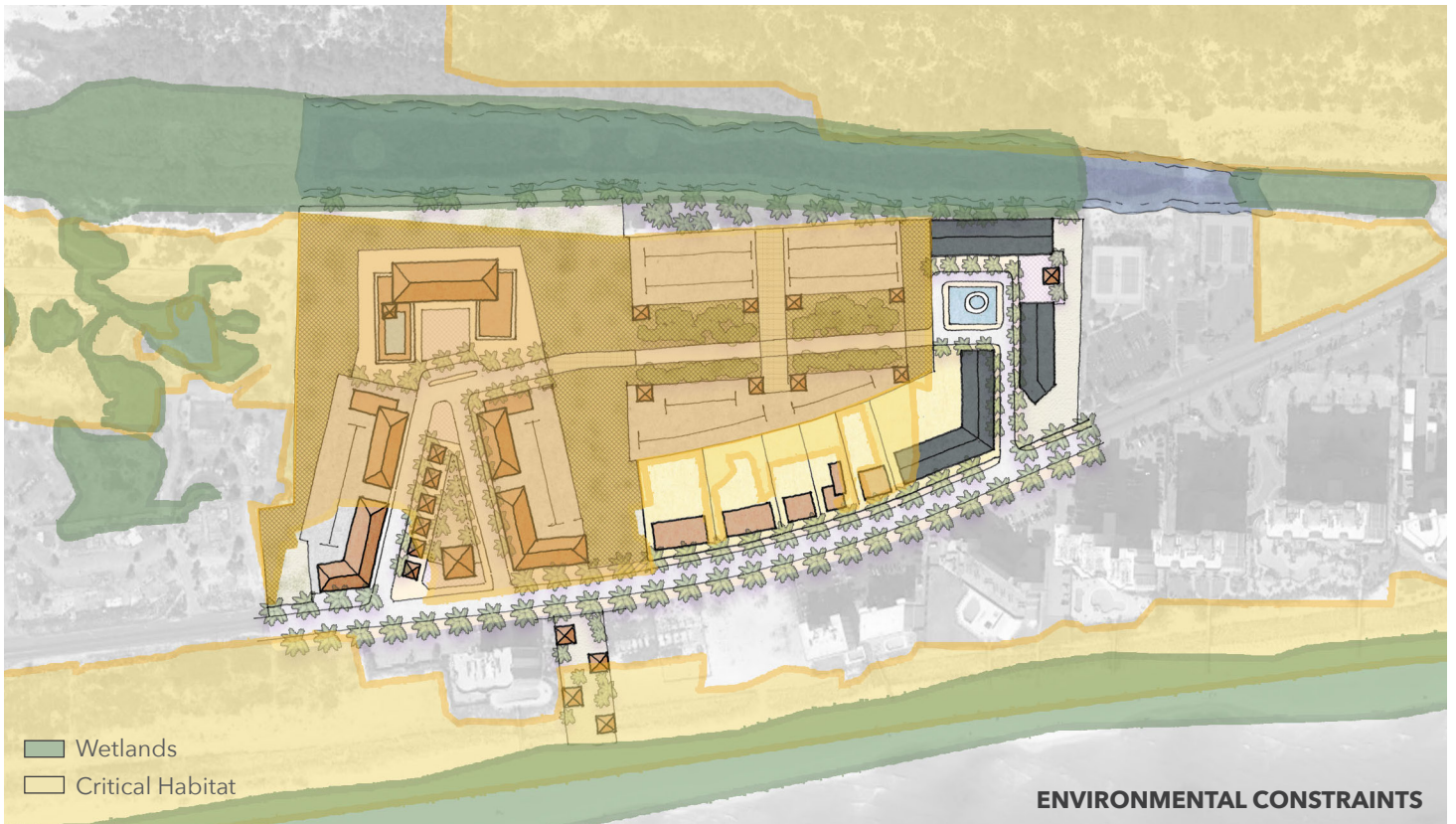
TOWN CENTER LOCATION 'B'

MASTER PLAN



TOWN CENTER LOCATION 'B'

MASTER PLAN



COCINA VILLAGE



(above): This illustration depicts a linear town center, organized around an elongated green parallel to Perdido Key Drive.

(next page): The 'Cocina Village' design is sited on the old Cocina site (destroyed by Hurricane Ivan) and WCI's property. This design is most like a conventional shopping strip, except for the fact that the majority of the parking is located towards the rear of the buildings. Instead, the shops are fronted by a parallel parking along a narrow street. The primary retail is on the Cocina property while the hotel is located on WCI's property with two signature gateway buildings or elements anchoring the green along Perdido Key Drive. Public beach access is also proposed directly across the street from the hotel. Unfortunately, the viability of this plan is hindered by the fact that the 36 fractal owners of the Cocina property must first decide in favor of redeveloping this site along this design concept.

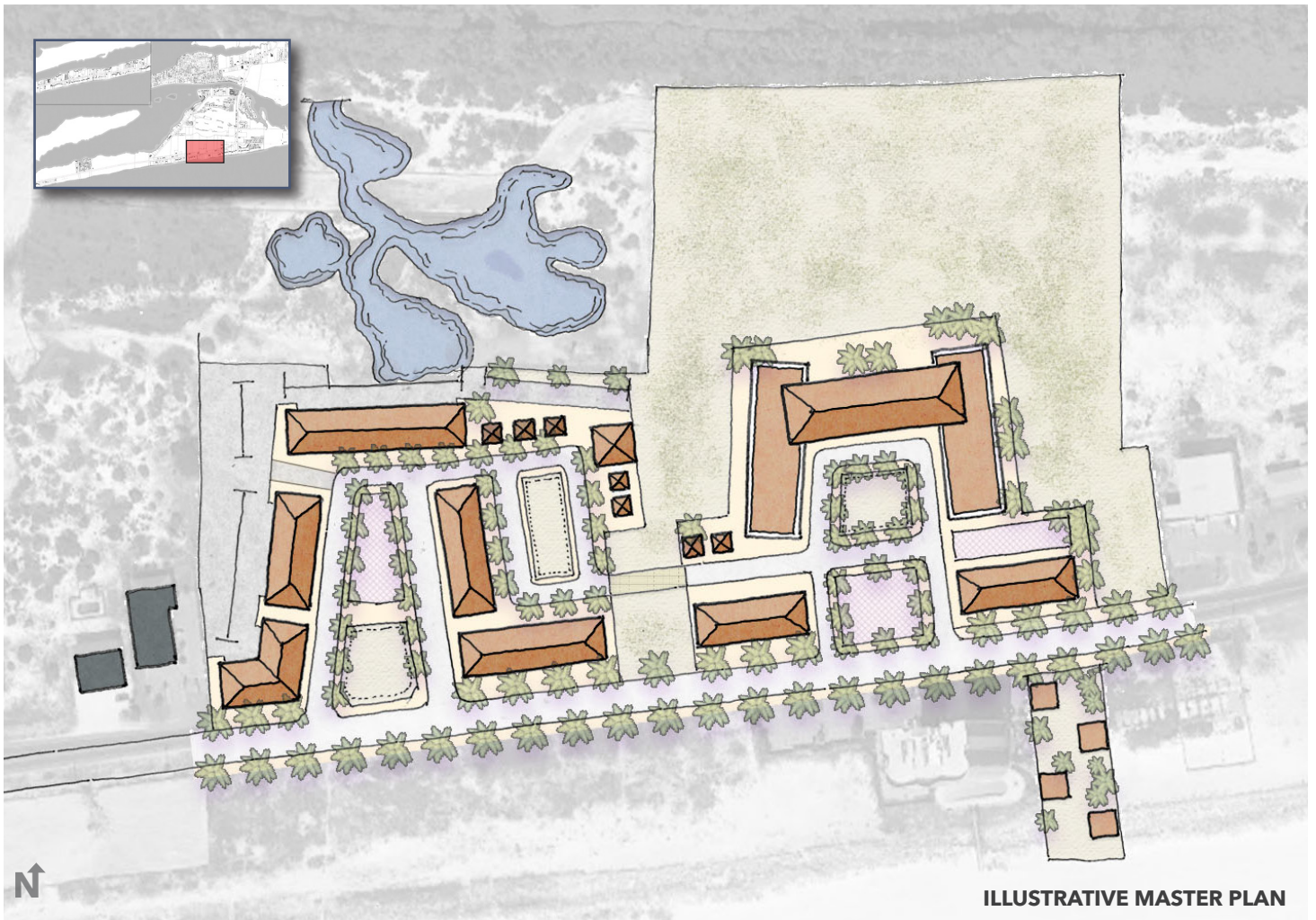
Building Program:	
Retail:	85,000 s.f.
Hotel:	20,000 s.f. / 180+ rooms
Residential units:	30
Impacted Lots:	6
Demolished Buildings:	1

Environmental Impacts:	
Wetlands:	1.03 acres
Critical Habitat:	0.28 acres

WCI Pre-Permitted Critical Habitat:	
Total:	13.06 acres
Critical Habitat Preserved:	3.73 acres
Critical Habitat Affected:	9.33 acres

TOWN CENTER LOCATION 'B'

MASTER PLAN

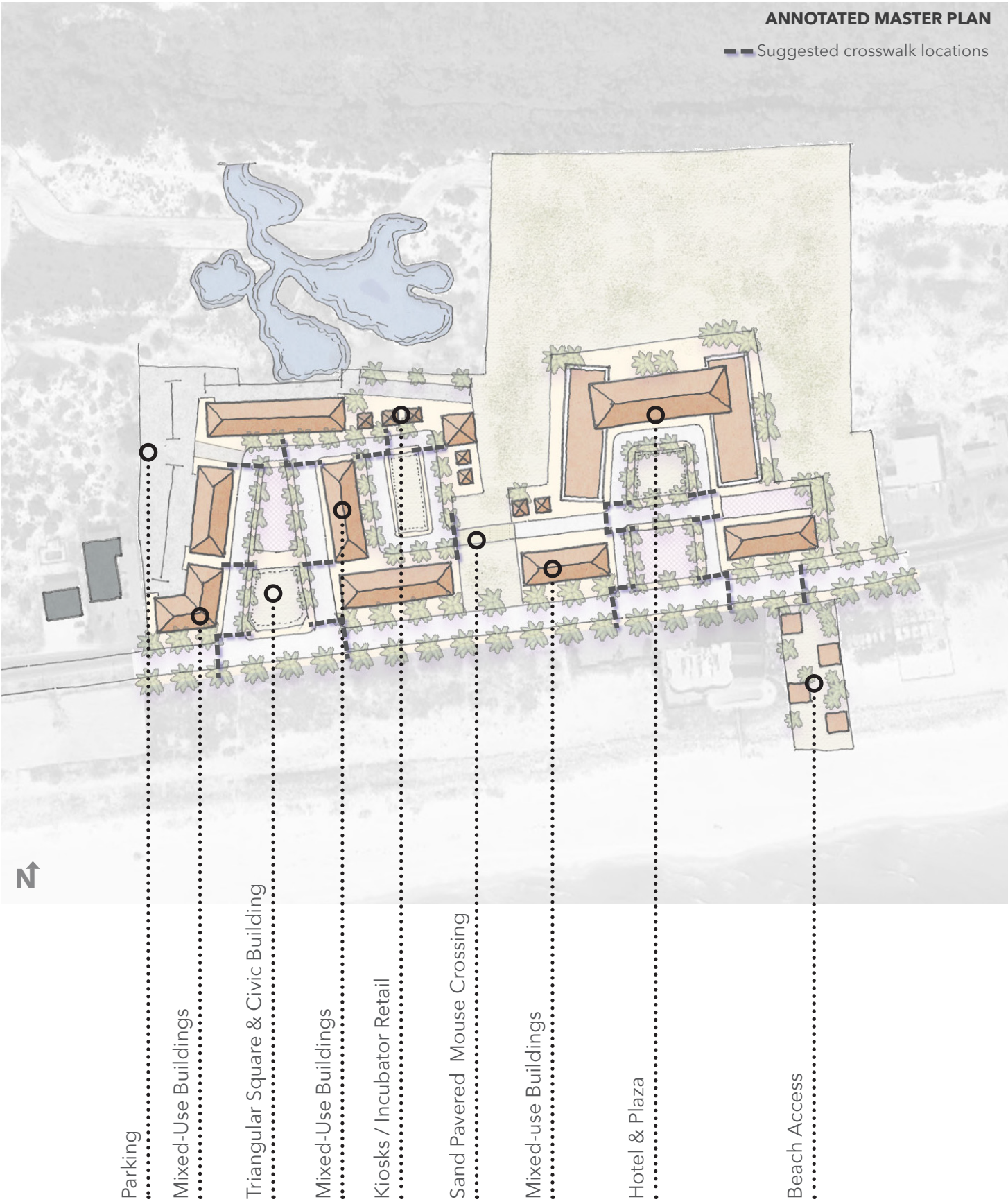


ILLUSTRATIVE MASTER PLAN

INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$69.3	\$100.8	\$132.2
Asphalt	\$17.2	\$34.9	\$52.7
Concrete	\$56.6	\$84.2	\$111.8
Sanitary Sewer	\$39.5	\$57.6	\$75.7
Water	\$28.6	\$54.6	\$80.6
Gas	\$21.5	\$41.0	\$60.5
Stormwater	\$132.1	\$187.0	\$241.8
Total	\$364.60	\$559.94	\$755.28

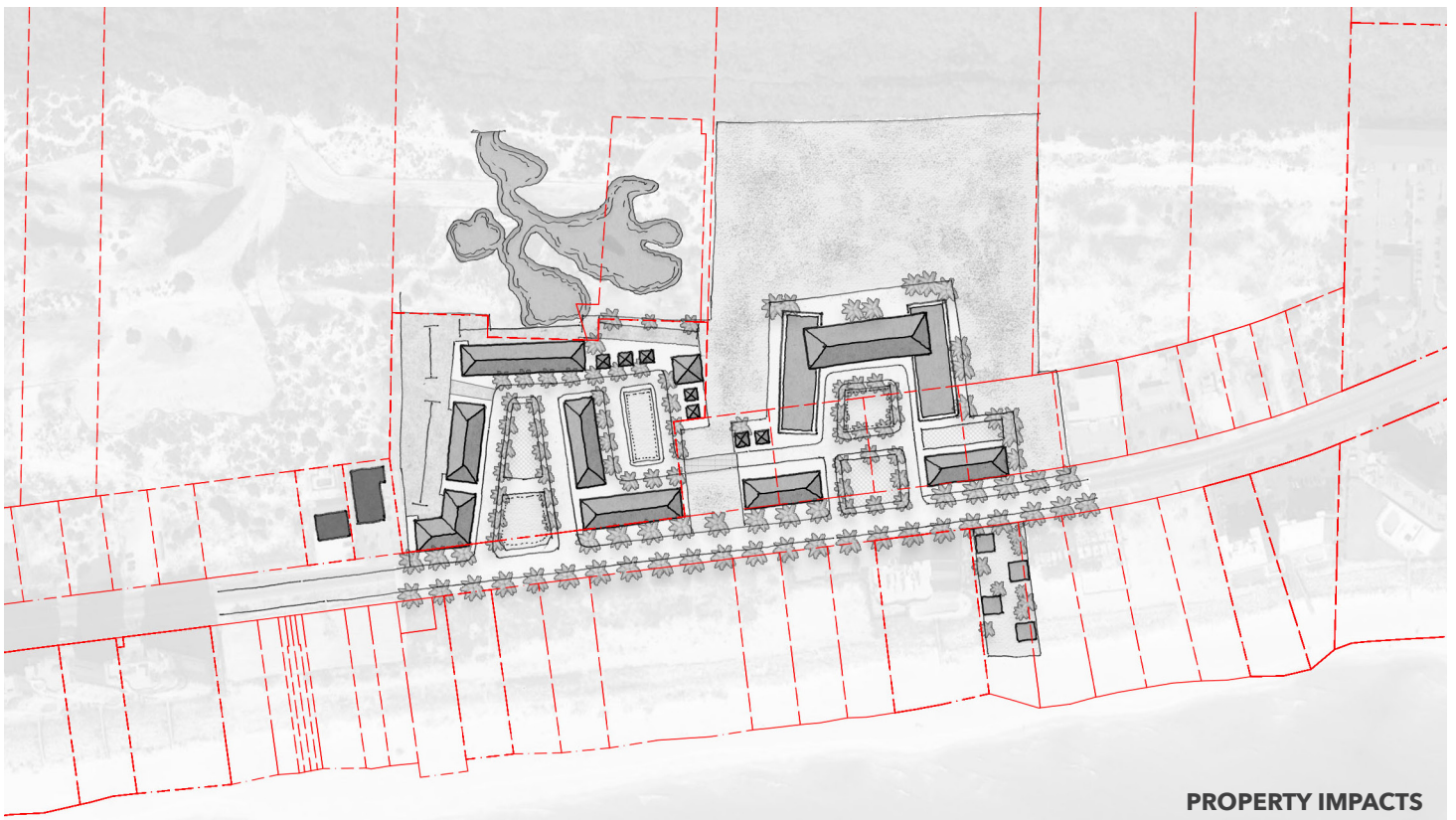
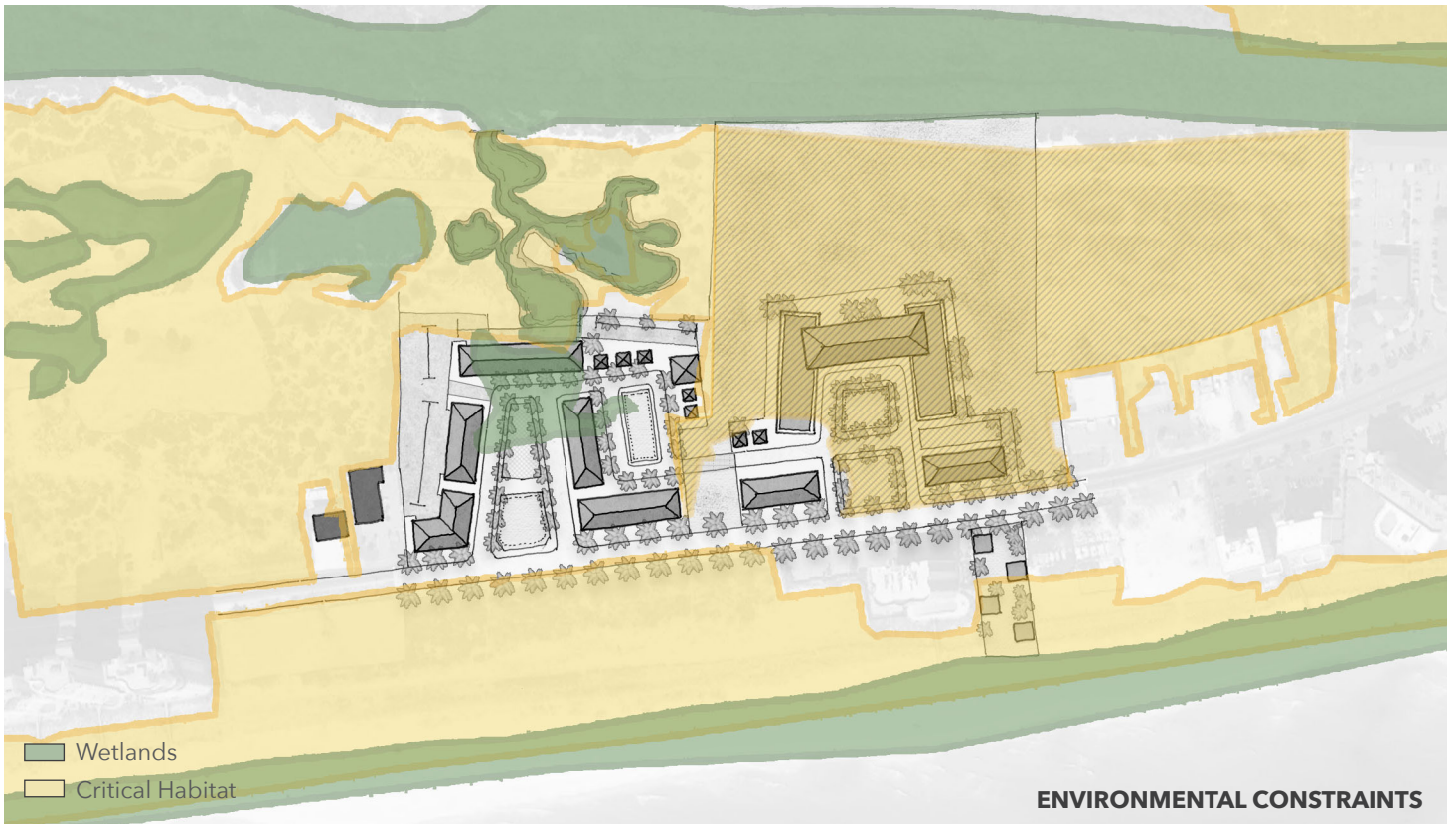
TOWN CENTER LOCATION 'B'

MASTER PLAN

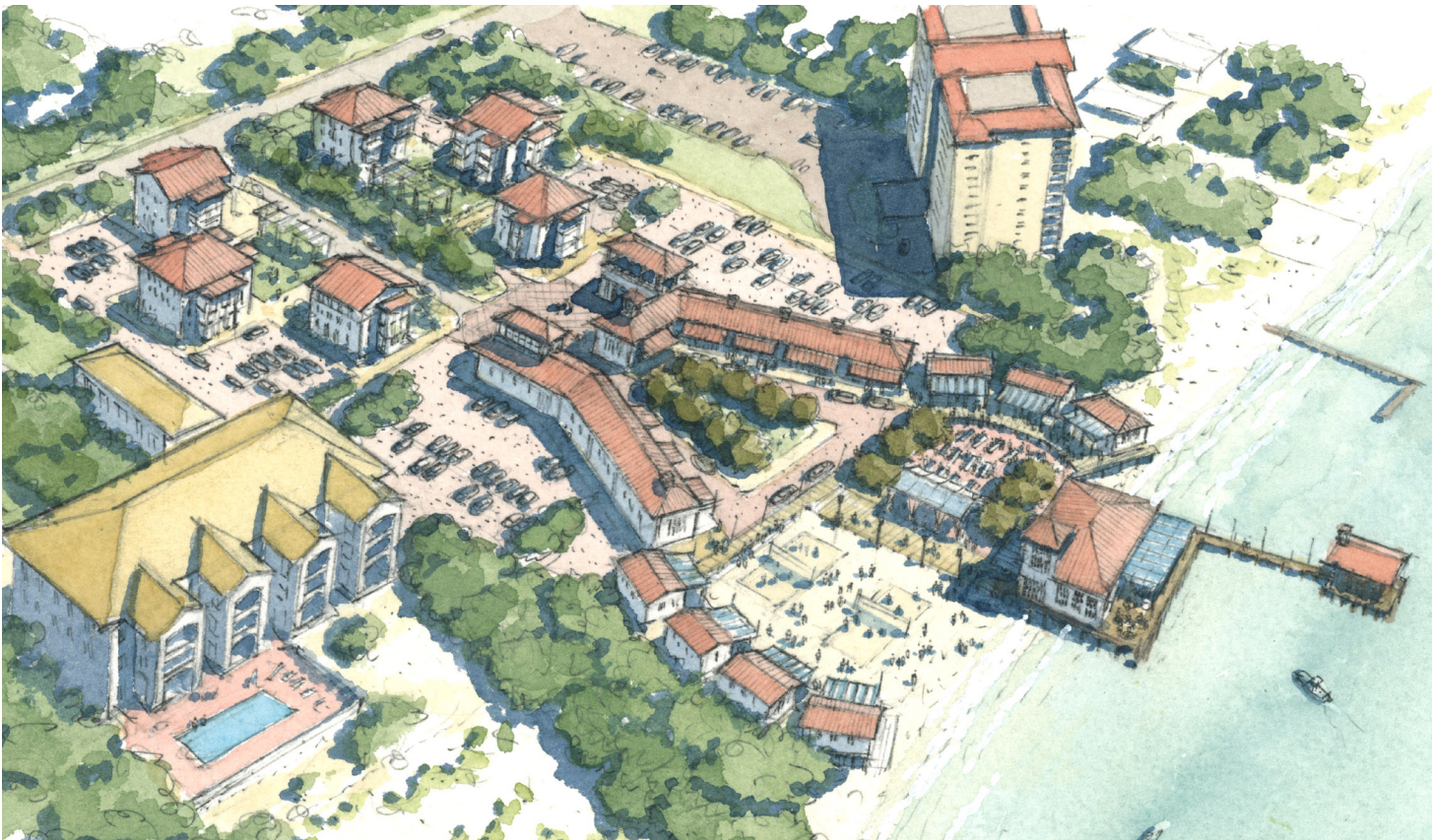


TOWN CENTER LOCATION 'B'

MASTER PLAN



NORTH RIVER ROAD BOARDWALK



(above): This illustration depicts a waterfront neighborhood center of a different scale and character to the other proposed town centers. This site is located on the northern portion of River Road, next to the ‘Sailmaker Place”, directly on the intracoastal waterway and on the residentially zoned properties sandwiched between commercially zoned properties. Low-scale retail shops and restaurants surround a wide boardwalk and plaza along the water.

(next page): The ‘North River Road Boardwalk’ design staggers six small (3-story) multi-family residential buildings along and behind River Road. Both sides of the entry drive into the property have three buildings each, centered around a central green, with parking in the rear. The drive frames to view to the small retail plaza. The retail opens up to the water to dramatic views across and along the intracoastal waterway. A signature retail building is prominently placed at the water’s edge, giving the impression that the building further defines the plaza, but also encroaches into the water.

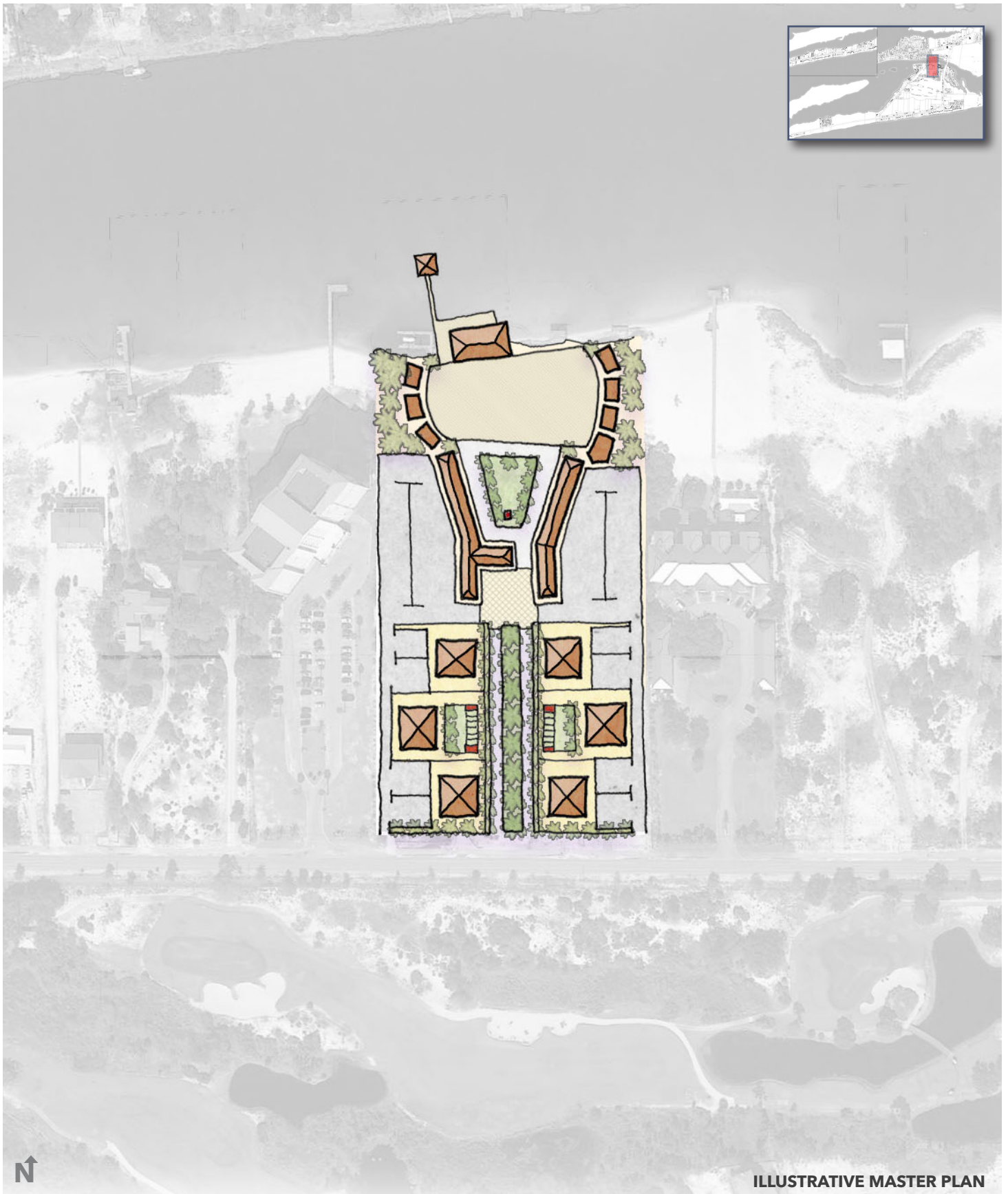
Building Program:	
Retail:	25,000 s.f.
Residential units:	36
Impacted Lots:	4
Demolished Buildings:	4

Environmental Impacts:	
Wetlands:	No Impact
Critical Habitat:	No Impact

INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$152.2	\$221.3	\$290.4
Asphalt	\$37.7	\$76.7	\$115.6
Concrete	\$124.2	\$184.9	\$245.5
Sanitary Sewer	\$65.6	\$99.3	\$133.1
Water	\$62.8	\$119.9	\$177.0
Gas	\$47.1	\$89.9	\$132.8
Stormwater	\$169.3	\$238.0	\$306.6
Total	\$658.88	\$1,029.96	\$1,401.05

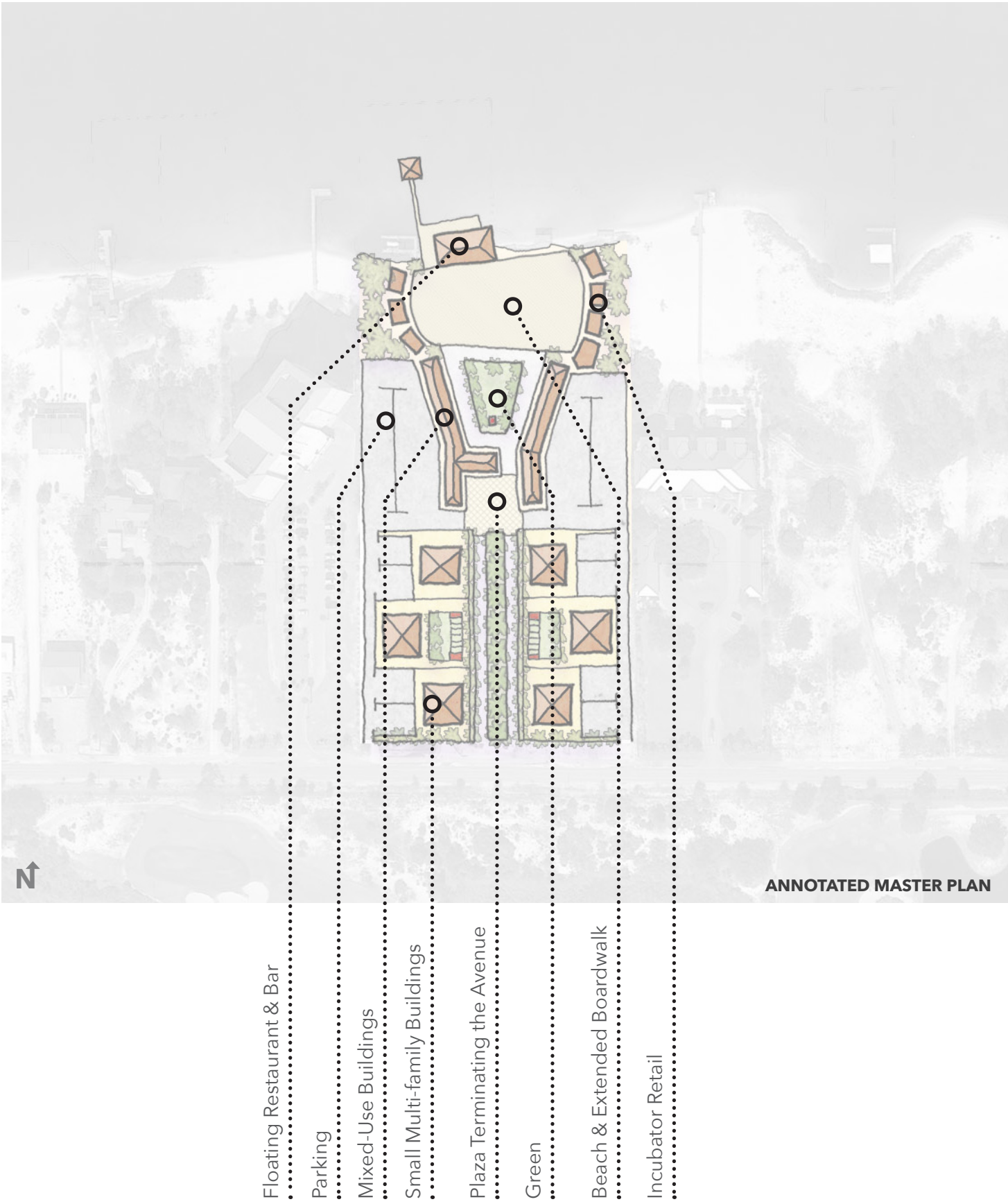
TOWN CENTER LOCATION 'C'

MASTER PLAN



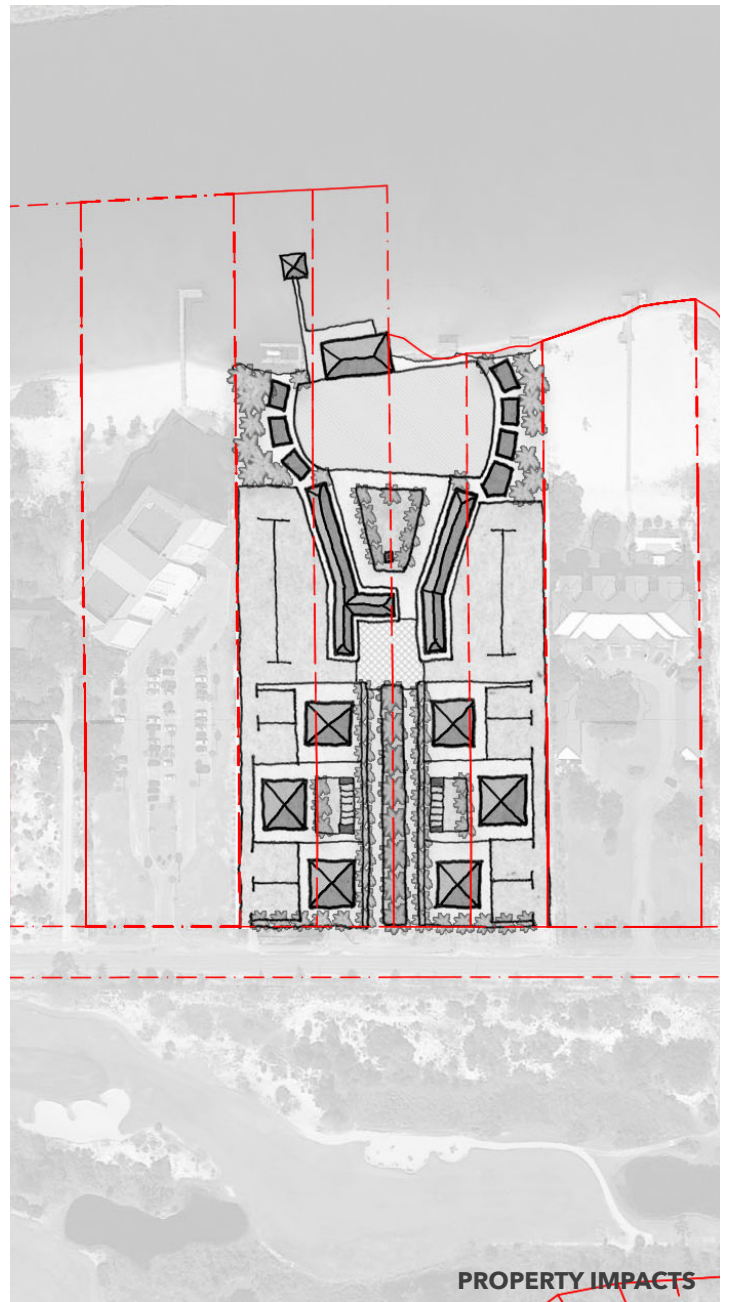
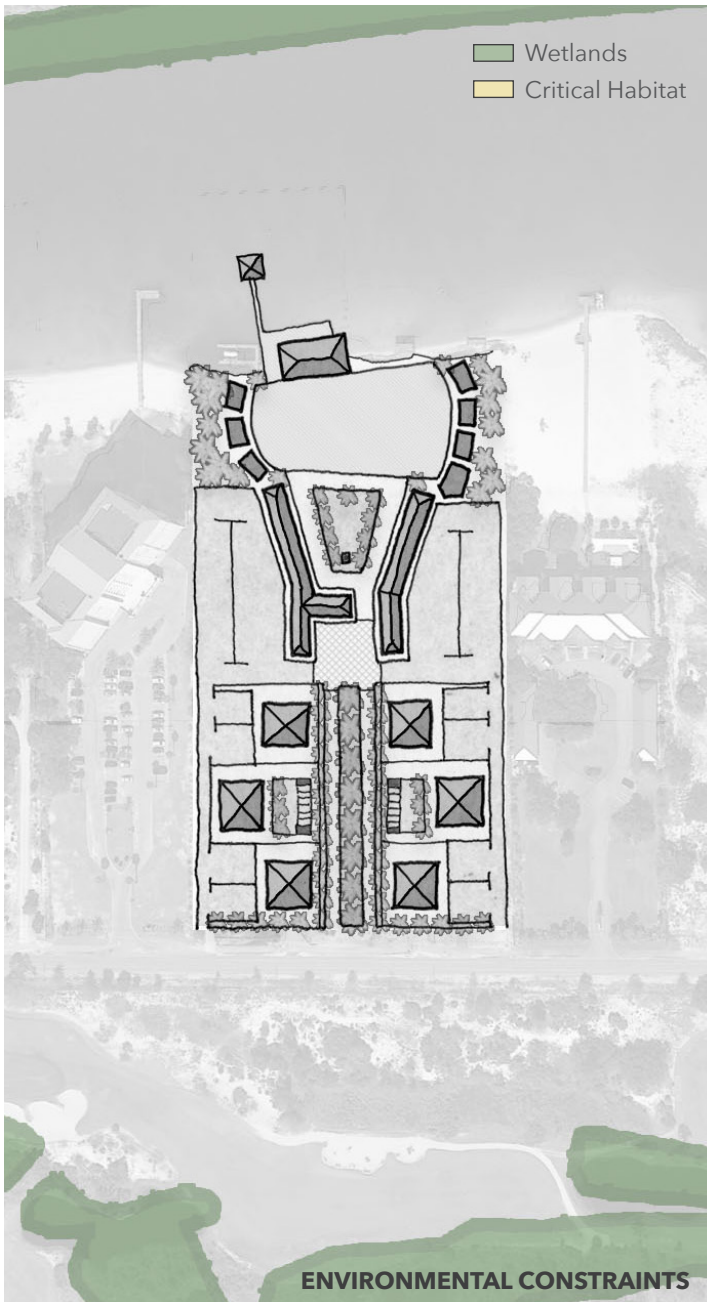
TOWN CENTER LOCATION 'C'

MASTER PLAN



TOWN CENTER LOCATION 'C'

MASTER PLAN



INNERARITY HEIGHTS



(above): This illustration depicts the re-stitching of the Innerarity Heights neighborhood, reintroducing it back to its historic grid configuration of 1924.

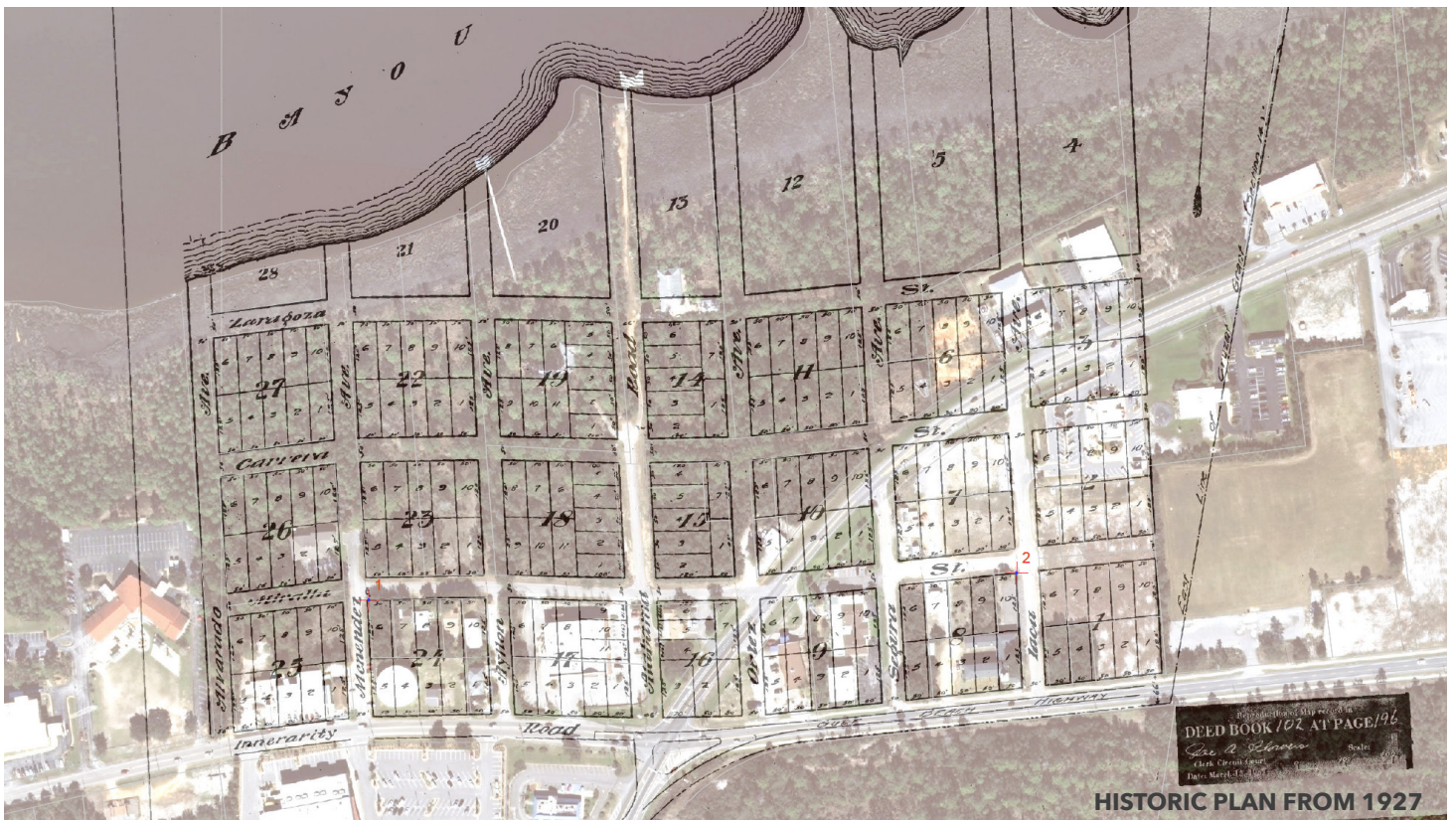
(next page): The principal design idea behind the Innerarity Heights plan is to re-establish the connected grid that once existed in this neighborhood, with the aim to alleviate traffic problems in the area, but more importantly, to create a more elegant entry into Perdido Key. The current street layout forces all vehicular traffic to one node rather than allowing them to disperse naturally across the network of connected streets. Additionally, the proposed, smaller walkable block sizes lend themselves to a great variety of building types along a parallel main street, allowing for its incremental development to naturally occur as large-scale and small scale buildings can be accommodated on this type of block pattern. In all cases, parking is located towards the rear of the lots, along alleys where possible and/or shielded from public frontages. Lastly, both ends of the main street terminate on civic buildings with the community center / church on the west side now fronting a formal green.

Environmental Impacts:	
Wetlands:	No Impact
Critical Habitat:	No Impact
Impacted Lots:	37
Demolished Buildings:	0

INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$708.4	\$1,030.3	\$1,352.1
Asphalt	\$175.5	\$356.9	\$538.3
Concrete	\$578.2	\$860.7	\$1,143.1
Sanitary Sewer	\$324.8	\$487.4	\$649.9
Water	\$292.4	\$558.3	\$824.1
Gas	\$219.3	\$418.7	\$618.1
Stormwater	\$744.8	\$1,061.4	\$1,377.9
Total	\$3,043.48	\$4,773.50	\$6,503.52

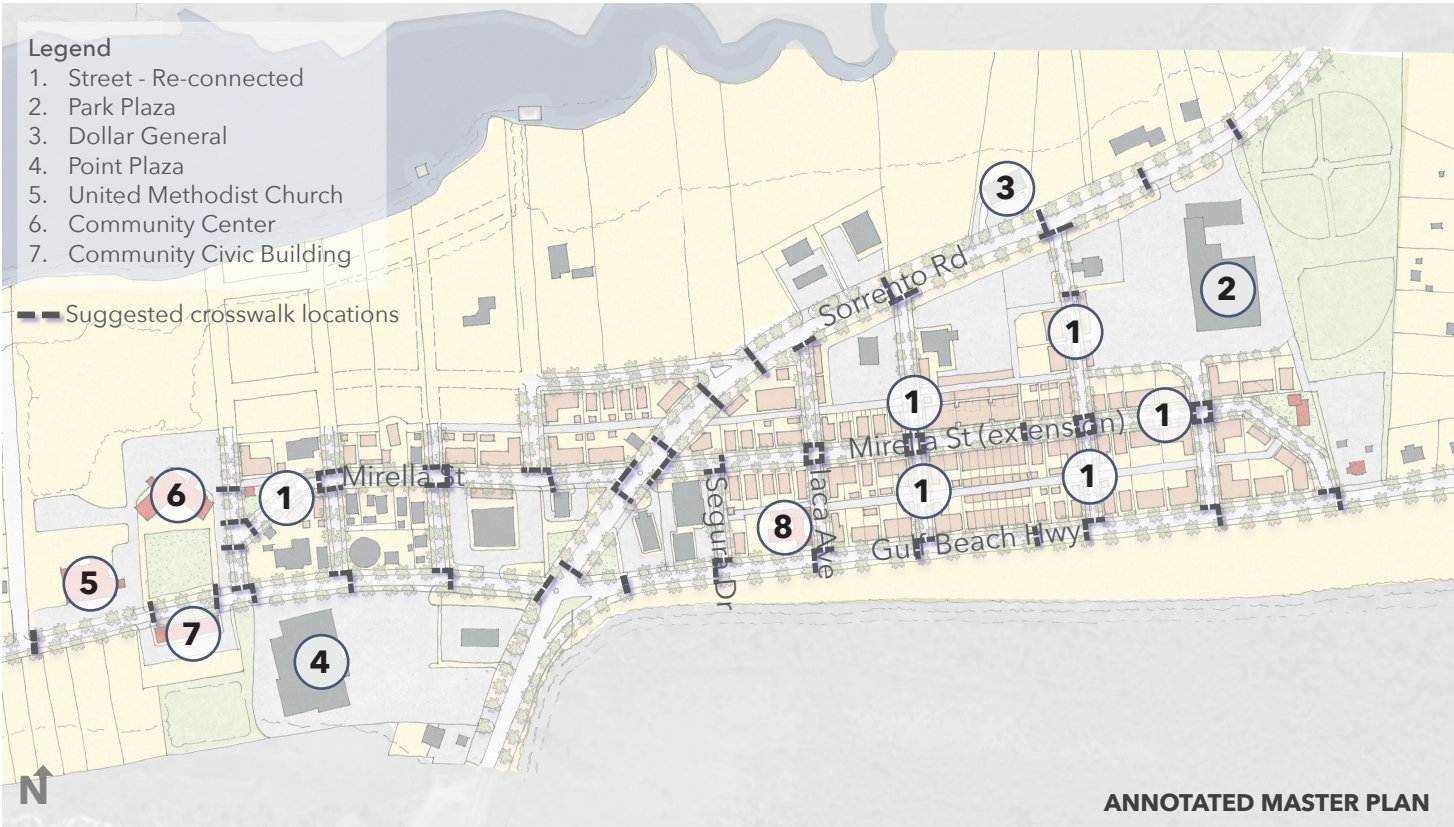
TOWN CENTER LOCATION 'D'

MASTER PLAN



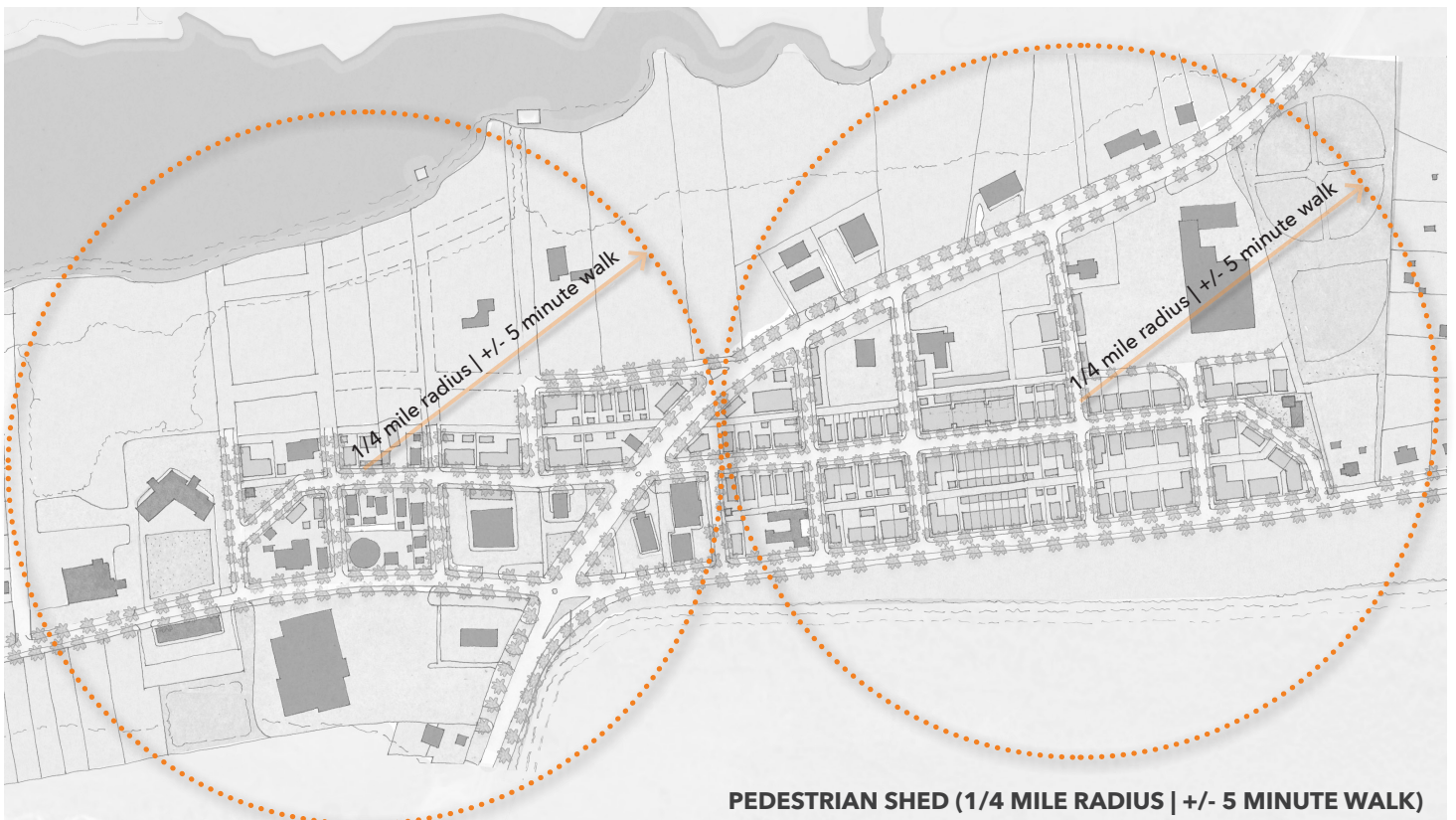
TOWN CENTER LOCATION 'D'

MASTER PLAN



TOWN CENTER LOCATION 'D'

MASTER PLAN

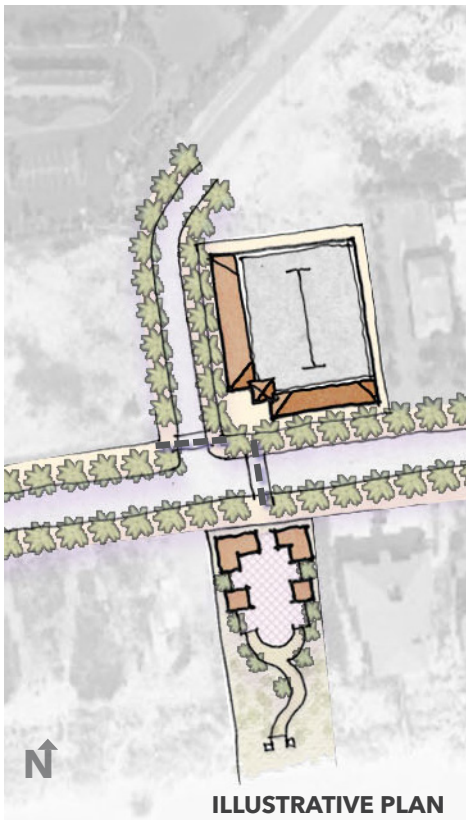


TOWN CENTER LOCATION 'D'
MASTER PLAN



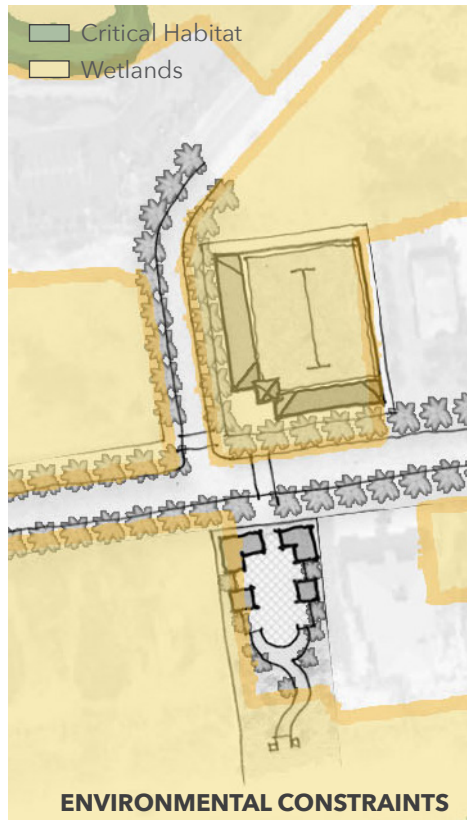
BEACH ACCESS PARKING

MASTER PLAN

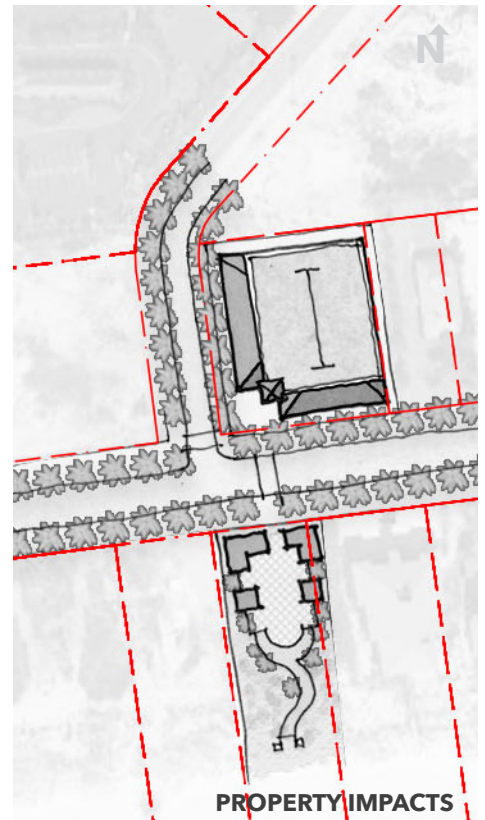


ILLUSTRATIVE PLAN

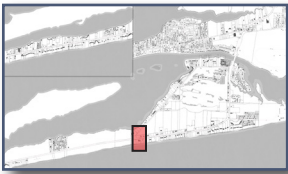
— Suggested crosswalk locations



ENVIRONMENTAL CONSTRAINTS



PROPERTY IMPACTS



Building Program:

Retail:	7000 s.f.
Residential units:	0
Impacted Lots:	2
Demolished Buildings:	0

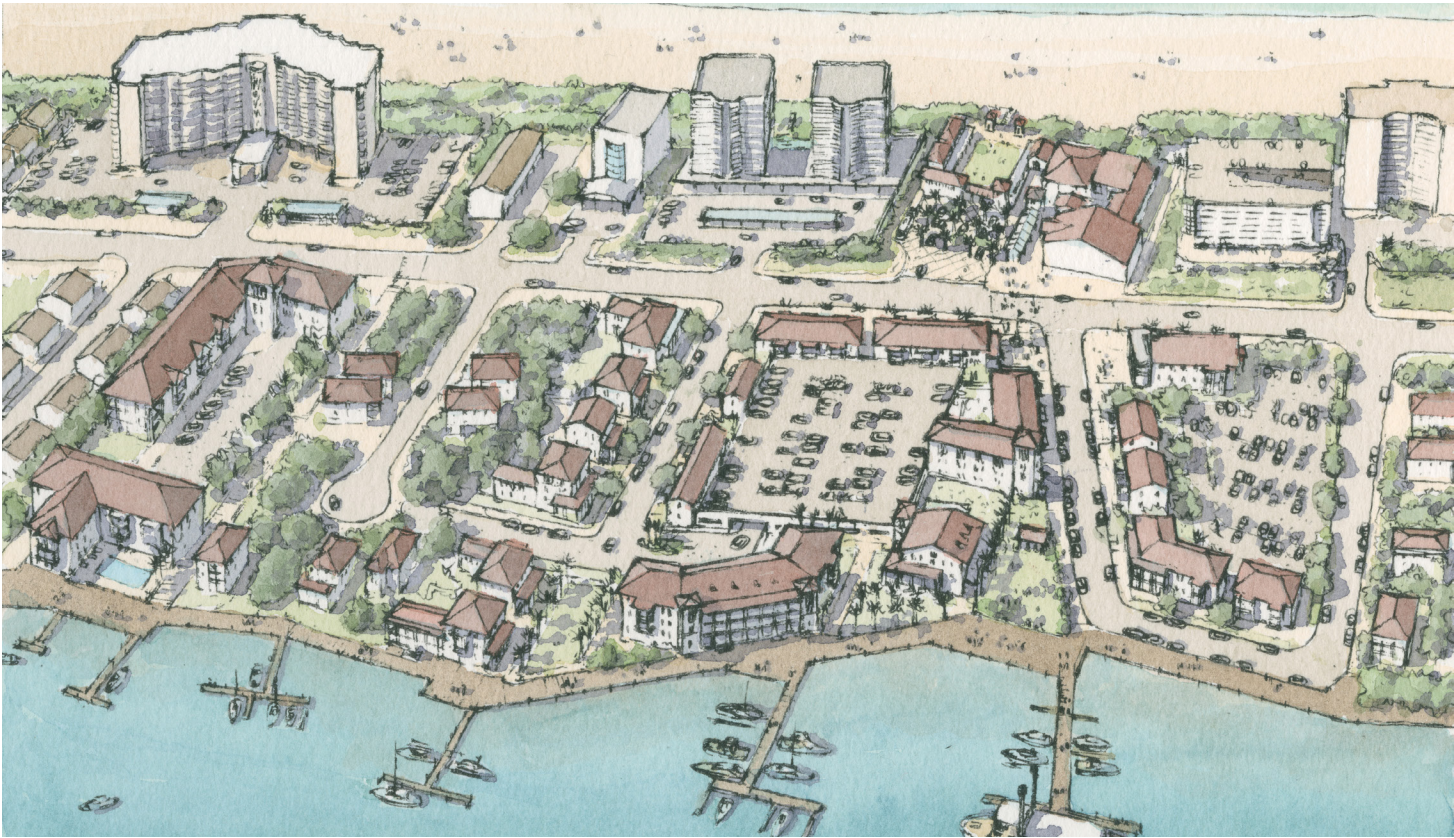
Environmental Impacts:

Wetlands:	No Impact
Critical Habitat:	1.03 acres

The lack of readily available beach parking was often mentioned as a deterrent to attracting visitors to the Key and its beaches. Additionally, many condo buildings, turned rental, also indicated a shortage of parking at times, extreme. As a result, finding appropriate plots on which to build financially viable structured parking garages was also a goal of this design charrette.

The owner of a plot, on the north-east side of Perdido Key Drive and River Road has one such property. This site plan provides a design for a parking garage lined with retail building on two sides to help offset the construction cost of the parking.

FLORA-BAMA



The plan for Flora-Bama remained unchanged from the detailed 2012 proposal as conditions have remained the same. It’s potential to evolve to a pedestrian-oriented neighborhood center, framing both sides of Perdido Key Drive and providing a memorable western gateway into Perdido Key.

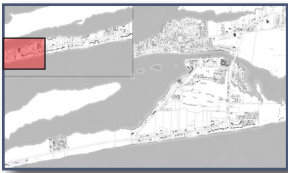
The master plan for this area groups together properties under single ownership and creates a consistent street frontage as well as an attractive waterfront destination, taking advantage of the two unique attributes of this site, the street frontage on the Florida/Alabama border and the water frontage on the north and south sides of Perdido Key Drive.

Building Program:	
Retail:	45,000 s.f.
Hotel:	20-40 rooms
Residential units:	54
Impacted Lots:	14
Demolished Buildings:	6

Environmental Impacts:	
Wetlands:	No Impact
Critical Habitat:	.49 acres

INFRASTRUCTURE COSTS (X \$1,000)			
	Minimum	Average	Maximum
Streets	\$69.3	\$100.8	\$132.2
Asphalt	\$90.1	\$183.3	\$276.4
Concrete	\$296.9	\$442.0	\$587.0
Sanitary Sewer	\$162.2	\$244.4	\$326.6
Water	\$150.2	\$286.7	\$423.2
Gas	\$112.6	\$215.0	\$317.4
Stormwater	\$371.6	\$526.8	\$682.0
Total	\$1,547.35	\$2,427.01	\$3,306.66

RETAIL CENTER EXPANSION
MASTER PLAN



ILLUSTRATIVE MASTER PLAN



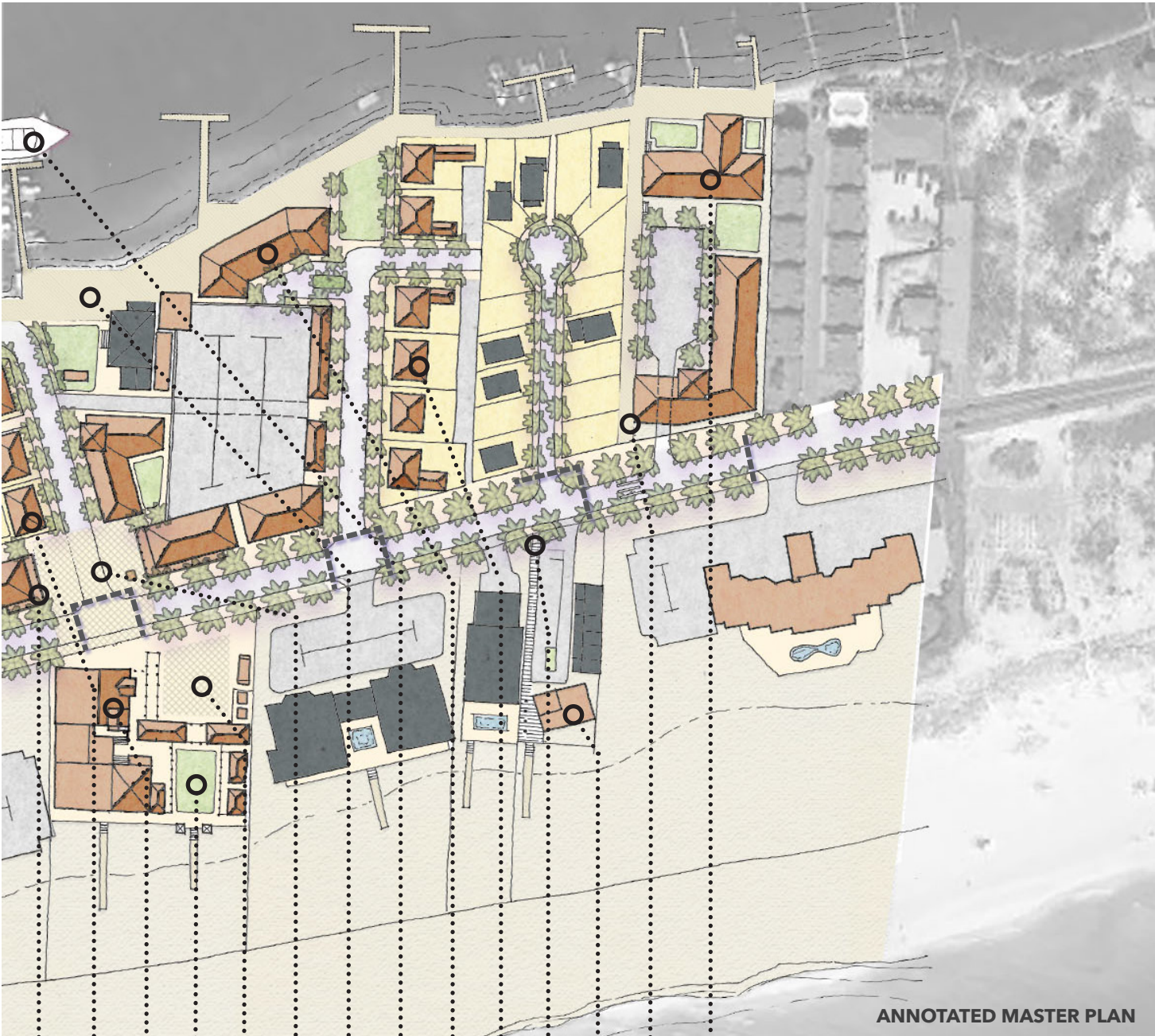
ENVIRONMENTAL CONSTRAINTS



PROPERTY IMPACTS

RETAIL CENTER EXPANSION

MASTER PLAN



- Mixed Use
- 6-Plexes
- Flora-Bama
- Church/Party Green
- Parking Plaza
- Plaza (Traffic calming)
- Boardwalk
- Flora-Bama Paddle Boat
- Motel (Option 1)
- 6-Plexes
- Public Access
- Proposed Condo
- Public Access
- Restaurant

— Suggested crosswalk locations

Specific technical assessment criteria for five categories, were established for the evaluation of each Plan into one of three types: 1) Good, 2) Better and 3) Best. Once each Plan was ranked by category, they were then weighted evenly, and tallied for an overall ranking of technical merit.

The assessment criteria are grouped under their main category below, along with the assumptions made by each consultant vis-à-vis their Plan evaluations.

1. ENVIRONMENTAL CONSIDERATIONS AND ASSUMPTIONS

Development should ensure Perdido Key's diversity is protected and enhanced where possible.

- What is the magnitude of impact to the critical habitat?
- What is the impact to, and proposed mitigation of the wetlands?
- Who will this affect the development cap imposed on the Key?
- What is the impact of the Land Development Code, such as buffers and trees?

Six potential town center configurations were evaluated and then ranked based on the degree of ecological impacts associated with each design. The two ecological perimeters evaluated were Perdido Key Beach Mouse habitat and Jurisdictional Wetlands. The lowest score corresponded with the highest level of ecological impacts. The highest score indicated that neither wetlands nor beach mouse habitat would be impacted if that design was selected.

Constructing the highest ranked town center, the Village Center will involve the loss of 7.58-acres of beach mouse habitat and 7.09-acres of wetlands. This would ultimately require a land swap of 5 acres with anybody with pre-negotiated HCP lands, to be a viable option. The remaining sites were stratified according to the impact levels.

Once a town center design moves forward more definitively, it will have to be cross-referenced against the allowable impact acres / zoning category / five-year term to ensure the impacted areas are within the negotiated levels.

2. TRANSPORTATION CONSIDERATIONS AND ASSUMPTIONS

Development should enhance mobility options, such as walking and bicycling.

- Are streets connected wherever possible and/or a more continuous network formed?
- Are walkable, pedestrian-friendly streets provided?

3. INFRASTRUCTURE CONSIDERATIONS AND ASSUMPTIONS

Development should utilize existing infrastructure as much as possible.

- What is the impact on Perdido Key Drive, as well as other necessary street improvements?
- What is the cost impact on necessary utilities & stormwater improvements?

The River Road town center design was chosen as the representative Town Center because of its mix of all the infrastructure elements being estimated. Approximate areas of streets, sidewalks, parking areas, and building footprints were determined to get an idea of overall impervious coverage. An estimate regarding what portions of that impervious would likely be asphalt, concrete, or building was determined and entered into the current Escambia County Pricing Agreement to estimate construction costs.

Using these approximate values for impervious coverage, a weighted runoff coefficient and time of concentration for the site was calculated and used in a basic stormwater model to estimate a plausible retention volume. It was assumed that all stormwater management will be above ground storage ponds. This assumption was made based on a seasonal high water table that will most likely be adverse to underground stormwater retention.

For utilities, sanitary sewer, water, and gas were drawn on the aerial photos and measured by our CAD technicians in AutoCAD. It was found that a ball-park estimate for these three could be reduced to a function of total street length.

These assumptions were verified on other town centers. Each subsequent town center was estimated using the relationships between sewer/water/gas and street length. All quantities that were estimated were entered into the Escambia County Pricing Agreement (GPAD_PD 14-15.064) for an estimate of cost. Since the Pricing Agreement contained unit cost information from multiple contractors, the minimum, average, and maximum prices were shown in the infrastructure estimate.

The ranking of each center was determined primarily by the cost per acre of infrastructure, taking into account the potential market return, i.e. area of retail in contrast to the amount of infrastructure needs.

4. URBAN DESIGN CONSIDERATIONS AND ASSUMPTIONS

Perdido Key should be provided with a well-designed, vibrant town center.

- What is the number of impacted properties?
- What is the willingness of property owners to redevelop?
- Does the existing zoning permit the type of development?
- Does the development meet the goals of the PKA and other stakeholders?
- Is the development proximate to beach access?
- Does the development provide access to public open space?
- What is the development's place-making potential and does it enhance the public realm?

The urban design criteria used to evaluate each plan starts off with the assumption that they all meet minimum new urbanist considerations such as buildings sited to properly frame and shape streets, formed open spaces fronted by streets on at least two sides, similar-scaled buildings fronting each other, retail at grade where it makes sense and hidden parking behind buildings.

Above and beyond the urban design assumptions, one of the most compelling criteria was a property owner's willingness to develop their property as a town center location with all its associated implications. This is arguably the most important criteria of them all.

Other criteria included:

- Viability of the location and its proximity to public beach access, meaning those closest to beach access have a slight advantage over those with more indirect connections to beach access points.
- The number of properties impacted, meaning those that involved no adjustments to existing property lines or only one property owner, were ranked more favorably than those requiring a collaboration between property owners, more than one property owner, the demolition or relocation of structures or parking areas and/or impacts or necessary build-outs of portions of existing built parcels to make the town center location work.
- Existing zoning implications, meaning the existing zoning on town center properties permits the kind of mixed-use development required. Given the HCP limitations, properties requiring a rezoning would be subject to a much higher degree of scrutiny vis-à-vis the allowable acres of impacted mouse habitat land now permitted within each zoning category.
- Potential for place-making and the quality of public realm, meaning how memorable would the town center location be, and what are the buildings relationship to the public spaces.
- The realistic potential for development to happen, meaning how likely is the property to redevelopment, and how soon?

5. RETAIL CONSIDERATIONS AND ASSUMPTIONS

The town center should be commercially viable and encourage economic vitality.

- Does the development provide memorable moments?
- Is the development in the best location to enhance its changes to be economically successfully?
- Is the development visible from Perdido Key Drive?
- Is the development at a sufficient/ appropriate scale of established center typologies?
- Is the development sustainable in its current form?

Each plan was evaluated based on the criteria above with detailed pros and cons of each design from a retail viability standpoint listed below.

Plan A1 Triangle: An excellent plan; will create needed retail view and a sense of driving through the shopping district.

- Provides visibility for small retailers along Perdido Key Drive.
- On-street parking will be essential for shops lining Perdido Key Drive.
- Shops in square (triangle) will have difficult time operating two fronts, therefore will likely close one side.
- Anchor location should work.
- Shops along Johnson Beach Road will be challenging to operate due to remote location, however they could work as a restaurant.
- Small buildings along the south side of Johnson Beach Road could function as pop-up retail sheds but may work better in a cluster around a small plaza.

Plan A-Square About: Based on Lake Forest, Market Square, this plan provides good views from Perdido Key Drive and a potentially excellent square. This type of model almost always works

- Center's location along east side of Perdido Key Drive is not as good as if located on the west side, as it would be difficult for home-bound traffic to make a quick stop.
- Shops on south side may be lacking necessary parking.
- On-street parking required around all sides of square. Parallel parking is recommended.
- The east side of town center should be completely lined with retail, instead of the proposed opening.
- Proposed retail sheds in square may block off needed views of retail.
- May be impossible to permit two curb cuts on Perdido Key Drive.

Oval West: A good plan, that ties nicely into existing retail center.

- West side of Perdido Key Drive offers home-bound traffic an easy right turn into the center.
- Large natural area may block views to shops if wooded.

- Single sided main street along north side of preservation area lacks needed double sided urbanism.
- Retail sheds occupy prime spot, could be relocated in back at an out of the way location.
- Retail in the back of center will be difficult to lease, but could more easily function as a restaurant or office.
- 73,000 sf is too large to support without a grocery store. If provided, a grocery store will demand direct frontage or view along Perdido Key Drive.
- Not sure on-street parking will be permitted along the Perdido Key Drive curve.

Village Center: One of the more challenging plans as it may be too far from Perdido Key Drive.

- Inline retailers have little view from Perdido Key Drive.
- Nice square design.
- Requires all retailers to have both a front and back which is unreasonable for many, possible for the exception building only.
- Recommend revising plan to address the issues above to make it a more viable plan.

Grand Villaggio: A workable plan

- Located along the home-bound side of Perdido Key Drive, allows for easy right turn into center.
- Nice potential views of in-line shops.
- Pop-up retail sheds will block needed views of shops, should be removed or relocated to beach side.
- Beach side pop-up shops will work if on-street parking can be installed along Perdido Key Drive.
- Anchor building will be difficult to lease for retail, but could be a restaurant or hotel.

Cocina Village: A workable plan.

- Buildings fronting Perdido Key Drive will help announce the center and give it a needed signature.
- Well located along home-bound side of Perdido Key Drive.
- Two squares will help to provide a needed critical mass.
- 85,000 sf will require a grocery anchor.
- Center should have (but not required) on-street parking along Perdido Key Drive.

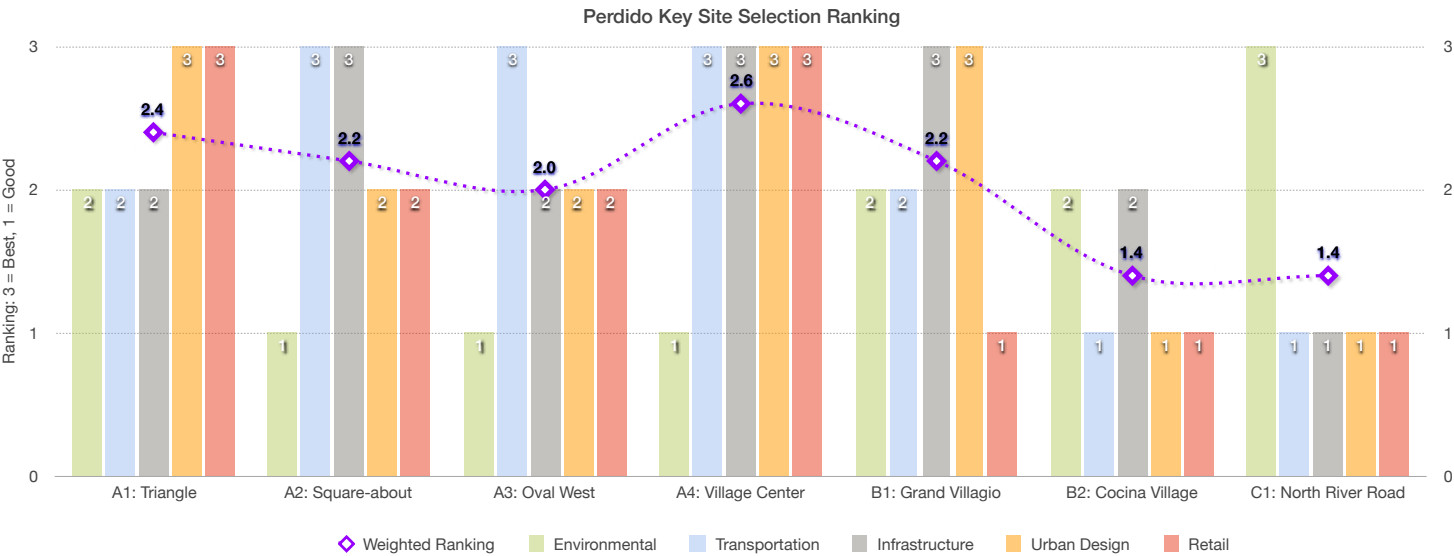
North River Road Boardwalk: Expensive, not very sustainable.

- Nice to front the river, but retail and restaurants along the riverfront and plaza are not sustainable.
- Multiple free standing buildings will be expensive to build.
- Only two of the buildings have needed roadway frontage.

TOWN CENTER EVALUATIONS & MATRIX
MASTER PLAN

Each plan was evaluated using the criteria on the previous pages and ranked by the relevant specialists in each field. Below is the result of the ranking of the plan alternatives.

A ranking scale of 1 - 3 was used with 1 representing the weakest and 3 the best. The results are graphically represented in the two-axis chart below. The bar graph shows the result by criteria and the line graph represents the weighted (20% for each) average for each plan.



This two-axis chart compares the ranking of each town center option with each other, collectively, as well as individually, by combining two charts into one. In this manner, one can assess the overall technical ranking of each town center option to each other as well.

The table below lists the technical ranking of each option by category. The resultant weighted ranking for

each Plan option is also included, assuming an equal 20% split among all five categories.

This technical ranking should be used to help inform and guide Escambia County, property owners and the PKA in their own evaluation (objective and subjective) of each town center option.

Table of Ranked Plan Alternatives

Table with 7 columns: Plan Alternative, Weighted Ranking, Environmental, Transportation, Infrastructure, Urban Design, and Retail. It lists the technical rankings for seven town center options (A1 through C1) across five criteria, with the weighted ranking calculated as the average of the five criteria scores.

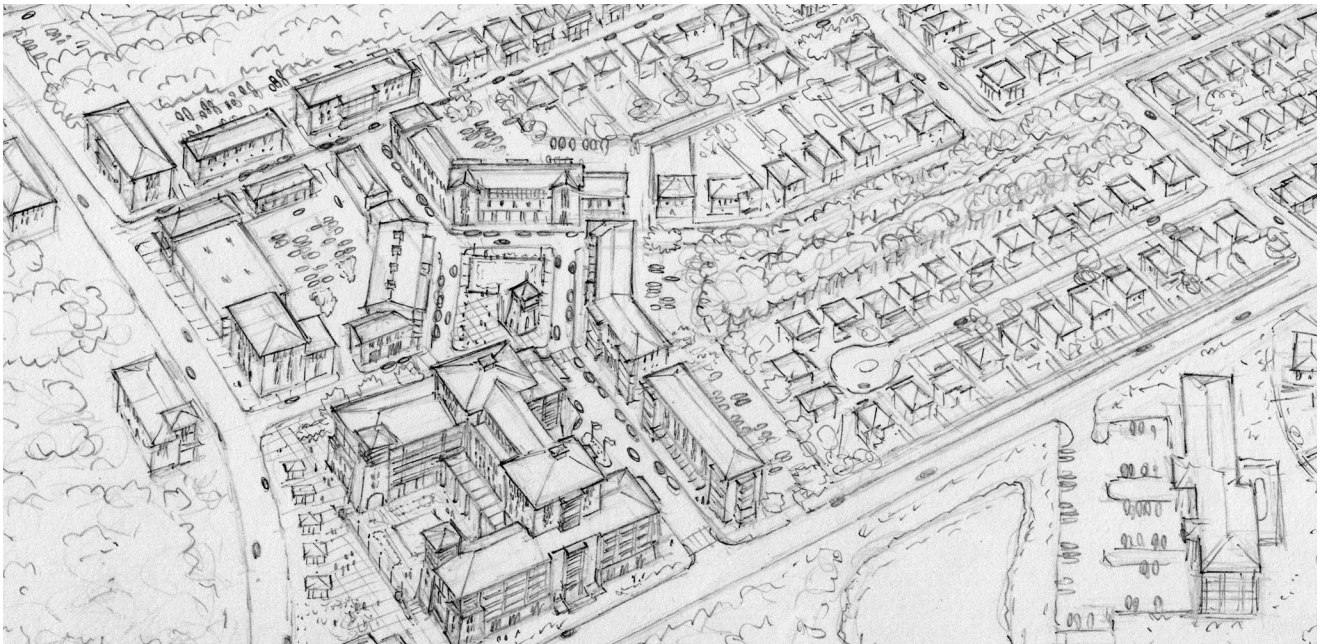


A review of Perdido Key's zoning reveals that all zoning categories can essentially all be grouped into two general character areas.

1. **Rural / Conservation** - representing all properties that do not allow, or severely restrict development, such as Johnson Beach or Perdido Key State Park.
2. **Sub-Urban** - representing the vast majority of development on the Key, irrespective of its scale, massing, density, type or use, and principally organized around vehicular access and parking.

A third character category will be proposed as an overlay district (Perdido Key Town Center Overlay), over Perdido Keys existing zoning categories and for a limited area only:

3. **Compact Urban** - representing those areas where a higher standard for urbanism within a well-designed public realm will become a pre-requisite for development. This requirement will translate into modified or additional zoning regulations and guidelines for properties located within those designated areas that prioritize pedestrian-friendly development.



TRANSPORTATION & INFRASTRUCTURE



LU1 - TR2

Plan the urban structure 1st and the transportation 2nd.

Transportation planning in the 20th century placed a strong focus on anticipated travel demand and, to a lesser degree, environmental impacts. Given the strong policies encouraging automobile transportation, streets and highways were designed and built with a simple focus on moving traffic. With the resurgence of interest in walkability, bike ability and transit, increased priority is placed on designing streets with the human scale in mind.

When highly walkable places are desired, planners and designers must focus first on the urban form of a given place and second on the transportation design. Our abbreviation for this important principle is "LU1 - TR2", design urban form first and the transportation must be subordinate to that form.

The following section includes transportation and infrastructure recommendations for Perdido Key, to ensure alignment with the master plan goals.

PRINCIPLE 1: URBAN FORM FIRST

TRANSPORTATION & INFRASTRUCTURE

Pedestrian & Auto Oriented Streets



Perdido Key Drive has been designed for almost exclusive automobile use for many years. The paradigm is now changing. Interest in mobility by walking and bicycling is on the increase. Designers are beginning to associate street design with area context. The following images show highly walkable Winter Park Florida contrasted with a four-lane, fast arterial in a suburban power center. Finally Seaside Florida is shown

with its higher degree of walkability, achieved since its beginning in 1980. Two subsequent images show the contrast between one of Tallahassee's wide, auto dominant streets and a much more walkable street. In Portland Oregon.

If a Town Center location is to thrive along Perdido Key Drive, it must be made to be more pedestrian friendly.

PRINCIPLE 1: URBAN FORM FIRST

TRANSPORTATION & INFRASTRUCTURE



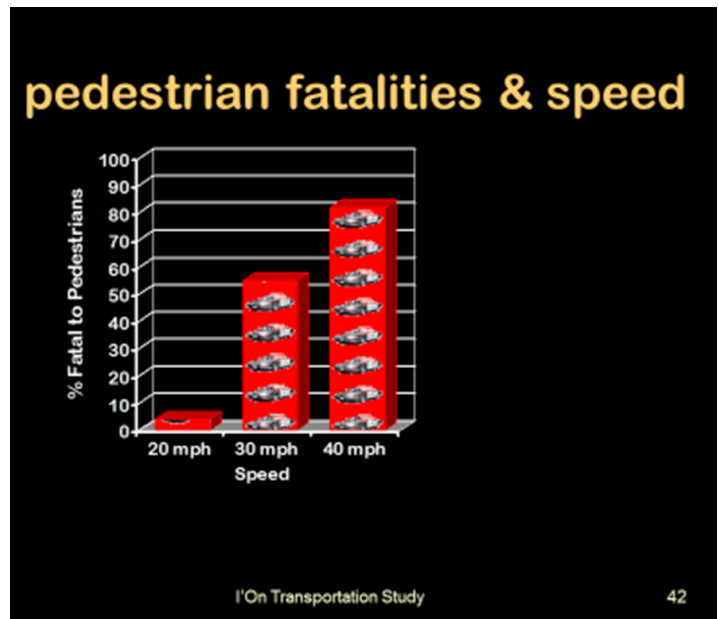
Transportation design must be subordinate to urban design in livable communities.



PRINCIPLE 2: SPEED

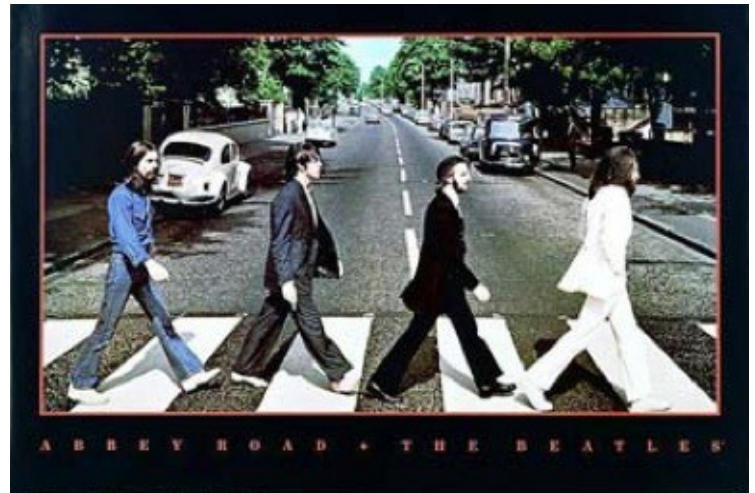
TRANSPORTATION & INFRASTRUCTURE

A second important principle in walkable community design centers on motor vehicle speed. This chart shows the probability of a fatal result if pedestrians are struck by motor vehicles 20, 30 and 40 mph.



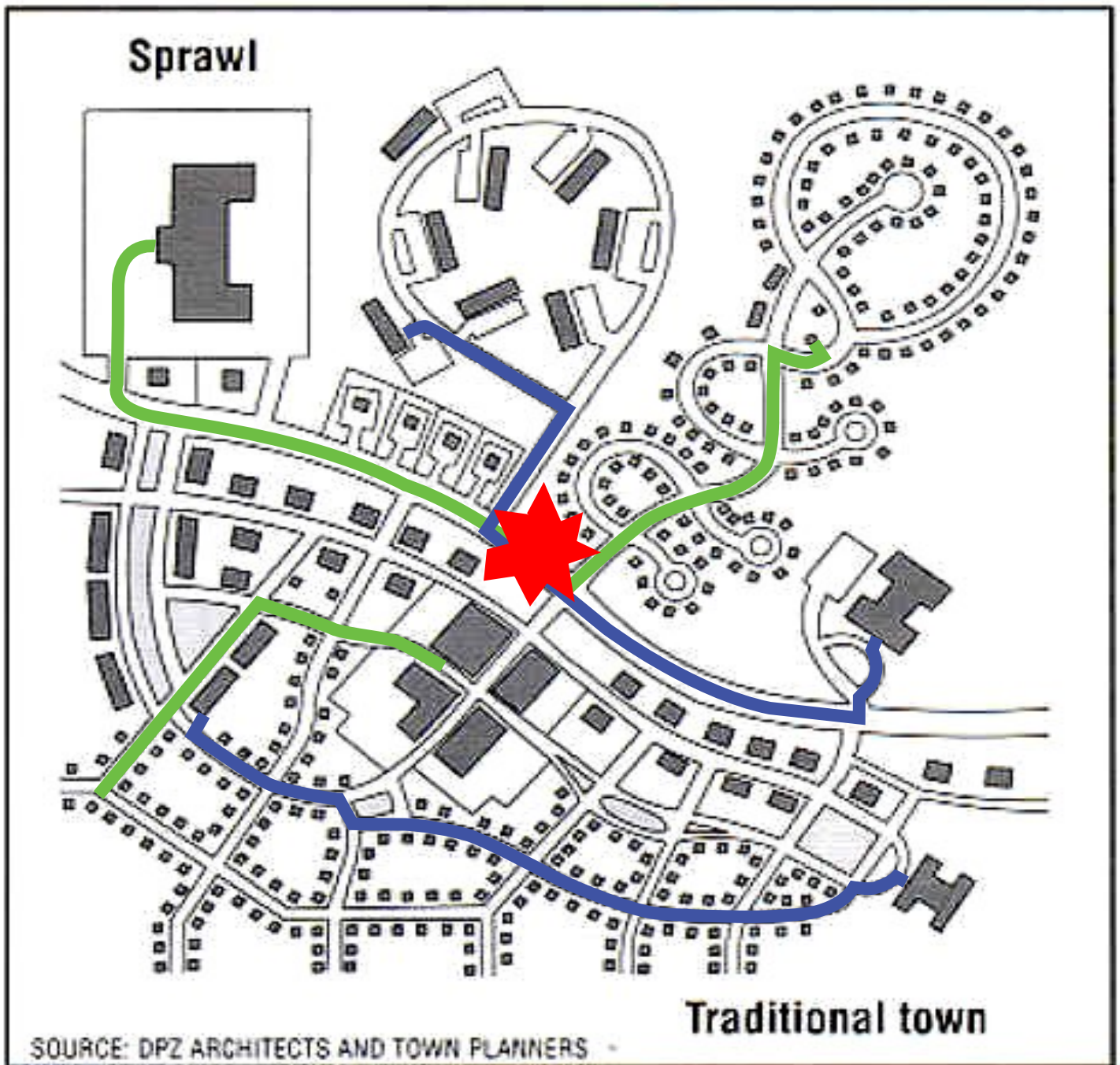
WALKABILITY

Design experience in the past 20 years led to the HPE walkability Index which incorporates the 10 walkability factors listed below, in reverse order. When designing a walkable places, small block size becomes the number one design element. Enclosure is achieved when buildings front the street with build-to-lines at the back of the sidewalk for commercial areas and compact front yards for residential areas. When land uses are sufficiently mixed, this also fosters more pedestrian travel. An excellent book describing these urban design options was written by Christopher Leinberger, entitled The Option of Urbanism. He defined to typical conditions, drivable suburban and walkable urban.



Top 10 Walkability Factors

10. Street Trees
9. Traffic Volumes
8. Sidewalks
7. Narrow Streets
6. Interconnected Streets
5. On Street Parking
4. Lower Traffic Speeds
3. Mixed Use Land
2. Buildings Fronting Street
1. Small Block Size



TND

Traditional
Neighborhood
Development

CSD

Conventional
Suburban
Development

The diagram demonstrates greater walkability on the lower pattern and more auto use on the upper, sprawl development pattern.

TND VS CSD

TRANSPORTATION & INFRASTRUCTURE

A Tale of Two Cities

Drivable Suburbanism:

FAR of .2-.4

Vehicle mobility only by LOS - America's default

Extensive surface parking and wide roads

Requires estimated 2/3 more energy than walkable urbanism

Walkable Urbanism:

FAR of .8-40

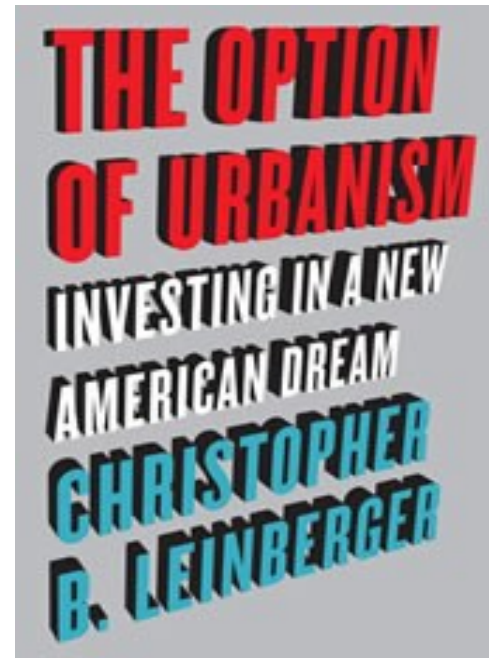
Total Mobility

Walking, biking, transit, and vehicle users

Urban form leads transportation design

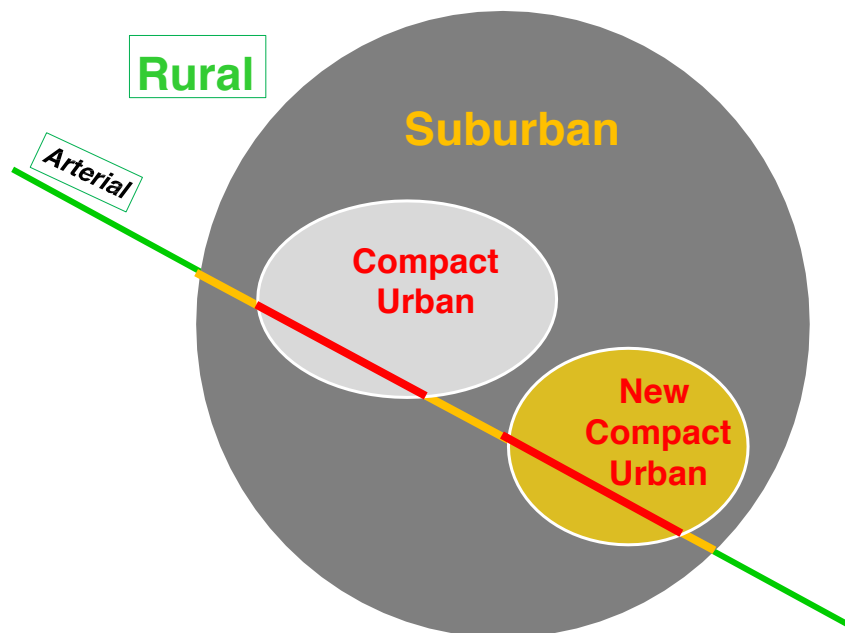
Often illegal today

from *Option of Urbanism* by Chris Leinberger



Augmented Functional Classification

When an arterial like Perdido Key Drive, crossed varying context areas or town centers, design elements must change to reflect the change of speed, travel mode, lighting, pedestrian presence and other key elements. This is best tied to a definition of context or character of place. Old compact areas are often blown out to allow fast travel to continue through. This violates the character of the place, for both existing and future compact, walkable places. Speed, as one factor must change to match the character, existing or proposed, by Planning and Zoning adoptions for the centers.



Sprawl Repair: Fixing the Public Realm

The techniques for converting an Auto Centric, suburban place to a pedestrian friendly one are clearly established. These sequential images show the type of street element changes needed for the portions of Perdido Key Drive that occur in the walkable mixed use areas.

Techniques of Sprawl Repair include the three stages shown below:

1. Existing - The least expensive arrangement of power distribution and fastest traffic flow
2. Public Investment - A reduction in lane width and number, with street trees added, and a center safety strip of rough texture
3. Private Investment - in response to street improvements, private buildings are redeveloped to meet the pedestrian scaled street to "complete the street."



THOROUGHFARE RETROFIT

TRANSPORTATION & INFRASTRUCTURE

Roundabout Safety

Decrease in Crashes:

Overall: 39%

Injury-Producing: 76%

Fatal or incapacitating: 90%

Crash reductions following installation of 40 roundabouts in the United State (IIHS, March 2000)

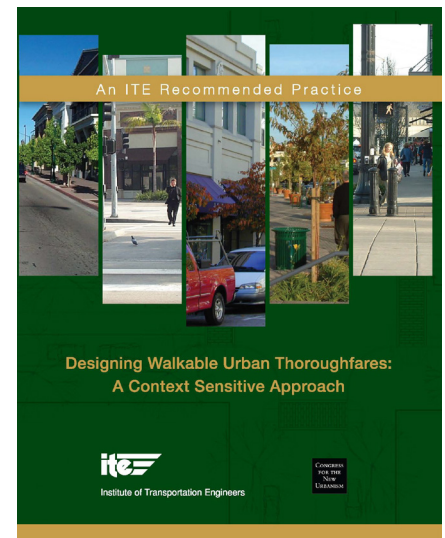


The Problem

The defined purpose & function of Perdido Key Drive is to serve only vehicle mobility (speed), resulting in little regard for context.

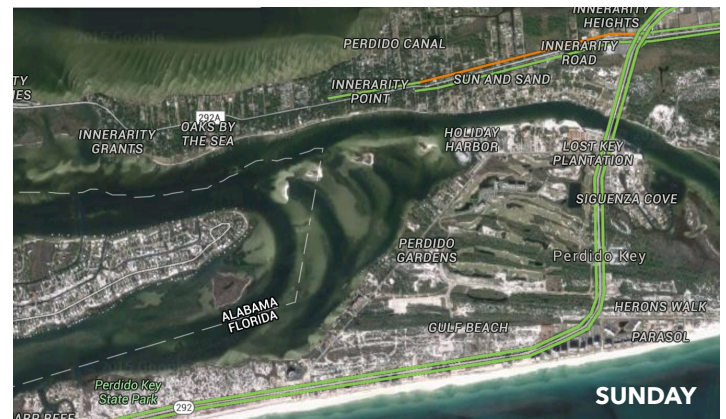
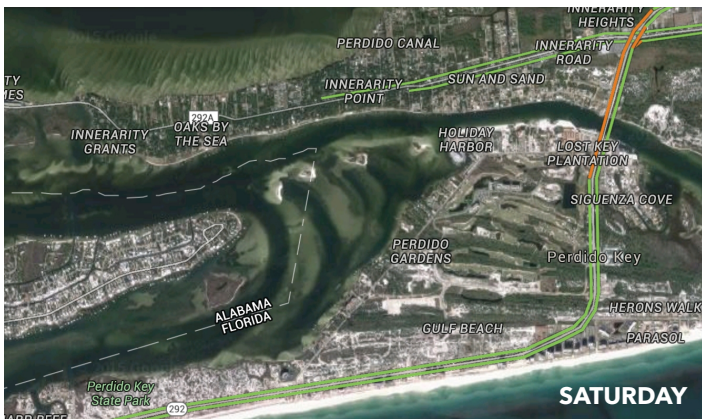
Let Cities be Cities

- Draw a line around walkable districts
- Adopt street designs with walking as a primary function
- When design conflict appears, decide in favor of the pedestrian
- Achieved in El Paso TX, Charlotte NC, Ranson WV, North Carolina DOT
- Liability is reduced for design professionals

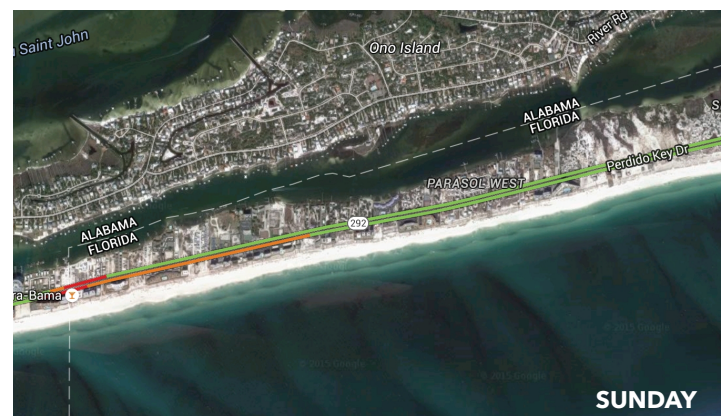
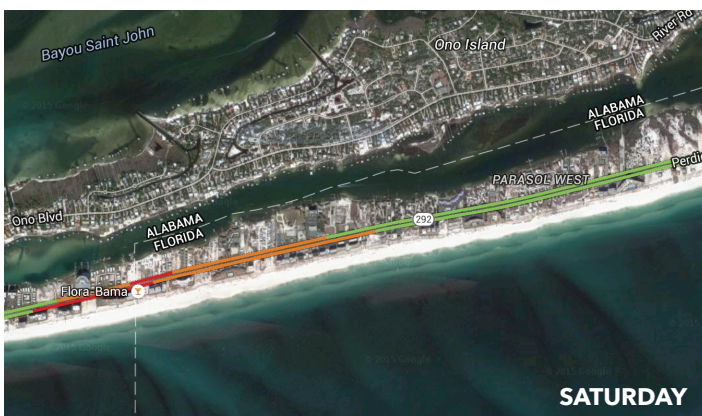


Traffic patterns have long dominated the question of street design. A more balanced, complete streets approach is encouraging consideration of more factors than traffic volumes. As seen in the chart below, the five year count history on several locations along State Road 292, Perdido Key Drive, show the average annual daily traffic is well below the general two lane street capacity of 18,000 vehicles per day. Also, over the five year time period, traffic shows little to no growth. The traffic volumes just south of Gulf Beach Highway are the most likely to benefit from increased street capacity later on.

Detailed street design requires peak hour estimates of traffic flow. In ideal traffic flow conditions, 1,800 vehicles per hour can flow along a single lane. With signals and other side friction, the single lane can carry 800 to 900 vehicles in an hour. Two lane streets are more walkable than four lane streets due to shorter crossing distances and lower speeds. The pedestrian crossing signals placed along Perdido Key Drive will greatly improve the walkability.



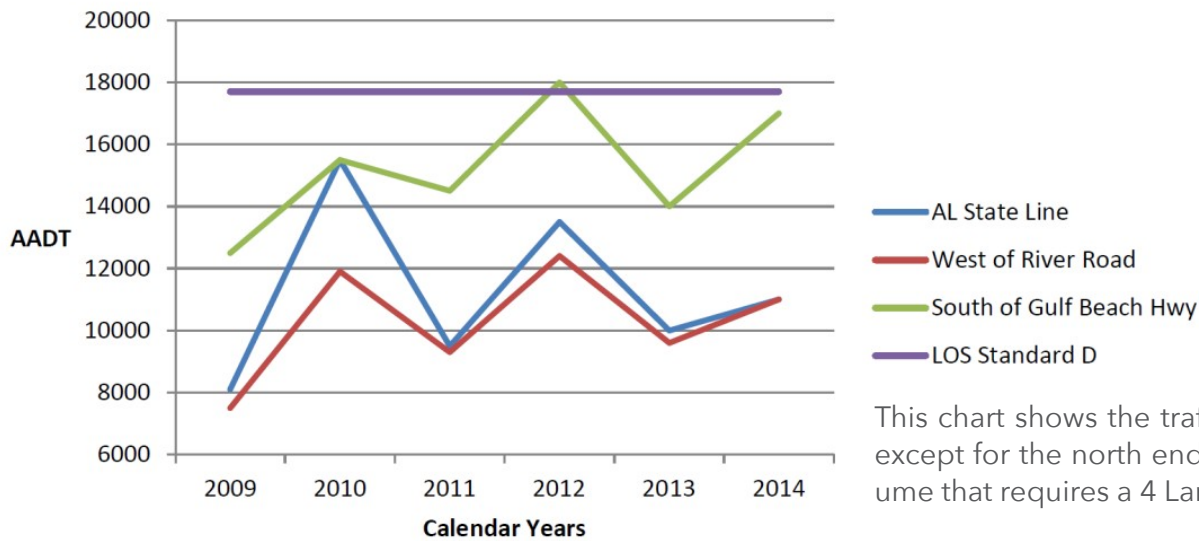
Traffic on the main section of the key from Innerarity Point Rd to River Rd moves steadily other than the light at Innerarity and Perdido Key Dr. The Traffic slows on Thursday and Saturday traveling southbound on the bridge. Sunday traffic on Innerarity Point Rd slows between Balderas Ave to Perdido Key Dr with heavy church traffic.



The western section of Perdido Key consistently sees traffic slowing at the state line heading eastbound where the lanes reduce from four to two. Traffic slows the most at this location on Friday evening, Saturday afternoon/evening, as well as Sunday corresponding with events at Flora-Bama and the pedestrian crossing to access parking at that location.

Traffic Data

SR 292 (Perdido Key Drive) - 5 Yr. AADT



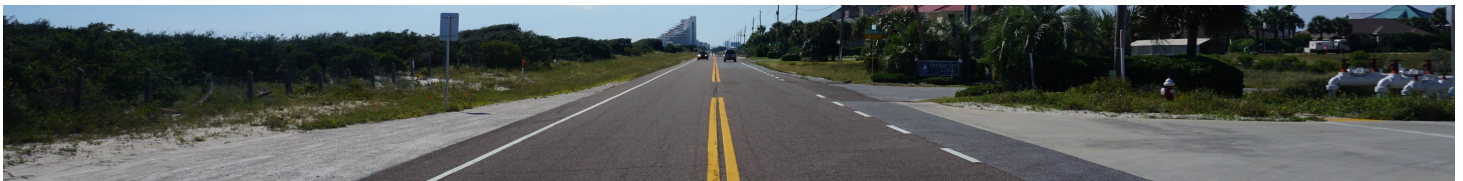
This chart shows the traffic is variable, and except for the north end, is lower than volume that requires a 4 Lane road.

Traffic Flow In One Lane

A vehicle every 2 seconds (max)

Equals approximately 30 vehicles per minute ($60/2=30$)

Yields 1,800 vehicles per hour ($30 \times 60 = 1,800$)



Traffic Flow at Signals

If green all the time:

- 1,800 vehicles per hour of green time per lane

If green half the time:

- 900 vehicles per hour, per lane

"T" intersections are more efficient



Pedestrian Crossing

Cross access between lots along Perdido Key Drive should be provided as should pedestrian crossings off the Drive. Crossings should be located every 500 to 600 ft in the commercial nodes, then strategically at ½ mile spacings between River Road and north of Johnson Beach Road and ½ to ¾ mile spacings elsewhere.

The County is doing good work with regard to pedestrian crossings and pedestrian safety. This image is taken at the fire station while it was under construction. These are examples of good pedestrian crossing signals.

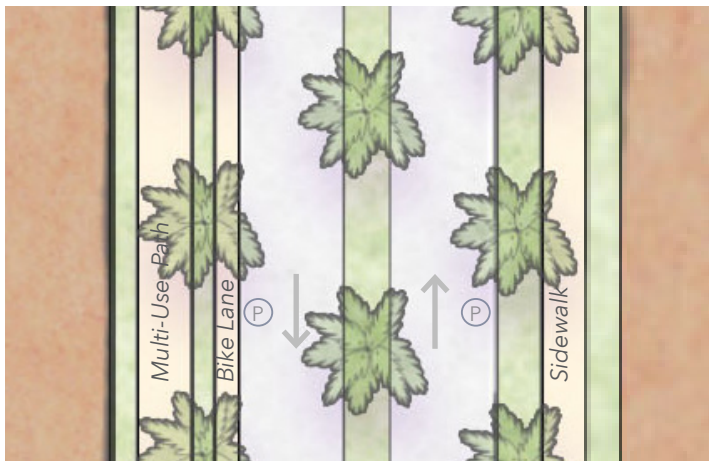
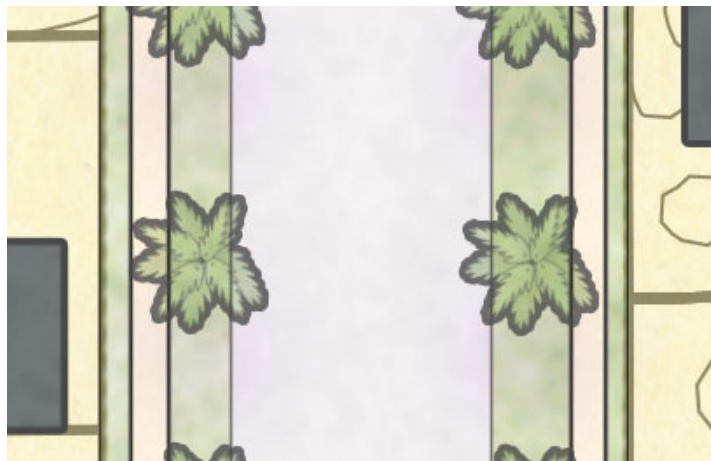
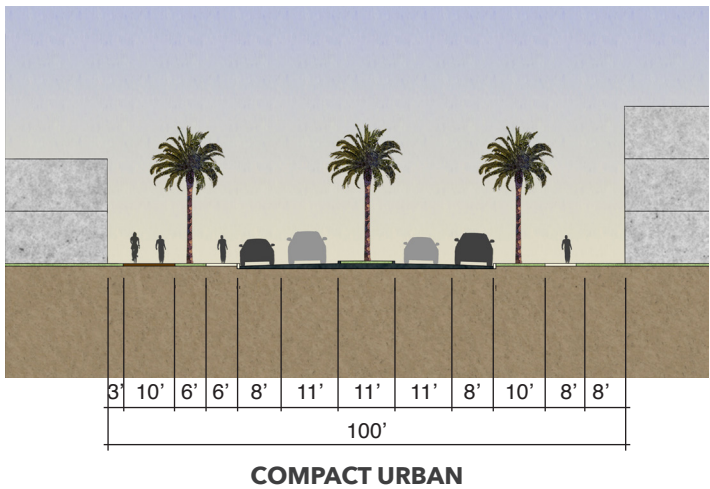
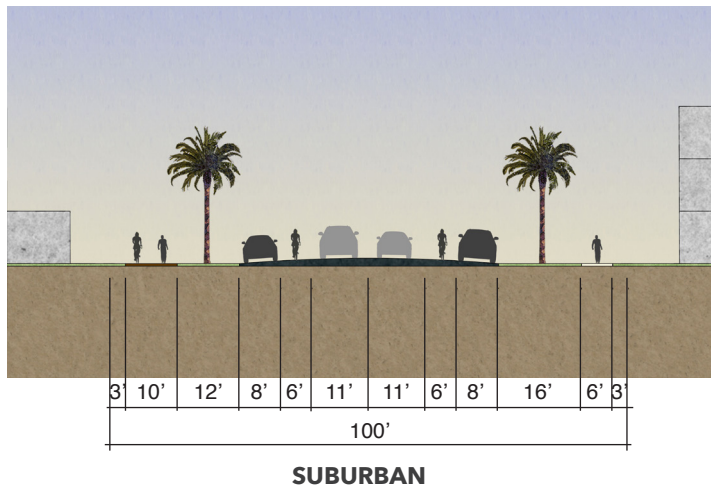
Pedestrian crossing signals

- Rectangular rapid flashing beacons



PROPOSED STREET SECTIONS

TRANSPORTATION & INFRASTRUCTURE



In line with the practice of designing based on community vision, two lane streets are recommended for Perdido Key Drive south of the Intracoastal Bridge. ‘T’ intersections are more efficient than ‘plus’ intersections due to fewer conflicting paths allowing more through traffic green time. Most of the town center scenarios have ‘T’ intersections. The cross sections above demonstrate the difference between the more common suburban street design and a more compact, urban walkable street. Primarily, the Suburban design is faster, at 35 mph. this requires separate bicycle lanes against the parked cars. Buildings are also set back from the ROW. For the more compact urban sections posted speed is 25mph and added sidewalks are designed for the north (left) side and building setbacks are much less to achieve greater closure for the section. Due to the large ROW, a median can alternate with a safety strip in the center. This compact design is recommended for Perdido Key Drive at each of the Retail Center Options.

To facilitate the walkable designs in Town Centers, the County should adopt designations via zoning that state the function of the streets and the centers as highly walkable.

A compact urban context is the priority for the central section of Perdido Key Drive between River Road and north of Johnson Beach Road. In concert with the PK Town Center Overlay, Perdido Key Drive should be a two lane thoroughfare with walkable design features, particularly in the mixed use centers. This Escambia county policy is fully compatible with the Complete Streets policies adopted by FDOT. Coordination between FDOT and the County should be undertaken to refine the Perdido Key Drive cross section to yield high levels of pedestrian and bicycle mobility, service reasonable future traffic volumes and remain compatible with the Beach Mouse Mitigation Plan.

Future considerations

- Considerations in determining future crossings placement and how they look.
 - Evaluate based on adjacent context conditions and time of installation with respect to other adjacent crossings.
 - Design with assumption that new Mixed Use Centers will have reduced speed limits of 25mph.
 - Consider Rapid Rectangular Flashing Beacons RRFB in transition areas only in higher speed zones, such as the edges of a town center.
 - Install crosswalks without the flashers in the "Perdido Key downtown overlay area".
 - Consider pedestrian crossings of 450 feet that are better for increased walkability, in low speed zones (25 mph).
- Considerations for the timing of future crossings.
 - Consider context - As development emerges, on varying schedules with other land and transportation projects, avoid adding elements such as added paving for acceleration and deceleration lanes, if a new Mixed Use Center is planned in the future. Speed limit reduction changes design dimensions, generally in the reduced direction.
 - Coordinate with FDOT and other agencies when considering paving or major projects in the Mixed Use Centers.
- Encourage shared easements and driveways, especially in the more compact Perdido Key Overlay Area:
 - Locate parking to the side and rear of commercial and residential developments where possible.
 - Design and build interconnecting rear lanes that facilitate crossing between properties without re-entering the arterial, Perdido Key Drive, where possible.
- Maintain Perdido Key Drive as a two lane facility.
 - Mixed Use Centers in the Perdido Key Overlay Area require great walkability, thus requiring the following:
 - a. Short Blocks - keep maximum block perimeter as per Code;
 - b. Two through lanes at crossings; and
 - c. Posted speeds at 25mph.
 - Rural sections of Perdido Key Drive will have higher capacity than other sections, thus two lanes will be sufficient to handle future demand.

INFRASTRUCTURE SERVICES

TRANSPORTATION & INFRASTRUCTURE

GENERAL

The Emerald Coast Utilities Authority (ECUA) supplies both potable water and wastewater services for the study area. ECUA has 32 public water supply wells distributed throughout its service area that pump water from the Sand and Gravel Aquifer. These wells pump more than 35 million gallons per day on average to more than 90,000 customers. ECUA operates three wastewater treatment plants in the County. The Central Water Reclamation Facility has a capacity of 22.5 million gallons per day (MGD); the Bayou Marcus Water Reclamation Facility has a capacity of 8.2 MGD; and the Pensacola Beach Wastewater Treatment Plant has a capacity of 2.4 MGD.

Wastewater from Perdido Key and Innerarity is piped through a gravity and force main system to the Bayou Marcus Plant for treatment and dispersal through a natural wetlands system rated at 10.25 MGD. Plans are to increase plant capacity to the wetlands capacity in the future.



EXISTING POTABLE WATER FACILITIES

Perdido Key and Innerarity receive water from the South Zone of ECUA's system, which incorporates fourteen wells with a combined capacity of 26.94 MGD; four elevated storage tanks with a combined capacity of 2.5 MG; and two ground storage tanks with a combined capacity of 8.25 MG. A 4,000 gallon per minute (gpm) booster station and associated 3 M.G. Ground Storage Tank located near the intersection of Sorrento and Bauer Roads maintains the hydraulic grade line (pressure) on the system. Ten- and twelve-inch water transmission lines run from the booster station along Sorrento Road to the intersection with Innerarity Road. A 12-inch and 8-inch loop along Bauer Road and Gulf Beach Highway to the same intersection increase reliability, pressure and flow rates to Innerarity and to Perdido Key. Twenty-four and twelve inch mains go from the Innerarity intersection under the Intracoastal Waterway and onto Perdido Key. The mains branch at River Road with 8- and 6-inch lines going west along River Road and a 12-inch line extending to Semmes Road where it branches to a 12-inch line to the west to the Perdido Key Elevated Storage Tank of 0.5 MG and a 12-inch line to the south along Perdido Key Drive. Water mains are looped or interconnected along River Road and Semmes Road to Perdido Key Drive for reliability, and to enhance pressure and flow rates. The water main system continues from the intersection of Perdido Key Drive and River Road to the State Line with parallel 8- and 12-inch mains interconnected at intervals to enhance pressure and flow rates. Most of the 8- and 12-inch mains along Perdido Key Drive were constructed in 2005.

A standby 1.0 MG ground storage tank and associated booster station located near the intersection of Innerarity Road and Perdido Key Drive are connected to the water transmission line going to the Key.

Planning

ECUA completed a "20-year Master Plan & Hydraulic Evaluation" of the South Zone Water System in June 2001. The plan included recommendations for infrastructure improvements through year 2020.

A "5-year Potable Water System Master Plan Update" was completed in September 2005. It recommended a new South Zone well at 57th Avenue and Jackson Street, but no improvements in the water transmission and storage facilities on Perdido Key and Innerarity were recommended. The proposed well was not constructed. Another update of the Potable Water System Master Plan is in progress and is expected to be completed soon.

INFRASTRUCTURE SERVICES

TRANSPORTATION & INFRASTRUCTURE

EXISTING WASTEWATER FACILITIES

The wastewater collection and transmission system on Perdido Key consists of a 12-inch PVC force main located on the north and west sides of Perdido Key Drive. This force main traverses the length of the Key from the State line to a 24-inch gravity sewer, thence approximately 500 feet and into the Master Pumping Station #173 at Semmes Road. It serves as the pressure collector for over 60 lift stations that sewer residential and commercial customers along the Key. This relatively old force main is brittle and subject to routine breaks. Most of the lift stations that manifold into the 12-inch main do not have isolation valves, and breaks in the small diameter force mains can result in significant sewage spills.

