

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
September 5, 2017–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Review of Monthly Action Follow-Up and Six Month Outlook.
- A. **RECOMMENDATION:** That the Planning Board review the Monthly Action Follow-up Report for August 2017 and the 6-Month Outlook for September 2017.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
- A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2017-04

That the Board review and recommend to the Board of County Commissioner (BCC) for adoption, an ordinance amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2017-04.
- B. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map, SSA-2017-05

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

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

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

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

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

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

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

7. Action/Discussion/Info Items.

A. Storage Containers Discussion.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

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

12. Announcements/Communications.

13. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

4. A.

Meeting Date: 09/05/2017

Agenda Item:

RECOMMENDATION: That the Planning Board review the Monthly Action Follow-up Report for August 2017 and the 6-Month Outlook for September 2017.

Attachments

Monthly Action Follow-Up

Six Month Outlook

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: August 29, 2017
RE: Monthly Action Follow-Up Report for August 2017

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

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

SSA-2017-01

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

SSA-2017-02

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

SSA-2017-03

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

LAND DEVELOPMENT CODE ORDINANCES

Residential Uses in Zoning Districts

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

OSP-2017-01 (formerly 2016-01)

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

Spot Zoning

12-06-16 PB dropped item and wanted more discussion

Final Plat DWG Requirement

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

REZONING CASES

1. Rezoning Case Z-2017-07
07-10-17 PB recommended approval
08-03-17 BCC approved
2. Rezoning Case Z-2017-08
07-10-17 PB recommended approval
08-03-17 BCC approved
3. Rezoning Case Z-2017-09
07-10-17 PB recommended approval
08-03-17 BCC approved
4. Rezoning Case Z-2017-06
08-01-17 PB recommended denial
09-07-17 BCC meeting
5. Rezoning Case Z-2017-11
08-01-17 PB recommended approval
09-07-17 BCC meeting
6. Rezoning Case Z-2017-12
08-01-17 PB recommended approval
09-07-17 BCC meeting
7. Rezoning Case Z-2017-13
08-01-17 PB recommended approval
09-07-17 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR SEPTEMBER 2017

(Revised 8/29/17)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, September 5, 2017	<ul style="list-style-type: none"> Spot Zoning/RZ HC/LI & FLU Inconsistencies Oakfield Redevelopment 	<ul style="list-style-type: none"> SSA-2017-04 SSA-2017-05 	<ul style="list-style-type: none"> Z-2017-04 Z-2017-14 Z-2017-15 Z-2017-16 	<ul style="list-style-type: none"> Storage Containers
Tuesday, October 1, 2017	<ul style="list-style-type: none"> Clustering? 			
Tuesday, November 7, 2017				
Tuesday, December 5, 2017				
Tuesday, January 2, 2018??				
Tuesday, February 6, 2018??				

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

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

** Signs Ordinance – waiting on input from the BCC

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



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 09/05/2017

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

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

The applicant request to amend the 2030 FLU Map designation of a parcel within Section 08, Township 1S, Range 30W, parcel number 08-1S-30-3201-049-005 totaling 3.47 (+/-) acres, located on 9700 N Pensacola Boulevard, as more particularly described by Empire Land Surveying Inc, signed and sealed by Leland M. Empire, P.S.M. in the boundary survey dated June 16, 2017 attached as Exhibit A, from Commercial (C) to Mixed-Use Urban (MU-U).

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

Implementation of this Ordinance will consist of an amendment to the Future Land Use Map of the Comprehensive Plan and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

SSA-2017-04
Draft Ordinance

SSA-2017-04



ROBERTS ROAD

CHEMSTRAND RD

TEN MILE ROAD

WEST NINE MILE ROAD

EAST NINE MILE ROAD

PENSACOLA BLVD

W DETROIT BLVD

E JOHNSON AVE



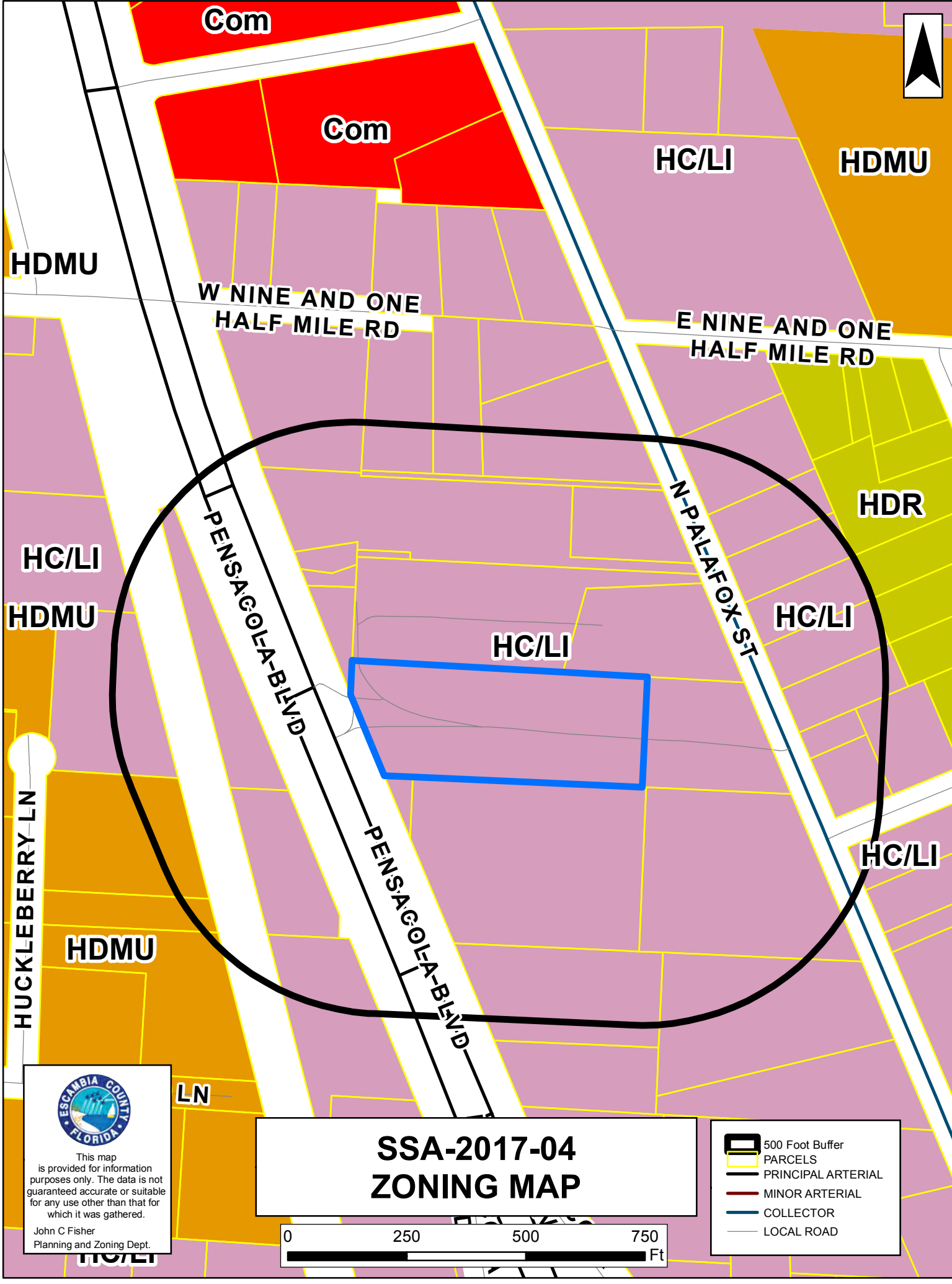
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

John C Fisher
Planning and Zoning Dept.

SSA-2017-04 LOCATION & WETLAND MAP

0 2,000 4,000 6,000
Ft

-  500 Foot Buffer
-  2500 Foot Buffer
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD
-  WETLANDS_2006



Com

Com

HC/LI

HDMU

HDMU

W NINE AND ONE
HALF MILE RD

E NINE AND ONE
HALF MILE RD

HDR

HC/LI

HDMU

HC/LI

HC/LI

HC/LI

HUCKLEBERRY LN

HDMU

LN



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John C Fisher
Planning and Zoning Dept.

SSA-2017-04 ZONING MAP

0 250 500 750
Ft

- 500 Foot Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



W NINE AND ONE
HALF MILE RD

E NINE AND ONE
HALF MILE RD

N PALAFOX ST

CHAUNCEY
ST

PENSACOLA BLVD

PENSACOLA BLVD

HUCKLEBERRY LN

MU-U

MCKINNON LN

C



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John C Fisher
Planning and Zoning Dept.

SSA-2017-04 EXISTING FLU MAP



- 500 Foot Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



W NINE AND ONE
HALF MILE RD

E NINE AND ONE
HALF MILE RD

N PALAFOX ST

CHAUNCEY
ST

HUCKLEBERRY LN

MCKINNON LN

PENSACOLA BLVD

PENSACOLA BLVD

C

MU-U

MU-U



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John C Fisher
Planning and Zoning Dept.

SSA-2017-04 PROPOSED FLU MAP



- 500 Foot Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



W NINE-AND-ONE
HALF-MILE-RD

E-NINE-AND-ONE
HALF-MILE-RD

AUTO REPAIR

AUTO REPAIR

OFFICE SF

SF

OFFICE

SF

CHRUCH

WHOLE SALE

SF

WAREHOUSE

MH

WAREHOUSE

DAY CARE

CHAUNCEY
ST

MF

WAREHOUSE

VC

SF

OFFICE

STORE

AUTO REPAIR

OFFICE

STORAGE

MH PARK

STORE

SF

V

V

WAREHOUSE

DAY CARE

WAREHOUSE

MH

WAREHOUSE

SF

WHOLE SALE

CHRUCH

SF

OFFICE

SF

OFFICE SF

AUTO REPAIR

AUTO REPAIR

W NINE-AND-ONE
HALF-MILE-RD

E-NINE-AND-ONE
HALF-MILE-RD

PENSACOLA-BLVD

PENSACOLA
BLVD

PENSACOLA

N-PALFOX-ST

HUCKLEBERRY LN

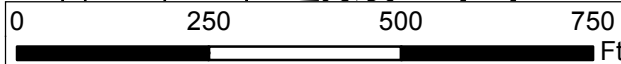
MCKINNON LN



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John C Fisher
Planning and Zoning Dept.

SSA-2017-04 ELU MAP



- 500 Foot Buffer
- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



W NINE AND ONE
HALF MILE RD

E NINE AND ONE
HALF MILE RD

N PALFOX ST

PENSACOLA BLVD

PENSACOLA BLVD

MCKINNON
LN



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which it was gathered.

John C Fisher
Planning and Zoning Dept.

SSA-2017-04 AERIAL MAP

0 210 420 630
Ft

- SF ARCELS
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - LOCAL ROAD
- Escambia_2016_Aerials.ecw
- RGB
- Red: Red
 - Green: Green
 - Blue: Blue



Public Hearing Signs



Looking Southwest across Highway 29

NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE

EXISTING FUTURE LAND USE COM

PROPOSED FUTURE LAND USE MU-U

CPA NUMBER SSA-2017-04

PUBLIC MEETING/HEARING
PLANNING BOARD

DATE: 09/05/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

OF COUNTY COMMISSIONERS
TIME: 5:46 PM



Looking North along Highway 29



Looking East onto the subject property.



Looking Southeast

SSA 2017-04

Wiley C. "Buddy" Page, MPA, APA
Professional Growth Management Services, LLC
5337 Hamilton Lane Pace, Florida 32571 Cell 850.232.9853
budpage1@att.net

May 18, 2017
VIA HAND DELIVERY

Mr. Horace Jones, Director
Development Services Department 1363 Park
Place Central Complex Pensacola, Florida 32505

RE: Small Scale FLUM Application
Parcel Number 08-15-30-3201-007-005
Address: 9715 North Palafox Highway

49
9700 N Pensacola Blvd.

Dear Mr. Jones:

This letter together with the attached application and supporting documentation requests Planning Board consideration to change the Future Land Use classification on the referenced parcel from Heavy Commercial Light Industry - Commercial to Mixed Use-Urban.

Please contact me if you have any questions or require anything further.

Sincerely yours,

Buddy Page
Wiley C. "Buddy" Page

SSA . 2017-04

FUTURE LAND USE MAP AMENDMENT APPLICATION

PPB 170500007

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT X
LARGE SCALE FLU AMENDMENT _____

Current FLU: Com Desired FLU: mu-0 Zoning: Hc/L1 Taken by: A. Cam / J. Fisher

Planning Board Public Hearing, date(s): 9/5/17

BCC Public Hearing, proposed date(s): _____

Fees Paid _____ Receipt # _____ Date: _____

**OWNER'S NAME AND HOME ADDRESS AS SHOWN ON PUBLIC RECORDS OF
ESCAMBIA COUNTY, FL**

Name: Copter Complex, LLC

Address: 9715 North Palafox Highway

City: Pensacola, State: Florida Zip Code: 32534

Telephone: (850) 232-9853

Email: budpage1@att.net

DESCRIPTION OF PROPERTY:

Street address: 9700 North Pensacola Blvd. Pensacola, Florida 32534

Subdivision: _____

Property reference number: Section 08 Township 1S - Range - 30

Parcel 3201- Lot 049 Block 005

Size of Property (acres) 03.47+-

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR
FUTURE LAND USE CHANGE REQUEST**

By my signature, I hereby certify that:

- 1) I am duly qualified as owner or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand there are no guarantees as to the outcome of this request, the application fee is non-refundable; and
- 4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and
- 5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and
- 6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

Wiley C. "Buddy" Page Copter Complex, LLC 6-27-17
Signature (Property Owner) Printed Name Date

Wiley C. "Buddy" Page
Signature (Agent's Name (or owner if representing oneself)) Printed Name Date

Address: 5337 Hamilton Lane Pace, Florida 32571

City: Pace State: FL Zip: 32571

Telephone (850) 232 - 9853 Fax # () -

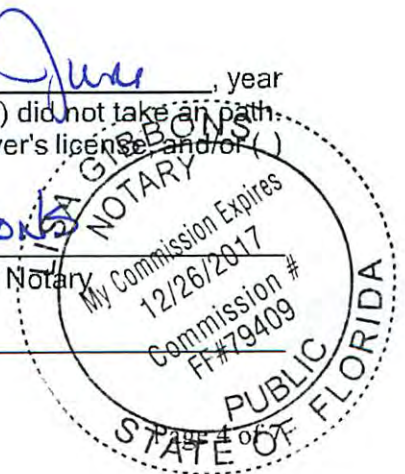
Email: budpage1@att.net

STATE OF Florida
COUNTY OF Santa Rosa

The forgoing instrument was acknowledged before me this 27 day of June, year of 2017 by CHARLES WAYNE COTTON who ☒ did () did not take an oath. He/she is () personally known to me, () produced current Florida/Other driver's license, and/or () produced current 2350159502980 as identification.

Lisa Gibbons 6/27/17 LISA GIBBONS
Signature of Notary Public Date Printed Name of Notary

My Commission Expires _____ Commission No. _____
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 9700 North Pensacola Blvd.,

Pensacola, Florida, Property Reference Number(s) 08-2S-30-3201-007-005,

I hereby designate Wiley C. "Buddy" Page, for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property.

This Limited Power of Attorney is granted on this 27 day of _____, the year of 2017, and is effective until the Board of County Commissioners has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Planning and Engineering Department.

Wayne Cotton 6-27-17 Copter Complex, LLC
Signature of Property Owner Date Printed Name of Property Owner

Signature of Agent Date Printed Name of Agent

STATE OF Florida

COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 27 day of June, year of 2017, by CHARLE WAYNE COTTON who ☒ did (☐ did not take an oath.

He/she is () personally known to me, (☒) produced current Florida/Other driver's license and/or () produced current FLDL C350159502980 identification.

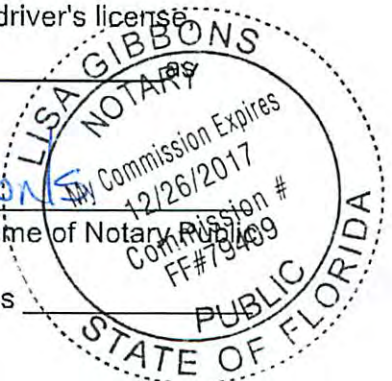
Lisa Gibbons
Signature of Notary Public

6/27/17
Date

LISA GIBBONS
Printed Name of Notary Public

Commission Number _____ My Commission Expires _____

(Notary seal must be affixed)



**FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Project name:

Copter Complex, LLC

Property reference #: Section 08 Township 2S - 30 Range

Parcel # 3201-007-005

Project Address:

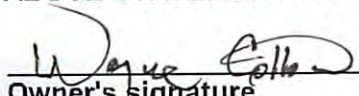
9700 North Pensacola Boulevard Pensacola, Florida 32534

I/We acknowledge and agree that no future development permit (other than a rezoning/reclassification) shall be approved for the subject parcel(s) prior to the issuance of a certificate of concurrency for such proposed development based on the densities and intensities contained within such future development permit application.

I/We also acknowledge and agree that no development permit or order (other than a rezoning/reclassification) will be issued at that time unless at least one of the concurrency management system standards is met as contained in the Escambia County Code of Ordinances, Part II, Section 6.04, namely:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. NOTE: This provision only relates to parks and recreation facilities and roads. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the Development Order or Permit; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.320, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.
- (6) The necessary facilities needed to serve new development are in place or under actual construction no more than three (3) years after issuance, by the County, of a certificate of occupancy or its functional equivalent. NOTE: This provision only relates to roads.

**I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE
ABOVE STATEMENT ON THIS _____ DAY OF _____, 20____**


Owner's signature

Copter Complex, LLC

Owner's name (print)

Wiley C. "Buddy" Page

Agent's signature

Agent's name (print)

Consistency with the Comprehensive Plan

9700
9715 North Pensacola Boulevard

POLICIES

FLU 1.1.1 Development Consistency. New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM.

RESPONSE: If this application is approved the proposed new Future Land Use category will be consistent with Plan and FLUM.

FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities, and service infrastructure, the County will encourage the redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial, and Industrial Future Land Use categories (with the exception of residential development).

RESPONSE: This will be new development on vacant land and essentially be infill as nearby lots are currently developed as a mobile home park to the north, residential to the east, and commercial to the west and south of the site.

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

RESPONSE: As identified in the attached letter from the Emerald Coast Utilities Authority, there is current sufficient capacity for potable water, sanitary sewer and sanitation services for this site.

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

RESPONSE: This FLUM amendment will promote and support compact development for the proposed assisted living facility planned for the site. Development plans have been previously reviewed by the Development Review Committee.

OBJ FLU 2.3 Infill Development

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

RESPONSE: As stated earlier, sufficient infrastructure is currently sufficient to meet the needs of the proposed infill development.

MOB 1.1.2 On-site Facilities. All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

RESPONSE: The development site plan will identify on-site traffic flow as well as safe and convenient ingress and egress facilities. This process will require Escambia County review as well as the Florida Department of Transportation prior to any development activities.

MOB 1.1.7 Access Management. Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

RESPONSE: As mentioned earlier, this site fronts on Highway 29, Pensacola Boulevard which is currently under construction. Improvements contained on the attached FDOT data indicate a new six lane facility being built from the I-10 intersection north to 10 Mile Road. The new site development will require FDOT approval for its front access driveway.

MOB 1.2.1 Consistency. All plans and proposals for development and redevelopment as well as all land use decisions will be reviewed for consistency with the FLUM.

RESPONSE: If approved, this requested change will be consistent with the FLUM.

OBJ HOU 1.1 Housing Delivery Process Provide guidance and direction to both the public and private sectors to assist in the provision of adequate housing that varies in type, density, size, tenure, ownership, cost, and location.

RESPONSE: The adopted Escambia County Land Development Code and Comprehensive Plan provide guidance in these matters, especially with regard to location criteria.

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

RESPONSE: All major adequate infrastructure is currently available at curbside including water, sewer, electric service and sanitation.

HOU 1.1.5 Mixed-use Development. Escambia County will encourage mixed-use development, which places housing within close proximity to non-residential opportunities, such as retail and employment centers. **HOU 1.1.7 Housing Types.** Escambia County's Future Land Use Element and LDC will provide for a mix of housing types, including, but not limited to, single-family residential, multi-family residential, mobile and manufactured homes, live-work units, accessory dwellings, and other residential types that vary in density, size, cost and location.

RESPONSE: If approved, this development will be located several major employment centers including Home Depot and Lowes home improvement facilities.

HOU 1.3.1 Location Criteria. The LDC will include criteria guiding the location of housing for group homes, foster care facilities, and households with special needs.

RESPONSE: If this request is approved, the location will provide the occupants the

opportunity to live in a centrally located facility with health care nearby at the Baptist Hospital facility located at Nine Mile Road and University Parkway and private physician offices located along Nine Mile Road as well.

HOU 1.3.3 Senior Needs. Escambia County will encourage the development of accessible and affordable senior housing within close proximity to support services and public infrastructure.

RESPONSE: See HOU 1.3.1 above

OBJ INF 3.1 Provision of Stormwater Management

Ensure the safe and efficient provision of stormwater management through maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies, and protection of natural resources.

RESPONSE: Details for stormwater management practices will be identified in the development site plan and submitted to County officials for review and approval.

CON 1.1.2 Wetland and Habitat Indicators. Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the FFWCC Land Satellite (LANDSAT) imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

RESPONSE: The county soils and wetlands maps did not identify the presence of non developable land or wetlands at the site.

CON 1.4.1 Wellhead Protection. Escambia County will provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions will establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.

RESPONSE: The attached Wellhead Protection map identified several wellheads and protection zones in the area, but the project site is outside of these protection zones.

DATA AND ANALYSIS RESPONSE

9100 BE
~~9715 NORTH PALAFOX HIGHWAY~~

Pensacola Blvd.

UTILITY SERVICES

The attached letter dated May 4, 2017 from the Emerald Coast Utilities Authority (ECUA) affirms that the site is within their service boundary area and that there is current capacity to provide the required water, sanitary sewer and solid waste services to the site.

STORMWATER MANAGEMENT

The detailed site plan will identify specific stormwater management plans which will include design, capacities, collection techniques and treatment details which will be submitted to the County for review and approval.

TRAFFIC

The site fronts on Pensacola Boulevard, (US Hwy 29) a designated Principal Arterial roadway, which is a divided four lane facility maintained by the Florida Department of Transportation. Trips generated from the proposed development would likely have a minimal impact upon the available capacity of Hwy. 29. Several categories of uses were selected on Attachment "A" to determine possible capacity impacts onto the roadway. The Trip Generation spreadsheet showed daily trips ranging from 108 to 330 depending on the specific description/land use code selected (An "Assisted Living Facility" description was not specifically listed as a possible choice). Using the highest number then, of 330 trips per day would have minimal impact on the roadway. As shown in Attachment B and C, the FDOT construction information, a contract has been awarded to Roads, Inc. for Pensacola Boulevard to be expanded to six lanes "from I-10 to one-half mile north of Nine Mile Road by the summer of 2020". As shown in Figure 2, the subject site is located just north of Hwy 29,

with improvements virtually constructed in front of and past the proposed entrance to the site. These improvements will add and expand the capacity of Pensacola Boulevard.

RECREATION AND OPEN SPACE

While the site will contain open space and recreational facilities for its residents, this commercially related development will not impact the area public recreation and open spaces.

SCHOOLS This proposed development will not house or contain residents of school age. Accordingly then, it will not impact the capacity of the area schools.



Chris Jones

Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
------------------------------------	--	---------------------------	--

[Back](#)

[Navigate Mode](#)
☒ [Account](#)
☐ [Reference](#)

[Printer Friendly Version](#)

General Information Reference: 081S303201049005 Account: 014805341 Owners: COPTER COMPLEX LLC Mail: PO BOX 7548 PENSACOLA, FL 32534 Situs: Use Code: VACANT COMMERCIAL Taxing Authority: COUNTY MSTU Schools (Elem/Int/High): PINE MEADOW/WOODHAM/TATE Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr> </thead> <tbody> <tr> <td colspan="5">Disclaimer</td> </tr> <tr> <td colspan="5">Amendment 1/Portability Calculations</td> </tr> <tr> <td colspan="5">★ File for New Homestead Exemption Online</td> </tr> </tbody> </table>		Year	Land	Imprv	Total	Cap Val	Disclaimer					Amendment 1/Portability Calculations					★ File for New Homestead Exemption Online				
Year	Land	Imprv	Total	Cap Val																			
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr> </thead> <tbody> <tr> <td>04/04/2017</td><td>7690</td><td>1537</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/04/2017	7690	1537	\$100	WD	View Instr	2016 Certified Roll Exemptions None Legal Description BEG INTER OF W LI OF SEC 8 AND ELY R/W LI OF SR 95 (200 FT R/W) N 02 DEG 24 MIN 21 SEC E ALG W LI OF SEC 125.50... Extra Features None									
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
04/04/2017	7690	1537	\$100	WD	View Instr																		

Parcel Information

[Launch Interactive Map](#)

Section Map Id: 08-1S-30-2
Approx. Acreage: 3.2400
Zoned: HC/LI
Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

Buildings
Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

2017 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L04000000494

Entity Name: COPTER COMPLEX, L.L.C.

Current Principal Place of Business:

517 DRACENA WAY
GULF BREEZE, FL 32561

Current Mailing Address:

517 DRACENA WAY
GULF BREEZE, FL 32561 US

FEI Number: 54-2141771

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROBERTSON, WILSON B
3057 KNOTTY PINE DRIVE
PENSACOLA, FL 32505 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	ROBERTSON, WILSON B	Name	COTTON, C. WAYNE
Address	3057 KNOTTY PINE DRIVE	Address	517 DRACENA WAY
City-State-Zip:	PENSACOLA FL 32505	City-State-Zip:	GULF BREEZE FL 32561

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WILSON B ROBERTSON

MGR

03/01/2017

Electronic Signature of Signing Authorized Person(s) Detail

Date

ATTACHMENT A - LIKELY TRIP GENERATION

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report					
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available		KSF ² : Units of 1,000 square feet			
		DU: Dwelling Unit		Fuel Position: # of vehicles that could be fueled simultaneously			
		Occ.Room: Occupied Room					
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0
Industrial Park 130	Employees	3.34	0.46	20%	80%		0
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0
Manufacturing 140	Employees	2.13	0.36	44%	56%		0
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0
Warehousing 150	Employees	3.89	0.59	35%	65%		0
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0
Utilities 170	KSF ²	NA	0.76	45%	55%		0
Utilities 170	Employees	NA	0.76	90%	10%		0
Single Family Homes 210	DU	9.57	1.01	63%	37%		0
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0
Apartment 220	DU	6.65	0.62	65%	35%		0
Apartment 220	Persons	3.31	0.40	NA	NA		0
Apartment 220	Vehicles	5.10	0.60	NA	NA	50.0	255
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%	50.0	330
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0
Rental Townhouse 224	DU	NA	0.72	51%	49%		0
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0
Retirement Community 250	DU	NA	0.27	56%	44%		0
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%	50.0	108
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%	50.0	174
Recreational Homes 260	DU	3.16	0.26	41%	59%		0
Residential PUD 270	DU	7.50	0.62	65%	35%		0
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0
Hotel 310	Rooms	8.17	0.59	53%	47%		0
Hotel 310	Employees	14.34	0.80	54%	46%		0
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0
Business Hotel 312	Employees	72.67	7.60	60%	40%		0
Motel 320	Occ.Room	9.11	0.58	53%	47%		0
Motel 320	Rooms	5.63	0.47	54%	46%		0
Motel 320	Employees	12.81	0.73	54%	46%		0
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0
City Park 411	Picnic Sites	5.87	NA	NA	NA		0
County Park 412	Acres	2.28	0.06	41%	59%		0
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0
State Park 413	Employees	NA	4.67	43%	57%		0
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0
Beach Park 415	Acres	29.81	1.30	29%	71%		0
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0
Regional Park 417	Employees	79.77	10.26	45%	55%		0
National Monument 418	Employees	31.05	5.58	NA	NA		0
Marina 420	Berths	2.96	0.19	60%	40%		0
Golf Course 430	Employees	20.52	1.48	48%	52%		0
Golf Course 430	Holes	35.74	2.78	45%	55%		0
Miniature Golf Course 431	Holes	NA	0.33	33%	67%		0
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0



Florida Department of
TRANSPORTATION

ATTACHMENT B

S.R. 95 (U.S. 29) from S.R. 8(I-10) to north of S.R. 10 (U.S. 90A/9 Mile Road)



NWFL Roads Home

Project Resources

[Documents & Publications](#)

[FAQs](#)

[Photos](#)

Travel Updates



Welcome

Motorists traveling on State Road (S.R.) 95 (U.S. 29/ Pensacola Boulevard) will soon see construction crews at work along the roadway. The Florida Department of Transportation (FDOT) has awarded a \$48.9 million construction contract to Roads, Inc. of Northwest Florida to reconstruct U.S. 29, also commonly known as Pensacola Boulevard, from I-10 to 0.5 miles north of Nine Mile Road in Escambia County.

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Please see the [News Room](#) for the latest updates on this project.

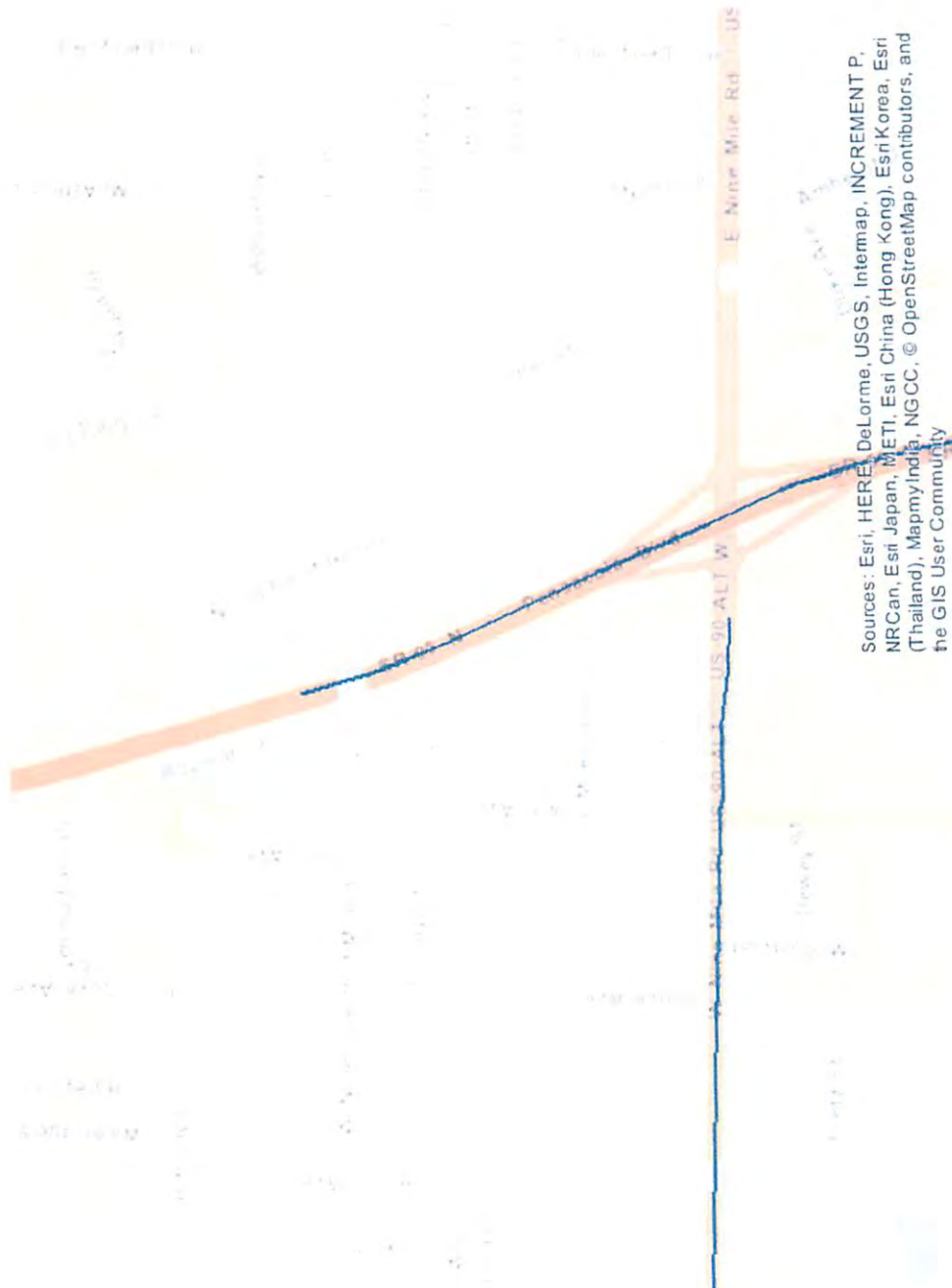
Project At-A-Glance

District
Three (Northwest
Florida)

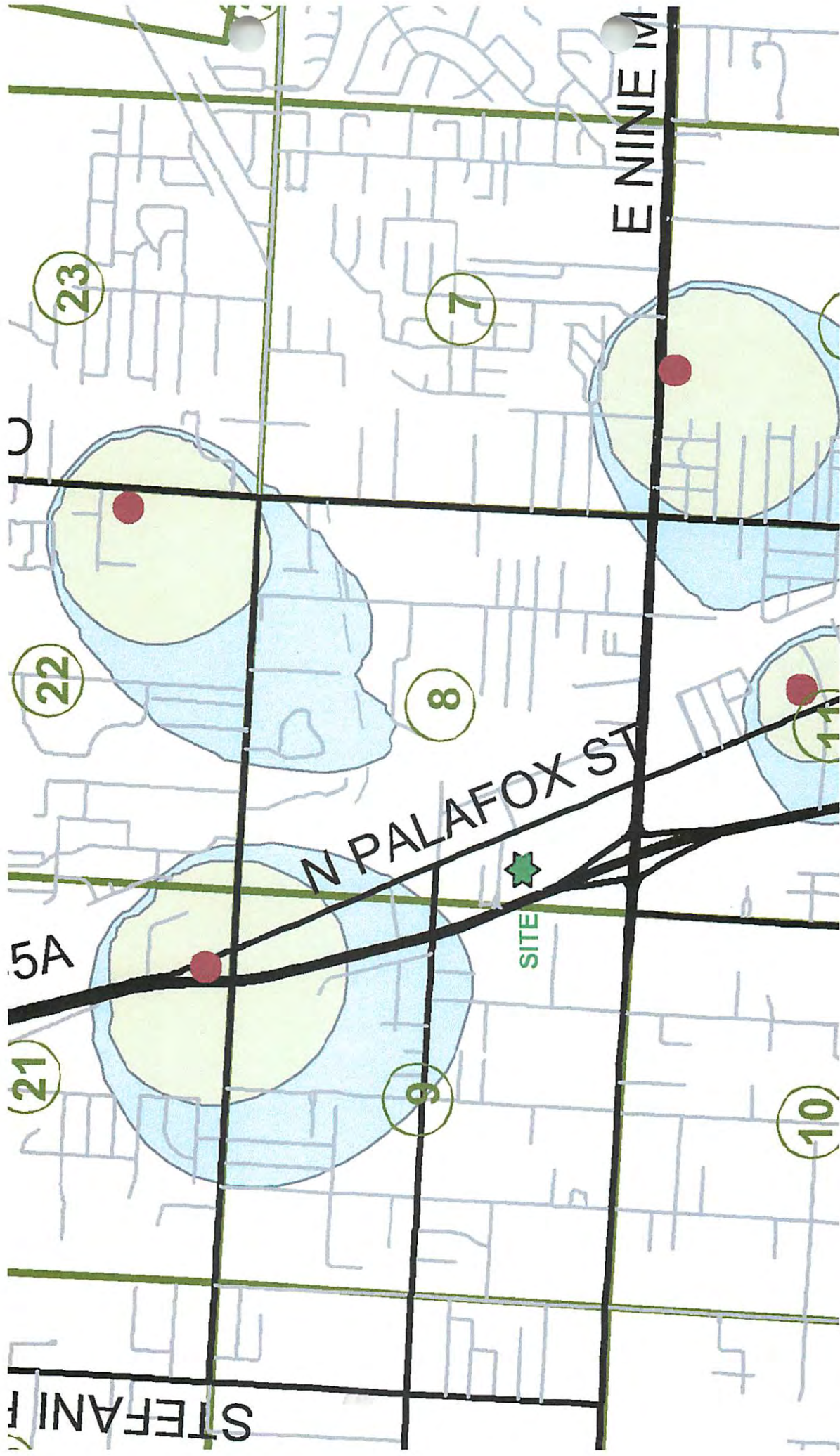
Start Date
Fall 2016

**Est. Completion
Date**
Summer 2020

ATTACHMENT C

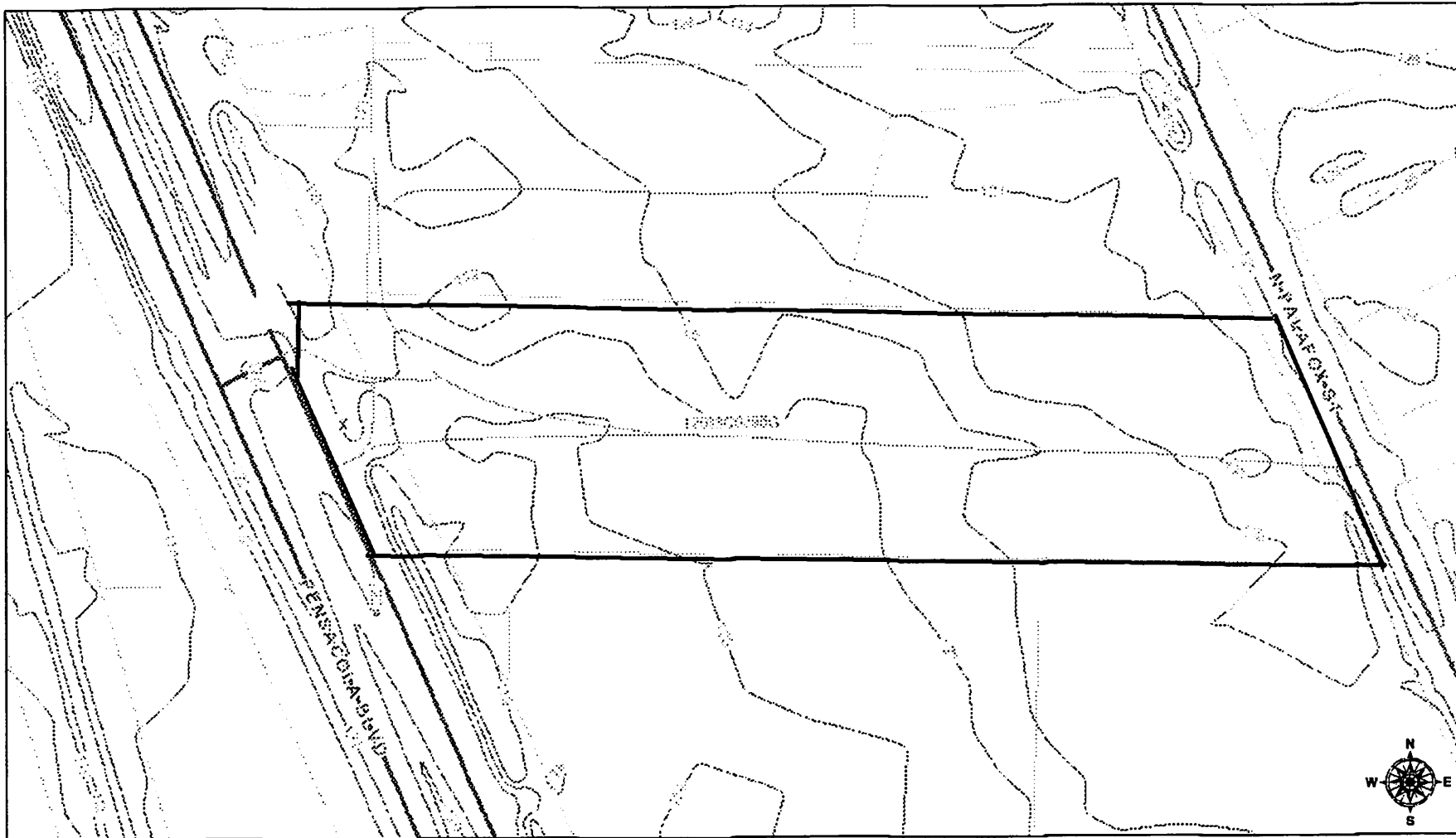


WELLHEAD LOCATIONS AND PROTECTION ZONE BOUNDARIES



Site not located within protected wellhead zones.

Site Located Within FloodZone X No Wetlands Identified



May 23, 2017

Streets

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR

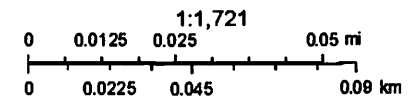
LOCAL ROAD

Parcels

Contours - Elevation

Rivers, Creeks, and Streams

Wetlands



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Florida – Alabama Transportation Planning Organization (TPO)

Congestion Management Process Plan

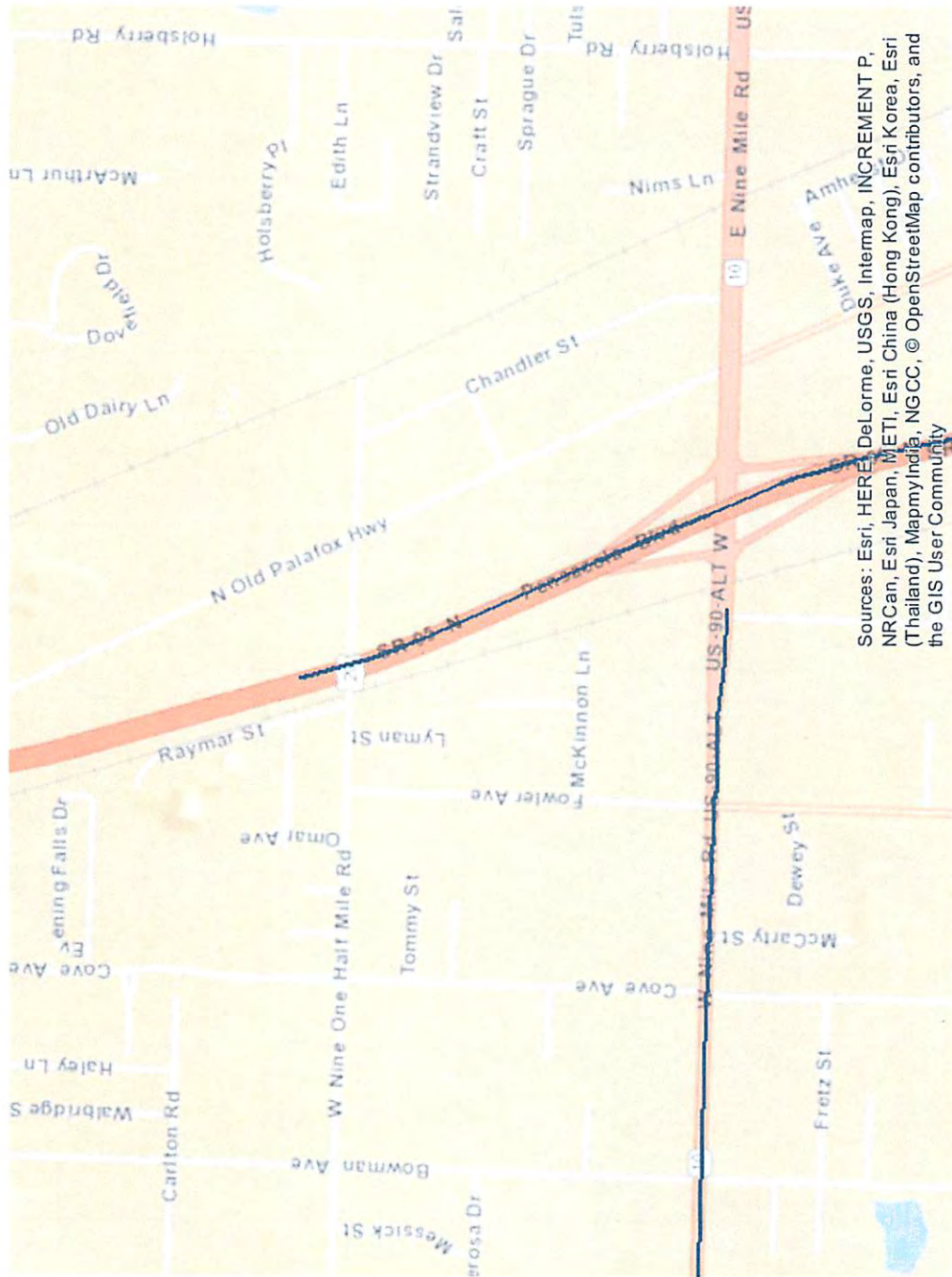
November 2015
(Administrative Modification in February 2017)

Prepared by: Atkins
Staff Contact: Gary Kramer, Senior Transportation Planner
Email: gary.kramer@wfrpc.org
Address: 4081 E. Olive Rd., Ste A
Pensacola, FL 32514
Mailing Address: P. O. Box 11399
Pensacola, FL 32524
Phone: (850) 332-7976
Fax: (850) 637-1923

This report was financed in part by the U. S. Department of Transportation, Federal Highway Administration, the Florida Department of Transportation, and the Alabama Department of Transportation. The contents of this report do not necessarily reflect the official views or policy of the U. S. Department of Transportation.

CONGESTION MANAGEMENT PROCESS 2014 LEVEL OF SERVICE ANALYSIS - ESCAMBIA COUNTY'S STATE ROADS													
STATE ROAD AND SEGMENT	FUNC. CLASS	NO. LNS.	FACILITY TYPE	TOTAL # OF SIG.	SIG PER ML	SEG. LTH (ML)	LOS AREA	LOS (STD) & MAX VOL	FDOT COUNT STA #	2014 AADT	Bus Mode LOS		
											Sidewalk % Coverage	No. of Pk Hr/ Pk Direction Buses	LOS
SR 95 (US 29) (cont.)													
I-10 / SR 8 to Nine Mile Road / SR 10 / US 90A Roadway ID 48040000	Principal Arterial	4	Divided	3	1.42	2.12	Urbanized	(D) 39,800	4022	40,000	0%	1	F
Segment contains additional lanes at I-10 intersection.													
Nine Mile Road / SR 10 to Well Line Road Roadway ID 48040000	Principal Arterial	4	Divided	7	1.01	6.91	Urbanized	(D) 39,800	380 159T 4056 446 9916 T 32	NA NA NA 19,700 30,502 29,500	8%	1	F
Count Stations 446 and 9916T added in 2004 reporting year.													
Well Line Road to FL-A1 Urbanized Boundary (North of Quintette Road) Roadway ID 48040000	Principal Arterial	4	Divided	0	0	2.69	Urbanized	(D) 65,600	446	19,700	0%	1	F

Updated 2015, using 2012 FDOT LOS Tables. LOS Standards and Max Allowable Volumes are based on those established for State Roadways. "E" following the count indicates an estimated count. "T" following the Count Station number indicated a Telemetered Traffic Monitoring Site. These Tables Are For General Purposes Only. Not To Be Used For Concurrency Management Purposes. Prepared for the FY 2014/15 Transportation Planning Organization Congestion Management Process.



