Escambia County
Mid-West Sector Plan

Detailed Specific Area Plans (DSAP)

Prepared By:

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HISTORY AND CONTEXT

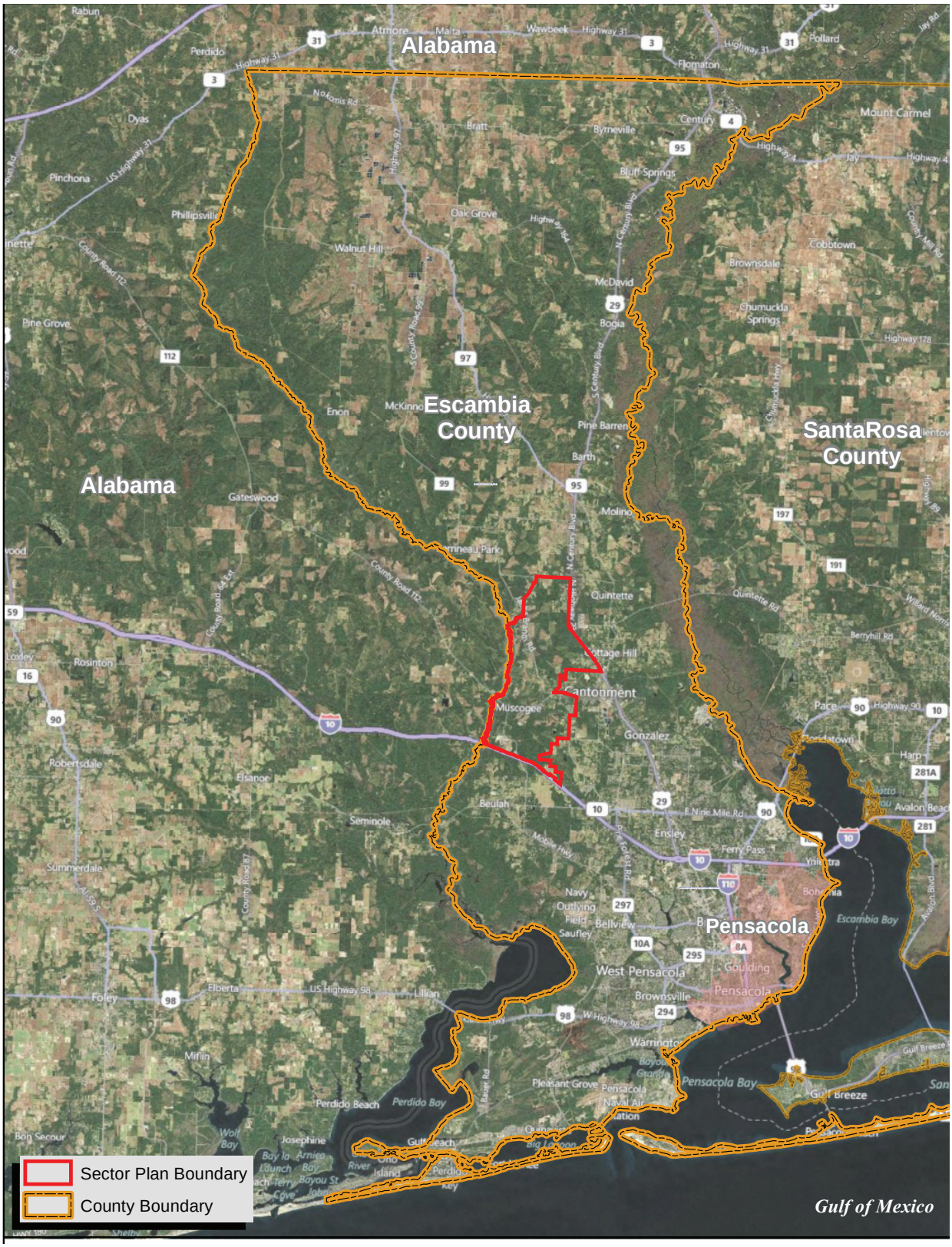

Figure 1.01.A Location Map/Aerial

Section 1.01 Introduction

The Mid-West Escambia County Optional Sector Plan began in March of 2007 with a letter of intent from Escambia County notifying the Florida Department of Community Affairs (FDCA) that the County was interested in preparing an optional sector plan pursuant to 163.3245, Florida Statutes, for an approximately 16,000-acre area in central Escambia County (See **Figure 1.01.A**). At the time, the optional sector plan was a pilot program and was limited to five (5) demonstration projects. The intent of the optional sector plan was to recognize the benefits of long-range planning for areas greater than 5,000 acres and promote innovative and flexible planning and development strategies while ensuring adequate mitigation of impacts to regional resources and facilities.

The optional sector plan consisted of two primary components; a conceptual long-term build-out overlay or "vision plan" and one or more Detailed Specific Area Plans (DSAP) which implemented the vision plan. To avoid duplication with supporting data and analysis, Development of Regional Impact (DRI) requirements were waived for all areas within an adopted DSAP.

As required by state statutes, an initial sector plan scoping meeting was conducted by the West Florida Regional Planning Council (WFRPC) on September 13, 2007. WFRPC staff transmitted thirty-four (34) informational packages to required state and regional agencies; affected property owners with holdings of greater than 150 acres; utility providers; the Escambia Water and Soil Board; the Escambia County School Board; and the surrounding jurisdictions of Town of Century, the City of Pensacola, Santa Rosa County, Florida and Baldwin County, Alabama. The purpose of the scoping meeting and resulting WFRPC report was to identify relevant planning issues to be addressed and the data and resources available to assist with the subsequent preparation of related plan amendments.

The WFRPC scoping report was used as the basis for the draft Optional Sector Plan Formal Agreement executed between the Escambia County Board of County Commissioners (BCC) and the FDCA. A public workshop was held on January 22, 2008, to explain the optional sector plan process and review the terms of agreement with the FDCA. The formal agreement was approved by the Escambia County BCC on April 3, 2008 and signed by the FDCA on April 29, 2008.

A. Conceptual Long-term Buildout Overlay

In July of 2007, Escambia County selected VHB MillerSellen (formerly MSCW) as the primary consultant for preparing the required long-term buildout overlay, as well as a model DSAP. Plan preparation was divided into five components:

- *Public Involvement Plan – The first, and possibly most important step in preparing the conceptual long-term buildout overlay was the creation of a public participation process intended to engage property owners, residents, state and regional agencies, county staff and public officials in the sector planning process. The aforementioned WFRPC scoping meeting and explanatory public workshop were part of this process. Stakeholder interviews were held over a two day period in October 2007 to elicit input from various interests, including large property owners, utility and service providers, county staff and the business community. In addition, a public workshop schedule was created to ensure adequate and ongoing community communication/input.*

- *Sector Profile – Developing a sector profile that identified characteristics of the sector plan area was the second step in the conceptual long-term buildout overlay process. This included the collection of demographic/ market data and physiographic/environmental resource information; identification of existing zoning and land use information; confirmation of available infrastructure and public services; and identification of applicable regulations and financial resources. Profile findings were presented to the public at a workshop held on April 16, 2008.*

- *Sector Trend Analysis – Based on the data gathered as part of the sector profile, a trend analysis was conducted to determine likely development patterns occurring under a "do-nothing" approach. This effort resulted in a trend plan that visually depicted the anticipated land use pattern at buildout. The trend plan was presented with the profile findings at the April 16, 2008, public workshop.*

- *Alternative Concept Plans – Using the information obtained during the previous steps, seven (7) alternative concept plans were produced for review by stakeholders, county staff and the public. The plans depicted land use and infrastructure alternatives to address issues identified in the trend plan and were consistent with the plan goals and objectives identified through the series of public workshops. These plans were presented for review at a public workshop held on November 19, 2008.*

- *Preferred Plan and Overlay Preparation – As a result of the alternative concept plan workshop, a preferred plan was selected and an amendment to the County's comprehensive plan was prepared. The plan amendment included the adoption of the preferred plan as the "long-range conceptual framework map" (See **Figure 1.01.B**). It also included the adoption of goals, objectives and policies intended to implement the principles of the plan as identified through the public participation process. This amendment was included as a component of the County's Evaluation and Appraisal Report (EAR) based amendments and formally adopted on January 20, 2011.*

B. Detailed Specific Area Plan (DSAP)

A process for preparing a DSAP was included as a component of the long-term conceptual buildout overlay. This process was comprised of four (4) primary components:

- *DSAP Boundary Determination Analysis – Following the adoption of the conceptual long-term buildout overlay, several DSAP scenarios were analyzed. Ultimately, it was decided that the preparation of a single DSAP, encompassing the entirety of the sector plan area, would be the most appropriate approach. This DSAP boundary was approved by the Escambia County BCC on March 17, 2011.*

- *Conceptual DSAP – Using the approved DSAP boundary along with the adopted goals, objectives and policies from the long-term conceptual buildout overlay, a conceptual or "sketch" DSAP was developed. This plan identified the location of land use districts, provided initial design standards, and addressed other broad issues such as traffic circulation and the location of public infrastructure. This plan was presented for review at a public workshop held on May 11, 2011.*

- *Preliminary DSAP – Based on comments received at the May 11, 2011 workshop and other input from stakeholders and county staff, the Conceptual DSAP was refined. The resulting sketch plan was digitized using AutoCAD and imported into a geographic information system (GIS) to create the Preliminary DSAP. The digitizing of the plan provided more accurate acreage figures which, when combined with the proposed design standards, allowed for the calculation of a theoretical development program. This development program was used to evaluate and address potential public facility impacts.*

- *Final DSAP – The plans, principles and guidelines developed during the DSAP process form the basis of this document. When combined with the adopted conceptual long-term buildout overly, it meets the sector plan statutory requirements and implements the County's vision for the Mid-West Escambia County Optional Sector Plan. Incorporated in this document is the DSAP land use plan and associated development program; detailed principles and guidelines addressing urban form and the interrelation of land uses; a detailed public facilities plan addressing impacts and future needs; a detailed analysis of natural resources; a five-year capital improvements schedule; and procedures to facilitate intergovernmental coordination.*

C. Legislative Changes

It is important to note that the state statute governing the sector plan process (163.3245, Florida Statutes) was amended during the 2011 legislative session. The revised statutes became effective on June 2, 2011, mid-way through the preparation of the DSAP. One of the more significant changes to the statutes was a requirement that any sector plan contain a minimum of two (2) DSAPs. Given that Escambia County had chosen to move forward with a single DSAP, and because a considerable amount of work had already been completed using this assumption, it was necessary to develop a prudent approach to addressing the new requirement. It was decided by the County that the land use plan and development program would be separated into two (2) distinct DSAPs, but the supporting data and analysis would continue to be aggregated. Some components, such as design guidelines and intergovernmental coordination procedures inherently apply to the sector plan as a whole; therefore, no changes were necessary.

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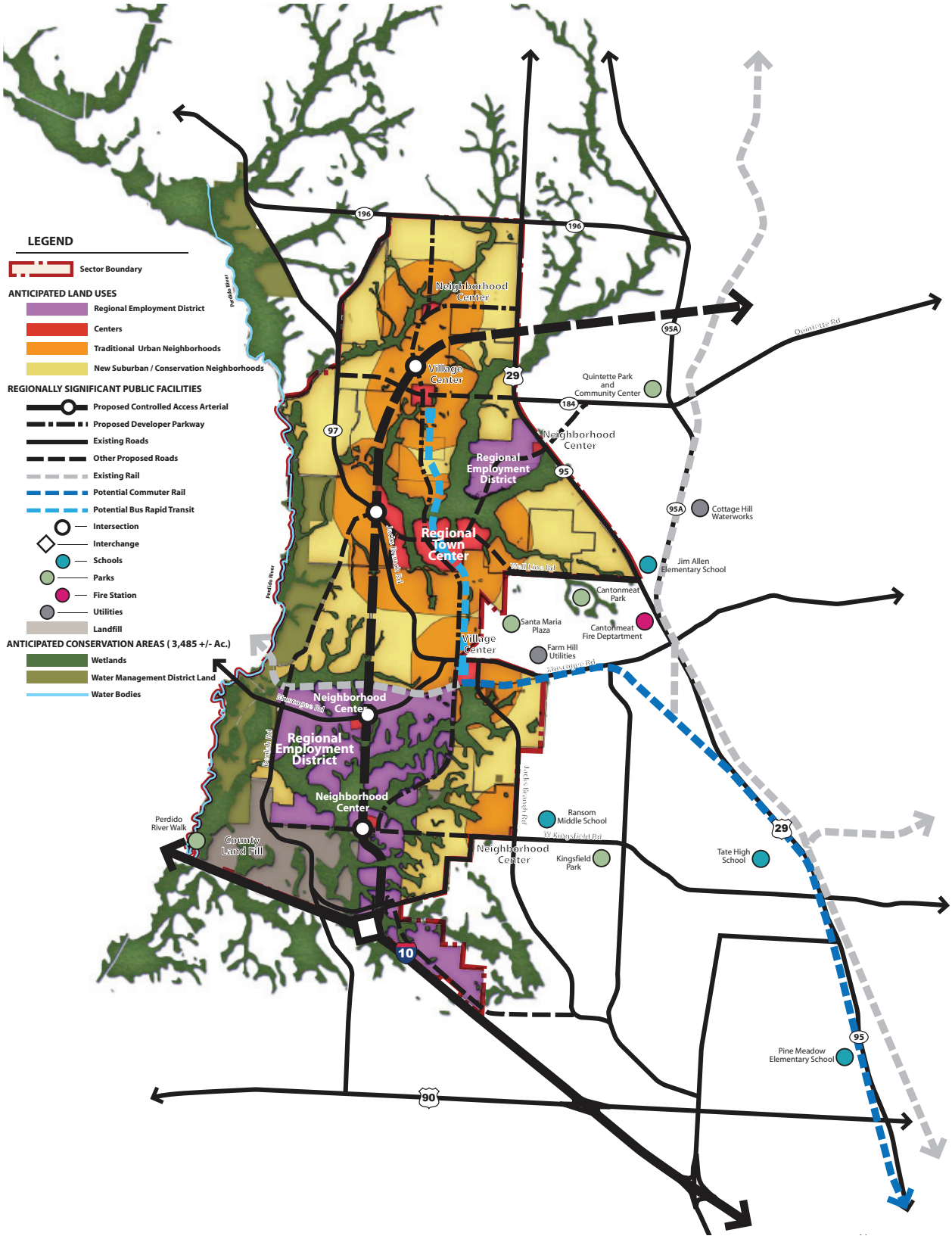

Figure 1.01.B Long-range Conceptual Framework Map

Section 1.02 Long-term Master Plan

A. Adopted Goals, Objectives and Policies

GOAL FLU 5 MID-WEST ESCAMBIA COUNTY OPTIONAL SECTOR PLAN

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

OBJ FLU 5.1 Conceptual Long-term Build-out Overlay

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

POLICIES

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

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

Economic Development

a. Promote economic development and job creation

b. Promote the fiscally efficient use of land and infrastructure

c. Provide adequate retail and service opportunities to meet the needs of the surrounding community

Transportation

a. Create a highly interconnected, multi-modal transportation system that efficiently links housing to employment and retail opportunities

b. Develop a hierarchy of transportation corridors that would increase mobility and accessibility within the OSP while respecting existing residential development

c. Create an interconnected and accessible pedestrian and bicycle network

d. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through the use of compact, mixed-use and transit-oriented development patterns

Environment

a. Establish a "green infrastructure" network of interconnected recreation areas and open space

b. Identify, protect and when impacted by development restore key ecosystems

c. Identify, protect and when impacted by development restore wildlife habitat and corridors

d. Reduce greenhouse gas (GHG) emissions

Community Design

a. Create a hierarchy of place

b. Promote compact neighborhood design

c. Create neighborhoods that would provide a broad range of housing options varying in size, style, cost and type of ownership

d. Provide neighborhood schools and parks within close proximity to housing consistent with Chapter 16, Public Schools Facilities Element.

e. Construct resource-efficient homes and businesses

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

OBJ FLU 5.2 Economic Development

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

POLICIES

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

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

Northern Regional Employment District

Development Standards	
Maximum Size	400 net acres*
Maximum FAR	0.50
Maximum Gross Floor Area	2,500,000 sq. ft.

