

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 3, 2018–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC) Chapter 4 to allow alternative uses of standard industrial shipping containers.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending the Design Standards Manual, Chapter 1 and Land Development Code, Chapter 6

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

C. Cancellation of a Public Hearing Concerning the Review of an Ordinance Amending the Land Development Code Chapter 3, Section 3-2.11, Subsection B, and 3-2.11(B)(6), to Address Industrial Uses which are Zoned HC/LI and Located Within the Mixed-Use Suburban Future Land Use Category

That the Board cancel the Public Hearing scheduled to review an Ordinance amending the Land Development Code (LDC) Chapter 3, Section 3-2.11, Subsection B, and 3-2.11(B)(6), to address Industrial Uses which are zoned HC/LI and located within the Mixed-Use Suburban (MU-S) Future Land Use (FLU) category.

6. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2016/2017

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2016/2017 Comprehensive Plan Annual Report.

7. Public Forum.

8. Director's Review.

9. County Attorney's Report.

10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, May 1, 2018, at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.

12. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3. A.

Meeting Date: 04/03/2018

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 6, 2018, Planning Board Meeting.

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

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

Attachments

Draft March 6, 2018 Planning Board Regular Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD March 6, 2018

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:40 A.M. – 9:25 A.M.)
(9:38 A.M. - 10:10 A.M.)
(10:20 A.M. - 11:55 A.M.)
(11:59 A.M. - 12:45 P.M.)

Present: Reid Rushing
Jay Ingwell
Timothy Pyle
Patty Hightower
Alan Gray
William Clay
Stephen Opalenik

Absent: Wayne Briske, Chairman
Eric Fears

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

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

Motion by Reid Rushing, Seconded by Alan Gray

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

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
Eric Fears (ABSENT)

3. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 6, 2018 Planning Board Meeting.

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

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

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to approve the minutes from the February 6, 2018 Regular Planning Board meeting.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
Eric Fears (ABSENT)

4. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Alan Gray

Motion was made to accept the Regular Planning Board meeting packet for March 6, 2018.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
Eric Fears (ABSENT)

5. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2018-01

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-2018-01.

Motion by Alan Gray, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)
Eric Fears (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending the Future Land Use Map - SSA-2018-02

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-2018-02.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

C. A Public Hearing Concerning the Review of an Ordinance Amending OBJ CIE 1.2.5 and FLU 1.5.2 in the 2030 Comprehensive Plan

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the 2030 Comprehensive Plan, to remove date and year specific references to the Florida-Alabama Transportation Improvement Program, under section OBJ CIE 1.2.5., and to delete in its entirety, section FLU 1.5.2, Compact Development and Maximum Densities and Intensities.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

D. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Zoning Regulations.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Chapter 3, Section 3-2.10 Commercial District, to add drive-through restaurant as a conditional use.

Motion by Alan Gray, Seconded by Reid Rushing

Motion was made to recommend approval to the BCC.

Vote: 4 - 1 Approved

Voted No: Jay Ingwell

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

E. A Public Hearing Concerning the Review of Ordinances Regarding Mobile Homes in MDR and HDR Zoning Districts

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, one of the following Ordinances regarding Mobile Homes in MDR and HDR zoning districts:

A. To establish criteria under which a mobile home may be authorized as a Conditional Use within MDR and HDR zoning districts;

OR

B. To include language to allow mobile homes as permitted uses within the MDR and HDR zoning districts;

OR

C. To establish a Special-Use rezoning process, including criteria for the review and process of an application, to allow for the placing of a mobile home in MDR and HDR zoning district.

Chairman Tim Pyle passed the gavel to Reid Rushing to make the motion. The gavel was passed back to the Chairman after the vote was taken.

Motion by Timothy Pyle, Seconded by Alan Gray

Motion was made to recommend Option C, as amended, to the BCC.

Vote: 4 - 1 Approved

Voted No: Jay Ingwell

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

F. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapters 3, 4, and 6 Regarding Outdoor Signs

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC), Chapters 3, 4, and 5, to repeal and replace development standards and revise related provisions regulating outdoor signs.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

G. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 4, Article 7, Section 4-7.6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 4, Location and Use of Regulations, Article 7, Supplemental Use Regulations, Section 4-7.6, to modify existing regulations, to include certain additional industrial operations such as concrete and asphalt recycling within the county, and to further address adverse off-site impacts caused by all such operations.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to recommend approval, as amended, to the BCC.

Vote: 5 - 0 Approved

Other: Wayne Briske (ABSENT)

Eric Fears (ABSENT)

H. Cancellation of a Public Hearing Concerning the Review of an Ordinance Amending the Land Development Code Chapter 4, Article 7, to Establish Regulations Allowing Alternative Uses of Standard Industrial Shipping Containers

That the Board cancel the Public Hearing scheduled to review an Ordinance amending the Land Development Code (LDC) Chapter 4, Article 7, to establish regulations allowing alternative uses of standard industrial shipping containers.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to drop the item from the agenda.

Vote: 4 - 0 Approved

Other: Reid Rushing (ABSENT)

Wayne Briske (ABSENT)

Eric Fears (ABSENT)

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

The next Regular Planning Board meeting is scheduled for **Tuesday, April 3, 2018 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: March 26, 2018
RE: Monthly Action Follow-Up Report for March 2018

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

PROJECTS, PLANS, & PROGRAMS

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- **CPA-2018-01**

- 03-06-18 PB recommended approval
 - 04-05-18 BCC transmittal meeting

- **Map Amendments:**

- **SSA-2018-01**

- 03-06-18 PB recommended approval
 - 04-05-18 BCC meeting

- **SSA-2018-02**

- 03-03-18 PB recommended approval
 - 04-05-18 BCC meeting

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

Modifying Concrete/Asphalt Recycling Regulations

02-06-18 PB voted to bring ord back again for more review
03-06-18 PB recommended approval with changes
04-05-18 BCC meeting

CU in Commercial Zoning for Drive-Throughs

03-06-18 PB recommend approval
04-05-18 BCC meeting

Ordinances Re: Mobile Homes in MDR/HDR Zoning

03-06-18 PB recommended option 3 to the BCC (special use rezoning)
04-05-18 BCC meeting

Signs

03-06-18 PB recommended approval
04-05-18 BCC meeting

REZONING CASES

1. Rezoning Case Z-2017-06
08-01-17 PB recommended denial
09-07-17 BCC remanded (waiting on applicant)
2. Rezoning Case Z-2017-17
11-07-17 PB recommended placing case in abeyance until further actions are taken
11-30-17 BCC meeting to drop
01-09-18 PB recommended denial
02-01-18 BCC remanded case back to PB and directed staff to draft 3 options for mobile homes in MDR/HDR zoning districts
3. Rezoning Case Z-2017-18
01-09-18 PB voted to bring back to Feb PB
02-06-18 PB recommended approval
03-01-18 BCC wanted more info - case is on hold
4. Rezoning Case Z-2017-19
02-06-18 PB recommended approval
03-01-18 BCC approved
5. Rezoning Case Z-2018-01
03-06-18 PB recommended approval
04-05-18 BCC meeting
6. Rezoning Case Z-2018-02
03-06-18 PB recommended approval
04-05-18 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR APRIL 2018

(Revised 03/26/18)

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

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, April 3, 2018	<ul style="list-style-type: none"> • Cargo Containers • PAC Changes from Jan. 		<ul style="list-style-type: none"> • Z-2018-03 	<ul style="list-style-type: none"> • Annual Report
Tuesday, May 1, 2018	<ul style="list-style-type: none"> • HC/LI within MU-S Ord 		<ul style="list-style-type: none"> • Z-2018-04 • Z-2018-05 	
Tuesday, June 5, 2018				
Tuesday, July 3, 2018				
Tuesday, August 7, 2018				
Tuesday, September 4, 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

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. A.

Meeting Date: 04/03/2018

Issue: A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Shipping Containers

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Shipping Containers

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption an Ordinance amending the Land Development Code (LDC) Chapter 4 to allow alternative uses of standard industrial shipping containers.

BACKGROUND:

Large, standardized, industrial containers designed for the intermodal shipping of goods and commodities by ship, rail, and truck have become increasingly available and attractive for alternative uses. However, although the LDC allows such containers to be used as portable storage containers for temporary outdoor storage, it does not authorize their use as storage sheds or other residential or non-residential structures. In any LDC authorization of alternative uses of industrial shipping containers it is appropriate to address their quantity, appearance, and location, especially in residential areas.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Meredith D. Crawford, Assistant County Attorney. Any recommendations or legal sufficiency comments made in that review are also attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

Amendment of the LDC requires public hearing review and recommendation by the Board prior to action by the BCC. The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Annotated Draft Ordinance

Draft Ordinance

1 **Annotated Draft of Shipping Container Ordinance Text**

2 *The following draft text identifies changes [in red] to the 2-6-18 Planning Board*
3 *discussion draft of proposed shipping container regulations. The changes are in*
4 *response to Board comment and other subsequent comment in the ongoing*
5 *review of the draft. Explanations have been included [in green] for most changes*
6 *to aid in review of the current draft ordinance proposed for LDC amendment.*

7
8 **Article 7 Supplemental Use Regulations**

9 **Sec. 4-7.12 Shipping containers.**

10 **(a) General.** When in compliance with the provisions of this section, shipping
11 containers as defined herein may be placed and used for purposes other than the
12 industrial intermodal shipping for which they were designed. The primary
13 consideration is whether the placement will be temporary or permanent for the
14 authorized use. As defined in Chapter 6, Placement authorized for a limited time
15 and discontinued upon expiration of that time is temporary; all other container
16 placement is considered permanent. [Note: Modified to directly reference relevant
17 definitions and to emphasize authorize use.]

18 **(b) Container defined.** For the purposes of this section, a shipping container is a
19 standardized, reusable, and portable industrial container designed and
20 manufactured to specifications of the International Organization for Standardization
21 for the intermodal shipping of goods and commodities by ship, rail, and truck. A
22 shipping container may also be known as a cargo container, ISO container,
23 intermodal container, conex (container for export) box, or sea can. [Note: Definition
24 relocated here to define within the context of container regulations.]

25 **(b)(c) Limitations.** No additional regulation of shipping containers by this section is
26 applicable to their placement for ongoing intermodal shipping within parcels
27 authorized for heavy commercial or industrial uses. However, the following limits
28 apply to all authorized alternative uses and locations of shipping containers:

29 **(1) Container type.** Authorizations within this section are for alternative uses of
30 general purpose dry storage containers, standard (8.5 ft. high) or “high cube” (9.5
31 ft. high), including tunnel and open side configurations, but not for any use of
32 tank, drum, flat rack, half height, refrigerated, or other special purpose shipping
33 containers.

34 **(2) Other units.** The authorizations for alternative uses of shipping containers do
35 not authorize the use of truck bodies, semi-trailers, ~~recreational vehicles,~~
36 ~~manufactured homes solid waste containers, tanks,~~ or other units for any
37 alternative uses, ~~and do not authorize any permanent placement of portable~~
38 ~~storage containers.~~ [Note: Modified to identify excluded units more likely
39 compared to shipping containers, and to not restate other provisions of
40 temporary container use.]

1 **(3) Habitation.** No container shall be used for human habitation unless converted to
2 habitable space in compliance with all applicable regulations and as authorized
3 by a building permit. For these purposes, habitable space is that space within a
4 structure designated for living, sleeping, eating, or cooking, or as habitable space
5 may otherwise be defined by the *Florida Building Code*.

6 **(4) Location.** No container shall be located within any right-of-way, jurisdictional
7 wetland, floodway, drainage swale, buffer, or greenbelt, and no container shall be
8 allowed to obstruct or reduce any fire lane, fire escape, window, door, or other
9 means of structure or site egress. Additionally, no container shall be
10 permanently placed in any manner that creates nonconformance with regard to
11 parking, loading, landscaping, lot coverage, or other site development standards.

12 **(5) Appearance.** Any container displayed for sale or permanently placed outdoors
13 shall be free of all graffiti and signage.

14 **(6) Stacking.** No container outdoors shall be stacked upon another container or
15 otherwise raised more than eight inches above grade unless authorized by a
16 building permit for the construction of a structure.

17 **(7) Conflicts.** As prescribed for other conflicts with LDC provisions, where this
18 section imposes lesser restrictions than covenants or other private agreements, it
19 is the responsibility of those parties in private agreement to enforce any greater
20 restrictions.

21 **(c)(d) Temporary placement.** Except for ~~the~~ intermodal shipping ~~uses at activities of~~
22 authorized heavy commercial or industrial ~~sites uses~~, the temporary outdoor
23 placement of a shipping container may only be authorized for the following uses:
24 [Note: Modified to clarify that the shipping exception is use-based, not zoning-based]

25 **(1) Portable storage containers.** Portable storage container use in compliance
26 with the temporary uses and structures provisions in Article 7 of Chapter 4.

27 **(2) Construction containers.** Storage of construction material and equipment
28 incidental to ongoing ~~authorized~~ construction activities within the parcel on which,
29 and during the time within which, the construction has been authorized.

30 **(3) Seasonal storage.** Seasonal storage of merchandise within ~~the side or rear~~
31 ~~yards of~~ a parcel whose authorized principal use is the retail sales for which the
32 merchandise is stored. For these purposes, seasonal ~~use storage~~ is limited to
33 ~~containers remaining in the service of intermodal shipping, stored on the parcel~~
34 ~~for a maximum 120 days per calendar year, and placed only within parcel side or~~
35 ~~rear yard~~ areas authorized for outdoor storage. [Note: Modified to clarify the
36 allowance is intended for containers remaining in intermodal service.]

37 **(d)(e) Permanent placement.** The permanent outdoor placement of a shipping
38 container is considered a change of use for the container, from the original
39 intermodal shipping to use as a structure, ~~regardless of any utility connections or~~
40 ~~other modifications made to the container~~. Such structures shall only be authorized
41 in compliance with ~~applicable provisions of the Florida Building Code, including any~~

1 amendments of the county, and all ~~land development regulations~~ applicable
2 provisions of the LDC to the structure (e.g., zoning district site and building
3 requirements). [Note: Modified to clarify conditions of change of use and required
4 compliance with FBC and LDC.]

5 **(1) Principal structures.** One or more shipping containers may be converted to a
6 residential or non-residential principal structure, or to components of such a
7 structure, for any uses authorized by the applicable zoning district. [Note:
8 Modified to clearly allow container conversion for any authorized principal uses.]

9 **(2) Accessory structures.** The conversion of shipping containers to accessory
10 structures (e.g., storage sheds) is prohibited for parcels on Perdido Key and
11 Pensacola Beach. Elsewhere, conversion to accessory structures shall comply
12 with the limits of this subsection for the applicable ~~to the principal~~ use and zoning
13 district.

14 **a. Residential parcels.** Shipping containers may be converted to accessory
15 structures within the following limits for parcels whose authorized principal
16 use or development (e.g., ~~single-family~~ subdivision) is residential, or whose
17 zoning district is residential (RR, LDR, MDR, or HDR):

18 **1. ~~Quantity and size.~~** A maximum of one ~~20-foot~~ container on a parcel
19 smaller than two acres (gross) and, a maximum of two containers ~~of any~~
20 size on a parcel two acres to five acres. ~~On any parcel larger than five~~
21 acres, and no a maximum of one container per parcel acre quantity or size
22 restrictions for a parcel larger than 5 acres. The calculated number of
23 containers may be rounded to the nearest whole unit. [Note: Modified to
24 eliminate unnecessary size limit and to match the upper limit of non-
25 residential parcels larger than 5 acres.]