S.R. 95 (U.S. 29) from S.R. 8(I-10) to north of S.R. 10 (U.S. 90A/9 Mile Road)

District Office
Phillip Gainer, P.E.
District Three Secretary

Highway 90 East
Chipley, Florida 32428-0607

Tel: 850-330-1200
1-888-638-0250 (Toll Free)
Fax: 850-330-1761
E-Mail Us

Additional Contacts
NWFL Roads About Us



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Project At-A-Glance

District
Three (Northwest
Florida)

Start Date
Fall 2016

**Est. Completion
Date**
Summer 2020



P.O. Box 15311 • 9255 Sturdevant Street
Pensacola, Florida 32514-0311
ph: 850 476-5110 • fax: 850 969-3308

May 4, 2017

Mr. Buddy Page
5337 Hamilton Lane
Pace, FL 32571

Re: 9715 North Palafox Street, Pensacola, FL 32534

Dear Mr. Page:

In response to your request, this letter will confirm that the Emerald Coast Utilities Authority does own, operate, and maintain a potable water distribution system and a sanitary sewer collection system to serve the above referenced addresses.

ECUA also has the capacity to provide solid waste disposal service to this location.

If you should have any questions or need any further information, please feel free to call me at 969-6562.

Sincerely,

A handwritten signature in black ink that reads "Thomas E. Justice". The signature is fluid and cursive, with the first name "Thomas" being more prominent.

Thomas E. Justice
GPS Field Coordinator

TEJ/VF

x:\engineering staff\vicky fillingim\engineering technicians\tom justice\9715 north palafox street.doc

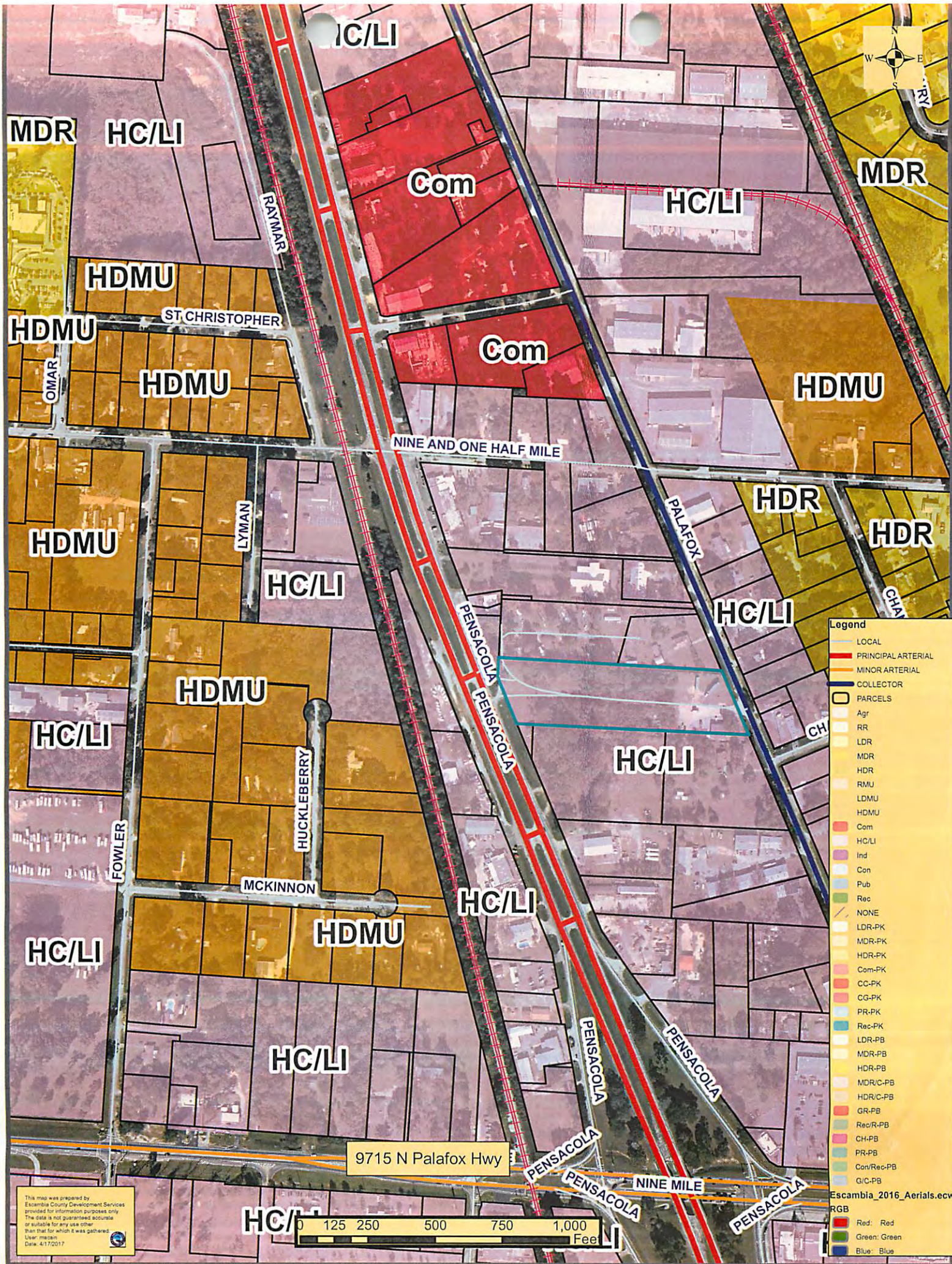
Vicki Campbell
District One

Lols Benson
District Two

Elvin McCorvey
District Three

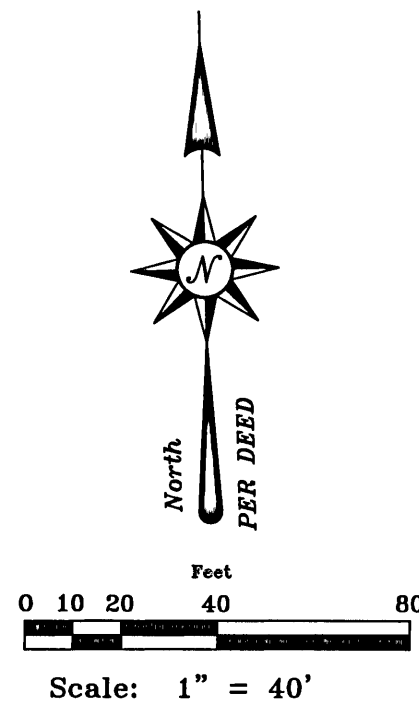
Dale Perkins
District Four

Larry Walker
District Five

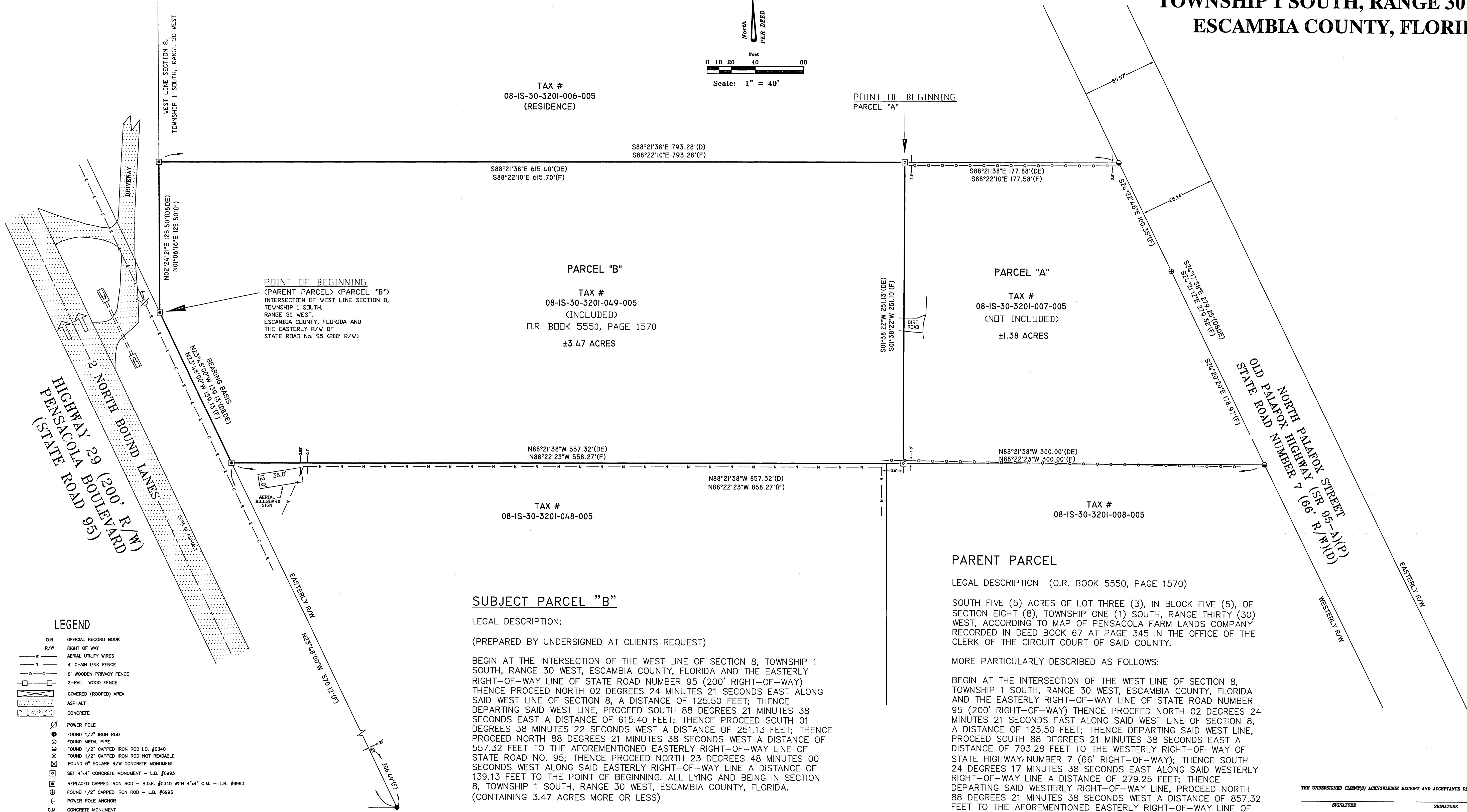


Escambia County Office of Transportation Traffic Operations
TRAFFIC VOLUME LEVEL OF SERVICE REPORT
Peak Hour Between 4 and 6 P.M.

On Street (2)	Roadway Facility (3)	LOS Perf Std (7)	Date Of Cqunt (10)	2-Way PM PH Counted Volume (11)	2-Way PM PH Fact. Vol. (14)	Alloc. Trips (15)	Total Trips (16)	2-Way % PH Serv. Vol (18)	% Serv. Used (19)	Avail. Trips (20)	Hurricane Evac. Rt (24)
Palafox Street	Pensacola Blvd. to Nine Mile Rd.	E	2/22/2010	1272,667	1234	94	1328	1480	82%	300	NO
Palafox Street / Hwy 95A	Nine Mile Rd. to US 29 (Cantonment)	E	3/24/2010	581,338	564	85	649	1480	40%	979	No
Patricia Drive	Fairfield Dr. to Cerny Rd.	E	2/22/2010	852	826	0	826	1480	51%	802	No
Pensacola Beach Blvd.	Via De Luna to Gulf Breeze City Limit	E	3/24/2010	1453.5	1439	14	1453	3120	47%	1667	YES
Perdido Key Drive	AL State Line to West End of State Park	D	3/17/2010	1259	1259	218	1477	1771	76%	471	No
Perdido Key Drive	West End of State Park to River Road	D	3/17/2010	999	959	314	1273	1850	63%	762	No
Perdido Key Drive	River Road to Innerarity Point Road	D	3/17/2010	1345	1318	1033	2351	2530	84%	432	NO
Pine Forest Road	I-10 to Nine Mile Rd.	D	2/9/2010	2071	2070	122	2192	2210	90%	239	No
Pine Forest Road	Mobile Hwy. to I-10	D	2/11/2010	2003	1982	308	2290	3390	68%	1100	YES
Pine Forest Road	Nine Mile Rd. to West Roberts Rd.	E	2/9/2010	1412	1397	118	1515	1480	93%	113	NO
Quintette Road	US 29 to Santa Rosa County Line	D	2/10/2010	358	354	714	1068	1480	66%	560	No
Saufley Field Road	Saufley Field to Mobile Hwy. *	D	2/11/2010	1152.5	1152	28	1180	2442	48%	1262	YES
Sorrento Road	Innerarity Pt. to Blue Angel Pkwy*	D	2/25/2010	1235.5	1223	551	1774	2320	76%	546	Yes
Ten Mile Road	Stephani Rd. to US 29	E	2/22/2010	340	333	45	378	1480	23%	1250	No
Ten Mile Road	US 29 to UWF Boundary	E	10/18/2010	795	787	0	787	1480	48%	841	No
Texar Drive	Fairfield Dr. to 9th Ave.	D	4/1/2010	614	584	1	585	3110	17%	2836	No
Tonawanda Drive	61st Ave. to Mobile Hwy.	E	2/17/2010	280	277	0	277	1480	17%	1351	No
Underwood Avenue	Langley Ave. to 9th Ave.	E	3/1/2010	435	422	0	422	1480	26%	1206	No
University Pkwy.	Davis Hwy. to Nine Mile Rd.	E	3/3/2010	2438	2365	121	2486	3120	72%	946	No
University Pkwy.	Nine Mile Rd. to Campus Dr.	E	2/8/2010	1575	1574	21	1595	3120	46%	1837	No
US 29	CR 4 to Alabama State Line	C	2/23/2010	794	754	0	754	2470	31%	1716	YES
US 29	SR 97 to CR 4	D	4/21/2007	548	510	4	514	5140	10%	4626	YES
US 29	Well Line Rd. (Cantonment) to SR 97	C	3/24/2010	1119	1064	1061	2125	4190	51%	2065	YES
US 29	Nine Mile Rd. to Well Line Rd.	D	2/10/2010	2104	2060	905	2965	3390	87%	425	Yes
US 29 / Palafox St.	Cervantes St. to Leonard St.	D	3/30/2010	590	567	0	567	2955	17%	2684	No
US 29 / Palafox St.	Leonard St. to Massachusetts Ave.	D	3/1/2010	968	939	-2	937	3390	28%	2453	Fairfield
US 29 / Pensacola Blvd.	I-10 to Nine Mile Rd.	D	3/1/2010	3613	3505	98	3603	5640	64%	2037	YES
US 29 / Pensacola Blvd.	Massachusetts Av / Pace Blvd to W St	D	2/18/2010	2181.5	2137	86	2223	5080	44%	2857	YES



BOUNDARY SURVEY
PENSACOLA BOULEVARD
PORTION OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA



SUBJECT PARCEL "B"

LEGAL DESCRIPTION:

(PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 95 (200' RIGHT-OF-WAY) THENCE PROCEED NORTH 02 DEGREES 24 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 125.50 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED SOUTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 615.40 FEET; THENCE PROCEED SOUTH 01 DEGREES 38 MINUTES 22 SECONDS WEST A DISTANCE OF 251.13 FEET; THENCE PROCEED NORTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 557.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 95; THENCE PROCEED NORTH 23 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 139.13 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. (CONTAINING 3.47 ACRES MORE OR LESS)

PARENT PARCEL

LEGAL DESCRIPTION (O.R. BOOK 5550, PAGE 1570)

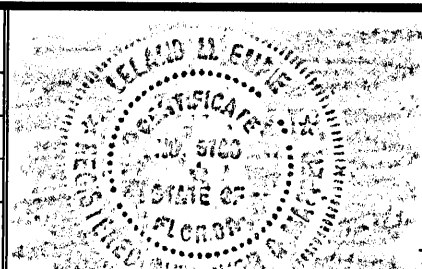
SOUTH FIVE (5) ACRES OF LOT THREE (3), IN BLOCK FIVE (5), OF SECTION EIGHT (8), TOWNSHIP ONE (1) SOUTH, RANGE THIRTY (30) WEST, ACCORDING TO MAP OF PENSACOLA FARM LANDS COMPANY RECORDED IN DEED BOOK 67 AT PAGE 345 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 95 (200' RIGHT-OF-WAY) THENCE PROCEED NORTH 02 DEGREES 24 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 125.50 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED SOUTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 793.28 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY, NUMBER 7 (66' RIGHT-OF-WAY); THENCE SOUTH 24 DEGREES 17 MINUTES 38 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 279.25 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, PROCEED NORTH 88 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 857.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 95; THENCE PROCEED NORTH 23 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 139.13 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS	FIELD BOOK	DATE
2.) LEGAL & SKETCH	N/A	1/05/17
3.) BOUNDARY (SET CONCRETE MONUMENTS)	180/4	2/16/17
4.) TAX I.D. NO.	N/A	6/16/17
POSSIBLE ENCROACHMENTS:	DIRT ROAD	



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA

DATE

SCALE:	1" = 40'
FIELD DATE:	5/04/06
ORDER NO.:	165-06-4B
FIELD BOOK:	91/47, 92/41-42
AND DATA COLLECTOR	

CLIENT COPTER COMPLEX, LLC

BEARING BASIS EASTERLY R/W U.S. HIGHWAY 29 N23°48'00"W (D)

TYPE OF SURVEY: BOUNDARY

SOURCE OF INFORMATION:

FIELD EVIDENCE

DEEDS OF RECORD

PLAT RECORDED IN:

PRIOR SURVEYS/DRAWINGS

1A. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning.

2A. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning.

3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.

4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)

5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.

6. No Title Search of the Public Records has been performed by this firm and lands shown have not been abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: July 31, 2017

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-04

TTO Staff has reviewed the Small Scale Amendment Case (SSA)-2017-04, 9700 Pensacola Blvd (US29), agenda item for the Planning Board meeting scheduled for September 5th, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel. However, The Florida Department of Transportation (FDOT) currently has an ongoing Roadway Widening Project (6-Laning) of US29 from I-10 to north of Nine and One-Half Mile Road. Per FDOT, the construction is expected to be completed calendar year 2020.

Per the Florida-Alabama TPO's Congestion Management Process Plan, N. Palafox Hwy is currently functioning within its allowable capacity for traffic volumes between the segment of Pensacola Boulevard and Nine Mile Road. The maximum level-of-service (LOS) for the roadway segment is LOS D (17,700 trips/day), and currently the roadway segment is functioning at a LOS C (13,667 trips/day) and is expected to remain at a LOS C and exceed 16,600 trips/day by Year 2024. However, once the 6-laning construction project is completed, referenced above, the LOS should see some level of additional relief.

At this time, TTO has no immediate comments for the proposed small scale amendment request. TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

**cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director**

Comprehensive Plan Small Scale Map Amendment Staff Analysis

General Data

Project Name: SSA-2017-04
Location: 9700 N Pensacola Boulevard.
Parcel #: 08-1S-30-3201-049-005
Acreage: 3.47 (+/-) acres
Request: From Commercial (C) to Mixed-Use Urban (MU-U)
Agent: Wiley C. "Buddy" Page for Wayne Cotton, Copter Complex, LLC.,
Owner
Meeting Dates: Planning Board: September 5, 2017
BCC: October 5, 2017

Summary of proposed amendment

The small-scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of a 3.47± acre parcel from Commercial (C) to Mixed-Use Urban (MU-U). The currently vacant parcel can be accessed along approximately 139 feet of frontage on the east side of north bound Pensacola Boulevard between West Nine and One Half Mile Road and Nine Mile Road. A Warehouse (May Trucking Co.) adjoins the subject parcel on the east and a Mobile Home Park adjoins to the north with a single-family dwelling adjoining to the northwest, on the south side adjoins a vacant commercial property. The zoning designation for the subject parcel is Commercial (Com).

The existing and proposed future land use categories are described in Comprehensive Plan policy FLU 1.3.1 and summarized as follows:

Commercial. The current Commercial FLU is intended for professional office, retail, wholesale, service, and general business trade, with residential development permitted only if secondary to a primary commercial development. The listed range of allowable uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Commercial FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Mixed-Use Urban. The proposed Mixed-Use Urban FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. The listed range of allowed uses is residential, retail and services, professional office, light industrial, recreational facilities, public and civic uses. Mixed-Use Urban has a maximum residential density of 25 du/acre, a maximum FAR of 2.0 and a minimum non-residential FAR of 0.25.

Land Development Code (LDC) FLU map amendment requirements

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

- a. **General amendment conditions.** All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

1. **Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Analysis: The application letter states that the owners proposes construction of an assisting living facility. Unlike the existing Commercial FLU, the proposed MU-U does not require residential development to be secondary to a primary commercial development. Conversion to MU-U would eliminate the FLU dedication to commercial use and provide greater accommodation of residential uses within a mixed-use environment.

Although, the proposed MU-U meets the site design standards within the location criteria in the LDC, and there are many commercial and residential uses that adjoin this property staff believes keeping the FLU designation of commercial would be a better consistent zoning for this area. Also, due to the fact FLU commercial does allow for residential uses already and the change to MU-U zoning would create an isolated FLU designation area between the vicinity of Nine Mile road and Nine and Half Mile Road which currently all have a FLU of commercial. Commercial FLU does allow for residential uses but must be part of a predominantly commercial development.

Predominantly commercial development is development for which more than two-thirds of the development parcel area and more than two-thirds of all gross floor area within the parcel is devoted to commercial use.

The “Data and Analysis Response” in the application regarding potential assisting living facility development, the analysis makes several references to a potential 50-unit group

living complex. Multi-family/group living residential is a permitted use within the existing Commercial zoning of the subject 3.47± acre parcel and not limited to a predominantly commercial development if within the requested MU-U FLU, but otherwise is limited to 25 du/acre.

- 2. Professional practices.** The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Analysis: *Accepting multi-family residential use as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property. The application of other appropriate professional practices in potential multi-family development is addressed in the remaining sections of this analysis.*

- b. FLUM amendment conditions.** In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.

Analysis: *The proposed amendment complies with all four conditions established by Florida Statutes, §163.3187(1), for the adoption of any small scale comprehensive plan amendment:*

- (a) The subject 3.47±-acre parcel is a use of 10 acres or fewer.*
- (b) The amendment is the fourth proposed small scale amendment for calendar year 2017 and will not exceed the cumulative maximum of 120 acres in a calendar year.*
- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity.*
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.*

Other applicable Comprehensive Plan objectives and policies

1. Housing

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

Analysis: The proposed MU-U is a suitable replacement of the existing Commercial future land use to accommodate the suggested residential development. However, due to the mix of residential and mostly commercial uses in the area, the existing FLU commercial is a more suitable zoning designation for the area of commercial growth due to the proximity of less than a half mile away from a minor arterial road, Nine Mile Road. The current zoning of HC/LI has a location criteria for all new non-residential uses proposed within the HC/LI district which is a half-mile away from a major intersection where two arterial roads meet. Escambia County has limited arterial roads meeting arterial road intersection within a half-a-mile for commercial uses. Changing the FLU to MU-U would change the availability of FLU Commercial that is already meets the locational criteria.

2. Future Land Use

OBJ FLU 1.3 Future Land Use Map Designations

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

Analysis: Mixed-Use Urban, the applicable FLU for much of the land surrounding the subject parcel, would promote more mixed use and compact development for the subject parcel and be more likely to discourage urban sprawl than the current Commercial FLU.

3. Infrastructure

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

Analysis: The application includes documentation of the general adequacy of potable water, wastewater, and solid waste services. The site is located along a major arterial

road and within 1000 feet of a minor arterial. Redevelopment of the subject parcel from the existing vacant parcel would promote the efficient use of this available infrastructure.

GOAL CMS 1 Concurrency Management System

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

Potable Water.

Policy INF 4.1.6 **Developer Responsibility.** The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.

Policy INF 4.1.7 **Level of Service (LOS) Standards.** The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Sanitary Sewer.

Policy INF 1.1.7 **Level of Service (LOS) Standards.** Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Policy INF 1.1.11 **Required New Service Connection.** All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUC has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

Solid Waste Disposal.

Policy INF 2.1.2 **Perdido Landfill Operation.** Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

Policy INF 2.1.4 **Level of Service (LOS) Standards.** The LOS standard for solid waste disposal will be 6 pounds per capita per day.

Analysis: The Emerald Coast Utilities Authority provides potable water distribution, sanitary sewer collection and treatment, and solid waste collection and disposal for the subject parcel. The application includes a letter from the ECUA stating that those services are currently available at the parcel for an unspecified demand.

Stormwater Management.

Policy INF 3.1.5 Concurrency Management. Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.

Policy INF 3.1.6 **Developer Responsibilities.** Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.

Transportation and Mobility.

Policy MOB 1.1.2 **On-site Facilities.** All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

Policy MOB 1.1.7 Access Management. Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

Analysis: Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.

Transportation & Traffic Operations (TTO) Staff has reviewed the Small-Scale Amendment Case (SSA)-2017-04, 9700 Pensacola Blvd (US29), agenda item for the Planning Board meeting scheduled for September 5th, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel. However, The Florida Department of Transportation (FDOT) currently has an ongoing Roadway Widening Project (6-Laning) of US29 from I-10 to north of Nine and One-Half Mile Road. Per FDOT, the construction is expected to be completed calendar year 2020.

Per the Florida-Alabama TPO's Congestion Management Process Plan, N. Palafox Hwy is currently functioning within its allowable capacity for traffic volumes between the segment of Pensacola Boulevard and Nine Mile Road. The maximum level-of-service (LOS) for the roadway segment is LOS D (17,700 trips/day), and currently the roadway segment is functioning at a LOS C (13,667 trips/day) and is expected to remain at a LOS C and exceed 16,600 trips/day by Year 2024. However, once the 6-laning construction project is completed, referenced above, the LOS should see some level of additional relief.

At this time, TTO has no immediate comments for the proposed small scale amendment request. TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

4. Protected Resources

Wellheads.

Policy CON 1.4.1 **Wellhead Protection.** Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.

Analysis: *The subject parcel is outside of any wellhead protection area.*

Historically Significant Sites.

Policy FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archaeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance

received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

Analysis: The applicant provided no confirmation of the presence or absence of historically significant sites or documentation of a referenced request made to the Florida Master Site File Division of Historical Resources.

Wetlands and Habitat.

Policy CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

Urban Forest.

Policy CON 1.6.4 **Urban Forest Management.** Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

Analysis: There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. There are indications from public record photos that the subject property likely contains protected trees. Any future development will be analyzed for compliance with all applicable environmental regulations prior to the issuance of development plan approval.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Small Scale SSA 2017-04

Date: 07/26/2017

Date requested back by: 08/10/2017

Requested by: John C Fisher

Phone Number: 595-4651

.....

(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 10/13/17

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

- Please change Township from 25 to 15 on page 2, section 3.

ORDINANCE NUMBER 2017-____

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, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1 TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 08, TOWNSHIP 1S, RANGE 30W, PARCEL NUMBER 08-1S-30-3201-049-005 TOTALING 3.47 (+/-) ACRES, LOCATED ON NORTH PALAFOX HIGHWAY, FROM COMMERCIAL (C) TO MIXED-USE URBAN (MU-U); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

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

Section 1. Purpose and Intent

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2017-04."

Section 3. Changes to the 2030 Future Land Use Map

The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations, references and information shown thereon, is further amended to include the following future land use change.

A parcel within Section 08, Township 1S, Range 30W, parcel number 08-1S-30-3201-049-005 totaling 3.47 (+/-) acres, located on 9700 Pensacola Boulevard, as more particularly described by Empire Land Surveying Inc, signed and sealed by Leland M. Empire, P.S.M. in the boundary survey dated June 16, 2017 attached as Exhibit A, from Commercial (C) to Mixed-Use Urban (MU-U).

Section 4. Severability

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any 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

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

INTENTIONALLY LEFT BLANK

Section 6. Effective Date

Pursuant to Section 163.3187(5)(c), Florida Statutes, this Ordinance shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, 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 _____, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
D.B. Underhill, Chairman

ATTEST: PAM CHILDERS
Clerk of the Circuit Court

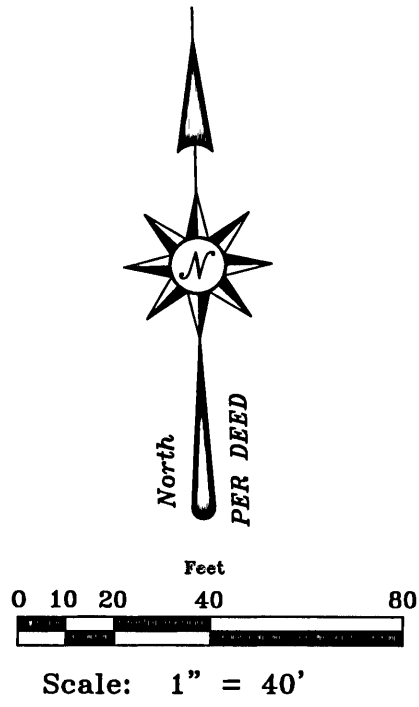
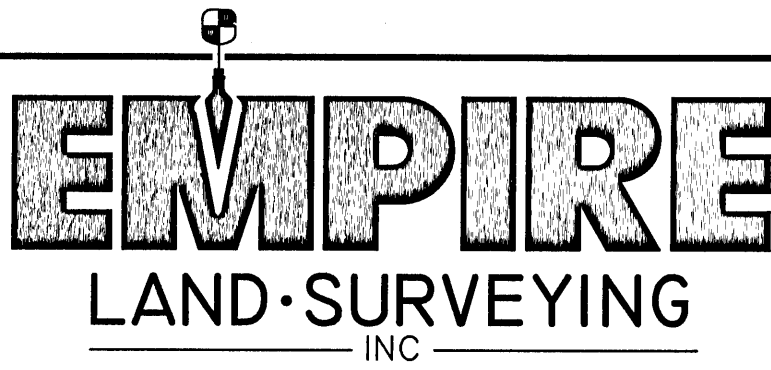
By: _____
Deputy Clerk

(SEAL)

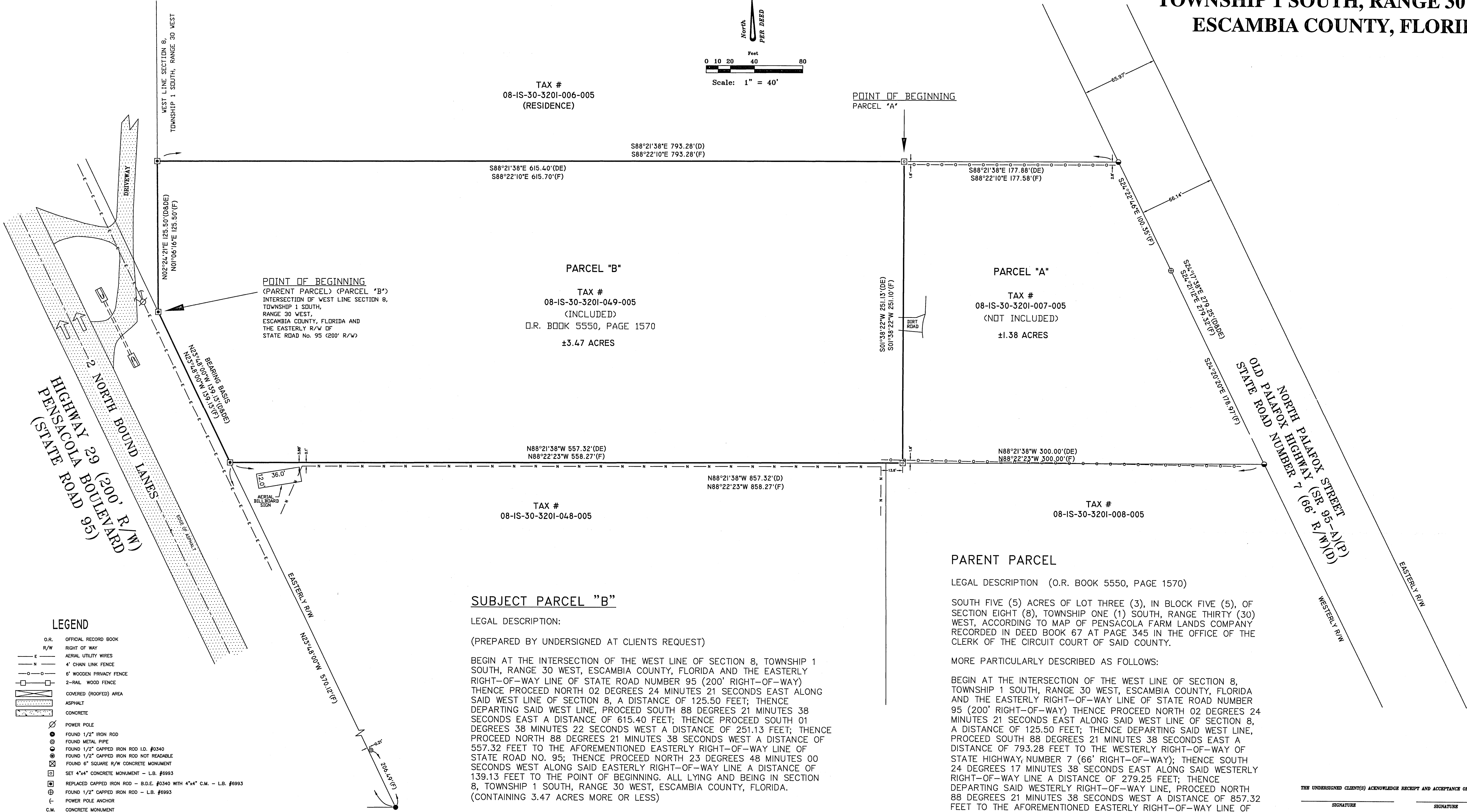
ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:



BOUNDARY SURVEY
PENSACOLA BOULEVARD
PORTION OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 30 WEST
ESCAMBIA COUNTY, FLORIDA



SUBJECT PARCEL "B"

LEGAL DESCRIPTION:

(PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 95 (200' RIGHT-OF-WAY) THENCE PROCEED NORTH 02 DEGREES 24 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 125.50 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED SOUTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 615.40 FEET; THENCE PROCEED SOUTH 01 DEGREES 38 MINUTES 22 SECONDS WEST A DISTANCE OF 251.13 FEET; THENCE PROCEED NORTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 557.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 95; THENCE PROCEED NORTH 23 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 139.13 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. (CONTAINING 3.47 ACRES MORE OR LESS)

PARENT PARCEL

LEGAL DESCRIPTION (O.R. BOOK 5550, PAGE 1570)

SOUTH FIVE (5) ACRES OF LOT THREE (3), IN BLOCK FIVE (5), OF SECTION EIGHT (8), TOWNSHIP ONE (1) SOUTH, RANGE THIRTY (30) WEST, ACCORDING TO MAP OF PENSACOLA FARM LANDS COMPANY RECORDED IN DEED BOOK 67 AT PAGE 345 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 95 (200' RIGHT-OF-WAY) THENCE PROCEED NORTH 02 DEGREES 24 MINUTES 21 SECONDS EAST ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 125.50 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED SOUTH 88 DEGREES 21 MINUTES 38 SECONDS EAST A DISTANCE OF 793.28 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY, NUMBER 7 (66' RIGHT-OF-WAY); THENCE SOUTH 24 DEGREES 17 MINUTES 38 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 279.25 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, PROCEED NORTH 88 DEGREES 21 MINUTES 38 SECONDS WEST A DISTANCE OF 857.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 95; THENCE PROCEED NORTH 23 DEGREES 48 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 139.13 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

SIGNATURE _____ TYPED OR PRINTED NAME _____

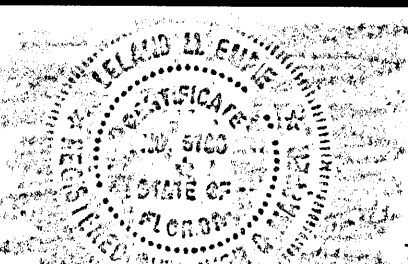
THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

COPTER COMPLEX, LLC

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EMPIRE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING ♦ SERVING NORTHWEST FLORIDA
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534
PHONE: 850-477-3745 -- FAX: 850-477-3705
LICENSED BUSINESS #6993, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE
2.) LEGAL & SKETCH	N/A	1/05/17
3.) BOUNDARY (SET CONCRETE MONUMENTS)	180/4	2/16/17
4.) TAX I.D. NO.	N/A	6/16/17
POSSIBLE ENCROACHMENTS:	DIRT ROAD	



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5766, STATE OF FLORIDA
DATE

SCALE: 1" = 40'
FIELD DATE: 5/04/06
ORDER NO.: 165-06-4B
FIELD BOOK: 91/47, 92/41-42
AND DATA COLLECTOR

SOURCE OF INFORMATION:
FIELD EVIDENCE
DEEDS OF RECORD
PLAT RECORDED IN:
PRIOR SURVEYS/DRAWINGS

1A. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning. 2A. This property may also be subject to setback lines mandated by zoning. 3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted. 4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P) 5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area. 6. No Title Search of the Public Records has been performed by this firm and lands shown have not been abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.

BEARING BASIS EASTERLY R/W U.S. HIGHWAY 29 N23°48'00"W (D)

GENERAL NOTES:

1. Fence locations as drawn are not to scale.

2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.

3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.

4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Description = (DE); Actual Field Measurement = (F); Plat = (P)

5. All measurements were made in accordance with United States standards. The accuracy shown meet the standards required in the appropriate land area.

6. No Title Search of the Public Records has been performed by this firm and lands shown have not been abstracted by this firm for ownership, easements, or right-of-ways. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.

TYPE OF SURVEY: BOUNDARY

CLIENT: COPTER COMPLEX, LLC

DATE: 5/04/06

ORDER NO.: 165-06-4B

FIELD BOOK: 91/47, 92/41-42

AND DATA COLLECTOR



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 09/05/2017

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

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

The applicant requests a future Land Use (FLU) Map amendment to change the FLU category of a 1.43 +/- acre parcel, as depicted in the Exhibit A, From Industrial (I) to Mixed-Use Suburban (MU-S). The current zoning designation of the referenced parcel is Heavy Commercial and Light Industrial (HC/LI), in which the applicant is also seeking a zoning change. The FLU change is proposed to allow for residential development.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

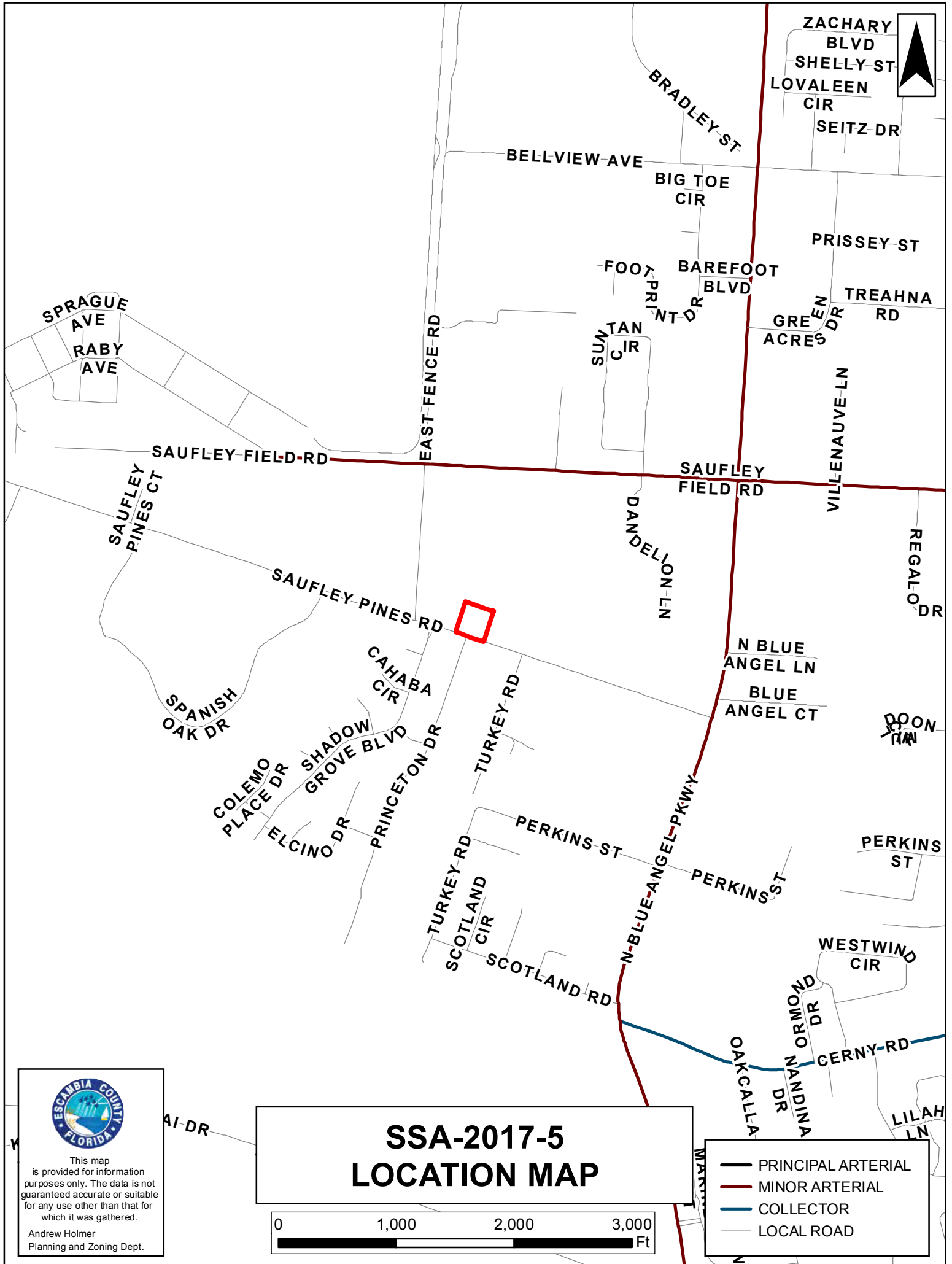
The proposed Ordinance was prepared by the Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

SSA-2017-05 Working Case File

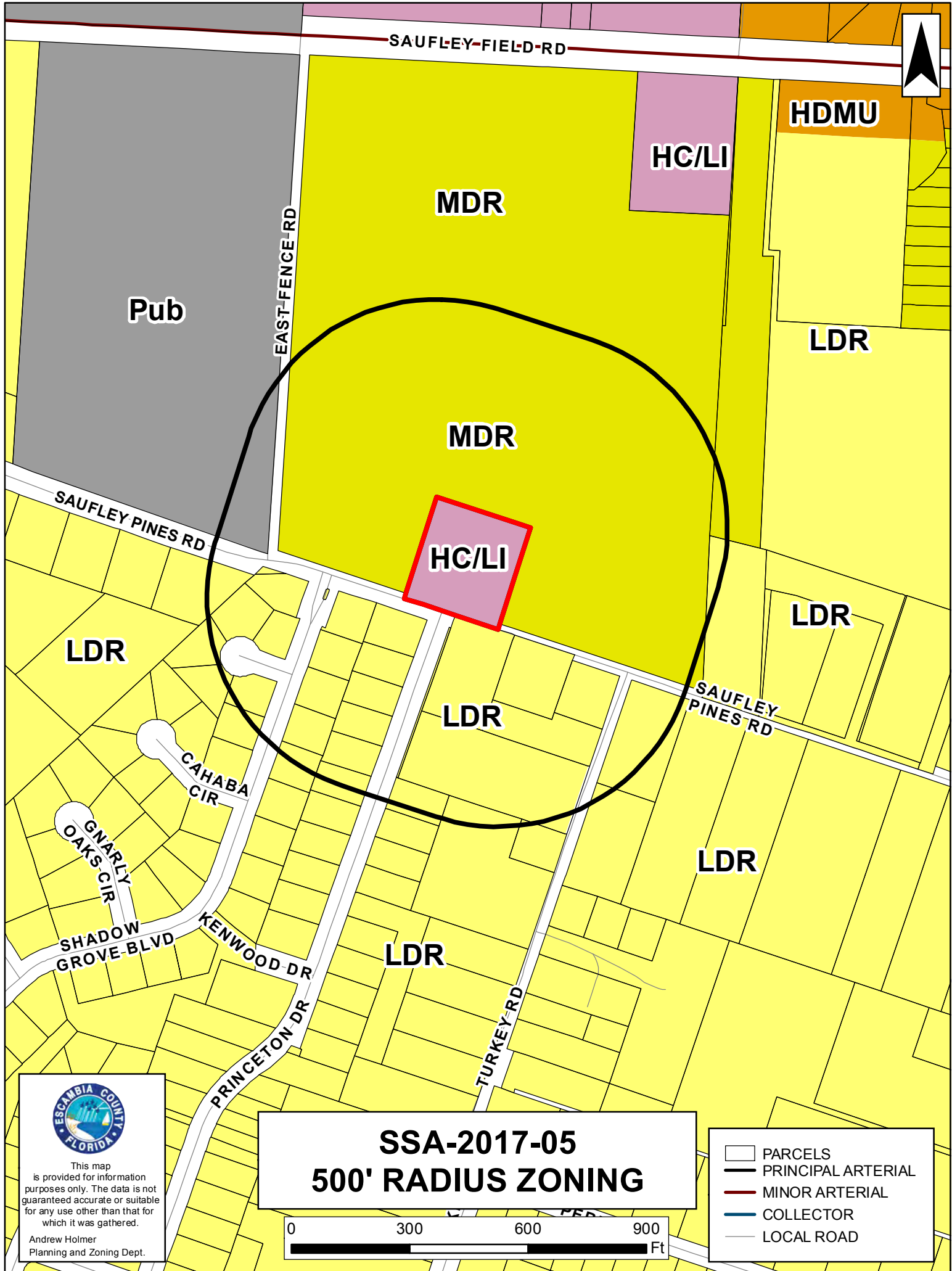
Draft Ordinance

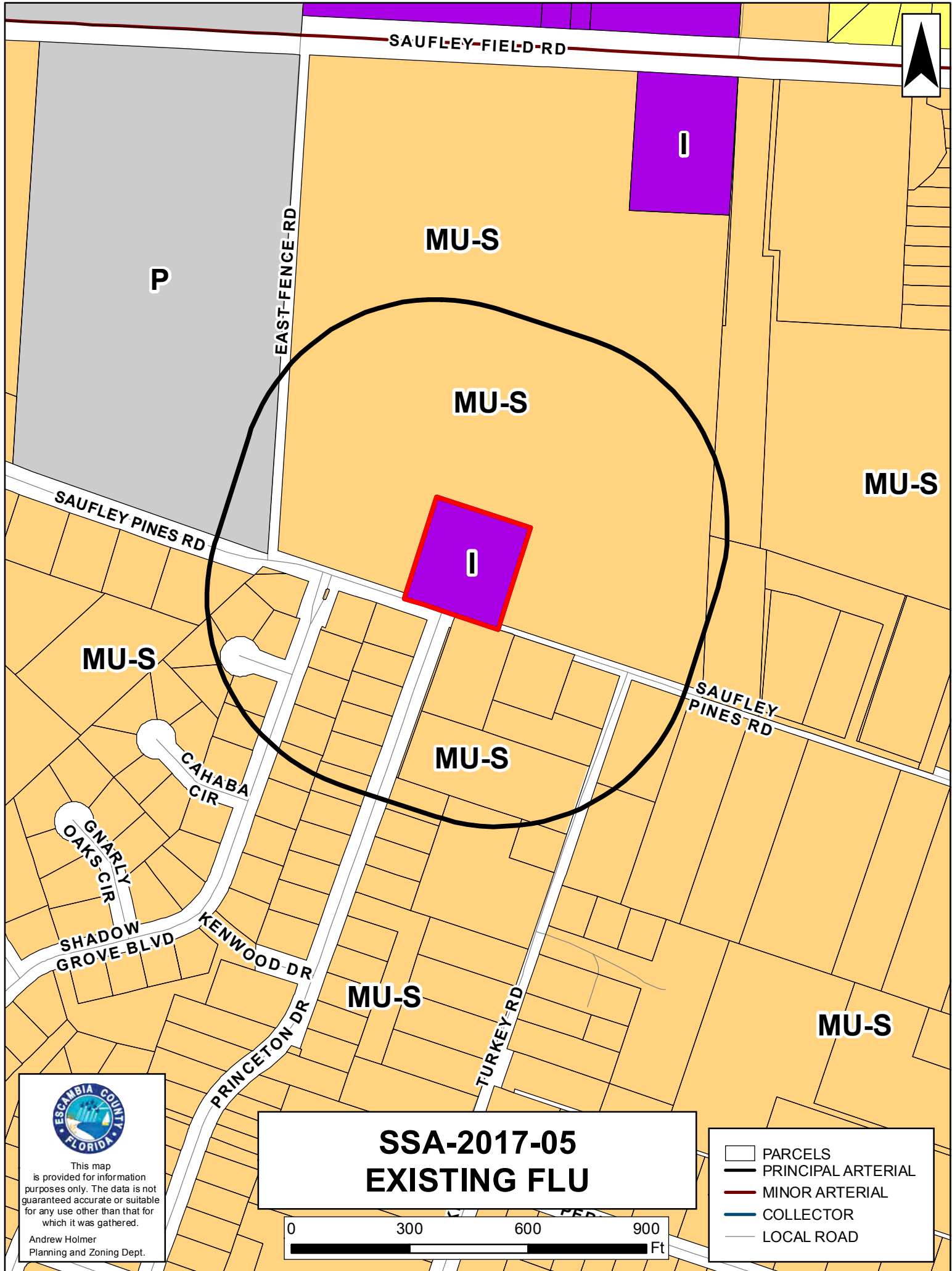
SSA-2017-05




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






Andrew Holmer
Planning and Zoning Dept.

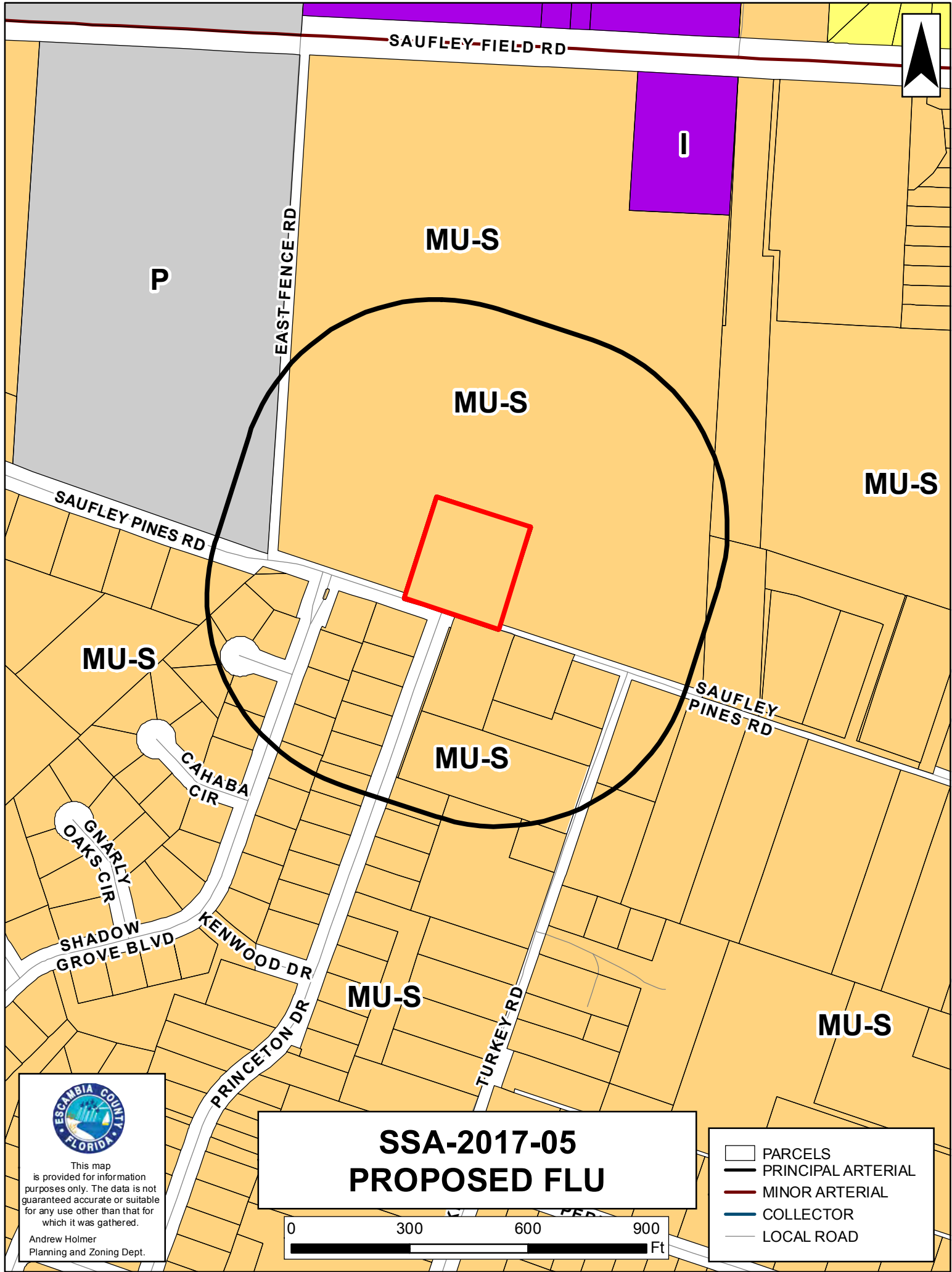





This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

**SSA-2017-05
EXISTING FLU**

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





NOTICE OF PUBLIC HEARING REZONING

CASE NO.: Z-2017-16
CURRENT ZONING: HC/LI PROPOSED ZONING: MDR

PLANNING BOARD

DATE: 09/05/17 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/05/17 TIME: 5:49 PM

LOCATION OF HEARING

ESCAMBIA COUNTY GOVERNMENT CENTER
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION ABOUT THIS CASE CALL
D. [REDACTED] AT [REDACTED]

Public Notice Sign

PROPERTY OF ESCAMBIA COUNTY



**NOTICE OF
REQUEST FOR FUTURE
LAND USE CHANGE**

EXISTING FUTURE LAND USE I

PROPOSED FUTURE LAND USE MU-S

CPA NUMBER SSA-2017-05

PUBLIC MEETING/HEARING

PLANNING BOARD

DATE: 09/05/17 TIME: 8:35 AM

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 10/05/17 TIME: 5:48 PM

ESCAMBIA COUNTY COURTHOUSE
601 PALMER PLACE
1ST FLOOR BOC CHAMBERS

FOR MORE INFORMATION CALL
ESCAMBIA COUNTY DEVELOPMENT SERVICES
904.438.1175



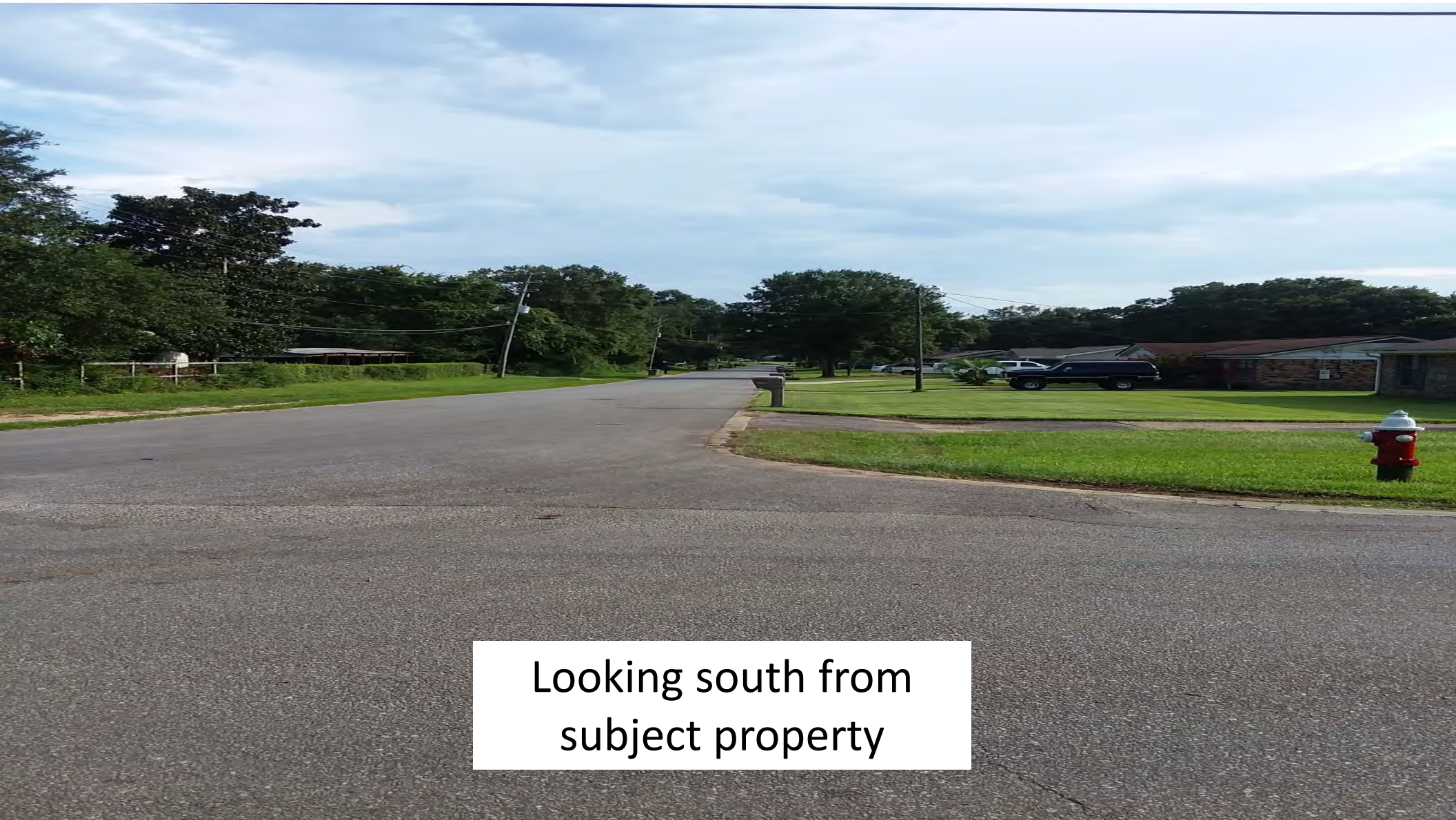
Subject Property



Subject Property



Looking east from subject
property on Saufley Pines Rd



Looking south from
subject property



Looking west along Saufley Pines
Rd from subject property

FUTURE LAND USE MAP AMENDMENT APPLICATION

SSA-2017-05

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: **SMALL SCALE FLU AMENDMENT** ✓

LARGE SCALE FLU AMENDMENT

Current FLU: I Desired FLU: mu-s Zoning: Hc/L1 Taken by: A. Holman, J. Fisher
Planning Board Public Hearing, date(s): Sept 5, 2017

BCC Public Hearing, proposed date(s): PB - Sept 5, 2017, BCC Oct. 5, 2017

Fees Paid _____ Receipt # _____ Date: _____

**OWNER'S NAME AND HOME ADDRESS AS SHOWN ON PUBLIC RECORDS OF
ESCAMBIA COUNTY, FL**

Name: Todd Stafford of Stafford Development Group Inc

Address:
357 Grande Oaks Blvd.

City: Cantonment State: FL Zip Code: 32533

Telephone: () 336-5330

Email: tstafford@heatonbrothersconstruction.com

DESCRIPTION OF PROPERTY:

Street address: 5940 Saufley Pines Road

Subdivision:

Property reference number: Section 02 Township 2S Range 31

Parcel 3000 Lot 000 Block 009

Size of Property (acres) 1.43

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR
FUTURE LAND USE CHANGE REQUEST**

By my signature, I hereby certify that:

- 1) I am duly qualified as owner or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand there are no guarantees as to the outcome of this request, the application fee is non-refundable; and
- 4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and
- 5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and
- 6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

T. Stafford Todd Stafford 7-27-17
Signature (Property Owner) Printed Name Date

David Fitzpatrick David Fitzpatrick 7-27-17
Signature (Agent's Name (or owner if representing oneself) Printed Name Date

Address: 357 Grande Oaks Blvd

City: Cantonment State: FL Zip: 32533

Telephone () 336 - 5330 Fax # () _____ - _____

Email: tstafford@heatonbrothersconstruction.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 27 day of July,
year of 2017 by Todd Stafford who () did () did not take an
oath. He/she is (☒) personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as identification.


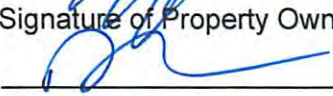
Sandra Dukes Vallia 7-27-2017 Sandra Dukes Vallia
Signature of Notary Public Date Printed Name of Notary
My Commission Expires FF 995709 Commission No. Sept. 20, 2020
(Notary seal must be affixed)



AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 5940 Saufley Pines Road,
Pensacola, Florida, Property Reference Number(s)
02-2S-31-3000-000-009, I hereby designate
, for the sole purpose of completing this application and making a presentation to the Planning
Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to
request a change in the Future Land Use on the above referenced property.

This Limited Power of Attorney is granted on this 27th day of July, the year of 2017, and is effective until the Board of County Commissioners has rendered a decision on this
request and any appeal period has expired. The owner reserves the right to rescind this Limited
Power of Attorney at any time with a written, notarized notice to the Planning and Zoning
Department.

	<u>7-27-17</u>	<u>Todd Stafford</u>
Signature of Property Owner	Date	<u>Printed Name of Property Owner</u>
	<u>7-27-17</u>	<u>David Fitzpatrick</u>
Signature of Agent	Date	<u>Printed Name of Agent</u>

STATE OF FL

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27 day of July, year of
2017, by Todd Stafford who () did () did not take
an oath.

He/she is (x) personally known to me, () produced current Florida/Other driver's license,
and/or () produced current _____ as
identification.

<u>Sandra Dukes Vallia</u>	<u>7-27-2017</u>	<u>Sandra Dukes Vallia</u>
Signature of Notary Public	Date	Printed Name of Notary Public

Commission Number FF 995709 My Commission Expires Sept. 20, 2020

(Notary seal must be affixed)



**FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT**

Project name: Portion of McKenna S/D

Property reference #: Section 02 Township 2S Range 31

Parcel # 3000-000-009

Project Address: 5940 Saufley Pines Road

I/We acknowledge and agree that no future development permit (other than a rezoning/reclassification) shall be approved for the subject parcel(s) prior to the issuance of a certificate of concurrency for such proposed development based on the densities and intensities contained within such future development permit application.

I/We also acknowledge and agree that no development permit or order (other than a rezoning/reclassification) will be issued at that time unless at least one of the concurrency management system standards is met as contained in the Escambia County Code of Ordinances, Part II, Section 6.04, namely:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. NOTE: This provision only relates to parks and recreation facilities and roads. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the Development Order or Permit; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.320, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.
- (6) The necessary facilities needed to serve new development are in place or under actual construction no more than three (3) years after issuance, by the County, of a certificate of occupancy or its functional equivalent. NOTE: This provision only relates to roads.

**I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE
ABOVE STATEMENT ON THIS 27 DAY OF July, 2017**


Owner's signature

Todd Stafford

Owner's name (print)


Agent's signature

David Fitzpatrick

Agent's name (print)

DATA AND ANALYSIS REQUIREMENTS

1. A comparative analysis of the impact of both the current and the proposed future land use categories on the following items, presented in tabular format, based on data taken from professionally accepted existing sources, such as the US Census, State University System of Florida, National Wetland Inventory Maps, regional planning councils, water management districts, or existing technical studies. The data should show that the infrastructure is available to support the most intense development allowed under the requested Future Land Use category, regardless of what type of development is proposed.

- A. Sanitary Sewer
- B. Solid Waste Disposal
- C. Potable Water
- D. Stormwater Management
- E. Traffic
- F. Recreation and Open Space
- G. Schools

The data and analysis should also support the requested future land use category by reflecting a need for that category. For example, a future land use request from Agricultural to Residential would need an analysis demonstrating the need for additional Residential acreage in the County.

2. Proximity to and impact on the following:
 - A. Wellheads (indicate distance and location to nearest wellhead)
 - B. Historically significant sites (available from University of West Florida)
 - C. Natural Resources, including wetlands (a wetlands survey is highly recommended if wetlands are located on the property)
3. An analysis of consistency with the Escambia County Comprehensive Plan, with reference to applicable sections therein

Prepared by:
Stephen R. Moorhead, Esquire
McDonald Fleming Moorhead
127 Palafox Place, Suite 500
Pensacola, Florida 32502
RE-17-1188

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017041396 6/1/2017 2:22 PM
OFF REC BK: 7721 PG: 1865 Doc Type: WD
Recording \$27.00 Deed Stamps \$1,574.30

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: that Leonard W. Montgomery and Pamela A. Montgomery, husband and wife, whose mailing address is 5940 Saufley Pines Road, Pensacola, FL 32526, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does grant, bargain, sell and convey the below described property, situate, lying and being in the County of Escambia, State of Florida, unto Stafford Development Group, Inc., a Florida corporation, whose mailing address is 357 Grande Oaks Blvd., Cantonment, FL 32533, hereinafter called Grantee, its successors and assigns:


SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

And Grantors do hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes for the current and subsequent years and restrictions and reservations of record which are not hereby reimposed.

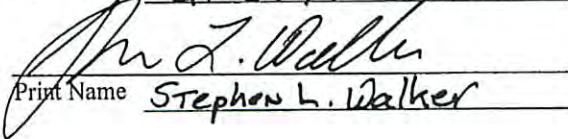
IN WITNESS WHEREOF, we have hereunto set our hand and seal on this the 30th day of May, 2017.

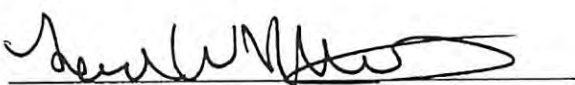
Signed, sealed and delivered
in the presence of:

Print Name


G. Jeff White

Print Name


Stephen L. Walker


Leonard W. Montgomery

[Signature]
Print Name G. Jeff White
[Signature]
Print Name Stephen L. Walker

[Signature]
Pamela A. Montgomery

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of May, 2017, by Leonard W. Montgomery and Pamela A. Montgomery, husband and wife.

[Signature]
NOTARY PUBLIC
Print Name: Stephen L. Walker

 Personally Known
or
 X Produced Identification
Type of Identification Produced Fl. Drivers License

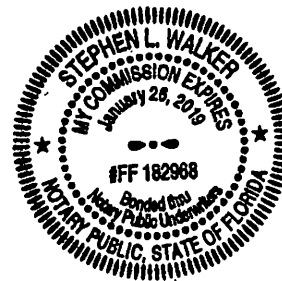
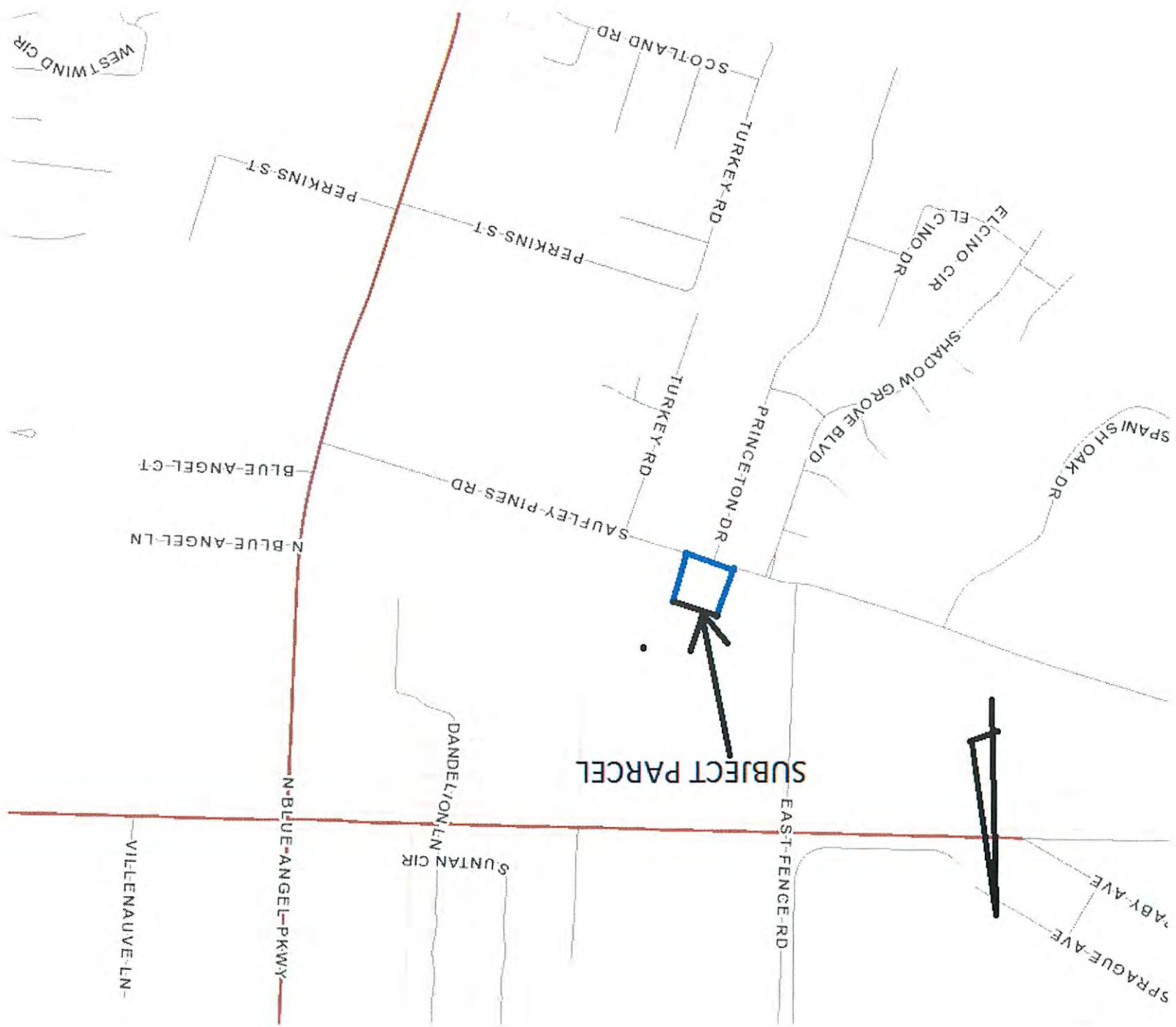


EXHIBIT "A"

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 2, TOWN 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF STEPHEN LEE'S SUBDIVISION OF THE SAID GOVERNMENT LOTS 3, ACCORDING TO PLAT RECORDED IN DEED BOOK 64 AT PAGE 365 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 74 DEGREES 25 MINUTES 06 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE SAID LOT 10 A DISTANCE OF 349.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 25 MINUTES 06 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE GO NORTH 15 DEGREES 34 MINUTES 54 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE GO NORTH 74 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 250.00 FEET; THENCE GO SOUTH 15 DEGREES 34 MINUTES 54 SECONDS WEST A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.



David W. Fitzpatrick, P.E., P.A.

10250 North Palafox St. Pensacola, FL 32534

Phone (850) 476-8677 Fax (850) 476-7708

fitzpatrick@fitzeng.com

Board of Professional Engineers Certification # 00008423

7/27/2017

RE: Future Land Use Amendment- parcel ID-02-2S-31-3000-000-009, 5940 Saufley Pines Rd

Letter of request and Project discussion:

On behalf of the owner of the referenced parcel we respectfully request the parcel future land use designation be changed from I to MU-S. This change will enable the parcel owner to complete the rectangle of the larger parcel flu change that occurred in 2016. Because the proposed parcel is within an existing residentially developed area ample infrastructure exists. Given the developed nature of the geographical area there is a need for new housing for residents moving into the area. This change will remove an incompatible land use designation and create a compatible use for the residential area.

1. The subject parcel future land use change request is to go from FLU I to FLU MU-S.
2. The subject parcel is 1.43 acres in size and located at 5940 Saufley Pines Road. The parcel has frontage along Saufley Pines Road. It lies on the north side of the road. The site is developed as a single family home. The parcel is surrounded on three sides by the earlier FLU changed larger parcel.
3. Existing use of the parcel is single family home. Proposed use is a portion of the larger residential subdivision.

Data and Analysis requirements:

- a. Sanitary Sewer is available, see attached email from ECUA, John Seymour. This parcel will become a part of the larger development previously changed. All water and sewer will be combined with the larger development.
 - b. Solid Waste Disposal is available, see attached email from ECUA, John Seymour
 - c. Potable Water is available, see attached email from ECUA, John Seymour
 - d. Stormwater Management, as with the utilities mentioned above the stormwater will be managed through the larger development. All work will be in accordance with Escambia County and NWFWMMD stormwater management regulations. In my professional opinion as the engineer of record the site is capable of meeting the aforementioned stormwater management regulations.
 - e. Traffic comments were issued by county access management staff. No comments were issued concerning the lack of available trips on the surrounding roads. Currently the parcel's flu would allow industrial traffic onto surrounding county roads. The proposed FLU will eliminate this traffic with the temporary exception of the commercial traffic caused by the development of the parcel and construction of the homes. The impact of a residential development is typically less than the current FLU designation will allow.
 - f. Recreation and open space. Typical subdivision designs contain front and back yards to be used as open space and recreation areas.
 - g. Schools will be: Elementary, Bellview. Middle, Bellview. High School, Pine Forest.
2. Proximity to and impact on the following:
- a. Wellheads, see attached wellhead map from ECUA. The map shows the nearest well site is near the intersection of Cerny Rd and Muldoon Rd. approximately a mile away as the crow flies.
 - b. Historically significant sites. The existing parcel has been maintained in its entirety therefore it has gone through major disturbance originally as a part of the large nursery over the larger parcel as mentioned in the BIOME report to today where it the parcel is a home site with manicured lawns, buildings, walkways and driveways. Therefore it is unlikely the site has historical significance.
 - c. Natural Resources: please see attached letter from our environmental consultant BIOME. There are no significant wetlands on the site.

3. Consistency with the comp plan.

The requested flu map designation amendment is consistent with the comp plan in that it will duplicate neighboring designations and remove the designation of I from this residential area. The change will facilitate an infill development within the MU-S which meets the intention of this designation. The comp plan encourages infill development where infrastructure is sufficient to meet demands; MU-S is one of the areas so designated in the comp plan. Infrastructure is sufficient to meet demands. This change will facilitate the improvement of this existing residential neighborhood.

1. (A)(B)(C)

From: John Seymour
To: David Fitzpatrick
Subject: 5700 Saufley Field Rd project question
Date: Tuesday, August 02, 2016 12:45:12 PM

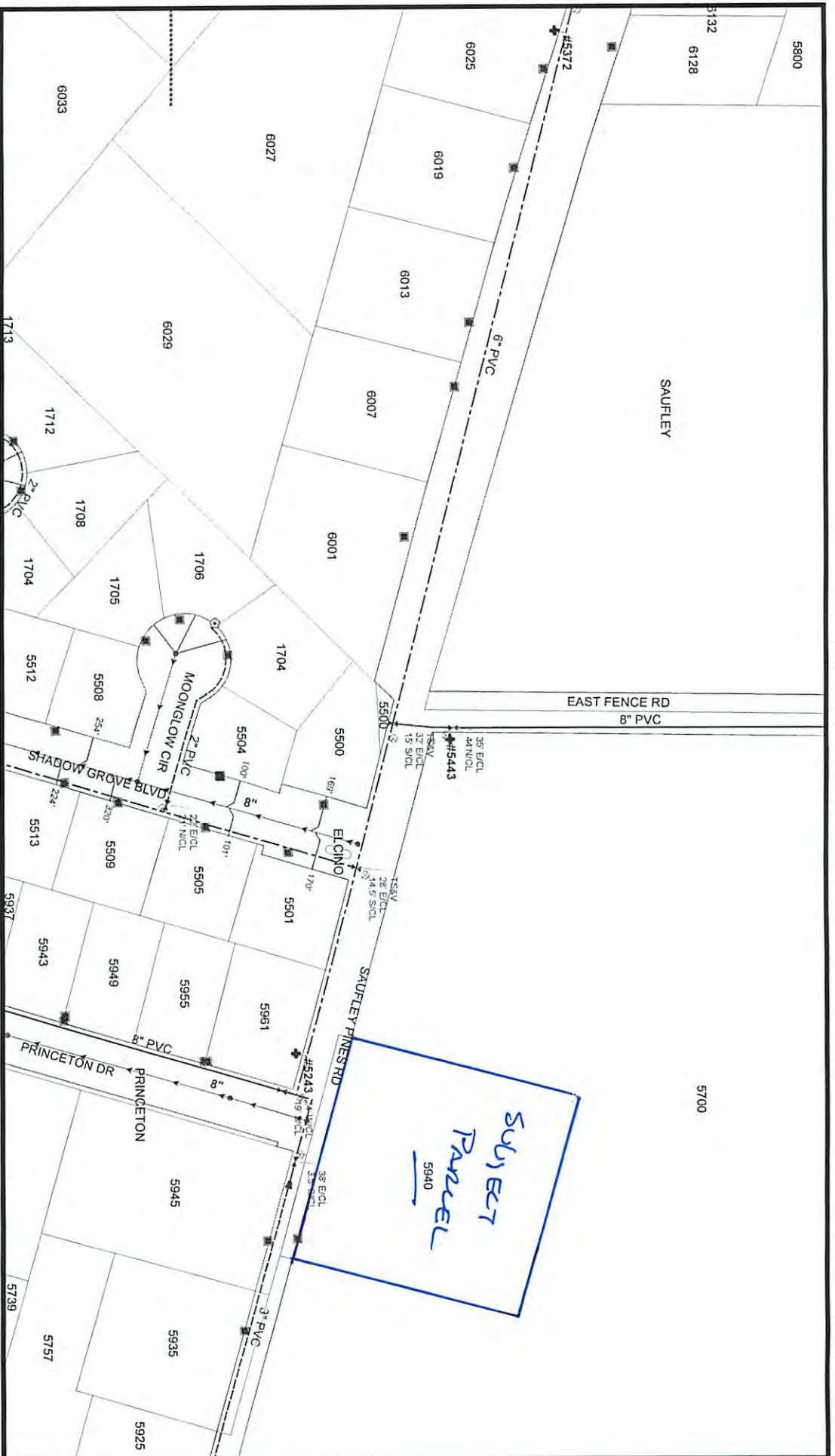
David,

There is adequate water service available on the west and north sides of the property, there is a force main along the north side which is adequate for sewer service, the down stream system should be adequate for this project. Sanitation services are available via ECUA Sanitation.

John

ECUA SEWER / WATER / GARBAGE
IS AVAILABLE

Saufley Pines @ East Fence



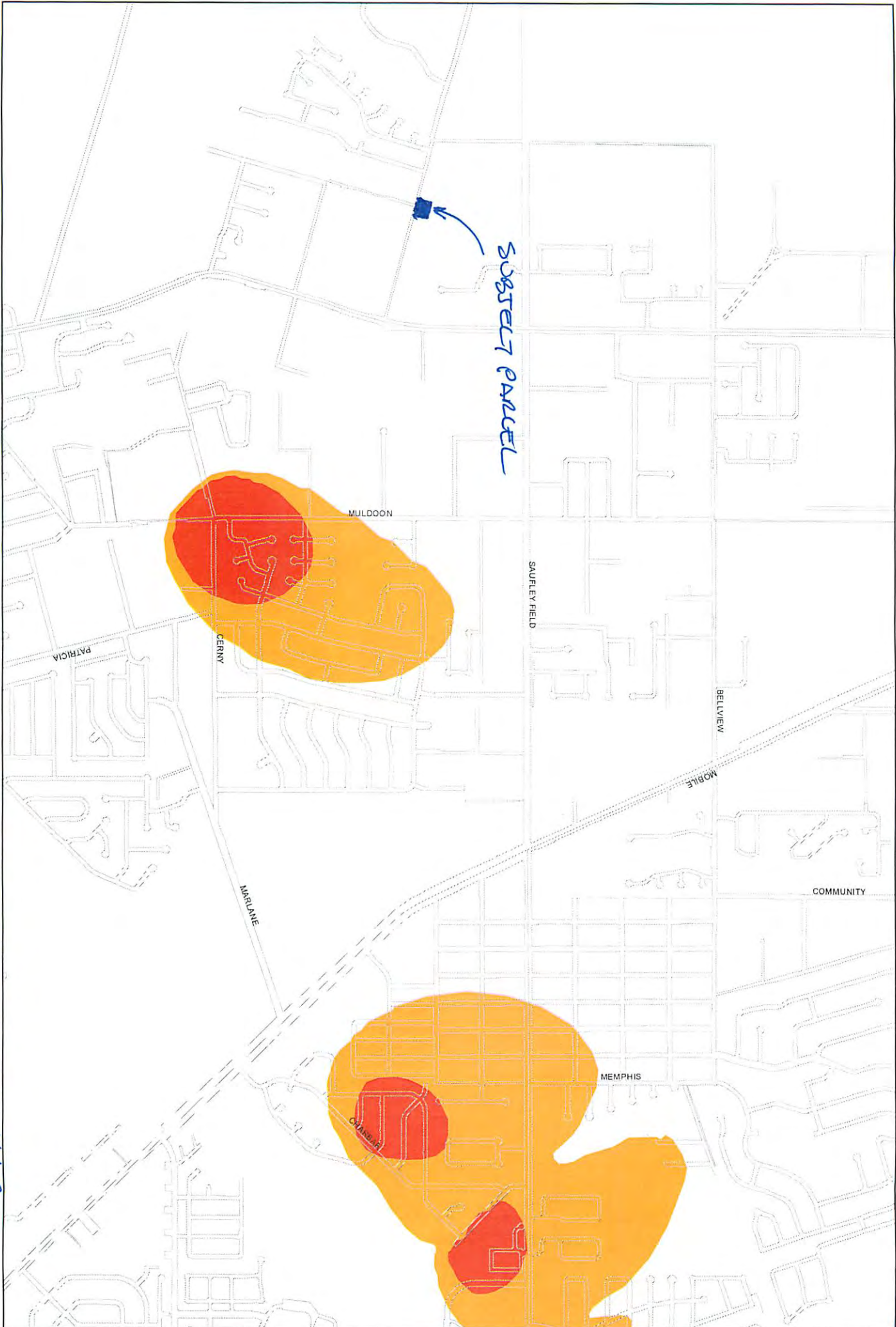
DISCLAIMER: The Emerald Coast Utilities Authority map/data is informational records of the approximate location of ECUA water and/or sewer facilities only. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown. It is provided for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. This map/data is not guaranteed accurate or suitable for any use other than that for which it was gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.



1. (A) (B)

2(A)

ECVA WEL HEAD PROTECTION MAP





July 28, 2017

Fitzpatrick Engineering
Attn. Mr. David Fitzpatrick
10250 N. Palafox Street
Pensacola, FL 32534
David@fitzeng.com

**RE: Site condition survey
Parcel # 02-2S-31-3000-000-009
5940 Saufley Pines Road**

Dear Mr. Fitzpatrick:

Biome Consulting Group, LLC (Biome) has completed an assessment of the above referenced property. Our assessment was performed to ascertain the natural community types and current ecological conditions of the site. Based upon our recent site visit, we are providing you with a brief summary of the current site conditions. The site location map is identified as exhibit 1.

CURRENT LAND USE

The site is currently the site of a single-family residence with a workshop and other appurtenant structures. The majority of the site appears to have been disturbed at some point for the use of construction or landscaping activities. Salted through the site we observed many sasanqua camellias, Azaleas, and Camellias that were likely remnants from the historic land use. The aerial identified as (exhibit 2) shows the current site conditions.

PAST LAND USE

We researched the historic aerials to determine what the site looked in 1958. The surrounding site appeared to have been used as a Nursery or some other agricultural use, the house may have been part of the parent parcel. The site has been entirely maintained in mowed grass and landscaping within the single-family property.

VEGETATIVE COMMUNITY STRUCTURE

The site vegetation has been significantly modified and has lost much of the native ecotypes that are typically found on a site of this size. The dominant canopy consists of Longleaf pine, Water oak, darlington oak, popcorn trees, and bamboo. The sub canopy is a mix of native and non-native shrubs such as yaupon holly, wax myrtle, sasanqua camellia, azalea, and camellia. The herbaceous stratum is a mix of domestic vegetation and turf grass.

ENDANGERED SPECIES HABITAT

A presence and absents review was also completed for the site. This involved the study of historic and current aerals to determine if suitable habitat could be located on the site and which areas are more likely to be populated by threatened and listed species. The historic aerals indicate that the entire site had been modified and used in some form of agricultural activity. Clear cutting and tilling are considered extreme modification to Natural ecological Community types and have severely altered the potential for listed species to be present on site. Numerous state and federal listed species have known occurrence within Escambia County. An FNAI Element Occurrence Record search was used to determine if any documented occurrences of species or their habitat are known in the vicinity of the site.

Potential element occurrences identified in the database for the subject matrix units include:
Gopherus polyphemus - gopher tortoise (and commensals);
Picoides borealis - red cocaded woodpecker;
and numerous rare plants.


CONCLUSION

Based on our site visit, we have determined that the site is devoid of unique and pristine natural communities and suitable habitat for listed species. No wetlands were found within this parcel and does not warrant further study.

This report is intended for the sole use by the above listed addressee. Its contents may not be relied upon by other parties without the written consent of Biome Consulting Group, LLC.

This concludes our assessment of the above referenced site. If you require additional information, assistance, or clarification, please give us a call at 850-434-1935. We look forward to being of assistance to you in the future.

Sincerely,
Biome Consulting Group, LLC

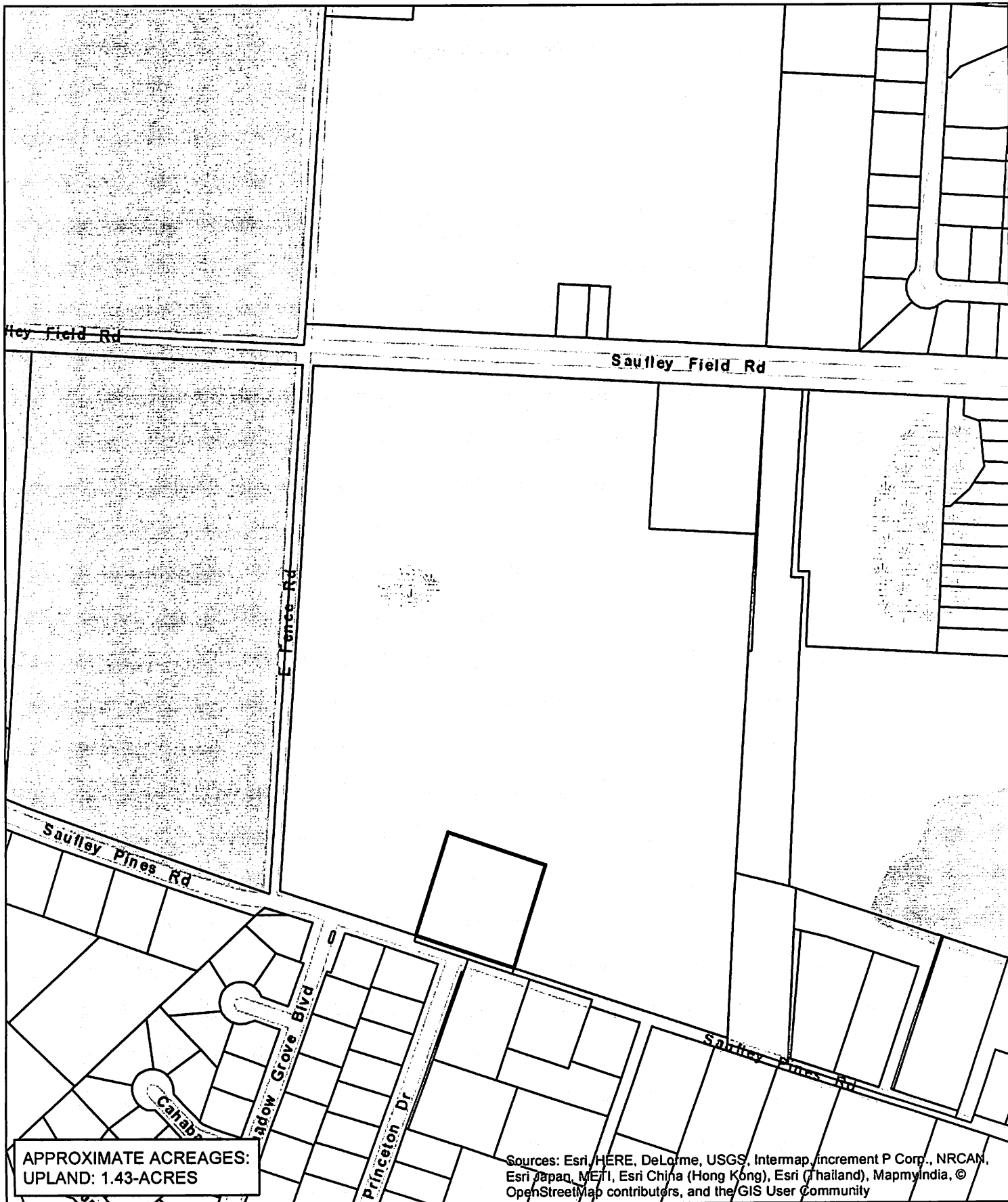


Sean O'Toole

Ecological Consultant
Partner

2066.012 5940 Saufley Pines Road

Attachment: Sketch



APPROXIMATE ACREAGES:
UPLAND: 1.43-ACRES

EXHIBIT 1
REF NO: 02-2S-31-3000-000-009
PREPARED FOR:
MR. DAVID FITZPATRICK

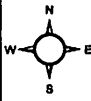
LEGEND

 Inspection area

DATE: 7-28-2017

AUTHOR: SOT

THIS IS NOT A SURVEY



0 300 Feet


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community


biome
Consulting Group
1100 West Government St. Pensacola, Florida 32502
850.435.9367 www.biome.co



APPROXIMATE ACREAGES:
UPLAND: 1.43-ACRES

EXHIBIT 2
REF NO: 02-2S-31-3000-000-009
PREPARED FOR:
MR. DAVID FITZPATRICK

LEGEND

 Inspection area

DATE: 7-28-2017

AUTHOR: SOT

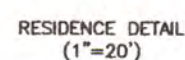
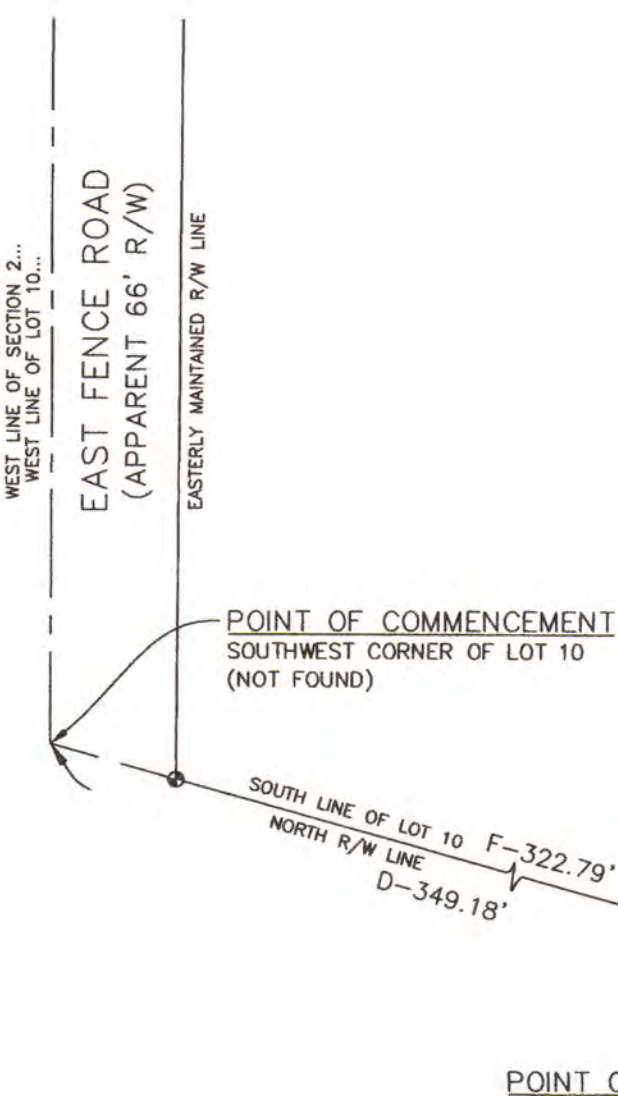
THIS IS NOT A SURVEY



0 100 Feet



biome
Consulting Group
1300 West Government St. Pensacola, Florida 32502
850.435.9367 www.biome.co



SURVEYORS NOTES:

THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWING AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

ALL ADJACENT OWNERS WERE NOTIFIED BY UNITED STATES STANDARD FOOT.

NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.

NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

ALL BEARINGS AND DISTANCES ARE TO BE MEASURED OTHERWISE NOTED.

ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBAR COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.

BASIS OF BEARING: NORTH R/W LINE OF SAUFLEY PINES ROAD AS S74°25'06"E.

REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF SURVEY BY THE FIRM JOL JOL #16-16681, AS DATED 07/25/16; COPY OF COUNTY PROPERTY APPRAISERS MAP OF SECTION 2.

ENCROACHMENTS ARE AS SHOWN.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.

IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD HAZARD RISK MAP INFORMATION AS FOLLOWS:

ZONE: "X"

ELEVATION: N/A

PANEL NUMBER: 120332 0355 G

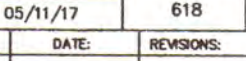
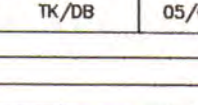

AS DATED: 09/29/16

THE CERTIFICATE OF AUTHORIZATION NUMBER FOR K&M LAND PLANNING, LLC, IS L.B. 7919.

DESCRIPTION: (OFFICIAL RECORDS BOOK 3998, PAGE 147)
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 2, T-2-S, R-31-W,
ESCAMBIA COUNTY, FLORIDA, CONTAINING 1.43 ACRES MORE OR LESS AND
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF STEPHEN LEE'S
SUBDIVISION OF THE SAID GOVERNMENT LOT 3, ACCORDING TO THE PLAT
RECORDED IN DEED BOOK 64 AT PAGE 365 OF THE PUBLIC RECORDS OF
SAID COUNTY;
THENCE GO S. 74°25'06" E. ALONG THE SOUTHERLY LINE OF SAID LOT 10
A DISTANCE OF 349.18' TO THE POINT OF BEGINNING;
THENCE S. 74°25'06" E. A DISTANCE OF 250.00';
THENCE N. 15°34'54" E. A DISTANCE OF 250.00';
THENCE N. 74°25'06" W. A DISTANCE OF 250.00';
THENCE S. 15°34'54" W. A DISTANCE OF 250.00' TO THE POINT OF
BEGINNING.

LEGEND:

- ① - FOUND 1/2" CAPPED IRON ROD PSM #1035
- ② - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
- ③ - FOUND PLAIN 1/2" IRON ROD
- ④ - FOUND PLAIN 1" IRON ROD
- ⑤ - FOUND PLAIN 3/4" IRON ROD
- ⑥ - FOUND 1/2" CAPPED IRON ROD L.B. #7919
- ⤵ - POWER POLE WITH GUY ANCHOR
- Ⓜ - TELEPHONE PEDESTAL
- Ⓢ - BELL SOUTH TELEPHONE COMPANY MANHOLE
- Ⓢ - SEWER MANHOLE
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT-OF-WAY
- F - FIELD

ADDRESS: 5940 SAUFLEY PINES ROAD							
RECORDED BY: TODD STAFFORD							
TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS							
SECTION: 2, TOWNSHIP-- 2 -- SOUTH, RANGE-- 31 -- WEST, ESCAMBIA COUNTY							
SCALE: 1"=40'	FIELD BOOK	PAGE	CREW	FIELD DATE	DRAWN BY:	CHECKER BY:	
DATE: 05/11/17	618	61-62	TK/DB	05/04/17	JSP	<i>AM</i>	
NO.:	DATE:	REVISIONS:				APPROVED BY:	
SURVEYOR'S CERTIFICATE							
<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 53-17.050, 53-17.051 AND 53-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.</p>							
							
KENNETH J. MONTE PS 04655 CORPORATE NO. LB 0007919 STATE OF FLORIDA				 Kenneth J. Monte Professional Surveyor and Mapper 1618 W. Army St. Pensacola, FL 32504 850-430-0202 Fax 850-430-1367			
5/11/17				17-17174			

Certify To:
Stafford Development Group, Inc., a Florida corporation
Trustmark National Bank
McDonald Fleming Moorhead
First American Title Insurance Company



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

INTEROFFICE MEMORANDUM

**TO: Andrew Holmer, Development Services Manager
Development Services Department**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: August 21, 2017

RE: Transportation & Traffic Operations (TTO) Comments – SSA-2017-05

TTO Staff has reviewed the Small Scale Amendment Case (SSA)-2017-05, 5940 Sauflay Pines Road, agenda item for the Planning Board meeting scheduled for September 5th, 2017. Please see the below comments.

Currently, there are no Roadway Improvement Projects programmed in the County's Capital Improvement Program within the vicinity of the subject parcel.

At this time, TTO has no immediate comments for the proposed small scale amendment request. TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

**cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director**

**Comprehensive Plan
Small-Scale Future Land Use Map
Amendment Staff Analysis**

General Data

Project Name: SSA 2017-05
Location: 5940 Saufley Pines Rd
Parcel #s: 02-2S-31-3000-000-009

Acreage: 1.43 (+/-) acres
Request: From Industrial (I) to Mixed-Use Suburban (MU-S)
Applicant: David Fitzpatrick, Agent for Stafford Development Group, Owner
Meeting Dates: Planning Board, September 5, 2017
BCC, October 5, 2017

Summary of Proposed Amendment:

The small scale amendment to the future land use (FLU) map of the county proposes to change the FLU category of a 1.43-acre parcel from Industrial (I) to Mixed-Use Suburban (MU-S). The parcel can be accessed along Saufley Pines Road between East Fence Road and Blue Angel Parkway. A vacant parcel adjoins the subject parcel on all three sides, which is in the development stages for a residential subdivision. The zoning designation for the subject parcel is HC/LI and the applicant is requesting to rezone to MDR, suitable for single-family residential.

The existing and proposed future land use categories are described in Comprehensive Plan policy FLU 1.3.1 and summarized as follows:

Industrial. Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. The listed range of allowable uses is Light to intensive industrial, ancillary retail and office. No new residential development is allowed.

Mixed-Use Suburban. Intended for a mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses. The MU-S FLU has a maximum residential density of 25 du/acre and a maximum floor area ratio (FAR) of 1.0.

Land Development Code FLU map amendment requirements

Sec. 2-7.3 (e) Comprehensive Plan map amendments

(3) Compliance review.

- a. General amendment conditions.** All amendments to the Comprehensive Plan shall demonstrate the following general conditions, allowing that where an amendment is imposed by a state or federal requirement it need only demonstrate the conditions to the greatest extent practicable under that requirement:

- 1. Need and benefit.** There is an identified land use need particular to the scope and function of the Comprehensive Plan for which an amendment is clearly warranted.

Analysis: The application cover letter states that the parcel is within an existing residentially developed area with existing infrastructure. Unlike the existing Industrial FLU, the proposed MU-S allows for residential development. Conversion to MU-S would eliminate the FLU dedication of Industrial use and provide greater accommodation of residential uses within a mixed-use environment.

The applicant provided no need-based justification for more residential housing.

The “Data and Analysis Response” in the application, the analysis refers to a residential development. Single-family residential is not a permitted use within the existing Industrial FLU of the subject parcel and if the requested MU-S FLU is approved, the density would be limited to 25 du/acre.

- 2. Professional practices.** The proposed amendment applies contemporary planning principles, engineering standards, and other professional practices to provide an effective and efficient remedy for the identified land use problem or need.

Analysis: Accepting single-family residential use as the identified need, the proposed amendment applies appropriate planning principles by suggesting a replacement FLU that is both consistent with the proposed use and the same as most adjoining and surrounding property.

- b. FLUM amendment conditions.** In addition to the general amendment conditions, a future land use map amendment shall be based upon analyses [required] by Florida Statute.

Analysis: The proposed amendment complies with all four conditions established by Florida Statutes, §163.3187(1), for the adoption of any small scale comprehensive plan amendment:

- (a) The subject 1.43-acre parcel is a use of 10 acres or fewer.*
- (b) The amendment is the fifth proposed small scale amendment for calendar year 2017 and will not exceed the cumulative maximum of 120 acres in a calendar year.*
- (c) The proposed amendment does not involve a text change to the Comprehensive Plan, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity.*
- (d) The property that is the subject of the proposed amendment is not within a designated area of critical state concern.*

Other applicable Comprehensive Plan objectives and policies

1. Housing

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

Analysis: The proposed MU-S is a suitable replacement of the existing Industrial future land use to accommodate the suggested residential development, and is consistent with the FLU of the surrounding residential development.

2. Future Land Use

OBJ FLU 1.3 Future Land Use Map Designations

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

Analysis: Mixed-Use Suburban, the applicable FLU for much of the land surrounding the subject parcel, would promote more mixed use and compact development for the subject parcel.

3. Infrastructure

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

Analysis: The application includes documentation of the general adequacy of potable water, wastewater, and solid waste services. The site is located along a local street and within 2000 feet of a minor arterial. The subject parcel would retain the use as single-family and be incorporated within the adjoining larger parcel that is being developed as a

GOAL CMS 1 Concurrency Management System

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

Potable Water.

Policy INF 4.1.6 **Developer Responsibility.** The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.

Policy INF 4.1.7 **Level of Service (LOS) Standards.** The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Sanitary Sewer.

Policy INF 1.1.7 **Level of Service (LOS) Standards.** Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.

Policy INF 1.1.11 **Required New Service Connection.** All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUC has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

Solid Waste Disposal.

Policy INF 2.1.2 **Perdido Landfill Operation.** Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.

Policy INF 2.1.4 **Level of Service (LOS) Standards.** The LOS standard for solid waste disposal will be 6 pounds per capita per day.

Analysis: The Emerald Coast Utilities Authority provides potable water distribution, sanitary sewer collection and treatment, and solid waste collection and disposal for the subject parcel. The application includes a letter from the ECUA stating that those services are currently available at the parcel for an unspecified demand.

Stormwater Management.

Policy INF 3.1.5 **Concurrency Management.** Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.

Policy INF 3.1.6 **Developer Responsibilities.** Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.

Transportation and Mobility.

Policy MOB 1.1.2 **On-site Facilities.** All new private development will be required to provide safe and convenient on-site traffic flow as indicated in the LDC.

Policy MOB 1.1.7 **Access Management.** Escambia County will promote access management by limiting the number of conflict points that a motorist experiences during travel, separating conflict points as much as possible when they cannot be eliminated, and controlling the turning movements to facilitate traffic flow on affected roadways.

Analysis: Any redevelopment of the subject parcel is required to comply with the current stormwater management, onsite parking, site access, and other applicable development standards of the LDC. County compliance review of any redevelopment plan would be required prior to plan approval.

4. Protected Resources

Wellheads.

Policy CON 1.4.1 **Wellhead Protection.** Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.

***Analysis:** The subject parcel is approximately one miles from the nearest public potable water wellhead, outside of any wellhead protection area.*

Historically Significant Sites.

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

Analysis: The applicant provided an assessment from a consultant stating the site appeared to be used as a plan nursery as part of the parent parcel. No documentation was provided of a referenced request made to Florida Master Site File, Division of Historical Resources.

Wetlands and Habitat.

Policy CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval.

Urban Forest.

Policy CON 1.6.4 **Urban Forest Management.** Escambia County will, through LDC provisions and other measures, sustain and promote the urban forest.

Analysis: There are no indications from the available National Wetland Inventory map that wetlands are on the subject parcel. Any future development will be analyzed for compliance with all applicable environmental regulations prior to the issuance of development plan approval.

The Proposed Plan amendment discourages urban sprawl by incorporating a development pattern or urban form that achieves the following:

1. The proposed development would direct growth that will not have an adverse impact on natural resources and ecosystems.
2. The proposed development would efficiently promote the extension of the existing public infrastructure system while upgrades may be done to maximize the use.
3. The change in the FLU would allow flexibility in the mixed use land use and the residential zoning districts not currently allowed in the Industrial future land use.
4. The parcel of land is currently Industrial FLU and substantially surrounded by medium density residential. Changing the FLU to Mixed-Use Suburban would allow the residential need for the area.

ORDINANCE NUMBER 2017-____

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, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 02, TOWNSHIP 2S, RANGE 31W, PARCEL NUMBER 3000-000-009 TOTALING 1.43 (+/-) ACRES, LOCATED ON SAUFLEY PINES ROAD, FROM INDUSTRIAL (I) TO MIXED USE SUBURBAN (MU-S) PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Navy Outlying Landing Field (NOLF) Saufley Field has discontinued Navy operations, therefore Escambia County Airfield Overlay density restrictions no longer apply; and

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

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

Section 1. Purpose and Intent

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

1 **Section 2. Title of Comprehensive Plan Amendment**

2
3 This Comprehensive Plan amendment shall be entitled – "Small Scale Amendment 2017-
4 05."

5
6 **Section 3. Changes to the 2030 Future Land Use Map**

7
8 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
9 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030,
10 as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations,
11 references and information shown thereon, is further amended to include the following
12 future land use changes:

13
14 A parcel within Section 02, Township 2S, Range 31W, parcel number 3000-
15 000-009 and totaling 1.43 (+/-) acres, located on Saufley Pines Road, as
16 more particularly described in the Boundary Survey description produced
17 by KJM Land Planning, LLC, registered land surveyor dated 5/11/17,
18 attached as Exhibit A, from Industrial (I) to Mixed Use Suburban (MU-S).

19 **Section 4. Severability**

20
21 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
22 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
23 the validity of the remaining portions of this Ordinance.

24
25 **Section 5. Inclusion in the Code**

26
27 It is the intention of the Board of County Commissioners that the provisions of this
28 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that the
29 sections, subsections and other provisions of this Ordinance may be renumbered or
30 relettered and the word "ordinance" may be changed to "section," "article," or such other
31 appropriate word or phrase in order to accomplish such intentions.

32
33
34
35
36
37
38 **INTENTIONALLY LEFT BLANK**

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this Ordinance shall not become
4 effective until 31 days after the Department of Economic Opportunity notifies Escambia
5 County that the plan amendment package is complete. If timely challenged, this
6 Ordinance shall not become effective until the Department of Economic Opportunity or
7 the Administration Commission enters a final order determining the Ordinance to be in
8 compliance.
9

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

11
12 BOARD OF COUNTY COMMISSIONERS
13 OF ESCAMBIA COUNTY, FLORIDA
14

15
16 By: _____
17 D. B. Underhill, Chairman
18

19 ATTEST: PAM CHILDERS
20 CLERK OF THE CIRCUIT COURT
21

22
23 By: _____
24 Deputy Clerk
25

26 (SEAL)
27

28
29 ENACTED:
30 FILED WITH THE DEPARTMENT OF STATE:
31 EFFECTIVE DATE:

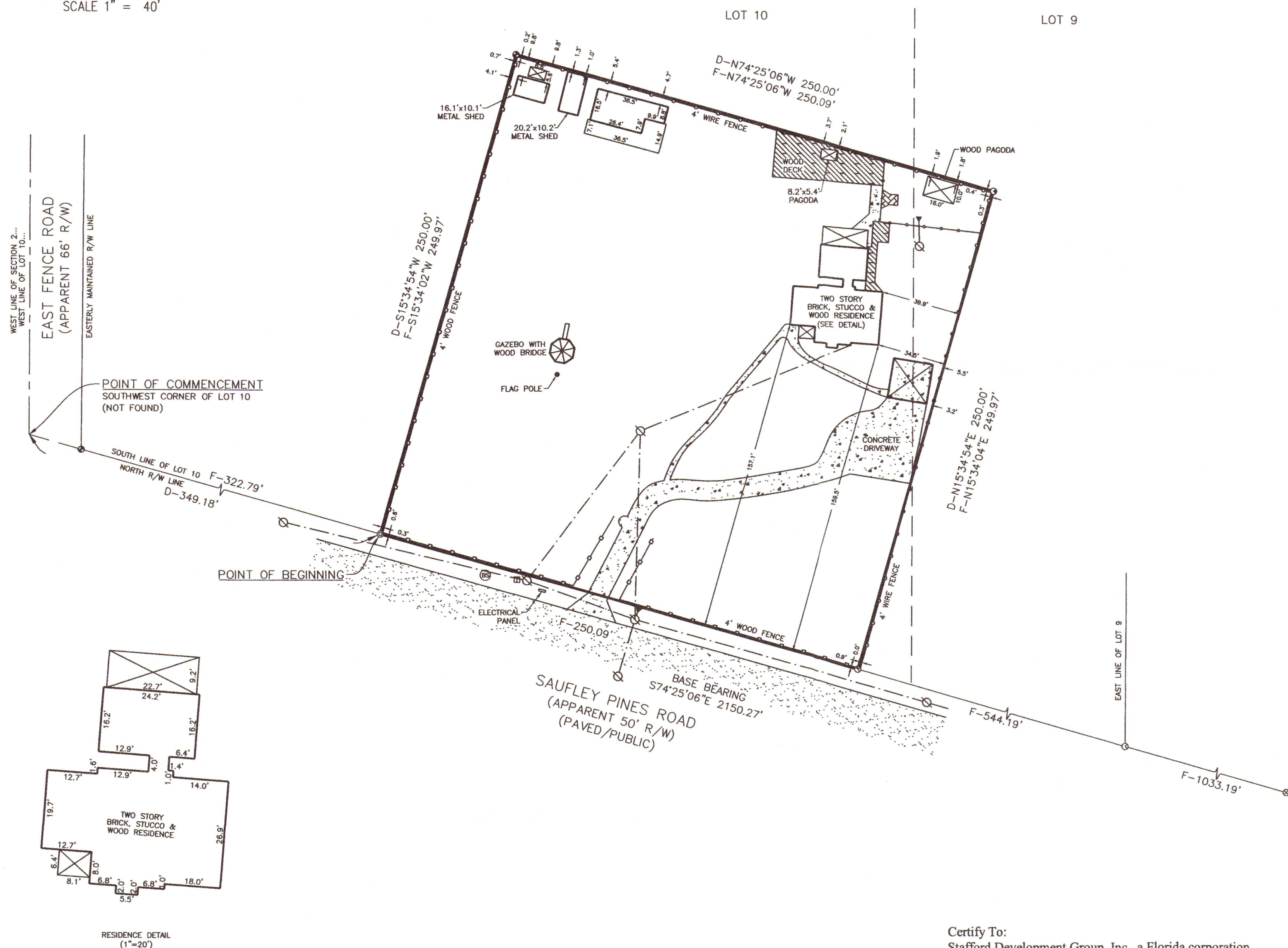
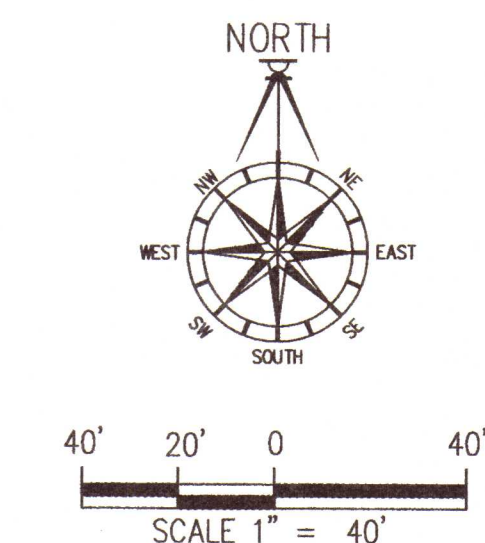
- SURVEYOR'S NOTES:**
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
 - ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
 - NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SUCH.
 - NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
 - NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
 - ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
 - THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAT.
 - BASIS OF BEARING: NORTH R/W LINE OF SAUFLEY PINES ROAD AS 74°25'06"E.
 - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION, COPY OF SURVEY BY THIS FIRM, JOB #16-18851, AS DATED 07/25/16, COPY OF COUNTY PROPERTY APPRAISERS MAP OF SECTION 2.
 - ENCROACHMENTS ARE AS SHOWN.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
 - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
- ZONE: 1X
ELEVATION: N/A
PANEL NUMBER: 12033C 0355 G
AS DATED: 09/29/06
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC, IS L.B. 7919.

DESCRIPTION: (OFFICIAL RECORDS BOOK 3998, PAGE 147)
A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 2, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, CONTAINING 1.43 ACRES MORE OR LESS AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF STEPHEN LEE'S SUBDIVISION OF THE SAID GOVERNMENT LOT 3, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 64 AT PAGE 365 OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE GO S. 74°25'06" E. ALONG THE SOUTHERLY LINE OF SAID LOT 10 A DISTANCE OF 349.18' TO THE POINT OF BEGINNING;
THENCE S. 74°25'06" E. A DISTANCE OF 250.00';
THENCE N. 15°34'54" E. A DISTANCE OF 250.00';
THENCE N. 74°25'06" W. A DISTANCE OF 250.00';
THENCE S. 15°34'54" W. A DISTANCE OF 250.00' TO THE POINT OF BEGINNING.

- LEGEND:**
- ① - FOUND 1/2" CAPPED IRON ROD PSM #1035
 - ② - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
 - ③ - FOUND PLAIN 1/2" IRON ROD
 - ④ - FOUND PLAIN 1" IRON ROD
 - ⑤ - FOUND PLAIN 3/4" IRON ROD
 - ⑥ - FOUND 1/2" CAPPED IRON ROD L.B. #7919
 - ⊕ - POWER POLE WITH GUY ANCHOR
 - ⊞ - TELEPHONE PEDESTAL
 - ⊞ - BELLSOUTH TELEPHONE COMPANY MANHOLE
 - ⊞ - SEWER MANHOLE
 - PSM - PROFESSIONAL SURVEYOR AND MAPPER
 - L.B. - LICENSED BUSINESS
 - R/W - RIGHT-OF-WAY
 - F - FIELD

ADDRESS: 5940 SAUFLEY PINES ROAD					
REQUESTED BY: TODD STAFFORD					
TYPE: BOUNDARY SURVEY WITH IMPROVEMENTS					
SECTION 2, TOWNSHIP- 2 - SOUTH, RANGE- 31 - WEST, ESCAMBIA COUNTY					
SCALE: 1"=40'	FIELD BOOK	PAGE	CREW	FIELD DATE	CHECKED BY:
DATE: 05/11/17	618	61-62	TK/DB	05/04/17	JSP
NO.	DATE	REVISIONS:			APPROVED BY:
<p>SURVEYOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p><i>Kenneth J. Moore</i> KJMOORE KJM Land Planning, LLC 1810 W. Army St. Pensacola, FL 32501 850-438-0202 Fax 850-438-1307</p> <p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>DATE: 5/11/17</p>					

Certify To:
Stafford Development Group, Inc., a Florida corporation
Trustmark National Bank
McDonald Fleming Moorhead
First American Title Insurance Company





BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. C.

Meeting Date: 09/05/2017

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

From: Tonya Gant, Director

Organization: Neighborhood & Human Svcs

RECOMMENDATION:

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

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

BACKGROUND:

On December 11, 2014, the Escambia County Board of County Commissioners adopted a Resolution (R2014-147) creating the Oakfield Redevelopment Area District. The attached draft Oakfield Redevelopment Plan provides a framework for coordinating and facilitating public and private redevelopment of the area.

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency (CRA) submit the Plan to the local planning agency for recommendation with respect to the conformity with the local Comprehensive Plan. A draft copy of the Plan is attached.

BUDGETARY IMPACT:

Funding sources include Tax Increment Financing (TIF), Community Development Block Grant (CDBG) funds, and non-County funding sources to be determined.

LEGAL CONSIDERATIONS/SIGN-OFF:

The Plan has been reviewed and approved for legal sufficiency by Meredith Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

There is no additional personnel required.

POLICY/REQUIREMENT FOR BOARD ACTION:

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency (CRA) submit the draft plan to the local planning agency for recommendation with respect to the conformity with the local Comprehensive Plan. CRA staff will ensure proper advertisement.

IMPLEMENTATION/COORDINATION:

The CRA solicited input from residents and business owners in the Oakfield area by conducting a series of four monthly public community meetings November 2016 thru April 2017. Upon adoption by the BCC, the CRA will continue to work with residents, neighborhood associations, community stakeholders, and area businesses to implement the plan.

Attachments

Draft Oakfield Redev Plan PB2017

Legal Signoff Oakfield Plan PB2017



OAKFIELD ACRES PARK-GETTYSBURG DRIVE: GOOGLE MAPS

OAKFIELD REDEVELOPMENT PLAN

Prepared by Escambia County
Community Redevelopment Agency
Neighborhood & Human Services Department

Adopted by the Board of Escambia County
Commissioners: {Month, Year}

DRAFT

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CHAPTER 1: OVERVIEW

PLAN CONTENT AND ORGANIZATION

The Community Redevelopment Act of 1969 was enacted to provide local governments, within the State of Florida with the tools necessary to revitalize deteriorated communities. These tools include the establishment of the Community Redevelopment Agency (CRA) to administer redevelopment plans and delegate certain powers such as the power to designate certain areas as: slum and/or blight; propose modification to community redevelopment plans; issue revenue bonds; and approve the acquisition, demolition, removal, or disposal of property.

On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act to allow governments to use tax increment financing (TIF) as a tool for redevelopment. The amended Act also allows a designated CRA to utilize the revenues from the sale of tax increment bonds for specific projects aimed at redeveloping and improving community slum or blight. The location and extent of such areas and redevelopment projects must first, however, be objectively established and so designated by the local governing authority.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects following adoption of a community redevelopment plan as outlined in the Community Redevelopment Act F.S. 163.360. The redevelopment Plan guides future development and expenditures from the Trust Fund so as to eliminate existing conditions of blight and to create a condition for continued private reinvestment in the area. The Plan provides a framework for coordinating and facilitating public and private redevelopment of the CRA. Development and implementation of the Plan involves the efforts of the Agency, the private sector financial and business community and other governmental agencies. Following the adoption of the initial Plan, subsequent modifications and amendments may be adopted by the Governing Body pursuant to F. S. 163.361.

On December 11, 2014, the Escambia County Board of County Commissioners designated a portion of the Oakfield Community as a redevelopment district. It was found that the designated district was a blighted area with a shortage of affordable houses for low and moderate income households. This designation was necessary in the interest of the public health, safety, morals and welfare of the residents to eliminate the present condition of blight in area. This Redevelopment Plan, developed with broad community involvement, supports the future redevelopment of the CRA Oakfield Redevelopment District and is written in compliance with F. S. Part III, Chapter 163.

The Oakfield Redevelopment Plan represents the synthesis of a series of planning efforts conducted by the Escambia County CRA, area residents, and community leaders. The intent of the Redevelopment Plan is to facilitate positive transformation, preservation, and revitalization of the neighborhoods in the designated Oakfield Redevelopment District. Each of the planning initiatives contained herein involved a series of community workshops and meetings designed to create a unified vision for Oakfield. The stakeholder-driven planning process integrates several objectives: Enhance the physical environment; preserve residential character; support commercial activity; introduce a diverse mix of uses along primary corridors; pursue new development opportunities; create a community focal point to foster positive change in the area's core; improve the pedestrian environment; and overcome the obstacles to economic development.

To be useful as a long-term redevelopment guide, the redevelopment Plan must be flexible to accommodate unanticipated changes and should be monitored closely and updated to reflect changes in the economy, public concerns and private sector development opportunities. The redevelopment Plan is a comprehensive resource for community leaders and stakeholders engaged in reshaping the social, economic, and physical form of the CRA Oakfield District. Future actions targeted in this area are anticipated to follow the recommendations of the redevelopment Plan through continued discussions with residents, community stakeholders, and County agencies.

CHAPTER 2: INVENTORY & ANALYSIS

This chapter presents a summary of existing conditions, including existing land uses, zoning districts; future land uses designations, demographic profile, housing conditions, and neighborhood identity and aesthetics. The summary of inventory results employs data generated by past studies from the Escambia County Community Redevelopment Agency, the Escambia County Property Appraiser GIS database, the 2010 U.S. Census, and University of West Florida's Haas Center for Business Research and Economic Development.

CHAPTER 3: CONCEPT PLAN

The information generated from the inventory, analysis, and the public involvement phases is the foundation for the recommendations contained in Chapter 3. This chapter details action strategies based on established objectives, providing guidelines for sound development and redevelopment of properties in Oakfield.

CHAPTER 4: CAPITAL IMPROVEMENTS

This Chapter identifies projects that can be pursued as ongoing, in the short-term, mid-term, and long-term range. It also includes anticipated costs for the proposed improvements and funding sources to assist the CRA with budgeting and financial planning.

CHAPTER 5: PROJECT IMPLEMENTATION

This Chapter presents the organizational framework and financial strategies that will be required for successful implementation of the Redevelopment Plan. It defines the roles and responsibilities that should be undertaken by the various agencies and stakeholders that are involved in shaping the future development of the Community Redevelopment Agency Oakfield Redevelopment District.

APPENDICES

Five appendices conclude the Redevelopment Plan: A) Public workshops documentation; B) Statutory requirements; C) Tax increment financing; D) Resolution and Legal Description and E) A map indicating possible ECUA sewer expansion area.

INTRODUCTION & GEOGRAPHIC CONTEXT

Initiated in 2014, Escambia County's Oakfield Redevelopment Strategy was a result of efforts to strengthen the center core region in Escambia County and continue the challenge to rehabilitate blighted neighborhoods. The CRA Oakfield District is centrally located 3.5 miles northwest of the heart of downtown Pensacola (Fig. 1.1). The City of Pensacola, which is now over 450 years old, around which Escambia County was developed, houses the location of a large U.S. naval air station, and is a designated tourist destination for residents of Louisiana, Alabama, and Mississippi. The CRA Oakfield Redevelopment District, where Old Palafox Street is located, provides a major and historic north-south artery to the heart of downtown Pensacola.

The southern part of Escambia County is connected by Interstate 10 and the Interstate 110 spur that leads south to downtown Pensacola. This metro area is 50 miles east of Mobile, Alabama, 200 miles west of Tallahassee, and 165 miles south of Montgomery, Alabama—the three largest cities near Pensacola (see Fig. 1.2). Commercial air traffic in the Pensacola and greater northwest Florida area is handled by Pensacola International Airport.

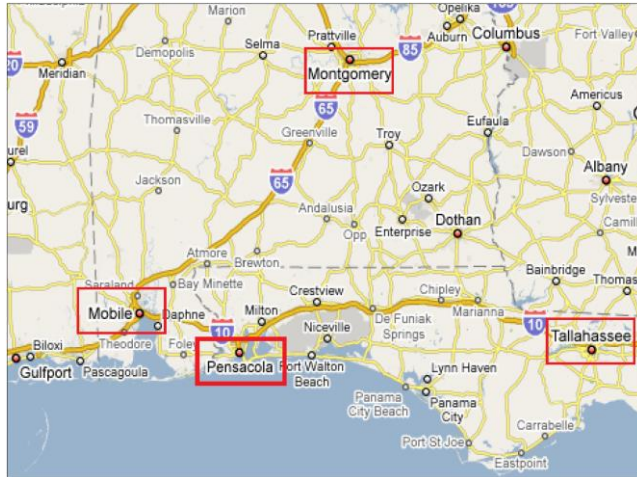


Figure 1.1: Pensacola regional context, GOOGLE MAPS

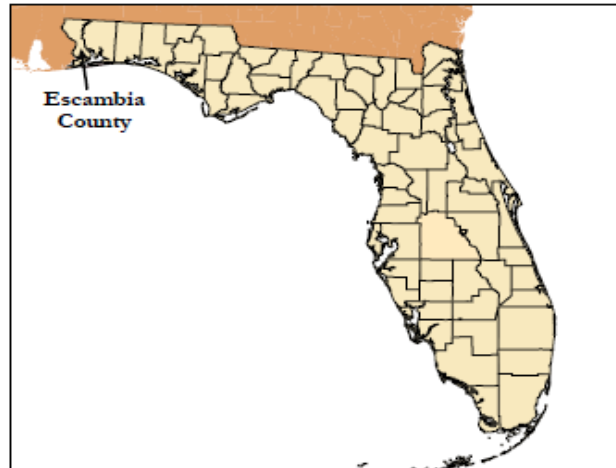


Figure 1.2: Map showing Escambia County's location in Florida, ESCAMBIA COUNTY GIS

As elsewhere in the Florida Panhandle, Escambia County's overall growth has been significantly aided by tourism, even while naval and air force operations continue to support and define much of the character of the Panhandle coast. While the beaches and historic downtown businesses have grown, and prospered, many other areas, particularly in the unincorporated parts of the county, have faced challenges in economic and residential growth.

REDEVELOPMENT AREA BOUNDARY

The CRA Oakfield Redevelopment District (Fig. 1.3) is bounded by 1-10 on the north, 1-110 on the east, Brent Lane on the south and Pensacola Blvd. (State Highway 29) on the west. The total area comprises 2,168.91 acres and has more than 18 recognized neighborhoods.

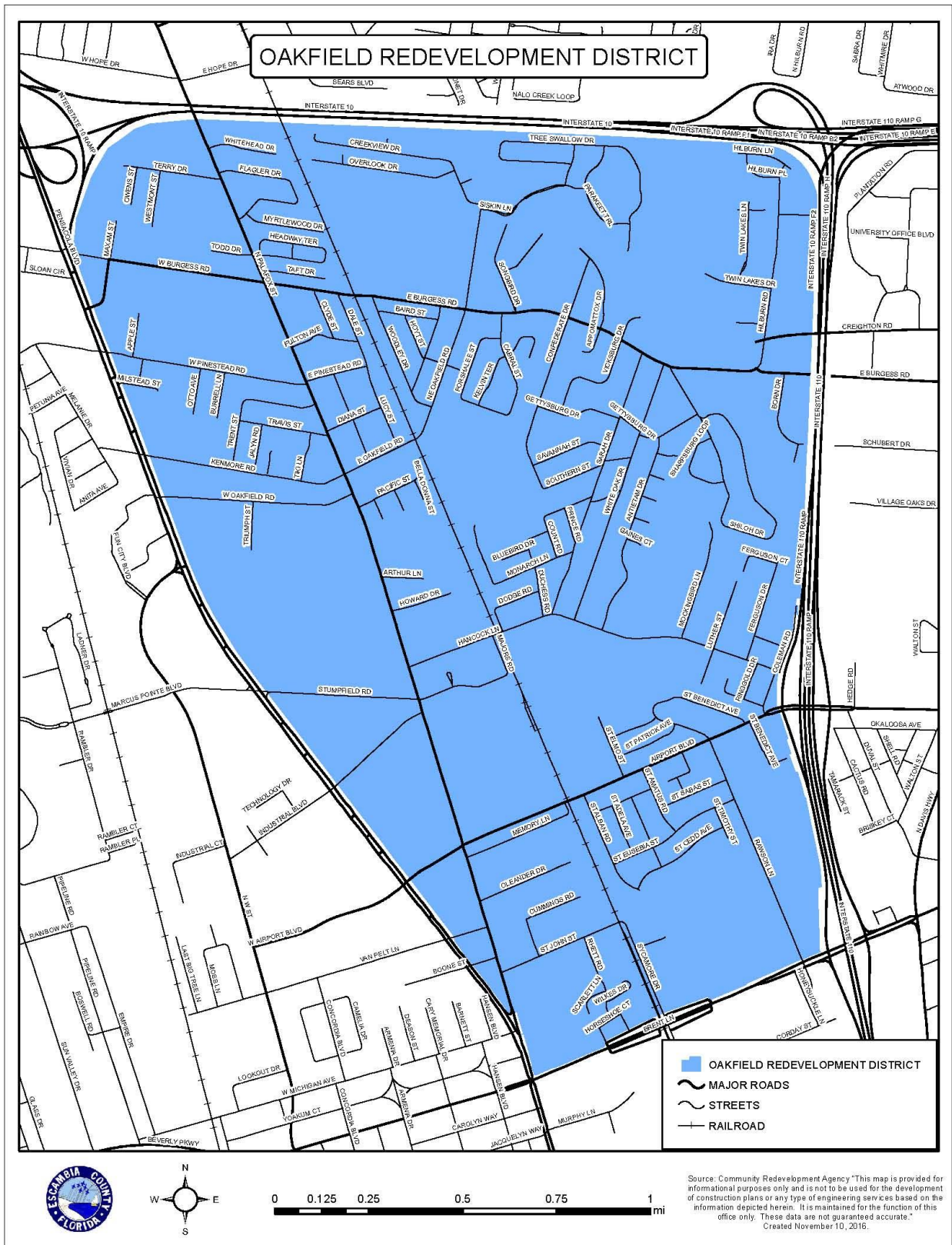


Fig. 1.3: OAKFIELD REDEVELOPMENT DISTRICT, ESCAMBIA COUNTY GIS

As one of Escambia County's nine Community Redevelopment Areas, the CRA Oakfield Redevelopment District is located north east of the CRA Palafox District, south of the CRA Ensley District, south west of the CRA Atwood District and is approximately 7.6 miles south of the CRA Cantonment District (Fig. 1.4). The Oakfield CRA District was once a central hub of Pensacola from the 1960's to the 1980's and continues to be utilized by many commuters.

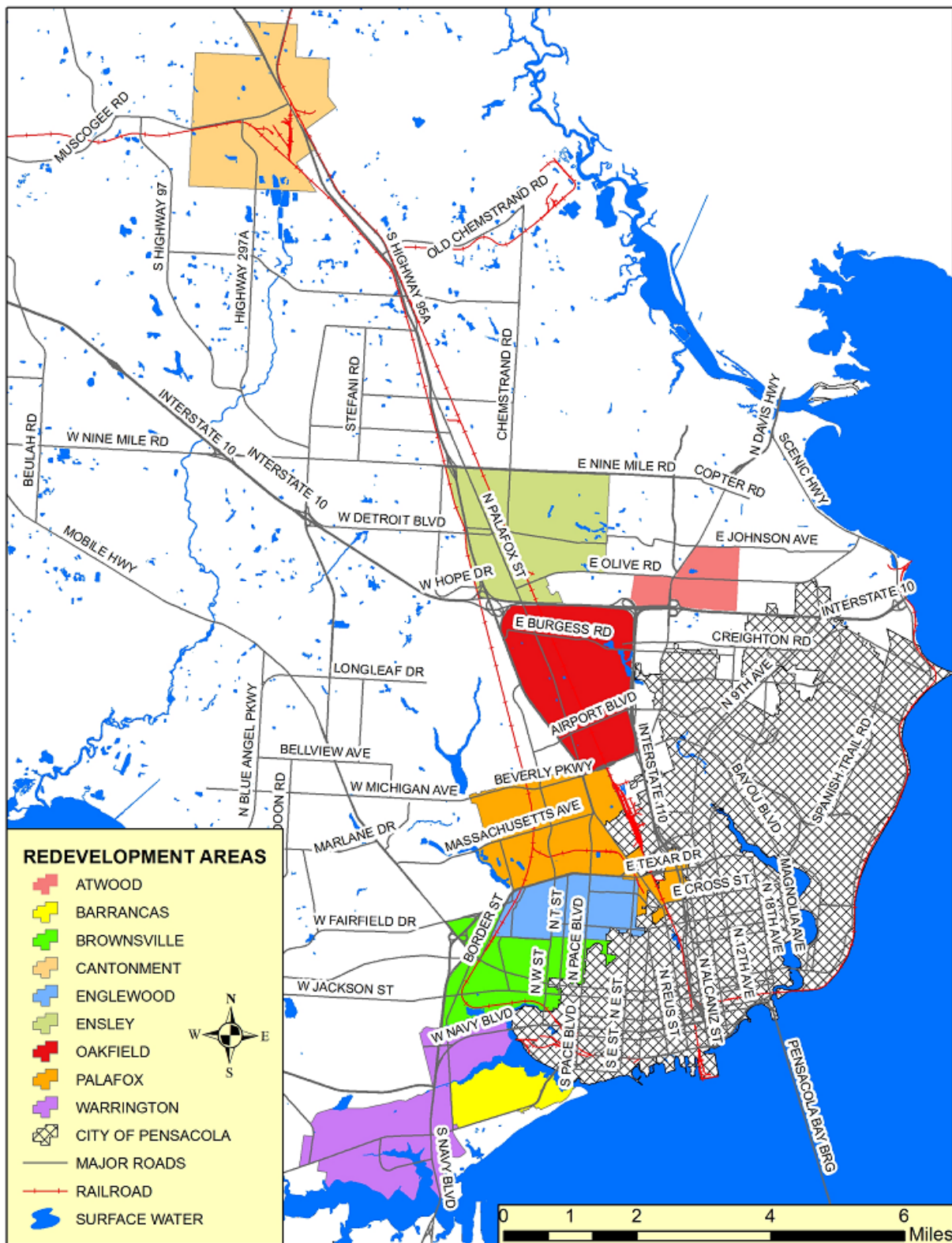


Fig. 1.4: ESCAMBIA COUNTY'S NINE REDEVELOPMENT AREAS, ESCAMBIA COUNTY GIS

CHAPTER 2: INVENTORY AND ANALYSIS

EXISTING LAND USE

The CRA Oakfield District is composed of 2,861 parcels across 1,974 acres, excluding roads and rights-of-way. Five primary land uses are represented: **Residential** (comprising approximately 40% of total land use), **Commercial** (approximately 15%), **Vacant** (approximately 19%), **Industrial** (approximately 6%), and **Institutional** (approximately 12%). **Other land uses**, such as: parks, public properties and utilities comprise the remaining approximately 10% of land uses identified in the Redevelopment Area. A more detailed description of these land uses follows below.

Land Use Type	Acreage	%
Residential	785.44	39.78%
Single-Family Detached	680.62	34.48%
Single-Family Attached	11.88	0.60%
Multi-Family Residential	44.41	2.25%
Mobile Home Park	13.12	0.66%
Mobile Home	35.41	1.79%
Commercial	289.86	14.68%
Industrial	114.38	5.79%
Institutional	234.11	11.86%
Parks	11.65	0.59%
Public	152.71	7.74%
Utilities	21.70	1.10%
Vacant/Undeveloped	364.29	18.45%
Total	1,974.14	100%

TABLE 2.1: EXISTING LAND USES IN THE OAKFIELD REDEVELOPMENT AREA.
ESCAMBIA COUNTY GIS

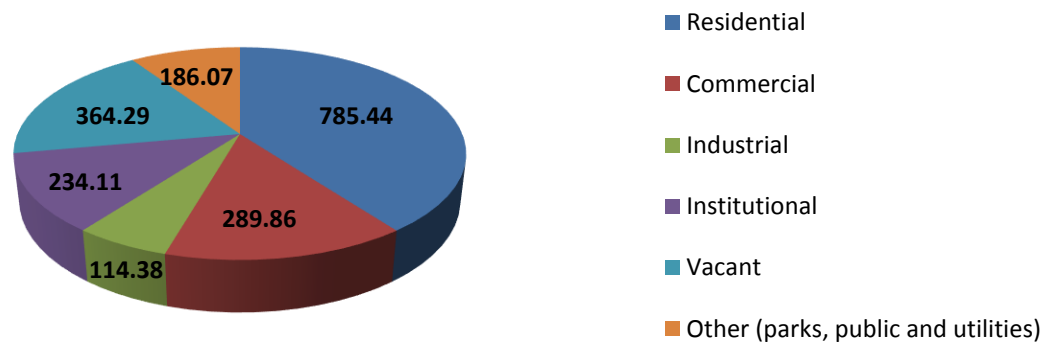


FIGURE 2.1: DISTRIBUTION OF EXISTING LAND USES BY ACREAGE AS A PERCENT OF TOTAL ACRES. ESCAMBIA COUNTY GIS

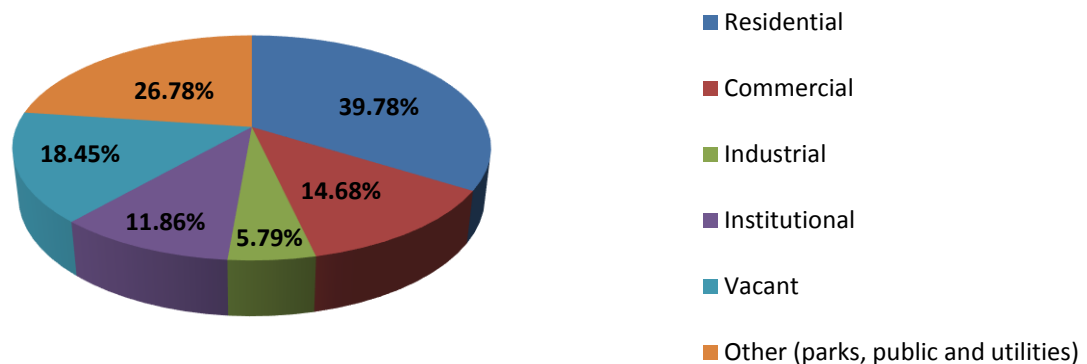


FIGURE 2.2: DISTRIBUTION OF EXISTING LAND USES BY PARCEL COUNT AS A PERCENT OF TOTAL PARCELS. ESCAMBIA COUNTY GIS

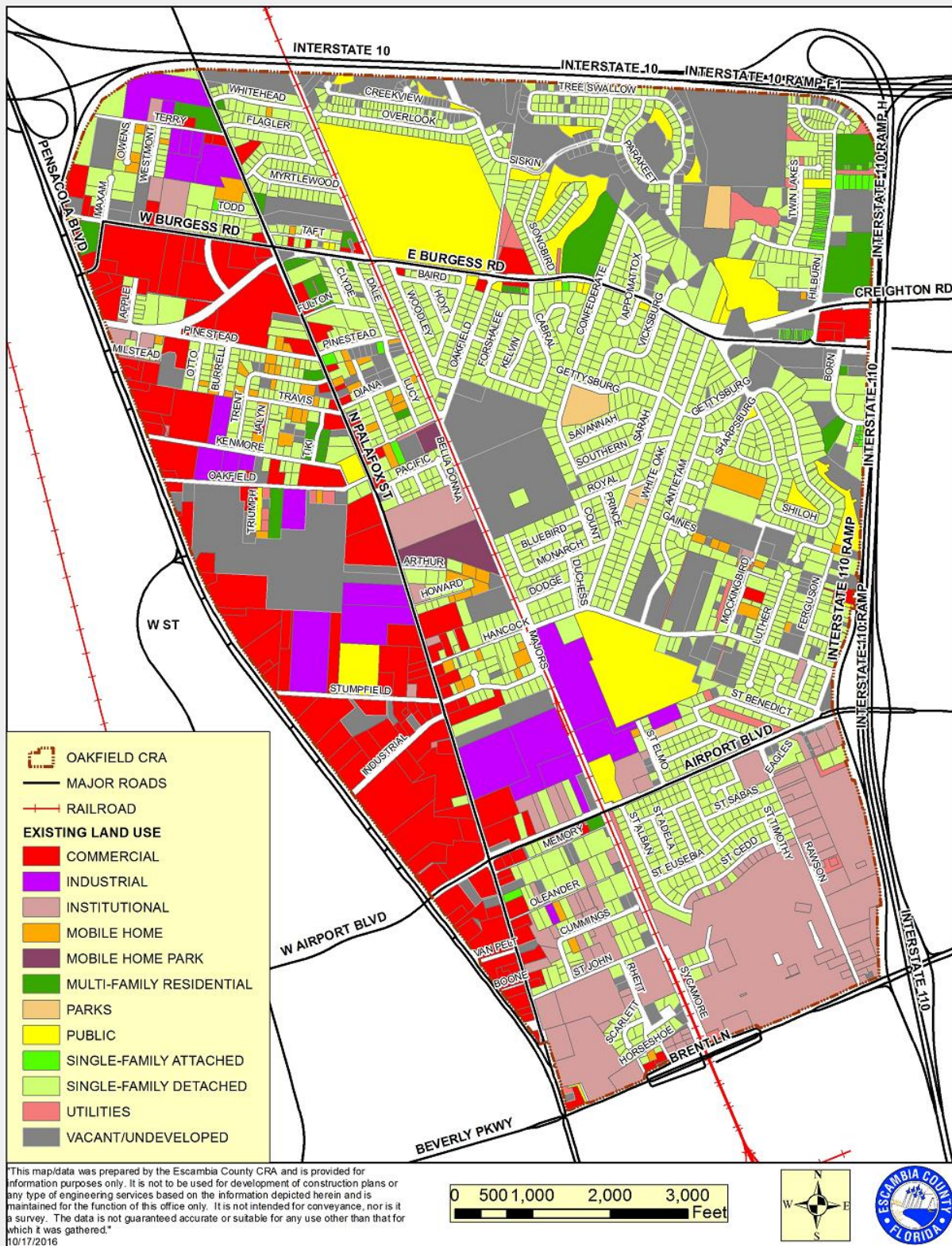


FIGURE 2.3: EXISTING LAND USE IN THE OAKFIELD REDEVELOPMENT DISTRICT, ESCAMBIA COUNTY GIS

RESIDENTIAL

Of the 785.44 acres of residential land; single-family homes (attached and detached), account for 693 acres, or 71.59% of the total residential acreage of the CRA Oakfield Redevelopment District. Single-family residential uses account for a total of 2,048 parcels, or 72% of the total number of parcels in the District. This is by far the most dominant land-use type. The second largest land use is Vacant/Undeveloped, comprising of 290 acres, or 10% of the District. The third largest land use in the CRA Oakfield District is Commercial property. Even though there are 173 Commercial lots, those lots account for only 6% of the existing land use.

At a much small fraction of residential land use are the other residential types – multi-family (44.41 acres over 45 parcels), mobile homes (35.41 acres over 2 parcels) and mobile home parks (13.12 acres over 78 parcels). Their combined share of acreage is 4.37% of the residential acreage of the District.



EXISTING RESIDENTIAL HOMES IN THE OAKFIELD REDEVELOPMENT DISTRICT, PHOTO: GOOGLE MAPS

VACANT USES

As a testament to the redevelopment potential of the area, the CRA Oakfield Redevelopment District's second largest land-use category is vacant or undeveloped land. Approximately 10.14% of the district consists of 364.29 acres across 290 parcels that are vacant/undeveloped.

Vacant structures and abandoned lots are strong indicators of economic distress and lead to deterioration of the physical environment and are detrimental to the investment image of the community. The presence of vacant and underutilized buildings contributes both as an opportunity and a liability for redevelopment. Smaller vacant parcels can be assembled and larger vacant parcels are “development ready” to support new development and/or significant adaptive reuse of underutilized and deteriorating buildings.

There are several large undeveloped parcels in the CRA Oakfield Redevelopment District. These areas consist of approximately 10% of land use and are presently heavily wooded and many are listed “For Sale”. There are no known future development plans for these sites.



VACANT PROPERTIES, OAKFIELD REDEVELOPMENT DISTRICT, PHOTO: GOOGLE MAPS

COMMERCIAL

The third largest land use contingent occupies 289.86 acres, or 6.05% of the total CRA Oakfield Redevelopment District's acreage, covering 173 parcels. These uses are located primarily along the commercially-oriented Pensacola Boulevard (Highway 29), North Palafox Street, Brent Lane and Airport Boulevard. Smaller concentrations of commercial uses are also found along West Burgess Street. Oakfield's geographic location, nearly in the center of Escambia County, serves the suburban clientele of those who work and reside in and around the Oakfield community.

The CRA Oakfield District's major commercial corridors, as mentioned above, continue to need revitalization and upgrades. In the district, many of the commercial uses are generally left vacant or in dilapidated conditions. Commercial zoning pattern appears to coincide with the current uses. As part of the initial redevelopment efforts for this community, an Overlay District could be created to further offer building guidelines and restrictions.

Pensacola Boulevard offers Oakfield residents multiple retail choices and is a major commercial corridor in the Oakfield community. There are several types of commercial developments including auto dealerships, restaurants, small businesses and fast food choices. Also, located within the CRA Oakfield Redevelopment District is Pensacola's first indoor shooting range.



COMMERCIAL USES ALONG PENSACOLA BLVD. (HIGHWAY 29), PHOTO: GOOGLE MAPS

PARKS, PUBLIC USES AND UTILITIES

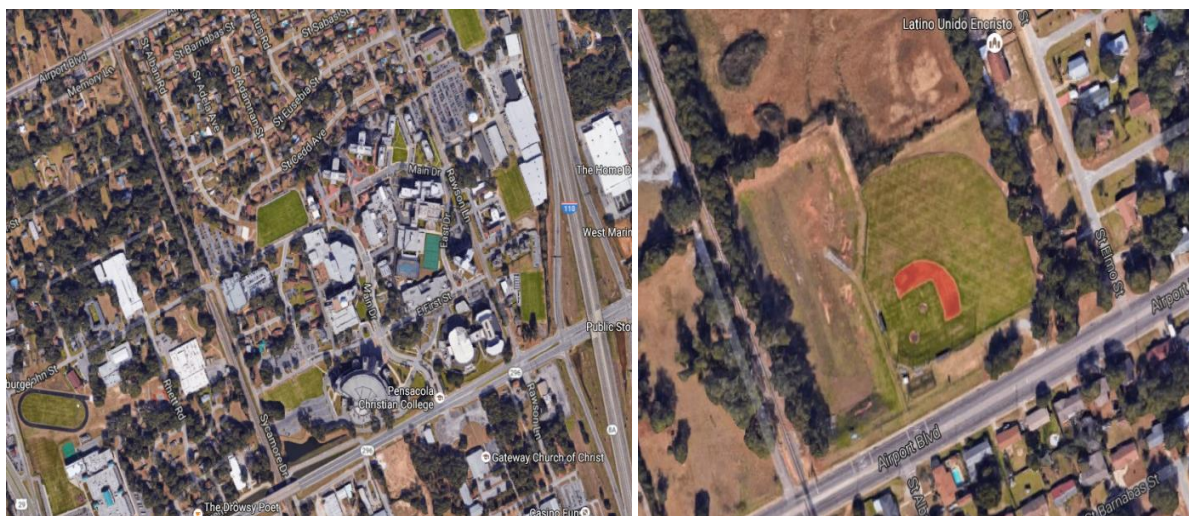
Public uses in the CRA Oakfield Redevelopment District, as categorized by Escambia County GIS, include a wide variety of uses for the public benefit such as a public park, schools, storm water detention areas, and government buildings. These land uses consist of approximately 2.87% of existing land in the district. There are two public schools currently located within the district, (Woodham Middle School and Brown-Barge Middle School) and three private Christian Schools, (Pensacola Christian College/Academy and Sunshine Christian Private School).

Prior to the beginning of school year in August of 2018, the Escambia County School District will rezone Woodham Middle School students to other schools. West Florida High School will move into the former Woodham Middle School. Brown-Barge Middle School will move to the former West Florida High School site.

Oakfield Acres Park is currently the only utilized public park located within CRA Oakfield Redevelopment District. Oakfield Acres Park is located at 6124 Confederate Drive and is a 1-acre park with amenities such as playground equipment, a Gazebo, picnic tables and plenty of open space for other activities. Pensacola Christian College and Academy has several private baseball parks, walking tracks and open green spaces as indicated below.



PARK AND PUBLIC FACILITIES, CRA OAKFIELD DISTRICT, GOOGLE MAPS



GREEN SPACES AT PENSACOLA CHRISTIAN COLLEGE AND ACADEMY, GOOGLE MAPS

INSTITUTIONAL

Institutional uses in the CRA Oakfield Redevelopment District occupy 234 acres, which is 12% of the land. This land use category has a total of 117 parcels, which represents 4.09% of total parcels of the district. Institutional uses are generally churches or church-owned properties. However, the Escambia Education Association is located within the CRA Oakfield Redevelopment District and serves many local organizations and assists local teacher organizations and groups.



ESCAMBIA EDUCATION ASSOCIATION, PHOTO: GOOGLE MAPS



INSTITUTIONAL USES, CRA OAKFIELD DISTRICT, PHOTO: GOOGLE MAPS

INDUSTRIAL

Industrial uses make up a small portion, 5.79% of the CRA Oakfield Redevelopment District. Nearly all the industrial land uses are located off of North Palafox Street and Pensacola Boulevard (Highway 29).



INDUSTRIAL PROPERTIES, CRA OAKFIELD DISTRICT, PHOTO: GOOGLE MAPS

FUTURE LAND USE & COMPREHENSIVE PLAN

The Escambia County Comprehensive Plan is a guiding document that sets forth goals, objectives, and policies that help define the character, rate of growth, and timing for future development in the County. It also corresponds with the County's future land use map (Fig. 2.4) that identifies nearly all the Oakfield Redevelopment District as a candidate for mixed-use urban redevelopment with strip commercial development along established corridors.

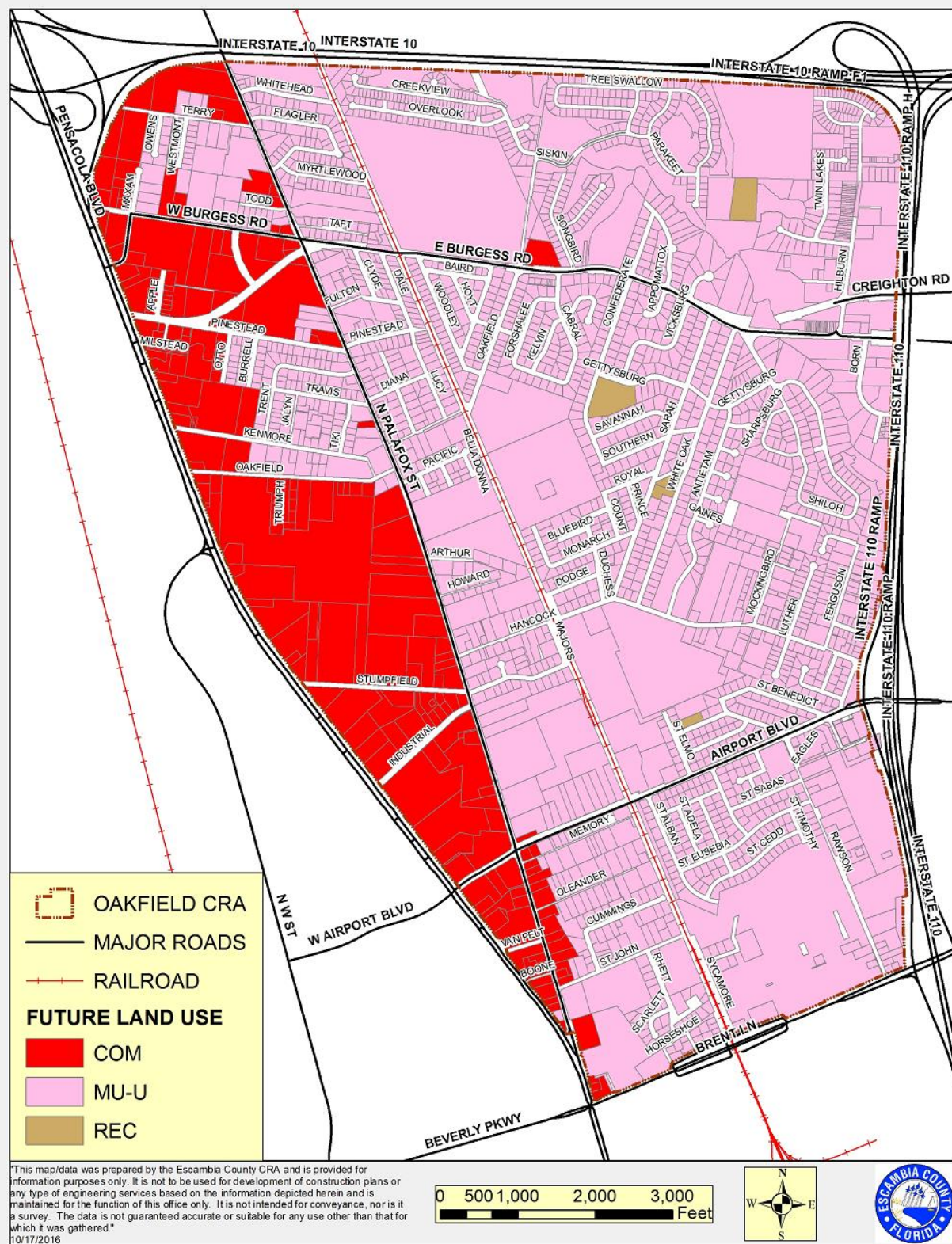


Figure 2.4: FUTURE LAND USE IN THE CRA OAKFIELD REDEVELOPMENT AREA, Escambia County GIS

The following sections are excerpts from the Goals, Policies and Objectives of the Escambia County Comprehensive Plan. These goals, policies and objectives have a direct impact on the CRA Oakfield Redevelopment Area and are included below:

Chapter 7: Future Land Use Element

GOAL FLU 1 FUTURE DEVELOPMENT PATTERN

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

OBJECTIVE FLU 1.1 Growth Strategies

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

OBJECTIVE FLU 1.3 Future Land Use Map Designations

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

POLICY 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 below:

1. FLUM Mixed-Use Urban (MU-U)

General Description: Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category.

Range of Allowable Uses: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, and Public and Civic, limited agriculture.

Standards: Residential Maximum Density 25 du/acre, Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR), Maximum Intensity: 2.0 FAR. Escambia County intends to achieve the following mix of land uses for new development within a ¼ of mile arterial roadways or transit corridors by 2030: Residential – 8% to 25%, Public/Recreation/Institutional – 5% to 20%, Non-Residential: Retail/Service – 30% to 50%, Office – 25% to 50%, and Light Industrial – 5% to 10%. In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated: Residential – 70% to 85%, Public/Recreation/Institutional – 10% to 25%, and Non-Residential – 5% to 10%.

2. FLUM Commercial (C)

General Description: Indented for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.

Range of Allowable Uses: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, and Public and Civic.

Standards: Residential Maximum Density: 25/du/acre, Non-Residential Minimum Intensity: None, and Maximum Intensity: 1.0 Floor Area Ratio (FAR).

3. FLUM Industrial (I)

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

Range of Allowable Uses: Light to Intensive Industrial, ancillary retail and office. No new residential development is allowed.

Standards: Residential Maximum Density: None, Non-Residential Minimum Intensity: None, and Maximum Intensity: 1.0 FAR

4. FLUM Recreation (REC)

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

Range of Allowable Uses: Active and passive recreation activities and amenities, Park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields, Meeting halls and the like. No new residential development is allowed.

Standards: Residential Maximum Density: None, Non-Residential Minimum Intensity: None, and Maximum intensity: 0.5 FAR

5. FLUM Public (P)

General Description: Provides for uses or facilities owned or managed by the Federal, State or County government or other public institutions or agencies.

Range of Allowable Uses: Public Parks, local, regional, State or Federal facilities, public structures or lands, and quasi-public Facilities providing public services.

Standards: Residential Maximum Density: None, Non-Residential Minimum Intensity: None, and Maximum intensity: None

OBJECTIVE FLU 1.4 Protect Existing Communities

Escambia County will protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active code enforcement program.

POLICY FLU 1.4.1 Nonconformity. Escambia County will prohibit expansion of nonconforming land uses or structures within the County. The LDC will restrict any activity that would expand the land use in question, improve structures or expand improvements associated with a nonconforming land use.

POLICY FLU 1.4.2 Code Enforcement. Escambia County will conduct a combination of complaint-driven and systematic code enforcement actions to reduce property maintenance code violations.

OBJECTIVE FLU 1.5 Sustainable Development

Escambia County will promote sustainable development by encouraging compact, mixed- and multi-use land patterns.

POLICY FLU 1.5.1 New Development and Redevelopment in Built Areas. To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the MU-S, MU-U, Commercial and Industrial Future Land Use categories (except for residential development).

POLICY FLU 1.5.2 Compact Development and Maximum Densities and Intensities. To ensure developments are designed to be compact and to accommodate travel mode choice-especially for short,

local trips-the County will require minimum densities in the MU-S Future Land Use category and encourage the maximum densities and intensities in the MU-U Future Land Use category.

GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES

Escambia County will promote urban strategies for compact development, the efficient provision of infrastructure and urban services, and the protection of natural resources. Urban strategies will include infill development, mixed-use development and coordinated land use and transportation planning.

OBJECTIVE FLU 2.1 Urban Development

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

POLICY FLU 2.1.1 Infrastructure Capacities. Urban uses will be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities more than current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

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

OBJECTIVE FLU 2.3 Infill Development

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

POLICY FLU 2.3.1 Area Designation. All Community Redevelopment Areas, as adopted by the BCC, are hereby designated as an Urban Infill and Redevelopment Area in conformance with Florida Statutes.

POLICY FLU 2.3.2 Community Redevelopment Areas. Escambia County will use its fiscal resources to encourage infill residential, commercial and public development in the Community Redevelopment Areas.

OBJECTIVE FLU 2.4 Community Redevelopment

The Community Redevelopment Agency (CRA) will continue to implement the recommendations of the Community Redevelopment Strategy, may be updated from time to time.

POLICY FLU 2.4.1 Strategy The CRA and other County agencies will implement the recommendations of the Community Redevelopment Strategy through the Palafox, Englewood, Oakfield, Warrington and Barrancas Redevelopment Plans.

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

Chapter 8: Mobility Element

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

GOAL MOB 1 TRANSPORTATION

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

OBJECTIVE MOB 1.1 Transportation System

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

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

POLICY MOB 1.1.11 Required Bicycle and Pedestrian Facilities. Escambia County will encourage through private/public partnerships the installation of sidewalks along the street frontage of new development (including but not limited to new development along routes shown on the TPO Bicycle and Pedestrian Plan, the County's Bicycle and Pedestrian Plan, or the "Transportation Alternative" Plan) to provide connectivity and utility for existing sidewalks near the development.

POLICY MOB 1.1.12 Coordination with School District and Sidewalk Planning Participation. Escambia County will coordinate with the Escambia County School District regarding new school siting and needs at existing schools when determining locations for improvements to pedestrian facilities. Escambia County will also seek public input from citizens, the Escambia County School District, and the development community regarding sidewalk needs and priorities.

OBJECTIVE MOB 1.2 Transportation and Land Use

Assure the continual coordination of land use decisions with the future traffic circulation system by coordinating traffic circulation improvements with the FLUM and maintaining consistency between land use decisions and traffic circulation system improvements.

POLICY MOB 1.2.2 Non-motorized Transportation Facilities. Escambia County will provide or require the provision of non-motorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner. This may include the construction of sidewalks, bike lanes, installation of signage, striping of roadways, or the like so as to accommodate non-motorized transportation facilities.

GOAL MOB 2 TRANSIT

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

OBJECTIVE MOB 2.2 Mass Transit and Growth Patterns

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

POLICY MOB 2.2.1 Route Modernization. ECAT will modernize service from the existing radial route system into a modified grid system to improve efficiency.

POLICY MOB 2.2.2 Service Area Adjustments. ECAT will realign or adjust existing routes to provide service to areas requiring service while at the same time reducing service to lower-use areas in order to provide more efficient service to more riders at comparable cost.

Chapter 9: Housing Element

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary and affordable housing for all residents of Escambia County. In particular, the goals, objectives and policies

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

GOAL HOU 1 Provision of Housing

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

OBJECTIVE HOU 1.1 Housing Delivery Process

Provide guidance and direction to both the public and private sectors to assist in the provision of adequate housing that varies in type, density, size, tenure, ownership, cost and location.

POLICY HOU 1.1.1 Residential Areas. The Escambia County FLUM and Zoning maps will identify areas suitable for residential development and/or redevelopment.

OBJECTIVE HOU 1.2 Affordable Housing

Assure the provision of safe, sanitary and affordable housing for moderate, low and very-low income residents.

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

POLICY HOU 1.2.2 Location. Escambia County will allow the location of affordable housing in any residential FLUM category provided the housing is compatible with all applicable rules and regulations of the LDC.

POLICY HOU 1.2.3 Development Types. Escambia County will promote affordable housing opportunities by allowing cluster developments, zero-lot line developments, planned unit developments and other types of housing layouts that may reduce the cost of individual dwelling units.

POLICY HOU 1.2.4 Mobile or Manufactured Home Location. Escambia County will encourage the use of modular homes, mobile, and/or manufactured as a type of housing as defined by Florida Statutes within the appropriate zoning and FLU categories.

OBJECTIVE HOU 1.4 Existing Neighborhoods and Redevelopment

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

OBJECTIVE HOU 1.5 Relocation Assistance

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

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

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

OBJECTIVE HOU 1.6 Housing Programs

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

POLICY HOU 1.6.1 Program Information. Escambia County will continue its housing outreach program to assure dissemination of housing information.

POLICY HOU 1.6.2 Non-discrimination. Escambia County will enforce its nondiscrimination policies and provisions so as to ensure access to housing opportunities by all segments of the County’s population.

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

POLICY HOU 1.6.4 Housing Finance Authority. Escambia County will participate with the Escambia County Housing Finance Authority (HFA) in the issuance of bonds to provide low interest mortgage loans for home purchases by qualified families.

POLICY HOU 1.6.5 State and Federal Assistance. Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.

POLICY HOU 1.6.6 Neighborhood Enterprise Division. Escambia County will provide affordable homeownership and home repair assistance opportunities for moderate, low, and very low income homebuyers and homeowners.

POLICY HOU 1.6.7 SHIP Fund Initiatives. Escambia County will use State Housing Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of Florida Statutes.

Chapter 10: Infrastructure Element

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems and rural and agricultural areas, and preserve the public health, safety, and general welfare of Escambia County’s citizens.

GOAL INF 1 WASTEWATER

Escambia County will ensure the provision of environmentally safe and efficient wastewater collection, treatment, and disposal concurrent with the demand for such services.

OBJECTIVE INF 1.1 Provision of Wastewater Service

Ensure the safe and efficient provision of wastewater services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

POLICY INF 1.1.1 Service Agreements. Wastewater service will be provided at established levels of service within Escambia County consistent with the Interlocal Agreements between the County and the ECUA, the

Escambia County Utilities Authority Act, Chapter 2001-324, Laws of Florida, and agreements with other wastewater providers.

POLICY INF 1.1.2 Provider Consistency with Plan Escambia County will coordinate with ECUA and other providers relative to their capital improvements and program formulation to assure consistency with this Comprehensive Plan.

POLICY INF 1.1.4 Required Septic Tank Retirement. Escambia County will, in coordination with the Escambia County Health Department and wastewater service providers, require all onsite sewage treatment and disposal system (i.e., septic tank) users to connect to an available central sewer system within the times prescribed by Florida Statutes. Sewer availability shall also be as defined in Florida Statutes.

POLICY INF 1.1.5 Coordination on System Expansions. Escambia County will coordinate with ECUA and other wastewater service providers on the extensions of sanitary sewer collection lines and the increase in capacity of wastewater treatment facilities to meet future needs.

GOAL INF 3 STORMWATER MANAGEMENT

Escambia County will ensure the provision of environmentally safe and efficient stormwater management concurrent with the demand for such services.

OBJECTIVE INF 3.1 Provision of Stormwater Management

Ensure the safe and efficient provision of stormwater management through maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

POLICY INF 3.1.2 County System Improvements. Escambia County will continue its practice of enhancing localized and regional drainage systems to increase the LOS associated with development prior to current stormwater management requirements.

Chapter 13 Recreation and Open Space Element

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of Escambia County through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, beaches and public access to beaches, open spaces and waterways.

LAND DEVELOPMENT REGULATIONS

The CRA Oakfield Redevelopment District land is divided into seven zoning categories. Three primary zoning categories are represented in the district; **medium density residential, heavy commercial/light industrial** and **high density mixed use**. As with land use, the share of each zoning designation reflects the dominance of the corresponding land use, with residential occupying 63.44% of the total acreage, heavy commercial/light industrial, occupying 22.55%, and commercial representing 13% (Table 2.2). The CRA Oakfield Redevelopment District zoning categories are mapped in Figure 2.5 and described below.

Zoning Category	Acreage	%
HDMU	285.45	14.48%
HDR	253.78	12.87%
MDR	636.14	32.27%
HC/LI	508.66	25.80%
HC/LI-NA	3.98	0.20
Commercial	271.90	13.79%
Recreation	11.65	0.59%
Total	1,187.06	100%

TABLE 2.2 DISTRIBUTION OF ZONING CATEGORIES,
 ESCAMBIA COUNTY GIS

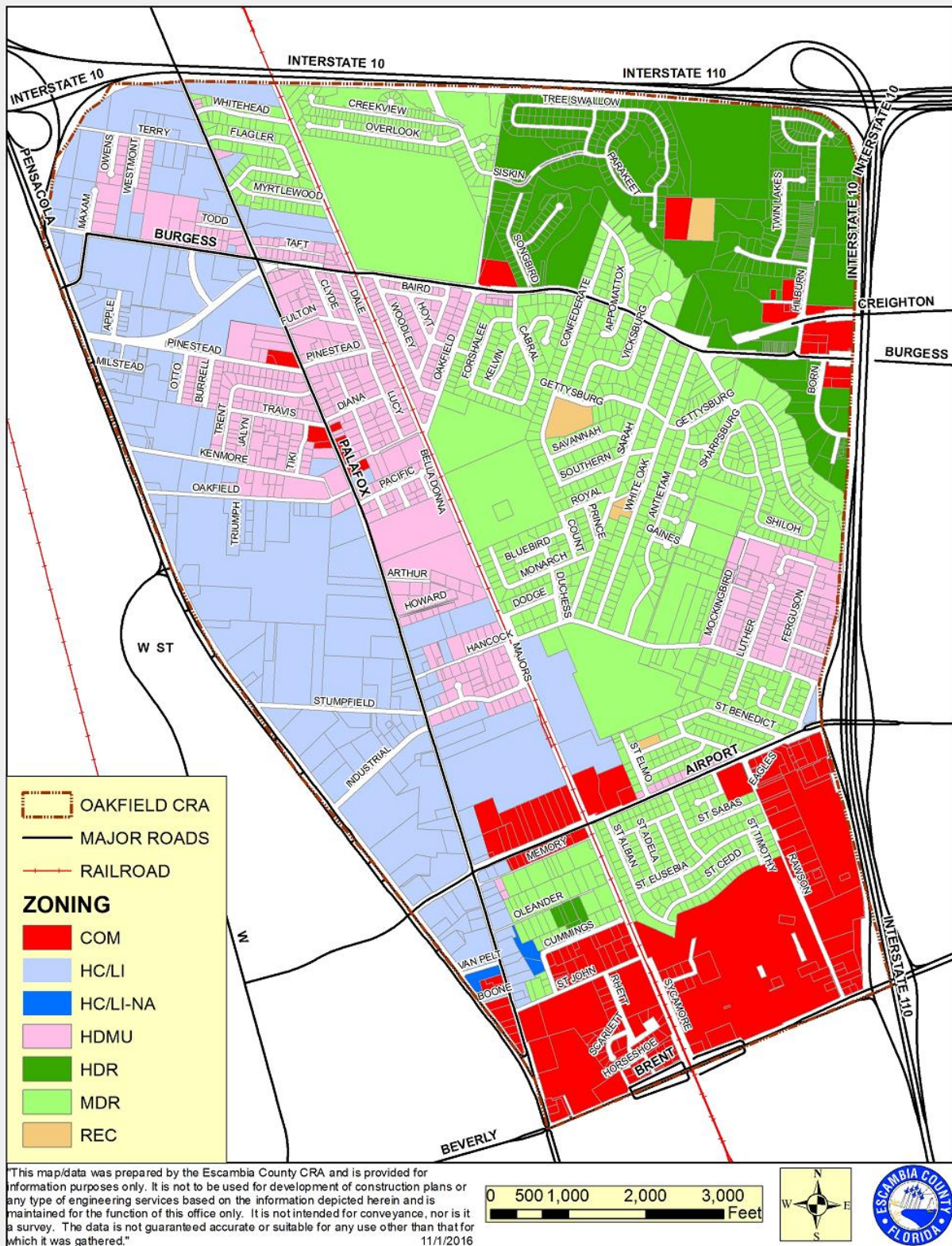


FIGURE 2.5: ZONING CATEGORIES IN THE OAKFIELD REDEVELOPMENT AREA, ESCAMBIA COUNTY GIS

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

High Density Residential district (HDR): The High Density Residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the Medium Density Residential district. Residential uses within the HDR district include most forms of single-family, two-family and multi-family dwellings. On residential uses within the district are limited to those that are compatible with urban residential neighborhoods.

Medium Density Residential district (MDR): The Medium Density Residential district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

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

Heavy Commercial and Light Industrial NA designation (HC/LI-NA): Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, micro-distilleries, micro-wineries, bars, nightclubs or adult entertainment uses on the rezoned property.

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

Recreation district (Rec): The Recreation district establishes appropriate areas and land use regulations for outdoor recreational uses and open space. The primary intent of the district is to preserve and maintain parcels of land necessary or used for a system of public and private parks providing both active and passive recreational activities and amenities. Indoor recreation facilities are allowed within the Recreational district if customarily incidental to the principal outdoor uses. Non-recreational uses are severely limited to ensure the preservation of district lands and provision of adequate areas for public recreation. New or expanded residential development is generally prohibited.

PARCEL SIZE

The size of parcels (Fig. 2.6) has a significant impact on redevelopment potential for any proposed project. Typically, older subdivision plats and commercial properties may be too small for redevelopment and may exhibit non-conformance with current zoning codes.

Table 2.5 summarizes the parcel counts and distribution of various parcel sizes. The majority, (51%), of parcels in the CRA Oakfield Redevelopment District are between 3,000 square feet to 9,999 square feet. The next most common parcel size (39%), are parcels that are between 10,000 square feet-1 acres (43,560 square feet) in size. The next most common parcel size in are lots that are less than 3,000 square feet, representing nearly 5% of the district. The remaining parcels, (4.8%), are 1 acre or above.

Parcel Size	Count	Percent
< 3,000 square feet	63	2.20%
3,000 – 9,999 square feet	830	29.03%
10,000 square feet – 1 acre	1,696	59.31%
1-2 acres	133	4.65%
> 2 acres	137	4.79%
Total	2,859	100

Table 2.5: DISTRIBUTION OF PARCEL SIZE, Escambia County GIS

Inadequate parcel size may become a significant deterrent for redevelopment efforts. The smaller properties are often limited by their size in relation to parking and setback requirements, stormwater retention standards, landscaping requirements, and other land development regulations. In addition, contemporary development trends favor larger sites for redevelopment as it offers the flexibility to provide a variety of uses and a mix of activities. It also reduces the complexities involved with assembly of smaller parcels to support large scale redevelopment projects.

HOUSING CONDITIONS

Housing conditions in the CRA Oakfield Redevelopment District is in many areas are in fair, poor condition, and the distribution of substandard housing is scattered across the entire District (Fig. 2.7), while the neighborhoods of Rosemont, Victory Heights, Oakfield Estates and Belle Meade contain a relatively higher concentration of poor quality housing.

CRA staff conducted a neighborhood housing survey throughout the entire CRA Oakfield Redevelopment District. Area houses were evaluated based upon the following established conditions criteria:

1. **Excellent condition** – None or very minor repair required.
2. **Good condition** – Possibly requiring paint. There may be evidence of aging. No structural repair necessary.
3. **Fair condition** – Repair or rehabilitation is required. Shingles may be missing or curling. There may be evidence of the need for energy improvements and new roofing may be required as well.
4. **Poor condition** – Obvious structural damage exists. The Entire Structure may be leaning, the floor may be settling in places, and there may be evidence of water damage.
5. **Dilapidated condition** – Typically beyond feasible rehabilitation and in need of demolition. The building may be burned out or otherwise structurally unsafe. Portions of the structure may already be down.

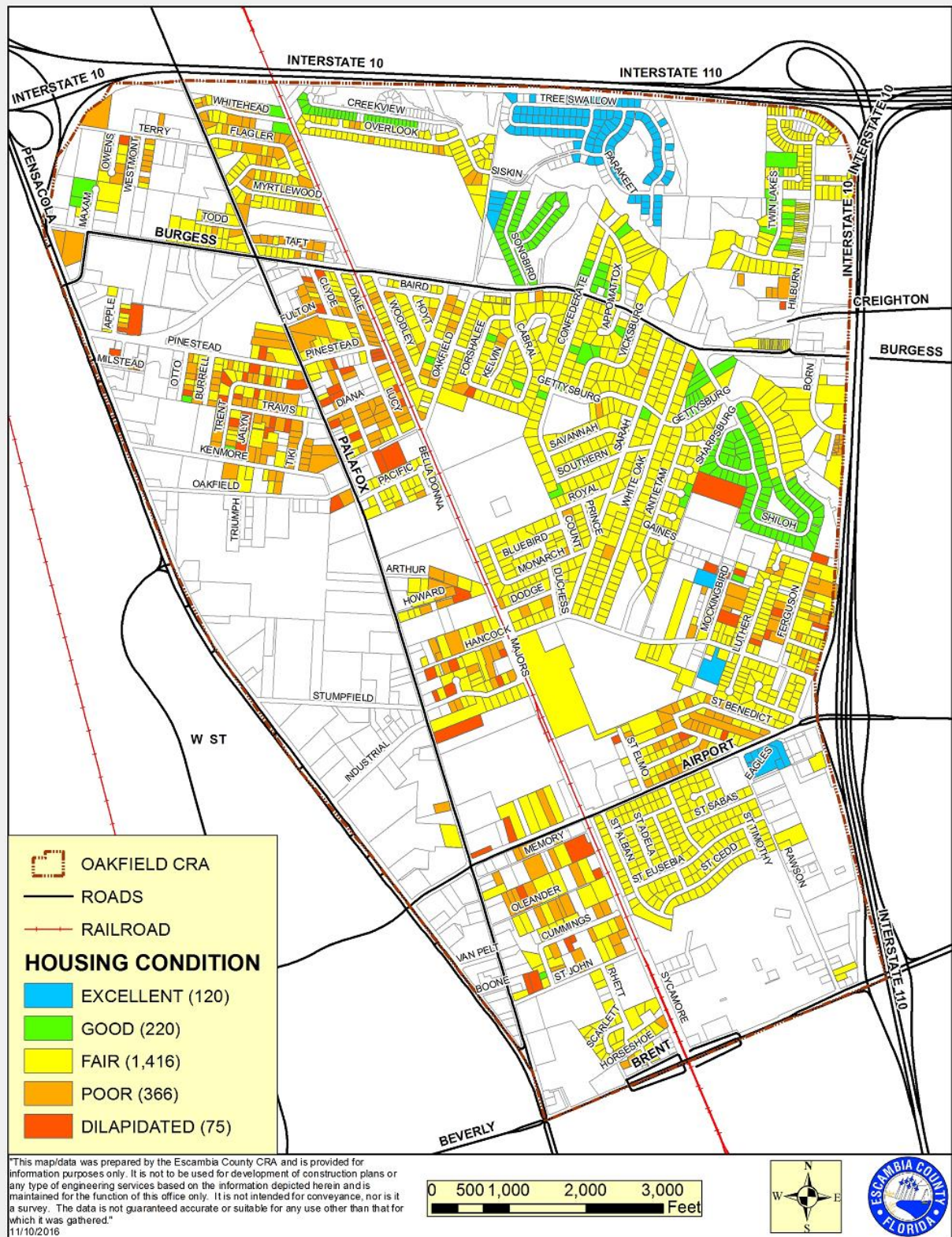


FIGURE 2.7: HOUSING CONDITIONS IN THE OAKFIELD REDEVELOPMENT AREA, ESCAMBIA COUNTY GIS

Conditions of deterioration in a neighborhood are a negative influence on surrounding residents, and the condition of these units can be a deterrent to continuing investment and maintenance of other units. Of the 2,197 houses in the CRA Oakfield Redevelopment District, over 20% are in either poor or dilapidated condition, a little over half, 64% of the housing stock, is in fair condition. Only 10% of the existing homes are in good condition and 120 homes (5.46%), are in excellent condition.

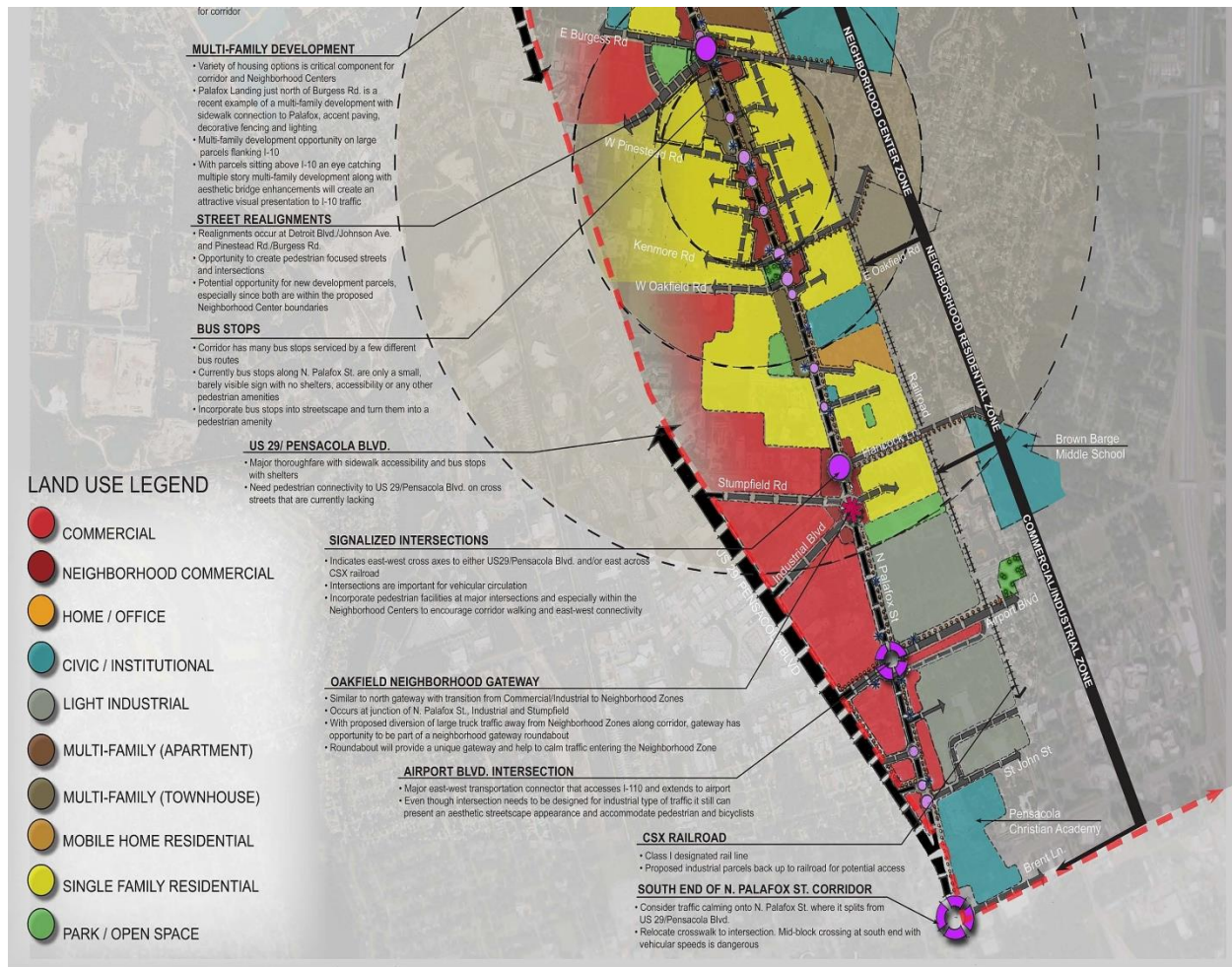
TRANSPORTATION AND INFRASTRUCTURE

Vehicular circulation through the CRA Oakfield's Redevelopment District's commercial corridors were logically and efficiently planned but, did not account for future development and additional traffic. Pensacola Blvd. (Highway 29) serves as the primary arterial thoroughfare, high-capacity urban road. This primary road runs directly along the west perimeter of the district. North Palafox Street, running north to south, serves as a functionally classified urban collector. Two major intersections along North Palafox Street are Airport Blvd. and Burgess Road. A CSX rail line is located east of North Palafox Street and creates a buffer between the busy street and the residential neighborhoods east of the rail line.

Effective barriers bounding the CRA Oakfield Redevelopment District are I-110, I-10, US 29 and Brent Lane. The grid pattern is very limited at the north end of the District. North Palafox Street does not connect directly to Brent Lane at the southern end of the district. The remainder of the district is served by suburban street layouts connecting neighboring residential areas and local businesses.

There are pockets of areas, both north and south of the district, where the residential roads end and do not connect to other neighborhoods. For example, in the north-west section of the district, neighborhoods end at the railroad tracks and do not connect to the neighborhoods located directly across the tracks. That causes a disconnection between those neighborhoods. In the center of the district, there are neighborhoods with cul-de-sacs that do not connect to the adjoining neighborhoods.

To assist with traffic flow in the area, a Street Corridor Management Analysis was conducted in 2015, by the Florida-Alabama Transportation Planning Organization. The Oakfield Area portion of the Study map, with identified key issues, is shown here:



Source: NORTH PALAFOX CORRIDOR MANAGEMENT STUDY-11/2015

This Roadway Traffic Analysis was done to identify operational and access management improvements and necessary priorities to support all modes of transportation including roadway capacity, public transit and bicycle and pedestrian movements. A summary of proposed improvements included combining buffered bike-pedestrian lanes with rain gardens, a roadway lane reductions at the intersection of North Palafox Street and Airport Boulevard, a Roundabout at the intersection of Stumpfield Road/Majors Road and Industrial Boulevard, access management/driveway modifications, a re-designed bridge modification at the 1-10 Overpass and corridor-wide transit improvements.

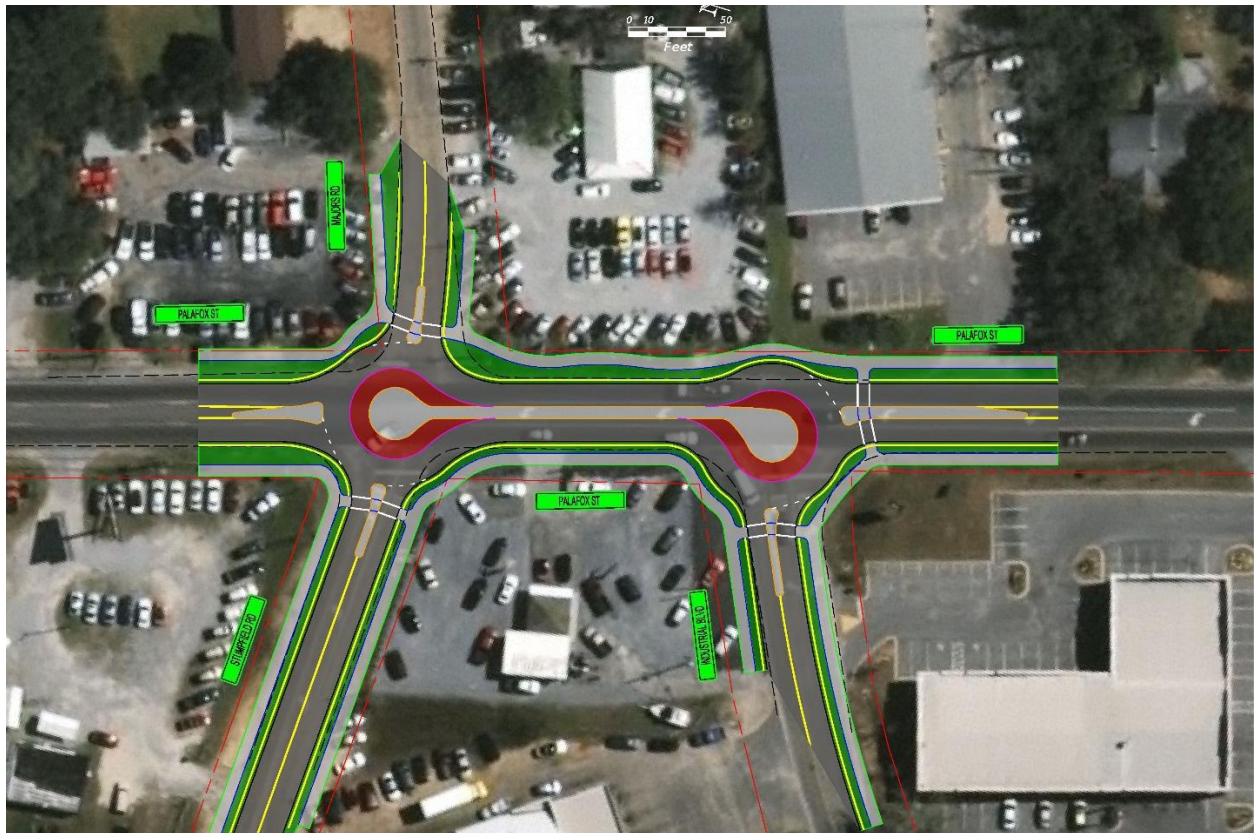
The following diagrams are examples of Alternative Design Concepts taken from the Study:



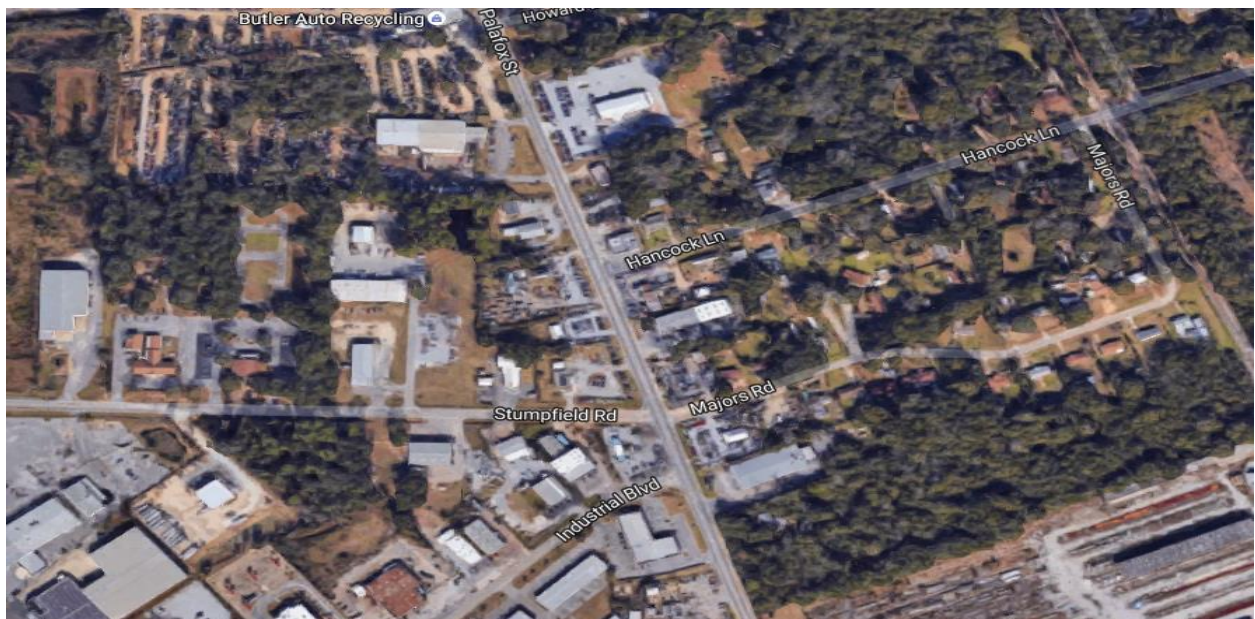
N. Palafox Street Combination Bike-Ped Lane with Rain Gardens



N. Palafox Street Combination Buffered Bike-Ped Lanes with Rain Gardens



STUMPFIELD RD/MAJORS RD/INDUSTRIAL BLVD. ROUNDABOUT CONCEPT: PHOTO-NORTH PALAFOX CORRIDOR MANAGEMENT PLAN



CURRENT INTERSECTION OF STUMPFIELD RD/MAJORS RD. AND INDUSTRIAL BLVD., GOOGLE MAPS

PEDESTRIAN CIRCULATION

Pedestrian circulation in the CRA Oakfield Redevelopment District is noticeably deficient in the largest section of residential areas. Except for a few residential streets, the district has no consistent residential sidewalk networks. Currently, there are sidewalks located on both sides of Overlook Drive, both sides of Creighton Road in the north-east section of the district, both sides of Airport Blvd., the west side of Pensacola Blvd. (Highway 29), from Stumpfield Road to Brent Lane and the north side of Brent Lane at the southern boundary of the district. There are small pockets of sidewalks on Hilburn Road, W. Pinestead Road, St. Cedd Avenue and St. Timothy St.

Creekview Drive has sidewalks on the south side for a small portion entering off Burgess Rd. Hancock Lane has sidewalks on the south side from Antietam to Airport Blvd. Rawson Lane has sidewalks on the east side approximately half way between Airport Blvd. and Brent Lane, the remainder of the road has sidewalks on the west side. There are very small pockets of sidewalks on one side of the road in the south west section of the district but, most the Oakfield Redevelopment District remains void of connecting sidewalks and bike paths.

SANITARY SEWER

The sewer network in the CRA Oakfield Redevelopment District is limited to the east and south side and lateral lines need expansion. To the left of N. Palafox St., lateral sewer lines are almost non-existent. Commercial investment is hindered along this street, a major commercial corridor, because of the lack of sewer connection. Connecting neighborhoods are also in need of sewer connection to the left of the CSX Rail Road crossing. Without connection, residential development or infill housing projects must provide septic tanks on site. With the parcel sizes in this district mostly being small, this may become a deterrent for redevelopment efforts and limit redevelopment potential for the area.

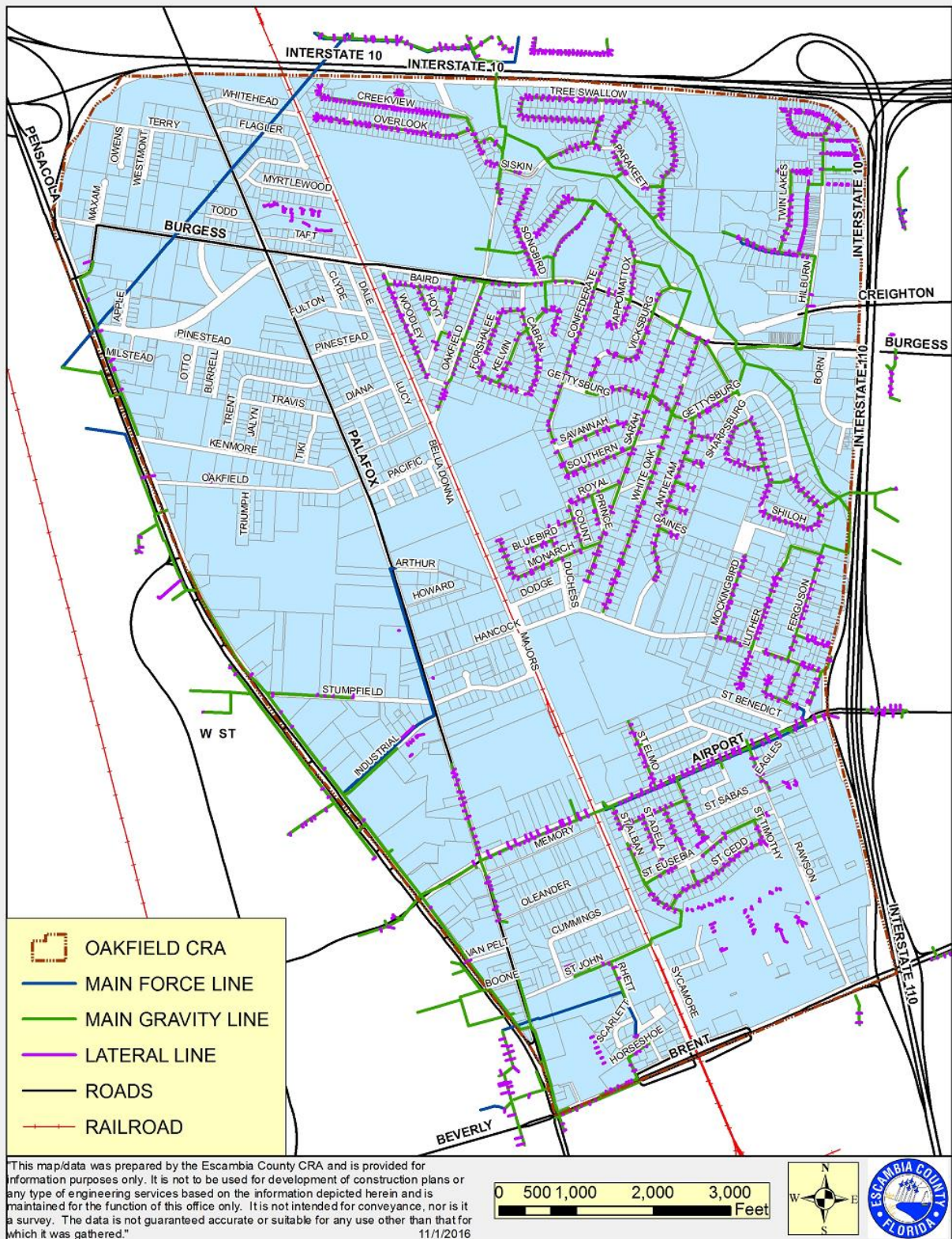


FIGURE 2.10: CURRENT SEWER LINES IN THE OAKFIELD REDEVELOPMENT DISTRICT, ESCAMBIA COUNTY GIS

DEMOGRAPHICS

This section uses data provided by Nielsen Site Reports as compiled by the Hass Center of University of West Florida and the Environmental Systems Research Institute (ESRI), to discuss the demographic, housing and economic conditions in the CRA Oakfield Redevelopment District and compare them to the same conditions across Escambia County.

POPULATION

The CRA Oakfield Redevelopment District's population (Table 2.6) has been near stable over the past ten years and is expected to remain so in the future. The 2016 estimated population is 10,656 and the estimated population for 2021 is 10,936. Population in the district increased 10% from 2010-2016, but is only projected to increase 2.63% from 2016-2021. This indicates the Oakfield Redevelopment District will grow at and even pace with the County. In the period from 2010-2016, Escambia County grew 5.77% with a population growth rate of 0.17% and projected growth rate for the county is expected to pick up 2.70% from 2016-2021.

POPULATION Location	2010	2016 (estimated)	% change from 2010	2021 (estimated)	% change from 2016
Oakfield CRA	9,610	10,656	10.88%	10,936	2.63%
Escambia County	297,619	314,788	5.77%	323,454	2.70%

TABLE 2.6 POPULATION, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

HOUSEHOLDS

Household figures (Tables 2.7 and 2.8) are important indicators of housing demand, household characteristics, and market potential in a community. The 2015-2020 projected percent increase of households in the CRA Oakfield Redevelopment District (4.53%) is less than the rate of household growth in Escambia County (5.46%).

HOUSEHOLDS Location	2010	2016 (estimated)	% change from 2010	2021 (estimated)	% change from 2016
Oakfield CRA	2,557	2,753	7.66%	2,840	11.07%
Escambia County	116,238	121,477	4.51%	125,607	3.30%

TABLE 2.7 HOUSEHOLDS, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

Median household income is another very significant indicator of an area's economic strength. The CRA Oakfield Redevelopment District's median household estimated income in 2016 is \$38,897. Escambia County's estimated median income in 2016 is \$63,300. The discrepancy in Oakfield's median income is \$24,403 or 62.77% less than the County's median income.

HOME OWNERSHIP RATE IN 2016	Oakfield	Escambia County
% Owner-occupied	59.50%	64.40%
% Renter-occupied	43.40%	35.17%

TABLE 2.8 HOME OWNERSHIP RATES, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

The CRA Oakfield Redevelopment District's median owner-occupied house value estimated in 2016 is \$98,576, compared to Escambia County's median owner-occupied house value of \$130,434, with a difference of \$31,858 or 32.32 % less than the County's median owner-occupied houses.

ETHNIC COMPOSITION

In 2016 estimates, compared to Escambia County the CRA Oakfield Redevelopment District is estimated to be close in ethnicity. (Table 2.9). The District has 1.25% fewer white residents and 2.37% less black/African American residents, than the county.

ETHNIC COMPOSITION	OAKFIELD CRA	ESCAMBIA COUNTY
White	67.40%	68.65%
Black or African American	20.00%	22.37%
Amer. Indian or Alaska Native	0.06%	0.87%
Asian	6.50%	3.20%
Native Hawaiian and Pacific Islander	0.40%	0.16%
Other	1.60%	1.40%
Two or more races	3.20%	3.50%

TABLE 2.9: ETHNIC COMPOSITION, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

AGE

The 2016 estimated age breakdowns range in similarity in the CRA Oakfield Redevelopment District and Escambia County (Table 2.10). In the district, 74% of the population is over 19 years of age while countywide the percentage is 81%. Comparison of the elderly population is a little less than half. In the Oakfield District, the greatest age comparison difference is in the age group of 5-14, which is less than half of Escambia County, yet the age group of 15-19 is more than half compared to Escambia County. The CRA Oakfield District has about 0.31% more young children (pre-school) and 4.24% less school-aged children than found countywide.

AGE	OAKFIELD CRA	ESCAMBIA COUNTY
0-4	5.20%	6.00%
5-14	6.90%	11.40%
15-19	15.80%	7.30%
20-44	47.30%	33.70%
45-64	15.20%	24.80%
65+	9.00%	15.50%

TABLE 2.10: AGE, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EMPLOYMENT

In 2016 estimates, the total estimated working-age population in the CRA Oakfield Redevelopment District was 4,471, of those, 3,891 are employed outside of the home. In 2016, it is estimated there will be 752 residents unemployed (7.6%) and 784 residents retired (7.8%). Of these workers (Table 2.11), the highest percentages are employed in Services (48.32%) and Retail Trade (20.00%).

EMPLOYMENT BY MAJOR DIVISION	OAKFIELD CRA	ESCAMBIA COUNTY
Agriculture, Forestry & Fishing	11.00%	0.80%
Construction	8.72%	5.66%
Finance, Insurance & Real Estate	2.51%	3.60%
Manufacturing	3.11%	4.40%
Mining	0%	0%
Public Administration	4.34%	15.00%
Retail Trade	20.00%	18.50%
Services	48.32%	43.70%
Transportation, Communications, Electric, Gas & Sanitary Services	3.67%	4.60%
Wholesale Trade	9.25%	3.20%

TABLE 2.11: EMPLOYMENT, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EDUCATION

Economic conditions in a community are often analyzed through indicators such as per capita income, median and average household incomes, employment rate, educational attainment, labor force participation, and poverty rate, but there may be correlations as well between income performance and educational attainment.

As shown in Table 2.12, it is estimated that in 2016, 28% of CRA Oakfield Redevelopment District residents will have received their high school diploma, while an additional 29% have attended college (with nearly 14% of the population attaining a Bachelor's Degree). It is estimated that 7% of the adults will not complete high school.

In comparison with the CRA Oakfield Redevelopment District to the county the difference indicates a slightly lower post-secondary educational attainment but, a marginal higher percentage of adults attending college with no degree. The CRA Oakfield Redevelopment District leads the county with the percentage of adults who have obtained a Master's Degree.

EDUCATIONAL ATTAINMENT	OAKFIELD CRA (population 25+ in 2016)	ESCAMBIA COUNTY (population 25+ in 2016)
Less than 9 th grade	1.80%	2.70%
Grades 9-12	5.50%	8.50%
No School Completed	0.70%	0.80%
High School Graduate (or GED)	28.90%	28.52%
Some College, no degree	29.20%	23.70%
Associate Degree	10.50%	11.80%
Bachelor's Degree	13.30%	15.30%
Master's Degree	9.70%	8.30%

TABLE 2.12: EDUCATIONAL ATTAINMENT, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

INCOME

In 2014, residents of the CRA Oakfield District, on average earned 59.72% less than a resident residing elsewhere in Escambia County. This is a significant difference since the difference in median income in Oakfield is more than half of the median income than in the county. There is a higher percentage of residents in the \$15,000 - \$24,999 income range than compared county-wide.

This data clearly indicates the inability of the typical resident living within the CRA Oakfield Redevelopment District to afford a new house or to rehabilitate an existing home, without assistance. This also attributes to the homes in the District being mostly rental properties since those types of homes tend to be lower income properties.

In areas where the income brackets are lower than the average, there is an increase in crime, increased code violations, residents that do not own personal vehicles and a lack of affordable housing.

INCOME BRACKETS	OAKFIELD CRA	ESCAMBIA COUNTY
2015 Estimated Income	\$31,186	\$58,243
2014 Median Income	\$26,417	\$45,453
<\$15,000	27.81%	15.44%
\$15,000 - \$24,999	19.74%	12.08%
\$25,000 - \$34,999	17.30%	13.48%
\$35,000 - \$49,999	19.13%	15.82%
\$50,000 - \$74,999	10.01%	17.37%
\$75,000 - \$99,999	4.43%	12.13%
\$100,000 - \$124,999	1.23%	5.68%
\$125,000 - \$149,000	0.17%	2.68%

\$150,000 - \$199,000	0.13%	2.93%
\$200,000 - \$249,000	0.05%	0.95%
\$250,000 - \$499,000	0.00%	1.12%
\$500,000+	0.00%	0.33%

TABLE 2.13: INCOME BRACK ETS, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

CRIME

It is not difficult to establish an understanding of crime trends in the CRA Oakfield Redevelopment Area (Table 2.14). The data shows in 2012 there was a crime spike and it was a particularly bad year in nearly every respect; murder, aggravated assault/battery, burglary/break-and-enter, larceny, motor vehicle theft and narcotic charges were the highest in recent memory or above average. Those numbers have slightly declined in more recent years and could be a direct result of more citizen awareness/involvement and crime prevention sweeps conducted by the Escambia County Sheriff's Department.

TOTAL INCIDENCE OF CRIME Location	2009 Reports	2010 Reports	2011 Reports	2012 Reports	2013 Reports	2014 Reports	2015 Reports	Totals
CRA Oakfield District (pop. 6,930)								
Murder/Negligent Manslaughter	0	0	0	2	0	0	0	2
Forcible Sex Offenses	10	4	7	6	4	8	2	41
Robbery	10	13	13	12	9	8	9	74
Aggravated Assault/Battery	15	24	33	22	31	31	22	178
Burglary	85	86	86	114	103	73	89	636
Larceny/Theft	82	113	130	130	111	105	111	782
Motor Vehicle Theft	24	30	40	34	34	30	30	222
Prostitution	3	0	0	0	1	0	0	4
Total	229	270	273	318	293	158	263	1,704
Escambia County (pop. 309,630)								
Murder	15	26	14	15	23	18	20	113
Forcible Sex Offenses	307	313	272	264	224	234	165	1,779
Robbery	534	461	463	412	370	306	319	2,865
Aggravated Assault/Battery	1,392	1,128	1,033	1,269	1,169	1,203	1,260	8,454
Burglary	2,610	2,665	2,600	3,156	2,776	2,356	2,193	18,356
Larceny/Theft	6,593	7,271	7,543	7,579	7,588	6,908	7,148	50,630
Motor Vehicle Theft	630	519	858	550	654	554	524	4,289
Total	11,081	11,983	12,783	13,245	10,304	11,579	11,629	86,486

TABLE 2.14 TOTAL INCIDENCE OF CRIME IN OAKFIELD AND ESCAMBIA COUNTY, ESCAMBIA COUNTY SHERIFF'S OFFICE

CHAPTER 3: CONCEPT PLAN

CONCEPT PLAN PHILOSOPHY

This chapter presents the Concept Plan for future land use and redevelopment within the CRA Oakfield Redevelopment Plan. The Concept Plan elements were conceived based on the priority issues and assets identified during the public workshops and surveys. The Concept Plan presents a general outline of the recommended elements for redevelopment of the CRA Oakfield Redevelopment District followed by a brief description of the objectives and the recommended action strategies to achieve these objectives. The Concept Plan serves as the foundation for future policy decisions by the County. The following general principles form the basis for recommendations and strategies contained in the Concept Plan:

- The Plan identifies, in general, where future land use changes and redevelopment activities should occur to make best use of limited resources and attract desirable businesses and reinvestment.
- The Plan offers a comprehensive strategy from which the Community Redevelopment Agency can plan its activities for the Oakfield Redevelopment District.
- The Plan recommends nodal redevelopment patterns that help create definition throughout the Oakfield Redevelopment District and will help scale neighborhoods to smaller and more accessible levels.
- The Plan emphasizes public safety and the passive means that help achieve this; i.e., street lighting, Crime Prevention through Environmental Designs (CPTED) initiatives, signage, etc.
- The Plan considers business development, particularly small-scale and local enterprise, as the future economic foundation for the Oakfield Redevelopment Area.

In summary, the Concept Plan supports desirable social, physical and economic development strategies as expressed by community stakeholders, including:

- Improving physical conditions and visual character of the area's primary transportation corridors.
- Encouraging infill, renovation, reconstruction and enhancement of single-family residential areas.
- Creating natural centers of social, entertainment, and retail activity that help anchor neighborhoods and form gateways into the CRA Oakfield Redevelopment District.
- Promoting denser and fuller commercial development on Oakfield's main commercial corridors.
- Appropriately buffering non-harmonious adjacent land uses to preserve residential character and help stabilize property values.
- Identifying appropriate locations in the Redevelopment District to introduce mixed-use developments through adaptive reuse, new infill construction and future land use revisions.
- Enforcing code regulations as they apply to housing and property upkeep, visual blight, and safety requirements.
- Enhancing the pedestrian orientation of the CRA Oakfield Redevelopment District by increasing its pedestrian traffic.
- Providing infrastructure, especially sanitary sewer connections to enable infill development of single-family homes and commercial businesses.
- Devising strategies to support increased home ownership and improved housing rehabilitation efforts such as soft second mortgages and low-interest loans without income restrictions.

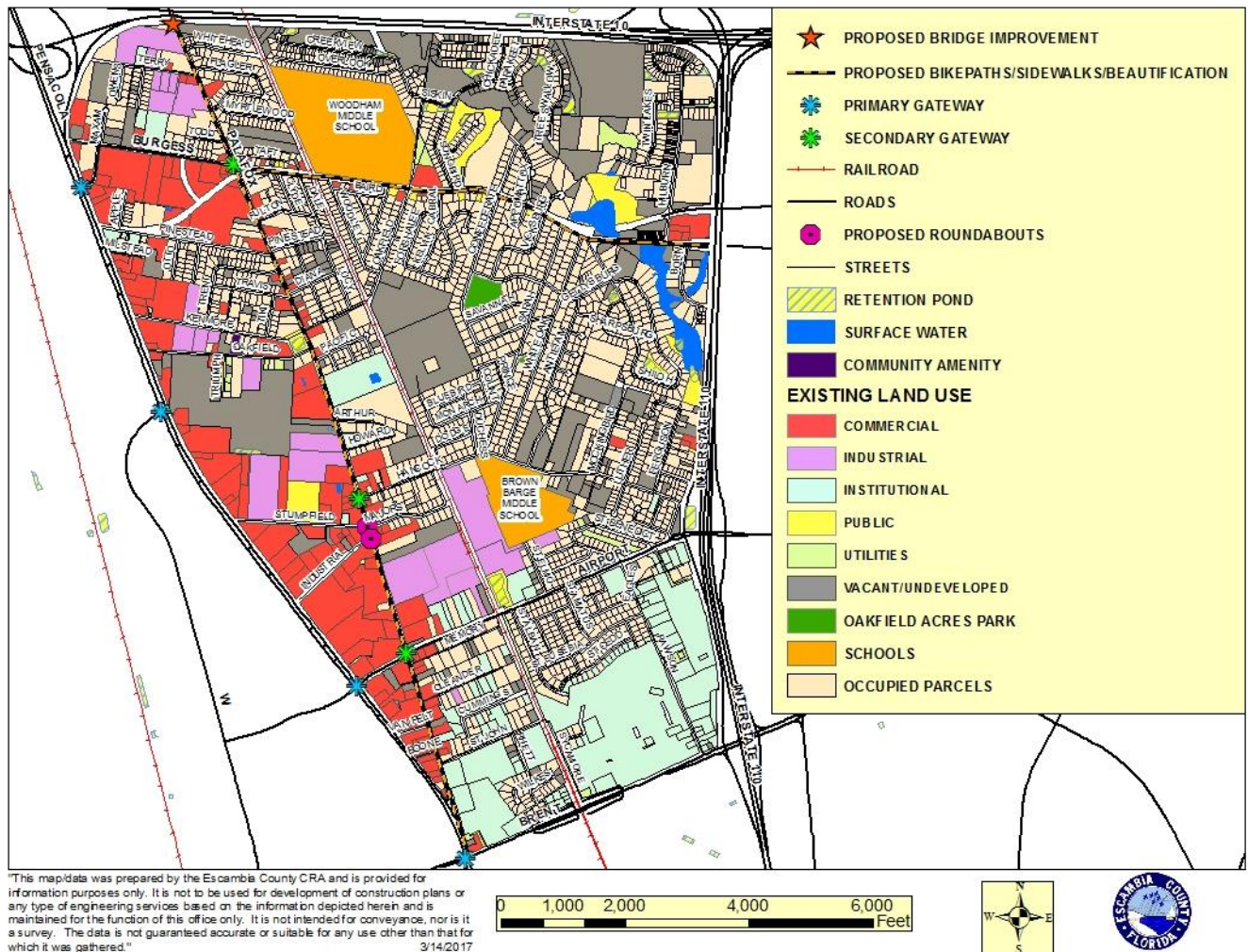


FIGURE 3.1: CONCEPT MAP FOR THE OAKFIELD REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS, CRA STAFF

CORRIDORS

Primary corridors serve as major access routes for vehicular and pedestrian movement. Highly visible and easily accessible business locations are essential components of market development, and effective traffic circulation is an important factor. Primary corridors carry the largest amounts of traffic and are the most recognizable and convenient routes. Integration of transportation and land-use considerations become important in designing primary corridors that are effective at moving traffic, allowing curbside access, and presenting an appealing and welcoming image to motorists and pedestrians alike. Collectors typically are designed for lower speeds and shorter distance travel. Collectors are typically two-lane roads that collect and distribute traffic to/from the largest of proportion of total traffic.

Existing conditions on the Oakfield Redevelopment District's primary corridors are largely deficient in terms of infrastructure quality, commercial activity, personal safety (sidewalks and bike paths), and aesthetic character. These deficiencies must be addressed to create the conditions that will lead to reinvestment in the Redevelopment Area. The Concept Plan identifies three primary corridor types within the Oakfield Redevelopment Area that could potentially act as catalysts for the redevelopment of the district.

These corridors/collectors are as follow:

1. Primary Commercial Corridors:

Pensacola Blvd. (Highway 29)/N. Palafox St. and Brent Lane

2. Neighborhood Commercial Corridors:

W. Burgess Road/W. Airport Blvd. and Stumpfield Rd.

3. Neighborhood Collectors:

Hancock Ln./W. Oakfield Rd./NE Oakfield Rd. and W. Pinestead Rd.

PRIMARY COMMERCIAL CORRIDORS

Pensacola Blvd. (Highway 29) is the primary north-south route through the CRA Oakfield Redevelopment District. Land use along Pensacola Blvd. is primarily commercial with numerous driveways and access points along the road. Economic vitality along the corridor is moderate with retail, industrial and vacant uses. There are several prominent automobile dealerships located along this primary corridor. Traffic is heavy during peak hours but there have been significant improvements within the past five years.

Running parallel to Pensacola Blvd. is N. Palafox St. For many years, this corridor was the primary route from the south end of Escambia County to the north end. Current road conditions are unsafe and improvements with traffic calming devices, bike paths, etc., would improve safety for vehicles, bicycles and pedestrians.

Brent Lane provides a gateway corridor to the CRA Oakfield Redevelopment District. The portion of the primary roadway at the south end of the district is zoned institutional providing access to Pensacola Christian College and Pensacola Christian Academy. This primary corridor also abuts Interstate 10.

Objective: Integrate existing commercial development into the functional and aesthetic framework of the redevelopment vision that retains the economic benefits of these uses, while improving their visual impact. Establish an identity for the corridor and stimulate quality development in the CRA Oakfield Redevelopment District.

Action Strategies:

- Initiate physical improvements to enhance the overall visual appearance of the commercial corridor. These include constructing elements such as landscaped medians, street lighting, sidewalks, and shared access to adjacent uses.
- Concentrate and consolidate existing commercial uses to prepare for any new development and use the services of a real estate agent and/or the County's land management team to acquire and assemble land for the development of large marketable retail or office sites.
- Identify priority sites for developing neighborhood retail and entertainment centers. These centers would centralize important neighborhood features, such as grocery stores, banks, dry cleaners, restaurants, etc.
- Encourage the possibility of providing business owners and developers with incentives such as a tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Encourage adaptive reuse of underutilized and obsolete commercial uses wherever possible.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Advocate expanding and/or completing sewer infrastructure to properties along the corridor.



EXISTING CONDITION: BRENT LANE AND HIGHWAY 29
GOOGLE MAPS



EXISTING CONDITION: BRENT LANE AND I10 EXCHANGE,
GOOGLE MAPS

NEIGHBORHOOD COMMERCIAL CORRIDORS

Preserving neighborhood character and unity was mentioned as being important to the residents of CRA Oakfield Redevelopment District.

Residential streets provide pivotal links between different neighborhoods, between different uses in the same neighborhoods, and form the road network that residents use to interact with each other. Their character is generally leisurely; narrow laneways, on-street parking, and tree canopies combine to create a sense of tranquility that is unavailable on busier roadways.

Streets with mixed commercial and residential uses, such as West Burgess Rd., West Airport Blvd. and Stumpfield Rd., require modified strategies to properly manage their character and uses. Also, in certain cases, pedestrian infrastructure is deficient or missing, and without a safe or comfortable pedestrian environment, it is likely that such streets will be utilized by residents since they are neighborhood corridors that are utilized to connect businesses and residential neighborhoods.



EXISTING CONDITION: AIRPORT BLVD. AND N. PALAFOX ST.
PHOTO: GOOGLE MAPS



EXISTING CONDITION: N. PALAFOX ST. AND W. BURGESS RD.,
PHOTO: GOOGLE MAPS

Objective: Transform the functional and visual character of the streets as primary neighborhood commercial corridors at a scale that is pedestrian friendly and compatible with the residential neighborhoods. Encourage private sector investment that addresses the needs of the neighborhoods.

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential corridors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds. Tree canopy, landscaping, street lighting, sidewalk repair and construction, and vegetative screens to hide undesirable views are all appropriate.
- Encourage neighborhood commercial development that is compatible with the adjacent uses.
- Encourage the possibility of providing business owners and developers with incentives such as tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Focus redevelopment efforts at neighborhood gateway intersections.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting, crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.

NEIGHBORHOOD COLLECTORS

There are four vital neighborhood collectors that function as streets and roads that connect neighborhoods within the CRA Oakfield Redevelopment District. Hancock Lane runs west to east and connects neighborhoods with most single-family homes. Northeast Oakfield Rd. and West Oakfield Rd. provide access to neighborhoods that are centrally located in the district. West Pinestead Road serves as a connector running west to east, of many of the commercial businesses within the district to the adjoining neighborhoods.

Small two lane roads/streets such as: White Oak Dr., Sarah Dr., and Antietam Dr. provide connection to neighborhoods located within the eastern section of the district. These collectors run north-south east and run from East Burgess Rd. to Hancock Lane, which is the central hub of the district.

Objective: Maintain and improve the residential character of the neighborhoods. Connect important neighborhood destinations. Enhance the community's sense of place and identity by establishing higher quality architectural design standards in the residential areas.

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential collectors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds.
- Encourage adaptive reuse of vacant properties that is compatible with the neighborhoods.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire length of the collector.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.



PHOTO SIMULATION OF DESIRED IMPROVEMENTS FOR A NEIGHBORHOOD COLLECTOR, IBI GROUP

GATEWAYS

Gateways are important visual landmarks that reinforce the entrance into any geographic area. They commonly make use of a combination of complementary elements to create a pleasing and welcoming image to residents and visitors. Such elements include signage, landscaping, hard scape features like fountains or plazas, outdoor kiosks or vending stalls, and various forms of retail or dining activity. Gateways, when designed in this manner, help to provide focal points for people to spend time away from work or home. In addition to serving as landmarks, they can be zones of social and retail/dining activity for residents.

In the CRA Oakfield Redevelopment District, there are approximately seven intersections where gateways of primary and secondary magnitude could eventually be improved. The primary ones are located at major intersections, while the secondary ones serve largely residential blocks.

PRIMARY GATEWAYS

All primary gateways can be designed and developed on common principles, with strategies added to each gateway appropriate to the area around it. The implementation of any of these town-center gateways will require close cooperation between the public and private sectors. Escambia County and various state and federal agencies must ensure that public utilities, rights-of-way, zoning requirements can accommodate the proposed primary gateways.

Proposed primary gateway locations:

- Brent Lane and Pensacola Boulevard (Highway 29)
- Pensacola Boulevard (Highway 29) and Airport Boulevard
- Pensacola Boulevard (Highway 29) at North W Street
- Pensacola Boulevard (Highway 29) and W. Burgess Road

SECONDARY GATEWAYS

Secondary gateways are intended to highlight the instance of entering a neighborhood or district. In these cases, signage, landscaping, and paving are combined in ways that draw attention to the intersection and the streets that lead to it. For example, N. Palafox Street is selected as an ideal street to build secondary gateways in Oakfield. It is located parallel to busy Pensacola Boulevard (Highway 29) and represents an important opportunity to brand the entrance into the CRA Oakfield Redevelopment District along a lower-speed corridor.

Proposed secondary gateway locations:

- N. Palafox Street at W. Burgess Road
- N. Palafox Street at Airport Boulevard
- N. Palafox Street at Hancock Lane

Objective: Create additional entrance gateways at critical intersections to create a sense of arrival and neighborhood identity for the CRA Oakfield Redevelopment District.

Action Strategies:

- Install unique landscaping elements and signage directing people to the Oakfield Community.
- Prioritize construction of gateway improvements in conjunction with other planned improvements.
- Establish directional signage programs announcing the entrance to the Oakfield Neighborhood at the identified prime entry points.
- Continue to bury utilities during new construction where feasible to provide safe pedestrian access and improve visual qualities.
- Ensure a coherent design for all the proposed gateways with an integrated landscaping and unified signage theme.



EXAMPLES OF NEIGHBORHOOD GATEWAY DESIGNS. CREDIT: IBI GROUP, INC.

COMMUNITY AMENITIES

Existing community amenities in the CRA Oakfield Redevelopment District are extremely limited. It is proposed in the updated Redevelopment Plan to emphasize new open space, enhance the park facilities and add amenities, such as a Community Center, that encourage outdoor recreation and social interaction.

The Oakfield Redevelopment District only has one Community Park: a 1-acre park with limited amenities. The property on the corner of Royal Lane and White Oak Drive was once used as a park but, is now vacant. The Plan generally provides for additional open space through the development of neighborhood parks, as discussed in Chapter 3.

There is a Community Center privately owned by the Filipino-American Association. This center is not open to the public but it does allow for renting of the facility. The building can be rented for wedding receptions, birthdays, graduations, banquets, etc. Community amenities could be improved by establishing or developing an Oakfield Community Center that would offer necessary amenities and programs that would benefit the art culture, senior citizens, children and the undereducated that reside within the community. Joint-use opportunities will be explored by the Community Redevelopment Agency and local citizens, businesses, property owners and stakeholders.

Objective: Strengthen and enhance the system of parks, trails and open space in the neighborhood providing recreational opportunities for residents of the CRA Oakfield Redevelopment District. Such amenities will be readily accessible and serve to improve the quality of life for residents.

Action Strategies:

- Strategically locate new neighborhood parks/pocket parks that will enhance neighborhood recreational opportunities. Identify such pocket park opportunity sites through acquisition of privately owned vacant, dilapidated or uninhabitable structures, when possible.
- Upgrade the current park (Oakfield Acres Park) providing additional amenities.
- Establish and/or increase the number of Neighborhood Watch Groups and strengthen neighborhood group collaboration.



EXAMPLES OF A TYPICAL ESCAMBIA COUNTY PARK IMPROVEMENT, PHOTO: CRA STAFF

REDEVELOPMENT STRATEGIES

This section of the plan highlights five redevelopment opportunities that could have far-reaching positive impact on the Redevelopment District:

- Commercial Redevelopment and infill
- Infill opportunities for Single and Multi-Family Housing
- Enhancement of the industrial District
- Public Health and Safety
- Encourage Citizen Groups and Civic Pride

COMMERCIAL REDEVELOPMENT AND INFILL

Over 20% of the CRA Oakfield Redevelopment District is vacant, representing a good opportunity for development of underutilized areas and infill development for new businesses.

The concept map (on page 39) identifies vacant parcels that are 1-acre and larger in size. These vacant parcels create opportunities for new development to occur.

Objective: Encourage the redevelopment and infill development of vacant properties with commercial potential. Such economic growth would benefit both the CRA Oakfield Redevelopment District and Escambia County.

Action Strategies:

- Begin the Sign Grant and Commercial Façade, Landscape & Infrastructure Grant programs. Funding through the Oakfield Tax Increment Financing (TIF) reimbursement process and the Community Development Block Grant (CDBG). These grants will allow residents and business owners to redevelop/revitalize properties. The grant programs match property owners by matching dollar for dollar, up to a certain amount or, if the amount of the TIF allows, consider expanding the maximum match to a higher amount.
- Meet with developers to discuss what the County can do to help promote commercial growth in the CRA Oakfield Redevelopment District.



EXAMPLE OF A COMMERCIAL FAÇADE GRANT RECIPIENT, PHOTO: CRA STAFF



EXAMPLES OF A COMMERCIAL SIGN GRANT RECIPIENTS, PHOTO: CRA STAFF

INFILL OPPORTUNITIES FOR SINGLE AND MULTI-FAMILY HOUSING

There are several smaller undeveloped tracts in the CRA Oakfield Redevelopment District that can be utilized for urbanized neighborhoods with single-and multi-family homes. This development can be done in phases of residential construction to prevent congested areas and to promote multi-family housing. As Escambia County continues to grow its economy, new residential development will follow.

The Community Redevelopment Agency works with partners such as Escambia County Neighborhood Enterprise Division, Habitat for Humanity, and Community Enterprise Investments, Inc., to coordinate the creation of new affordable housing opportunities. By partnering with a wide Variety of agencies and non-profits, a greater pool of funding is available for home repairs and new construction.



EXAMPLE OF A LOW-INCOME QUALIFIED HOME REPAIR IN THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) PROGRAM. PHOTO: CRA STAFF

Objective: Encourage the redevelopment and infill development of vacant properties with residential potential.

Action Strategies:

- Work with local partners to increase the affordable housing opportunities in the CRA Oakfield Redevelopment District.
- Create community amenities, beautification and streetscapes to make the district a more attractive place to live.
- Use TIF funds to expedite funding of infrastructure improvements in the CRA Oakfield Redevelopment District.



VACANT PROPERTY ON EAST OAKFIELD ROAD, PHOTO: GOOGLE MAPS

ENHANCEMENT OF THE INDUSTRIAL DISTRICT

Light Industrial uses in the CRA Oakfield Redevelopment District are divided mostly between Pensacola Boulevard and N. Palafox St. and run north to south on W Street and North Pace Blvd. There are two large Industrial uses off N. Palafox St. near the intersection of Airport Boulevard. These industrial uses are important economic engines for the community and should be protected by residential encroachment with enhanced buffering and dense landscaping. The CRA offers matching grants up \$10,000 that could be used to improve a landscape buffer for the businesses seeking grant assistance.

Objective: Promote and protect the industrial uses and vacant parcels with a Future Land Use that supports heavy and light industrial jobs.

Action Strategies:

- Promote the CRA's Commercial Façade, Landscape and infrastructure grant to local businesses as a means of improving the buffering of residential uses. Also, use this grant program to help businesses improve the appearance and infrastructure needs to improve the attractiveness of the industrial areas.
- Work with the local and regional Chamber of Commerce businesses to promote infill development on remaining vacant parcels that are zoned for Industrial uses.



EXAMPLE OF A LIGHT INDUSTRIAL BUSINES ON W. OAKFIELD ROAD, PHOTO: GOOGLE MAPS

IMPLEMENTATION OF THE NORTH PALAFOX STREET CORRIDOR MANAGEMENT PLAN

In 2014, Atkins was commissioned by the Florida-Alabama Transportation Planning Organization to conduct a corridor management plan for N. Palafox Street (CR 95A) with the study limits consisting of U.S. 29 at the south to E. Nine Mile Road in the north – approximately 4.8 miles. The purpose of the corridor management plan was to identify operational and access management improvements and priorities needed to support all modes of transportation including roadway capacity, public transit and bicycle and pedestrian movements.

Recommended improvements to the corridor include (for the Oakfield Redevelopment District section):

- A combination of buffered bike-pedestrian lanes with rain gardens for drainage throughout the district
- A road diet traffic analysis is proposed on North Palafox Street at Airport Blvd
- A dual roundabout at Stumpfield Rd./Majors Rd./Industrial Blvd.
- Access management/driveway modifications throughout the district
- N. Palafox Street/I-10 bridge design modifications
- Transit improvements

The N. Palafox Street Corridor Management Plan was adopted by the Florida-Alabama Transportation Planning Organization by Resolution FL-AL 15-38 on November 3, 2015.

Objective: Assist with Implementing the N. Palafox Street Corridor Management Plan. This plan defines the improvements needed to make the N. Palafox Street corridor a safe, functional, and attractive space.

PUBLIC HEALTH AND SAFETY

Crime and any perception of crime in a CRA Oakfield Redevelopment District creates a negative perception, especially in terms of drugs, prostitution, robberies, etc., and is a major impediment to revitalization for the district and the surrounding areas. As shown in Table 2.14, the incidence of crime, both violent and property, are moderate when compared to other parts of Escambia County.

The Escambia County CRA and the local Oakfield Community continue to work towards the common goal of decreasing and/or eliminating any high crime rates by implementing a comprehensive strategy addressing the need for additional law enforcement, community policing, prevention, intervention and treatment, neighborhood and economic development.

Objective: The CRA will continue to work with the Escambia County Sheriff's Department, Oakfield Neighborhood Watch Groups, Area churches, Commercial businesses and community stakeholders.

Action Strategies:

- Work directly with the Escambia County Sheriff's Department for a more increased presence in the CRA Oakfield District.
- Promote representatives from the Escambia County Sheriff's Department to conduct regular clean-sweeps of the Oakfield District.
- Seek ways to provide counseling for drug abuse and interventions and provide resources for treatment.
- Continue to solicit assistance from citizens for code enforcement violations.
- Support Crime Prevention Programs throughout the community.
- Continue to provide residential and commercial street lighting for safety.
- Install additional sidewalks for pedestrian safety.



EXAMPLE OF SIDEWALK INSTALLATION, PHOTO: GOOGLE MAPS



EXAMPLE OF RESIDENTIAL STREET LIGHTING, PHOTO: GOOGLE MAPS

ENCOURAGE CITIZEN GROUPS AND CIVIC PRIDE

Citizen involvement in the redevelopment of a designated district is critical to its success. Citizen groups, such as neighborhood watch groups or other civic-minded organizations are a great way to advocate for improvements to elected officials. Motivated neighbors also are a great resource to get small projects completed whether it is helping someone paint a house or hosting a park clean-up day. These neighborhood groups will receive support and guidance from Escambia County to maximize their effectiveness in the community.

In the past, the Escambia County CRA hosted a Neighborhood Leadership Summit for the Presidents, Vice-Presidents/Chairs of the neighborhood groups in all the CRA districts. The Summit provided an opportunity to network, exchange information, and learn new ideas/skills. The CRA hopes to continue this practice in the future which will include leaders from the CRA Oakfield Redevelopment District.

Annual festivals are a great way for neighbors to meet and greet each other. In 2014, the Escambia County CRA, in partnership with Artel Art Gallery and Lamar Advertising, introduced a Festival that included an Art Mural Project, In the Oakfield CRA District, to encourage revitalization and pride within the community through Art. The Escambia County CRA held its first annual festival in the CRA Oakfield Redevelopment District; Celebrating Oakfield. The festival included music, food, an art exhibition, vendors and resourceful information. There have been two successful festivals since and future annual festivals should be scheduled as neighborhood groups and the local community becomes more involved.



2016, PHOTO: CRA STAFF

Objective: Help foster a sense of civic pride in the CRA Oakfield Redevelopment District through the creation and support of neighborhood groups, beautification projects, neighborhood meetings and festivals.

Action Strategies:

- Work with residents to establish community groups and provide support to help those groups have maximum effectiveness in their community.
- Host an annual Neighborhood Leadership Summit and invite leaders from all CRA Redevelopment areas in Escambia County and the City of Pensacola.
- Work with residents to gauge support for an annual festival or continual block parties.



PICTURES OF A CELEBRATING OAKFIELD FESTIVAL HELD IN 2016, PHOTOS: COUNTY STAFF

RESIDENTIAL PRESERVATION AND ENHANCEMENT

The CRA Oakfield Redevelopment District contains over eighteen neighborhoods. The housing condition is mostly fair with several dilapidated homes scattered across the district. In addition, crime and public safety are also concerns of the community. The efforts to revitalize the area and improve the quality of life should be supported by harmonizing efforts to revitalize and preserve existing neighborhoods and create new ones. The Plan calls for continued neighborhood improvements to create a strong, safe and vibrant community.

To preserve and improve the quality of the existing housing conditions, the Plan recommends utilizing existing incentives such as the CRA's Residential Rehabilitation Grant to encourage housing restoration across the Redevelopment District, and continuing to collaborate with non-profit organizations and faith-based institutions.

To improve neighborhood connections and pedestrian walkability, the Plan suggests enhancing the existing neighborhood character, continuing with public realm improvements to provide a safe and aesthetically pleasing environment, and improving the connections with area local schools, parks, Community Centers and other neighborhood destinations. The Plan also recommends pursuing new development opportunities in the community to develop pocket parks/open spaces and multi-family housing development through land assembly and acquisition, where possible.

Objective: Preserve and enhance the residential character of the neighborhood through investment in public infrastructure and by establishing or promoting programs which supports investments in residential renovations and redevelopment of existing properties.

Action Strategies:

- Continue to utilize the residential improvement grants to encourage housing rehabilitation across the Redevelopment District.
- Follow residential design standards for building renovations and infill development.
- Acquire additional lots or building sites, or execute land exchanges for infill development.
- Actively pursue code enforcement including demolition of dilapidated structures. Parcels that become available because of the demolition may be used for infill housing development or neighborhood parks.
- Identify opportunities to develop pocket parks through acquisition of privately owned vacant, dilapidated or uninhabitable structures.
- Continue to provide financial assistance to further sewer system expansion throughout the Redevelopment District together with ECUA and developer funding.
- Consider the provision of flexible development standards in future zoning code revisions for minimum lot sizes to enable development of smaller residential lots.
- Enhance pedestrian safety employing a combination of traffic calming measures such as reduced speed limits, better signage, and the use of elevated decorative crosswalks at primary intersections.
- Initiate community-based activities involving the youth and public safety staff to generate support and participation in local anti-crime programs and improve public relations with the staff.
- Continue to work with neighborhood associations to conduct neighborhood planning exercises on a periodic basis to determine the specific needs of each neighborhood within the Redevelopment Area.
- Support enhanced law enforcement.
- Support neighborhood promotional programs and needs.



EXAMPLE OF A RESIDENTIAL REHABILITATION GRANT RECIPIENT, REPLACE ROOF AND INSTALL NEW WINDOWS, PHOTO: CRA STAFF



EXAMPLE OF A RESIDENTIAL REHABILITATION GRANT, INSTALL NEW WINDOWS, PHOTO: CRA STAFF

CHAPTER 4: CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

Capital investment in improvement projects, including pedestrian-targeted improvements, will help to achieve the goals and desires of the Oakfield community. It is through such projects that Escambia County will enhance the functional and aesthetic quality of the CRA Oakfield Redevelopment District and provide the basis for leveraging private redevelopment investment. The table below presents a list of proposed capital projects and programs that could be pursued by Escambia County to implement the recommendations of this Redevelopment Plan.

The strategies herein are divided into short-term (within 5 years), mid-term (5 to 10 years), and long range (+10 years) time horizons to help facilitate budgeting and provide a guide to what projects may be considered a higher priority at first. It is important to note that these proposed capital improvement strategies are not a pledge of expenditure of funds on a given project in each year. Actual funding allocations will be determined annually through the County's budget process. Also, as years' pass, priorities may change and the capital improvement strategies may need to be amended to reflect any changes.

County funds will be used to leverage grants and commercial financing to accomplish a substantial number of capital improvements and planning activities. With successful revitalization, Escambia County should see a substantial increase in the tax base and realize a healthy return on its investment through increased ad valorem tax revenues, sales tax receipts and other formulated revenue sharing programs.

The CRA Oakfield Redevelopment District Plan contains several projects consisting of public, private and joint public/private efforts that may take up to twenty years to complete. It is essential that the County incorporates a sound project implementation strategy when identifying priorities. The community should understand that the County will be pursuing multiple elements of the Redevelopment Plan always, and it is important to note that the summary of capital implementation strategies on this page is flexible in nature. It is the best estimate of project costs based on a measure of the order of magnitude for projects in relation to anticipated revenues. As a matter of practice the County will continue to prepare annual budgets as well as establish five-year and long-range work programs for budgetary and administrative purposes. Ultimately project costs will be refined during the design and construction phase of any given project.

FUTURE CAPITAL IMPROVEMENTS: ONGOING, SHORT, MID, AND LONG-TERM

Project	Description	Estimated Costs	Funding sources	Status
Residential Street Lighting				
Street Lighting for safety	Begin the process of providing funding for street lighting within the CRA District	\$50,000	CDBG/SNP/TIF	Will be ongoing, once TIF is approved
Neighborhood Improvements				
CRA Worker Program	Employ residents to perform landscaping maintenance	\$32,000	TIF/SNP	Will be ongoing, once TIF is approved
Conduct "Clean Sweeps" and neighborhood clean-ups	Schedule on a continual basis	\$10,000 (for five-year period)	CDBG/SNP/TIF	Will be ongoing, once Plan is approved
Remove Neighborhood blight/slum	Continue to work with Code Enforcement for lot abatements and demolition of vacated/abandoned homes	\$100,000	CDBG/SNP/TIF	Will be ongoing, once Plan is approved
Oakfield Community Center				
Seek a building/site for a Community Center to be utilized by all residents within the CRA Oakfield District	Build or purchase a building to be comparable with other Escambia County Community Centers	\$1M	Escambia County/LOST	Short-term, 2018
Parks				
Improvements to existing Oakfield Acres Park	Suggestions from Envision meetings: basketball and tennis courts, disk golf, bike and walking paths	\$50,000	TIF/CDBG	Short-term, 2018
Bus Stop Improvements				
Palafox Street-North of Burgess Road-Eastside Right-of-Way	Install a new bus shelter on the corner of N. Palafox Street and Travis Street and as needed	\$2,500	LOST/TIF	Mid-term, 2019
Drainage/Storm water management				
Through-out the CRA Oakfield District	Upgrade current system/divert runoff. Ongoing issues: Northeast Oakfield Road/Monarch Lane/West Pinestead Road and Trent Street	\$2M	FEMA/LOST/NWFWMD	Mid-term, 2019
Sidewalks/bicycle paths				
Install sidewalks for pedestrian safety	Install sidewalks and bicycle paths on Palafox Street and Burgess Road (west of North Palafox Street) and as needed	\$315,000	FDOT/CDGB/TIF	Mid-term, 2019

Street Corridor Beautification				
Corridor Beautification	Create beautification projects through-out the District	\$50,000	TIF/CDBG	Mid-term, 2020
Nature Trails/Greenway				
Create a Nature Trail/Open Space	Use vacated or donated property in the CRA Oakfield CRA District (Utility Easements, vacant land, etc.)	\$100,000	TIF/CDBG	Mid-term, 2020
Gateway Signs				
Install Gateway Signs	Gateway signs entering/existing the CRA Oakfield District	\$40,000	TIF/CDBG	Mid-term, 2020
Bridge Improvements				
North Palafox Street bridge crossing I-10, south of intersection of Olive Road	The bridge is in need of repairs, built in 1961, has a need for pedestrian/ bicycle facilities and minimal shoulder widths	\$500,000	FDOT	Mid-term, 2020
Affordable Housing				
Vacant properties	Reduce blight/slum. When possible, use properties for Affordable Housing with a shared community park	\$2M	CDBG/TIF	Mid-term, 2020
Traffic Calming Devices				
North Palafox Street Corridor Management Study	Study conducted in 2015 to address traffic capacity, public transit and bicycle and pedestrian access to revitalize corridors within the CRA Oakfield District	\$3M (estimated) Construction not planned or funded.	Florida-Alabama Transportation Planning Organization, FDOT, CRA, CDBG	Long-term, 2020
Turn signals				
	Install turn lanes and signals at Palafox Street and Hancock Lane	\$1M	FDOT/Escambia County	Long-term, 2020
Install Traffic Lights				
	Install Red Light on W. Oakfield Rd. at Kenmore and Palafox St.	\$200K	FDOT/Escambia County	Long-term, 2020
Sewer Expansion				
Hancock Lane- includes Gravity Main	91 Connections	\$814K	Escambia County/ECUA	Long-term, 2021
North Phase I	327 Connections	\$3M	Escambia County/ECUA	Long-term, 2022
North Phase II	215 Connections	\$1.5M	Escambia County/ECUA	Long-term, 2023
South Phase I	58 Connections	\$512K	Escambia County/ECUA	Long-term, 2024
South Phase II	63 Connections	\$410K	Escambia County/ECUA	Long-term, 2025

TABLE 4.1: CAPITAL IMPROVEMENT PROGRAM

Acronyms:

CDBG	Community Development Block Grant
LOST	Local Option Sales Tax
EPA	Environmental Protection Agency
TIF	Tax Increment Financing
SHIP	State Housing Initiatives Partnership
TBD	To Be Determined
FDOT	Florida Department of Transportation
SNP	Safe Neighborhood Program

CHAPTER 5: IMPLEMENTATION STRATEGIES

IMPLEMENTATION STRATEGIES

The success of the Oakfield Redevelopment updated Plan will depend on the coordinated efforts of the community's various stakeholders and agencies including the Escambia County Community Redevelopment Agency, Neighborhood Group Associations, business and property owners, and residents and stakeholders. This chapter outlines the implementation functions and organizational framework that are critical components for successful realization of the planning and design objectives that continued to be developed for the Oakfield CRD.

Implementation Functions

The implementation process can be divided into two major dimensions:

- Functional areas related to non-financing as well as financing considerations; and
- Responsible groups or agencies charged with addressing the functional areas.

Financial and non-financial considerations are equally important to the continued effective implementation of the Oakfield redevelopment plan. Non-financing considerations deal with developing an organizational framework to define the roles for various stakeholders involved in the redevelopment effort. Financing mechanisms are perhaps more easily defined, but should not be the focus until organizational elements are put into effect.

1. Non-Financing Functions

Non-financing functions fall into eight general categories:

Site Assembly

The redevelopment of an urban area requires assemblage of multiple parcels of land to maximize the development potential of constrained properties. Site assembly efforts are vital in pursuing land trades and creating development partnerships to ensure controlled growth in the neighborhood. In the Oakfield CRD, the primary opportunity for economic growth lies in the redevelopment of the substandard parcels located along the area's commercial corridors and the development of the proposed primary gateways which are located in areas where site assembly is advised.

Capital Improvements

Escambia County utilizes dedicated funding sources such as the Local Option Sales Tax Plan (LOST) and Local Option Gas Tax (LOGT) to fund capital improvements such as street improvement and upgrading utilities. One area of target is to pave roads within the Oakfield CRA District that are currently non-functional.

Standards and Controls

Design guidelines and development controls for controlling future development assures tenants and developers that quality future development will occur. In addition, promotion of high-quality design for the community improves aesthetic character and raises the market value of the neighborhood.

Physical Development

This concerns the actual construction of new facilities and rehabilitation of older facilities. Physical development is dependent upon several factors, the most important of which is the ability to effectively rehabilitate existing facilities and to attract and integrate new development in concert with the comprehensive redevelopment plan



EXAMPLES OF NEW PARK EQUIPMENT AT A COMMUNITY PARK IN ESCAMBIA COUNTY: PHOTO: CRA STAFF

Development Incentives

To further stimulate private investment, Escambia County provides development incentives through various means, including façade, landscape, signage, and property improvement grants; payment of impact fees; provision of site specific infrastructure improvements to address any deficiencies; participation in environmental clean-up of contaminated sites, flexibility in the application of use restrictions and increasing intensity of site use, flexible parking regulations, grants or low interest loans for life safety improvements; joint business support ventures such as district business identification signage or centralized marketing strategies.

Code Enforcement, Neighborhood Clean Ups, and Housing Rehabilitation

CRA will continue to partner with the County's Environmental Code Enforcement Division to help reduce blight within the designated areas. Code Enforcement will be an important element of this redevelopment program to systematically enforce all relevant codes, including those dealing with dilapidated structures, deteriorated housing, weeds and litter, zoning, signs, abandoned vehicles, etc. The CRA will support and fund the initiatives of Keep Pensacola Beautiful, neighborhood clean ups, demolition and lot abatements, monitoring sites, and supporting minimum housing standards codes.



PICTURES OF A NEIGHBORHOOD CLEAN-UP, DEBRIS TOTALED MORE THAN 83 TONS, 2016. PHOTO CRA STAFF

Property Acquisition

The CRA is authorized under F.S. 163, Part 3 to sell, lease, exchange, subdivide, transfer, assign, pledge encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. All real property acquired by the CRA in the Redevelopment Area shall be sold or leased for development for fair value in accordance with the uses permitted in the Plan and as required by the Act. This plan supports the acquisition of vacant land for housing construction or commercial development; the land may or may not be acquired by the County.

Enhanced Seasonal Lawn Maintenance

The CRA will continue to support the Enhanced Seasonal Lawn Maintenance Program to remove blight and control litter along selected corridors and residential roadways by mowing and weed-eating during the high seasonal summer/fall growth periods.

2. Financing

Grants

Federal grants have long been a source of funds for development projects, especially for public improvements. Such sources as Community Development Block Grants (CDBG) and Section 108 grants are available, although the extent of their uses may diminish as the volume of the grant decreases. They have the advantage of directly mitigating development costs and their benefits are predictable and readily understood. The Section 108 loan program allows municipalities to convert a portion of the funds they will receive through the CDBG program into loans to use in economic revitalization projects. Local governments often use their current and future CDBG funds as collateral to guarantee the loans. Other sources of financing include the State Housing Initiatives Partnership (SHIP) Program, and HOME Program. All of these programs should be leveraged as much as possible.

Tax Increment Funds

Tax Increment Funds (TIF), are the increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities in a designated CRA district. Because this is a commonly relied-upon source of funding for redevelopment, it is addressed in more detail in Appendix C.

Redevelopment Bonds

Redevelopment bonds are issued by the CRA and approved by the County to finance renovation of specific projects, but are not guaranteed by the general revenues of the County. Anticipated TIF revenue may be pledged as the collateral for these bonds.

Private Investment

A general rule for successful revitalization is that private investment usually must exceed public funding by a factor of three to four. Private investment, therefore, is the single most important source of redevelopment funding. Such funding takes the form of equity investment and conventional real estate loans.

Project Equity Position

When a CRA takes an equity position in a project, the agency contributes cash or land to the project with a return in the form of profit-sharing. This manner of participation can reduce developer costs.

Leasing

County-owned land, buildings, and equipment can be leased to developers for projects. For the developer, this reduces the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of the same. The County would then receive lease payments deductible from the developer's income tax. Such leases may also include a purchase option.

Joint Ventures

In real estate syndication ventures, the CRA can contribute equity capital to a project, thereby reducing equity requirements from the developer and/or reducing the amount of debt service. Through equity syndication, tax subsidy benefits can be passed on to investors in the form of depreciation, investment tax credits, deferral of taxes and capital gains.

Mortgage Write-Downs

Mortgage write-downs (funded through the Escambia County Neighborhood Enterprise Division) are a mechanism typically used to encourage residential development and home ownership in the Redevelopment Area. Funds from the agency are offered to qualified potential home buyers (low-moderate income, first time buyers, etc.) to increase their down payment, thereby decreasing mortgage payments. The Agency usually takes an ownership interest, such as a soft second mortgage, in the dwelling for a predetermined period to guarantee against misuse of the funds.

County support and management of the program's activities will provide the system to carry out the recommendations presented in this plan. It is necessary to establish lines of communication between all sectors of the community to positively effect change in the CRA Oakfield Redevelopment District neighborhoods. Developers and entrepreneurs will be key contributors to the success of this project. Strong public-private partnerships will be crucial to the long-term success of the redevelopment effort.

Faith-based Institutions

The CRA Oakfield Redevelopment District churches and other faith-based institutions have an important social role in the successful implementation of the redevelopment plan. Escambia County will work closely with faith-based organizations to develop community development programs that capitalize on their strengths and outreach capacity. Participation from faith-based organizations can aid in obtaining community-wide support, addressing the social service needs such as instituting daycare centers, organizing neighborhood clean-up drives and crime prevention campaigns, and encouraging youth participation in community development programs such as mentorship and job training programs to enhance their sense of responsibility.

Private Sector

Private-sector leadership can come from local banks, real estate development entrepreneurs, and property owners within the community. Local banks may provide financing for private developments and establishing a consortium to provide a revolving loan pool at below market interest rate. This activity may provide an opportunity for these financial institutions to meet their goals with respect to the Community Reinvestment Act that is designed to provide capacity building support and financial assistance for the revitalization of low and moderate income communities. Additionally, Escambia County should connect with companies dedicated to investing in local communities. Several companies actively invest in several communities across Florida with a mission of enhancing the quality of life for the community. First Union Corporation (Northwest Florida, Lee County) and the Corporate Partners Program (St. Petersburg) are examples of programs that involve corporate investment in community development. Similar companies may exist in Escambia County.

However, in order to encourage private investment, the right set of conditions must be in place that facilitate investment and help reduce risk. Creating new business incubators and working closely with interested property owners to develop and/or redevelop vacant land and structures in accordance with the

community's overall vision for the Redevelopment Area's future growth is a recommended start. Ensuring that property owners are familiar with the Brownfield development procedures and financial incentives available for Brownfield redevelopment would also help significantly.

Planning and Development Strategies

Escambia County CRA staff should be responsible for the execution of this redevelopment plan, and the following are recommendations towards such implementation:

- Prioritize and develop detailed programs for projects to implement major strategies illustrated in the Redevelopment Plan including phasing, project financing, land acquisition, land disposition, funding sources and financing.
- Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.
- Solicit the services of a realtor and/or utilize the County's community development team to devise a land acquisition strategy for potential purchases of property in the neighborhood.
- Support residential renovation and rehabilitation programs using grant funding such as SHIP, CDBG, HOME, and TIF.
- Increase awareness of funding resources and program initiatives available to residents interested in improving their property as means to increasing home ownership and property values.
- Conduct traffic analysis and market feasibility studies to assess the impact of proposed projects in surrounding areas.
- Initiate discussions with the City of Pensacola to coordinate joint improvement projects planned for the Oakfield Redevelopment Area.

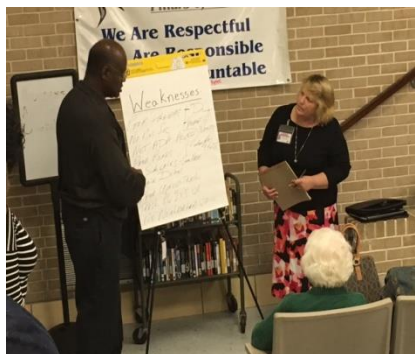
Housing Rehabilitation and Commercial Reinvestment Financing

A variety of funding sources will continue to provide an array of mechanisms to assist in rehabilitation and reinvestment activities to help spur economic development. This will include Community Development Block Grant funds, State housing assistance funds, and TIF resources. A housing rehabilitation loan pool with low interest rates geared to assist low and moderate-income homeowners in bringing their houses up to code will be of importance. The CRA will work with the Neighborhood Enterprise Division to implement these programs.

APPENDIX A: PUBLIC WORKSHOPS

Oakfield residents and business owners were invited to participate in a series of public workshops held at the Woodham Middle School. The dates and times are listed below:

- November 15, 2016, 6:00pm-7:00pm Kick-off meeting, identify issues
- January 17, 2017, 6:00pm-7:00pm Prioritize Oakfield Community needs
- February 21, 2017, 6:00pm-7:00pm Discuss Capital Improvements needed in the area
- April 25, 2017, 6:00pm-7:00pm Final meeting: Presentation of final draft plan



CITIZENS ATTENDING THE ENVISION OAKFIELD WORKSHOPS, CRA STAFF PHOTO

Participants were encouraged to contribute their ideas/suggestions for creating the CRA Oakfield Redevelopment District Plan. The results of their input and suggestions are summarized below and were integrated into the overall concept plan.

At the First kick-off meeting: A Swat Analysis (Strengths, Weaknesses, Opportunities and Threats), was completed by all attendees. The analysis revealed:

Strengths

- Location to hospitals, shopping Centers, airport and interstate
- Quiet/low crime in certain areas
- Diversity of residents
- Established neighborhoods
- Residents feel safe in most areas
- There are currently two schools
- Area has one Neighborhood park
- Properties are kept clean and neat
- Area has trees/woods and natural beauty
- Home to PCA and PCC (Christian Schools)
- Has undeveloped land
- Has established Home-owners Associations
- Has many families, retirees, good group of people

Weaknesses

- Lighting/sidewalks and curbing on Burgess Road and other Roads in the district
- Oakfield Park needs more amenities
- There is a need for additional public parks
- Drainage and flood issues through-out the district
- Litter and debris on rights-of-ways
- Burgess Road needs to be widened
- There is a need for more code enforcement presence
- Residents stated they have frequent power surges
- Traffic flow on Palafox and Burgess
- Lack of ECAT bus stops
- There are no Neighborhood Watch Groups (no voice for the community)
- Need for trash pick-up twice a week
- Trains are causing traffic issues
- Power poles are old and rotting
- Residents complaining of gas leaks

Opportunities

- Need for more convenient stores and gas stations
- Need for a Community/Recreation Center
- Build an overpass at Airport for train tracks
- Need for Nature trails, walking paths and soccer fields
- Many large vacant properties that can be used for development (SPC, etc.)
- Upgrade the tennis courts on Confederate
- Make better use of Woodham facilities
- Pave Oakfield Road and other roads
- Open Burgess Road in front of Circle K
- More local jobs needed
- Beautification of area

Threats

- Poor maintenance in Carpenters Creek
- Don't want Rawson Lane closed
- Crime is increasing in the area
- Homeless camp off Creighton Road
- Business signs are unsightly
- Possibility of higher taxes
- More traffic issues with opening Creighton Connector
- Middle school closing
- Vacant land not being utilized

At the second meeting: the workshop offered the opportunity for Oakfield citizens to review the results of the SWOT Analysis and add additional suggestions.

The third workshop built upon the SWAT analysis and information gathered in the second meeting. Attendees were tasked with identifying the short and long term improvements they felt were needed and wanted to see included in the CRA Oakfield Redevelopment Area. The following needed improvements, in order of priority, were identified:

- Additional street lighting
- Traffic issues (turn signals, speed bumps, curbing, etc.)
- Drainage issues
- Bicycle and Walking paths
- The need for sewer lines to be added
- The need for a Community/Recreation Center
- Beatification of area
- Underground utilities
- Update/add Oakfield Acres Park Amenities (tennis court, soccer field, disk golf, etc.)
- Enforce speed limits
- Maintain Right-of-Ways (mowing, week-eating, etc.)
- Work with Gulf Power to better maintain utility easements
- Better code enforcement on inoperable vehicles and yard maintenance
- Crime prevention (police presence and Escambia County Code Enforcement)

The fourth and final public meeting allowed attendees to see an actual copy of the draft plan. They were provided with copies and given additional time to provide feedback.

APPENDIX B: STATUTORY REQUIREMENTS

This section addresses certain specific requirements of Chapter 163, Part III, Florida Statutes, as they relate to the preparation and adoption of Community Redevelopment Plans in accordance with Sections 163.360 and 163.362. Provided below is a brief synopsis of each subsection requirement from 163.360 and 163.362, and a brief description of how the redevelopment plan and adoption process meet those requirements.

163.360 – Community Redevelopment Plans

Section 163.360 (1), Determination of Slum or Blight by Resolution

This section requires that a local governing body determine by resolution that an area has been determined to be a slum or blighted area before a redevelopment area can be established.

Action: Escambia County previously conducted a blight study which established conditions of blight in Oakfield and designated the area as appropriate for community redevelopment.

Section 163.360 (2)(b), Completeness

This section requires that the Redevelopment Plan be sufficiently complete to address land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation of properties within the redevelopment area, as well as zoning or planning changes, land uses, maximum densities, and building requirements.

Action: These issues are addressed in Chapters 2 and 3 of the Redevelopment Plan.

Section 163.360 (2)(c), Development of Affordable Housing

This section requires the redevelopment plan to provide for the development of affordable housing, or to state the reasons for not addressing affordable housing.

Action: The Redevelopment Plan anticipates the need to maintain and expand affordable housing in the Oakfield CRA District. The Escambia County Community Redevelopment Agency will coordinate with local housing developers to seek opportunities for the development of additional affordable housing.

Section 163.360 (4), Plan Preparation and Submittal Requirements

The Community Redevelopment Agency may prepare a Community Redevelopment Plan. Prior to considering this plan, the redevelopment agency will submit the plan to the local planning agency for review and recommendation as to its conformity with the comprehensive plan.

Action: Escambia County Community Redevelopment Agency staff prepared the Oakfield Redevelopment Plan.

Section 163.360 (5), (6), (7)(a)(d), Plan Approval

163.360 (5). The Community Redevelopment Agency will submit the Redevelopment Plan, along with written recommendations, to the governing body and each taxing authority operating within the boundaries of the redevelopment area.

Action: The Escambia County Board of County Commissioners, sitting as the Escambia County CRA, will pass a resolution for the final adoption of the Plan as provided by statute. The Board of County

Commissioners will proceed with a public hearing on the Redevelopment Plan as outlined in Subsection (6), below.

163.360 (6). The governing body shall hold a public hearing on the Community Redevelopment Plan after public notice by publication in a newspaper having a general circulation in operation of the Oakfield Redevelopment Area.

Action: A public hearing on the Oakfield Redevelopment Plan will be held at a future date.

163.360 (7). Following the public hearing described above, Escambia County may approve the redevelopment plan if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the Redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

Action: To minimize the relocation impact, the CRA will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

(b) The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

Action: The need for, and role of, private enterprise and investment to ensure the successful rehabilitation or redevelopment of the Oakfield area is described throughout the Plan.

Section 163.360 (8)(a)(b), Land Acquisition

These sections of the statute establish requirements for the acquisition of vacant land for developing residential and non-residential uses. The Redevelopment Plan supports future development of both residential and non-residential uses at various locations in the redevelopment area as described in Chapter 3. The Plan identifies strategies that will promote and facilitate public and private sector investment in vacant land acquisition for these purposes.

Chapter 163.362 - Contents of Community Redevelopment Plans

Every community redevelopment plan shall:

Chapter 163.362(1) Legal Description

Contain a legal description of the boundaries of the redevelopment area and the reasons for establishing such boundaries shown in the plan.

Action: A legal description of the boundaries is contained in Escambia County Board of County Commissioners Resolution R2014-147 and the Findings of Necessity report which are attached and incorporated herein by reference.

Chapter 163.362(2) Show by Diagram and General Terms:

(a) Approximate amount of open space and the street layout.

Action: This task is achieved in the Redevelopment Plan in Chapter 2 and Chapter 3. Figure 3.1 demonstrates the location for potential areas to be preserved as open space.

(b) Limitations on the type, size, height number and proposed use of buildings.

Action: These are described in general terms in Chapter 2; however, it is expected that the County's zoning ordinance and land development regulations will continue to provide the regulatory framework for any building dimension or style limitations. This redevelopment plan does not add any new limitations on the type, size, height, number and proposed use of buildings in the Oakfield Redevelopment Area.

(c) The approximate number of dwelling units.

Action: This Redevelopment plan does not include any capital improvements for the development of new housing units – therefore, no estimation of new dwelling units is included in this plan. However, based on the future land use concepts contained in the Plan, and the expressed desire to increase residential opportunities in Oakfield, it can be reasonably expected that new investment in housing will occur over time. Future developments of moderate to high density residential projects are encouraged in other areas of the redevelopment area, as well as new investment in single family infill. Residential density in Oakfield is expected to increase.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

Action: Proposed future uses and activities of this nature are described in Chapter 2.

Chapter 163.362(3) Neighborhood Impact Element

If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas.

The Oakfield Redevelopment Area contains a significant number of dwelling units which may be considered low to moderate-income units. The Redevelopment Plan makes provisions for affordable housing through rehabilitation and new construction. Shortages in affordable housing will be addressed through existing and new affordable housing development strategies, with an emphasis on developing ways in which affordable housing can be integrated within market rate housing projects.

The implementation of the Oakfield Redevelopment Plan will contribute significantly in improving the quality of life for Oakfield residents. Potential impacts are summarized below for each category required by statute: Relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Relocation

The redevelopment Plan as proposed supports the preservation of existing residential areas and does not require the relocation of any of the low or moderate income residents of the redevelopment area. To minimize the relocation impact, the Community Redevelopment Agency will provide support services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

Traffic Circulation

The implementation of the Redevelopment Plan recommendations related to streetscape improvements and traffic circulation are anticipated to positively impact the Oakfield Redevelopment Area. The primary corridor improvements, a component of the Redevelopment Plan, envisions enhancing identified roadways through streetscape improvements that encourage pedestrian mobility and improve vehicular circulation within the area.

Environmental Quality

Escambia County Community Redevelopment Agency will work closely with developers to ensure anticipated new development does not negatively affect the drainage capacity of the area, and, when feasible, support on-site provision of stormwater retention facilities for new development. The development of vacant and/or underutilized sites within Oakfield may result in minor increases in the amount of stormwater runoff which may contain pollutants. The Redevelopment Plan recommends pursuing environmental remediation in close cooperation with property owners to ensure that the pollutants are handled adequately prior to new development on identified Brownfield sites.

The County will closely monitor the capacity of the existing and planned stormwater infrastructure to ensure sufficient capacity exists, and there are no negative impacts from development. In terms of vegetation and air quality, proposed streetscape improvements are anticipated to add vegetation to Oakfield and preserve existing mature tree canopies.

No negative impact on the existing sanitary sewer is expected from implementation of the Redevelopment Plan, and expansion of said sewer may be required to spur redevelopment. If future deficiencies are projected, the County and the Redevelopment Agency will ensure that adequate capacity is available at the time of development.

Community Facilities and Services

The Redevelopment Plan presents strategies to create several town-center-styled gateway areas that will accommodate a diverse range of community and cultural facilities serving the needs of the local population. Existing open space/recreation facilities in Oakfield and its vicinity include: John R. Jones, Jr. Park and Old Oakfield School Park. The Plan recognizes the importance of these facilities and supports improvements of these facilities.

Effect on School Population

The Redevelopment Plan does not anticipate significantly affecting Oakfield school population. Any increase in school population is expected to be absorbed by the existing schools in the area. The Redevelopment Plan recommends streetscape improvements and sidewalks connecting the area schools to improve pedestrian safety and walkability for students and parents who walk to school. The County and the Redevelopment Agency will continue to work closely with Escambia County School Board to ensure the board's plans for area schools are consistent with the Redevelopment Plan.

Physical and Social Quality

The Plan's recommendations to continue with improvements to the existing streetscape environment, to redevelop vacant land and former industrial sites, to establish urban design and architectural standards for new development, and to continue code enforcement will have a positive impact on Oakfield's physical and visual character.

Implementation of the redevelopment plan will also improve community access to the social service network currently available to residents. Job training, apprenticeship opportunities, and mentorship programs created through commercial and industrial redevelopment and establishment of a community center will support the development of human capital, increase employment opportunities and serve as a tool to improve the household income.

Chapter 163.362 (4) Identify Specifically any Publicly Funded Capital Projects

Publicly Funded Capital Improvements are identified in Chapter 4 of the Plan.

Chapter 163.362(5) (6) Safeguards and Retention of Control

Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. Provide for the retention of controls and establishment of any restrictions or covenants running with land sold or leased for private use.

Action: The following safeguards and procedures will help ensure redevelopment efforts in the redevelopment area are carried out pursuant to the redevelopment plan:

The Community Redevelopment Plan is the guiding document for future development and redevelopment in and for the Oakfield Redevelopment Area. To assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this Plan, the Escambia County Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by Escambia County to permit development and redevelopment within its jurisdiction. These include but are not limited to the Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and County-authorized development review, permitting and approval processes. Per Florida Statute, Escambia County retains the vested authority and responsibility for:

- The power to grant final approval to Redevelopment Plans and modifications.
- The power to authorize issuance of revenue bonds as set forth in Section 163.385.
- The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), and the power to assume the responsibility to bear loss as provided in Section 163.370(3).

In accordance with Section 163.356(3)(c), by March 31 of each year the Redevelopment Agency shall file an Annual Report with Escambia County detailing the Agency's activities for the preceding fiscal year. The report shall include a complete financial statement describing assets, liabilities, income and operating expenses. At the time of filing, the Agency shall publish in a newspaper of general circulation a notice that the report has been filed with the County and is available for inspection during business hours in the office of the County Clerk and the Escambia County Community Redevelopment Agency.

The Community Redevelopment Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent auditor and will be included as part of the Escambia County Comprehensive Annual Financial Report for the preceding fiscal year. A copy of the Agency audit, as described in the CAFR will be forwarded to each taxing authority.

The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of the redevelopment plan.

The Redevelopment Plan may be modified, changed, or amended at any time by the Escambia County Community Redevelopment Agency after public notice and hearing. If the Plan is modified, changed, or amended after the lease or sale of property by the Agency, the modification must be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. This means that if a developer acquired title, lease rights, or other form of development agreement, from the Agency to a piece of property within the redevelopment area with the intention of developing it in conformance with the redevelopment plan, any amendment that which might substantially affect his/her ability to proceed with that development would require his/her consent.

When considering modifications, changes, or amendments in the redevelopment plan, the Agency will take into consideration the recommendations of interested area property owners, residents, and business operators. Proposed minor changes in the Plan will be communicated by the agency responsible to the affected property owner(s).

Chapter 163.362(7) Assurance of Replacement Housing for Displaced Persons

Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Action: As previously stated, to minimize the relocation impact, the Agency will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

Chapter 163.362(8) Element of Residential Use

Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low to moderate income, including the elderly.

Action: There are residential uses of various types and character, including, single-family, multi-family, rental units, owner-occupied units, and detached units in existence in the redevelopment area at the time of this writing. The efforts undertaken by the Agency, as described in this Redevelopment Plan, are intended to retain and enhance a high quality of residential use, particularly about developing and maintaining sustainable neighborhoods. Redevelopment program activities will strive to cultivate the positive neighborhood characteristics cited by the community during public workshops and reduce or eliminate any negative characteristics.

The establishment of a revitalized and expanded residential base in Oakfield is essential to achieve a successful economic redevelopment program. Residents living within the redevelopment area will comprise components of the work force and the market, which will generate economic activity.

Chapter 163.362(9) Statement of Projected Costs

Contain a detailed statement of the projected costs of development, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment funds.

Action: Project costs and funding sources are described in Chapter 4 of the Redevelopment Plan.

Chapter 163.362(10) Duration of Plan

Provide a time certain for completing all redevelopment financed by increment revenues.

Action: The CRA Oakfield Redevelopment Plan shall remain in effect and serve as a guide for future redevelopment activities in the redevelopment area for 30 years from the enactment date of the Board of County Commissioner's approval unless the Board decides to sunset the designated area.

APPENDIX C: TAX INCREMENT FINANCING

Tax increment financing (TIF) is a tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Because it is a frequently relied-upon tool for project financing, it is explored more fully here. This section presents a brief history of tax increment financing, types of expenses allowed, and TIF revenue projections that the Oakfield redevelopment area may generate in the next thirty years.

History of Tax Increment Financing:

TIF was originally developed over 50 years ago, as a method to finance public improvements in distressed areas where redevelopment would not otherwise occur. TIF is separate from grants or government funds, and given reductions in federal funds available for local projects in recent years TIF has increasingly developed into a primary means to finance local redevelopment.

State law controls tax increment financing. Because of this control, tax increment financing takes on several different techniques and appearances throughout the country. In Florida, tax increment financing is authorized in the Community Redevelopment Act of 1969, which is codified as Part III, Chapter 163 of the Florida Statutes. This act, as amended in 1977, provides for a combination of public and private redevelopment efforts and authorizes the use of tax increment financing. Under the Statutes, municipalities must go through a few steps to establish a redevelopment area and implement a tax increment financing district for that area.

Upon approval of the governing body, a trust fund for each community redevelopment area may be established. The revenues for the trust fund are obtained by allocating any increases in taxable assessed value to the area. The current assessed value of the district is set as the base and any increases (the tax increment revenues) are available for improvements to the area. The property tax paid on the base assessed value continues to be distributed to the local governments. The tax collector collects the entire property tax and subtracts the tax on the base value, which is available for general government purposes. Of the remaining tax increment revenues, 75 percent are deposited to the trust fund. The remaining 25 percent of the incremental growth is kept by the local government as a collection fee.

Type of Expenses Allowed:

- Funds from the redevelopment trust fund may be expended for undertakings of the community redevelopment agency which are directly related to financing or refinancing of redevelopment in the redevelopment area pursuant to an approved community redevelopment plan for the following purposes, including, but not limited to:
- Establishment and operations: The implementation and administrative expenses of the community redevelopment agency.
- Planning and analysis: Development of necessary engineering, architectural, and financial plans.
- Financing: Issuance and repayment of debt for proposed capital improvements contained in the community redevelopment plan.
- Acquisition: The acquisition of real property.
- Preparation: Tasks related to site preparation, including the relocation of existing residents.

Per F.S. 163.370(2), TIF funds may not be used for the following purposes:

- To construct or expand administration buildings for public bodies or police and fire buildings unless each taxing authority involved agrees,
- Any publicly-owned capital improvements which are not an integral part of the redevelopment if the improvements are normally financed by user fees, and if the improvements would have otherwise been made without the Redevelopment Agency within three years, or
- General government operating expenses unrelated to the Redevelopment Agency.

In addition, tax increment funds cannot be spent on capital projects contained in the local government's Capital Improvement Plan for the preceding three years.

APPENDIX D: RESOLUTION AND LEGAL DESCRIPTION

**Escambia County
Clerk's Original**

2014-001263 BCC
Dec. 11, 2014 Page 1

12/11/2014 5:34pm PCL

RESOLUTION NUMBER R2014-147

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, RELATING TO COMMUNITY REDEVELOPMENT: FINDING THAT THERE IS A BLIGHTED AREA WITHIN ESCAMBIA COUNTY, FLORIDA, AND A SHORTAGE OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS, SPECIFICALLY WITHIN THE OAKFIELD COMMUNITY; FINDING THAT REHABILITATION CONSERVATION, REDEVELOPMENT, OR A COMBINATION OF THESE IN THE OAKFIELD COMMUNITY IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF ESCAMBIA COUNTY; FINDING THAT THERE IS A NEED TO DESIGNATE OAKFIELD AS A REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA THAT:

Section 1. Authority. This Resolution is adopted pursuant to the provisions of Part III, Chapter 163, Florida Statutes, known as the "Community Redevelopment Act of 1969."

Section 2. Definitions. The definitions of the terms as provided in §163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in the Resolution. In addition, the term, "Proposed Oakfield Redevelopment Area" when used in this Resolution means the area within the boundaries of Escambia County, Florida, as outlined in the map and legal description attached hereto and incorporated herein as Exhibit A.

Section 3. Findings and Determinations. The Board of County Commissioners of Escambia County, Florida finds and determines as follows:

- a) The Board of County Commissioners finds that the area referred to as the "Proposed Oakfield Redevelopment Area" is a slum or blighted area which substantially impairs the sound growth of the County, and is a threat to the public health, safety, morals, and welfare of the residents of the County, and that the existence of blight further creates an economic and social liability by hindering development, discouraging private investment, reducing employment opportunities, retarding the construction and improvement of housing accommodations, causing an excessive proportion of expenditures for crime prevention and other forms of public services, and depressing the tax base.
- b) The Board of County Commissioners finds that a combination of rehabilitation, conservation and redevelopment of the area identified as the Proposed Oakfield Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents if the County in order to eliminate, remedy and prevent conditions of slum and blight.
- c) The Board of County Commissioners finds and determines that there

Date: 12/15/2014 Verified By: *[Signature]*

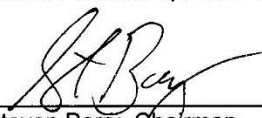
exists a need for the Community Redevelopment Agency created pursuant to Part I, Article VI, Section 78.151 of the Escambia County Code of Ordinances, to carry out redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes, in the Proposed Oakfield Redevelopment Area.

- d) The Board of County Commissioners finds and determines that the area described in Exhibit A and entitled Proposed Oakfield Redevelopment Area is appropriate for redevelopment projects and is hereby designated a Community Redevelopment Area.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

Adopted this 11th day of December, 2014.

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

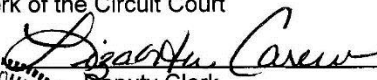
BY: 
Steven Barry, Chairman

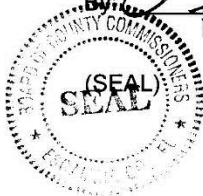
Date Executed

12/11/2014

Attest:

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk



Approved as to form and legal
sufficiency.

By/Title: 
Date: 11/21/14

EXHIBIT "A"

Legal Description
Oakfield Redevelopment Area
November 5, 2014

This description is intended solely for the purpose of identifying the Oakfield Redevelopment Area referenced in this ordinance and is not intended to be used when conveying or otherwise defining interests in real property.

Begin at the intersection of the North right-of-way line of Brent Lane (R/W varies) and the East right-of-way line of North Palafox Highway (R/W varies); thence run North along said East right-of-way line for 920 feet, more or less, to a point that is perpendicular to the most Southerly corner of that parcel of land recorded in Official Records Book 6362 at page 573 of the public records of Escambia County, Florida; thence run West for 115 feet, more or less, to said most Southerly corner of said parcel and the East right-of-way line of Pensacola Boulevard (125' R/W); thence run Northerly along the East right-of-way line of said Pensacola Boulevard (125' R/W) to the East right-of-way line of Interstate 10 Ramp (R/W varies); thence run Northeasterly along said Interstate 10 Ramp (R/W varies) right-of-way line to the South right-of-way line of Interstate 10 (R/W varies); thence run East along said South right-of-way line of Interstate 10 (R/W varies) and continue South along the West right-of-way line of Interstate 110 (R/W varies) to the aforesaid North right-of-way line of Brent Lane (R/W varies); thence run West along said North right-of-way line to the Point of Beginning.

**Findings of Necessity
Proposed Oakfield Redevelopment Area**

Introduction

As directed by the Board of County Commissioners and Committee of the Whole, Escambia County Community & Environment Department/Community Redevelopment Agency prepared a Findings of Necessity report to support the proposed creation of an Oakfield Redevelopment Area. A map depicting the proposed redevelopment area and boundary description for the proposed area are presented as Exhibit A. Data obtained from UWF Haas Center for Business Research using 2010 U.S. Bureau of Census Population and Housing with 2014 forecasts and field surveys were used to formulate these findings. The following data and analysis support the legislative finding that conditions in the proposed redevelopment area meet the criteria of slum or blight as described in Florida Statute 163.340(7) or (8).

Findings

A “*blighted area*” is an area experiencing economic distress, endangerment to life or property due to the presence of a substantial number of deteriorated structures. The proposed area exhibits conditions of blight as defined in Florida Statute to include the following:

Finding 1: Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities:

The proposed redevelopment area lacks public infrastructure to include adequate street layout, paved roads, stormwater management systems, and sanitary sewer service. While some of the area is served by sanitary sewer, other areas in the proposed are not served by a public sewer system which hinders reinvestment and redevelopment opportunities. The faulty lot layouts, lack of accessibility or usefulness of property, and marginal sewer service in the proposed redevelopment area supports the need for redevelopment.

Finding 2: Deterioration of site or other improvements:

Based upon windshield surveys conducted during 2014, there is a predominance of deteriorated or dilapidated housing in the proposed area. Single family residents were scored based upon a point system ranging from 1, Excellent Condition to 5, Dilapidated Condition. The housing conditions windshield survey results found 84% of the single family houses in the area fall in the categories of fair, poor, or dilapidated condition which means they require some form of repair or rehabilitation, show signs of

BCC 5:34 pm PH

structural damage, or need of demolition. These houses show need for repair or rehabilitation as indicated by curling shingles and lack of energy related improvements and majority of the homes were constructed prior to 1977. The age and conditions of structures in the proposed area, indicates the houses are in need of updates, including energy related improvements.

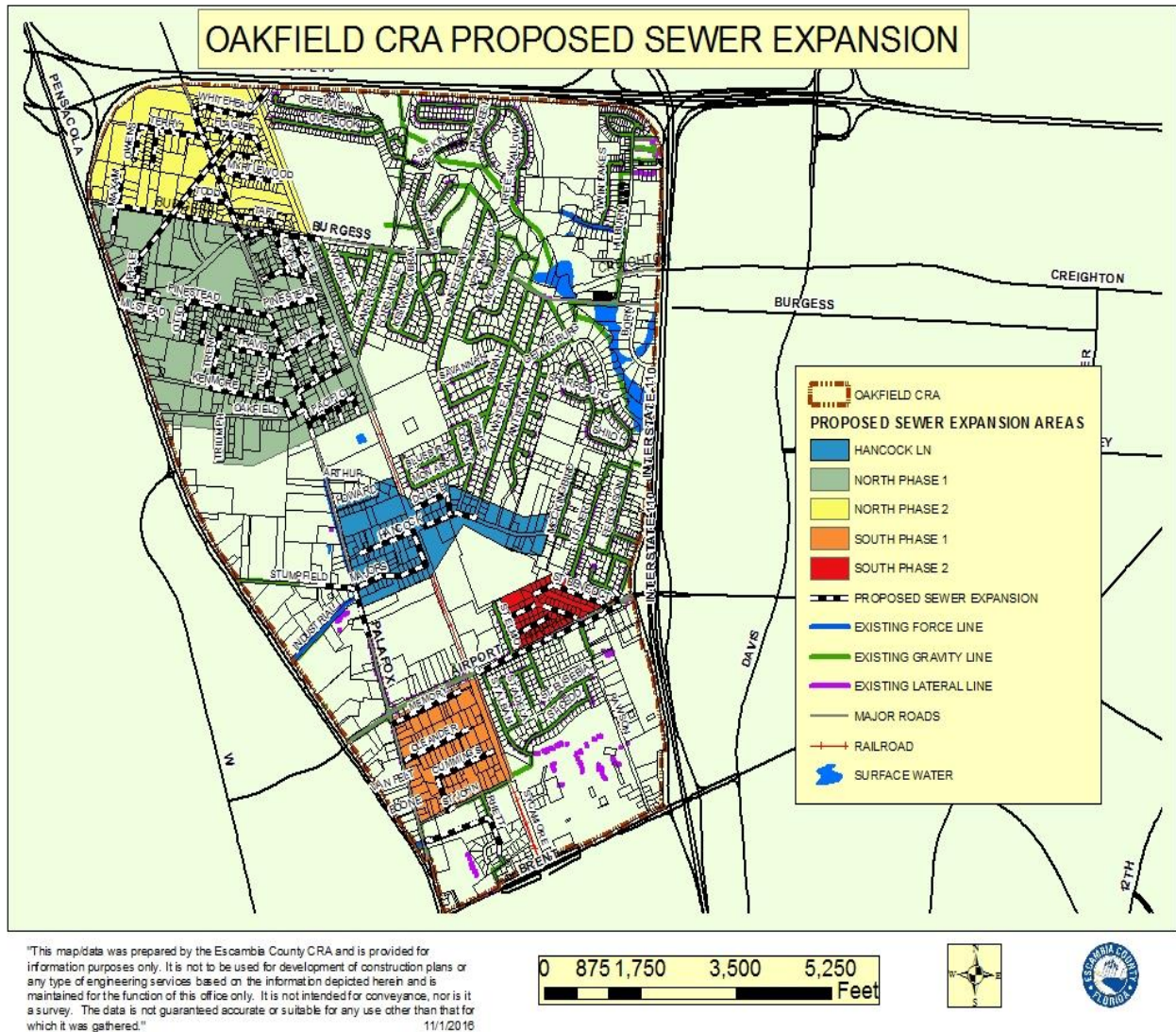
The residents' economic conditions indicate economic distress in the proposed Oakfield Area. This contributes to diminished re-investment and new development in the area as highlighted by the following:

- The average median owner-occupied housing value of \$105,000 in the proposed area compared to the County median of \$132,412.
- The average median household income in the area is \$34,700 compared to the County median income of \$42,100.

Summary

Based upon the findings presented, the proposed redevelopment area exhibits conditions of slum or blight as defined by Florida Statutes. The condition of numerous structures within its boundaries, lack of public infrastructure, and the socio-economic characteristics of the residents all contribute to this recommendation. The proposed area would benefit from redevelopment programs and projects. A combination of rehabilitation, conservation, and redevelopment of the proposed area will support the elimination, prevention, and remedy of the conditions of slum and blight. The creation of a redevelopment area will serve to improve the condition of this blighted area and help bring much needed economic development to the area.

APPENDIX E: MAP OF PROPOSED SEWER EXPANSIONS:



MAP OF PROPOSED SEWER EXPANSION FOR THE OAKFIELD REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS, CRA STAFF

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Oakfield Redevelopment Plan

Date: 07/12/17

Date due for placement on agenda: _____

Requested by Clara Long, Division Manager

Phone Number: 595-3596

.....
(LEGAL DEPARTMENT USE ONLY)

Legal Review by M. Crawford

Date Received: 7/12/17

_____ Approved as to form and legal sufficiency.

_____ Not approved.

X Make subject to legal signoff.

Additional comments:

- approved as to form only
- Corrections needed to remove references to Brownsville CEA/
incorrect resolutions/ordinances
- Marked draft returned to CEA for comment



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular

6. D.

Meeting Date: 09/05/2017

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 2 and 6 Regarding Rezoning Conditions

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

Rezoning case findings necessary to support a rezoning request are often preceded by some testimony that addresses conditions not valid for consideration. In particular, although the LDC does not use the term "spot zoning," the condition continues to be a topic of discussion during rezoning hearings. To establish a more effective set of rezoning conditions and a common understanding of spot zoning, amendments to the LDC are necessary.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith Crawford, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Ordinance, spot zoning and rezoning

Date: 08-08-17

Date requested back by: 08-11-17

Requested by: Griffin Vickery

Phone Number: 595-3471

.....

(LEGAL USE ONLY)

Legal Review by M. Cramford

Date Received: 8/15/2017

X

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2017-_____

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 2, DEVELOPMENT AND COMPLIANCE REVIEW, ARTICLE 7, LDC AND COMPREHENSIVE PLAN AMENDMENT, TO MODIFY APPROVAL CONDITIONS FOR ZONING MAP AMENDMENT (REZONING APPLICATION); AMENDING CHAPTER 6, DEFINITIONS, SECTION "S," TO DEFINE "SPOT ZONING"; 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 Escambia County Board of County Commissioners finds that logical and orderly land development patterns promote the public health, safety, and general welfare; and

WHEREAS, the Board has, within the regulations of the Land Development Code, established zoning districts to implement the general land development patterns prescribed by the future land use categories of the Comprehensive Plan; and

WHEREAS, the Board has, within the Land Development Code, established a rezoning process to amend existing zoning district boundaries where such amendments demonstrate the rezoning would contribute to or result in a logical and orderly development pattern; and

WHEREAS, the Board recognizes that within the rezoning process there remains confusion regarding use of the term "spot zoning" and, if used, whether the term is only descriptive or is a legal term of art referring to a practice that is invalid; and

WHEREAS, the Board finds that isolated or spot zoning, while requiring greater justification within the rezoning process, may serve a beneficial purpose and need not be prohibited; and

WHEREAS, the Board finds that, since the April 16, 2015, adoption of the Land Development Code, amendments to more effectively evaluate rezoning applications on the basis of logical and orderly development patterns are beneficial to the public.

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 2, Development and Compliance Review, Article 7, LDC and Comprehensive Plan Amendment, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 2-7.2 LDC zoning map and text amendments

(a) General. All provisions of the LDC are established, modified, or repealed by ordinance of the Board of County Commissioners (BCC). Zoning map and text amendments may be proposed by the county or others according to the ordinance enactment procedures prescribed by Florida Statutes and the provisions of this section. Since any LDC amendment is a change to implementing the land use regulations of the county and can modify the requirements for subsequent authorizations of land uses and development activities, significant opportunities for public participation are provided. These map and text amendment processes are established for the county to authorize appropriate changes to its land development regulations.

(b) Zoning map amendment (~~Rezoning~~ application). County-initiated comprehensive changes to the zoning map that set policy require enactment through the legislative procedures of the BCC. In compliance with the following process, an owner-initiated zoning map amendment (rezoning) that affects a limited number of identifiable parties and interests is evaluated first through quasi-judicial public hearings by the Planning Board, or the Santa Rosa Island Authority (SRIA) for property on Pensacola Beach, and then by the BCC:

(1) Application. An application for a rezoning through the quasi-judicial process shall be submitted to the clerk of the reviewing board within the time required by the adopted rezoning procedures of the board ~~Planning Board~~ prior to the scheduled board meeting at which the applicant requests to be heard. ~~If the application concerns property under the jurisdiction of the Santa Rosa Island Authority (SRIA), the application shall be submitted to the clerk of the SRIA at least 30 business days prior to the scheduled board meeting. The application shall provide the information required by the rezoning procedures. A pre-application meeting of the applicant with the staff for the reviewing board is recommended to discuss the process and to review county, board, and applicant responsibilities.~~

(2) Public participation. Hearings to consider a rezoning application shall be open to the public. Prior to any such hearing, the clerk of the reviewing board shall provide reasonable notice to the public as required by Florida Statutes and the Comprehensive Plan. ~~Public notification is required as further outlined in this Article. The cost of the notification is to be borne by the applicant requesting review. Public notification shall include the following, each identifying the purpose, subject, reviewing authorities, case number, dates, times and locations of the hearings; the current and proposed zoning; and county contacts for additional information:~~

- 1 **a. Publication.** At least ten days prior to the hearing, notice shall be published
2 in a newspaper of general circulation in Escambia County.
- 3 **b. Site sign.** At least 15 days prior to the hearing, a sign no smaller than 24
4 inches by 48 inches shall be prominently posted on, or as near as practicable
5 to, the subject property and shall be clearly readable from the nearest public
6 right-of-way.
- 7 **c. Notification.** At least 15 days prior to the hearing, notification shall be sent
8 via U.S. mail to the address registered with the property appraiser for each
9 owner of real property with any portion of the property located south of Nine
10 Mile Rd within 500' feet of the subject property. For property located north of
11 Nine Mile Rd, notification will be sent to properties within 2500' feet of the
12 subject property. The cost of the mailing is to be borne by the applicant.

13 **(3) Compliance review.** A quasi-judicial public hearing shall be conducted by the
14 appropriate reviewing board to consider a requested rezoning according to the
15 provisions of this article. At the conclusion of the hearing, based on the record
16 evidence, the reviewing board shall submit a recommendation to the BCC for
17 rezoning approval, denial, or if appropriate and acceptable to the applicant,
18 approval of a district with less intensive uses than the requested zoning.

19 **(4) Approval conditions.** The applicant has the burden of presenting competent
20 substantial evidence to the reviewing board ~~that establishes each~~ establishing
21 ~~that the requested zoning district would contribute to or result in a logical and~~
22 ~~orderly development pattern. The appropriate surrounding area within which~~
23 ~~uses and conditions must be considered may vary with those uses and~~
24 ~~conditions and is not necessarily the same area required for mailed notification.~~
25 A logical and orderly pattern shall require demonstration of each of the
26 following conditions:

27 **a. Consistent with Comprehensive Plan.** The proposed zoning is
28 consistent with the future land use (FLU) category as prescribed in LDC
29 Chapter 3, and with all other applicable goals, objectives, and policies of
30 the Comprehensive Plan. If the rezoning is required to properly enact a
31 proposed FLU map amendment transmitted for state agency review, the
32 proposed zoning is consistent with the proposed FLU and conditional to its
33 adoption. The proposed rezoning is consistent with the goals, objectives,
34 and policies of the Comprehensive Plan and not in conflict with any of its
35 provisions.

36 **b. Consistent with LDC zoning district provisions.** The proposed zoning is
37 consistent with the purpose and intent and with any other zoning
38 establishment provisions prescribed by the proposed district in Chapter 3.
39 The proposed rezoning is consistent with the stated purposes and intent of
40 the LDC and not in conflict with any of its provisions.

41 **c. ~~Compatibility~~ Compatible with surroundings.** All of the permitted uses
42 of the proposed zoning, not just those anticipated by the rezoning applicant,
43 are compatible, as defined in Chapter 6, with the surrounding uses. The
44 uses of any surrounding undeveloped land shall be considered the

permitted uses of the applicable district. Compatibility is not considered with potential conditional uses or with any nonconforming or unapproved uses. Also, in establishing the compatibility of a residential use, there is no additional burden to demonstrate the compatibility of specific residents or activities protected by fair housing law. All land uses, development activities, and conditions allowed by the proposed zoning are compatible with the surrounding conforming uses, activities and conditions and are able to coexist in relative proximity to them in a stable fashion over time such that no use, activity, or condition negatively impacts another. The appropriateness of the rezoning is not limited to any specific use that may be proposed but is evident for all permitted uses of the requested zoning. This condition shall not apply to any conditional uses of the proposed district or compatibility with nonconforming or unapproved uses, activities, or conditions.

d. Appropriate if spot zoning. Where the proposed zoning would establish or reinforce a condition of spot zoning as defined in Chapter 6, the isolated district would nevertheless be transitional in character between the adjoining districts, or the differences with those districts would be minor or sufficiently limited. The extent of these mitigating characteristics or conditions demonstrates an appropriate site-specific balancing of interests between the isolated district and adjoining lands.

de. Appropriate with cHanged or changing conditions. Thelf the land uses or development conditions within the area surrounding the property of to which the proposed rezoning would apply has have changed; or is are changing, the changes are to such a degree and character that it is in the public interest to encourage allow new uses, density, or intensity in the area through rezoning; and, the permitted uses of the proposed district are appropriate and not premature for the area or likely to create or contribute to sprawl.

e. Development patterns. The proposed rezoning would contribute to or result in a logical and orderly development pattern.

f. Effect on natural environment. The proposed rezoning would not increase the probability of any significant adverse impacts on the natural environment.

(5) Board Action. Whenlf the reviewing board finds from the record of the hearing that the applicant has presented competent substantial evidence establishing the required conditions, the board shall then consider whether maintaining the current zoning will serve a greater public interest. The board shall recommend approval of the rezoning request to the BCC if the board finds that no new uses, density, or intensity of use of the proposed zoning will likely diminish quality of life, reduce property values, confer a special benefit on the subject property to the detriment of the community as a whole or create other adverse impacts upon surrounding properties, more than the uses, density, or intensity of the current zoning. recommend approval of the rezoning request to the BCC,

1 unless the board determines that maintaining the current zoning will prevent the
2 following:

3 ~~a. **Premature development or sprawl.** The land uses and development~~
4 ~~activities allowed by the proposed rezoning are premature, or the rezoning~~
5 ~~would likely create or contribute to an urban sprawl pattern of~~
6 ~~development more than the current zoning.~~

7 ~~b. **Isolated districts.** The proposed rezoning would create or contribute to~~
8 ~~an isolated zoning district that is neither related to the adjacent and~~
9 ~~nearby zoning districts nor an appropriate transition between them.~~

10 ~~c. **Intrusion of non-residential uses.** The proposed rezoning would allow an~~
11 ~~intrusion of commercial or industrial uses into a platted residential~~
12 ~~subdivision or other established residential area more than the current~~
13 ~~zoning.~~

14 ~~d. **Property value impacts.** The land uses, development activities and~~
15 ~~conditions allowed by the proposed rezoning would likely result in~~
16 ~~significant adverse impacts upon the property values of adjacent properties~~
17 ~~or those in the immediate area more than the types of use, activities, and~~
18 ~~conditions permitted by the current zoning.~~

19 ~~e. **Nuisance-based impacts.** The land uses, development activities and~~
20 ~~conditions allowed by the proposed rezoning would likely adversely impact~~
21 ~~the character of existing development or quality of life in the general area or~~
22 ~~neighborhood by creating excessive traffic, noise, lights, vibration, fumes,~~
23 ~~odors, dust, physical activities, or other detrimental effects or nuisances~~
24 ~~more than the types of uses, activities and conditions permitted by the~~
25 ~~current zoning.~~

26 **(6) Final determination.** The BCC at its scheduled hearing shall adopt, modify, or
27 reject the recommendation of the Planning Board or SRIA or return the rezoning
28 case to the board with instructions for additional facts or clarification. The staff
29 of the recommending board shall inform the board of all formal actions taken by
30 the BCC on the rezoning request.

31 **(7) Appeals.** Actions by the BCC adopting, rejecting, or modifying the
32 recommended rezoning of the reviewing board are final. Any party seeking
33 judicial review of the final determination shall do so according to the general
34 provisions of Article 1. Additionally, written notice of the filing of any such
35 petition for judicial review shall be promptly provided by the petitioner through
36 the county to each owner of real property with any portion within a 500-foot
37 radius of the rezoning subject property.

38
39 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land
40 Development Code of Escambia County, Chapter 6, Definitions, Section "S," is hereby
41 amended as follows (words underlined are additions and words ~~stricken~~ are
42 deletions):

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-S-

Sand dune. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Seawall. A wall or an embankment designed to halt the encroachment of a waterbody.

Sedimentation. The deposition of sediment.

Semi-impervious surface. Any surface that is more resistant to the infiltration of water than a pervious surface, but more easily allows infiltration than an impervious surface. Such moderately impermeable surfaces include compacted stone, gravel, recycled asphalt, shell, or clay serving vehicular traffic; paver stones and "pervious" concrete; and other surfaces for which runoff coefficients no less than 0.60 are typically used for stormwater management calculations.

Shooting range. An indoor or outdoor facility designed for archery, paintball, or the discharge of firearms, including rifles, shotguns, pistols, muzzle loading and black powder guns. The term "shooting range" includes facilities for the purpose of sport shooting or for military or law enforcement training, including mock hazard response, target practice, skeet and trap.

Shopping center. An integrated group of retail sales and service establishments that is planned, constructed, and managed to function as a unit, with customer and employee parking provided on site and the delivery of goods separated from customer access.

1 *Sign.* Any object, device, display, or structure, or part thereof, which is positioned and
2 used to advertise, identify, announce, direct or attract attention, or otherwise visually
3 communicate a message outdoors using words, letters, numerals, emblems, figures,
4 symbols, pictures, or other images. Signs are more specifically defined by form and
5 use in the signage standards of chapter 5.

6 *Sign area.* The surface area of a sign shall be computed as including the entire area
7 within the smallest rectangle, triangle, circle or other regular geometric form, or
8 aggregates thereof, encompassing all of the display area of the sign and including all
9 of the elements of the matter displayed. Base, apron, supports and other structural
10 members not bearing advertising matter shall not be included in computation of
11 surface area. Border or trim shall be included in computation of surface area. One side
12 only of a double-sided sign shall be used in computing sign area where they are
13 placed back to back on a single sign structure and are at no point more than three feet
14 apart.

15 *Sign face.* The area or display surface used for the message.

16 *Sign triangle.* See visual clearance section of landscaping provisions.

17 *Silviculture.* The management of forest establishment, growth, composition, health,
18 and quality to produce lumber, pulp wood, or other forest products on a sustainable
19 basis. The term "silviculture" includes site preparation, planting, prescribed burning,
20 harvesting, and replanting activities.

21 *Site plan.* A scaled plan depicting proposed site development or redevelopment within
22 a parcel as required by the LDC for compliance review and approval.

23 *Solid waste.* Materials regulated by the state as solid waste, including sludge from a
24 waste treatment works, water supply treatment plant, or air pollution control facility; or
25 garbage, rubbish, refuse, special waste, or other discarded material, including solid,
26 liquid, semisolid or contained gaseous material resulting from domestic, industrial,
27 commercial, mining, agricultural, or governmental operations.

28 *Solid waste collection point.* A site for the collection of non-hazardous solid waste from
29 individual generators and transport to waste transfer, material recovery, waste
30 disposal or other solid waste management facilities.

31 *Solid waste disposal facility.* See "Landfill."

32 *Solid waste transfer facility.* An industrial facility where non-hazardous solid waste
33 from collection vehicles is consolidated, temporarily stored, and may be sorted, for
34 subsequent transport to other facilities for processing or final disposal.

35 *Sprawl or urban sprawl.* A haphazard development pattern of dispersed and strip
36 growth in suburbs and rural areas and along highways that is characterized by low
37 density, automobile-dependent development with either a single use or multiple uses

1 that are not functionally related, requiring the extension of public facilities and services
2 in an inefficient manner, and failing to provide a clear separation between urban and
3 rural uses.

4 Spot zoning. Zoning applied to an area of land, regardless of its size, that is different
5 from the zoning of all contiguous land. Such isolated or “spot” zoning is usually higher
6 in its density or intensity of use than the adjoining zoning and may, therefore, extend
7 privileges not generally extended to property similarly located in the area. Spot zoning
8 is not by itself prohibited, but due to its potentially adverse impacts on adjoining zoning
9 it carries a higher burden of demonstration that, if authorized, it will contribute to or
10 result in logical and orderly development.

11 *Stable, public.* A structure where horses, ponies or other domesticated equines are
12 kept for sale or hire, including their boarding, training, breeding, and riding.

13 *Stable, private.* An accessory structure where horses, ponies or other domesticated
14 equines are kept for the private use of the occupants of the premises and their guests,
15 and not kept for hire.

16 *Stadium or arena.* A structure with tiers of spectator seats rising around all or part of
17 an open or enclosed field or place used for athletic, entertainment, or other major
18 events. Stadiums may include food service, retail stores, meeting rooms and other
19 incidental uses customarily accessory to the principal use.

20 *Start of construction.* The date the building permit was issued, provided the actual
21 start of construction, repair, reconstruction, or improvement was within 180 days of the
22 permit date. The actual start means the first placement of permanent construction of a
23 structure (including a manufactured home) on a site, such as the pouring of slabs or
24 footings, installation of piles, construction of columns, or any work beyond the stage of
25 excavation or the placement of a manufactured home on a foundation. Permanent
26 construction does not include land preparation, such as clearing, grading and filling;
27 nor does it include the installation of streets or walkways; nor does it include
28 excavation for a basement, footings, piers or foundations or the erection of temporary
29 forms; nor does it include the installation on the property of accessory buildings, such
30 as garages or sheds not occupied as dwelling units or not part of the main structure.
31 This definition does not apply to new construction or substantial improvements under
32 the Coastal Barrier Resources Act (P.L. 97-348).

33 *Storage.* The placement, accumulation, or keeping of things, or the condition of things
34 placed, accumulated, or kept, in a specific location for preservation, future use, or
35 disposal.

36 *Storage, outdoor or outside.* The storage of any equipment, goods, junk, material,
37 merchandise, or vehicles outside of an enclosed building in the same area on a site
38 for more than 72 hours.

1 *Stormwater.* The flow of water which results from, and which occurs immediately
2 following, a rainfall event.

3 *Stormwater management.* Any technique, apparatus, or facility that controls or
4 manages the path, storage, quality, or rate of release of stormwater runoff, including
5 storm sewers, retention and detention ponds, drainage channels and swales, and inlet
6 and outlet structures.

7 *Stormwater management plan.* A professionally certified plan to manage stormwater
8 runoff from development by providing concurrent control of erosion, water quality,
9 sedimentation, and flooding in compliance with all applicable regulatory authorities.

10 *Stormwater management system.* The designed features of the property which collect,
11 convey, channel, hold, inhibit, or divert the movement of stormwater.

12 *Stormwater pond.* A stormwater storage facility that may be further characterized as:

13 *Detention pond.* A facility for the collection and temporary storage of stormwater
14 runoff for treatment through physical, chemical, or biological processes and for
15 attenuating discharge with subsequent gradual controlled discharge.

16 *Retention pond.* A facility for the collection and prevention of discharge of
17 stormwater runoff surface waters by complete on-site storage where the capacity
18 to store the given volume must be provided by a decrease of stored water caused
19 only by percolation through soil, evaporation, or evapotranspiration (loss of water
20 from soil by both evaporation and transpiration from plants).

21 *Dry pond.* A facility designed to collect and store stormwater runoff in a normally
22 dry basin.

23 *Wet pond.* A facility designed to collect and store stormwater runoff in a
24 permanently wet impoundment with a gently sloping littoral zone shelf designed to
25 support the growth of rooted aquatic plants. A wet pond provides for treatment
26 through physical, chemical, and biological processes.

27 *Story.* That portion of a building included between the surface of any floor and the
28 surface of the next floor above, or if there is no floor above it, then the space between
29 such floor and the ceiling next above it. In computing the number of stories in a
30 building, a basement shall not be considered a story if more than one-half of its height
31 is below the mean grade. For areas governed by FDEP or FEMA elevation
32 requirements, the number of stories in a building shall be counted from the minimum
33 required elevation established by FDEP or FEMA for the habitable first floor,
34 whichever is higher.

35 *Street.* A public or private right-of-way designed and used primarily for vehicular
36 transportation, including all of the land lying between the right-of-way lines delineating
37 the access way, whether improved or unimproved, and typically affording the principal

1 means of access to adjoining land. The term "street" includes the terms "road,"
2 "avenue," "boulevard," "lane," "thoroughfare" and "highway" when used for such
3 access ways. However, the term does not include alleys, access ways such as
4 easements and rights-of-way intended solely for limited utility purposes, or access
5 ways and driveways designed as part of or access to on-site parking. Streets may be
6 classified as the following:

7 *Arterial street, major.* A street providing service that is relatively continuous and of
8 relatively high traffic volume, long trip length, and high operating speed, including
9 every United States numbered highway.

10 *Arterial street, minor.* A street providing connections between major activity
11 centers of the county, and which augments the major arterial system for local and
12 inter-county traffic by feeding traffic from collector and local street systems onto
13 major arterials.

14 *Collector street.* A street providing service that is of relatively moderate traffic
15 volume, moderate trip length, and moderate operating speed, and which
16 distributes traffic between local streets or arterial streets.

17 *Local street.* A street providing service that is of relatively low traffic volume, short
18 average trip length, or minimal through traffic movements, and high quantity land
19 access for abutting property.

20 *Private street.* A privately owned and maintained street.

21 *Public street.* A street under the jurisdiction of and maintained by a public entity
22 for public travel.

23 *Structural alteration.* Any change in the supporting members of a building, such as
24 bearing walls, bearing partitions, columns, beams or girders, or any complete
25 rebuilding of the roof, exterior walls or any other change which results in increased or
26 decreased height of a structure.

27 *Structure.* Anything constructed, assembled or erected, the use of which requires
28 location on or in the ground, or attachment to something having location on or in the
29 ground. The term "structure" does not include unroofed paved surfaces, such as
30 sidewalks, driveways, parking lots, or paved areas used for sports activities. For the
31 purposes of floodplain management, "structure" means a walled and roofed building,
32 including a gas or liquid storage tank, which is principally above ground, as well as a
33 manufactured home.

34 *Subdivision.* The division of a parcel of land, whether improved or unimproved, into
35 three or more contiguous lots or parcels of land or, if the establishment of a new street
36 is involved, any division of the parcel. When appropriate to the context, the term
37 "subdivision" refers to the process of subdividing or to the land subdivided.

1 *Subdivision, recorded.* The plat of an approved subdivision as recorded in the office of
2 the Clerk of the Court, Escambia County, according to Florida Statutes.

3 *Substance abuse treatment facility.* A state licensed residential or inpatient facility
4 which provides professionally planned and directed clinical treatment in a structured
5 live-in environment within a nonhospital setting on a 24-hours-per-day, seven-days-
6 per-week basis, designed to reduce or eliminate the misuse of drugs and alcohol and
7 promote a healthy, drug-free lifestyle.

8 *Substantial construction.* All required permits necessary to continue the development
9 have been obtained; permitted clearing and grading has been completed on a
10 significant portion of the development subject to a single final development order; and
11 the actual construction of buildings or water and sewer lines, streets, or the
12 stormwater management system has been completed on a significant portion of the
13 development or is progressing in a manner that significantly moves the entire
14 development toward completion of construction.

15 *Substantial damage.* Damage of any origin sustained by a structure whereby the cost
16 of restoring the structure to its before-damaged condition would equal or exceed 50
17 percent of the market value of the structure before the damage occurred. The "cost" of
18 the restoration is the fair market value of the material and services necessary to
19 accomplish the entire restoration and is unaffected by incremental restoration work.

20 *Substantial improvement.* Any repair, reconstruction, rehabilitation, addition, or other
21 improvement of a structure, the cost of which equals or exceeds 50 percent of the
22 market value of the structure before the improvement or repair is started. If the
23 structure has incurred "substantial damage," any repairs are considered substantial
24 improvement regardless of the actual repair work performed. The term does not,
25 however, include either of the following:

- 26 1. Any project for improvement of a building required to correct existing health,
27 sanitary, or safety code violations identified by the building official and that are the
28 minimum necessary to assure safe living conditions.
- 29 2. Any alteration of an historic structure provided the alteration will not preclude the
30 structure's continued designation as a historic structure and the alteration is
31 approved by variance issued according to the provisions of the LDC.

32 *Suitability.* The degree to which the existing characteristics and limitations of land and
33 water are compatible with a proposed use or development.

34 *Surface water.* Water upon the surface of the earth, whether contained in bounds
35 created naturally or artificially or diffused. Water from natural springs is classified as
36 surface water when it exits from the spring onto the earth's surface.

Section 4. 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 5. 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 (2016); 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," "chapter," or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Effective Date.

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

DONE AND ENACTED this _____ day of _____, 2017.

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

By: _____

D. B. Underhill, 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: 09/05/2017

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

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

In the April 16, 2015, adoption of the Land Development Code the county did not adopt all of the proposed mainland zoning district consolidation, leaving many parcels zoned HC/LI within MU-S and most other existing instances of zoning district inconsistency with the applicable FLU.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith Crawford, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: HC/LI and inconsistencies

Date: 8/28/17

Date requested back by: _____

Requested by: Allyson Cain

Phone Number: _____

.....

(LEGAL USE ONLY)

Legal Review by M. Crawford

Date Received: 8/29/17

X _____ Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

Final draft attached & initialed

ORDINANCE NUMBER 2017-_____

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, ZONING REGULATIONS, ARTICLE 1, SECTION 3-1.3 ZONING AND FUTURE LAND USE, AND AMENDING ARTICLE 2, SECTION 3-2.11 HEAVY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT (HC/LI), TO ADDRESS CONSISTENCY OF PARCELS ZONED HC/LI AND WHICH ARE LOCATED WITHIN THE MIXED-USE SUBURBAN (MU-S) FUTURE LAND USE CATEGORY; 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 163, Florida Statutes, directed local governments to each adopt a comprehensive plan that provides the principles, guidelines, standards, and strategies for orderly and balanced future development within their jurisdictions, that includes a future land use element designating the future general distribution, location, and extent of the uses of land, and that provides meaningful guidelines for the content of more detailed land development and use regulations; and

WHEREAS, the Escambia County Board of County Commissioners has, within the future land use element of the adopted Escambia County Comprehensive Plan, established future land use categories and related policies to form future land use patterns that encourage compact and mixed-use urban development, support transit, provide a clear separation between urban, suburban, and rural areas, and provide protection for existing agricultural areas; and

WHEREAS, the Board has, within the regulations of the county's Land Development Code, established one or more zoning districts containing specific and detailed provisions necessary to implement the established purpose and the general distribution, location, and extent of uses of each future land use category within the Comprehensive Plan; and

WHEREAS, the Board finds that the consolidation of zoning districts included in the April 16, 2015, adoption of the Land Development Code did not eliminate all occurrences of zoning districts that appear to allow uses, density, or other intensities of use not authorized by the prevailing purposes and associated provisions of applicable future land use categories; and

WHEREAS, the Board finds that there are occurrences of Heavy Commercial and Light Industrial (HC/LI) zoning within the Mixed-Use Suburban (MU-S) future land use category; and

1 **WHEREAS**, the Board finds that it is in the best interests of the health, safety, and
2 welfare of the public to address any inconsistency created by HC/LI zoning within the MU-
3 S future land use category.

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

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

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

11 **(a) Generally.** Together the future land use (FLU) categories of the Comprehensive Plan
12 and zoning districts of the LDC form the primary location-specific land use regulations
13 of the county. Within each FLU, one or more zoning districts implement and further
14 refine the distribution and extent of allowable land uses. The identification or
15 classification of a use or activity as allowed by the applicable future land use category
16 and zoning district does not constitute the required approval to carry out that use or
17 activity. Consistency with FLU and zoning only indicates that, upon appropriate review
18 and approval for compliance with the provisions of the LDC, the use or activity may
19 be established, reestablished or expanded.

20 **(b) Official maps.** The areas of the county subject to each future land use category
21 established within the Comprehensive Plan are recorded on the *Official Future Land*
22 *Use Map of Escambia County*. Similarly, the areas of each zoning district established
23 in this chapter are recorded on the *Official Zoning Map of Escambia County*. The
24 zoning map is adopted and incorporated here by reference and declared to be part of
25 the LDC. The information shown on the map has the same force and effect as the
26 text of the LDC. Both official maps are represented and maintained digitally in the
27 county's Geographic Information System (GIS) and shall be accessible to the public
28 via the county's website, www.myescambia.com.

29 **(c) Boundary determinations.** If uncertainty exists regarding the boundary of any FLU
30 category or zoning district, the boundary shall be determined by the Planning Official
31 in consideration of the following:

32 **(1) Natural features.** A boundary that reflects a clear intent to follow a particular
33 natural feature such as a stream or shoreline shall be understood to follow the
34 feature as it actually exists and move with the feature should it move as a result of
35 natural processes.

36 **(2) Manmade features.** A boundary shown on the official map as approximately
37 following a right-of-way, parcel line, section line, or other readily identified
38 manmade feature shall be understood to coincide with that feature.

39 **(3) Parallel or extension.** A boundary shown on the official map as approximately
40 parallel to a natural or manmade feature shall be understood as being actually

1 parallel to that feature; or if an apparent extension of such a feature, then
2 understood as an actual extension.

3 **(4) Metes and bounds.** If a boundary splits an existing lot or parcel, any metes and
4 bounds description used to establish the boundary shall be used to determine its
5 location.

6 **(5) Scaling.** If the specific location of a boundary cannot otherwise be determined, it
7 shall be determined by scaling the mapped boundary's distance from other
8 features shown on the official map.

9 **(d) Split parcels.** The adopted zoning districts and FLU categories are parcel-based, but
10 their boundaries are not prohibited from dividing a parcel. For parcels split by these
11 boundaries, including overlay district boundaries, only that portion of a parcel within a
12 district or category is subject to its requirements. Where a zoning district boundary
13 divides a parcel that is ten acres or less in size and not part of a platted residential
14 subdivision, the zoning district of the larger portion may be applied to the entire parcel
15 if requested by the parcel owner, consistent with the applicable FLU category, and in
16 compliance with the location criteria of the requested zoning. Zoning map amendment
17 is otherwise required to apply a single district to a split-zoned parcel.

18 **(e) Land with no designations.** No zoning is adopted for military bases, state college
19 and university campuses, and other such lands for which the regulations of the LDC
20 are not intended. Public rights-of-way have no designated zoning or future land use,
21 but where officially vacated right-of-way is added to abutting parcels the future land
22 use categories and zoning districts applicable to the abutting parcels shall apply to
23 their additions at the time of the vacation approval, with no further action required by
24 the county.

25 Land that otherwise has no adopted zoning, and is not within an area determined by
26 the county to be excluded from zoning, shall have zoning established by zoning map
27 amendment. If the land also has no approved future land use category, one shall be
28 adopted according to the process prescribed for such amendments prior to, or
29 concurrently with, Board of County Commissioners (BCC) approval of the zoning map
30 amendment. Changes to the boundaries of adopted FLU categories or zoning
31 districts, whether owner initiated or county initiated, are amendments to the official
32 county maps and are authorized only through the processes prescribed in Chapter 2
33 for such amendments.

34 **(f) Future land use designations.** The future land use categories established within the
35 Comprehensive Plan and referenced in the LDC are designated by the following
36 abbreviations and names:

37	AG	Agriculture
38	RC	Rural Community
39	MU-S	Mixed-Use Suburban
40	MU-U	Mixed-Use Urban
41	C	Commercial
42	I	Industrial
43	P	Public

1	REC	Recreation
2	CON	Conservation
3	MU-PK	Mixed-Use Perdido Key
4	MU-PB	Mixed-Use Pensacola Beach

(g) **Zoning district designations.** The zoning districts established within this chapter are designated by the following groups, abbreviations and names:

(1) Residential. The purposes of the following districts are primary residential:

8	RR	Rural Residential
9	LDR	Low Density Residential
10	MDR	Med. Density Residential
11	HDR	High Density Residential
12	LDR-PK	Low Density Residential - Perdido Key
13	MDR-PK	Medium Density Residential - Perdido Key
14	HDR-PK	High Density Residential - Perdido Key
15	LDR-PB	Low Density Residential - Pensacola Beach
16	MDR-PB	Medium Density Residential - Pensacola Beach
17	HDR-PB	High Density Residential - Pensacola Beach

(2) Non-residential. The purposes of the following districts are primarily mixed-use and non-residential:

a. Mixed-use. The mixed-use districts are:

21	RMU	Rural Mixed-use
22	LDMU	Low Density Mixed-use
23	HDMU	High Density Mixed-use
24	MDR/C-PB	Medium Density Residential & Commercial - Pensacola Beach
26	HDR/C-PB	High Density Residential & Commercial - Pensacola Beach

b. Commercial and industrial. The commercial and industrial districts are:

28	Com	Commercial
29	Com-PK	Commercial - Perdido Key
30	CC-PK	Commercial Core - Perdido Key
31	CG-PK	Commercial Gateway - Perdido Key
32	GR-PB	General Retail - Pensacola Beach
33	Rec/R-PB	Recreation Retail - Pensacola Beach
34	CH-PB	Commercial Hotel - Pensacola Beach
35	HC/LI	Heavy Commercial and Light Industrial
36	Ind	Industrial

c. Other. The other non-residential districts are:

38	Agr	Agricultural
39	Rec	Recreation
40	Con	Conservation
41	Pub	Public
42	PR-PK	Planned Resort - Perdido Key
43	Rec-PK	Recreation - Perdido Key

PR-PB Preservation - Pensacola Beach
Con/Rec-PB Conservation and Recreation - Pensacola Beach
G/C-PB Government and Civic - Pensacola Beach

(h) ~~Consistency~~Zoning implementation of FLU. The zoning districts of this chapter are established to implement the future land use categories adopted in Chapter 7 of the Comprehensive Plan. One or more districts may implement the range of allowed uses of each FLU, but only at densities and intensities of use consistent with the established purposes and standards of the category. The Perdido Key districts (Article 4) implement the MU-PK category and areas of the Conservation and Recreation categories applicable to Perdido Key. The Pensacola Beach districts (Article 5) implement the MU-PB category and areas of the Conservation and Recreation categories applicable to Santa Rosa Island. The mainland districts (Article 2) implement only those FLU categories prescribed within the regulations of each district. In any conflict between the existing zoning of a parcel and its applicable FLU, the provisions of the future land use prevail, subject to any confirmation of vested rights. Such conflicts may be resolved through the zoning and FLU map amendment processes prescribed in Article 7 of Chapter 2. However, no future rezoning to a mainland district is authorized if not prescribed by the district for the applicable FLU as summarized in the following table: The zoning of a parcel shall be consistent with the applicable future land use category by either directly implementing the provisions of the FLU or otherwise not being in conflict with its intent, allowable uses, density, or intensity. All Perdido Key districts (Article 4) are consistent with the MU-PK category and all Pensacola Beach districts (Article 5) are consistent with the MU-PB category. Mainland districts (Article 2) are consistent with FLU categories as prescribed in each district and summarized in the following table:

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

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

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

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

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

(b) Permitted uses. Permitted uses within the HC/LI district are limited to the following but, if within the MU-S FLU category and not previously zoned Gateway Business District (GBD), permitted uses are limited to the permitted uses of the Commercial (Com) zoning district as prescribed in the preceding section of this article:

(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 Low-THC marijuana dispensing facilities, sales of alcoholic beverages, sales of automotive fuels, and sales of new and used automobiles, motorcycles, boats, and manufactured (mobile) homes.

(3) Retail services.

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

b. Child care facilities.

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

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.

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

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

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

7 i. Taxi and limousine services.

8 See also conditional uses in this district.

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

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

11 b. Cemeteries, including family cemeteries.

12 c. Community service facilities, including auditoriums, libraries, museums, and
13 neighborhood centers.

14 d. Educational facilities, including preschools, K-12, colleges, and vocational
15 schools.

16 e. Emergency service facilities, including law enforcement, fire fighting, and
17 medical assistance.

18 f. Funeral establishments.

19 g. Homeless shelters.

20 h. Hospitals.

21 i. Offices for government agencies or public utilities.

22 j. Places of worship.

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

25 See also conditional uses in this district.

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

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

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

38 c. Marinas, private and commercial.

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

See also conditional uses in this district.

(6) Industrial and related. Within MU-S, outside storage is permitted only when adequately screened per LDC regulations.

- a. Light industrial uses, including research and development, printing and binding, distribution and wholesale warehousing, and manufacturing, all completely within the confines of buildings and without adverse off-site impacts.
- b. Marinas, industrial-, not allowed within MU-S.
- c. Microbreweries, microdistilleries, and microwineries, except in areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption of HC/LI zoning-, not allowed within MU-S.

See also conditional uses in this district.

(7) Agricultural and related.

- a. Food produced primarily for personal consumption by the producer, but no farm animals.
- b. Nurseries and garden centers, including adjoining outdoor storage or display of plants.
- c. Veterinary clinics, excluding outside kennels.

See also conditional uses in this district.

(8) Other uses. Within MU-S, outside storage is permitted only when adequately screened per LDC regulations.

- 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-, not allowed within MU-S.
- 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-, not allowed within MU-S.
- i. Sales and outdoor display of prefabricated storage sheds.
- j. Self-storage facilities, including vehicle rental as an accessory use.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA, or the BCC as noted, may conditionally allow the following uses within the HC/LI district. However, if within the Mixed-Use Suburban (MU-S) future land use category

1 and previously zoned Gateway Business District (GBD), then no conditional uses are
2 available. If within the MU-S future land use category and not previously zoned GBD,
3 the conditional uses are limited to those of the Commercial (Com) district as
4 prescribed in the preceding section of this article:

5 **(1) Residential.** Caretaker residences not among the permitted uses of the district
6 and for permitted non-residential uses.

7 **(1) Retail services.** Restaurants not among the permitted uses of the district.

8 **(2) Public and civic.** Cinerators.

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

10 a. Motorsports facilities on lots 20 acres or larger.

11 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.

12 c. Shooting ranges, outdoor.

13 **(4) Industrial and related,** not allowed within MU-S.

14 a. Asphalt and concrete batch plants if within the Industrial (I) future land use
15 category and within areas zoned GID prior to adoption of HC/LI zoning.

16 b. Borrow pits and reclamation activities 20 acres minimum and (subject to local
17 permit and development review requirements per Escambia County Code of
18 Ordinances, Part I, Chapter 42, article VIII, and land use regulations in Part III,
19 the Land Development Code, chapter 4.) *Borrow pits are prohibited on land
20 zoned GBD, GID, and WMU prior to the adoption of the HC/LI zoning.

21 c. Salvage yards not otherwise requiring approval as solid waste processing
22 facilities.

23 d. Solid waste processing facilities, including solid waste collection points, solid
24 waste transfer facilities, materials recovery facilities, recovered materials
25 processing facilities, recycling facilities and operations, resource recovery
26 facilities and operations, and volume reduction plants.

27 The conditional use determination for any of these solid waste facilities shall be
28 made by the BCC in lieu of any hearing before the BOA. The applicant shall
29 submit a site boundary survey, development plan, description of anticipated
30 operations, and evidence that establishes each of the following conditions in
31 addition to those prescribed in Chapter 2:

32 1. Trucks have access to and from the site from adequately wide collector or
33 arterial streets and do not use local residential streets.

34 2. The scale, intensity, and operation of the use will not generate
35 unreasonable noise, traffic, objectionable odors, dust, or other potential
36 nuisances or hazards to contiguous properties.

37 3. The processing of materials will be completely within enclosed buildings
38 unless otherwise approved by the BCC.

- 1 4. The plan includes appropriate practices to protect adjacent land and
2 resources, minimize erosion, and treat stormwater; landscaping and
3 buffering for adjacent uses; hours of operation; methods to comply with
4 maximum permissible noise levels; means of access control to prevent
5 illegal dumping; and plans for materials storage.

6 **(5) Agricultural and related.** Kennels or animal shelters not interior to veterinary
7 clinics.

8 **(6) Other uses.**

- 9 a. Structures of permitted uses exceeding the district structure height limit.
10 b. Heliports.

11 **(d) Site and building requirements.** The following site and building requirements apply
12 to uses within the HC/LI district:

13 **(1) Density.** A maximum density of 25 dwelling units per acre. Lodging unit density
14 is not limited by zoning.

15 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Mixed-Use
16 Suburban (MU-S), Commercial (C), and Industrial (I) future land use categories,
17 and 2.0 within Mixed-Use Urban (MU-U).

18 **(3) Structure height.** A maximum structure height of 150 feet above highest adjacent
19 grade, except that for any parcel previously zoned GBD and within the MU-S future
20 land use category the mean roof height (average of roof eave and peak heights)
21 of a building shall not exceed 45 feet above average finished grade.

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

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

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

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

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

29 b. **Sides.** Ten feet on each side, including any group of attached townhouses.
30 For structures exceeding 35 feet above highest adjacent grade, an additional
31 two feet for each additional 10 feet in height.

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

33 **(8) Other requirements.**

34 a. **Access.** For any industrial use south of Well Line Road, site access shall be
35 provided by curb cuts on an arterial or collector street. Alternatively, a private
36 or public street may link the site to an arterial or collector, provided that the
37 private or public street does not traverse a residential subdivision or

- 1 predominantly residential neighborhood between the site and the arterial or
2 collector street.
- 3 **b. Parcels within MU-S previously zoned GBD.** For any parcel previously
4 zoned GBD and within the MU-S future land use category, additional
5 requirements apply as mandated by the GBD performance standards and the
6 site and building requirements in effect as of April 15, 2015, prior to the adoption
7 of the current Land Development Code to ensure compatibility.
- 8 **c. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
9 regulations and standards.
- 10 **(e) Location criteria.** All new non-residential uses proposed within the HC/LI district
11 that are not part of a planned unit development or not identified as exempt by district
12 regulations shall be on parcels that satisfy at least one of the following location
13 criteria:
- 14 **(1) Proximity to intersection.** Along an arterial street and within one-quarter mile
15 of its intersection with an arterial street.
- 16 **(2) Site design.** Along an arterial street, no more than one-half mile from its
17 intersection with an arterial street, and all of the following site design conditions:
- 18 **a.** Not abutting a RR, LDR or MDR zoning district
- 19 **b.** Any intrusion into a recorded residential subdivision is limited to a corner lot
- 20 **c.** A system of service roads or shared access is provided to the maximum
21 extent feasible given the lot area, lot shape, ownership patterns, and site and
22 street characteristics.
- 23 **d.** Adverse impacts to any adjoining residential uses are minimized by placing
24 the more intensive elements of the use, such as solid waste dumpsters and
25 truck loading/unloading areas, furthest from the residential uses.
- 26 **e.** Location in an area where already established non-residential uses are
27 otherwise consistent with the HC/LI, and where the new use would constitute
28 infill development of similar intensity as the conforming development on
29 surrounding parcels. Additionally, the location would promote compact
30 development and not contribute to or promote strip commercial development.
- 31 **(3) Documented compatibility.** A compatibility analysis prepared by the applicant
32 provides competent substantial evidence of unique circumstances regarding the
33 parcel or use that were not anticipated by the alternative criteria, and the
34 proposed use will be able to achieve long-term compatibility with existing and
35 potential uses. Additionally, the following conditions exist:
- 36 **a.** The parcel has not been rezoned by the landowner from the mixed-use,
37 commercial, or industrial zoning assigned by the county.
- 38 **b.** If the parcel is within a county redevelopment district, the use will be
39 consistent with the district's adopted redevelopment plan, as reviewed and
40 recommended by the Community Redevelopment Agency (CRA).

41 **(f) Rezoning to HC/LI.**

(1) Generally. Heavy Commercial and Light Industrial zoning may be established by rezoning only within the Mixed-Use Urban (MU-U), Commercial (C), or Industrial (I) future land use categories. The district is appropriate to provide transitions between areas zoned or used for commercial and areas zoned or used for industrial. The district is suitable for areas able to receive bulk deliveries by truck in locations served by major transportation networks and able to avoid undesirable effects on nearby property and residential uses. Rezoning to HC/LI is subject to the same location criteria as any non-residential use proposed within the HC/LI district.

(2) HC/LI-NA designation. Any applicant for rezoning to the HC/LI zoning district may request a HC/LI-NA designation prohibiting the subsequent establishment of any microbreweries, microdistilleries, microwineries, bars, nightclubs, or adult entertainment uses on the rezoned property. The request shall be in the form of a notarized affidavit that acknowledges this use restriction and affirms that it is a voluntary request. Once approved according to the rezoning process of Chapter 2, the HC/LI-NA zoning designation and its prohibitions shall apply to the property, regardless of ownership, unless the parcel is rezoned.

Section 3. Severability.

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

Section 4. Inclusion in Code.

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 (2016); 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,” “chapter,” or such other appropriate word or phrase in order to accomplish such intentions.

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Section 5. Effective Date.

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

DONE AND ENACTED this_____ day of _____, 2017.

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

By: _____

D. B. Underhill, 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

7. A.

Meeting Date: 09/05/2017

Agenda Item:

Storage Containers Discussion.

Attachments

Attachment

Thursday, June 29, 2017

Storage Containers

Attendance: Terry, Griff, John

Residential use.

As Accessory

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

Creating a SFD.

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

Commercial use.



County of San Diego, Planning & Development Services

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

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

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

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

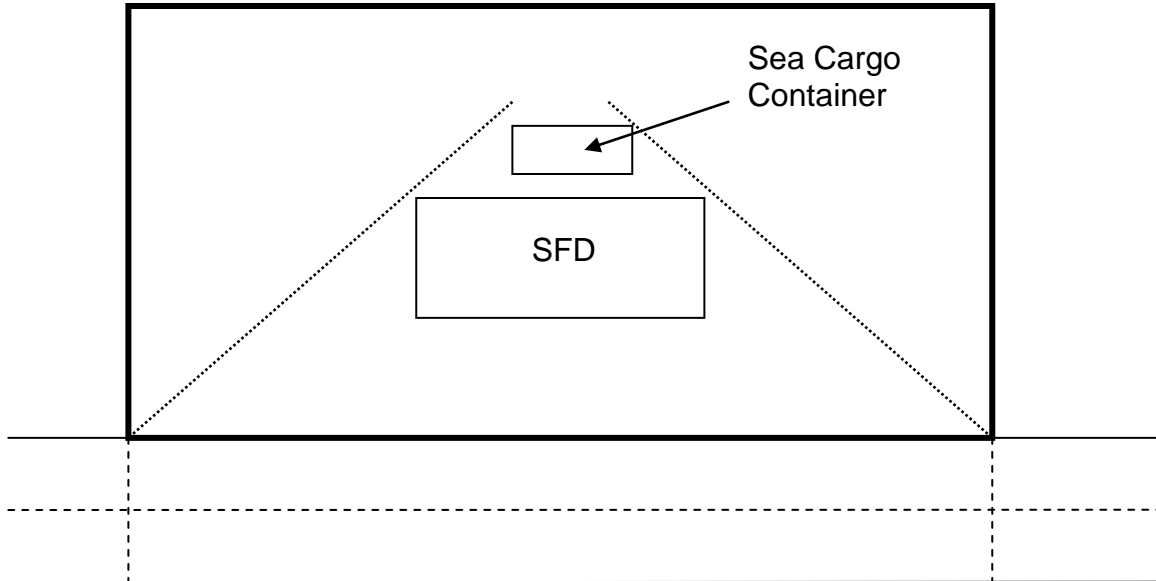
The **burden of proof of use is the responsibility of the property owner**, they must show evidence that the agricultural operation has been in place for the last 30 years; or was legally established with the appropriate permits.

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

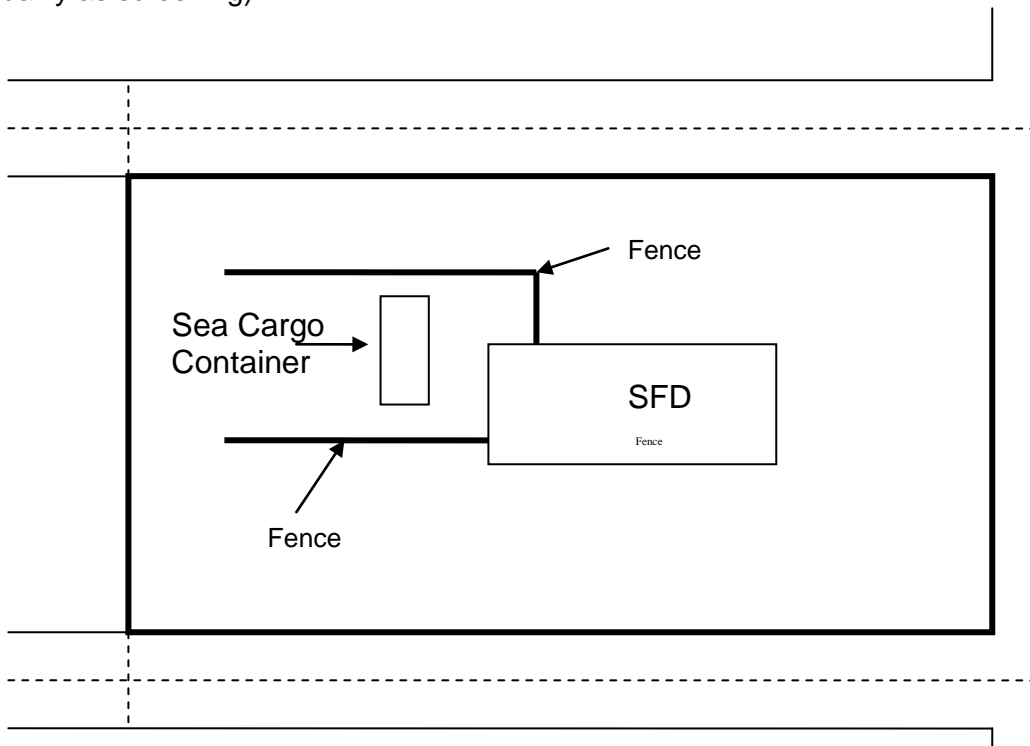


County of San Diego, PDS, Zoning Division
REQUIREMENTS FOR PLACING A SEA CARGO CONTAINER ON A PRIVATE LOT
Continued

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



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





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

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

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

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



The City of Long Beach

City of Long Beach • Department of Development Services

Cargo Container Used as Storage

Building and Safety Bureau – Planning Bureau

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

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

Information
Bulletin

DS-003

Effective: 02-13-2008

Revised: 02-13-2008

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

ZONING CODE REGULATION:

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

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

BUILDING CODE REGULATION:

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

A. Plans, Specifications, and Restrictions

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

B. Location and Size

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

C. Miscellaneous Requirements

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

D. Disabled Access Requirement

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

Chapter 18.61 STORAGE CONTAINERS

Sections:

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

18.61.010 Purpose.

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

18.61.020 Definitions.

A. An “accessory storage building” is:

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

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

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

18.61.030 Storage on residential use properties.

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

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

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

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

18.61.040 Cargo containers – Permitted locations.

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

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

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

18.61.050 Permit required – Development standards.

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

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

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

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

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

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

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

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

18.61.060 Current violations – Time to comply.

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

18.61.070 Conflicts.

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

18.61.080 Violations – Penalties.

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

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

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

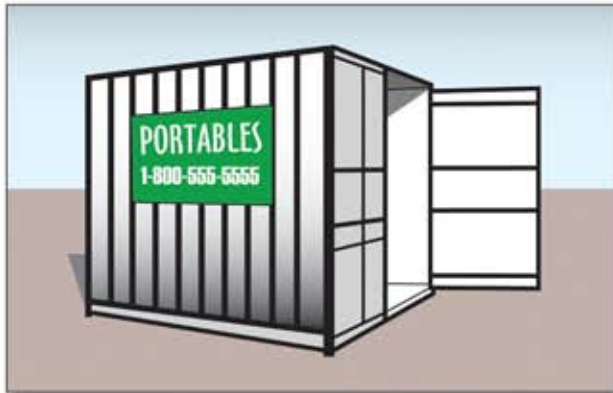
Temporary Portable Storage Containers

Information for Residentially Developed Properties

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

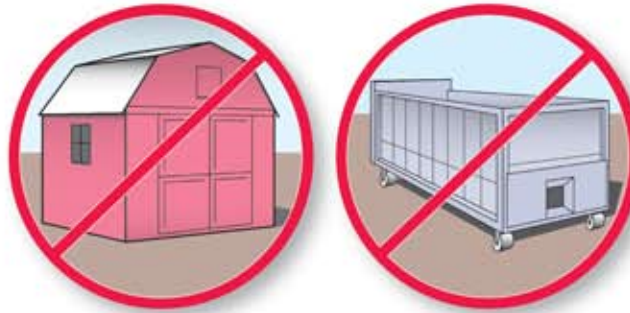
What is a temporary portable storage container?

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



Typical temporary portable storage container.

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

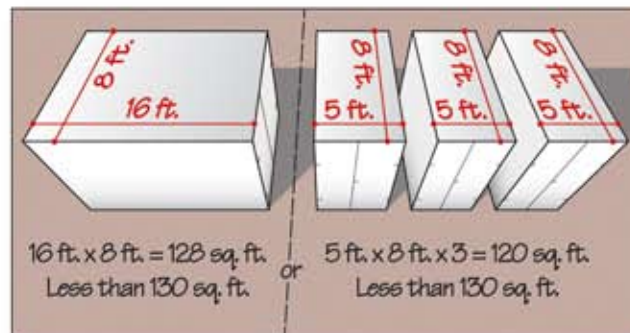


Storage sheds and roll-off containers are **not** temporary portable storage containers.

How much portable storage is permitted on a residential property?

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

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



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

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

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

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

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

Are portable storage containers subject to height limitations?

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

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

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

must not include advertisements for any other product or service.

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

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

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

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

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

More information

Complaints

Zoning Enforcement Branch
703-324-1300, TTY 711

Temporary Special Permits

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

Fairfax County on the Web

www.fairfaxcounty.gov/

This brochure produced by

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



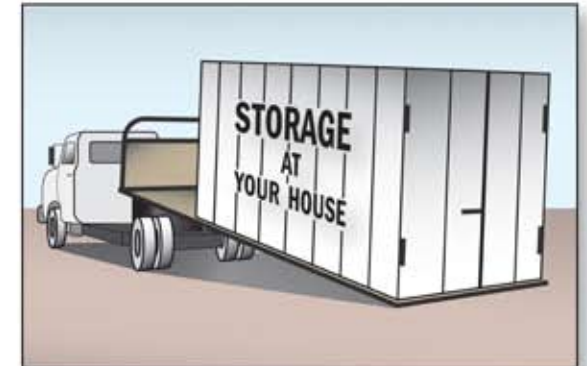
To request this information in an alternate format, call (703) 324-1334, TTY 711.



*A Fairfax County, Virginia
publication*

Temporary Portable Storage Containers

Information for Residentially Developed Properties



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



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

Applicable Monterey County Code Sections:

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

Date: July 24, 2014

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

What is the Question?

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

Short Answer:

Yes, under certain conditions:

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

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

Discussion:

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

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

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

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

Facts of the situation:

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

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

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

Interpretation Prepared By: Laura Lawrence, RMA-Services Manager

Interpretation/Opinion Confirmed by:



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



Mike Novo, AICP, Director of RMA-Planning

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