*Net acres are to be defined as gross acreage less waterbodies and wetlands.

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

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

Southern Regional Employment District

Development Standards	
Maximum Size	1,600 net acres*
Maximum FAR	0.50
Maximum Gross Floor Area	8,000,000 sq. ft.

*Net acres are to be defined as gross acreage less waterbodies and wetlands.

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

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

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

OBJ FLU 5.3 Transportation

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

POLICIES

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

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

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

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

OBJ FLU 5.4 Environment

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

POLICIES

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

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

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

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

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

a. Reduction of vehicle miles traveled (VMT) by encouraging the design of compact, walkable, mixed-use, transit-oriented neighborhoods.

b. Creation of a highly interconnected, multi-modal transportation that incorporates facilities for current and future transit systems.

c. Promotion of alternative (non-fossil fuel) energy sources.

OBJ FLU 5.5 Community Design

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

POLICIES

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

A. Town Center

The Town Center is intended to be the retail center of the OSP and capture a market area approximately 5 to 15 miles in size. The design of the Town Center is intended to be compact, mixed-use and similar in nature to traditional downtown cores. The Town Center shall be designed to accommodate approximately 500,000 to 1,000,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. The Town Center shall contain significant residential opportunities. Residential uses shall be limited to multi-family units which may be located above ground floor office or retail uses. In addition, higher density single-family development may occur within ½ mile of the Town Center. Development within the Town Center shall be consistent with the following standards:

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

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

Development Standards	
Maximum Size	500 net acres*
Maximum FAR	1.0
Maximum Gross Floor Area	1,200,000 sq. ft.
Minimum Residential Density**	10.0 d.u. ac.

*Net acres are to be defined as gross acreage less waterbodies and wetlands.

B. Village Centers

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

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

*Percentages shall be applied to each Village Center as a whole and not by individual parcel.

**Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.

Development Standards	
Maximum Size	40 net acres*
Maximum FAR	0.50
Maximum Gross Floor Area	200,000 sq. ft.
Minimum Residential Density**	7.0 d.u. ac.

*Net acres are to be defined as gross acreage less waterbodies and wetlands.

C. Neighborhood Centers

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

Development Standards	
Maximum Size	5 net acres*
Maximum FAR	0.25
Maximum Gross Floor Area*	15,000 sq. ft.
Minimum Residential Density**	5.0 d.u. ac.

*Net acres are to be defined as gross acreage less waterbodies and wetlands.

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

*Percentages shall be applied to each Neighborhood Center as a whole and not by individual parcel.

**Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.

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

A. Traditional/Urban Neighborhoods

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

B. New Suburban Neighborhoods

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

C. Conservation Neighborhoods

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

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

FLU 5.5.4 To reduce the impacts and costs of transportation and create a neighborhood focal point, the County shall encourage the location of schools, consistent with Chapter 16, Public Schools Facilities Element, within residential neighborhoods or adjacent to centers. Co-location with community parks shall be encouraged.

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

OBJ FLU 5.6 Specific Area Plans

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

POLICIES

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

All applications for development approvals (i.e. lot splits, special exceptions, variances, etc.) on any property within the OSP shall be reviewed on a case-by-case basis for the effect of such development approval on adopted or future DSAPs and in compliance with the general principles established in FLU Policy 5.1.2. At a minimum, development of a DSAP must include the following information:

I. DSAP Boundary Determination Analysis

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

2. Identification of the extent and location of natural resources.

3. Identification of the environmental opportunities and constraints to development within the area.

4. Identification of the net usable land area.

5. Determination of a maximum development scenario based upon the uses, densities and intensities identified in the Conceptual Long-term Build-out Overlay.

6. A Jobs-to-housing balance assessment consistent with policy FLU 5.3.4 and utilizing a professionally acceptable methodology.

7. Identification of public facilities and services available to the area; available capacity; potential deficiencies; and an approximation of necessary improvements.

If a DSAP contains areas designated as Anticipated Conservation Areas on the Long- Range Conceptual Framework Map, the boundaries of those Anticipated Conservation Areas shall be finalized during the DSAP process and designated as Conservation on the Future Land Use Map as part of the DSAP plan amendment. No development shall be permitted on lands designated Conservation within a DSAP except as specifically provided for in the DSAP. Prior to the commencement of any development within a DSAP, a perpetual conservation easement meeting the requirements of Section 704.06, Florida Statutes, shall be placed over all of the lands designated Conservation within that DSAP and shall be recorded in the public records of Escambia County. The total acreage of lands subject to the conservation easement shall be no less than the total acreage of lands designated Conservation within a DSAP. The conservation easement shall be granted to, and provide for enforcement rights by, the County, the Department of Community Affairs, and either the Department of Environmental Protection or a recognized statewide land trust.

The final boundaries for a DSAP must be approved by Escambia County before initiating a conceptual DSAP as described in Section II below.

II. Conceptual DSAP

The intent of the Conceptual DSAP process is to prepare an initial plan for public review and comment. A Conceptual DSAP shall address the following:

1. The location of neighborhoods, centers and regional employment districts generally consistent with the conceptual long-term buildout overlay. For neighborhoods, a computation of density shall be provided along with the permitted uses and proposed lot sizes. For centers, a computation of density and intensity shall be provided, as well as the area and percentage of land use mix consistent with the categories found in FLU 5.5.1. For regional employment districts, a computation of the area, intensity and percentage of land use mix consistent with the categories found in FLU 5.2.1 shall be provided.

2. Circulation routes for pedestrians, bicycles, transit and automobiles, including consideration for connection with the surrounding area. For each facility to be included in the DSAP, design criteria should be included addressing:
    - Roadway cross-sections
    - On street parking (if applicable)
    - Pedestrian, Bicycle and Transit facilities
    - Landscape and streetscape standards

3. Location and size/capacity of major infrastructure components including wastewater, water, re-use water, stormwater and solid waste.

4. Design criteria proposed for each land use category proposed for the DSAP including, but not limited to:
    - Typical lot size
    - Setbacks
    - Height
    - Density
    - Floor Area Ratio (commercial)
    - Signage

5. Strategies for the integration of existing development.

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

III. Preliminary DSAP.

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

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

2. DSAP exhibits including:

a. A detailed land use plan indicating the distribution, extent and location of future land uses, including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services (water and wastewater plants, fire and police substations, government buildings), neighborhood school(s), parks and any conservation areas.

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

i. A transportation analysis consistent with Chapter 9J-2, indicating the general location of all arterial and collector roadways necessary to serve the DSAP, their right-of-way width, and design cross section. It should also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The general location of all bikeways and pedestrian paths should demonstrate access to all schools, commercial and civic areas from any point in the DSAP. The transportation analysis should be accompanied by a report demonstrating the impact on transportation facilities and documenting the timing and estimated cost for transportation improvements required by development of the DSAP. Prior to initiation of any transportation analysis, the County shall consult with the Florida Department of Transportation (FDOT) regarding the analysis methodology in regards to impacts to the Florida Intrastate Highway System (FIHS). Each DSAP shall analyze the cumulative traffic impact of all previously approved DSAPs on the area road network, including the FIHS. Prior to approval of any DSAP, the Florida DOT shall have the opportunity to comment on the traffic analysis in regards to impacts to any State roads.

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

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

d. A detailed natural resource analysis that identifies specific measures to assure the protection of regionally significant natural resources and other important resources both within and outside the jurisdiction of Escambia County, including those resources identified in Chapter 9J-2, Florida Administrative Code.

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

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

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

IV. Final DSAP and Report

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

V. Changes to an Existing DSAP

Any addition or deletion of property or changes to the neighborhood, center or district boundaries in an approved DSAP shall be processed as an amendment to the Comprehensive Plan, following the County's established processes. It shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and guidelines outlined in this plan. Such additions or deletions shall not be designed to create remnant areas or fragmented DSAPs.

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

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

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

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

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

OBJ FLU 5.7 Adequate Public Facilities and Services

Adopt procedures and guidelines for the provision of adequate public facilities to serve the OSP and subsequent DSAPs.

POLICIES

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

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

- *Land for identified schools sites, consistent with Chapter 16, Public Schools Facilities Element.*
- *Land for identified parks and recreation facilities*
- *Right-of-way for identified collector and arterial roadways necessary to serve the DSAP*
- *Land for identified potable water and wastewater treatment facilities*
- *Right-of-way for all utilities necessary to serve the DSAP*

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

OBJ FLU 5.8 Intergovernmental Coordination

Adopt procedures to ensure intergovernmental coordination to address extra jurisdictional impacts.

FLU 5.8.1 To provide for intergovernmental coordination to address extra jurisdictional impacts within the jurisdiction of the Florida Department of Community Affairs under Chapter 9J-2, F.A.C., the County shall provide to adjacent municipalities and counties, other units of government providing services but not having regulatory authority over the use of land, state and regional regulatory agencies, and the Escambia County School Board, information and copies of appropriate material related to the applications for a DSAP. The material provided shall include information indicating issues of regional significance in the region, or containing regional policies. It shall include material describing planning, permitting or review requirements of state, regional or local significance. It shall also include detailed identification of regionally significant public facilities, including public facilities outside the jurisdiction of Escambia County, anticipated impacts of future land uses on those facilities, and required improvements consistent with Chapter 9J-2, F.A.C. The adjacent municipalities, counties, other units of government and regulatory agencies shall have the opportunity to review and provide comments to the County, to ensure communication and coordination are used to minimize any potential adverse impacts.

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LAND USE PLAN AND DEVELOPMENT PROGRAM

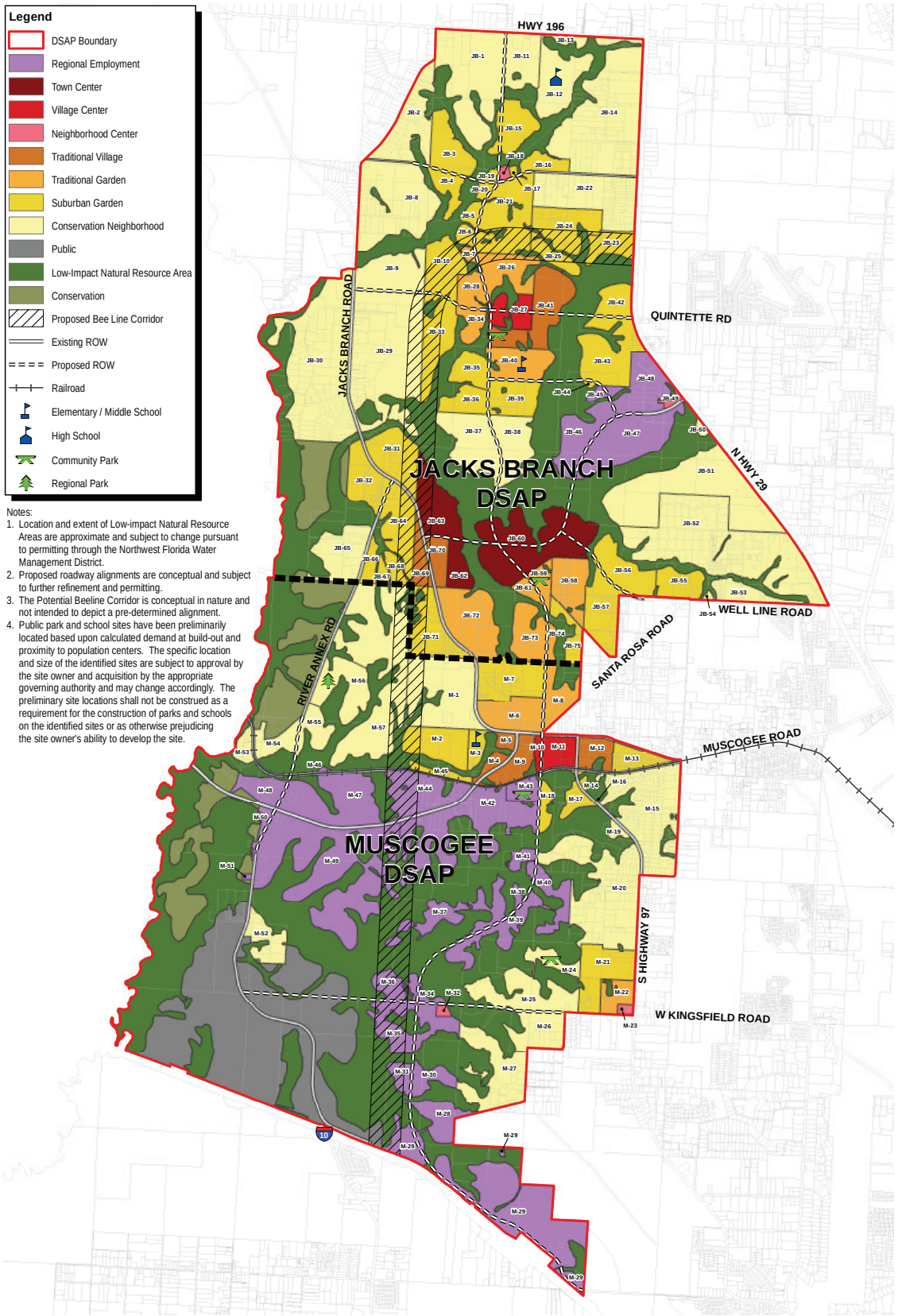

Figure 2.01.A Final Land Use Plan

Section 2.01 Introduction

The primary component of a DSAP is a land use plan. This plan is comprised of a land use map, depicting the distribution, extent and location of land uses, and a development program identifying the permissible densities and intensities of these various uses. In combination, these items form the basis from which a detailed analysis of DSAP impacts may be calculated.

Using the adopted long-range Conceptual Framework Map (Master Plan) and its guiding Goals, Objectives, Policies, an overall conceptual DSAP land use plan was prepared for public review. This conceptual DSAP land use plan was comprised of a hand-drawn "sketch" plan and associated development program spreadsheets. Public workshops were held on May 3 and May 11, 2011 to allow for input from the community, County staff and other interested stakeholders. Based on the input received, the conceptual plan was then refined to create two (2) DSAP land use plans that captured the consensus long-term vision for the area. As described below, these final DSAP land use plans (See **Figure 2.01.A**) identify the location of employment districts; mixed-use centers; residential neighborhoods; conservation areas; potential park sites and schools; and mobility improvements:

Muscogee DSAP

The Muscogee DSAP generally forms the southern half of the overall sector plan area and is comprised of approximately 3,380 acres of developable land. A large Regional Employment District encompasses over 40% of the DSAP's developable acreage and is intended to capitalize on the area's proximity to freight rail and Interstate-10. Also included within the Muscogee DSAP are a Village Center and several Neighborhood Centers intended to serve the retail needs of area employees and residents. The remainder of the DSAP area is comprised of residential neighborhoods, conservation lands and the Perdido Landfill.

Jacks Branch DSAP

The Jacks Branch DSAP generally forms the northern half of the sector plan area and is comprised of approximately 5,230 acres of developable land. The majority of the DSAP's developable land is designated Conservation Neighborhood, respecting both the significant natural resources and numerous existing rural subdivisions within the area. Other significant land uses include the Town Center, a mixed-use center intended to serve regional retail needs for both DSAPs and surrounding areas; and a 280-acre Regional Employment District that recognizes the Escambia County's existing investment in Central Commerce Industrial Park.

Both DSAPs have been divided into planning sub-areas; each of which has been assigned a specific land use and development program within the accompanying development program spreadsheets. Each Regional Employment, Town, Village and Neighborhood Center District was assigned a non-residential development program based on their proportionate share of the overall sector plan's maximum non-residential square footage for such land use; and were guided by the adopted sector plan policies (FLU 5.2.1 and FLU 5.5.1). Where applicable, the development program for these districts also includes the targeted residential density and units allowed by the adopted sector plan policies. ~~No changes to the adopted land use mix for these areas have been proposed.~~

Areas designated as strictly residential neighborhoods were sub-divided into four districts: Traditional Village, Traditional Garden, Suburban Garden and Conservation N eighborhood. Each of these districts was then assigned maximum, minimum and median or "target" densities based upon adopted sector plan policies (FLU 5.5.2). Development programs for each of the residential planning areas were calculated utilizing the aforementioned districts' respective density range and acreage.

Section 2.02 Development Program

ESCAMBIA COUNTY - JACKS BRANCH DSAP / DEVELOPMENT PROGRAM CALCULATIONS

LAND USE		DEV. ACRES	LOW DENSITY	MED. DENSITY	HIGH DENSITY	UNITS			MAX. NON-RES. SQ. FT.
						LOW	*MEDIUM*	*HIGH*	
Conservation Neighborhood		2,565.6	0.1	1	3	256	2,565	7,696	0
Suburban Garden		1,422.9	3	5	10	4,268	7,114	14,228	0
Traditional	Garden	454.6	5	7	15	2,273	3,182	6,819	0
	Village	155.2	7	12	20	1,086	1,862	3,104	0
Village Center*		40.0	7	15	25	84	180	300	200,000
Town Center **		300.0	10	15	25	1,200	1,800	3,000	1,200,000
Regional Employment District***		283.2	10	15	20	141	212	283	2,500,000
Neighborhood Center		10.2	5	5	5	50	50	50	30,000
Utility		0.0	0	0	0	0	0	0	0
TOTALS:		**5,231.7**				**9,358**	**16,965**	**35,480**	**3,930,000**

* Density assumptions in the Village Centers are applied to 30% of developable acreage
** Density assumptions in the Town Centers are applied to 40% of developable acreage
*** Density assumptions in the Regional Employment Districts are applied to 5% of developable acreage
NOTE 1: *Differences in the total units from that in the detailed density chart are due to rounding.*
NOTE 2: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

ESCAMBIA COUNTY - MUSCOGEE DSAP / DEVELOPMENT PROGRAM CALCULATIONS

LAND USE		DEV. ACRES	LOW DEN.	MED. DEN.	HIGH DEN.	UNITS			MAX. NON-RES. SQ. FT.
						LOW	*MEDIUM*	*HIGH*	
Conservation Neighborhood		1,289.9	0.1	1	3	128	1,289	3,869	0
Suburban Garden		347.8	3	5	10	1,043	1,738	3,477	0
Traditional	Garden	140.3	5	7	15	701	981	2,103	0
	Village	92.9	7	12	20	649	1,114	1,857	0
Village Center*		44.2	7	15	25	92	198	331	200,000
Town Center **		0.0	10	15	25	0	0	0	0
Regional Employment District***		1,455.0	10	15	20	727	1,091	1,455	8,000,000
Neighborhood Center		10.0	5	5	5	50	50	50	30,000
Utility		0.1	0	0	0	0	0	0	0
TOTALS:		**3,380.1**				**3,390**	**6,461**	**13,142**	**8,230,000**

* Density assumptions in the Village Centers are applied to 30% of developable acreage
** Density assumptions in the Town Centers are applied to 40% of developable acreage
*** Density assumptions in the Regional Employment Districts are applied to 5% of developable acreage
NOTE 1: *Differences in the total units from that in the detailed density chart are due to rounding.*
NOTE 2: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

ESCAMBIA COUNTY - JACKS BRANCH DSAP / DEVELOPMENT PROGRAM CALCULATIONS

PARCEL NUMBER	RESIDENTIAL LAND USE	DEV. ACRES	LOW DENSITY	MED. DENSITY	HIGH DENSITY	UNITS		
						LOW	MID	HIGH
JB-1	Conservation Neighborhood	190.5	0.1	1	3	19	190	571
JB-2	Conservation Neighborhood	94.9	0.1	1	3	9	94	284
JB-3	Suburban Garden	62.5	3	5	10	187	312	624
JB-4	Suburban Garden	29.8	3	5	10	89	149	298
JB-5	Suburban Garden	12.1	3	5	10	36	60	120
JB-6	Suburban Garden	11.6	3	5	10	34	57	115
JB-7	Traditional Garden	6.8	5	7	15	34	47	102
JB-8	Conservation Neighborhood	178.9	0.1	1	3	17	178	536
JB-9	Conservation Neighborhood	79.7	0.1	1	3	7	79	239
JB-10	Suburban Garden	65.3	3	5	10	195	326	652
JB-11	Conservation Neighborhood	60.7	0.1	1	3	6	60	181
JB-12	Conservation Neighborhood	83.2	0.1	1	3	8	83	249
JB-13	Conservation Neighborhood	10.2	0.1	1	3	1	10	30
JB-14	Conservation Neighborhood	276.7	0.1	1	3	27	276	830
JB-15	Suburban Garden	57.0	3	5	10	171	285	570
JB-16	Suburban Garden	25.3	3	5	10	75	126	253
JB-17	Suburban Garden	3.5	3	5	10	10	17	34
JB-18	Neighborhood Center	5.0	5	5	5	25	25	25
JB-19	Suburban Garden	5.9	3	5	10	17	29	58
JB-20	Suburban Garden	8.5	3	5	10	25	42	84
JB-21	Suburban Garden	114.1	3	5	10	342	570	1,140
JB-22	Conservation Neighborhood	139.5	0.1	1	3	13	139	418
JB-23	Suburban Garden	38.2	3	5	10	114	190	381
JB-24	Suburban Garden	74.6	3	5	10	223	372	745
JB-25	Suburban Garden	26.4	3	5	10	79	131	263
JB-26	Traditional Garden	58.1	5	7	15	290	406	871
JB-27	Village Center*	40.0	7	15	25	84	180	300
JB-28	Traditional Garden	31.8	5	7	15	159	222	477
JB-29	Conservation Neighborhood	279.9	0.1	1	3	27	279	839
JB-30	Conservation Neighborhood	301.3	0.1	1	3	30	301	903
JB-31	Suburban Garden	73.6	3	5	10	220	367	735
JB-32	Suburban Garden	61.4	3	5	10	184	307	614
JB-33	Suburban Garden	74.9	3	5	10	224	374	748
JB-34	Traditional Garden	23.7	5	7	15	118	166	355
JB-35	Suburban Garden	36.3	3	5	10	108	181	362
JB-36	Suburban Garden	38.4	3	5	10	115	192	384
JB-37	Conservation Neighborhood	94.7	0.1	1	3	9	94	283
JB-38	Conservation Neighborhood	68.7	0.1	1	3	6	68	206
JB-39	Suburban Garden	57.4	3	5	10	172	286	573
JB-40	Traditional Garden	63.2	5	7	15	316	442	948
JB-41	Traditional Village	99.5	7	12	20	696	1,194	1,990
JB-42	Suburban Garden	36.0	3	5	10	108	180	360
JB-43	Suburban Garden	104.7	3	5	10	314	523	1,046
JB-44	Suburban Garden	2.3	3	5	10	6	11	22
JB-45	Regional Employment***	6.5	10	15	20	3	4	6
JB-46	Regional Employment***	71.9	10	15	20	35	53	71
JB-47	Regional Employment***	124.3	10	15	20	62	93	124
JB-48	Regional Employment***	80.4	10	15	20	40	60	80
JB-49	Neighborhood Center	5.1	5	5	5	25	25	25
JB-50	Conservation Neighborhood	5.0	0.1	1	3	0	5	15
JB-51	Conservation Neighborhood	238.9	0.1	1	3	23	238	716
JB-52	Conservation Neighborhood	342.9	0.1	1	3	34	342	1,028
JB-53	Conservation Neighborhood	38.3	0.1	1	3	3	38	114
JB-54	Conservation Neighborhood	2.7	0.1	1	3	0	2	8
JB-55	Suburban Garden	42.4	3	5	10	127	211	423
JB-56	Suburban Garden	64.7	3	5	10	193	323	646
JB-57	Suburban Garden	77.8	3	5	10	233	388	777
JB-58	Traditional Garden	61.2	5	7	15	305	428	917
JB-59	Traditional Garden	21.2	5	7	15	105	148	317
JB-60	Town Center**	190.2	10	15	25	760	1,141	1,901
JB-61	Traditional Garden	13.6	5	7	15	67	95	203
JB-62	Town Center**	32.0	10	15	25	128	192	320
JB-63	Town Center**	77.8	10	15	25	311	466	778
JB-64	Suburban Garden	72.5	3	5	10	217	362	724
JB-65	Conservation Neighborhood	79.2	0.1	1	3	7	79	237
JB-66	Suburban Garden	17.6	3	5	10	52	87	175
JB-67	Suburban Garden	8.3	3	5	10	24	41	82
JB-68	Suburban Garden	16.3	3	5	10	48	81	162
JB-69	Traditional Village	27.2	7	12	20	190	326	543
JB-70	Traditional Village	28.5	7	12	20	199	342	570
JB-71	Suburban Garden	75.3	3	5	10	225	376	753
JB-72	Traditional Garden	105.5	5	7	15	527	738	1,582
JB-73	Traditional Garden	58.9	5	7	15	294	412	883
JB-74	Traditional Garden	10.6	5	7	15	52	74	158
JB-75	Suburban Garden	28.9	3	5	10	86	144	288
	TOTALS:	**5,231.7**				**9,324**	**16,934**	**35,444**

* Density assumptions in the Venter Centers are applied to 30% of developable acreage

** Density assumptions in the Town Centers are applied to 40% of developable acreage

*** Density assumptions in the Regional Employment Districts are applied to 5% of developable acreage

NOTE: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

ESCAMBIA COUNTY - MUSCOGEE DSAP / DEVELOPMENT PROGRAM CALCULATIONS

PARCEL NUMBER	RESIDENTIAL LAND USE	DEV. ACRES	LOW DENSITY	MED. DENSITY	HIGH DENSITY	UNITS		
						LOW	MID	HIGH
M-1	Conservation Neighborhood	147.4	0.1	1	3	14	147	442
M-2	Suburban Garden	71.0	3	5	10	212	354	709
M-3	Suburban Garden	19.8	3	5	10	59	99	198
M-4	Traditional Village	11.5	7	12	20	80	137	229
M-5	Traditional Village	10.1	7	12	20	70	120	201
M-6	Traditional Garden	65.7	5	7	15	328	459	984
M-7	Suburban Garden	84.0	3	5	10	252	420	840
M-8	Traditional Garden	44.1	5	7	15	220	308	661
M-9	Traditional Village	39.0	7	12	20	272	467	779
M-10	Village Center*	8.5	7	15	25	17	38	63
M-11	Village Center*	35.6	7	15	25	74	160	267
M-12	Traditional Village	32.4	7	12	20	226	388	647
M-13	Suburban Garden	33.3	3	5	10	99	166	333
M-14	Suburban Garden	3.5	3	5	10	10	17	34
M-15	Conservation Neighborhood	180.3	0.1	1	3	18	180	540
M-16	Utility	0.1	0	0	0	0	0	0
M-17	Suburban Garden	20.9	3	5	10	62	104	208
M-18	Suburban Garden	18.6	3	5	10	55	93	186
M-19	Conservation Neighborhood	7.5	0.1	1	3	0	7	22
M-20	Conservation Neighborhood	214.2	0.1	1	3	21	214	642
M-21	Suburban Garden	82.8	3	5	10	248	414	828
M-22	Traditional Garden	30.5	5	7	15	152	213	457
M-23	Neighborhood Center	5.0	5	5	5	25	25	25
M-24	Conservation Neighborhood	26.3	0.1	1	3	2	26	78
M-25	Conservation Neighborhood	95.1	0.1	1	3	9	95	285
M-26	Conservation Neighborhood	60.8	0.1	1	3	6	60	182
M-27	Conservation Neighborhood	105.0	0.1	1	3	10	104	314
M-28	Regional Employment***	44.8	10	15	20	22	33	44
M-29	Regional Employment***	265.3	10	15	20	132	198	265
M-30	Regional Employment***	28.6	10	15	20	14	21	28
M-31	Regional Employment***	19.1	10	15	20	9	14	19
M-32	Regional Employment***	33.3	10	15	20	16	24	33
M-33	Neighborhood Center	5.0	5	5	5	24	24	24
M-34	Regional Employment***	8.0	10	15	20	3	5	7
M-35	Regional Employment***	48.2	10	15	20	24	36	48
M-36	Regional Employment***	33.1	10	15	20	16	24	33
M-37	Regional Employment***	71.7	10	15	20	35	53	71
M-38	Regional Employment***	5.6	10	15	20	2	4	5
M-39	Regional Employment***	93.6	10	15	20	46	70	93
M-40	Regional Employment***	4.8	10	15	20	2	3	4
M-41	Regional Employment***	13.8	10	15	20	6	10	13
M-42	Regional Employment***	187.8	10	15	20	93	140	187
M-43	Regional Employment***	23.3	10	15	20	11	17	23
M-44	Regional Employment***	83.5	10	15	20	41	62	83
M-45	Suburban Garden	13.9	3	5	10	41	69	138
M-46	Regional Employment***	1.5	10	15	20	0	1	1
M-47	Regional Employment***	129.8	10	15	20	64	97	129
M-48	Regional Employment***	35.4	10	15	20	17	26	35
M-49	Regional Employment***	311.8	10	15	20	155	233	311
M-50	Regional Employment***	10.5	10	15	20	5	7	10
M-51	Regional Employment***	1.8	10	15	20	0	1	1
M-52	Conservation Neighborhood	46.1	0.1	1	3	4	46	138
M-53	Conservation Neighborhood	17.2	0.1	1	3	1	17	51
M-54	Conservation Neighborhood	33.7	0.1	1	3	3	33	101
M-55	Conservation Neighborhood	35.2	0.1	1	3	3	35	105
M-56	Conservation Neighborhood	73.3	0.1	1	3	7	73	219
M-57	Conservation Neighborhood	247.8	0.1	1	3	24	247	743
	TOTALS:	**3,380.1**				**3,361**	**6,438**	**13,116**

* Density assumptions in the Venter Centers are applied to 30% of developable acreage

** Density assumptions in the Town Centers are applied to 40% of develoopable acreage

*** Density assumptions in the Regional Employment Districts are applied to 5% of developable acreage

NOTE: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

ESCAMBIA COUNTY - JACKS BRANCH DSAP / DEVELOPMENT PROGRAM CALCULATIONS

PARCEL NUMBER	NON-RESIDENTIAL LAND USE	DEV. ACRES	MAX. F.A.R. PER SITE	MAX. NON-RES. SQ. FT.
JB-18	Neighborhood Center	5.0	0.25	15,000
JB-27	Village Center	40.0	0.50	200,000
JB-45	Regional Employment	6.5	0.50	57,478
JB-46	Regional Employment	71.9	0.50	634,999
JB-47	Regional Employment	124.3	0.50	1,097,740
JB-48	Regional Employment	80.4	0.50	709,783
JB-49	Neighborhood Center	5.1	0.25	15,000
JB-60	Town Center	190.2	1.00	760,578
JB-62	Town Center	32.0	1.00	128,143
JB-63	Town Center	77.8	1.00	311,279
	TOTALS:	**633.4**		**3,930,000**

NOTE: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

ESCAMBIA COUNTY - MUSCOGEE DSAP / DEVELOPMENT PROGRAM CALCULATIONS

PARCEL NUMBER	NON-RESIDENTIAL LAND USE	DEV. ACRES	MAX. F.A.R. PER SITE	MAX. NON-RES. SQ. FT.
M-10	Village Center	8.5	0.50	38,587
M-11	Village Center	35.6	0.50	161,413
M-23	Neighborhood Center	5.0	0.25	15,000
M-28	Regional Employment	44.8	0.50	208,569
M-29	Regional Employment	265.3	0.50	1,465,786
M-30	Regional Employment	28.6	0.50	158,181
M-31	Regional Employment	19.1	0.50	105,252
M-32	Regional Employment	33.3	0.50	183,762
M-33	Neighborhood Center	5.0	0.50	15,000
M-34	Regional Employment	8.0	0.25	44,090
M-35	Regional Employment	48.2	0.50	266,140
M-36	Regional Employment	33.1	0.50	182,712
M-37	Regional Employment	71.7	0.50	396,088
M-38	Regional Employment	5.6	0.50	30,940
M-39	Regional Employment	93.6	0.50	516,865
M-40	Regional Employment	4.8	0.50	26,631
M-41	Regional Employment	13.8	0.50	76,245
M-42	Regional Employment	187.8	0.50	1,037,542
M-43	Regional Employment	23.3	0.50	128,622
M-44	Regional Employment	83.5	0.50	461,394
M-46	Regional Employment	1.5	0.50	8,343
M-47	Regional Employment	129.8	0.50	717,257
M-48	Regional Employment	35.4	0.50	195,586
M-49	Regional Employment	311.8	0.50	1,722,535
M-50	Regional Employment	10.5	0.50	57,736
M-51	Regional Employment	1.8	0.50	9,724
	TOTALS:	**1,509.2**		**8,230,000**

NOTE: *Developable acreage is approximate and is subject to change as a result of final engineering and surveying.*

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Development Principles

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Section 3.01 Introduction

Detailed design guidelines have been created to address both the requirements contained in 163.3245(3)(b)(8), F.S. and to ensure that development within the DSAPs advance the goals of the sector plan as identified by the citizens, staff and Escambia County public officials. These guidelines are based on existing zoning district standards but, where necessary, have been augmented to ensure consistency with the Mid-West Escambia County Sector Plan goals, objectives and policies. The guidelines consist of the required sector plan elements, but also address the plan recommendations for density and intensity; land use mix; site and building design; streets; parking and circulation; landscaping; and park/open space.

Note: *Any design guideline that is referred to as encouraged, discouraged, recommended or should, shall not be deemed or used to impose any limit, control or requirement regarding development. This shall be true regardless of any mandatory language that may be used to describe such guidelines.*

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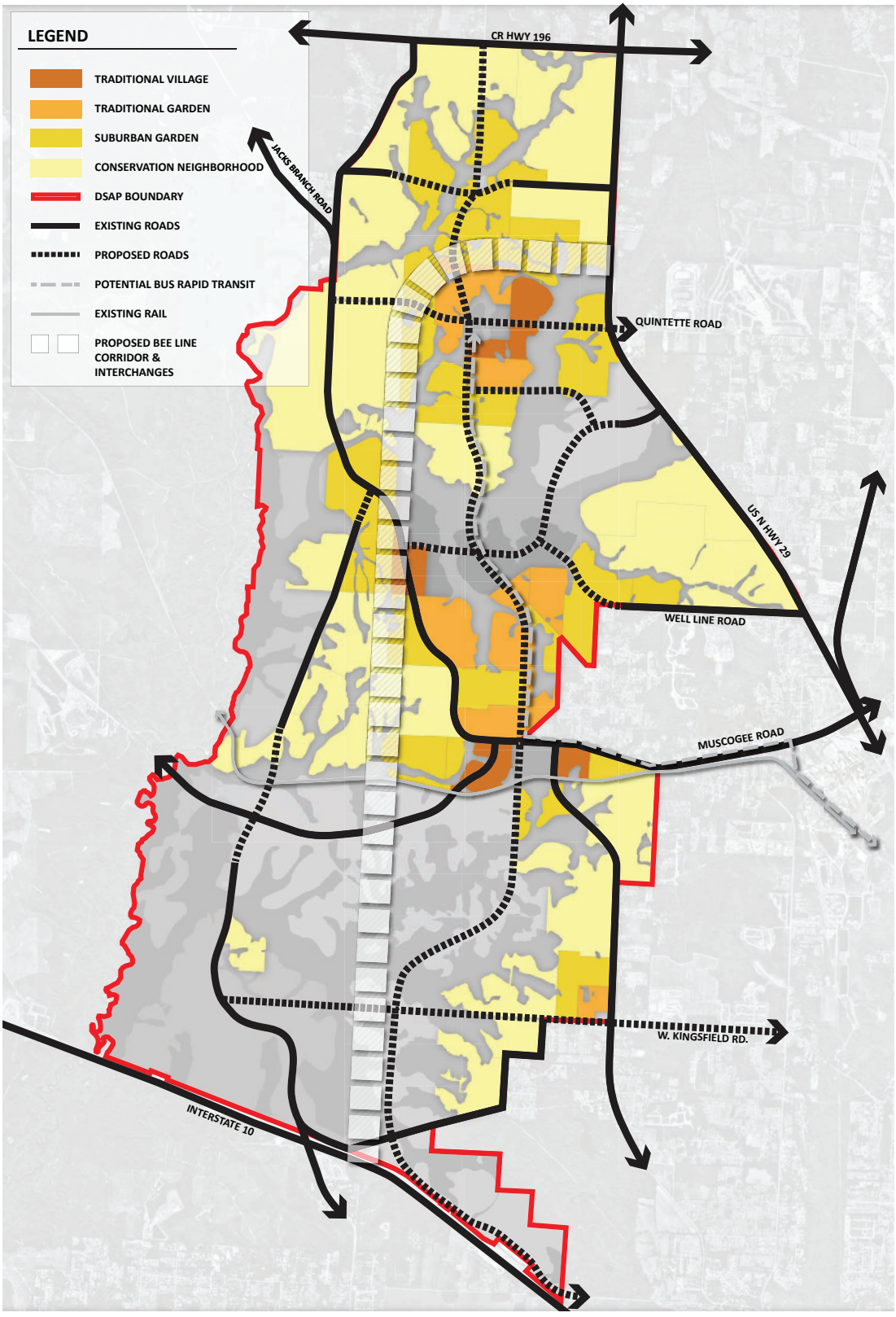
Residential Guidelines



Residential Neighborhoods

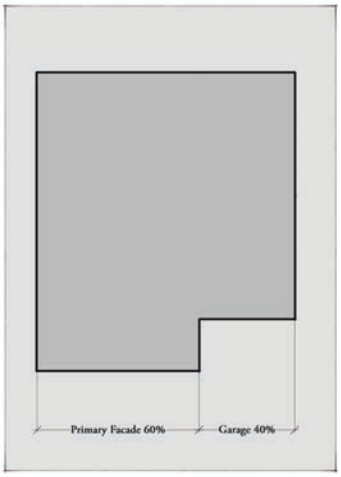
Section 3.02 Residential Guidelines

A. General Description

Neighborhood districts within the DSAP include Conservation Neighborhood, Suburban Garden, Traditional Garden and Traditional Village districts. These neighborhoods are intended to meet the needs of a wide array of Escambia County residents. Permitted housing types include both attached and detached single and multi-family dwellings with a broad range of densities. The most intense neighborhoods are located adjacent to Town, Village and Neighborhood centers to place the greatest number of residents within close proximity to employment, retail and civic opportunities. Public parks and open space play an integral role in all neighborhoods both as recreation opportunities as well as organizing elements and focal points for the communities.

B. Recommended Building Design

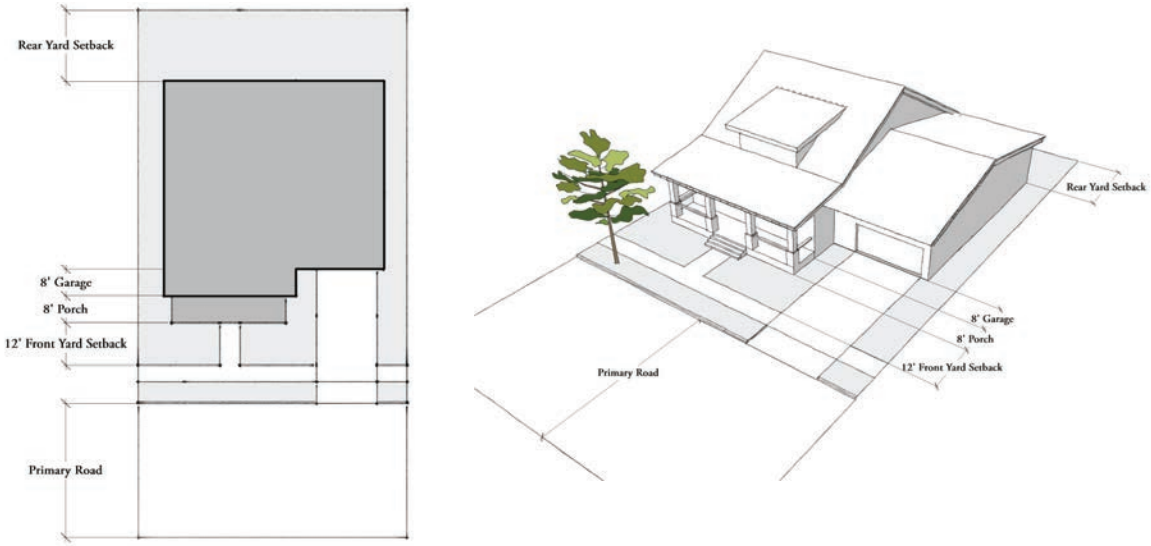
(1) No more than 40% of the horizontal dimension of the front of a primary residential structure may consist of an uninterrupted wall or garage door.



Building Design

(2) With the exception of apartments and ancillary dwelling units, every residential structure shall include primary entrances that are visible and accessible from the street and shall have a pedestrian path or walkway from the primary entrance to the sidewalk.

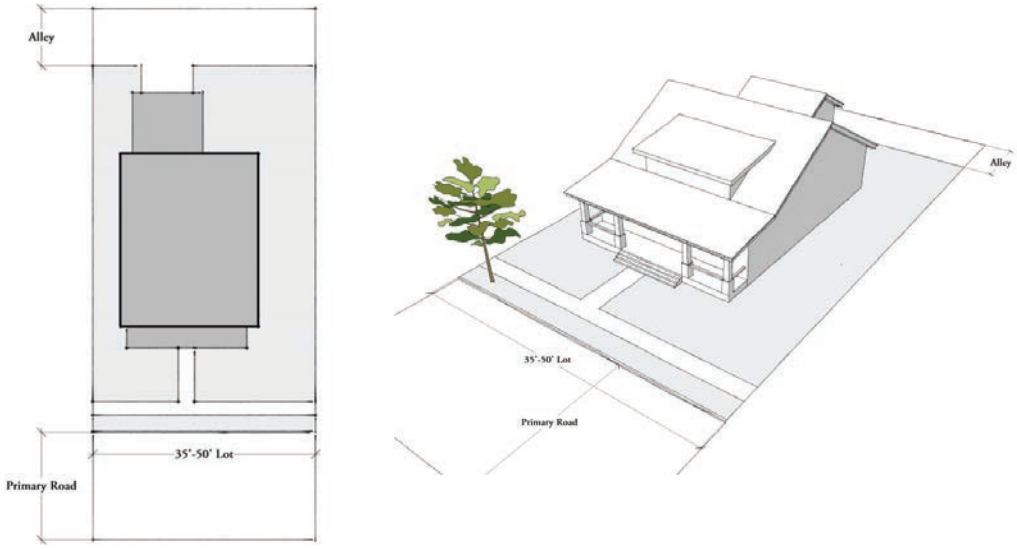
(3) The same front façade for detached, single-family units may not be repeated more than five (5) times within one (1) block length for both sides of any street and shall be separated by at least two (2) lots with different facades.



Recessed Garage

(4) Front loaded garages for detached, single-family units shall be recessed a minimum of eight (8) feet from the primary façade of the structure. Front porches are not considered part of the primary structure.

(5) Garages for detached or attached housing, on lots less than 50 feet wide, shall be placed at the rear of the property and accessed by alley or side yard driveway.



Alley Product

(6) Garages for multi-family dwellings shall be to the rear of the residential building.

(7) Lots 50’ or less in width must include a front porch.

(8) Minimum porch width is 8’ and shall cover a minimum of 1/3 of the front building facade.

Maximum Block Length

C. Development Block and Lots, except for Conservation Neighborhoods

(1) Maximum block length of ~~600~~ 1,000', measured between two intersection centerlines.

(2) Lots 50' or less in width must be accessed from an alley.

(3) Lot size variation within each block is encouraged to promote variety and diversity of housing.

D. Setbacks

(1) Setback shall be per specified applicable zoning category unless otherwise noted.

(2) Front yard setback may be reduced to 12' with the use of front porches.

(3) Rear yard setback may be reduced to 10' for detached garage.

(4) Multi-family dwellings front yard setback may be reduced to 12' when facing a public right-of-way and on street parking is provided.

E. Street Design

(1) Roadway connections or stub-outs shall be provided between adjacent parcels to enhance connectivity between neighborhoods. Where a site is constrained due to environmental conditions, this requirement may be waived.

(2) Cul-de-sacs, T-turnarounds or dead end streets are discouraged unless constrained by environmental conditions. Where cul-de-sacs, T-turnarounds or dead end streets are permitted, pedestrian and bicycle connectivity to the adjacent block(s) shall be provided.

(3) All streets shall be in the form of a gridded or curvilinear gridded street network to promote multiple route choices, reduce the distance between uses and to encourage walking and biking.

(4) All streets shall incorporate multi-modal facilities accommodating pedestrians, cyclists, automobiles and, where available, transit.

(5) Refer to Cross Sections 3, 4, 5, 6 & 7 for typical road cross sections for Neighborhood districts.

F. Alleys

(1) Alleys are required for any block containing any lots with a width of fifty (50) feet or less.

(2) Alleys are ~~required~~ recommended for all lots facing a public park or civic use.

G. Parks and Open Space

(1) Neighborhoods shall have public space that should be centrally located.

(2) Neighborhood parks shall have access from public right-of-way.

(3) All residential neighborhoods shall provide a minimum of 5% of total net acres in the form of civic and/or active recreation space.

H. Landscape Guidelines

Centrally Located Park

(1) Frontage trees shall be planted at an average of fifty (50) feet on center.

(2) Landscape design should emphasize the practical use of plant material which reduce irrigation demands and minimize maintenance.

I. Stormwater

(1) Stormwater management facilities should be designed according to best engineering practices with strong consideration for use neighborhood amenities.

(2) A master stormwater plan should be designed according to best engineering practices for contiguous development parcels.

J. Schools

(1) Schools should be centrally located and within walking or biking distance to residential neighborhoods.

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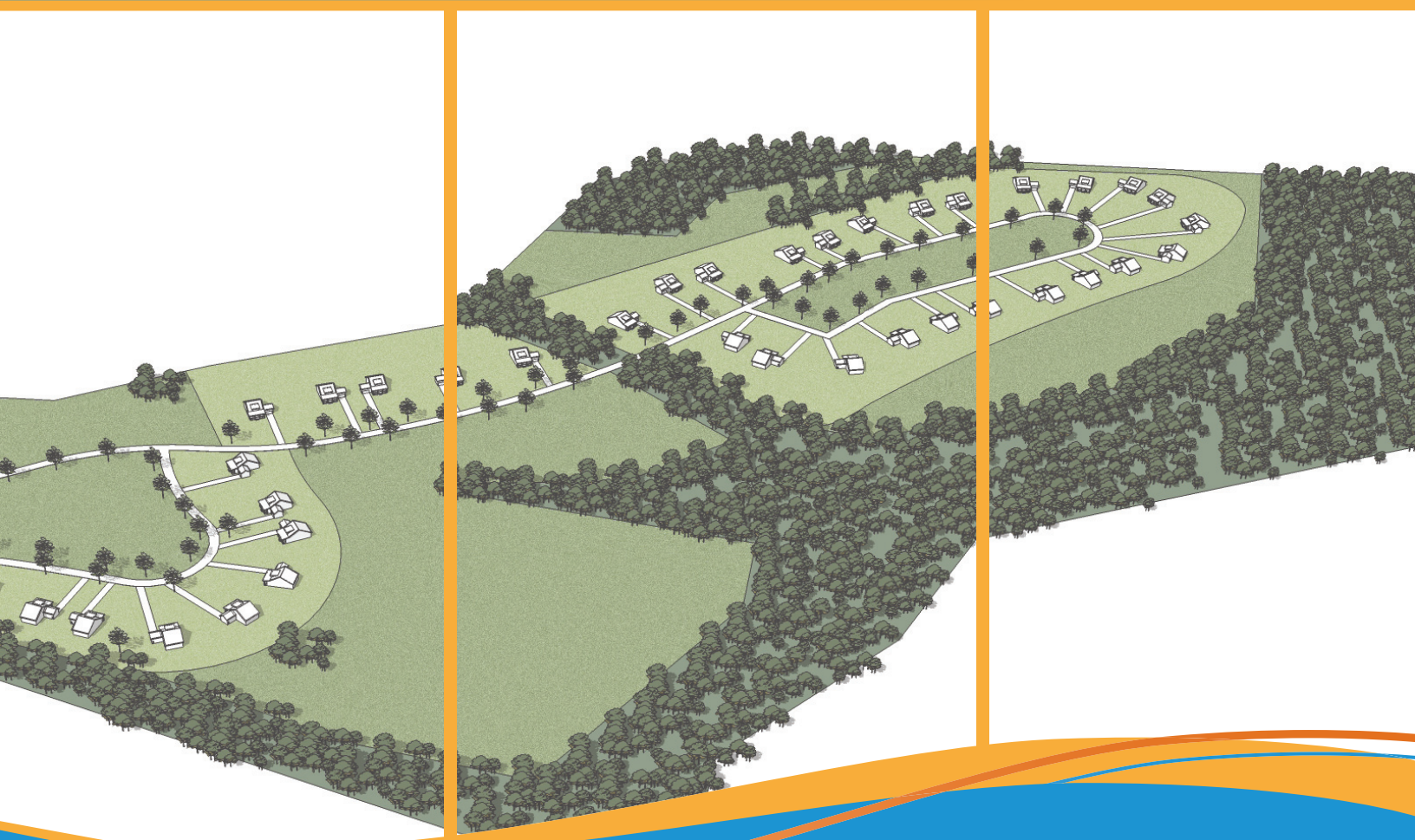
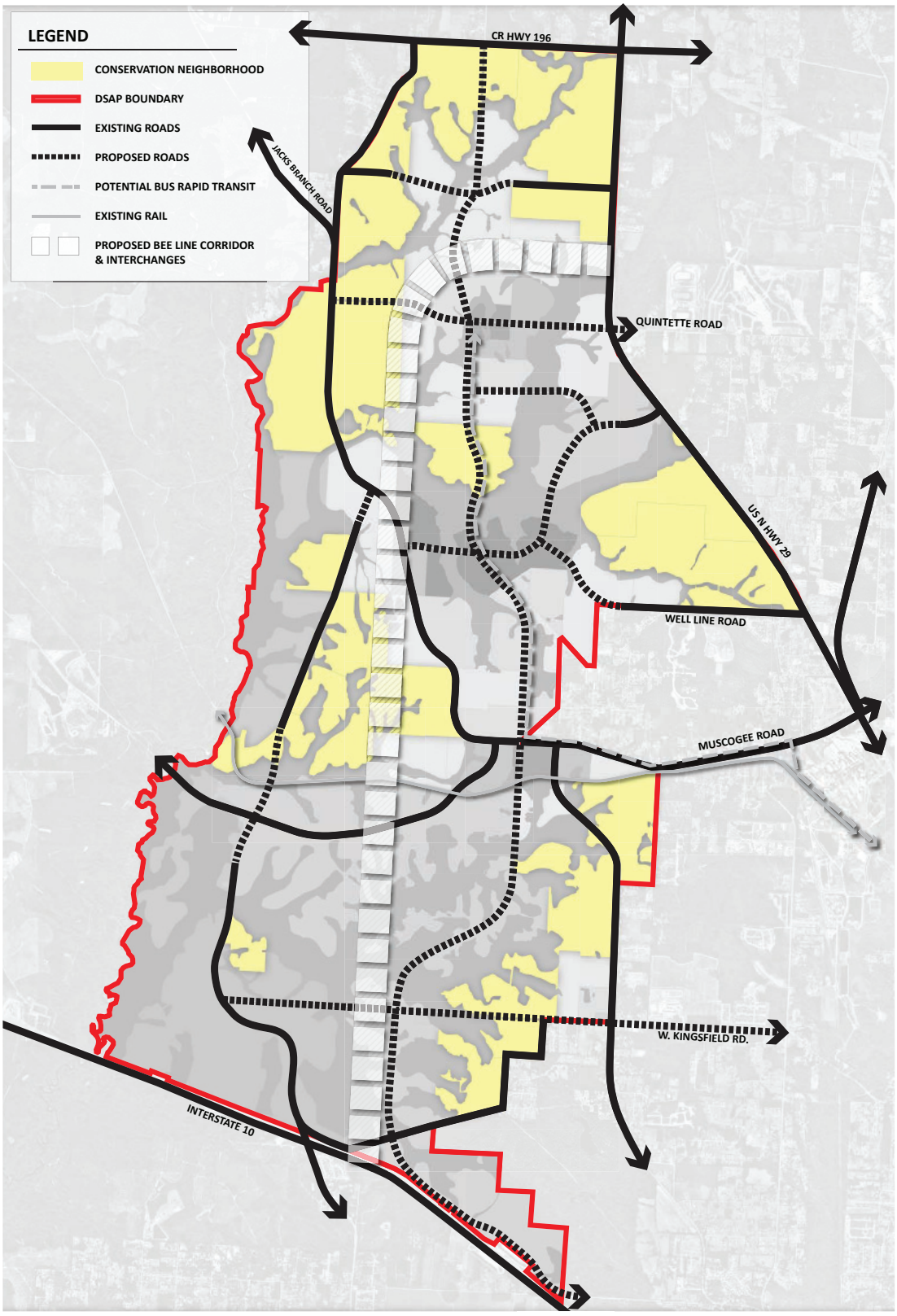
Conservation Neighborhoods





Conservation Neighborhoods

Section 3.03 Conservation Neighborhood Guidelines

A. General Description

Conservation Neighborhoods are located greater than ½ mile from Town, Village and Neighborhood Centers and are typically located in more rural areas of the DSAP. They are subdivisions of clustered, single-family dwellings intended to:

- *Establish a more efficient use of land and infrastructure, thereby reducing costs to taxpayers, residents and developers.*
- *Offer landowners alternatives to conventional, large-lot development and incentivize the conservation of natural resources.*
- *Create usable and accessible open space for use by neighborhood residents.*
- *Contribute to an overall, interconnected open space system which links individual neighborhoods to parks and other publicly owned lands.*

B. Corresponding Escambia County Zoning District

(1) VAG-1, VR-1, R-1, V-1, V-2, V-2A, V-5, SDD

C. Permitted Uses

(1) Detached housing as well as those uses listed in the specific zoning category, schools, civic use, open space and parks.

D. Density

(1) Minimum Density: none

(2) Maximum Density: 3 DU/ Net Acre

E. Development Pattern and Design

(1) The developed area of the subject site shall not exceed fifty (50) percent of the gross land area of the site.

(2) Development shall be arranged in compact, neighborhood clusters.

(3) Sites may contain multiple neighborhood clusters provided they are separated by open space.

Conventional Development

Cluster Development

F. Open Space

(1) At least fifty (50) percent of the gross land area of the proposed subdivision shall be designated as undivided, permanently protected open space, managed for either agriculture or conservation purposes, and on which the underlying development rights of the open space have been severed through a legal instrument that runs with the land.

(2) Open space shall be arranged to preserve the function and integrity of on-site natural resources.

(3) Open space shall consist of ~~Primary and Secondary Conservation Areas, Improved Common Open Space, and/or Active Agricultural Areas~~ one or more of the following:

(a) Primary Conservation Areas – wetlands, watercourses, waterbodies and associated buffers, and lands conserved for the protection of flora, fauna and habitat. Such lands shall be managed as natural open space and maintained in a natural or restored condition.

(b) Secondary Conservation Area – other selected areas which contain attractive spaces that are unique to the character of the site.

(c) Improved Common Open Space – open space set aside for ~~passive~~ recreational purposes. These areas may contain accessory buildings and improvements necessary and appropriate for recreational and/or public uses.

(d) Active Agricultural Areas – improved land used for bona fide agriculture uses subject to Best Management Practices of the Florida Department of Agriculture and Consumer Services including structures and facilities to support bona fide agricultural uses.

(4) Up to ½ of the required open space area may include stormwater facilities provided such facilities are designed as a community amenity.

(5) Open space should be contiguous to greenways, trails, public parks or other open spaces on adjoining parcels in order to promote the creation of larger, interconnected open space system.

(6) Required open space should be encouraged to have access from the subject sites buildable area, except areas that contain bona fide agricultural activities.

G. Streets

(1) Refer to Section 7 for typical cross sections for Conservation Neighborhoods.

(2) Roadways should be designed according to best engineering practices and encouraged to follow existing contours to minimize the extent of cuts and fills.

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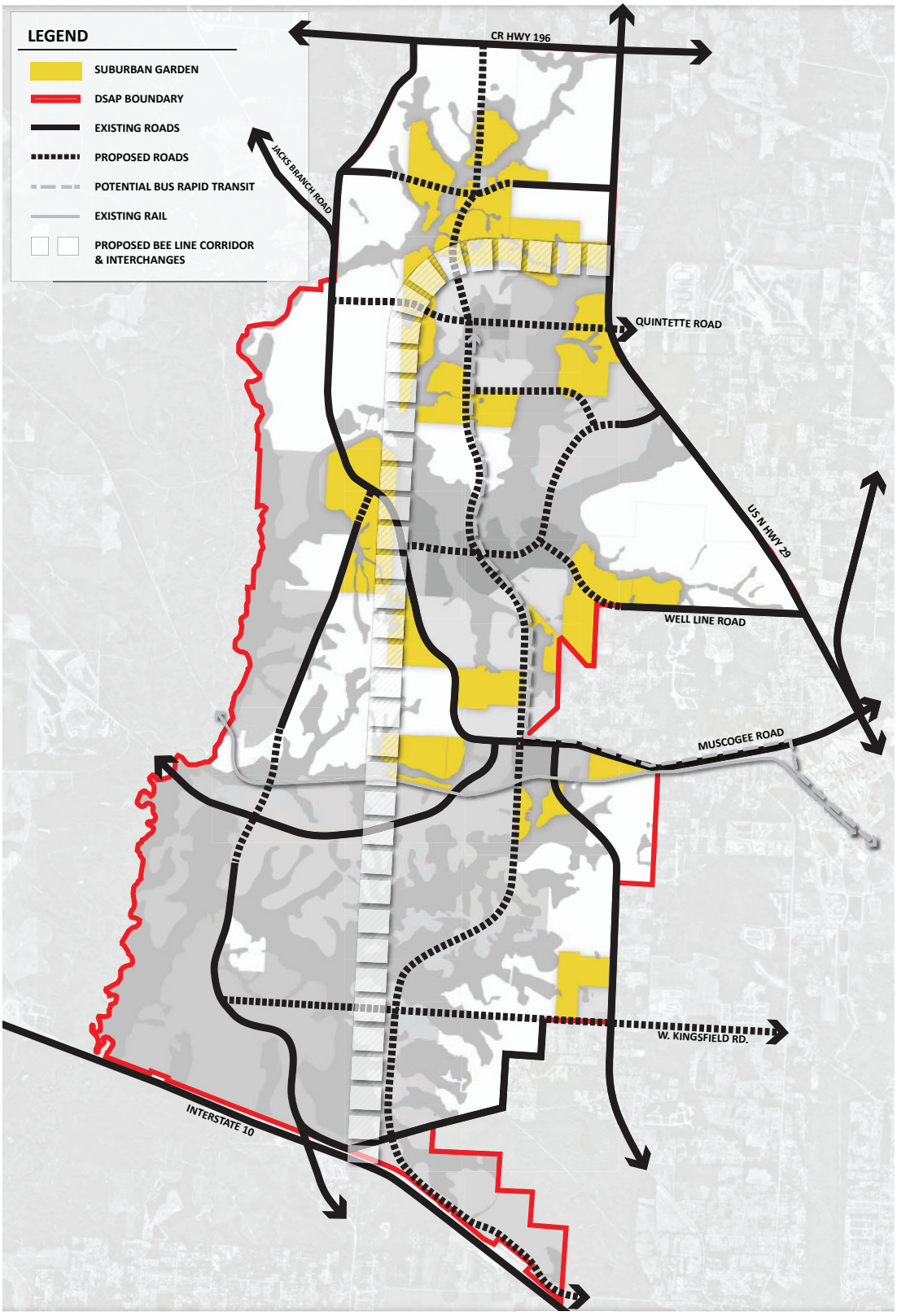
Suburban Garden



Suburban Garden Neighborhoods

Section 3.04 Suburban Garden Guidelines

A. General Description

Suburban Garden neighborhoods are located greater than 1/2 mile from Town, Village and Neighborhood Centers. These neighborhoods are intended to provide a range of housing types with an emphasis on single-family dwellings. Small single-family detached and attached dwelling units may be developed and may require access from a rear alley. Blocks are encouraged to be in the form of a curvilinear grid according to best engineering practices. Parks or other public space should serve as the focal point for these neighborhoods.

B. Corresponding Escambia County Zoning District

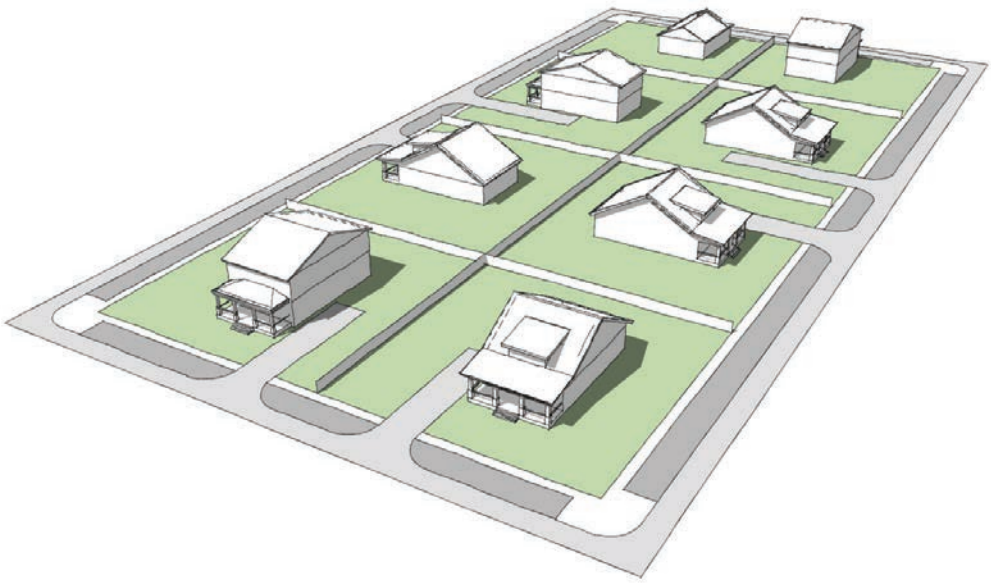
(1) V-1, V-2, V-2A, V-5, SDD, R-2, R-3, V-3, V-4

C. Density

(1) Minimum Density: 3 DU/Net Acre

(2) Maximum Density: 10 DU/Net Acre

(3) The Suburban Garden district target density is 5 DU/Net Acre



Typical Block Pattern

D. Lot Size

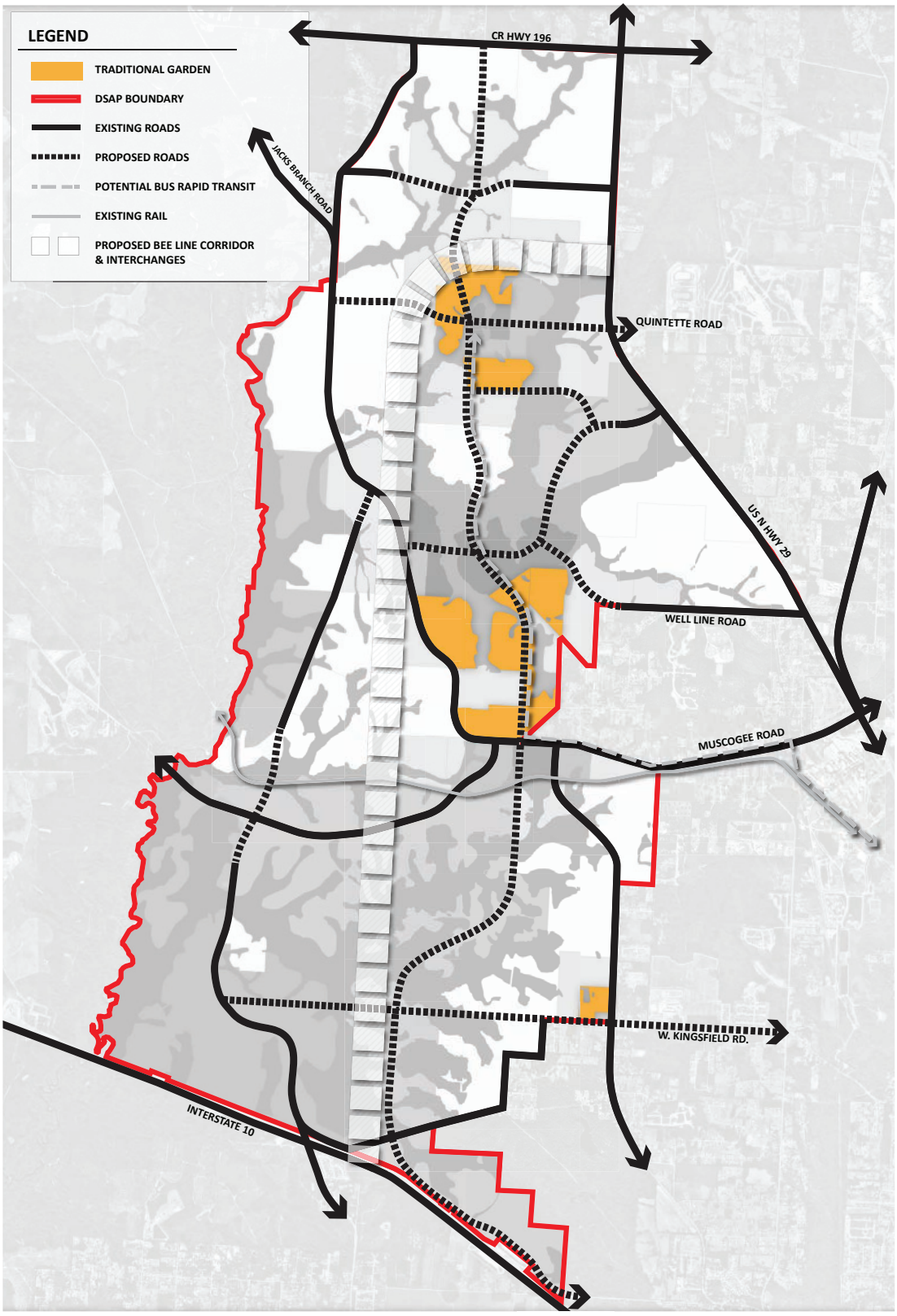
(1) Minimum lot size for single-family, detached dwelling may be 35 feet in width when alley access is provided.

E. Streets

(1) Refer to Cross Sections 3, 4, 5, 6 and 7 for typical road cross sections for Suburban Garden.

(2) Encourage on-street parking for visitors for residential lots less than 50 feet.

Traditional Garden



Traditional Garden Neighborhoods

Section 3.05 Traditional Garden Guidelines

A. General Description

Traditional Garden neighborhoods are typically located within 1/4 to 1/2 mile from Town, Village and Neighborhood Centers. These neighborhoods are intended to provide a transition between the Suburban Garden and Traditional Village districts. Housing includes a variety of attached and detached residential units with a higher mix of attached products. Blocks should be in the form of a more traditional grid. A curvilinear grid may be used where influenced by environmental conditions. Parks or other public spaces are encouraged to serve as the focal point for these neighborhoods.

B. Corresponding Escambia County Zoning District

(1) R-2, R-3, V-3, V-4, R-4

C. Density

(1) Minimum Density: 5 DU/Net Acres

(2) Maximum Density: 15 DU/Net Acres

(3) The Traditional Garden District target density is 7 DU/Net Acres.

Typical Block Pattern

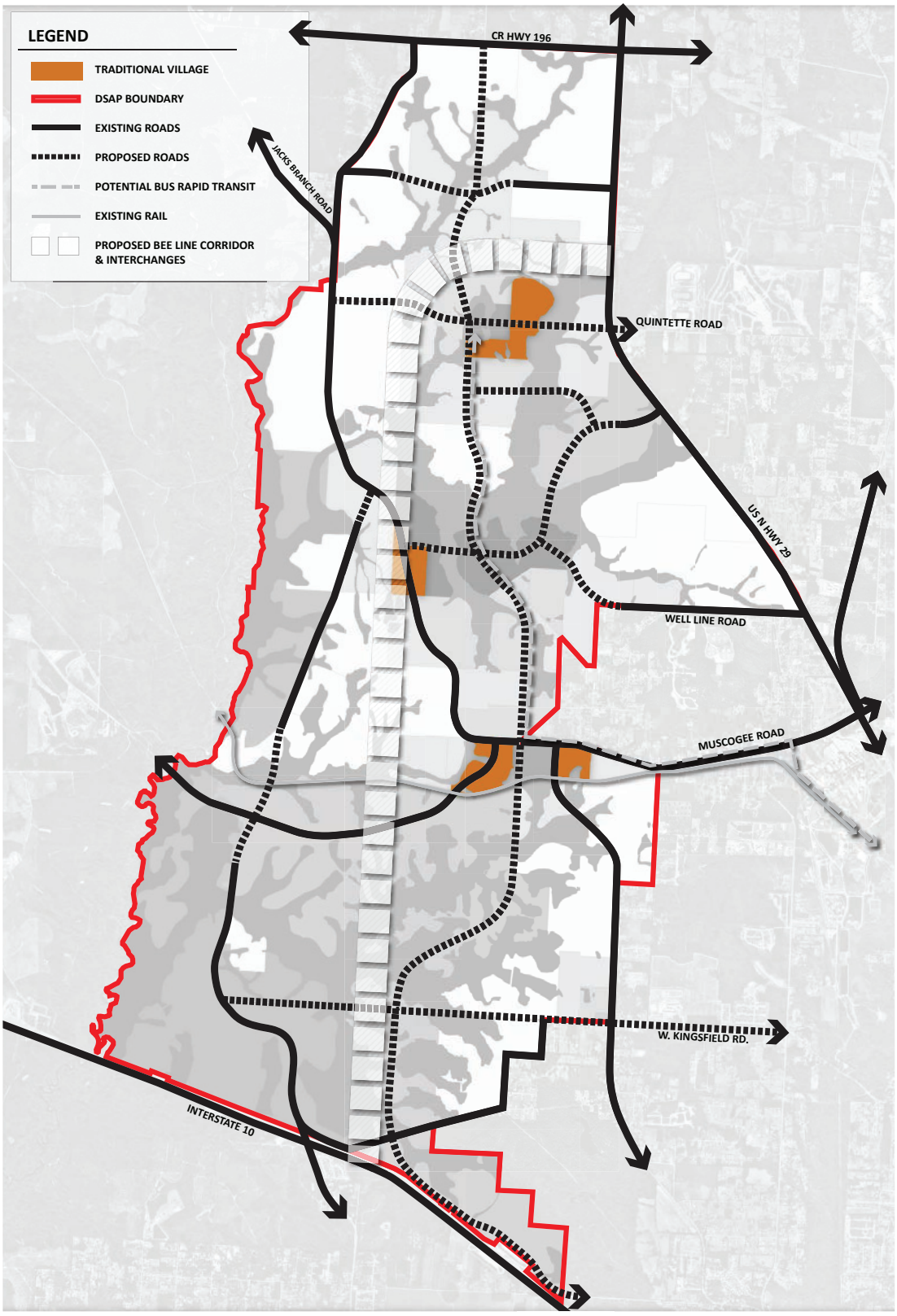
D. Streets

(1) Refer to Cross Sections 4, 5 and 6 for typical cross section for Traditional Garden Neighborhoods.

(2) Encourage on-street parking for visitors for residential lots less than 50 feet.

(3) Parking lots for multi-family units shall be located to the rear or side of the building.

Traditional Village



Traditional Village Neighborhoods

Section 3.06 Traditional Village Guidelines

A. General Description

Traditional Village neighborhoods are located adjacent to the Town and Village Centers. These neighborhoods are primarily comprised of attached, single family and multi-family residential dwellings. Roads are gridded, blocks are short and there is significant connectivity between blocks. Public spaces should serve as the focal point for these neighborhoods and may include civic buildings, community centers and active and/or passive recreation areas.

B. Corresponding Escambia County Zoning District

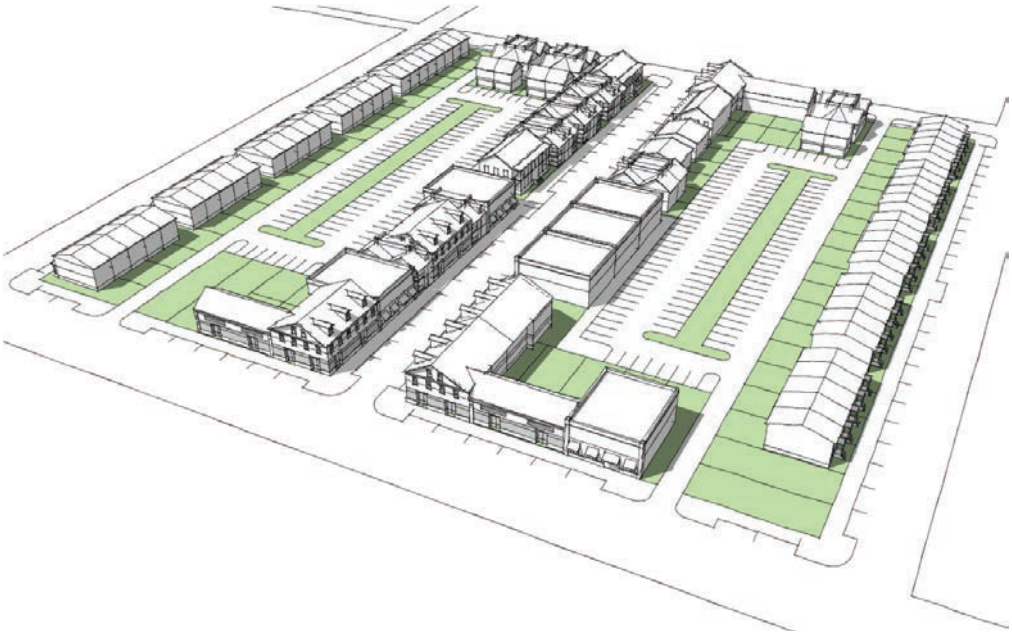
(1) R-2, R-3, V-3, V-4, R-4

C. Density

(1) Minimum Density: 7 DU/Net Acres

(2) Maximum Density: 20 DU/Net Acres

(3) The Traditional Village district target density is 12 DU/Net Acres.



Typical Block Pattern

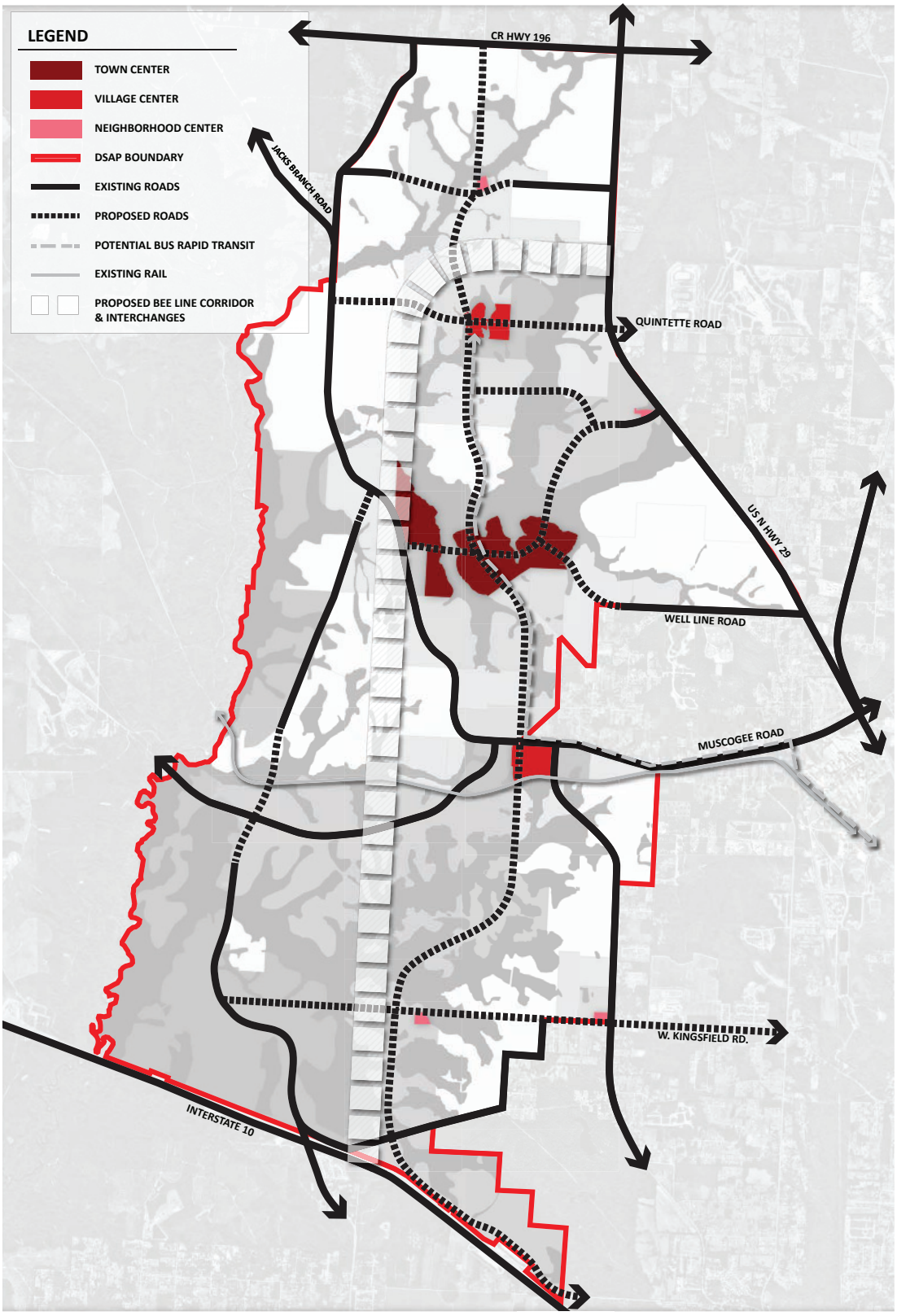
D. Streets

(1) Refer to Cross Sections 4, 5, 6 and 7 for typical street cross sections for Traditional Village.

(2) Encourage on-street parking for visitors for residential lots less than 50 feet.

(3) Parking lots for multi-family units shall be located to the rear or side of the building.

Center Guidelines


LEGEND
TOWN CENTER
VILLAGE CENTER
NEIGHBORHOOD CENTER
DSAP BOUNDARY
EXISTING ROADS
PROPOSED ROADS
POTENTIAL BUS RAPID TRANSIT
EXISTING RAIL
PROPOSED BEE LINE CORRIDOR & INTERCHANGES
CR HWY 196
JACKS BRANCH ROAD
QUINTETTE ROAD
US N HWY 29
WELL LINE ROAD
MUSCOGEE ROAD
W. KINGSFIELD RD.
INTERSTATE 10

Centers

Section 3.07 Center Guidelines

A. General Description

Town, Village and Neighborhood Centers are urban areas within the DSAP which provide a concentrated mix of uses including commercial, office, civic and residential. Centers should be designed as community focal points and provide opportunities for people to shop, work, live and play. These Centers and the surrounding neighborhoods should be linked together by a highly interconnected, multimodal street network which includes transit, bicycle and pedestrian facilities. Centers should include a civic element, such as a community center or park, and should be linked to a regional open space system.

B. Recommended Building Design

(1) All buildings within Centers shall be oriented to street rights-of-way and have minimal building setbacks. Buildings located on plazas, courtyards and parks and residential uses that front a portion of a parking area or are located interior to a block may be exempt from this requirement.

(2) Covered walkways, terraces, balconies, awnings and street trees shall be encouraged to provide shaded walkways for pedestrians.

(3) Doorways and windows shall be oriented toward a street or other public space to provide visual interest and to increase security.

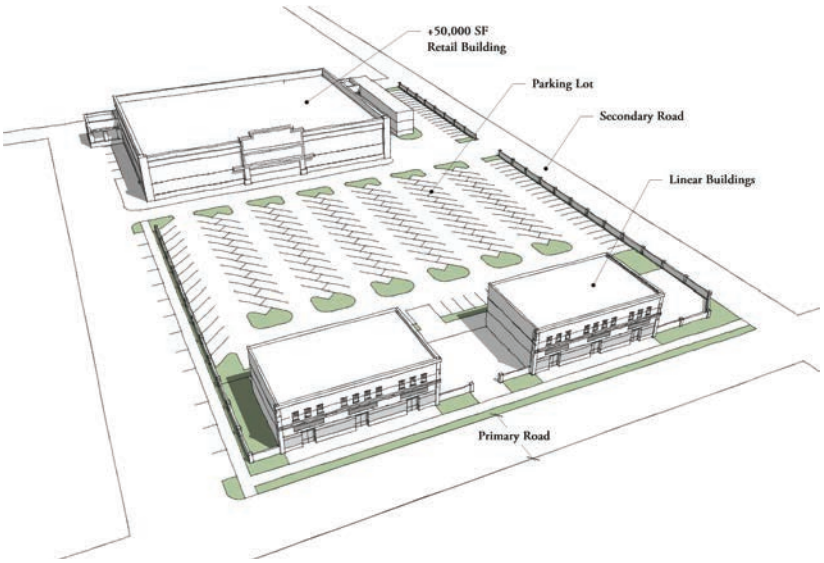
(4) All trash collection shall be located to the rear of buildings or within parking areas.

C. Development Pattern

(1) Single occupant retail uses 50,000 square feet or greater shall provide one of the following oriented toward a street on at least one additional side:

(a) Separate liner buildings

(b) Frontage trees or aesthetically pleasing landscape arranged around a transit shelter and creating a pedestrian friendly environment.



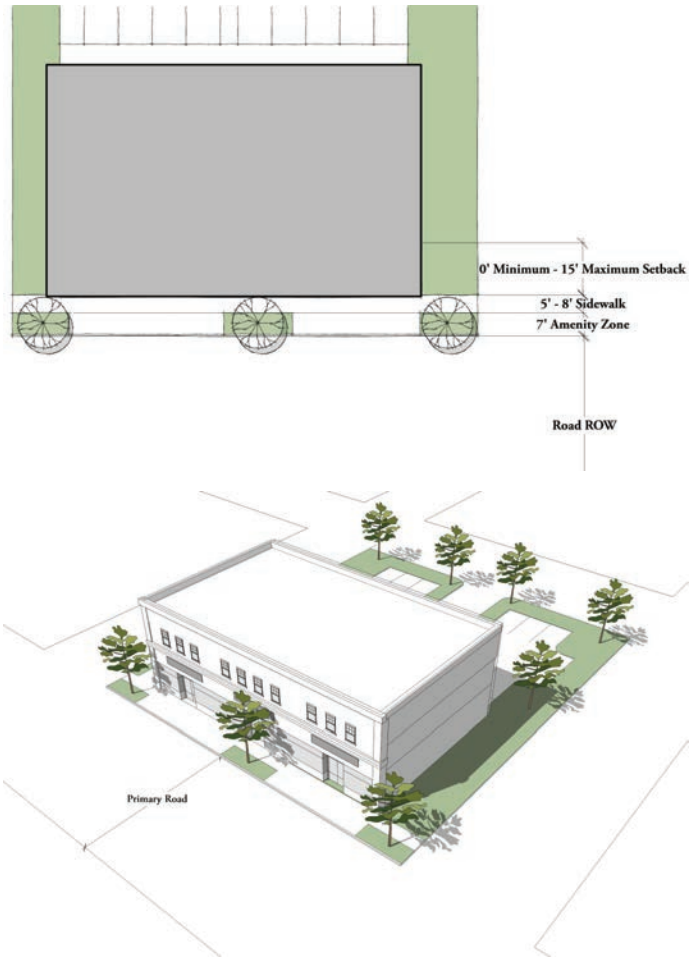
Liner Buildings

D. Setbacks

(1) Building setbacks within Centers shall be reduced to create a strong urban form and encourage pedestrian activity.

(2) Recommended building setbacks:

(a)	Front yard setback:	0 feet minimum, 15 feet maximum
(b)	Rear yard setback:	5 feet minimum
(c)	Side yard setback:	0 feet minimum
(d)	Corner lot side yard setback:	0 feet minimum, 10 feet maximum

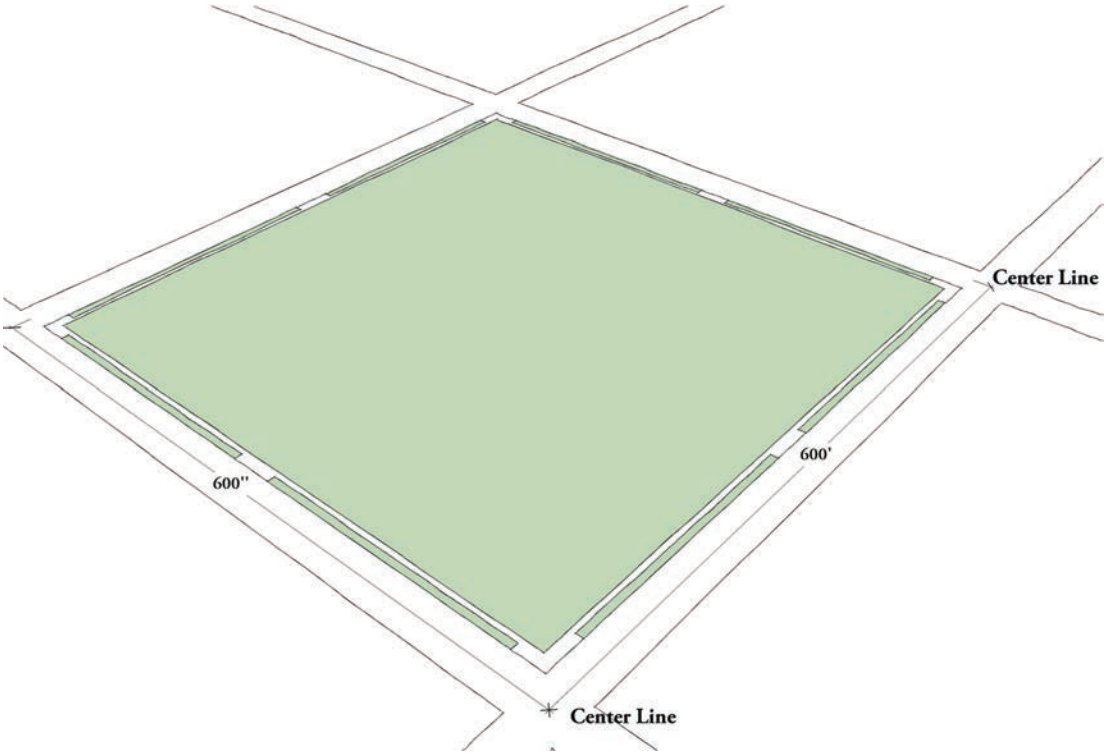


Building Setback

(3) Variations in the zero setback are permitted to provide greater accommodations for pedestrian circulation, sidewalks, enhanced entries, and dining areas.

E. Street Design

(1) All Centers shall be designed around a gridded or curvilinear gridded street network with a maximum block length of six hundred feet (600'), measured between two intersection centerlines.



Maximum Block Length

(2) Street will be designed with an emphasis on pedestrian and bicycle circulation.

(3) Traffic calming measures shall be included in the street design including but not limited to bump-outs, raised crosswalks at intersections, round-a-bouts and on-street parking. Speed bumps are discouraged.

(4) All streets shall have sidewalks on both sides of the road right-of-way.

(5) All pedestrian crosswalks should be clearly defined by distinct paving material.

(6) All streetscapes within Centers shall require street furniture such as planters, trash receptacles and lighting.

(7) Refer to Cross Sections 4, 5 and 6 for typical road cross section for the Centers.

F. Bicycle Circulation

(1) All primary roadways within Centers shall provide continuous bicycle facility connections between roadways.

(2) Bicycle parking should be provided at a ratio of one (1) space per 3,000 square feet of retail or office use.

(3) Bicycle parking shall be provided at all bus/transit stops.

G. Parking and Circulation

(1) Off-street parking shall be minimized, located at the rear or sides of buildings and visually screened in order to promote a walkable, pedestrian friendly environment.

Parking Lot Screen Wall

(2) Cross access shall be provided between adjacent parcels.

(3) Parking structures fronting a primary street shall include ground floor retail and service uses with street access.

(4) Pedestrian paths through parking facilities should be clearly delineated.

H. Transit

(1) Transit stops should be located at each of the Centers as well as within the adjacent neighborhoods.

(2) Transit shelters shall be required and should be consistent with the surrounding architectural theme.

(3) Bus pull-ins should be considered during the design of arterial and collector roadway improvements.

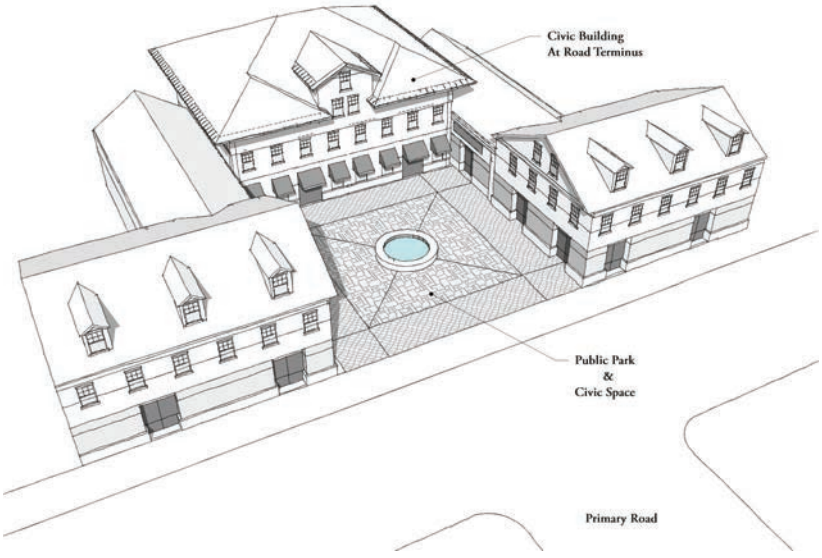
I. Recreation and Open Space

(1) Each Center shall be organized around a centrally located public park, plaza or civic facility.

(2) Recreation and public space standards shall be defined in the respective district guidelines.

J. Civic Space

(1) Civic buildings should be located at roadway intersections or at the termini of roads to provide a focal point and/or landmark within the Center.



Civic Building Location

(2) Libraries, police and fire stations, meeting halls, churches, governmental and civic buildings, community centers, amphitheaters, public squares, plazas, parks, and courtyards may count towards meeting the recreation/ public requirements for each Center.

K. Landscape Guidelines

(1) Frontage trees shall be planted fifty (50) feet on center.

(2) Landscape design should emphasize the practical use of plant material which reduce irrigation demands and minimize maintenance.

L. Signage

(1) Pole signs are prohibited. Ground sign shall be no higher than eight (8) feet from finished grade to the top of the sign, and shall tie in with the architectural style of the development.

M. Stormwater

(1) A master stormwater plan should be designed for each Center.

(2) Stormwater management facilities should be designed according to best engineering practices, as an open space amenity, unfenced and curvilinear in form.

(3) To preserve the urban character of the Centers, stormwater may be conveyed offsite or stored in underground vaults.

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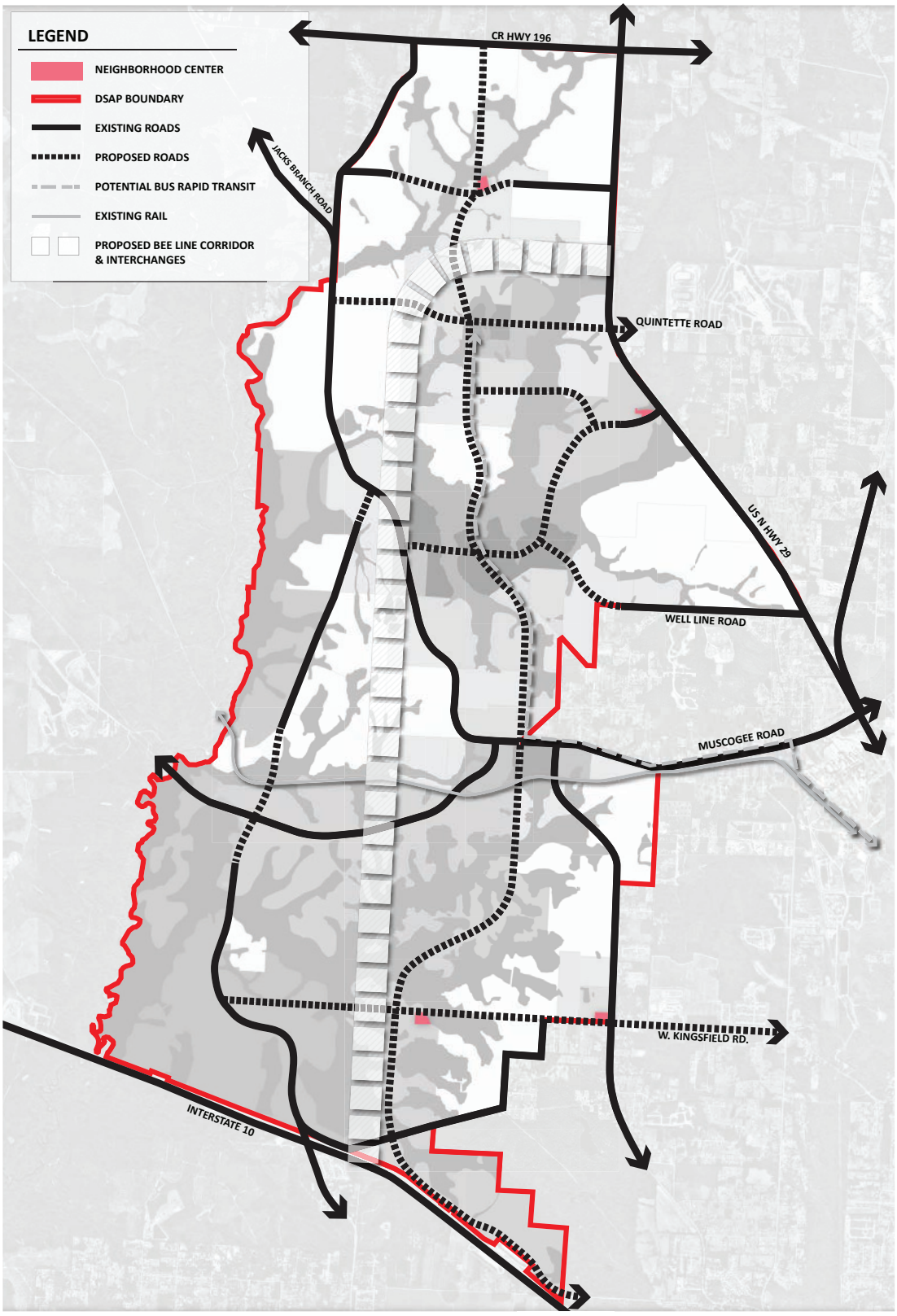
Neighborhood Centers



Neighborhood Centers

Section 3.08 Neighborhood Center Guidelines

A. General Description

Neighborhood Centers are small, mixed-use centers located central to residential neighborhoods. Neighborhood Centers are intended to provide a limited amount of services to the surrounding neighborhood and create an identity or focal point. Retail or office uses may be in the form of a single building or a cluster of small buildings. Parking should be limited to on-street parking or to the rear of the building and screened from surrounding residential uses. Residential development may be located above ground floor retail or office. Neighborhood Centers include park facilities intended to provide a gathering place and focal point for surrounding neighborhoods.

B. Corresponding Escambia County Zoning Districts

(1) R-5, R-6

C. Development Standards

(1)	Maximum Size:	Five (5.0) net acres
(2)	Maximum FAR:	.25
(3)	Maximum Gross Floor Area:	15,000 square feet
(4)	Minimum Residential Density:	5.0 DU/Ac

Typical Block Pattern

D. Land Use Mix

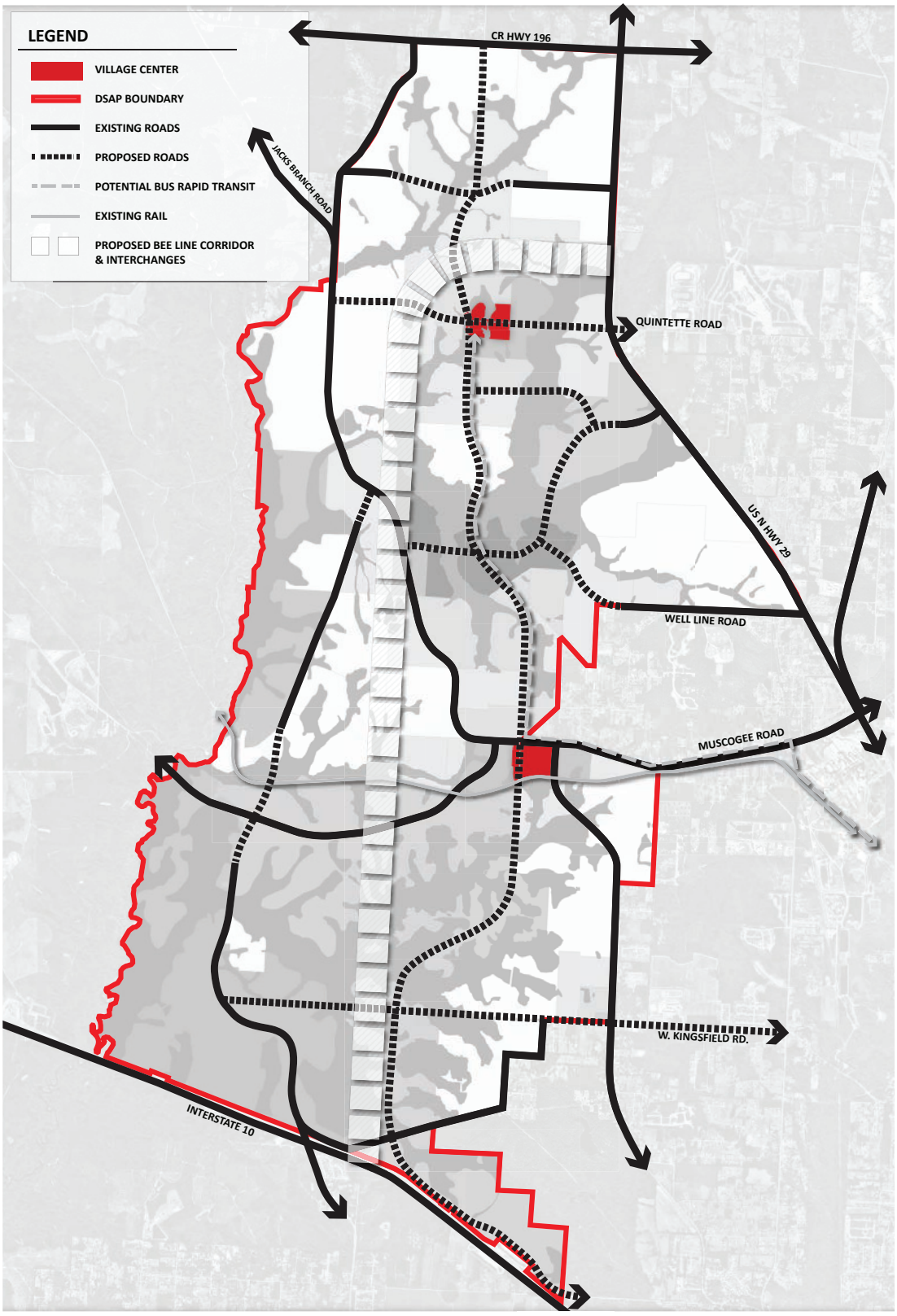
(1)	Residential Development:	Above commercial or office only
(2)	Commercial Development:	0% to 35% of maximum size
(3)	Office Development:	0% to 20% of maximum size
(4)	Recreation/Public:	20% of maximum size to n/a (no max.)

E. Streets and Parking

(1) Refer to Cross Section 6 for typical street cross sections for Neighborhood Centers.

(2) