

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
September 1, 2020–8:35 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. Approval of Minutes.
 - A.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 4, 2020 Planning Board Meeting.
 - B. Planning Board 6-Month Outlook for September 2020.
5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Section 3.04 Definitions; OBJ FLU 1.3, FLU Map Designations and FLU 3.1 Rural Development

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development.
 - B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

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 3-1.3 “Zoning and Future Land Use,” Subsection (G) “Future Land Use Designations,” and Subsection (I) “Zoning Implementation of FLU,” to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 “Agricultural District (AGR),” and 3-2.3 “Rural Residential district (RR)” to provide for AGR and RR Zoning districts in the AR Future Land Use category.

7. Action/Discussion/Info Items.

A. Tiny Homes Discussion

8. Public Forum.

9. Director's Review.

A. August 6, 2020 BCC Minutes

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, October 6, 2020 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: 09/01/2020

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 4, 2020 Planning Board Meeting.

B. Planning Board 6-Month Outlook for September 2020.

Attachments

Draft August 4, 2020 Regular Planning Board Meeting Minutes

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD August 4, 2020

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:32 A.M. – 11:45 A.M.)

Present: Reid Rushing
Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Eric Fears
Gary Sammons
Walker Wilson

Absent: Stephen Opalenik

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kia Johnson, Assistant County Attorney

Attendees: Rachel Merlin

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

Motion by Timothy Pyle, Seconded by Eric Fears

Motion was made to waive the reading of the legal advertisement.
Vote: 7 - 0 Approved
4. Approval of Minutes.

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the July 6, 2020, Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for July 2020.
- C. Planning Board 6-Month Outlook for August 2020.

Motion by Eric Fears, Seconded by Gary Sammons

Motion was made to approve the minutes from the June 1, 2020 Planning Board meeting.

Vote: 7 - 0 Approved

- 5. Acceptance of Planning Board Meeting Packet.

Motion by Timothy Pyle, Seconded by Reid Rushing

Motion was made to accept the meeting package.

Vote: 7 - 0 Approved

- 6. Public Hearings.

- A. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 4 Regarding Recreational Vehicles

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 expand the use of recreational vehicles as living quarters, establish related use standards, and modify related provisions.

Motion by Gary Sammons, Seconded by Timothy Pyle

Motion was made to recommend approval with changes to the BCC.

Vote: 7 - 0 Approved

- B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Section 3.04 Definitions; OBJ FLU 1.3, FLU Map Designations and FLU 3.1 Rural Development

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to delay ordinance to next month.

Vote: 7 - 0 Approved

C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

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 3-1.3 "Zoning and Future Land Use," Subsection (G) "Future Land Use Designations," and Subsection (I) "Zoning Implementation of FLU," to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 "Agricultural District (AGR)," and 3-2.3 "Rural Residential district (RR)" to provide for AGR and RR Zoning districts in the AR Future Land Use category.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to delay ordinance to next month.

Vote: 7 - 0 Approved

7. Action/Discussion/Info Items.

A. Tiny Homes 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, September 1, 2020, 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.

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR September 2020

(Revised 7/24/20)

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 1, 2020	<ul style="list-style-type: none"> • Implementation of new AR FLU 	<ul style="list-style-type: none"> • New AR FLU 		<ul style="list-style-type: none"> • Tiny Homes
Tuesday, October 6, 2020		<ul style="list-style-type: none"> • OSP-2020-01 • OSP-2020-02 	<ul style="list-style-type: none"> • Z-2020-07 	
Tuesday, November 2, 2020				
Tuesday, December 1, 2020				
Tuesday, January 5, 2021				
Tuesday, February 2, 2021				

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



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. A.

Meeting Date: 09/01/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Section 3.04 Definitions; OBJ FLU 1.3 and FLU 3.1

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

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

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development.

BACKGROUND:

Escambia County Board of County Commissioners finds that the current Comprehensive Plan Section FLU 3.1.5 restricts the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category; the Board has determined that FLU 3.1.5 unduly limits the Board's ability to manage growth and development within the County and should be amended.

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 Kia M. Johnson, 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 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

Draft Ordinance

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

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

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

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

15 **WHEREAS**, the Board of County Commissioners reviewed and considered all
16 reports and comments provided by the state land planning agency, citizens, and any other
17 persons, agencies or governments; and
18

19 **WHEREAS**, the Escambia County Board of County Commissioners finds that an
20 amendment to its Comprehensive Plan is necessary and appropriate based on the Goals
21 and Policies of the Escambia County Comprehensive Plan; and
22

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

25 **Section 1. Recitals**

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

27 **Section 2. Purpose and Intent**

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

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

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

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

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

1 **Section 3.04 Definitions.**

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

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

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

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

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

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

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

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

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

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

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

37 **Conservation subdivision:** A form of residential subdivision characterized by clustered
38 compact lots, common open space and natural features, used to protect agricultural

1 lands, open space or other natural or historical resources while allowing for the maximum
2 number of dwellings under applicable zoning and subdivision regulations.

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

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

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

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

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

- 15 a. Wetlands as defined herein and wetlands as defined by the U.S. Army
16 Corps of Engineers.
- 17 b. Shoreline Protection Zones.
- 18 c. Aquatic preserves and the Escambia River Management Area.
- 19 d. Outstanding Florida Waters as defined by Rule 62.302.700 Florida
20 Administrative Code and as defined and approved by the Florida
21 Legislature.
- 22 e. Habitats of threatened or endangered species as defined by the U.S. Fish
23 and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation
24 Commission (FWC), or other state or federal agencies.
- 25 f. Essential Fishery Habitat (EFH), including seagrasses.
- 26 g. Floodplain areas defined on the FEMA Flood Insurance Rate Map (FIRM)
27 as areas of special flood hazard subject to a one percent annual chance of
28 flooding.
- 29 h. Potable water wells, cones of influence, and potable water well fields.

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

32 **Existing rural communities:** Established rural residential or mixed-use areas within the
33 Agriculture, Agriculture Residential, and Rural Community future land use categories that
34 are developed land that contain homes and/or businesses including agricultural and
35 agricultural related operation, and/or other civic and community uses that are located

1 along Highways, Federal Roads, and Major County Roads as identified on the Future
2 Land Use Map.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

33 **Public use airport:** Means an airport, publicly or privately owned, licensed by the State,
34 which is open for use by the public.

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

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

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

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

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

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

23

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

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

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

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

32 **POLICIES**

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

1 **FLUM Agriculture (AG)**

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

7 **Range of Allowable Uses:**

8 Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or
9 supportive, commercial.

10 **Standards:**

11 Residential Maximum Density: 1 du/20 acres

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

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

14

15 **FLUM Agriculture Residential (AR)**

16

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

22 **Range of Allowable Uses:**

23 Agriculture, silviculture, residential, recreational, public and civic, limited ancillary or
24 supportive, commercial.

25 **Standards:**

26 **Residential** Maximum Density: 1 du/4 acres

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

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

29

30 **FLUM Rural Community (RC)**

31 **General Description:** Intended to recognize existing residential development and
32 neighborhood serving nonresidential activity while supporting new development through

1 a compact development pattern that serves the rural and agricultural areas of Escambia
2 County.

3 **Range of Allowable Uses:**

4 Agriculture, silviculture, residential, recreational facilities, public and civic, compact
5 traditional neighborhood supportive commercial.

6 **Standards:**

7 **Residential** Maximum Density: 2 du/acre

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

9 Maximum Intensity: 0.25 Floor Area Ratio (FAR)

10

11 **FLUM Mixed-Use Suburban (MU-S)**

12

13 General Description: Intended for a mix of residential and non-residential uses while
14 promoting compatible infill development and the separation of urban and suburban land
15 uses.

16

17 Range of Allowable Uses: Residential, retail sales & services, professional office,
18 recreational facilities, public and civic, limited agriculture.

19

20 Standards:

21 Residential Maximum Density: 25 du/acre

22 Non-Residential Minimum Intensity: None

23 Maximum Intensity: 1.0 Floor Area Ratio (FAR)

24

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

27

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

33

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

36

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

40

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

2
3 General Description: Intended for an intense mix of residential and non-residential uses
4 while promoting compatible infill development and the separation of urban and suburban
5 land uses within the category as a whole.

6
7 **Range of Allowable Uses:**

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

10
11 **Standards:**

12 Residential Maximum Density: 25 du/acre

13 Non-Residential Minimum Intensity: 0.25 Floor Area Ration (FAR)

14 Maximum Intensity: 2.0 Floor Area Ratio (FAR)

15
16 Escambia County intends to achieve the following mix of land uses for new development
17 within a ¼ mile of arterial roadways or transit corridors by 2030:

- 18
19 a) Residential 8% to 25%
20 b) Public/Rec/Inst. 5% to 20%
21 c) Non-Residential:
22 Retail/Service 30% to 50%
23 Office 25% to 50%
24 Light Industrial 5% to 10%

25
26 In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land
27 uses is anticipated:

- 28
29 a) Residential 70% to 85%
30 b) Public/Rec/Inst. 10% to 25%
31 c) Non-Residential 5% to 10%

32
33 **FLUM Mixed-Use Perdido Key (MU-PK)**

34
35 **General Description:** Intended for a complementary mix of residential, commercial and
36 tourism (resort) related uses. Residential development in the MU-PK FLUM category shall
37 be limited to 7,150 dwelling units and 1,000 lodging units.

38
39 **Range of Allowable Uses:**

40 Single family and multi-family residential; condominiums; hotels/motels, commercial,
41 active and passive recreational facilities, plazas and other civic uses; public and quasi-
42 public facilities (including government facilities, public utilities, religious facilities and
43 organizations).

1
2 In the low and medium density residential zoning districts the non-residential uses may
3 include churches, public utilities and facilities, parks and recreation areas, golf courses,
4 tennis courts, swimming pools, etc. In the medium density residential zoning districts,
5 non-residential uses may also include kindergarten and childcare centers and
6 professional offices (architects, engineers, lawyers, consultants, medical/dental, real
7 estate, insurance, etc.)
8

9 The uses allowed in the commercial district include a full range of commercial enterprise
10 activities and are contingent upon conformity of such uses with all requirements of this
11 Plan and the Perdido Key zoning regulations, thereby assuring that such commercial
12 development is undertaken in an environmentally sensitive manner. When using density
13 transfers, densities may not be transferred to parcels south of Perdido Key Drive.
14

15 **Standards:**

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

17 Maximum Intensity: 6.0 Floor Area Ratio (FAR)

18 Minimum pervious area 20%

19 Maximum impervious cover area 80%

20
21 **FLUM Mixed-Use Pensacola Beach (MU-PB)**

22
23 **General Description:**

24 Intended for a complementary mix of uses on the developable lands at Pensacola Beach
25 and is designed to accommodate and encourage innovative land development types and
26 arrangements. Residential development in the MU-PB FLUM category shall be limited to
27 4,128 dwelling units.
28

29 **Range of Allowable Uses:**

30 The location and distribution of uses shall generally follow the distribution of uses included
31 in the 1988 Pensacola Beach Land Utilization Plan, which is included in Chapter 1 of the
32 Foundation Document and Chapter 85-409, Laws of Florida. Other allowable uses include
33 public utilities and facilities, religious and educational facilities and medical facilities. Note:
34 Laws of Florida, Chapter 85-409, prohibits residential or commercial development of a
35 specified parcel within this category. Further, provisions within the Land Utilization Plan
36 provide that environmental studies be completed prior to approving any development or
37 use of the specified parcel.
38

39 **Standards:**

40 Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50%
41 open space/recreation. Also, densities may be increased, decreased or transferred on
42 any particular parcel to provide protection to important natural resources, accommodate

1 the provision of adequate and functional open space and the provision of a complimentary
2 mix of recreation uses within the Pensacola Beach Community.

3
4 Site specific densities and uses will be further defined by the lease agreements for
5 individual parcels, the 1985 Bond Validation Compromise and Settlement, and Special
6 Acts of the legislature regarding land use, ownership and development on Pensacola
7 Beach. However, development thresholds established by this Policy shall not be
8 exceeded unless this Comprehensive Plan has been amended and such amendment
9 provides for increased development thresholds.

10 11 **FLUM Commercial (C)**

12
13 **General Description:** Intended for professional office, retail, wholesale, service and
14 general business trade. Residential development may be permitted only if secondary to
15 a primary commercial development.

16 17 **Range of Allowable Uses:**

18 Residential, retail and services, professional office, light industrial, recreational facilities,
19 public and civic.

20 21 **Standards:**

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

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

24 Maximum Intensity: 1.0 Floor Area Ratio (FAR)

25 26 **FLUM Industrial (I)**

27
28 **General Description:** Intended for a mix of industrial development and ancillary office
29 and commercial uses that are deemed to be compatible with adjacent or nearby
30 properties. Industrial areas shall facilitate continued industrial operations within the
31 County and provide jobs and employment security for present and future residents.

32 33 **Range of Allowable Uses:**

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

36 37 **Standards:**

38 Residential Maximum Density: None

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

40 Maximum Intensity: 1.0 Floor Area Ratio (FAR)

1 **FLUM Conservation (CON)**

2
3 **General Description:** Intended for the conservation of important natural resources, such
4 as wetlands, marshes and significant wildlife habitats. This may include passive
5 recreational opportunities for citizens of and visitors to the County.

6
7 **Range of Allowable Uses:**

8 Passive parks and trails, preservation lands, educational uses that use natural amenities
9 for public benefit. No new residential development is allowed.

10
11 **Standards:**

12 **Residential** Maximum Density: None

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

14 Maximum Intensity: None

15
16 **FLUM Recreation (REC)**

17
18 **General Description:** Recreational opportunities for the Escambia County citizens
19 including a system of public and private park facilities.

20
21 **Range of Allowable Uses:**

22 Active and passive recreation activities and amenities, park facilities such as boat launch,
23 basketball courts, tennis courts, baseball and softball fields, meeting halls and the like.
24 No new residential development is allowed.

25
26 **Standards:**

27 **Residential** Maximum Density: None

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

29 Maximum Intensity: 0.5 Floor Area Ration (FAR)

30
31 **FLUM Public (P)**

32
33 **General Description:** Provides for uses or facilities owned or managed by the Federal,
34 State or county government or other public institutions or agencies.

35
36 **Range of Allowable Uses:**

37 Public parks, local, regional, State or Federal facilities, public structures or lands, quasi-
38 public facilities providing public services.

39
40 **Standards:**

41 **Residential** Maximum Density: None

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

43 Maximum Intensity: None

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

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

5
6 **GOAL FLU 3 RURAL STRATEGIES**

7 Escambia County will promote rural strategies, including protecting agriculture,
8 silviculture, and related activities, protecting and preserving natural resources and guiding
9 new development toward existing rural communities.

10
11 **OBJ FLU 3.1 Rural Development**

12
13 **All new development within rural areas, including commercial development, that is**
14 **compatible with the protection and preservation of rural areas will be directed to**
15 **existing rural communities.**

16
17 **POLICIES**

18
19 **FLU 3.1.1 Infrastructure Expenditures.** Escambia County will limit the expenditure of
20 public funds for infrastructure improvements or extensions that would increase the
21 capacity of those facilities beyond that necessary to support the densities and intensities
22 of use established by this plan unless such expenditures are necessary to implement
23 other policies of this plan.

24
25 **FLU 3.1.2 Water Facility Extensions.** Escambia County will coordinate with potable
26 water providers on any extensions of potable water facilities in the rural area.

27
28 **FLU 3.1.3 FLUM Amendments.** During consideration of FLUM amendments, Escambia
29 County will consider the impacts of increased residential densities to the agriculture and
30 silviculture industries as well as public facility maintenance and operation expenditures
31 (i.e., roads, water, sewer, schools,) needed to serve the proposed development.

32
33 **FLU 3.1.4 Rezoning.** Escambia County will protect agriculture and the rural lifestyle of
34 northern Escambia County by permitting re-zonings to districts, allowing for higher
35 residential densities in the Rural Community (RC) future land use category.

36
37 **FLU 3.1.5 New Rural Communities.** To protect silviculture, agriculture, and agriculture-
38 related activities Escambia County ~~will not support~~ will guide the establishment of new
39 rural communities towards existing rural communities.

1 **Section 7. Severability**

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

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

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

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1 **Section 9. Effective Date**

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

7

8 **DONE AND ENACTED** this _____ day of _____, 2020.

9

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

12

13 **By:** _____
14 **Steven Barry, Chairman**

15

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

18

19 **By:** _____
20 **Deputy Clerk**

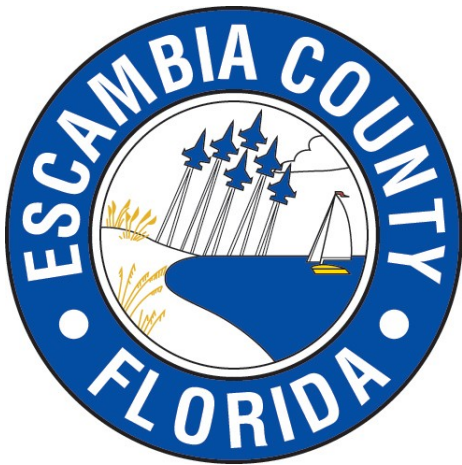
21 **(SEAL)**

22

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

25 **EFFECTIVE DATE:**

26



DRAFT

ESCAMBIA COUNTY DATA & ANALYSIS

Escambia County
August 2020



HALFF ASSOCIATES, INC.
1000 N. ASHLEY DRIVE, SUITE 900, TAMPA, FL 33602
(813) 620-4500
WWW.HALFF.COM

COMPOSITE EXHIBIT "A"

I. INTRODUCTION

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

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

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

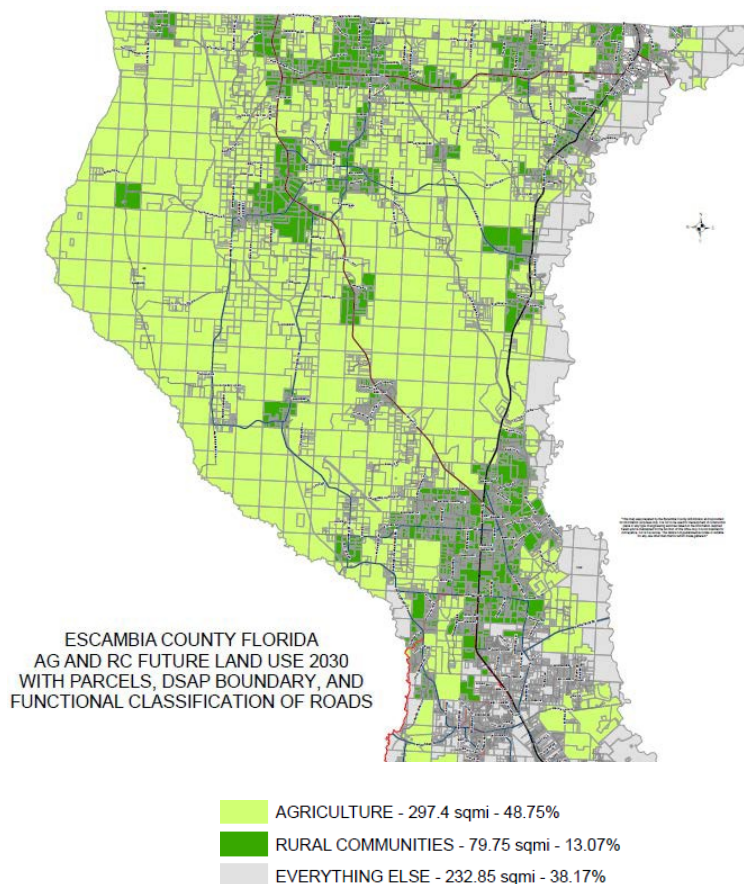
During this review, there were also a number of calls with various County staff members. Based on this research, there are proposed resolutions to assist in facilitating the future growth and housing needs for the County.

II. Future Land Use and Zoning

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

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

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





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

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



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

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

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

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

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

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

Pensacola MSA Leading Employers - Private Sector

5/31/2020

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

III. Policies of the Comprehensive Plan

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

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

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

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



What is Rural?