Lost Key Plantation is served by privately owned and operated gravity and force mains and lift stations that tie into the ECUA 8-inch lines on River Road and into the ECUA Master Pumping Station (LS #173) located near the intersection of Semmes Road and Perdido Key Drive. The Master Station, designed to be expandable to serve Key build out, pumps via a 12-inch force main to the Intracoastal Waterway, thence through a 14-inch polyethylene force main under the Waterway, thence via a 12-inch PVC main along Gulf Beach Highway to Lift Station #381 near the intersection with Bauer Road, thence via a force main north on Bauer Road, thence along Sorrento Road to Lift Station #379 near the Blue Angel intersection, thence to the Bayou Marcus Wastewater Reclamation Plant.

The Johnson Beach area is served by gravity and force mains and lift stations that tie into the 24-inch gravity sewer that flows into LS #173.

There is a \$2.2 million Capital Improvement Project that is nearing 90 percent completion of construction. It consists of 10- and 12-inch gravity sewers that allow phase-out of several obsolete lift stations and extends laterals to both sides of the road for customers to tie into. The project extends from the curve in Perdido Key Drive to just west of the River Road intersection and involves upgrading two lift stations with new pumps.

There are a few septic tanks remaining on the Key, but most have been eliminated.

Planning

A "Southwest Escambia County and Perdido Key Force Main System Study and Hydraulic Analysis" was completed in October of 2001. It contains two options for system improvements through 2020. Updating of that study is under consideration.

EXISTING SOLID WASTE FACILITIES

The Emerald Coast Utilities Authority (ECUA) provides residential collection, and five or six private companies provide collection of solid waste on Perdido Key. ECUA will begin offering commercial collection in 2014.

There are some streets without cul-de-sacs or adequate hammer-heads, which is a problem for collection trucks and residents. Roughly thirty percent of the dumpsters on the Key are roadside, requiring trucks to back into the roads to pick them up. Each problem area should be evaluated to determine the feasibility of acquisition of additional right-of-way and construction of improvements.

Solid waste from the Key is trucked to the Perdido landfill for disposal. The 424 acre landfill is owned and operated by Escambia County and managed by the Division of Solid Waste Management (DSWM) as an Enterprise Fund. In addition to municipal solid waste, the landfill receives special and household hazardous waste, including conditionally exempt, small quantity generator waste. The DSWM also manages waste recycling, landfill mining for compost and methane gas, and education outreach programs.



EXISTING STORMWATER MANAGEMENT REGULATIONS

Storm water is regulated under the Clean Water Act by the Environmental Protection Agency through the Department of Environmental Protection (DEP). Escambia County is regulated under National Pollution Discharge Elimination System (NPDES) Permit Number FLS000019-003 for Municipal Separate Storm Sewer Systems (MS4s) that requires monitoring and annual reporting of all aspects of storm water runoff, including collection, detention/retention, treatment, and discharge. Storm water is also regulated by the Department of Environmental Protection and the Northwest Florida Water Management District (Environmental Reserve Permitting) under 62-341 and 62-346 of the Florida Administrative Code.

The Escambia County Comprehensive Plan and the Land Development Code specifically address storm water management with respect to public facilities and site development.

The level of service associated with drainage is standardized as either acceptable or not acceptable for new development. The acceptable standard is to meet or exceed the performance measures as specified in Comprehensive Plan (Policy 10.C.2.2). Any development can meet or exceed the performance measures with properly engineered, on-site retention. Typically, concurrency can be met without the reliance upon off-site provisions not under the control of the developer.

As shown in the Capital Improvements Program, the County is using Local Option Sales Tax revenue to construct or expand “regional” storm water retention ponds in conformance with the 1994 Master Drainage Plan. Relative to work being performed by the County, as a Drainage Capital Improvement involving retrofits to older existing systems, there is no level of service minimum. The County has prioritized concerns related to drainage and is in the process of correcting as many of the concerns as possible with the current level of funding. The design standards are the same as those for the developer, when practical.

The County Land Development Code, “Article 4 Subdivisions and Site Plans” addresses in article “4.04.13

Drainage Storm water Management” requirements and directs compliance with the Performance Standards in article “7.15.00 Storm water Management.” In general, a Storm water Management Plan must be prepared by a registered professional engineer certifying that the storm water system to be constructed will collect and treat the run-off from a 25-year, critical duration storm. Detention and retention/detention structures without a positive outfall must be constructed to collect all of the run-off from a 100-year, critical duration storm with zero discharge and percolate all of the run-off within 7 days. The performance standards also address sedimentation control requirements. Discharges to Department of Transportation (D.O.T.) drainage systems require connection permits.

Planning

The County is in the process of conducting storm water basin studies county-wide. The Perdido Key Basin study has not been completed, nor is a study scheduled.

Existing Facilities

Storm water management is generally handled on a project by project basis, is typically handled on the site of the project, and typically does not affect adjacent landowners. Because of the sandy soils throughout most of the Key, exfiltration via swales and shallow basins is most commonly used. Roadside and drive swales are common and, where land is a premium, underground and under pavement exfiltration lines are used.

In some locations, such as Lost Key Plantation, wet storm water retention/detention is used. Driveway and roadway culverts are common

Future Considerations

There are several areas that experience temporary flooding during very wet weather. The most significant and frequent flooding occurs along River Road near the Holiday Harbor entrance, due to overflow of the nearby wet detention pond on Lost Key Plantation.

Light Imprint

The Light Imprint (LI) approach to storm water management is rooted in new urbanism and was developed out of a need to coordinate engineering concerns with new urbanist design principles. Light imprint integrates sustainability with community design by making stormwater management more environmentally friendly. More specifically, it is a tool box of techniques to manage stormwater and natural drainage within the rural to urban contexts of compact, walkable, mixed use communities. It complements other more typical land planning approaches, including Low Impact Development (LIDs) and Best Management Practices (BMPs).

The Light Imprint approach should be encouraged to be applied to the Perdido Key Town Center Overlay area. It enables developers to give more consideration to environmental factors without compromising design. LI respects a site's climate, soil hydrology, topography, and it recognizes the importance of public spaces and connectivity by offering a set of contextually appropriate design solutions. Additionally, LI offers a range of environmental strategies for different landscape and urban conditions. LI's tool set addresses stormwater runoff through a combination of natural drainage, conventional engineering infrastructure and innovative infiltration practices. It has the possibility of significantly lowering construction and engineering costs. LI's tool box matrix is divided into four categories for managing water: paving solutions, channeling solutions, storage solutions and filtration solutions.

More specifically, best management practices (BMP's) are defined in the current Northwest Florida Water Management District Drainage Manual. Specific drainage basin studies can be used to provide estimates of long-term cumulative efficiencies for several types of BMPs, according to their sizing. General guidelines can be developed for individual sites that support an overall intent for the region with respect to pollutant removal performance, protection of wet-

lands, and runoff attenuation. The U.S. Environmental Protection Agency's (EPA's) Storm Water Management Model (SWMM) and hydrologic modeling tools can be employed for generating and simulating BMP's with varying resolution.

Common types of stormwater BMPs include:

- surface infiltration practices (e.g., infiltration basins)
- subsurface infiltration systems (e.g., infiltration trenches)
- gravel wetland systems
- bioinfiltration systems
- water quality swales
- porous pavement systems
- wet ponds
- extended dry detention ponds
- underground treatment and retention

Long-term cumulative performance will vary for each BMP, but guidelines and an overall stormwater master plan can be developed based on land use, impervious limits, and water quality constituents.

Without intensive calibration to context, and a recognition that urban environments should be treated differently to suburban development, so far as to not prevent or constrain sustainable development. Many of their more typical standards and practices involve a lot-based, rather than a block or neighborhood-based solution. Instead, if Escambia County wants to enhance Perdido Key both aesthetically and environmentally, it should promote and advocate for LI strategies and framework to be applied holistically throughout the Perdido Key Overlay area.

INFRASTRUCTURE COST ESTIMATES

TRANSPORTATION & INFRASTRUCTURE

ASSUMPTIONS & PROCEDURES

River Road was chosen as the representative Town Center because its mix of all the infrastructure elements being estimated. Approximate areas of streets, sidewalks, parking areas, and building footprints were determined to get an idea of overall impervious coverage. An estimate regarding what portions of that impervious would likely be asphalt, concrete, or building was determined and entered into the current Escambia County Pricing Agreement to estimate construction costs.

Using these approximate values for impervious coverage, a weighted runoff coefficient and time of concentration for the site was calculated and used in a basic stormwater model to estimate a plausible retention volume. It was assumed that all stormwater management will be above ground storage ponds. This assumption was made based on a seasonal high water table that will most likely be adverse to underground stormwater retention.

For utilities, sanitary sewer, water, and gas were drawn on the aerial photos and measured by our CAD technicians in AutoCAD. It was found that a ballpark estimate for these three could be reduced to a function of total street length.

These assumptions were verified on other town centers. Each subsequent town center was estimated using the relationships between sewer/water/gas and street length. All quantities that were estimated were entered into the Escambia County Pricing Agreement (GPAD_PD 14-15.064) for an estimate of cost. Since the Pricing Agreement contained unit cost information from multiple contractors, the minimum, average, and maximum prices were shown in the infrastructure estimate.

Specifically, the following procedure was used in preparing rough construction cost estimates for the Town Centers:

1. The sketches of the Town Centers on aerial photographs were imported into AutoCAD and plotted to scale for use in estimating quantities of infrastructure components for costing. The Villages Town Center was used as the template.
2. Lines for sewer, gas, and water were mapped out on the scaled aerial photos.
3. Areas were delineated showing regions of asphalt parking, asphalt roadways, concrete sidewalks, building footprints, residential parcels (estimating 70% impervious for stormwater), and pond locations.
4. Manholes, fire hydrants, lift stations, driveways to all parcels, water and sewer connections to all parcels, and thermoplastic striping were placed. Quantities of each were calculated.
5. Accommodations were made for road paving, parking lot paving, seeding of grassed areas, excavation and shaping of ponds, and possible connections between treatment ponds and retention areas.
6. Specific quantities were entered into the Escambia County Unit Pricing Agreement, representing the bids of ten contractors. A closer look at the unit prices indicated that some items were uncharacteristically high, leading us to rule out what we determined were unrealistic unit prices.
7. The proposed cost of each remaining Town Center was scaled according to total area for stormwater and according to the length of streets for utilities.
8. The average total infrastructure cost for each Town Center was increased by 30% to allow for approximate preliminary design procedures used in this analysis.
9. The construction cost estimates do not include electrical distribution, communication infrastructure, irrigation systems, landscaping, street lights, traffic controls, required filling material, and decorative pavement. Non-construction costs such as legal, engineering, permitting etc. are not included.

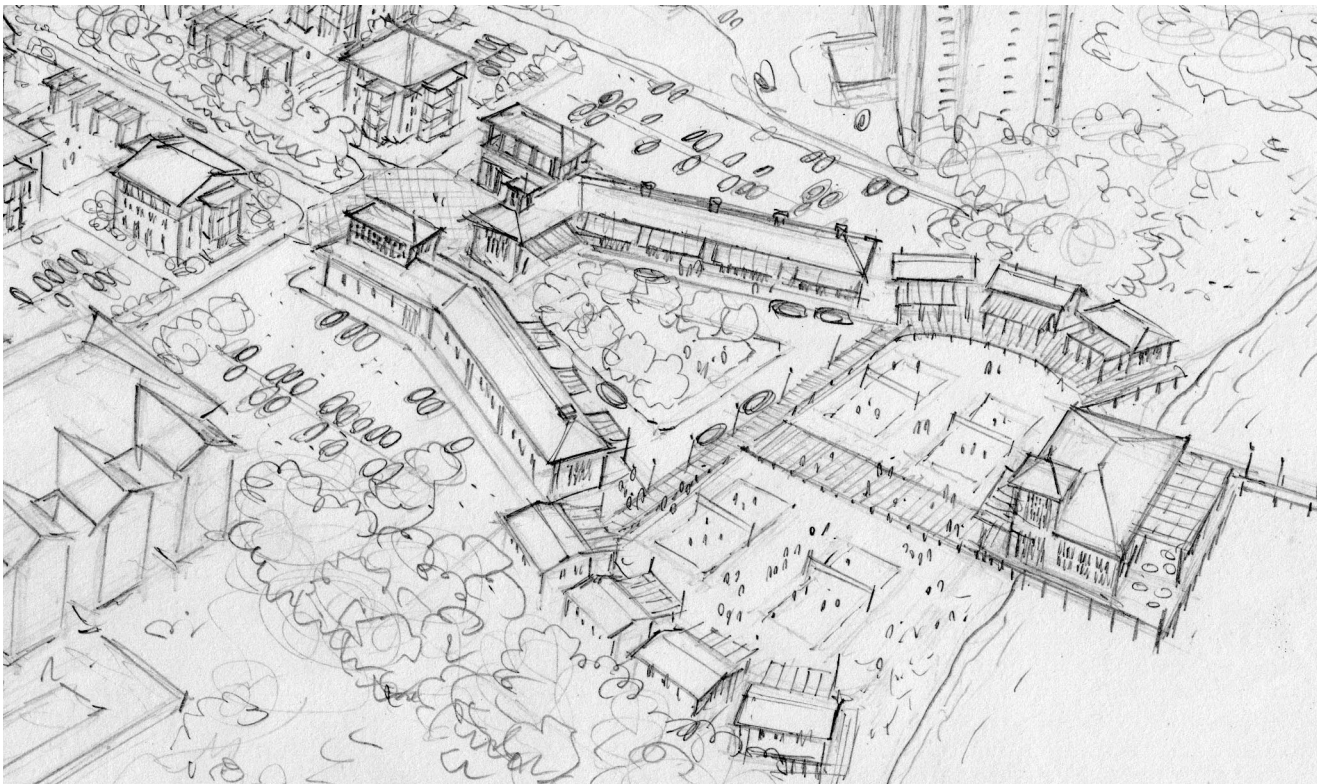
INFRASTRUCTURE COST ESTIMATES

TRANSPORTATION & INFRASTRUCTURE

BREAKDOWN BY PLAN & MATERIAL

Cost (x \$1,000)	Streets (asphalt)		Additional Asphalt		Concrete Areas		Sanitary Sewer	
Plans	Min	Max	Min	Max	Min	Max	Min	Max
Triangle	\$100.95	\$192.66	\$25.00	\$76.71	\$82.39	\$162.88	\$54.06	\$104.90
Square-A-Bout (low)	\$51.43	\$98.16	\$12.74	\$39.08	\$41.98	\$82.99	\$28.73	\$55.31
Square-A-Bout (high)	\$71.42	\$136.30	\$17.69	\$54.27	\$58.29	\$115.24	\$42.90	\$81.56
Oval West	\$184.68	\$352.46	\$45.74	\$140.33	\$150.73	\$297.99	\$77.63	\$158.31
Village Center	\$599.04	\$1,143.23	\$148.35	\$455.18	\$488.90	\$966.55	\$328.19	\$634.13
Grand Villagio	\$167.63	\$319.91	\$41.51	\$127.37	\$136.81	\$270.47	\$81.38	\$160.93
Cocina Village	\$69.29	\$132.24	\$17.16	\$52.65	\$56.55	\$111.80	\$39.45	\$75.70
River Rd Boardwalk	\$152.17	\$290.41	\$37.69	\$115.63	\$124.19	\$245.53	\$65.63	\$133.07
Innerarity Heights	\$708.46	\$1,352.06	\$175.45	\$538.33	\$578.20	\$1,143.11	\$324.78	\$649.93
Flora-Bama	\$363.77	\$694.24	\$90.09	\$276.41	\$296.89	\$586.95	\$162.23	\$326.55

cont'd	Water		Gas		Stormwater (ponds)		Totals	
Plans	Min	Max	Min	Max	Min	Max	Min	Max
Triangle	\$41.67	\$117.43	\$31.25	\$88.07	\$162.19	\$296.88	\$497.50	\$1,039.52
Square-A-Bout (low)	\$21.23	\$59.83	\$15.92	\$44.87	\$99.44	\$179.74	\$271.47	\$559.99
Square-A-Bout (high)	\$29.48	\$83.08	\$22.11	\$62.31	\$154.44	\$284.70	\$396.33	\$817.46
Oval West	\$76.23	\$214.83	\$57.17	\$161.12	\$183.17	\$331.31	\$775.34	\$1,656.36
Village Center	\$247.26	\$696.82	\$185.44	\$522.61	\$889.69	\$1,668.06	\$2,886.87	\$6,086.58
Grand Villagio	\$69.19	\$194.99	\$51.89	\$146.24	\$213.45	\$391.23	\$761.86	\$1,611.14
Cocina Village	\$28.60	\$80.60	\$21.45	\$60.45	\$132.10	\$241.85	\$364.60	\$755.28
River Rd Boardwalk	\$62.81	\$177.01	\$47.11	\$132.76	\$169.29	\$306.64	\$658.88	\$1,401.05
Innerarity Heights	\$292.42	\$824.10	\$219.32	\$618.08	\$744.84	\$1,377.91	\$3,043.48	\$6,503.52
Flora-Bama	\$150.15	\$423.15	\$112.61	\$317.36	\$371.61	\$682.00	\$1,547.35	\$3,306.66



RETAIL ANALYSIS



Figure 1: The Perdido Key study area, shown above, can presently support an additional 83,400 sf of retail and restaurant development.

Executive Summary

This study finds that the Perdido Key study area has an existing demand for up to 83,400 square feet (sf) of new retail development producing up to \$26.3 million in sales. By 2020, this demand could generate up to \$28.2 million in gross sales. This new retail demand could be absorbed by existing businesses and/or with the opening of 30 to 40 new stores and restaurants.

Please find below a summary of the supportable retail:

15,900	sf	Full-Service Restaurants
10,500	sf	Limited-Service Restaurants
9,200	sf	Pharmacy
7,900	sf	Apparel & Shoe Stores
7,800	sf	Grocery & Specialty Food Stores
6,200	sf	Special Food Services
4,100	sf	Hardware & Garden Supply Stores
3,500	sf	Bars, Breweries & Pubs
2,900	sf	Furniture & Home Furnishings Stores
2,800	sf	General Merchandise Stores
2,500	sf	Miscellaneous Store Retailers
2,400	sf	Gift Stores
2,300	sf	Electronics & Appliance Stores
2,200	sf	Jewelry Stores
1,800	sf	Department Store Merchandise
1,400	sf	Sporting Goods & Hobby Stores
83,400	sf	Total

EXECUTIVE SUMMARY

RETAIL ANALYSIS

If constructed as a new single-site center, the development would be classified as a small lifestyle type shopping center by industry definitions and could include 3-4 apparel stores; 3-4 full service restaurants; 3-4 limited-service eating places; 3-4 special food services; 2-3 general merchandise stores; 2-3 gift stores; a pharmacy; a small grocery store; a hardware store; and an assortment of other retail and restaurant offerings.

TRADE AREA BOUNDARIES

Based on GPG's site evaluation, the existing retail hubs, population clusters, highway access, and the retail gravitation in the market, as well as our experience defining trade areas for similar communities throughout the United States, it was determined that consumers in the primary trade area generate demand to support a variety of retailers. This potential will continue to increase over the next five years, sustained by an annual population growth rate of 0.77 percent and average household income growth of 2.84 percent.

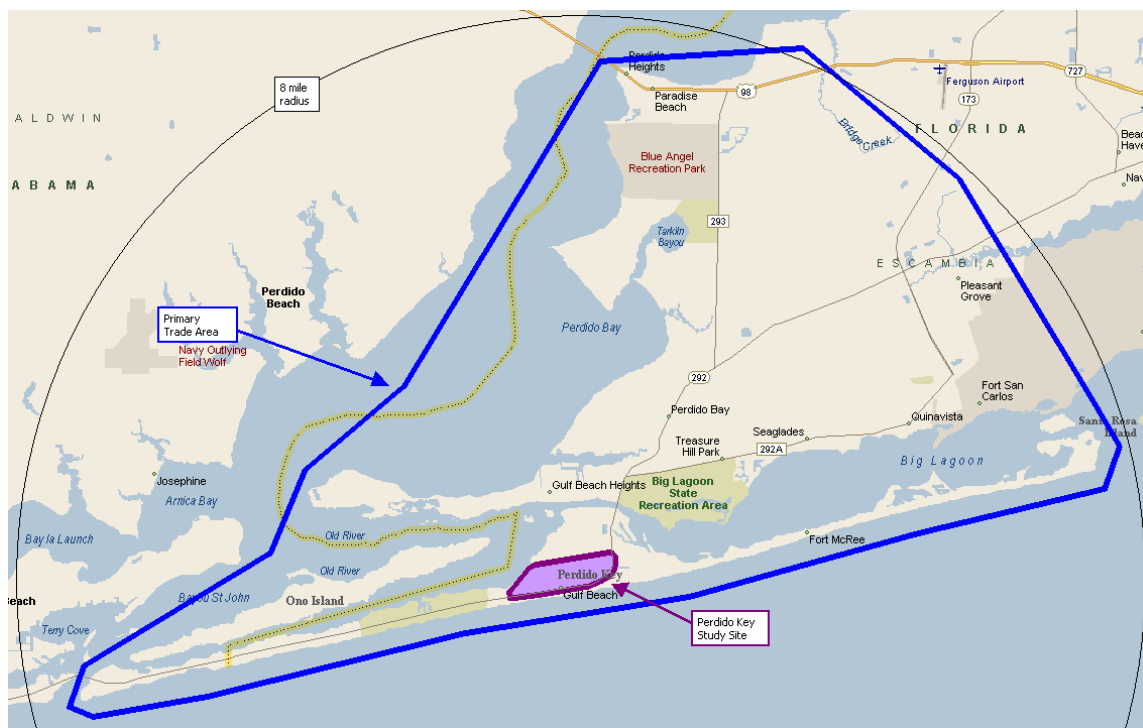


Figure 2: Perdido Key has an approximate 66-square-mile primary trade area (shown above in blue).

The primary trade area is the consumer market where the study area has a significant competitive advantage because of access, design, lack of quality competition and traffic and commute patterns. GPG defined a primary trade area by topography, vehicular access, strength of retail competition and residential growth patterns instead of standardized “drive-times.” Consumers inside the primary trade area will account for up to 40 to 50 percent of the total sales captured by retailers in the Perdido Key study area.

This study estimates that the Perdido Key study area has an approximate 66-square-mile trade area, limited by Dog Track Road to the East, the Gulf of Mexico to the South, Perdido Pass to the West, and Perdido Bay to the North. The boundaries roughly equate to an 8-mile radius or a 12-minute drive time.

TRADE AREA DEMOGRAPHICS

The study site's primary trade area includes 22,700 people, which is expected to increase at an annual rate of 0.77 percent to 23,500 by 2020. The current 2015 households number is 9,100, increasing slightly to 9,500 by 2020 at an annual rate of 0.86 percent. Both population and household growth trends are slightly outpaced by the overall growth expected in the state. The primary trade area's 2015 average household income is \$74,600 and is estimated to increase to \$84,000 by 2020. Median household income in the primary trade area in 2015 is \$58,200 and estimated to increase to \$67,000 by 2020. Moreover, 38.8 percent of the households earn above \$75,000 per year. Income levels in the primary trade area are notably higher than region and state figures. The average household size of 2.47 persons in 2015 is expected to remain nearly the same through 2020; the 2015 median age is 39.3 years old.

Table 1: Trade Area Demographic Characteristics

<i>Demographic Characteristic</i>	<i>Primary Trade Area</i>	<i>Pensacola MSA</i>	<i>Florida</i>
2015 Population	22,700	467,900	19,603,900
2020 Population	23,500	488,300	20,654,200
2015-20 Projected Annual Growth Rate	0.77%	0.86%	1.05%
2015 Households	9,100	180,400	7,718,700
2020 Households	9,500	189,100	8,130,900
2015-20 Projected Annual HH Growth Rate	0.86%	0.94%	1.05%
Persons Per Household 2015	2.47	2.45	2.48
Median Age	39.3	38.7	41.9
2015 Median Household Income	\$58,200	\$48,600	\$47,300
2015 Average Household Income	\$74,600	\$62,900	\$66,700
2020 Median Household Income	\$67,000	\$55,300	\$54,500
2020 Average Household Income	\$84,000	\$71,000	\$75,700
% Households w. incomes \$75,000+	38.8%	29.5%	29.4%
% Bachelor's Degree	25.4%	17.0%	17.9%
% Graduate or Professional Degree	11.6%	8.7%	9.8%

Table 1: Key demographic characteristics of the study area's primary trade area, the Pensacola Metropolitan Statistical Area and the State of Florida.

The primary trade area demonstrates an expanding housing market characteristic of a warm-climate vacation destination. Approximately 57.9 percent of the primary trade area's 15,700 housing units are occupied year-round and the median home value is estimated to be \$191,300. Of all households, 37.1 percent are owner-occupied, and that number that is expected to grow to 37.3 percent by 2020. Renter-occupied households have increased from 18.4 percent in 2010 to 20.8 percent in 2015, and this statistic is projected to continue to grow to 20.9 percent by 2020. The vacancy rate is projected to correspondingly decrease from 42.1 percent in 2015 to 41.8

TRADE AREA DEMOGRAPHICS





RETAIL ANALYSIS

percent in 2020. Of the trade area's 6,600 vacant households, 4,100 are occupied seasonally by "snowbirds" and other recreational visitors. Taking this into consideration, the seasonally adjusted vacancy rate within the primary trade could be as low as 8.4 percent. The percentage of housing units valued at over \$250,000 is expected to increase from 30.4 percent to 42.9 percent - coinciding with an increase in the median home value to \$232,100 by 2020.

TAPESTRY LIFESTYLES

Esri has developed Tapestry Lifestyles, which is an attempt to create 65 classifications, or lifestyle segments, that help determine purchasing patterns. These segments are broken down to the U.S. Census Block Group level and used by many national retailers to help determine future potential locations. The following Table 3 details the top Tapestry Lifestyles found in the primary trade area.

Table 3: Tapestry Lifestyles

Lifestyle	Trade Area Statistics	Short Description
  <p>Soccer Moms</p>	<p>Population 3,900</p> <p>Households 1,400</p> <p>Median HH Income \$84,000</p> <p>15.9% Primary Trade Area Households Market Share</p> <p>2.8% National Market Share</p>	<p><i>Soccer Moms</i> is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers.</p> <p>Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.</p> <p>Most households own at least 2 vehicles; the most popular types are minivans and SUVs. Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos. Outdoor activities and sports are characteristic of life in the suburban periphery, like bicycling, jogging, golfing, boating, and target shooting. Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like riding mowers and tillers.</p>
  <p>Silver and Gold</p>	<p>Population 2,300</p> <p>Households 1,100</p> <p>Median HH Income \$63,000</p> <p>12.4% Primary Trade Area Households Market Share</p> <p>0.8% National Market Share</p>	<p>The <i>Silver and Gold</i> lifestyle is the second oldest senior market that consists of mostly married couples with no children. They are primarily retired, well-educated seniors that prefer technology such as a tablet to a smartphone.</p> <p><i>Silver and Gold</i> has the resources, stamina, and free time to enjoy the good life. They are individuals who live a healthier lifestyle and maintain a regular exercise regimen. Healthier eating habits are important and vital in order to live a better life. They enjoy having the luxuries of a well-funded retirement that allow them to spend time with hobbies, travel, and sports. Golfing and boating are favorites amongst this group.</p> <p>They prefer luxury cars or SUVs, but they represent the highest demand market for convertibles. The <i>Silver and Gold</i> lifestyle consists of avid readers and they are big supporters of charitable organizations.</p>

Lifestyle	Trade Area Statistics	Short Description
  In Style	<p>Population 2,900</p> <p>Households 1,100</p> <p>Median HH Income \$66,000</p> <p>12.2% Primary Trade Area Households Market Share</p> <p>2.3% National Households Market Share</p>	<p><i>In Style</i> denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.</p> <p>Median household income reveals an affluent market with income supplemented by investments and a substantial net worth. Connected and knowledgeable, they carry smartphones and use many of the features. Attentive to price, they use coupons, especially mobile coupons. Homes are an integral part of their style; they invest in home remodeling/ maintenance. Prefer organic foods, including growing their own vegetables. Financially active, from a variety of investments to home equity lines of credit. Meticulous planners, both well insured and well invested in retirement savings. Generous with support of various charities and causes.</p>
  Bright Young Professionals	<p>Population 2,700</p> <p>Households 1,000</p> <p>Median HH Income \$50,000</p> <p>11.0% Primary Trade Area Households Market Share</p> <p>2.2% National Households Market Share</p>	<p><i>Bright Young Professionals</i> is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work.. Residents of this segment are physically active and up on the latest technology.</p> <p>Owning newer computers and TVs they go online to do banking, access YouTube or Facebook, and play games. Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information. Find leisure going to bars/clubs, attending concerts, and renting DVDs from Redbox or Netflix. Read sports magazines and participate in a variety of sports, including backpacking, basketball, football, bowling, Pilates, weight lifting, and yoga. Dine out often.</p>
  Midlife Constants	<p>Population 2,500</p> <p>Households 1,000</p> <p>Median HH Income \$48,000</p> <p>10.8% Primary Trade Area Households Market Share</p> <p>2.5% National Households Market Share</p>	<p><i>Midlife Constants</i> consist of soon-to-be retiring individuals who have below average labor force participation but higher average net worth. Their lifestyle tends to be more country than urban. These are primarily married couples with a growing number of singles.</p> <p>Traditional and not trendy describes the spending habits of this group. They are more interested in convenience than cutting-edge. Technology is accepted as long as it is simple and does not come with a lot of gadgets. American made quality items are preferred, but price is also a large factor.</p> <p>Domestic SUVs and trucks are the vehicles of choice. These vehicles allow for the DIY mentality amongst this group. <i>Midlife Constants</i> like to spend free time scrapbooking, watching movies at home, reading, fishing, and playing golf.</p>

Table 3: The top five Tapestry Lifestyle groups profiled above portray midlife households with above average incomes.

TRADE AREA DEMOGRAPHICS

RETAIL ANALYSIS

TOURISM & SEASONAL RESIDENTS

Information provided by the Perdido Key Chamber of Commerce finds that the study area hosted 216,000 visitors in 2014. Of the total, an estimated 175,400 were overnight guests staying an average of 8.2 nights per trip; the average party size is 3.4 persons and the average party spends \$1,895 per trip. The top 10 visitor origins include: Mobile, AL; New Orleans, LA; Baton Rouge, LA; Lafayette, LA; Tallahassee, FL; Dallas, TX; Birmingham, AL; Atlanta, GA; Nashville, TN; and Cincinnati, OH. This study estimates that tourism to Perdido Key could generate as much as \$80.8 million in retail and restaurant demand.

Additionally, housing data collected from the U.S. Census reports that over 4,100 primary trade area households are used seasonal or recreationally. This could boost the trade area's population by as many as 10,000 people during the winter months and have a significant impact on retail sales. While seasonal residents do not spend as much as tourists, GPG estimates that these seasonal households could generate an additional \$25.5 million in retail and restaurant demand.

Table 2: 2015 & 2020 Supportable Retail Table

Retail Category	Estimated Supportable SF	2015 Sales/SF	2015 Estimated Retail Sales	2020 Sales/SF	2020 Estimated Retail Sales	No. of Stores
Retailers						
Apparel Stores	6,190	\$290	\$1,795,100	\$310	\$1,918,900	3 - 4
Book & Music Stores	590	\$250	\$147,500	\$270	\$159,300	1
Department Store Merchandise	1,770	\$330	\$584,100	\$355	\$628,350	1
Electronics & Appliance Stores	2,310	\$325	\$750,750	\$350	\$808,500	1 - 2
Florists	420	\$225	\$94,500	\$240	\$100,800	1
Furniture Stores	1,020	\$275	\$280,500	\$295	\$300,900	1
General Merchandise Stores	2,810	\$335	\$941,350	\$345	\$969,450	2 - 3
Gift Stores	2,440	\$265	\$646,600	\$285	\$695,400	2 - 3
Grocery Stores	5,860	\$335	\$1,963,100	\$360	\$2,109,600	1
Hardware	3,590	\$250	\$897,500	\$270	\$969,300	1
Home Furnishings Stores	1,850	\$280	\$518,000	\$300	\$555,000	1
Jewelry Stores	2,190	\$305	\$667,950	\$330	\$722,700	1 - 2
Lawn & Garden Supply Stores	490	\$225	\$110,250	\$240	\$117,600	1
Miscellaneous Store Retailers	1,490	\$275	\$409,750	\$295	\$439,550	1
Pharmacy	9,160	\$295	\$2,702,200	\$315	\$2,885,400	1 - 2
Shoe Stores	1,690	\$285	\$481,650	\$306	\$517,140	1
Specialty Food Stores	1,980	\$275	\$544,500	\$295	\$584,100	1
Sporting Goods & Hobby Stores	1,430	\$270	\$386,100	\$290	\$414,700	1
Retailer Totals	47,280	\$283	\$13,921,400	\$303	\$14,896,690	20 - 26
Restaurants						
Bars, Breweries & Pubs	3,490	\$335	\$1,169,150	\$360	\$1,256,400	1 - 2
Full-Service Restaurants	15,900	\$355	\$5,644,500	\$380	\$6,042,000	3 - 4
Limited-Service Eating Places	10,570	\$345	\$3,646,650	\$370	\$3,910,900	3 - 4
Special Food Services	6,190	\$315	\$1,949,850	\$340	\$2,104,600	3 - 4
Restaurant Totals	36,150	\$338	\$12,410,150	\$363	\$13,313,900	10 - 14
Retailer & Restaurant Totals	83,430	\$293	\$26,331,550	\$314	\$28,210,590	30 - 40

Table 2: The study site's primary trade area has demand for roughly 83,400 sf of new retail and restaurants.

METHODOLOGY

To address the above issues, GPG defined a trade area that would serve the retail in the study area based on geographic and topographic considerations, traffic access/flow in the area, relative retail strengths and weaknesses of the competition, concentrations of daytime employment and the retail gravitation in the market, as well as our experience defining trade areas for similar markets. Population, consumer expenditure and demographic characteristics of trade area residents were collected using census tracts from the U.S. Bureau of the Census, U.S. Bureau of Labor Statistics and Esri (Environmental Systems Research Institute).

Finally, based on the projected consumer expenditure capture (demand) in the primary trade area of the gross consumer expenditure by retail category, less the current existing retail sales (supply) by retail category, GPG projects the potential net consumer expenditure (gap) available to support existing and new development. The projected net consumer expenditure capture is based on household expenditure and demographic characteristics of the primary trade area, existing and planned retail competition, traffic and retail gravitational patterns and GPG's qualitative assessment of the Perdido Key study area.

Net potential captured consumer expenditure (gap) is equated to potential retail development square footage, with the help of retail sales per square foot data provided by Dollars and Cents of Shopping Centers (Urban Land Institute and International Council of Shopping Centers), qualitatively adjusted to fit the urbanism and demographics of the study area.

ASSUMPTIONS

The projections of this study are based on the following assumptions:

- No other major retail centers are planned or proposed at this time and, as such, no other retail is assumed in our sales forecasts.
- No other major retail will be developed within the trade area of the subject site.
- The region's economy will stabilize at normal or above normal ranges of employment, inflation, retail demand and growth.
- The new retail development will be planned, designed, built, leased and managed as a walkable town center, to the best shopping center industry practices of the American Planning Association, Congress for New Urbanism, the International Council of Shopping Centers and Urban Land Institute.
- Parking for the area is assumed adequate for the proposed uses, with easy access to the retailers in the development.
- Visibility of the shopping center or retail is assumed to meet industry standards, with signage as required to assure good visibility of the retailers.

LIMITS OF STUDY

The findings of this study represent GPG's best estimates for the amounts and types of retail tenants that should be supportable in the Perdido Key primary trade area by 2020. Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. It should be noted that the findings of this study are based upon generally accepted market research and business standards. It is possible that the study site's surrounding area could support lower or higher quantities of retailers and restaurants yielding lower or higher sales revenues than indicated by

TRADE AREA DEMOGRAPHICS

RETAIL ANALYSIS

this study, depending on numerous factors including respective business practices and the management and design of the study area.

This study is based on estimates, assumptions and other information developed by GPG as an independent third party research effort with general knowledge of the retail industry, and consultations with the client and its representatives. This report is based on information that was current as of October 1, 2015, and GPG has not undertaken any update of its research effort since such date.

This report may contain prospective financial information, estimates, or opinions that represent GPG's view of reasonable expectations at a particular time. Such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our market analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by GPG that any of the projected values or results contained in this study will be achieved.

This study ***should not*** be the sole basis for designing, financing, planning, and programming any business, real estate development, or public planning policy. This study is intended only for the use of the client and is void for other site locations, developers, or organizations.

- *End of Study* -

Community Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

Population Summary	
2000 Total Population	18,327
2010 Total Population	21,942
2015 Total Population	22,651
2015 Group Quarters	0
2020 Total Population	23,540
2015-2020 Annual Rate	0.77%
Household Summary	
2000 Households	7,109
2000 Average Household Size	2.56
2010 Households	8,751
2010 Average Household Size	2.51
2015 Households	9,116
2015 Average Household Size	2.48
2020 Households	9,515
2020 Average Household Size	2.47
2015-2020 Annual Rate	0.86%
2010 Families	6,127
2010 Average Family Size	2.95
2015 Families	6,334
2015 Average Family Size	2.94
2020 Families	6,580
2020 Average Family Size	2.93
2015-2020 Annual Rate	0.76%
Housing Unit Summary	
2000 Housing Units	10,773
Owner Occupied Housing Units	48.1%
Renter Occupied Housing Units	17.9%
Vacant Housing Units	34.0%
2010 Housing Units	15,086
Owner Occupied Housing Units	39.6%
Renter Occupied Housing Units	18.4%
Vacant Housing Units	42.0%
2015 Housing Units	15,751
Owner Occupied Housing Units	37.1%
Renter Occupied Housing Units	20.8%
Vacant Housing Units	42.1%
2020 Housing Units	16,344
Owner Occupied Housing Units	37.3%
Renter Occupied Housing Units	20.9%
Vacant Housing Units	41.8%
Median Household Income	
2015	\$58,228
2020	\$66,979
Median Home Value	
2015	\$191,344
2020	\$232,131
Per Capita Income	
2015	\$29,976
2020	\$33,869
Median Age	
2010	38.4
2015	39.3
2020	40.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

COMMUNITY PROFILE

RETAIL ANALYSIS

Gibbs Planning Group

Community Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

2015 Households by Income		
Household Income Base		9,116
<\$15,000		7.6%
\$15,000 - \$24,999		8.9%
\$25,000 - \$34,999		8.6%
\$35,000 - \$49,999		16.7%
\$50,000 - \$74,999		19.4%
\$75,000 - \$99,999		16.0%
\$100,000 - \$149,999		15.0%
\$150,000 - \$199,999		4.7%
\$200,000+		3.1%
Average Household Income		\$74,641
2020 Households by Income		
Household Income Base		9,515
<\$15,000		6.5%
\$15,000 - \$24,999		5.9%
\$25,000 - \$34,999		6.3%
\$35,000 - \$49,999		15.2%
\$50,000 - \$74,999		21.2%
\$75,000 - \$99,999		19.6%
\$100,000 - \$149,999		15.9%
\$150,000 - \$199,999		5.8%
\$200,000+		3.6%
Average Household Income		\$83,980
2015 Owner Occupied Housing Units by Value		
Total		5,847
<\$50,000		2.4%
\$50,000 - \$99,999		7.6%
\$100,000 - \$149,999		18.4%
\$150,000 - \$199,999		26.1%
\$200,000 - \$249,999		15.1%
\$250,000 - \$299,999		9.9%
\$300,000 - \$399,999		9.4%
\$400,000 - \$499,999		4.1%
\$500,000 - \$749,999		3.9%
\$750,000 - \$999,999		1.4%
\$1,000,000 +		1.7%
Average Home Value		\$244,789
2020 Owner Occupied Housing Units by Value		
Total		6,100
<\$50,000		1.0%
\$50,000 - \$99,999		3.3%
\$100,000 - \$149,999		9.4%
\$150,000 - \$199,999		23.6%
\$200,000 - \$249,999		19.8%
\$250,000 - \$299,999		13.8%
\$300,000 - \$399,999		11.8%
\$400,000 - \$499,999		6.5%
\$500,000 - \$749,999		6.0%
\$750,000 - \$999,999		2.5%
\$1,000,000 +		2.3%
Average Home Value		\$297,258

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Gibbs Planning Group

Community Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
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2010 Population by Age	
Total	21,944
0 - 4	6.6%
5 - 9	6.6%
10 - 14	6.9%
15 - 24	12.6%
25 - 34	13.1%
35 - 44	12.7%
45 - 54	15.2%
55 - 64	13.0%
65 - 74	8.3%
75 - 84	3.8%
85 +	1.1%
18 +	76.0%
2015 Population by Age	
Total	22,650
0 - 4	6.1%
5 - 9	6.4%
10 - 14	6.4%
15 - 24	12.5%
25 - 34	13.5%
35 - 44	11.9%
45 - 54	13.8%
55 - 64	13.7%
65 - 74	10.3%
75 - 84	4.0%
85 +	1.3%
18 +	77.5%
2020 Population by Age	
Total	23,540
0 - 4	5.9%
5 - 9	6.0%
10 - 14	6.5%
15 - 24	11.7%
25 - 34	13.0%
35 - 44	12.8%
45 - 54	12.0%
55 - 64	14.2%
65 - 74	11.4%
75 - 84	5.1%
85 +	1.4%
18 +	78.2%
2010 Population by Sex	
Males	11,013
Females	10,929
2015 Population by Sex	
Males	11,353
Females	11,298
2020 Population by Sex	
Males	11,778
Females	11,762

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

COMMUNITY PROFILE

RETAIL ANALYSIS

Gibbs Planning Group

Community Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

2010 Population by Race/Ethnicity

Total	21,943
White Alone	81.2%
Black Alone	9.2%
American Indian Alone	0.8%
Asian Alone	3.1%
Pacific Islander Alone	0.2%
Some Other Race Alone	1.3%
Two or More Races	4.2%
Hispanic Origin	5.7%
Diversity Index	40.4

2015 Population by Race/Ethnicity

Total	22,650
White Alone	80.4%
Black Alone	9.0%
American Indian Alone	0.8%
Asian Alone	3.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	1.5%
Two or More Races	4.6%
Hispanic Origin	6.8%
Diversity Index	42.7

2020 Population by Race/Ethnicity

Total	23,540
White Alone	79.5%
Black Alone	8.8%
American Indian Alone	0.8%
Asian Alone	3.7%
Pacific Islander Alone	0.3%
Some Other Race Alone	1.7%
Two or More Races	5.2%
Hispanic Origin	8.2%
Diversity Index	45.5

2010 Population by Relationship and Household Type

Total	21,942
In Households	100.0%
In Family Households	84.2%
Householder	27.9%
Spouse	22.2%
Child	29.6%
Other relative	2.7%
Nonrelative	1.8%
In Nonfamily Households	15.8%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
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2010 Population by Race/Ethnicity	
Total	21,943
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Two or More Races	4.2%
Hispanic Origin	5.7%
Diversity Index	40.4
2015 Population by Race/Ethnicity	
Total	22,650
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2020 Population by Race/Ethnicity	
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Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

COMMUNITY PROFILE

RETAIL ANALYSIS

Gibbs Planning Group

Community Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

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2010 Households by Type	
Total	8,751
Households with 1 Person	22.2%
Households with 2+ People	77.8%
Family Households	70.0%
Husband-wife Families	55.9%
With Related Children	23.3%
Other Family (No Spouse Present)	14.1%
Other Family with Male Householder	3.9%
With Related Children	2.4%
Other Family with Female Householder	10.2%
With Related Children	7.0%
Nonfamily Households	7.8%
All Households with Children	33.2%
Multigenerational Households	3.1%
Unmarried Partner Households	5.7%
Male-female	4.8%
Same-sex	0.9%
2010 Households by Size	
Total	8,752
1 Person Household	22.2%
2 Person Household	38.7%
3 Person Household	17.1%
4 Person Household	13.7%
5 Person Household	5.7%
6 Person Household	1.8%
7 + Person Household	0.9%
2010 Households by Tenure and Mortgage Status	
Total	8,751
Owner Occupied	68.3%
Owned with a Mortgage/Loan	50.3%
Owned Free and Clear	18.0%
Renter Occupied	31.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

Data for all businesses in area

Total Businesses:	669
Total Employees:	4,693
Total Residential Population:	22,651
Employee/Residential Population Ratio:	0.21:1

by SIC Codes	Number		Percent		Employees	
	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	20	3.0%	43	0.9%		
Construction	52	7.8%	184	3.9%		
Manufacturing	14	2.1%	68	1.4%		
Transportation	27	4.0%	117	2.5%		
Communication	4	0.6%	24	0.5%		
Utility	3	0.4%	6	0.1%		
Wholesale Trade	11	1.6%	39	0.8%		
Retail Trade Summary	148	22.1%	1,867	39.8%		
Home Improvement	7	1.0%	27	0.6%		
General Merchandise Stores	5	0.7%	425	9.1%		
Food Stores	21	3.1%	261	5.6%		
Auto Dealers, Gas Stations, Auto Aftermarket	11	1.6%	52	1.1%		
Apparel & Accessory Stores	6	0.9%	49	1.0%		
Furniture & Home Furnishings	7	1.0%	21	0.4%		
Eating & Drinking Places	57	8.5%	918	19.6%		
Miscellaneous Retail	33	4.9%	113	2.4%		
Finance, Insurance, Real Estate Summary	130	19.4%	754	16.1%		
Banks, Savings & Lending Institutions	35	5.2%	42	0.9%		
Securities Brokers	2	0.3%	5	0.1%		
Insurance Carriers & Agents	2	0.3%	13	0.3%		
Real Estate, Holding, Other Investment Offices	91	13.6%	694	14.8%		
Services Summary	223	33.3%	1,437	30.6%		
Hotels & Lodging	11	1.6%	128	2.7%		
Automotive Services	15	2.2%	46	1.0%		
Motion Pictures & Amusements	32	4.8%	302	6.4%		
Health Services	21	3.1%	129	2.7%		
Legal Services	3	0.4%	9	0.2%		
Education Institutions & Libraries	8	1.2%	406	8.7%		
Other Services	131	19.6%	418	8.9%		
Government	6	0.9%	93	2.0%		
Unclassified Establishments	29	4.3%	62	1.3%		
Totals	669	100.0%	4,693	100.0%		

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

BUSINESS SUMMARY

RETAIL ANALYSIS

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.3%	3	0.1%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	56	8.4%	195	4.2%
Manufacturing	10	1.5%	52	1.1%
Wholesale Trade	11	1.6%	39	0.8%
Retail Trade	90	13.5%	947	20.2%
Motor Vehicle & Parts Dealers	10	1.5%	45	1.0%
Furniture & Home Furnishings Stores	5	0.7%	14	0.3%
Electronics & Appliance Stores	2	0.3%	7	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	7	1.0%	27	0.6%
Food & Beverage Stores	21	3.1%	271	5.8%
Health & Personal Care Stores	11	1.6%	45	1.0%
Gasoline Stations	1	0.1%	7	0.1%
Clothing & Clothing Accessories Stores	7	1.0%	51	1.1%
Sport Goods, Hobby, Book, & Music Stores	7	1.0%	23	0.5%
General Merchandise Stores	5	0.7%	425	9.1%
Miscellaneous Store Retailers	12	1.8%	29	0.6%
Nonstore Retailers	1	0.1%	3	0.1%
Transportation & Warehousing	14	2.1%	53	1.1%
Information	15	2.2%	71	1.5%
Finance & Insurance	41	6.1%	61	1.3%
Central Bank/Credit Intermediation & Related Activities	35	5.2%	42	0.9%
Securities, Commodity Contracts & Other Financial	3	0.4%	6	0.1%
Insurance Carriers & Related Activities; Funds, Trusts &	2	0.3%	13	0.3%
Real Estate, Rental & Leasing	109	16.3%	726	15.5%
Professional, Scientific & Tech Services	50	7.5%	108	2.3%
Legal Services	4	0.6%	11	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	33	4.9%	78	1.7%
Educational Services	9	1.3%	392	8.4%
Health Care & Social Assistance	25	3.7%	158	3.4%
Arts, Entertainment & Recreation	26	3.9%	336	7.2%
Accommodation & Food Services	69	10.3%	1,047	22.3%
Accommodation	11	1.6%	128	2.7%
Food Services & Drinking Places	58	8.7%	920	19.6%
Other Services (except Public Administration)	74	11.1%	273	5.8%
Automotive Repair & Maintenance	10	1.5%	28	0.6%
Public Administration	6	0.9%	93	2.0%
Unclassified Establishments	29	4.3%	62	1.3%
Total	669	100.0%	4,693	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

Gibbs Planning Group

Housing Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

Population		Households	
2010 Total Population	21,942	2015 Median Household Income	\$58,228
2015 Total Population	22,651	2020 Median Household Income	\$66,979
2020 Total Population	23,540	2015-2020 Annual Rate	2.84%
2015-2020 Annual Rate	0.77%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	15,086	100.0%	15,751	100.0%	16,344	100.0%
Occupied	8,751	58.0%	9,117	57.9%	9,515	58.2%
Owner	5,977	39.6%	5,847	37.1%	6,100	37.3%
Renter	2,774	18.4%	3,270	20.8%	3,415	20.9%
Vacant	6,335	42.0%	6,635	42.1%	6,829	41.8%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	5,848	100.0%	6,100	100.0%
<\$50,000	142	2.4%	61	1.0%
\$50,000-\$99,999	447	7.6%	201	3.3%
\$100,000-\$149,999	1,074	18.4%	574	9.4%
\$150,000-\$199,999	1,525	26.1%	1,439	23.6%
\$200,000-\$249,999	885	15.1%	1,206	19.8%
\$250,000-\$299,999	581	9.9%	844	13.8%
\$300,000-\$399,999	550	9.4%	719	11.8%
\$400,000-\$499,999	239	4.1%	395	6.5%
\$500,000-\$749,999	227	3.9%	367	6.0%
\$750,000-\$999,999	80	1.4%	151	2.5%
\$1,000,000+	98	1.7%	143	2.3%
Median Value	\$191,344		\$232,131	
Average Value	\$244,789		\$297,258	

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

HOUSING PROFILE

RETAIL ANALYSIS

Gibbs Planning Group

Housing Profile

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

Census 2010 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	5,977	100.0%
Owned with a Mortgage/Loan	4,400	73.6%
Owned Free and Clear	1,577	26.4%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	6,335	100.0%
For Rent	1,603	25.3%
Rented- Not Occupied	27	0.4%
For Sale Only	438	6.9%
Sold - Not Occupied	56	0.9%
Seasonal/Recreational/Occasional Use	4,121	65.1%
For Migrant Workers	0	0.0%
Other Vacant	183	2.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,751	5,977	68.3%
15-24	502	59	11.8%
25-34	1,382	500	36.2%
35-44	1,457	903	62.0%
45-54	1,919	1,453	75.7%
55-64	1,655	1,403	84.8%
65-74	1,130	1,021	90.4%
75-84	557	503	90.3%
85+	149	135	90.6%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,751	5,978	68.3%
White Alone	7,518	5,327	70.9%
Black/African American	692	331	47.8%
American Indian/Alaska	66	44	66.7%
Asian Alone	182	132	72.5%
Pacific Islander Alone	12	7	58.3%
Other Race Alone	97	38	39.2%
Two or More Races	184	99	53.8%
Hispanic Origin	391	196	50.1%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,752	5,978	68.3%
1-Person	1,939	1,265	65.2%
2-Person	3,386	2,557	75.5%
3-Person	1,498	959	64.0%
4-Person	1,197	755	63.1%
5-Person	502	317	63.1%
6-Person	155	84	54.2%
7+ Person	75	41	54.7%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Gibbs Planning Group

Tapestry Segmentation Area Profile

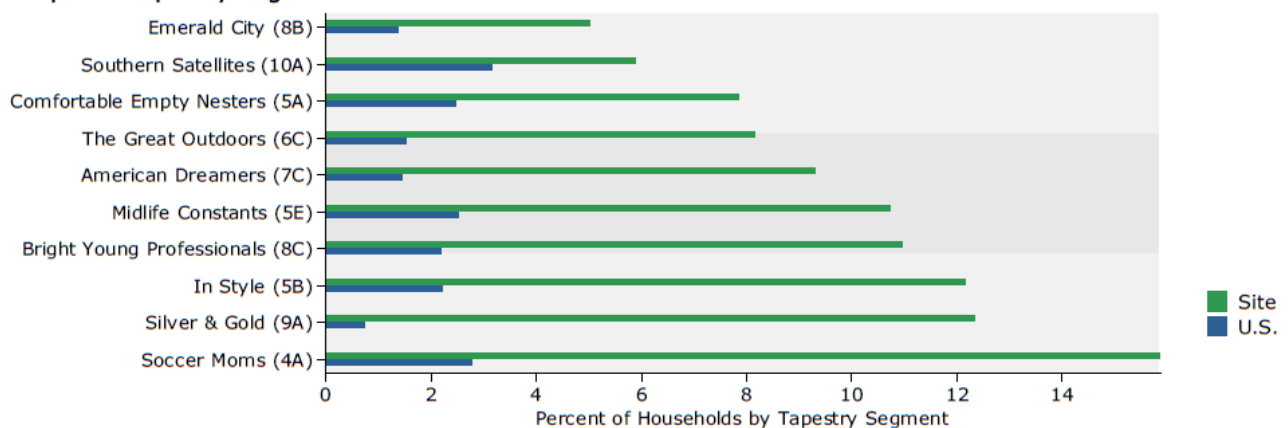
Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri
Latitude: 30.33719647
Longitude: -87.4173250

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2015 Households		2015 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Soccer Moms (4A)	15.9%	15.9%	2.8%	2.8%	564
2	Silver & Gold (9A)	12.4%	28.3%	0.8%	3.6%	1,647
3	In Style (5B)	12.2%	40.5%	2.3%	5.9%	541
4	Bright Young Professionals (8C)	11.0%	51.5%	2.2%	8.1%	499
5	Midlife Constants (5E)	10.8%	62.3%	2.5%	10.6%	423
Subtotal		62.3%		10.6%		
6	American Dreamers (7C)	9.3%	71.6%	1.5%	12.1%	636
7	The Great Outdoors (6C)	8.2%	79.8%	1.6%	13.7%	524
8	Comfortable Empty Nesters (5A)	7.9%	87.7%	2.5%	16.2%	315
9	Southern Satellites (10A)	5.9%	93.6%	3.2%	19.4%	187
10	Emerald City (8B)	5.0%	98.6%	1.4%	20.8%	357
Subtotal		36.3%		10.2%		
11	Down the Road (10D)	1.5%	100.1%	1.1%	21.9%	134
Subtotal		1.5%		1.1%		
Total		100.0%		21.8%		459

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

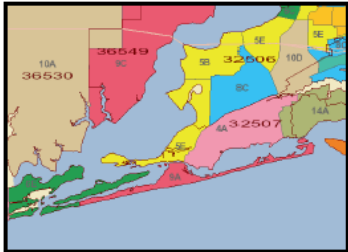
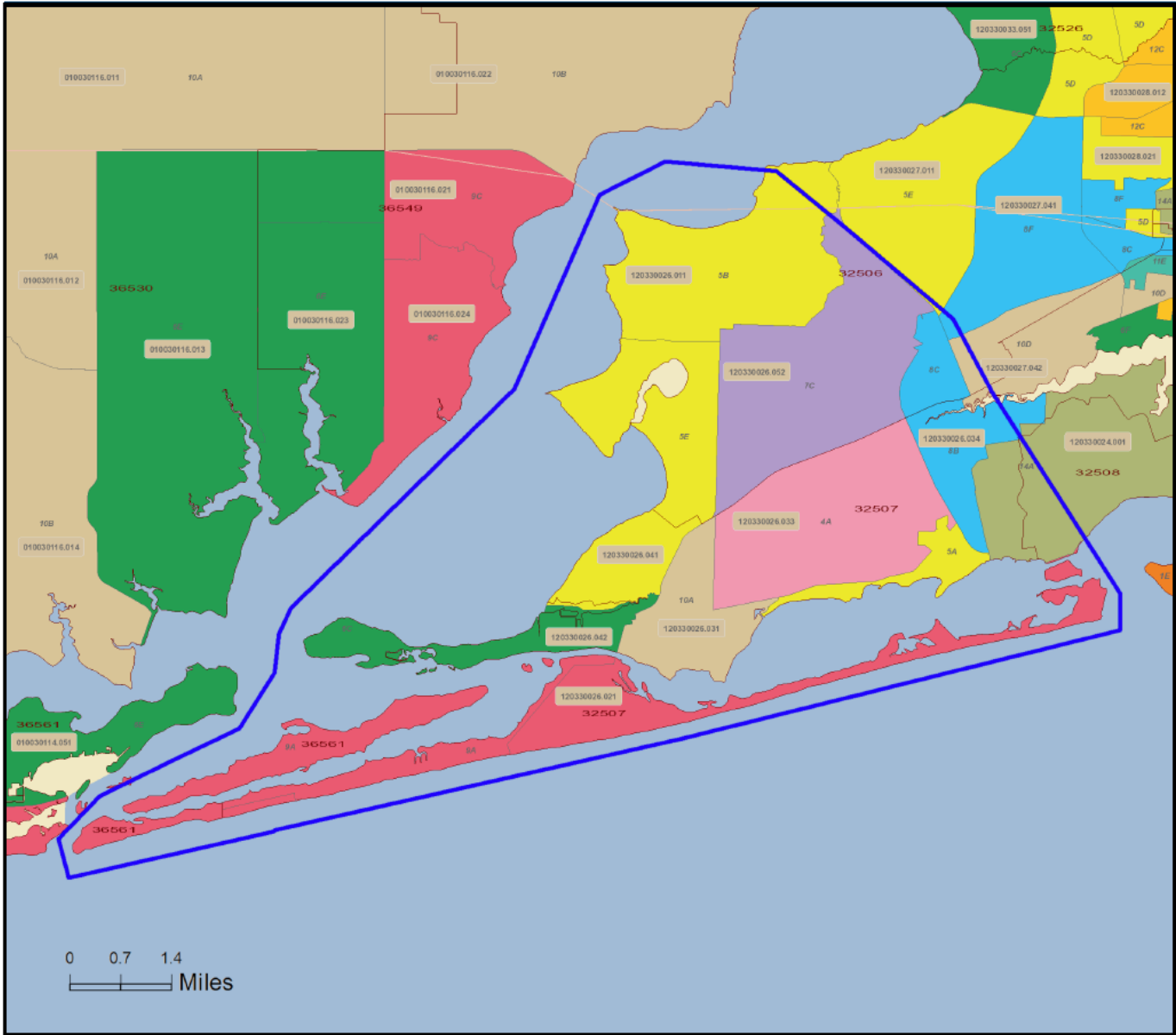
TAPESTRY SEGMENTATION
RETAIL ANALYSIS

Gibbs Planning Group

Dominant Tapestry Map

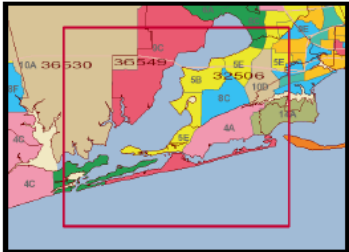
Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri



Tapestry LifeMode

- | | |
|------------------------|----------------------------|
| L1: Affluent Estates | L8: Middle Ground |
| L2: Upscale Avenues | L9: Senior Styles |
| L3: Uptown Individuals | L10: Rustic Outposts |
| L4: Family Landscapes | L11: Midtown Singles |
| L5: GenXurban | L12: Hometown |
| L6: Cozy Country | L13: Next Wave |
| L7: Ethnic Enclaves | L14: Scholars and Patriots |



Source: Esri

Gibbs Planning Group

Dominant Tapestry Map

Perdido Key Primary Trade Area
Area: 66.24 square miles

Prepared by Esri

Tapestry Segmentation

Tapestry Segmentation represents the fifth generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

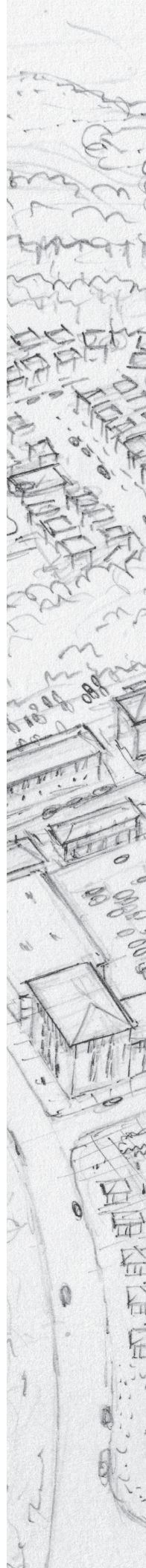
Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

Source: Esri

DPZ

PARTNERS

320 Firehouse Lane
Gaithersburg, MD 20878
tel: 301.948.6223



ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, AMENDING CHAPTER 3, ARTICLE 3 TO ADOPT SECTION 3-3.9, THE PERDIDO KEY TOWNCENTER OVERLAY DISTRICT, ESTABLISHING PERMITTED AND CONDITIONAL LAND USES AND SITE AND BUILDING REQUIREMENTS FOR DEVELOPMENT WITHIN THE OVERLAY DISTRICT; ADOPTING THE PERDIDO KEY TOWNCENTER OVERLAY DISTRICT MAP; REPEALING AND REPLACING CHAPTER 3, ARTICLE 4, PERDIDO KEY DISTRICTS, IN ITS ENTIRETY; ADOPTING THE PERDIDO KEY MASTER PLAN DESIGN DOCUMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Board of County Commissioners finds that ensuring orderly future development of Perdido Key better serves the public health, safety, and welfare of the residents of the Key, as well as the citizens of the County and tourist that visit the Key; and

WHEREAS, the Board of County Commissioners previously directed staff to produce a Master Plan for Perdido Key in order to guide and implement the orderly future development of the Key;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County that the following regulations are hereby adopted.

Section 1. Purpose.

The purpose of this ordinance is to adopt the Perdido Key Master Plan, which is comprised of the Perdido Key Towncenter Overlay District, Perdido Key Towncenter Overlay District Map, the provisions of Article 4 of Chapter 3 of the Land Development Code pertaining to the Perdido Key zoning districts, and the Perdido Key Master Plan Design.

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Article 3, Section 3-3.9. "Perdido Key Towncenter Overlay (PK-OL)" is hereby created and adopted as reflected in Attachment A, which is incorporated herein by reference.

Section 3. The Perdido Key Towncenter Overlay District Map is hereby adopted as depicted in Attachment B, which is incorporated herein by reference.

Section 4. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Article 4, "Perdido Key districts" is hereby repealed and replaced in its entirety with Chapter 3, Article 4 as shown in Attachment C, which is incorporated herein by reference.

Section 5. The Perdido Key Master Plan Design document dated March 14, 2016, included as Attachment D, is hereby adopted and incorporated herein by reference.

Section 6. Severability.

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

Section 7. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes (2015), 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 its intentions.

INTENTIONALLY LEFT BLANK

1 **Section 8.** **Effective date.**
2

3 This ordinance shall become effective upon filing with the Department of State.
4

5 DONE AND ENACTED this ____ day of _____, 2016.
6

7 BOARD OF COUNTY COMMISSIONERS
8 ESCAMBIA COUNTY, FLORIDA
9

10
11 By: _____
12 Grover C. Robinson, IV, Chairman

13 ATTEST: Pam Childers
14 Clerk of the Circuit Court
15

16 By: _____ Date Executed: _____
17 Deputy Clerk
18

19 (SEAL)
20

21 ENACTED:
22

23 FILED WITH THE DEPARTMENT OF STATE:
24

25 EFFECTIVE DATE:
26



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 04/05/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.11 of the Land Development Code

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.11 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.11, "Heavy Commercial and Light Industrial District (HC/LI)," to add criteria for temporary sales of automobiles as a permitted use in HC/LI.

BACKGROUND:

At the March 8, 2016, Committee of the Whole meeting, staff was directed to prepare an ordinance permitting temporary sales of automobiles when conducted by a licensed dealership with a permanent sales location within the County.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance Option 1

Draft Ordinance Option 2

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, AMENDING CHAPTER 3, ARTICLE 2, SECTION 3-2.11 "HEAVY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT (HCLI)," TO ADD CRITERIA FOR TEMPORARY SALES OF AUTOMOBILES AS A PERMITTED USE IN HCLI; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Board of County Commissioners finds that establishing criteria for temporary sales of automobiles promotes these interests and serves an important public purpose;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County that the following regulation is hereby adopted.

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Article 2, Section 3-2.11. "Heavy Commercial and Light Industrial district (HCLI)," subsection (b) "Permitted uses," is hereby amended as follows:

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

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

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

(2) Retail sales. Retail sales, including sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes. Temporary sales of automobiles are permitted when conducted by a licensed dealership with a permanent sales location within the County.

1 **(3) Retail services.**

2 **a.** Car washes, automatic or manual, full service or self-serve.

3 **b.** Child care facilities.

4 **c.** Hotels, motels and all other public lodging, including boarding and rooming
5 houses.

6 **d.** Personal services, including those of beauty shops, health clubs, pet
7 groomers, dry cleaners and tattoo parlors.

8 **e.** Professional services, including those of realtors, bankers, accountants,
9 engineers, architects, dentists, physicians, and attorneys.

10 **f.** Rental of automobiles, trucks, utility trailers and recreational vehicles.

11 **g.** Repair services, including appliance repair, furniture refinishing and
12 upholstery, watch and jewelry repair, small engine and motor services, and major
13 motor vehicle and boat service and repair, but excluding outdoor work or storage.

14 **h.** Restaurants and brewpubs, including on-premises consumption of alcoholic
15 beverages, drive-in and drive-through service, and brewpubs with the distribution
16 of on-premises produced alcoholic beverages for off-site sales. The parcel
17 boundary of any restaurant or brewpub with drive-in or drive- through service
18 shall be at least 200 feet from any LDR or MDR zoning district unless separated
19 by a 50-foot or wider street right-of-way.

20 **i.** Taxi and limousine services.

21 See also conditional uses in this district.

22 **(4) Public and civic.**

23 **a.** Broadcast stations with satellite dishes and antennas, including towers.

24 **b.** Cemeteries, including family cemeteries.

25 **c.** Community service facilities, including auditoriums, libraries, museums, and
26 neighborhood centers.

27 **d.** Educational facilities, including preschools, K-12, colleges, and vocational
28 schools.

29 **e.** Emergency service facilities, including law enforcement, fire fighting, and
30 medical assistance.

31 **f.** Funeral establishments.

32 **g.** Homeless shelters.

33 **h.** Hospitals.

34 **i.** Offices for government agencies or public utilities.

35 **j.** Places of worship.

1 k. Public utility structures, including telecommunications towers, but excluding
2 industrial uses not otherwise permitted.

3 See also conditional uses in this district.
4 (Ord. No. 2015-24, § 1, 7-7-15)

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

6 a. Commercial entertainment facilities, indoor or outdoor, including movie
7 theatres, amusement parks, and stadiums, but excluding motorsports facilities.
8 Carnival-type amusements shall be at least 500 feet from any residential district.
9 Bars, nightclubs, and adult entertainment are prohibited in areas with the zoning
10 designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI
11 zoning.

12 b. Commercial recreation facilities, passive or active, including those for walking,
13 hiking, bicycling, camping, recreational vehicles, swimming, skateboarding,
14 bowling, court games, field sports, and golf, but excluding off-highway vehicle
15 uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks
16 require a minimum lot area of five acres.

17 c. Marinas, private and commercial.

18 d. Parks, with or without permanent restrooms or outdoor event lighting.

19 See also conditional uses in this district.

20 **(6) Industrial and related.**

21 a. Light industrial uses, including research and development, printing and
22 binding, distribution and wholesale warehousing, and manufacturing, all
23 completely within the confines of buildings and without adverse off-site impacts.

24 b. Marinas, industrial.

25 c. Microbreweries, microdistilleries, and microwineries, except in areas with the
26 zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of
27 HC/LI zoning.

28 See also conditional uses in this district.

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

30 a. Food produced primarily for personal consumption by the producer, but no
31 farm animals.

32 b. Nurseries and garden centers, including adjoining outdoor storage or display
33 of plants.

34 c. Veterinary clinics, excluding outside kennels.

35 See also conditional uses in this district.

36 **(8) Other uses.**

- a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.
- b. Building or construction trades shops and warehouses, including on-site outside storage.
- c. Bus leasing and rental facilities.
- d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.
- e. Outdoor adjacent display of plants by garden shops and nurseries.
- f. Outdoor sales.
- g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.
- h. Parking garages and lots, commercial.
- i. Sales and outdoor display of prefabricated storage sheds.
- j. Self-storage facilities, including vehicle rental as an accessory use.

Section 2. Severability.

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

Section 3. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes (2015), 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 its intentions.

INTENTIONALLY LEFT BLANK

1
2
3 **Section 4. Effective date.**

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

5 DONE AND ENACTED this ____ day of _____, 2016.

6
7 BOARD OF COUNTY COMMISSIONERS
8 ESCAMBA COUNTY, FLORIDA
9

10 By: _____
11 Grover C. Robinson, IV, Chairman

11 ATTEST: Pam Childers
12 Clerk of the Circuit Court

13 By: _____ Date Executed: _____

14 Deputy Clerk
15

16 (SEAL)

17 ENACTED:

18
19 FILED WITH THE DEPARTMENT OF STATE:

20
21 EFFECTIVE DATE:
22
23
24
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ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, AMENDING CHAPTER 3, ARTICLE 2, SECTION 3-2.11 "HEAVY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT (HCLI)," TO ADD CRITERIA FOR TEMPORARY SALES OF AUTOMOBILES AS A PERMITTED USE IN HCLI; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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1 **(3) Retail services.**

2 **a.** Car washes, automatic or manual, full service or self-serve.

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4 **c.** Hotels, motels and all other public lodging, including boarding and rooming
5 houses.

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7 groomers, dry cleaners and tattoo parlors.

8 **e.** Professional services, including those of realtors, bankers, accountants,
9 engineers, architects, dentists, physicians, and attorneys.

10 **f.** Rental of automobiles, trucks, utility trailers and recreational vehicles.

11 **g.** Repair services, including appliance repair, furniture refinishing and
12 upholstery, watch and jewelry repair, small engine and motor services, and major
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19 by a 50-foot or wider street right-of-way.

20 **i.** Taxi and limousine services.

21 See also conditional uses in this district.

22 **(4) Public and civic.**

23 **a.** Broadcast stations with satellite dishes and antennas, including towers.

24 **b.** Cemeteries, including family cemeteries.

25 **c.** Community service facilities, including auditoriums, libraries, museums, and
26 neighborhood centers.

27 **d.** Educational facilities, including preschools, K-12, colleges, and vocational
28 schools.

29 **e.** Emergency service facilities, including law enforcement, fire fighting, and
30 medical assistance.

31 **f.** Funeral establishments.

32 **g.** Homeless shelters.

33 **h.** Hospitals.

34 **i.** Offices for government agencies or public utilities.

35 **j.** Places of worship.

1 k. Public utility structures, including telecommunications towers, but excluding
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12 b. Commercial recreation facilities, passive or active, including those for walking,
13 hiking, bicycling, camping, recreational vehicles, swimming, skateboarding,
14 bowling, court games, field sports, and golf, but excluding off-highway vehicle
15 uses and outdoor shooting ranges. Campgrounds and recreational vehicle parks
16 require a minimum lot area of five acres.

17 c. Marinas, private and commercial.

18 d. Parks, with or without permanent restrooms or outdoor event lighting.

19 See also conditional uses in this district.

20 **(6) Industrial and related.**

21 a. Light industrial uses, including research and development, printing and
22 binding, distribution and wholesale warehousing, and manufacturing, all
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27 HC/LI zoning.

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33 of plants.

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36 **(8) Other uses.**

- a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to adoption of HC/LI zoning.
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- c. Bus leasing and rental facilities.
- d. Deposit boxes for donation of used items when placed as an accessory structure on the site of a charitable organization.
- e. Outdoor adjacent display of plants by garden shops and nurseries.
- f. Outdoor sales.
- g. Outdoor storage of trailered boats and operable recreational vehicles, excluding repair, overhaul or salvage activities.
- h. Parking garages and lots, commercial.
- i. Sales and outdoor display of prefabricated storage sheds.
- j. Self-storage facilities, including vehicle rental as an accessory use.

Section 2. Severability.

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

Section 3. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes (2015), 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 its intentions.

INTENTIONALLY LEFT BLANK

1
2
3 **Section 4. Effective date.**

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

5 DONE AND ENACTED this ____ day of _____, 2016.

6
7 BOARD OF COUNTY COMMISSIONERS
8 ESCAMBA COUNTY, FLORIDA
9

10 By: _____
11 Grover C. Robinson, IV, Chairman

11 ATTEST: Pam Childers
12 Clerk of the Circuit Court

13 By: _____ Date Executed: _____

14 Deputy Clerk
15

16 (SEAL)

17 ENACTED:

18
19 FILED WITH THE DEPARTMENT OF STATE:

20
21 EFFECTIVE DATE:
22
23
24
25



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. C.

Meeting Date: 04/05/2016

Issue: A Public Hearing to Review an Ordinance Amending Chapter 5 and Design Standards Manual Chapter 1 of the Land Development Code

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 5 and DSM Chapter 1 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending Chapter 5 and Design Standards Manual (DSM) Chapter 1 of the Land Development Code (LDC).

BACKGROUND:

On April 16, 2015, the BCC repealed and replaced the LDC. The Design Standards Manual (DSM) is located within the LDC and includes technical and environmental design standards. A seven member Professional Advisory Committee (PAC) meets to review proposed changes to the manual and make recommendations to the BCC.

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 Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: DSM Ordinance for April Planning Board

Date: 3/11/16

Date requested back by: 03/15/16

Requested by: Allyson Cain

Phone Number: _____

.....

(LEGAL USE ONLY)

Legal Review by Kena A. Smith

Date Received: 3/14/16

☒ Approved as to form and legal sufficiency.

☐ Not approved.

☐ Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED, AMENDING CHAPTER 5, GENERAL DEVELOPMENT STANDARDS, SECTIONS 5-3.3, 5-4.5, 5-5.2, 5-5.5, 5-6.2, 5-6.3, AND 5-6.4 TO MODIFY STANDARDS FOR SUBDIVISION DESIGN AND MAINTENANCE, STORMWATER MANAGEMENT SYSTEMS, MINIMUM DESIGN STANDARDS FOR STREETS AND ACCESS, TRAFFIC CONTROL, AND PARKING AND LOADING; AMENDING THE DESIGN STANDARDS MANUAL, CHAPTER 1, ENGINEERING, SECTIONS 1-1.3, 1-1.7, 2-1, 2-1.6, 2-2.3, 3-1.1, 3-1.3, AND 3-1.4 CONCERNING DESIGN STANDARDS FOR STORMWATER PONDS AND IMPOUNDS, TRANSPORTATION, AND PARKING; ESTABLISHING SECTION 1-1.4 IN THE MANUAL CONCERNING STANDARDS FOR POND SLOPES, FENCING AND MAINTENANCE ACCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS,

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County that the following regulation is hereby adopted.

Section 1. Part III of the Escambia County code of Ordinances, the Land Development Code of Escambia County, Chapter 5, General Development Standards, Sections 5-3.3, 5-4.5, 5-5.2, 5-5.5, 5-6.2, 5-6.3, and 5-6.4, are hereby amended as shown in attached Exhibit A, (words underlined are additions and words ~~stricken~~ are deletions), which is incorporated herein by reference.

Section 2. Part III of the Escambia County code of Ordinances, the Land Development Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, Sections 1-1.3, 1-1.7, 2-1, 2-1.6, 2-2.3, 3-1.1, 3-1.3, and 3-1.4 are hereby amended as shown in attached Exhibit B, (words underlined are additions and words ~~stricken~~ are deletions), which is incorporated herein by reference.

Section 3. Part III of the Escambia County code of Ordinances, the Land Development Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, Section 1-1.4, Pond Slopes, Fencing, and Maintenance Access is hereby created as shown in attached Exhibit B (words underlined are additions and words ~~stricken~~ are deletions), which is incorporated herein by reference.

Section 4. Severability.

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

Section 5. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes (2015), 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 its intentions.

Section 6. Effective date.

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

DONE AND ENACTED this ____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
Grover C. Robinson, IV, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

By: _____ Date Executed: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

LDC Chapter 5 General Development Standards

Article 3- Division of Land

Sec. 5-3.3 Subdivision design and maintenance.

(a) Professional design. A subdivision developer shall retain the services of a Florida-registered professional engineer to prepare construction plans and specifications in compliance with the subdivision design standards in this article and as it relates in the DSM, other applicable provisions of the LDC, and the *General Paving and Drainage Technical Specifications* of the county. All construction plans shall include applicable details taken from the county's standard detail sheets available from the County Engineer.

(b) Improvements and facilities. A subdivision developer shall ensure the installation of the improvements and the facilities remain at or are constructed to the prescribed standards and at no expense to the county; paved roads, stormwater management, and other necessary improvements and facilities

(c) Public access. A subdivision developer shall provide adequate public paved access to the tract to be subdivided, including all necessary paved roads, ditches and rights-of-way, and drainage structures. The access shall lead to an established and publicly maintained street. The developer shall **prepare the** necessary deeds, agreements, and easements for the access and shall attempt to acquire such rights of easements. At the option of the applicant, the county may assist in the acquisition of such easements when the acquisition is in the public interest, governmental action is necessary to acquire the property, and the developer advances all costs and expenses incurred by the county in taking such an action.

(d) Innovations. Innovations in the design and construction of subdivision improvements are encouraged. Such innovations shall be approved by the county if determined by the County Engineer to achieve the relevant and appropriate criteria or standards for subdivision improvements and if the developer warrants the improvements as required by the LDC. The developer may also be required to post additional negotiated financial surety based on the estimated costs of the total project improvements.

(e) Lots and blocks. The lots of a subdivision shall comply with the requirements of the applicable zoning district. Lots and blocks shall comply as per the Chapter 3 of the LDC.

(f) Subdivision name. The proposed name of a subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the county except when the subdivision is an additional unit or section of another subdivision by the same applicant or his successors in title.

(g) Monuments. The subdivision developer shall place Permanent Reference Monuments (PRMs) and Permanent Control Points (PCPs) as required by Florida Statutes (Ch. 177).

1 **Medians and entrance signs.** Medians within subdivision streets shall be privately
2 owned and maintained. Signs may be installed at subdivisions' entrances in
3 compliance with the standards of Article 8 of this chapter if placed within medians or
4 other privately owned land platted within the subdivision. Where medians or other
5 entrance sign parcels are platted, the plat shall provide that each person ultimately
6 owning land in the subdivision shall own an undivided part interest in the median and
7 sign parcels, whether or not the interest is noted in the instrument conveying
8 ownership of the subdivision. This requirement shall be included in any restrictive
9 covenants of the subdivision.

10 The developer shall note on the plat that ownership of entrance signs and medians
11 and other entrance sign parcels is vested in a homeowner's association having the
12 obligation to assess fees for the maintenance of the signs and land as well as for
13 payment of property taxes pertaining to the land. Each person owning land within
14 the subdivision shall be deemed to agree that the failure of the homeowner's
15 association to maintain the signs or land or to pay taxes on the land shall cause the
16 signs and land to revert to the undivided ownership of the persons owning land
17 within the subdivision, whether or not a reversionary clause is noted in the
18 instrument conveying ownership of subdivision land.

19 **(h) Areas with high water tables.** Development of residential subdivisions in areas
20 with high water tables shall comply with the requirements provided in the DSM
21 Chapter 1 Roadway Design section.

22 **(i) Infrastructure.**

23 **(1) Stormwater management.** For any subdivision, the developer shall provide an
24 adequate stormwater management system, including for erosion control, in
25 compliance with the concurrency management stormwater management
26 standards of this chapter and DSM Chapter 1, Stormwater Article.

27 **(2) Streets and access.** For any subdivision, the developer shall provide an
28 adequate street network, including access, in compliance with the monitoring
29 management and street and access standards of this chapter and DSM Chapter
30 1, Transportation Article.

31 **(3) Underground utilities.** The developer is encouraged to place all subdivision
32 utilities underground. In the event that underground utilities are provided, a gross
33 density bonus of 10% (if allowed by the density limit of the applicable FLU) or a
34 reduction in the minimum lot width of 10% shall be granted by the Planning
35 Official upon the developer's request.

36 **(4) Utility street crossings.** See DSM Chapter 1, Street Layout section for details
37 regarding utility street crossings.

38 **(5) Street lights.** The developer is encouraged to install street lights. A street
39 lighting district may be established through the BCC for the installation,
40 operation, and/or maintenance of lights according to the street lighting municipal
41 services benefits units (MSBU) provisions of Chapter 70, *Local Public*
42 *Improvements*, Part I, Escambia County Code of Ordinances.

1 **Easements.** Drainage easements and rights-of-way shall comply with the
2 stormwater management provisions of this chapter and DSM, Chapter 1,
3 Stormwater Management Systems - Conveyance Systems section and Chapter
4 2, Roadway Design - Minimum Right-of-way widths section.

5 **(7) Water supply and sewerage.** The subdivision developer shall maintain a
6 valid, unexpired reservation of capacity for water and/or sewer service from
7 the provider whose franchise area serves the subject property. Letters of
8 capacity executed by the service provider shall be provided, and such letters
9 or forms shall constitute documentation of reservation of capacity. No central
10 private wastewater collection systems shall be proposed or expanded. All
11 proposed sewer collection systems will require approval and acceptance by
12 the local utility authority. If a low pressure sewer system is proposed, all
13 items relating to the system, excluding the collector force main, shall be
14 located on private property. Anything located within a public or private right of
15 way shall be owned and maintained by the local utility authority(consistent
16 with the provider's appurtenance ownership limitations).
17

18 **(8)** Provisions shall be made for the installation of fire hydrants and comply with
19 the following:

20 **a.** No residence in any subdivision shall be more than 500 feet from a fire
21 hydrant on a six-inch water line. Locations of fire hydrants shall be noted on
22 the subdivision construction plans; or

23 **b.** Where a four-inch water line is located at the entrance to a new
24 subdivision, the developer shall be required to install a six-inch waterline
25 within the new subdivision with flush hydrants so that they can be replaced
26 with fire hydrants when service at the entrance becomes adequate.

27 **c.** If public or community water systems service is not available or the
28 existing water line is less than four inches, the developer shall install a six-
29 inch waterline with stub-outs for fire hydrants unless the engineer of record
30 finds the larger main size to be detrimental to the water quality in the
31 development.

32 **(j) Public dedication.** The county encourages developers of residential
33 subdivisions to request the dedication of subdivision streets and stormwater
34 management systems to the county, but those facilities may alternatively be
35 dedicated to one or more owners of property within the subdivision. If the dedication
36 of subdivision streets and stormwater management systems for public ownership
37 and maintenance is proposed, the following conditions apply:

38 **(1) Compliance.** The facilities shall be designed and constructed in compliance with
39 the standards of this chapter.

40 **(2) All facilities.** The streets will not be accepted without the stormwater
41 management system or the stormwater management system without the streets.
42 The facilities shall be dedicated in their entirety to the county.

1 **(3) Permitting.** The facilities will not be accepted without appropriate permitting of
2 those facilities from all applicable local, state, and federal agencies, or proof of
3 exemption.

4 ~~**(4) Lift stations.** No central private wastewater lift stations shall be proposed.~~

6 **Sec. 5-4.5 Stormwater management systems.**

7 **(a) General design and construction.** The installation of all stormwater management
8 facilities made necessary by new development, according to the provisions of this
9 article, is the responsibility of the developer, including all necessary ditches, canals,
10 greenbelts, outfalls, bridges, retention or detention structures, flow attenuation
11 devices, etc. The general design and construction of all stormwater management
12 systems shall be as indicated in the *DSM* Chapter 1, Stormwater Article and achieve
13 the following objectives:

14 **(1) Comply with regulations.**

15 **(2) Protect adjacent property.**

16 **(3) Incorporate upland runoff.**

17 **(4) Reduce pollution.**

18 **(5) Prevent hazards.**

19 **(6) Encourage regional stormwater management system.**

20 **(b) Resource protection.** All stormwater management systems shall be designed and
21 constructed to protect natural resources as per State requirements.

22 **(c) System maintenance.**

23 **(1) General.** All stormwater management facilities shall be designed for a minimum
24 50-year life (where standards are available) have low maintenance costs, and
25 have easy legal access for periodic maintenance.

26 **(2) Maintenance entity.** Stormwater management systems shall be maintained by
27 the owner, except where the county selects certain systems for county
28 maintenance. All areas and/or structures to be maintained by the county must be
29 dedicated to the county by plat or separate instrument and accepted by the BCC.
30 Systems to be maintained by the owner shall ~~nevertheless~~ have adequate
31 easements to permit the county right-of-entry to inspect and, if necessary, take
32 corrective action if the owner fails to maintain the system. In addition, the owner
33 shall submit a copy of any outside agency inspections and/or reports for the
34 County to evaluate in accordance with the County's MS4. ~~When-If~~ the owner fails
35 to maintain his system, the county shall give the owner written notice of the
36 nature of corrective action required. If the owner fails to take corrective action
37 within 30 days from the date of the notice, the county may take the necessary
38 corrective action, including placement of a lien on all property of the owner to
39 recover the costs thereof.

Sec. 5-5.2 General provisions.

- (a) **Approval required.** The design and construction of streets and driveways requires prior county review and approval for compliance with the standards of this article, unless such travel and access ways are specifically identified in the LDC as exempt from these standards.
- (b) **Minimum design standards.** All streets and driveways shall be designed and constructed according to the design standards in the most recent edition of *A Policy on Geometric Design of Highways and Streets*, American Association of State Highway Transportation Officials (AASHTO), the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* ("Florida Greenbook"), Florida Department of Transportation (FDOT), [Public Rights-of-Way Accessibility Guidelines, United States Access Board; Florida Accessibility Code for Building Construction](#); and the *General Paving and Drainage Technical Specifications* of ~~the Escambia County~~. All traffic control devices shall be designed and installed according to the most recent editions of the *Manual on Uniform Traffic Control Devices*, U.S. Department of Transportation, and *Roadway and Traffic Design Standards*, FDOT. [Where any of these standards are in conflict, the more restrictive requirement or the one imposing the higher standard shall prevail unless otherwise specifically allowed by the County Engineer.](#)
- (c) **Modification of standards.** Variances to the strict application of the standards of this article are not available from the Planning Official, BOA or SRIA. Where the provisions of this article specifically allow, the County Engineer has discretion within the accepted standards of engineering practice to allow modifications that maintain the stated purposes of the article.

Sec. 5-5.5 Traffic Control.

- (a) **Controls required.** Site plans, subdivision construction plans, and other development approvals shall require the reasonable placement of traffic control signs, pavement markings, traffic signals, and other traffic control devices along any street, at any driveway, or within any development, as detailed by the *DSM*.
- (b) **Traffic signals.** *DSM Chapter 1, Access Management - Traffic Control* section contains information regarding the assignment of responsibility for traffic signals. The *DSM* also contains including provisions for signal study, construction costs' responsibility, and optional signal criteria.
- (c) **Turn restrictions.** See *DSM Chapter 1, Access Management - Traffic Control* section for details.
- (d) **Median openings.** See *DSM Chapter 1, Access Management - Traffic Control* section for details.
- (e) **Turn lanes.** The developer shall ~~perform construct right and/or left turn~~ [perform construct right and/or left turn](#) lanes ~~analysis~~ [analysis](#) on a county roadway to serve ~~any turning movement entering a~~ development ~~when the estimated volume of such movement is 60 or more vehicles during any peak hour that generates 50 vehicle trips or greater trips that are equal to or greater than 50 vehicle~~ [during any peak hour that generates 50 vehicle trips or greater trips that are equal to or greater than 50 vehicle](#) during any peak hour. Trip Generation figures for the

development shall be determined by the Institute for Transportation Engineers Trip Generation Manual (ITE-TGM). ~~Such turn lanes and required supporting right-of-way shall be provided by the developer at no cost to the county and meet all county standards. Such turn lanes criteria is in DSM Chapter 1, Article 2-2.3, shall be provided by the developer at no cost to the county and meet all county standards as indicated in the DSM. DSM Chapter 1, Access Management - Traffic Control section provides design criteria for turn lanes on county roads and deceleration lanes. If a county roadway, serving a development, is included in the county's Capital Improvement Program or the Florida-Alabama Transportation Planning Organization Corridor Management Plans, the improvements indicated in such plans shall be provided by the developer.~~

Article 6 Parking and Loading

Sec. 5-6.2 General provisions.

(a) **Approval required.** Any land use or development activity that establishes or increases a variable that is determinative of vehicle parking demand (e.g., floor area, dwelling units, seats, etc.) requires prior county review and approval for compliance with the standards of this article unless the use or activity is specifically identified in the LDC as exempt from these standards. The standards apply to both ground-level parking and multi-level parking structures.

(b) **Minimum design standards.** All parking and loading shall be designed and constructed according to the design standards in the most recent editions of *A Policy on Geometric Design of Highways and Streets*, American Association of State Highway Transportation Officials (AASHTO); the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* ("Florida Greenbook"), Florida Department of Transportation (FDOT); *Public Rights-of-Way Accessibility Guidelines*, United States Access Board; *Florida Accessibility Code for Building Construction*; and the *General Paving and Drainage Technical Specifications of Escambia County*. All traffic control devices shall be designed and installed according to the most recent editions of the *Manual on Uniform Traffic Control Devices*, U.S. Department of Transportation, and *Roadway and Traffic Design Standards*, FDOT. Where any of these standards are in conflict, the more restrictive requirement or the one imposing the higher standard shall prevail unless otherwise specifically allowed by the County Engineer.

~~(b)~~(c) **Modification of standards Variances.** Variances to the strict application of the parking and loading standards of this article are not available from the Planning Official, BOA, or SRIA. Where the provisions of this article specifically allow, the County Engineer has discretion within accepted standards of engineering practice to allow modifications that maintain the stated purposes of the article. ~~Variances to the strict application of the standards of this article may be granted according to the applicable variance criteria and compliance review processes of Chapter 2 if such modifications maintain the stated purposes of this article and are not otherwise excluded by its provisions. Any modifications to these parking and loading~~

~~standards shall be guided by published professional architectural, engineering, or planning design standards.~~

~~(c)~~**(d) Handicap spaces.** Handicap parking spaces shall be provided for uses as part of the total number of off-street spaces required by this article according to the latest edition of the *Florida Accessibility Code for Building Construction*. Handicap parking is not eligible for any modifications that are not otherwise allowed in the prevailing accessibility standards.

~~(d)~~**(e) Use of required areas.** Required off-street parking and loading areas are to be used solely for the parking of licensed motor vehicles in operating condition. Only spaces in excess of the spaces required by this article may be used for display or storage and only in compliance with the provisions of Chapter 4.

~~(e)~~**(f) Tree preservation.** The number of required parking spaces may be reduced as necessary to more effectively preserve protected trees.

~~(f) Nonconformance.~~

Sec. 5-6.3 Parking demand.

Quantity. See *DSM Chapter 1, Parking and Loading - Parking Demand* section for details regarding the determination of the number of parking spaces for development. Other details regarding parking include computation of parking spaces, information regarding increase and reduction of parking spaces, and computation of parking spaces for unlisted uses. Furthermore, ineligible spaces details are also provided in the *DSM*.

Sec. 5-6.4 Stall and aisle design.

General. The design and arrangement of parking stalls and drive aisles shall comply with the standards provided in the *DSM*, except that parking for single-family and two-family dwellings need only comply with the minimum stall dimensions. In addition, criteria and guidelines regarding turnarounds, encroachment, delineation, traffic control, pedestrian entrances, surface materials, and drive-through stacking will be provided in ~~thus~~in the DSM.

Design Standards Manual Chapter 1, Engineering

Article 1, Stormwater

1-1.3 Stormwater Ponds and Impoundments

All stormwater ponds or impoundments shall comply with the design standards provided in the Environmental Resource Permitting Applicants Handbook, Volume II, Florida Department of Environmental Protection and Northwest Florida Water Management District.

~~(a) Pond Slopes~~

~~All ponds – It is encouraged that the banks of detention and retention areas slope at a gentle grade into the water as a safeguard against accidents, to encourage the growth of vegetation, and to allow alternate flooding and exposure of areas along the shore as water levels change.~~

~~Detention and retention basins, designed to impound more than two feet of water, must contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two feet below the control elevation. Alternatively, the basins can be fenced with a perimeter fence to restrict public access if any slopes are designed to be steeper due to space limitations or other constraints.~~

~~Ponds to be dedicated to the county – Ponds for public dedication require, “Side slopes no steeper than 3:1 (horizontal to vertical). If side slopes are steeper than 4:1, then the basins shall be fenced with a six-foot high chain link perimeter fence.~~

~~(b) Maintenance Access~~

~~All proposed stormwater ponds or impoundments that are to be dedicated to the county for ownership and maintenance shall provide adequate access.~~

~~1. Access requirements shall include a minimum width of 15 feet to the detention and retention/detention area and shall have a minimum 14 foot wide access gate, as necessary. The access road to the retention/detention structure shall be unobstructed and shall be a minimum of 12 feet wide, constructed of graded aggregate a minimum of 5” thick, and underlain with geotextile fabric.~~

~~2. Retention/Detention structures (wet ponds) – Adequate access for maintenance purposes, shall include a minimum width of 15 feet for access around the perimeter of the retention area.~~

~~3. Detention structures (dry ponds) – A ramp for access to the bottom of the retention area for maintenance equipment shall be required with a slope not to exceed 6:1. The access ramp shall be a minimum of 12 feet wide, constructed of graded aggregate a minimum of 5” thick, and underlain with geotextile fabric. Also, the entire bank slope, from the bottom of the pond to a point three feet beyond the bank line, shall be sodded.~~

Sec. 1-1.4 Pond Slopes, Fencing, and Maintenance Access

All ponds - Retention and detention sides shall slope at a gentle grade into the water as a safeguard against accidents, to encourage the growth of vegetation, allow for proper maintenance, and to allow alternate flooding and exposure of areas along the shore as water levels change.

(a) Residential Subdivisions (private and public)

(1) Side slopes

- a. Wet ponds - When unfenced, side slopes shall not be steeper than 4:1 (horizontal to vertical) out to a depth of two (2) feet below the control elevation. When fenced, side slopes shall not be steeper than 3:1 out to a depth of two feet below the control elevation.
- b. Dry ponds - Side slopes may not be steeper than 3:1, and must be fenced when steeper than 4:1 (horizontal to vertical).

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

(3) Stabilization

- a. Wet ponds - Wet ponds shall be stabilized in solid sod above the permanent pool elevation, unless stabilization is obtained through incorporation of a littoral plantings.
- b. Dry Ponds - Side slopes shall be solid sod from the bottom to three (3) feet beyond the top of bank

(4) Maintenance access shall meet the following criteria:

- a. Unobstructed access with a minimum width of fifteen (15) feet to the wet/dry pond area constructed of graded aggregate a minimum twelve (12) feet wide, no steeper than 6:1 (horizontal to vertical) at least five (5) inches thick, and underlain with pervious geotextile fabric.
- b. A concrete driveway from the roadway meeting County standards
- c. Minimum fourteen (14) feet wide, six (6) feet tall double access gate at the pond parcel boundary line.
- d. Dry ponds shall include a minimum twelve (12) feet wide access road into the bottom of the retention/detention basin no steeper than 6:1. The access shall be unobstructed and constructed of graded aggregate a minimum of five (5) inches thick, and underlain with pervious geotextile fabric.
- e. Wet ponds shall have a minimum fifteen (15) feet wide access route around the top bank perimeter of the retention area with a cross slope no steeper than 6:1. Access onto the perimeter route shall have a slope no steeper than 6:1.

(b) Commercial and industrial sites and subdivisions

(1) Private developments

- a. Side slopes - Wet or dry ponds. Stormwater basins designed to collect more than two (2) feet of water must contain side slopes that are not steeper than 4:1 (horizontal to vertical) out to a depth of two feet below the control elevation unless fenced to restrict public access.**
- b. Fencing – Per engineer of record**
- c. Stabilization – Per engineer of record**
- d. Maintenance access – Per engineer of record**

(2) Public developments -

a. Side slopes

- 1. Wet ponds - When unfenced, side slopes shall not be steeper than 4:1 (horizontal to vertical) out to a depth of two (2) feet below the control elevation. When fenced, side slopes shall not be steeper than 3:1 out to a depth of two feet below the control elevation.**
- 2. Dry ponds - Side slopes may not be steeper than 3:1, and must be fenced when steeper than 4:1 (horizontal to vertical).**

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

c. Stabilization

- 1. Wet ponds - Wet ponds shall be stabilized in solid sod above the permanent pool elevation, unless stabilization is obtained through incorporation of littoral plantings.**
- 2. Dry Ponds - Side slopes shall be solid sod from the bottom to three (3) feet beyond the top of bank.**
 - a. Maintenance access - Required(See requirements for maintenance access, this section).**

http://www.myescambia.com/sites/myescambia.com/files/Escambia%20County%20Technical%20Specifications_02-01-15.pdf

Article 2 – TRANSPORTATION

Sec. 2-1 Roadway Design

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

Sec. 2-1.1 Minimum right-of-way widths of streets, alleys and easements for utilities ~~and drainage~~.

Beltways – Beltways as designated by the County shall not be less than 300 feet wide.

Arterials - State highways and County arterials as defined in the LDC shall not be less than 100 feet wide.

Collectors - Collector streets, as defined in the LDC shall not be less than 80 feet wide.

Local streets - Local streets including temporary cul-de-sacs, shall be 50 feet if curb and gutter are utilized, or 66 feet if roadside swales are utilized.

Turning circles - Turning circles (permanent) at the end of cul-de-sacs or dead-end street shall have a right-of-way 100 feet in diameter.

Easements - Easements for utilities, where required, shall be at least ten feet wide, and where practical shall be centered on rear or side lot lines.

Alleys - Alleys normally shall not be platted within subdivisions. However, where they are acceptable to the overall development of a subdivision by the County engineer, they shall be platted to a width of not less than 20 feet or more than 30 feet.

~~*Drainage easement* – Drainage easements must contain underground piping and shall be platted to a width sufficient to accommodate the projected pipe sizes, and shown on the recorded plat but in no case shall such easement be less than 15 feet in width unless a variance is approved by the County Engineer.~~

~~*Drainage right-of-ways* – Open ditches and drainage swales must be constructed within public dedicated or deeded right-of-way with a minimum width of 15 feet and shown on the recorded plat unless a variance is approved by the County Engineer.~~

Sec. 2-1.6 Street Layout

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

(a) Connectivity

Proposed streets shall extend to the boundary lines of the tract to be subdivided. If a subdivision or an undeveloped parcel of substantial size (as determined by the County

Engineer or its designee) is adjacent to the proposed subdivision, said proposed streets shall connect with streets in the existing, platted, or planned subdivision or parcel. However, nothing herein shall grant to any person or entity other than Escambia County any right of access or right to require the granting of access. However, if the County engineer and the applicant agree that the proposed subdivision should not connect with an adjacent subdivision, said connection will not be required.

(b) Large Development Ingress/Egress

In a proposed subdivision or accumulation of subdivisions of 100 lots or more adjacent to an existing or platted subdivision where extension of proposed streets to the boundaries would dead end with no feasible street connections, there shall be at least two entrance streets into a loop street through the proposed subdivision which streets shall be connected to a paved road. For the purpose of this provision a loop street means the primary local road designed to move traffic through the subdivision. The developer may utilize a single ingress/egress point, provided however, that such point provides for separation of traffic entering and exiting the subdivision by means of a boulevard and shall run the entire length of the entrance road between the connecting road and the loop road. In addition, left and right turn lanes must be provided for the connecting road.

(c) Dead End Streets

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

(d) Utilities in road right of ways

All proposed utilities shall be owned, maintained and operated by the local service provider (consistent with the provider's appurtenance ownership limitations). No streets or roads under the two-year warranty will be allowed to be open cut, or jack-and-bored, unless specifically approved by the County engineer. To accomplish this requirement, common trenching is required whenever possible. If a determination is made that common trenching is not a feasible option, the developer will install conduit or make other appropriate arrangements for the utility not participating in the common trenching and the utility will be required to use the conduit. This shall require planning between the utility and the developer.

Sec. 2-2.3 Traffic control

(a) Traffic control devices

The County Engineer shall require the reasonable placement of traffic control signs, pavement markings, and traffic signals at any roadway or driveway, or within any development, if it is necessary, to provide for the safe and efficient movement of traffic at or prior to the preliminary plat, construction plans or site plan approval, if such device is justified. All traffic control devices shall be designed and installed in accordance with the Manual On Uniform Traffic Control Devices (USDOT, most recent edition) and the Roadway and Traffic Design Standards (FDOT, most recent edition).

(b) Traffic signals

If a traffic signal proposed by a developer serves a public/public intersection the installation will be conducted by the owner, the maintenance will be paid for and handled by the County, and the County shall be the responsible party of such signal. If it serves a private/public intersection and has the opportunity for additional users, the signal installation will be conducted by the developer/owner, the maintenance of such signal will be handled by the County; however, the developer/owner will pay for the maintenance through the enactment of a development agreement until additional users construct access, and signal will be the responsibility of the County.

If a traffic signal is proposed by a developer or property owner on a private/private intersection, it is a private signal. The signal installation will be conducted by the owner, the maintenance will be paid for and handled by the owner, and the signal will be the responsibility of the owner. The signal shall be justified by a traffic study which demonstrates the warrants, design, and operation of the proposed signal. Such studies shall be provided by the developer for approval by the County engineer or their designee. All construction costs for the installation of a traffic signal, including associated roadway modifications, necessitated by and proposed by a developer or property owner shall be borne by same.

(c) Turn restrictions

The County Engineer shall restrict turning movements into and out of any roadway or driveway where it is deemed necessary for the safe and efficient movement of traffic, and the decision is based on sound professional engineering practices. Roadway or driveway connections with restricted turn movements shall be geometrically designed so as to provide access only for the movements permitted.

(d) Median openings

The location of additional and relocated median openings shall comply with the standards of FDOT in F.A.C. ch. 14.97, as amended.

(e) Turn lanes

~~1. Warrants for turn lanes into un-signalized driveways or streets were developed to provide for proper access management and safety. A turn lane analysis shall be performed on a County roadway serving a development that generates 50 vehicle trips or greater during any peak hour~~ Turn lane design shall be supported by documentation of the estimated volume of traffic using the lane, resulting queue length, and design speed of the roadway. ~~When existing conditions warrant, i.e., traffic volume, queue length, design speed of roadway, etc., the County Engineer shall require additional length or width of proposed turn lanes and/or modifications to existing lanes. Any rights-of-way required to accommodate the construction of turn lanes shall be provided at no cost to the county.~~

~~2. All commercial and multifamily development proposals shall provide deceleration lanes as required according to the FDOT Greenbook.~~

The applicant must develop a trip distribution report in accordance with industry standard guidelines using traffic count data provided by either FDOT, Escambia County, or the applicant that is no more than three years old.

Turn Lane Warrant Criteria are as follows:

1. Using the data obtained from the trip generation/distribution report, the following shall apply:

a. **Right Turn lanes.** The developer shall construct a right-turn lane(s) on a County roadway to serve right-turning movements entering a development when the estimated volume of such movement is 30 vehicles or greater during any peak hour.

b. **Left Turn lanes.** The developer shall construct a left-turn lane(s) on a County roadway to serve left-turning movements entering a development when the estimated volume of such movement is 30 vehicles or greater during any peak hour.

c. **If a right or a left turn lane(s) is not required under section 1, proceed to section 2.**

2. If the number of turning movements, as determined by the Trip Distribution Report, is 25.5 to 30 vehicles during any peak hour, a certified un-signalized turn lane analysis shall be performed by a licensed Florida Professional Engineer using approved methodologies such as those in NCHRP Report 457, 659 or 193, and the Highway Capacity Manual software.

Article 3 – Parking

Sec. 3-1 Parking and Loading

Sec. 3-1.1 Stall and aisle design

(a) Stall Dimensions

Standard parking stalls shall be 9 feet wide by 18 feet long for all but parallel parking. Parallel stalls shall be 9 feet wide by 23 feet long.

(b) Stall Angles

The angles of non-parallel parking stalls in relation to the alignment of the accessing drive aisle are restricted to 90, 60 or 45 degrees.

(c) Stall Accessibility

Each parking stall shall be accessible from an aisle or driveway and designed so that vehicles can enter and exit the stall without backing into the travel way of any street.

(d) Aisles Dimensions

1. Standard one-way drive aisles shall be 24 feet if accessing 90 degree parking stalls, 16 feet wide if accessing 60 degree stalls, and 12 feet wide if accessing 45 degree or parallel stalls, or if accessing no stalls.

- 1 2. Standard two-way drive aisles shall be 24 feet wide if accessing 90 degree
2 parking stalls, and 20 feet wide if accessing 60 degree, 45 degree or parallel
3 stalls, or if accessing no stalls.

4 **(e) Turnarounds**

5 All parking areas containing three or more parking spaces shall include a turnaround
6 that is designed and located so that vehicles can enter and exit the parking area without
7 backing into a public right-of-way.

8 **(f) Encroachment**

9 Landscape areas and pedestrian pathways shall be protected from vehicle
10 encroachment using wheel stops, raised curbing, bollards or similar fixed barriers such
11 that pathways remain completely functional and vehicles overhang no more than two
12 feet into landscape areas. ~~or pedestrian pathways.~~

13
14 **Sec. 3-1.3 Off-site and joint use parking**

15 **(a) Off-site parking.** If the off-street parking required by the LDC for a specific use
16 cannot be fully accommodated on the site of the use, the remaining required parking
17 may be provided off-site in compliance with the following conditions:

18 **(1) Pedestrian paths.** Where the off-site parking relies on a pedestrian pathway to
19 access the site of the use, the parking shall be within 300 feet of the use as
20 measured along a pedestrian pathway that complies with all of the following:

21 **a. Accessibility.** For any part of the pathway within a street right-of-way,
22 accessibility shall be as prescribed by the latest edition of the *Public Rights-*
23 *of-Way Accessibility Guidelines*, United States Access Board. All other parts
24 of the pathway shall be as prescribed by the *Florida Accessibility Code for*
25 *Building Construction*.

26 **b. Sidewalks.** For any part of the pathway within a street right-of-way, the
27 pathway shall be a concrete sidewalk along the shoulder of the roadway, five
28 feet wide if curb and gutter is present or six feet wide if there is no curb and
29 gutter, and otherwise complying with county construction standards.

30 **c. Street crossings.** Any pathway that crosses a street shall do so at a marked
31 pedestrian crossing, and where the posted speed limit of the street is greater
32 than 35 miles per hour the marked crossing shall be at a signalized
33 intersection.

34 **d. Easements.** If any part of the intended pedestrian route is through one or
35 more private parcels, the developer shall secure an easement allowing
36 pedestrians to legally traverse the route.

37 **e. Improvements.** If the required pathway is not present or is in substandard
38 condition, including applicable street crossing features, the developer shall be
39 responsible for its construction or augmentation. Additional requirements for
40 improvements may be imposed on the developer at the discretion of the
41 County Engineer based on the existing condition of the street or shoulder to
42 be traversed. Required improvements may include striping, signage, lighting,
43 grading, etc.

1 **(2) Mid-block crossings.** In general, the county does not support mid-block
2 crossings on streets with average daily trips greater than 600 or with speed limits
3 greater than 35 miles per hour. However, marked mid-block crossings may be
4 constructed by a developer if supported by sound engineering practices and
5 approved by the County Engineer.

6 **(3) Continuing obligation.** The conditions required by this section for off-site
7 parking shall remain in effect for the duration of the need of such parking to
8 comply with LDC requirements for off-street parking.

9 **(b) Joint use parking.** The Planning Official may authorize a reduction in the total
10 number of required parking spaces for two or more uses jointly providing off-street
11 parking when their respective parking needs do not normally overlap, but such a
12 reduction shall comply with the following conditions:

13 **(1)** The developer submits sufficient data to demonstrate that the demand for
14 parking at the respective uses does not normally overlap.

15 **(2)** The off-street parking to be shared complies with all other applicable provisions
16 of the LDC.

17 **(3)** The developer submits a legal agreement, approved by the County Attorney and
18 signed by all property owners involved, guaranteeing the joint use of the parking
19 spaces for as long as the uses requiring parking are in existence, or until the
20 required parking is provided elsewhere in compliance with the provisions of the
21 LDC. The agreement shall include provisions for the maintenance of the parking
22 facility and covenants running with the lands of both the dominant and
23 subordinate parcels or uses.

24 25 **Sec. 3-1.4 Loading and unloading**

26 Development shall provide and maintain sufficient off-street loading and unloading
27 areas as prescribed in this section whenever normal operations requires that goods,
28 merchandise, or equipment be routinely delivered to or shipped from the development.
29 No area allocated to loading and unloading areas may be used to satisfy the area
30 requirements for off-street parking, nor shall any portion of any off-street parking be
31 used to satisfy the area requirements for loading and unloading facilities.

32 33 **(a) Location and design**

34 Loading and unloading areas shall be located and designed to meet the following
35 standards:

36 37 **(1) Maneuvering**

38 Vehicles intended to use the areas can maneuver safely and conveniently to and
39 from a public right-of-way and access them without backing into or from a street
40 right-of-way with a posted speed limit of 35 miles per hour or greater.

41 **(2) Obstructing**

42 Loading and unloading operations can be completed without obstructing or
43 interfering with any public right-of-way.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. D.

Meeting Date: 04/05/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Land Development Code Chapter 5, Fences on Pensacola Beach

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 5, Fences on Pensacola Beach

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 5, Section 5-9.4(e), Fences on Pensacola Beach.

BACKGROUND:

In 2013, the BCC adopted Ordinance 2013-55 to reduce the maximum fence height for residential districts from eight feet to six feet with the exception of Pensacola Beach. The language was inadvertently changed for Pensacola Beach which was not the intent of the Ordinance.

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 Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Ordinance Fence Height PB

Date: 3/16/16

Date due for placement on agenda: _____

Requested by Allyson Cain

Phone Number: _____

.....

(LEGAL DEPARTMENT USE ONLY)

Legal Review by Kena A. Smith

Date Received: 3/15/16

✓

Approved as to form and legal sufficiency.

As modified KAS

Not approved.

Make subject to legal signoff.

Additional comments:

See Notes on original

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 5, SECTION 5-9.4, TO REDUCE THE MAXIMUM FENCE HEIGHT TO 6 FEET FOR SIDE AND REAR YARDS IN PENSACOLA BEACH RESIDENTIAL ZONING DISTRICTS; 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 allow a maximum fence height of 6 feet for side and rear yards in Pensacola Beach residential zoning districts; and

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, Chapter 5, General Development Standards, Section 5-9.4 is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 5-9.4 Fences.

(a) Fence heights in residential districts. Maximum heights for fences constructed in residential districts, except those on Pensacola Beach, shall be:

	Opaque Materials	Transparent Materials Which Do Not Obstruct Light, Air and Visibility
Front yard	3 feet	4 feet
Side yard	8 feet	8 feet
Rear yard	8 feet	8 feet

Barbed wire and electrified fences are permitted in A RR and RMU rural districts. Below-ground electrified fences are permitted in all residential districts. Above-ground electrified fences are permitted in residential districts provided that such fences are located inside, are completely enclosed and do not come in contact with a perimeter fence erected according to the height standards above. Electrified fences in residential districts shall be of the type that are permitted under the

1 electrical building code listing and shall also meet fence height standards for regular
2 fences.

3 Height shall be measured and averaged at regular intervals along the property line.
4 The final height shall be determined by averaging the dimensions obtained at 8-foot
5 intervals along the property line. Height includes height of the berm and sloping
6 grounds.

7 **(b) Fence setbacks.** Fences shall be permitted to the street right-of-way or marine/
8 estuarine/riverine setback (MERS) line and common property lines. No fence shall
9 be permitted to obstruct visual clearance along a right-of-way. See "Visual
10 Clearance Along Rights-of-Way and at Sight Triangle Intersections." No fence or
11 hedge shall be constructed or installed in such a manner as to interfere with
12 drainage on the site.

13 **(c) Permitted fence materials.** Suitable fence materials are as follows: masonry, chain
14 link, chain link with slatting, wood, cast iron, aluminum, plastic, and precast concrete.

15 **(d) Fence heights in commercial and industrial districts.** There is no maximum
16 height for fences in commercial districts except that barbed wire is permitted only on
17 top of a solid or chain link fence at least six feet in height. Where a commercial
18 district borders a residential district, a fence may be constructed to a maximum
19 height of eight feet on the property line contiguous to the residential district. The
20 method of measurement shall be the same as for residential district fences.

21 **(e) Fences on Pensacola Beach.**

22 **(1) Responsibility.** Lessee assumes full responsibility for all fences and walls
23 erected on leasehold property.

24 **(2) Location.** Fences, walls, and similar construction may be erected outside
25 building setbacks, provided such construction shall not interfere with the
26 exposure or view, or reasonable privacy of adjoining or facing property, as shall
27 be determined by the architectural environmental committee.
28

29 **(3) Height.** Fences shall not exceed the maximum heights as follows. The overall
30 height of the fence is measured from the average elevation of the finished grade.

31 a. Front yard - three feet.

32 b. Side yard - ~~eight feet~~six feet.

33 c. Rear yard - ~~eight feet~~six feet.

34 **(4) Waterfront.** Fences to be erected on lots having water frontage must be
35 approved by the AEC prior to construction. Each proposal will be considered on
36 its own merit. Fences to be erected seaward of the coastal construction control
37 line must have FDEP permit.

38 **(5) Design.** All such structures shall be in harmony with surrounding property.

39 **(6) Standards for solid wooden fences.**

- a. Palings to be not less than three-quarter-inch actual thickness and attached with two galvanized nails per connection (no staples).
- b. Stringers to be No. 2 grade or better; two by four inch nominal size pressure treated pine; and three stringers to be used with fences more than three feet in height.
- c. Posts to be not less than four inches by four inches (square) nominal size or six inches in diameter (round) and treated for below grade penetration; spaced not more than eight feet apart; and not less than four-foot penetration, or 2.5 feet penetration below grade if set in concrete.

(7) Approval.

- a. Applications for fence approvals shall include fence details showing cross sections, elevations and materials to be used.
- b. If survey by registered Florida surveyor is not furnished to the county, such fence is erected at lessee's own risk.
- c. Fence construction shall require a final inspection by SRIA staff.

Section 2. 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 3. 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 (2015); 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.

INTENTIONALLY LEFT BLANK

Section 4. Effective Date.

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

DONE AND ENACTED this _____ day of _____, 2016.

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

By: _____
Grover C. Robinson, IV, 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

6. E.

Meeting Date: 04/05/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan - CPA-2016-01

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan - CPA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the Comprehensive Plan, Chapter 7, Policy FLU 1.3.1, Future Land Use categories, to allow limited agriculture in Mixed-Use Urban and Mixed-Use Suburban FLU categories.

BACKGROUND:

Currently, the Mixed-Use Urban and Mixed-Use Suburban FLU categories do not have an option for agriculture uses regardless of zoning categories or acreage. This change would allow for limited agricultural uses as permitted by the underlying zoning districts.

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 Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Comprehensive Plan, will be reviewed by the Department of Economic Opportunity upon transmittal from the BCC.

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA-2016-01 (Limited Agriculture)

Date: 03/07/2016

Date requested back by: 03/10/2016

Requested by: Andrew Holmer

Phone Number: 595-3466

.....

(LEGAL USE ONLY)

Legal Review by Kerra A. Smith

Date Received: 3/7/16

☒ Approved as to form and legal sufficiency. *no modified* *KAS*

☐ Not approved.

☐ Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES; THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "FUTURE LAND USE ELEMENT", POLICY FLU 1.3.1, "FUTURE LAND USE CATEGORIES" TO ADD LIMITED AGRICULTURAL USES IN THE FUTURE LAND USE CATEGORIES MIXED-USE SUBURBAN (MU-S) AND MIXED-USE URBAN (MU-U); PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Escambia County Board of County Commissioners adopted the Escambia County Comprehensive Plan: 2030 (Comprehensive Plan) on April 29, 2014; and

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

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

Section 1. Part II of the Escambia County Code of Ordinances, the Comprehensive Plan 2030, Chapter 7, "Future Land Use Element", Policy FLU 1.3.1 "Future Land Use Categories" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

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 below.

FLUM Mixed-Use Suburban (MU-S)

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

Range of Allowable Uses: Residential, retail services, professional office, recreational facilities, public and civic-, limited agriculture.

Standards:

Residential Minimum Density: 2 du/acre

Maximum Density: 25 du/acre

PB: 04-05-16

Re: CPA 2016-01 Limited Agriculture

Draft 2

1 Non-Residential Minimum Intensity: None
2 Maximum Intensity: 1.0 Floor Area Ratio (FAR)

3
4 Escambia County intends to achieve the following mix of land uses for new development
5 within ¼ mile of arterial roadways or transit corridors by 2030:

- 6
7 a) Residential 8% to 25%
8 b) Public/Rec/Inst. 5% to 20%
9 c) Non-Residential:
10 Retail Service-30% to 50%
11 Office-25% to 50%

12
13 In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land
14 uses is anticipated:

- 15
16 a) Residential 70% to 85%
17 b) Public/Rec/Inst. 10% to 25%
18 c) Non-Residential 5% to 10%

19
20
21 **FLUM Mixed-Use Urban (MU-U)**

22
23 General Description: Intended for an intense mix of residential and non-residential uses
24 while promoting compatible infill development and the separation of urban and
25 suburban land uses within the category as a whole.

26
27 Range of Allowable Uses: Residential, retail and services, professional office, light
28 industrial, recreational facilities, public and civic, limited agriculture.

29
30 Standards:

31 Residential Minimum Density: 3.5 du/acre
32 Maximum Density: 25 du/acre
33 Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)
34 Maximum Intensity: 2.0 Floor Area Ratio (FAR)

35
36 Escambia County intends to achieve the following mix of land uses for new development
37 within a ¼ mile of arterial roadways or transit corridors by 2030:

- 38
39 a) Residential 8% to 25%
40 b) Public/Rec/Inst. 5% to 20%
41 c) Non-Residential:
42 Retail/Service 30% to 50%
43 Office 25% to 50%
44 Light Industrial 5% to 10%

45
46 In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land

uses is anticipated:

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

Section 2. Severability.

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

Section 3. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes, 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 its intentions.

Section 4. Effective date.

Pursuant to Section 163.3184(3)(c)(4), Florida Statutes (2015), this ordinance shall not become effective until 31 days after the Department of Economic Opportunity notifies Escambia County that the plan amendment package is complete. If timely challenged, this ordinance shall not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the ordinance to be in compliance.

DONE AND ENACTED this ____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
Grover C. Robinson IV, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

By: _____ Date Executed: _____
Deputy Clerk

(SEAL)

1
2 ENACTED:
3
4 FILED WITH THE DEPARTMENT OF STATE:
5
6 EFFECTIVE DATE:
7

DRAFT