26 **2. ~~Setback.~~** On any parcel ~~smaller than two acres~~, the minimum side and
27 rear setback for a container shall be 10 feet. [Note: Modified in
28 concurrence with the PB for the setback to apply to all parcels.]

29 **3. ~~Screening.~~** In addition to required side or rear yard placement, containers
30 shall be nominally screened from view from public rights-of-way by an
31 opaque fence a minimum of six feet in height where they are not otherwise
32 more completely screened by other permanent structures or established
33 evergreen vegetation. Where a container is not otherwise more completely
34 screened by permanent structures or established evergreen vegetation, it
35 shall be nominally screened from view from public rights-of-way by an
36 opaque fence a minimum of six feet in height. The fence shall comply with
37 the standards in Article 9 of Chapter 5 and the container shall be set back
38 from the fence a minimum of 10 feet. [Note: Restated with the
39 PB-requested setback from a screening fence, and added reference to
40 LDC fence standards.]

41 **b. Non-residential parcels.** Shipping containers may be converted to
42 accessory structures within the following limits for parcels whose authorized

1 principal use or development is not residential, and whose zoning district is
2 not residential (not RR, LDR, MDR, or HDR):

- 3 1. **Quantity.** A maximum of one container of any size per parcel acre, but at
4 least one container for any parcel size. The calculated number of
5 containers may be rounded to the nearest whole unit. However, there are
6 no quantity restrictions where containers are completely screened (full
7 container height) from view from public rights-of-way by any combination
8 of permanent structures, established evergreen vegetation, opaque
9 fences, or berms. [Note: Modified to avoid an unintended limit on small
10 parcels that would be more restrictive than residential, and to not apply
11 quantity limits on fully screened containers.]
- 12 2. **Buffering.** Placement of a container on any parcel with non-conforming
13 buffering for the principal use shall require the provision of buffering in
14 compliance with the current landscaping standards. [Note: Modified to
15 clarify basis of buffer.]

1 **Article 7 Supplemental Use Regulations**

2 **Sec. 4-7.12 Shipping containers.**

3 **(a) General.** When in compliance with the provisions of this section, shipping
4 containers as defined herein may be placed and used for purposes other than the
5 industrial intermodal shipping for which they were designed. The primary
6 consideration is whether the placement will be temporary or permanent for the
7 authorized use. As defined in Chapter 6, placement authorized for a limited time
8 and discontinued upon expiration of that time is temporary; all other container
9 placement is considered permanent.

10 **(b) Container defined.** For the purposes of this section, a shipping container is a
11 standardized, reusable, and portable industrial container designed and
12 manufactured to specifications of the International Organization for Standardization
13 for the intermodal shipping of goods and commodities by ship, rail, and truck. A
14 shipping container may also be known as a cargo container, ISO container,
15 intermodal container, conex (container for export) box, or sea can.

16 **(c) Limitations.** No additional regulation of shipping containers by this section is
17 applicable to their placement for ongoing intermodal shipping within parcels
18 authorized for heavy commercial or industrial uses. However, the following limits
19 apply to all authorized alternative uses and locations of shipping containers:

20 **(1) Container type.** Authorizations within this section are for alternative uses of
21 general purpose dry storage containers, standard (8.5 ft. high) or “high cube” (9.5
22 ft. high), including tunnel and open side configurations, but not for any use of
23 tank, drum, flat rack, half height, refrigerated, or other special purpose shipping
24 containers.

25 **(2) Other units.** The authorizations for alternative uses of shipping containers do
26 not authorize the use of truck bodies, semi-trailers, solid waste containers, tanks,
27 or other units for any alternative uses.

28 **(3) Habitation.** No container shall be used for human habitation unless converted to
29 habitable space in compliance with all applicable regulations and as authorized
30 by a building permit. For these purposes, habitable space is that space within a
31 structure designated for living, sleeping, eating, or cooking, or as habitable space
32 may otherwise be defined by the *Florida Building Code*.

33 **(4) Location.** No container shall be located within any right-of-way, jurisdictional
34 wetland, floodway, drainage swale, buffer, or greenbelt, and no container shall be
35 allowed to obstruct or reduce any fire lane, fire escape, window, door, or other
36 means of structure or site egress. Additionally, no container shall be
37 permanently placed in any manner that creates nonconformance with regard to
38 parking, loading, landscaping, lot coverage, or other site development standards.

39 **(5) Appearance.** Any container displayed for sale or permanently placed outdoors
40 shall be free of all graffiti and signage.

1 **(6) Stacking.** No container outdoors shall be stacked upon another container or
2 otherwise raised more than eight inches above grade unless authorized by a
3 building permit for the construction of a structure.

4 **(7) Conflicts.** As prescribed for other conflicts with LDC provisions, where this
5 section imposes lesser restrictions than covenants or other private agreements, it
6 is the responsibility of those parties in private agreement to enforce any greater
7 restrictions.

8 **(d) Temporary placement.** Except for the intermodal shipping activities of authorized
9 heavy commercial or industrial uses, the temporary outdoor placement of a shipping
10 container may only be authorized for the following uses:

11 **(1) Portable storage containers.** Portable storage container use in compliance
12 with the temporary uses and structures provisions in Article 7 of Chapter 4.

13 **(2) Construction containers.** Storage of construction material and equipment
14 incidental to ongoing authorized construction activities within the parcel on which,
15 and during the time within which, the construction has been authorized.

16 **(3) Seasonal storage.** Seasonal storage of merchandise within a parcel whose
17 authorized principal use is the retail sales for which the merchandise is stored.
18 For these purposes, seasonal storage is limited to containers remaining in the
19 service of intermodal shipping, stored on the parcel for a maximum 120 days per
20 calendar year, and placed only within parcel side or rear yard areas authorized
21 for outdoor storage.

22 **(e) Permanent placement.** The permanent outdoor placement of a shipping container
23 is considered a change of use for the container, from the original intermodal shipping
24 to use as a structure, regardless of any utility connections or other modifications
25 made to the container. Such structures shall only be authorized in compliance with
26 applicable provisions of the *Florida Building Code*, including any amendments of the
27 county, and all applicable provisions of the LDC.

28 **(1) Principal structures.** One or more shipping containers may be converted to a
29 residential or non-residential principal structure, or to components of such a
30 structure, for any uses authorized by the applicable zoning district.

31 **(2) Accessory structures.** The conversion of shipping containers to accessory
32 structures (e.g., storage sheds) is prohibited for parcels on Perdido Key and
33 Pensacola Beach. Elsewhere, conversion to accessory structures shall comply
34 with the limits of this subsection for the applicable use and zoning district.

35 **a. Residential parcels.** Shipping containers may be converted to accessory
36 structures within the following limits for parcels whose authorized principal
37 use or development (e.g., single-family subdivision) is residential, or whose
38 zoning district is residential (RR, LDR, MDR, or HDR):

39 **1. Quantity.** A maximum of one container on a parcel smaller than two
40 acres (gross) and a maximum of two containers on a parcel two acres to
41 five acres. On any parcel larger than five acres, a maximum of one

1 container per parcel acre. The calculated number of containers may be
2 rounded to the nearest whole unit.

3 2. **Setback.** On any parcel, the minimum side and rear setback for a
4 container shall be 10 feet.

5 3. **Screening.** Where a container is not otherwise more completely
6 screened by permanent structures or established evergreen vegetation, it
7 shall be nominally screened from view from public rights-of-way by an
8 opaque fence a minimum of six feet in height. The fence shall comply with
9 the standards in Article 9 of Chapter 5 and the container shall be set back
10 from the fence a minimum of 10 feet.

11 b. **Non-residential parcels.** Shipping containers may be converted to
12 accessory structures within the following limits for parcels whose authorized
13 principal use or development is not residential, and whose zoning district is
14 not residential (not RR, LDR, MDR, or HDR):

15 1. **Quantity.** A maximum of one container per parcel acre, but at least one
16 container for any parcel size. The calculated number of containers may
17 be rounded to the nearest whole unit. However, there are no quantity
18 restrictions where containers are completely screened (full container
19 height) from view from public rights-of-way by any combination of
20 permanent structures, established evergreen vegetation, opaque fences,
21 or berms.

22 2. **Buffering.** Placement of a container on any parcel with non-conforming
23 buffering for the principal use shall require the provision of buffering in
24 compliance with the current landscaping standards.

25
26 **Section 2. Severability.**

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

30
31 **Section 3. Inclusion in Code.**

32 It is the intention of the Board of County Commissioners that the provisions of this
33 Ordinance shall be codified as required by F.S. § 125.68 (2016); and that the sections,
34 subsections and other provisions of this Ordinance may be renumbered or re-lettered
35 and the word "ordinance" may be changed to "section," "chapter," or such other
36 appropriate word or phrase in order to accomplish such intentions.

1 **Section 4. Effective Date.**

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

3

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

5

6

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

7

8

9

By: _____
Jeff Bergosh, Chairman

10

11

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

14

15 **By:** _____
16 **Deputy Clerk**

17 **(SEAL)**

18

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

21 **EFFECTIVE DATE:**



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 04/03/2018

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

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

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

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

BACKGROUND:

On January 31, 2018, the Professional Advisory Committee (PAC) reviewed the Design Standards Manual, Chapter 1, Article 2, Transportation, to better clarify language for roadway design, remove language for Density bonus, and adding a definition for Conveyance systems in LDC Chapter 6, Definitions.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

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

Attachments

Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Ordinance for DSM changes/LDC Definition added

Date: 3/8/18

Date requested back by: for PB 4-3-18

Requested by: Allyson Cain

Phone Number: _____



(LEGAL USE ONLY)

Legal Review by CY Crawford

Date Received: 3/13/18

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

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

3
4 **Section 2.** Part III of the Escambia County code of Ordinances, the Land Development
5 Code of Escambia County, Design Standards Manual, Chapter 1, Engineering, 2-2.2,
6 Pedestrian Access hereby amended as follows (words underlined are additions and
7 words stricken are deletions), which is incorporated herein by reference.

8
9 **DSM, Chapter 1, Article 2 – TRANSPORTATION**

10 **2-2.2 Pedestrian Access**

11 **(a) Commercial Development**

12 For commercial sites with buildings individually or cumulatively 50,000 GSF or greater,
13 pathways through parking lots and across driveways between buildings and out parcels
14 shall be provided for pedestrians. Such pathways shall be separated from vehicle
15 driveways and shall be clearly identified by curbs, pavement markings, planting areas,
16 fences or similar features designed to promote pedestrian safety.

17
18 **(b) Sidewalks**

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

- 21
22 1. An existing sidewalk abuts the development, or is on one or both sides of an
23 intervening/intersecting street.
24 2. The need for site specific improvements are identified within an approved
25 Florida/Alabama TPO Bike/Pedestrian Master Plan.
26 3. When 50% or more of any developable portion of the property is within 2 miles of
27 public school property as measured radially from the school's main front office
28 entrance.

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

32
33 **(c) Bikeways**

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

- 36 1. An existing bikeway abuts the development; or
37 2. The need for a bikeway is identified by TPO Bike and Pedestrian Plan.
38
39
40
41

1 **(d) Repair**

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

5 **(e) Connectivity**

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

9 ~~**(f) Density bonuses**~~

10 ~~Details regarding the provisions for density bonuses for sidewalks and bike paths are~~
11 ~~provided in LDC Chapter 3 – zoning.~~
12

13 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development
14 Code of Escambia County, Chapter 6, Definitions, is hereby amended as follows (words
15 underlined are additions and words ~~stricken~~ are deletions):

16 ***LDC Chapter 6, Definitions***

17
18 ***Convenience store.*** A small-scale retail establishment, typically with extended hours of
19 operation, that sells a limited line of groceries, household items, and other convenience
20 goods, and which may also sell automotive fuels.

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

24 ***Corner lots.*** A lot which abuts two or more streets at their point of intersection. There
25 shall be a front yard on one street side of a corner lot; provided, however, that the
26 buildable width of such lot shall not be reduced to less than 30 feet; provided further that
27 no accessory building on a corner lot shall project beyond the setback on any street.
28

29 **Section 4. Severability.**

30 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
31 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
32 affect the validity of the remaining portions of this Ordinance.
33

34 **Section 5. Inclusion in Code.**

35 It is the intention of the Board of County Commissioners that the provisions of this
36 Ordinance shall be codified as required by F.S. § 125.68 (2015); and that the sections,
37 subsections and other provisions of this Ordinance may be renumbered or re-lettered and
38 the word “ordinance” may be changed to “section,” “chapter,” or such other appropriate
39 word or phrase in order to accomplish such intentions.
40

1 **Section 6. Effective Date.**

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

3

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

5

6

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

7

8

9

By: _____

10

Jeff Bergosh, Chairman

11

12

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

13

14

15

By: _____

16

Deputy Clerk

17

(SEAL)

18

19

ENACTED:

20

FILED WITH THE DEPARTMENT OF STATE:

21

EFFECTIVE DATE:



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 04/03/2018

Issue: Cancellation of a Public Hearing Concerning the Review of an Ordinance Amending the LDC Ch. 3, Sect. 3-2.11, Subsect. B, and Sect. 3-2.11(B)(6)

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

Cancellation of a Public Hearing Concerning the Review of an Ordinance Amending the Land Development Code Chapter 3, Section 3-2.11, Subsection B, and 3-2.11(B)(6), to Address Industrial Uses which are Zoned HC/LI and Located Within the Mixed-Use Suburban Future Land Use Category

That the Board cancel the Public Hearing scheduled to review an Ordinance amending the Land Development Code (LDC) Chapter 3, Section 3-2.11, Subsection B, and 3-2.11(B)(6), to address Industrial Uses which are zoned HC/LI and located within the Mixed-Use Suburban (MU-S) Future Land Use (FLU) category.

BACKGROUND:

Additional time is needed in the development of a final ordinance.

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

N/A

IMPLEMENTATION/COORDINATION:

N/A



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 04/03/2018

Issue: Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2016/2017

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2016/2017

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2016/2017 Comprehensive Plan Annual Report.

BACKGROUND:

As required by the Comprehensive Plan Capital Improvement Element, the Comprehensive Plan Implementation Committee (CPIC) provides an annual report of the status of growth management activities and the Capital Improvement Program (CIP) to the Planning Board. The Planning Board reviews the report and makes recommendations to the BCC for use during its deliberations on the annual budget and CIP.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the approval of this report.

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

No additional personnel are required for implementation of this report.

POLICY/REQUIREMENT FOR BOARD ACTION:

This Annual Report is prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan.

IMPLEMENTATION/COORDINATION:

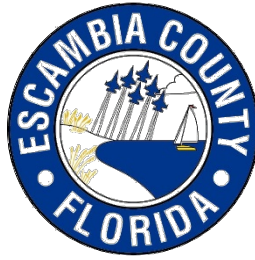
The Development Services Department will distribute copies to all County Departments and make them available to interested citizens, after BCC approval.

Development Services Department staff has coordinated development of the Annual report with all CPIC members.

Attachments

[Annual Report 2016/2017](#)

**Escambia County
Comprehensive Plan
Implementation
Annual Report 2016/2017**



A Report of the
Comprehensive Plan Implementation Committee and the Planning Board to the
Escambia County Board of County Commissioners

March 26, 2018



EXECUTIVE SUMMARY

This Annual Report has been prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan, which requires reporting of certain data and information related to growth on an annual basis.

The purpose and intent of the Annual Report is to provide a yearly planning tool for monitoring and evaluating future implementation of the Escambia County Comprehensive Plan. The Comprehensive Plan contains policies and objectives adopted by the Board of County Commissioners to provide for “orderly growth management” and to “maintain and improve the quality of life for all citizens of the county”.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on February 2015 and the Florida Legislature adopted changes to Chapter 163 Florida Administrative Code in July, 2011.

As a result of the adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2016/2017:

General Requirements- Mobility Element, Housing Element, Coastal Management Element and Intergovernmental Coordination.

This report was prepared by the Development Services Department.



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

JACK R. BROWN, *County Administrator*

AMY L. LOVOY, *Assistant County Administrator*

Matt Coughlin, *Assistant County Administrator*

HORACE L. JONES, *Development Services Director*

JOY D. BLACKMON, P.E., *Public Works Director*

J. TAYLOR "CHIPS" KIRSCHENFELD, *Natural Resources Management Director*

STEPHAN D. HALL, *Budget Manager, Budget Office*

MIKE D. WEAVER, *Public Safety Director*

PATRICK T. GRACE, *Fire Chief*

TAMYRA JARVIS, *Corrections Director*

PAOLO GHIO, *Executive Director/Director of Environmental and Developmental Services, Santa Rosa Island Authority*

Annual Report Prepared By:

Development Services Department

ALLYSON CAIN, *Urban Planner II*

CALEB MACCARTEE, *Urban Planner II*

JOHN FISHER, *Senior Planner*

JUAN LEMOS, *Senior Planner*



TABLE OF CONTENT

1.0 MOBILITY ELEMENT

Interlocal Agreement.....	5
Infrastructure Impact Report.....	5
Annual Assessment.....	5-7

2.0 HOUSING

Neighborhood Enterprise Foundation.....	8
---	---

3.0 COASTAL MANAGEMENT ELEMENT

Development Impact Analysis.....	9
Intergovernmental Task Force.....	9
Beach and Shoreline Regulations.....	10
Population Projections.....	11

4.0 INTERGOVERNMENTAL COORDINATION

Growth and Development Trends.....	12-13
------------------------------------	-------



1.0 MOBILITY ELEMENT

MOB 4.2.3 Interlocal Agreement. *An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the navy will appoint a Planning Board representative; the length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.*

The Interlocal agreement was reviewed for compliance and approved by the County Administrator and current Board of County Commissioners in December 2015. All joint projects that will be addressed by the County and the Navy will meet the requirements of the Interlocal agreement. The Navy's representative continues to participate in the decision making process of the Planning Board.

MOB 4.2.7 Infrastructure Impact Report. *A formal information exchange between the County, FDOT, Emerald Coast Utilities Authority (ECUA), and other utility service providers in the area will be established to explore the growth-inducing impacts of utility expansion and infrastructure improvements within the AIPD overlay areas in relation to the JLUS recommendations. Annual reporting of the status of the planned utility expansion and infrastructure improvements will be included in the Comprehensive Plan Implementation Annual Report.*

The calculations used during this reporting period with the AIPD Overlay Areas will be used as the baseline figures to track utility and infrastructure improvements in future reports.

MOB 4.2.8 Annual Assessment. *Pursuant to Florida Statutes and beginning in Fiscal Year 2004/2005, the County will conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment will be based on a compilation of data for the calendar year and will compare the current year's development with the previous years' development relevant to the following in each AIPD:*

- a. Single-family residential building permits in each AIPD area based on the number of permits issued and broken down by APZ and AIPD area.*
- b. Number of residential units (high density) approved and permitted.*
- c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).*



- d. Number of units approved in preliminary and final subdivision plats.*
- e. Number of site plans for commercial projects approved.*
- f. Number of communication towers approved.*
- g. Number of variances and/or conditional use requests and approvals.*
- h. Number of rezoning requests/approvals.*
- i. Number of future land use amendments.*

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



Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variations	Conditional Use	Rezone Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	0	0	0	0	0	0	0	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0
AIPD-2		0	0	3	0	0	0	0	0	0	0
AIPD-1	AREA B	237	0	0	0	0	0	0	0	0	0
AIPD-2		399	0	1	0	0	0	0	0	0	0



2.0 HOUSING ELEMENT

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

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.*

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.*

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.*



OBJ COA 1.3 Population Evacuation

COA 1.3.8 Development Impact Analysis. The Comprehensive Plan Implementation Annual Report will include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the LPA, will address any deficiencies identified in the report and take corrective measures as necessary. The report and recommendations will consider the actual development that has occurred during the evaluation period (preceding 12 months) as well as the projected development anticipated to be approved during the succeeding evaluation period. The needed corrective actions by the BCC will maintain or reduce the County's adopted roadway clearance time.

The Florida Division of Emergency Management, Division of Community Planning and Department of Transportation, in coordination with the WFRPC, have developed the Florida Statewide Regional Evacuation Study Program for the West Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demands. Originally released on October 5, 2010, the study covers Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington counties and their respective municipalities, and is updated as needed. There is multiple County and State transportation projects that take into account the State mandated evacuation times, as part of their development, based on the established regional evacuation modeling process. In coordination between Emergency Management, Traffic and Development Services departments, the County strives to maintain pre-established roadway clearing times for evacuation. A copy of the Evacuation Study can be viewed in its entirety at this location: <http://www.wfrpc.org/programs/evacuation-study>

COA 1.4.6 Intergovernmental Task Force. An Intergovernmental Task Force, as outlined in the Post Disaster Redevelopment Plan, will foster cooperation between local governments during pre-disaster planning, post-disaster mitigation analysis, and redevelopment. Additionally, the task force will be activated and mobilized for a minimum of 60 days following a disaster declaration. The task force will make recommendations concerning pre-disaster planning, post-disaster mitigation analysis, and redevelopment for inclusion in the Comprehensive Plan Implementation Annual Report of every fiscal year during which it was mobilized.

Projects related to the April 29, 2014 Flood Event Escambia County has worked on:

85 completed out of 86 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency); 1 FEMA project is still active.



5 of the 6 are ongoing- HMGP Projects (Hazard Mitigation Grant Program) were awarded by FDEM for FEMA grant are active ongoing projects.

One (1) of the projects was withdrawn due to acquisition failure. One (1) is a Global Match Project utilized to leverage as match funding. One (1) is awaiting grant modification to initiate.

19 completed out of 19 projects - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation).

7 out of 7 completed- NRCS (Natural Resource Conservation Service) Emergency Watershed Protection Projects. As of October 2016, all 7 have completed construction and the County has been reimbursed our portion of the grant award.

Additional Capital Improvement Projects:

60 complete out of 155 projects LOST funded or supplemental funding sources; 95 projects are still active

OBJ COA 2.3 Beach and Dune Protection

COA 2.3.3 Beach and Shoreline Regulations. Escambia County will protect beach and shoreline systems. These regulating provisions will be reviewed annually for the Comprehensive Plan Implementation Annual Report and updated as necessary to address concerns and issues including, but not limited to, the following:

- a. "White Sand" regulations;
- b. Shoreline protection zone;
- c. CCCL-related regulations;
- d. Dune replenishment, enhancement, and re-vegetation programs;
- e. Wetland and environmentally sensitive area regulations.

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on

the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.



Chapter 5 General Requirements.

Section 5.06 Population projections.

This ordinance is based upon permanent and seasonal population estimates and projections, which must either be those provided by the University of Florida’s Bureau of Economic and Business Research or generated by the local government based upon a professionally acceptable methodology. Population projections will be updated annually with the most current projections available.

2020–2045, with Estimates for 2017							
County and State	Estimates April 2017	<i>Projections, April 1</i>					
		2020	2025	2030	2035	2040	2045
ESCAMBIA	313,381						
LOW		308,700	309,800	310,000	308,700	306,300	303,300
MEDIUM		320,300	330,300	337,600	343,300	347,900	352,000
HIGH		332,700	351,300	368,100	383,100	398,600	413,300

https://www.bebr.ufl.edu/sites/default/files/Research%20Reports/projections_2018.pdf

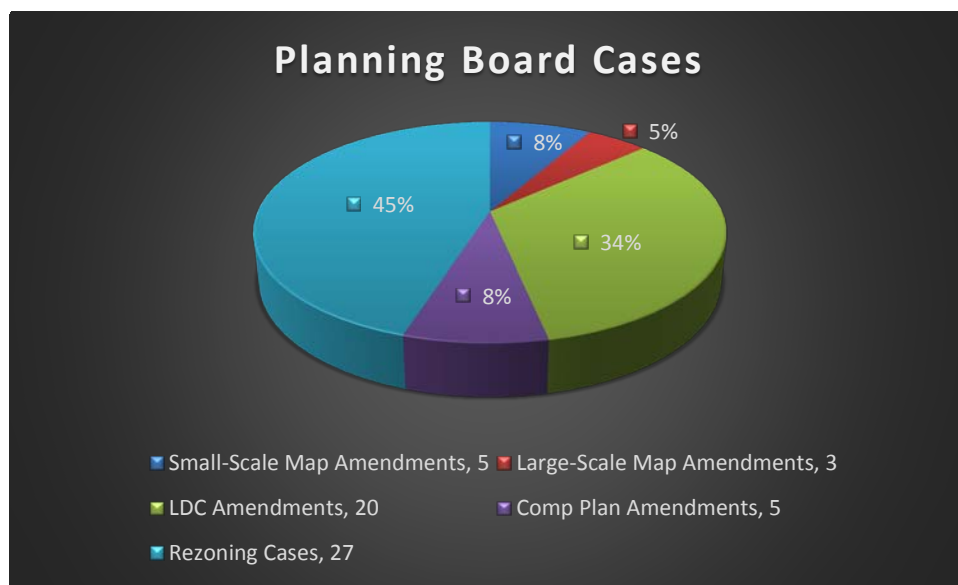


4.0 INTERGOVERNMENTAL COORDINATION

ICE 1.3.4 Growth and Development Trends. As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in a geographic information system-compatible format for the purpose of geo-referencing the information.

This report will be in tabular, graphic, and textual formats and will include data and summaries as requested by the LPA.

Growth & Development Trends FY 2016/2017



DRC PROJECTS FISCAL YEAR 2016-2017			
Final Plat	10	Preliminary Plat/Construction Plan	12
Minor Subdivisions	6	Construction Plans	7
Masterplan	3	Major Site Plans	68
Preliminary Plat	9	Minor Site Plans	14
		Borrow Pits	3
TOTAL			132



Escambia County Board of Adjustment Cases

(October 1, 2016 - September 30, 2017)

<u>CASE TYPE</u>	
Administrative Appeals	1
Conditional Uses	9
Extensions to Development Orders	0
Variances	7