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

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

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

IV. Anticipated Growth and Housing Needs

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

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

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

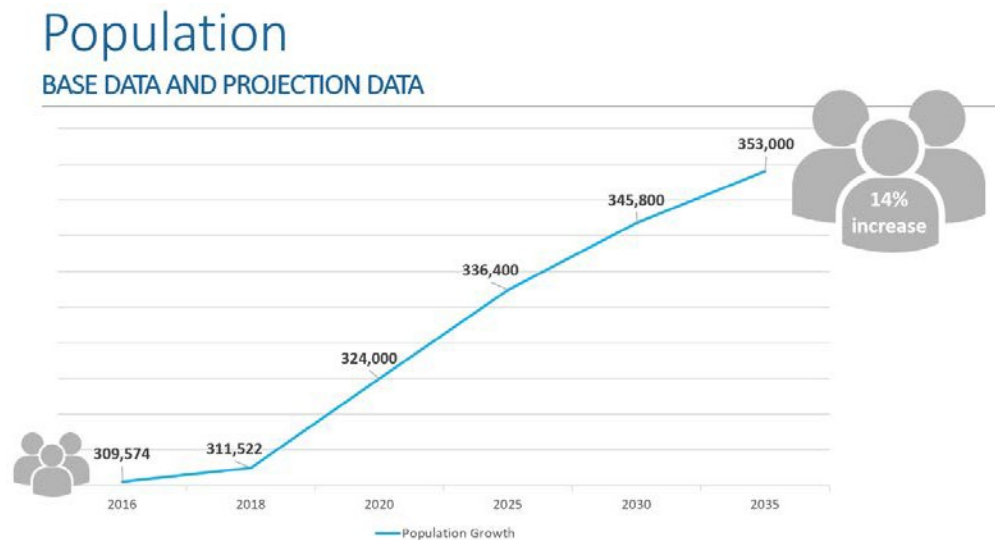
BEBR

Volume 53, Bulletin 186, January 2020

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

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

Figure 1: Population



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

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

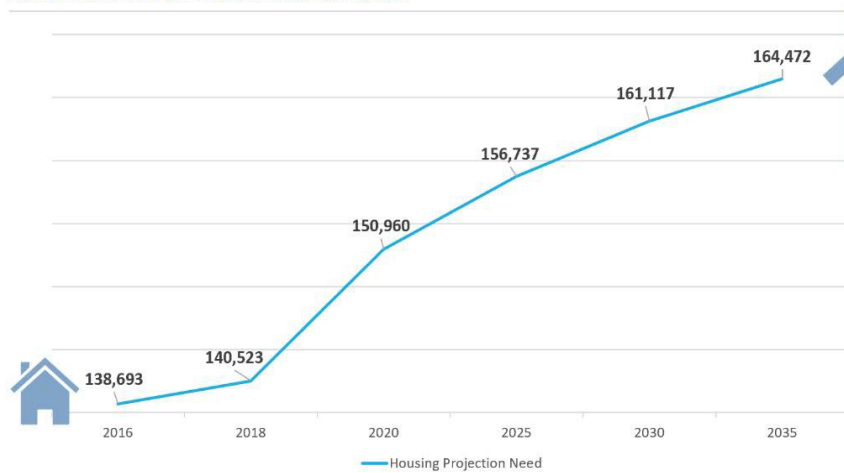
Note: Projection assumes continuation of rates of Total Housing Units, Occupied Housing Units, and breakdown of housing types from 2014.

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

Figure 2: Housing

Households

BASE DATA AND PROJECTION DATA

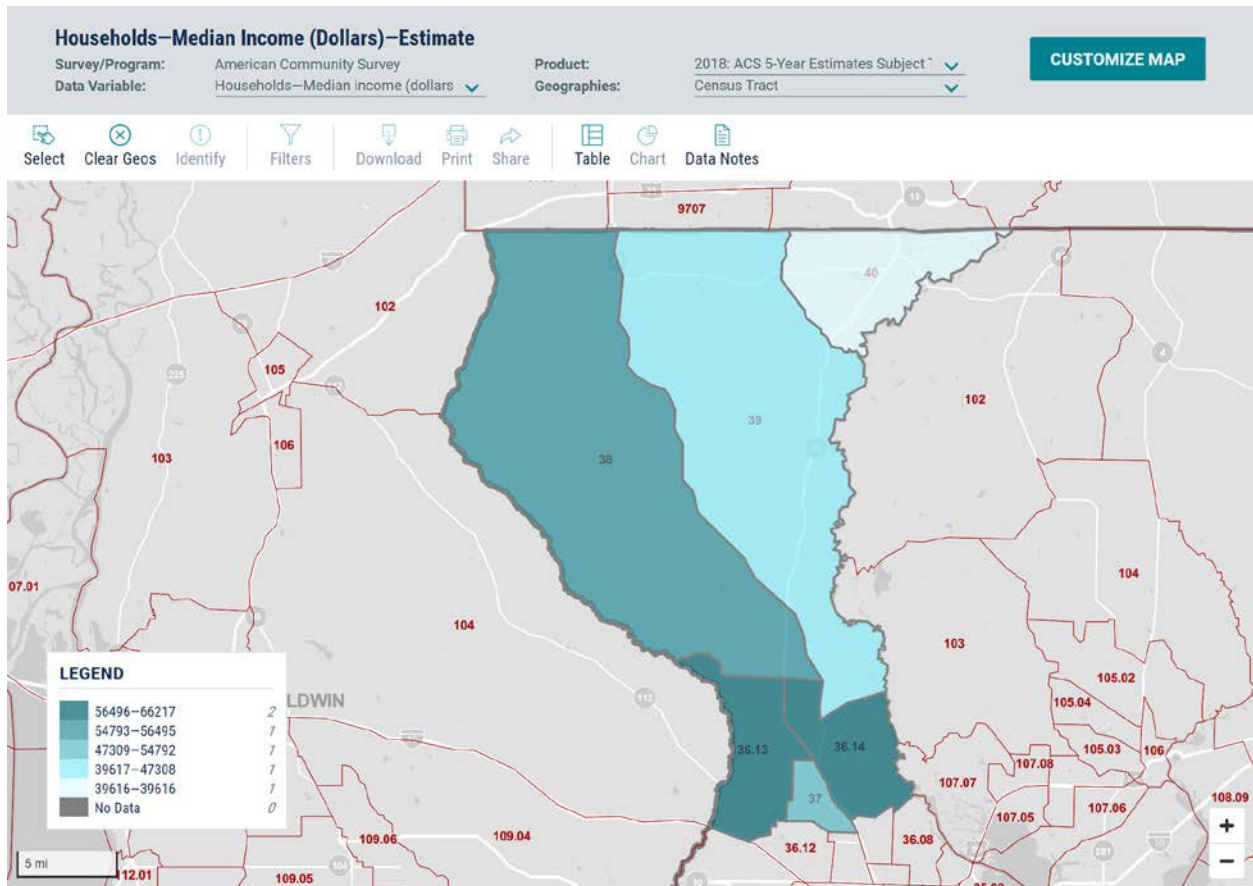


The same data suggests that 84 percent of Escambia County's 140,523 housing units were occupied in 2018. When the County's current occupancy rate and ratio of housing unit is projected to 2035, the figure suggests that an additional 23,949 housing units will be required to accommodate Escambia

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

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

Figure 3: Households—Median Income



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

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

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

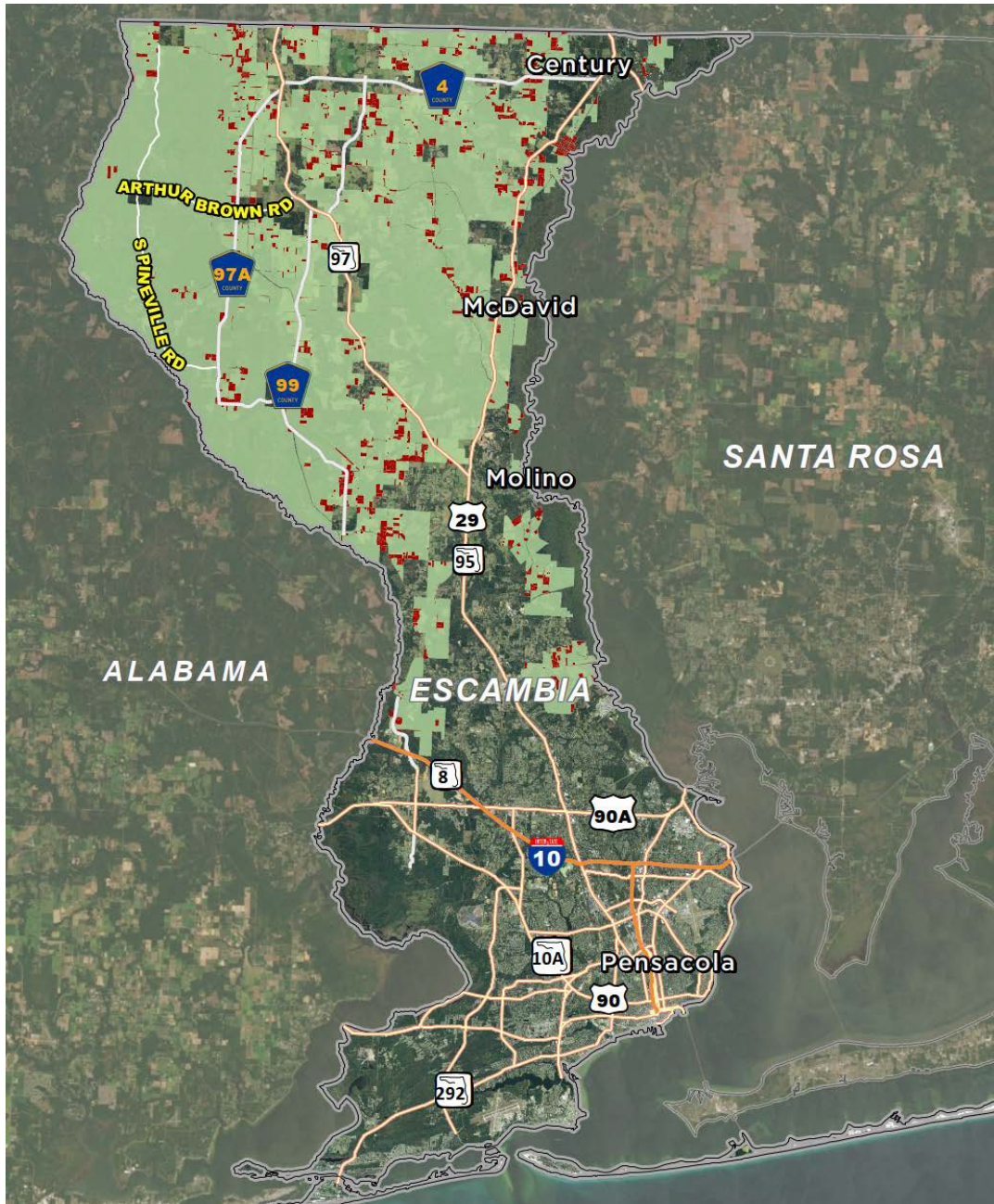


Figure 4: AG FLU with vacant parcels between 4 and 20 acres shown in red

V. Recommendations

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

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

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

FLUM Agriculture Residential (AR)

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

Range of Allowable Uses:

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

Standards:

Residential Maximum Density: 1 du/4 acres

Non-Residential Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

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

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

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

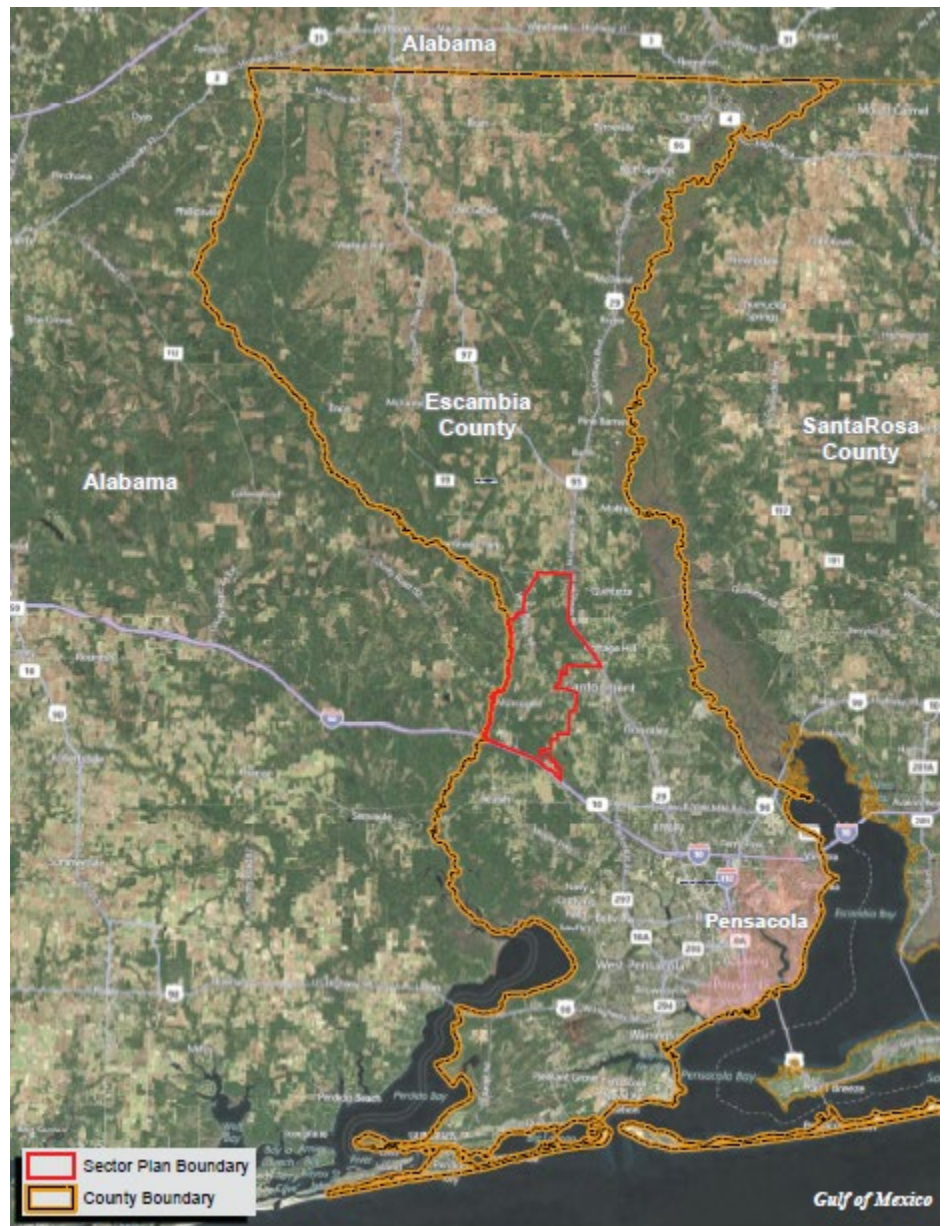
FLU 3.1.5 **New Rural Communities.** To protect silviculture, agriculture, and agriculture-related activities Escambia County ~~will not support~~ will guide the establishment of new rural communities towards existing rural communities.

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

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

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

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





BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 09/01/2020

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

From: HORACE JONES, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Sections 3-1.3, 3-2.2, and 3-2.3

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 3-1.3 "Zoning and Future Land Use," Subsection (G) "Future Land Use Designations," and Subsection (I) "Zoning Implementation of FLU," to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 "Agricultural District (AGR)," and 3-2.3 "Rural Residential district (RR)" to provide for AGR and RR Zoning districts in the AR Future Land Use category.

BACKGROUND:

Escambia County Board of County Commissioners found that the current Comprehensive Plan Section FLU 3.1.5 restricted the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category. the Board of County Commissioners determined that FLU 3.1.5 unduly limited the Board's ability to manage growth and development within the County; the Board found that an amendment to its Comprehensive Plan was necessary and appropriate based on the Goals and Policies of the Escambia County Comprehensive Plan.

BUDGETARY IMPACT:

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

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Kia M. Johnson, 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

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

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

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

10
11 **Section 1. Recitals**

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

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

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

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

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

25 AG Agriculture

26 AR Agriculture residential

27 RC Rural community

28 MU-S Mixed-use suburban

29 MU-U Mixed-use urban

30 C Commercial

31 I Industrial

32 P Public

33 REC Recreation

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

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

18

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

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

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

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

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

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

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

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

26 (1) **Residential.**

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

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

4 See also conditional uses in this district.

5 **(2) Retail sales.**

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

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

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

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

- 14 a. Cemeteries, including family cemeteries.

- 15 b. Clubs, civic or fraternal.

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

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

- 20 e. Funeral establishments.

- 21 f. Places of worship.

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

24 See also conditional uses in this district.

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

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

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

- 29 c. Hunting clubs and preserves.

- 30 d. Marinas, private only.

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

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

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

- 35 h. Shooting ranges.

1 See also conditional uses in this district.

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

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

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

11 b. Agricultural processing, minor only.

12 c. Agricultural research or training facilities.

13 d. Aquaculture, marine or freshwater.

14 e. Farm equipment and supply stores.

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

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

18 h. Silviculture.

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

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

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

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

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

27 **(2) Retail services.**

28 a. Bed and breakfast inns.

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

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

32 a. Cinerators.

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

35 c. Hospitals.

36 d. Offices for government agencies or public utilities.

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

(4) Recreation and entertainment.

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

(5) Industrial and related.

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

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

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

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

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

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

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

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

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

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

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

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

33 **(1) Residential.**

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

39 See also conditional uses in this district.

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

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

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

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

15 See also conditional uses in this district.

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

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

23 See also conditional uses in this district.

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

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

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

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

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

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

6 **(1) Residential.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23 **(8) Other requirements.**

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

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

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

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

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

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

8
9 **Section 5. Severability**

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

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

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

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28 **THIS SPACE INTENTIONALLY BLANK**
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1 **Section 7. Effective Date**

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

3

4 **DONE AND ENACTED** this _____ day of _____, 2020.

5

6

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

7

8

9

**By: _____
Steven Barry, 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:**

22



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

9. A.

Meeting Date: 09/01/2020

Agenda Item:

August 6, 2020 BCC Minutes

Attachments

8-6-20 BCC Mins

DRAFT MINUTES – AUGUST 6, 2020

CLERK & COMPTROLLER'S REPORT – Continued

I. CONSENT AGENDA – Continued

3. Recommendation: That the Board accept, for filing with the Board's Minutes, the certified proof of publication of the advertisement of the Notice of Intent by the Escambia County Clerk of Court to initiate forfeiture by September 1, 2020, against unclaimed monies held by the Office of the Clerk of the Circuit Court and Comptroller, as published in the Escambia Sun Press on July 16, 2020.

Motion: Move the Clerk's Report Items 1, 2, 3, and 4

Made by: Commissioner Underhill
--

Seconded by: Commissioner Bergosh
--

Disposition: Carried unanimously

4. Recommendation: That the Board take the following action concerning Minutes and Reports prepared by the Clerk to the Board's office:

A. Accept, for filing with the Board's Minutes, the Report of the Committee of the Whole Budget Workshop held July 14, 2020;

B. Accept, for filing with the Board's Minutes, the Report of the Gary Sansing Public Forum held July 16, 2020; and

C. Approve the Minutes of the Regular Board Meeting held July 16, 2020.

Motion: Move the Clerk's Report Items 1, 2, 3, and 4

Made by: Commissioner Underhill
--

Seconded by: Commissioner Bergosh
--

Disposition: Carried unanimously

GROWTH MANAGEMENT REPORT – Horace Jones, Director, Development Services Department

I. PUBLIC HEARINGS

1. Recommendation: That the Board take the following action concerning the Rezoning Cases heard by the Planning Board on July 6, 2020:

A. Review and either adopt, modify, or overturn the Planning Board's recommendations for Rezoning Cases Z-2020-05, and Z-2020-06 or remand the Cases to the Planning Board; and

B. Authorize the Chairman to sign the Orders of the Escambia County Board of County Commissioners for the Rezoning Cases that were reviewed, as follows:

- 1. **Case No.:** Z-2020-05
- Address: 8838 Fowler Avenue
- Property Reference No.: 10-1S-30-1101-081-001
- Property Size: 2.4 (+/-) acres
- From: HDMU, High Density Mixed Use district (25 du/acre)
HC/LI-NA, Heavy Commercial Light Industrial district, prohibiting the subsequent establishment of any microbreweries, microdistilleries, microbreweries, bars, nightclubs, or adult entertainment uses (25 du/acre)
- To:
- FLU Category: MU-U, Mixed-Use Urban
- Commissioner District: 3
- Requested by: William Joseph, Agent for Patrick Neville, Owner
- Planning Board Recommendation: Deny
- Speakers: William Joseph, Patrick Neville, Ronald Fowler, Margaret Conner



Motion: Move to support the position of the Planning Board [to deny the Rezoning]
Made by: Commissioner May
Seconded by: Commissioner Underhill
Disposition: Carried unanimously
Speaker(s): William Joseph

(Continued on Page 9)

GROWTH MANAGEMENT REPORT - Honorable James D. Jones, Director, Development Services Department

PUBLIC HEARINGS

Recopy question: That the Board take the following action concerning the Rezoning Case #20-001 (Pine Bluff Planning Board on July 6, 2020)

A. Review and either adopt, modify or overturn the Planning Board's recommendations for Rezoning Cases 20-001-02, and 20-001-03 or forward the Cases to the Planning Board and

B. Authorize the Chairperson of the Board of the Planning Board of County Commissioners for the Rezoning Cases that were reviewed as follows:

Case No.	Address	Report Reference	Priority	From	To	PLU Category	Commissioner	District	Requested by	Planning Board Recommendation	Speakers
20-001-02	8833 Powell Avenue	10-18-20 (10-01-001)	2 (+) none	HDTU High Density Mixed Use (125 units)	HDTU High Density Mixed Use (125 units)	MU-L Mixed Use Urban			William Joseph, Grant for Patrick Neville, Owner	Day	William Joseph, Patrick Neville, Ronald Fowler, Moderator

Richard M. ... support the position of the Planning Board to deny the Rezoning Case #20-001-02, and 20-001-03 or forward the Cases to the Planning Board and

Approved by: Commissioner, William Joseph

Discussion: Patrick Neville

Speaker: William Joseph

(Continued on Page 6)

DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

1. Continued...

B. Continued...

2 **Case No.:** Z-2020-06
Address: Halcyon Circle
Property Reference: 26-2S-31-1000-004-001
Property Size: 9.99 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: Com, Commercial district (25 du/acre)
FLU Category: MU-S, Mixed-Use Suburban
Commissioner District: 1
Requested by: Tom Hammond, Agent for Anthony Baroco, Owner
Planning Board Recommendation: Deny

Speakers: Tom Hammond, Anthony Baroco, Sherrie Baroco, Patsy Kee, Ramona Taylor, Ernestine Geci, Wade Geci, Michelle Warren, Douglas Cecil, Sandy Griner, Robert Jernigan, Brenda Presley, Mark Edwards, Frank Koskie, Jordan Walls, Harry Huelsbeck, Tammy Koskie, Thomas Warren, Brian Barr, Barbara Albrecht, Nancy Barr, Charles Hamilton, Mary Strawbridge, Thomas Hatch, Jennifer Rathbun, EG Presley, Edward Lance Presley, Shane Wood, Richard Hawkins, Paul Hawkins, Ellen Rostin, Thomas Haines, Emily Smith, Angela Windham, Katelyn Mines, Thomas Hix, Alexis Mines, Elliot Bawden, Veronica Bawden, Kimberly Birthright, Lupe Birthright, Robert Johnson, Jennifer Johnson, Rex Jenson, Raymond Bowne, Patricia Cornish, Steve Cornish, Mark Frances, Phillip Kittell, Lisa Kirkman, Namrata Advani, Tammy Dyess, Michael Dyess, Rosemary "Jana" Graves, Karrie Galvano, Christine Schuster, Janet Struck

Motion: Move that we drop Case Z-2020-06
Made by: Commissioner Underhill
Seconded by: Commissioner May
Disposition: Carried unanimously
Speaker(s): None

DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

2. Recommendation: That the Board, at the 5:45 p.m. Public Hearing, adopt an Ordinance to amend the Official Zoning Map to include the Rezoning Cases heard by the Planning Board on July 6, 2020, and approved during the previous agenda item and to provide for severability, inclusion in the code, and an effective date.

Motion: So moved
For Information: Chairman Barry advised that he would entertain a motion to drop the 5:45 p.m. Public Hearing.
Made by: Commissioner May
Seconded by: Commissioner Underhill
Disposition: Carried unanimously
Speaker(s): None

3. Recommendation: That the Board of County Commissioners, at the 5:46 p.m. Public Hearing, review and adopt an Ordinance [Number 2020-27] amending the Future Land Use (FLU) Map for a Small Scale Amendment, SSA-2020-02, changing the Future Land Use category of a parcel within Section 34, Township 2S, Range 30W, Parcel # 0061-000-002, totaling 7.5 (+/-) acres, located on Westover Street, from Commercial (C) to Mixed-Use Suburban (MU-S).

Motion: Move the item in the affirmative
Made by: Commissioner Underhill
Seconded by: Commissioner Bergosh
Disposition: Carried 4-0 with Commissioner May temporarily out of Board Chambers
Speaker(s): None

4. Recommendation: That the Board of County Commissioners, at the 5:47 p.m. Public Hearing, review and adopt an Ordinance [Number 2020-28] amending the Future Land Use Map (FLUM) of the Comprehensive Plan by Small-Scale Amendment SSA-2020-03, changing the Future Land Use category of a parcel within Section 50, Township 2S, Range 30W, Parcel # 1000-000-001, totaling 8.44 (+/-) acres, located on Old Corry Field Road, from Commercial (C) to Mixed-Use Urban (MU-U).

Motion: Move the item in the affirmative
Made by: Commissioner Underhill
Seconded by: Commissioner Bergosh
Disposition: Carried 4-0 with Commissioner May temporarily out of Board Chambers
Speaker(s): None

DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

5. Recommendation: That the Board of County Commissioners, at the 5:48 p.m. Public Hearing, review and adopt an Ordinance [Number 2020-29] to the Land Development Code (LDC) amending Section 6-0.3 Terms Defined, to change the effective date for a lot of record from February 8, 1996, to April 16, 2015.

Motion: Move the 5:48 in the affirmative
Made by: Commissioner Underhill
Seconded by: Commissioner May
Disposition: Carried 4-0 with Commissioner Bender temporarily out of Board Chambers
Speaker(s): None

6. Recommendation: That the Board of County Commissioners, at the 5:49 p.m. Public Hearing, review and transmit to DEO, an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 FLU map, for the specific parcel 25-2S-31-1303-000-000, located on Dog Track Road, requesting to change the existing FLUM designation from Commercial (C) to Mixed-Use Urban (MU-U) of 88.24 (+/-) acres.

This hearing serves as the first of two required public hearings.

Motion: Move the item in the affirmative
Made by: Commissioner Bergosh
Seconded by: Commissioner May
Disposition: Carried 4-0 with Commissioner Bender temporarily out of Board Chambers
Speaker(s): Joe Rector

DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

7. Recommendation: That the Board take the following action concerning the Rezoning Case heard by the Planning Board on June 1, 2020:

- A. Review and either adopt, modify, or overturn the Planning Board's recommendation for Rezoning Case Z-2020-03 or remand the Case to the Planning Board; and
- B. Authorize the Chairman to sign the Order of the Escambia County Board of County Commissioners for the Rezoning Case that was reviewed, as follows:

1. Case No.: Z-2020-03
Address: 5250 Blue Angel Parkway
Property Reference No.: 36-2S-31-1007-000-000
Property Size: 7.66 (+/-) acres
From: LDR, Low Density Residential district (four du/acre)
To: MDR, Medium Density Residential district (10 du/acre)
FLU Category: MU-S, Mixed-Use Suburban
Commissioner District: 1
Requested by: Tom Hammond, Agent for Forrest Homes and Steele Construction Inc., Owner
Planning Board Recommendation: Approval
Speakers: Tom Hammond, Robert Michelson, Clair Sowers, Larry Downs, Jr.

Motion: Move this item in the affirmative
Made by: Commissioner Bergosh
Seconded by: Commissioner Underhill
Disposition: Carried 4-0 with Commissioner Bender temporarily out of Board Chambers
Speaker(s): None

DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

I. PUBLIC HEARINGS – Continued

8. Recommendation: That the Board, at the 5:50 p.m. Public Hearing, adopt an Ordinance [Number 2020-30] to amend the Official Zoning Map to include the Rezoning Case [Z-2020-03] heard by the Planning Board on June 1, 2020, and approved during the previous agenda item and to provide for severability, inclusion in the code, and an effective date.

Motion: Move the item in the affirmative
Made by: Commissioner Bergosh
Seconded by: Commissioner Underhill
Disposition: Carried 4-0 with Commissioner Bender temporarily out of Board Chambers
Speaker(s): None

9. Recommendation: That the Board of County Commissioners (BCC), at the 5:51 p.m. Public Hearing, review and approve for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the Comprehensive Plan, Chapter 7, 2030 Future Land Use (FLU) map, LSA-2019-05, changing the FLU category for two parcels located on Pine Forest Road, Parcel Number 24-1S-31-4230-000-020, totaling 10.28 (+/-) acres, and Parcel Number 24-1S-31-3140-000-000, totaling 3.66 (+/-) acres, from Commercial (C) to Mixed-Use Urban (MU-U).

This serves as the first of two public hearings.

Motion: Move the item for transmittal
For Information: The Board discussed giving deference to District 1 once the Ordinance comes back for the second public hearing.
Made by: Commissioner Underhill
Seconded by: Commissioner May
Disposition: Carried 4-1 with Commissioner Bergosh voting “no”
Speaker(s): Richard Copps, Eric Toothman, Will Dunaway, Robert Browning, Glenn Halstead, and James Rudnick

GROWTH MANAGEMENT REPORT – Continued

II. FOR ACTION

1. Recommendation: That the Board of County Commissioners (BCC) review and approve the 2018/2019 Comprehensive Plan Annual Report.

Motion: Move the item in the affirmative
Made by: Commissioner Underhill
Seconded by: Commissioner Bender
Disposition: Carried unanimously

2. Recommendation: That the Board review and approve a hold harmless agreement with Triple R Holdings, LLC, for construction of a seawall at 5940 Red Cedar Street, Parcel I.D. # 15-3S-32-2001-013-005. The agreement will serve to hold the county, its officers and employees harmless from any damages to persons or property that may result from authorized construction.

Motion: Move the item in the affirmative
Made by: Commissioner Underhill
Seconded by: Commissioner Bergosh
Disposition: Carried unanimously

3. Recommendation: That the Board take the following action concerning recording of Admiral's Quarters, Phase 1 (a-60 lot subdivision with public residential townhome residences) located in the Pine Forest Community, lying south off W. Nine Mile Road (U.S. Alternate Highway 90) and west of Ashland Avenue. Owned and developed by D.R. Horton, Incorporated and owner SNS Stefani, LLC. Prior to recording the County Surveyor and the Clerk of the Circuit Court must sign the Final Plat as set forth in Section 2-5.7, of the Escambia Land Development Code; also, prior to recording, the County Surveyor must sign the Final Plat as set forth in Chapter 177.081 (1) Florida Statute:

- A. Approve the Final Plat for recording;
- B. Approve the street names "Iroquois Court," "Brigade Trail," "Battalion Cove," and "Farragut Way";
- C. Accept all public easements, pond, and drainage improvements within public easements as depicted upon the final plat for permanent County maintenance; the cost of maintenance is to be funded through the establishment of a storm water management Municipal Services Benefit Unit (MSBU);

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DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

II. FOR ACTION – Continued

3. Continued...

D. Authorize the Chairman or Vice Chairman to execute a Two-Year Warranty Agreement without Surety for Streets and Drainage improvements; and

E. Authorize the Chairman or Vice Chairman to execute a Temporary Access Easement.

Motion: Move the item A, B, C, D, and E
Made by: Commissioner Underhill
Seconded by: Commissioner Bender
Disposition: Carried unanimously

III. CONSENT AGENDA

1. Recommendation: That the Board authorize the scheduling of the following Public Hearings for September 3, 2020:

A. 5:45 p.m. - A Public Hearing - An Ordinance amending the Land Development Code (LDC), Chapter 4, to expand the use of recreational vehicles as living quarters, establish related use standards, and modify related provisions

Summary: Although recreational vehicles are not dwelling units, they can provide useful temporary living quarters beyond their primary recreational, camping, and travel uses. However, any such use of recreational vehicles outside of duly licensed campgrounds, recreational vehicle parks, or mobile home parks requires land use standards to protect the public health, safety, and general welfare.

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DRAFT MINUTES – AUGUST 6, 2020

GROWTH MANAGEMENT REPORT – Continued

III. CONSENT AGENDA – Continued

1. Continued...

- B. 5:46 p.m. - A Public Hearing - An Ordinance to the Land Development Code (LDC) Chapter 3, Section 3-1.3 "Zoning and Future Land Use," Subsection (G) "Future Land Use Designations," and Subsection (I) "Zoning Implementation of FLU," to add the Future Land Use Category of Agriculture Residential; amending Sections 3-2.2 "Agricultural District (AGR)," and 3-2.3 "Rural Residential district (RR)" to provide for AGR and RR Zoning districts in the AR Future Land Use category

Summary: Escambia County Board of County Commissioners found that the current Comprehensive Plan Section FLU 3.1.5 restricted the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category. The Board of County Commissioners determined that FLU 3.1.5 unduly limited the Board's ability to manage growth and development within the County; the Board found that an amendment to its Comprehensive Plan was necessary and appropriate based on the Goals and Policies of the Escambia County Comprehensive Plan.

- C. 5:47 p.m. - A Public Hearing - An Ordinance amending the Comprehensive Plan: amending Chapter 3, Section 3.04, Definitions; amending OBJ FLU 1.3 Future Land Use Map designations; and amending OBJ FLU 3.1 Rural Development - CPA-2020-1 (first of two public hearings)

Summary: Escambia County Board of County Commissioners finds that the current Comprehensive Plan Section FLU 3.1.5 restricts the ability of a person or entity to obtain approval of a comprehensive plan amendment to the Rural Community (RC) future land use category; the Board has determined that FLU 3.1.5 unduly limits the Board's ability to manage growth and development within the County and should be amended.

Motion: Move the Consent Agenda as printed
Made by: Commissioner Underhill
Seconded by: Commissioner Bender
Disposition: Carried 4-0 with Commissioner Bergosh temporarily out of Board Chambers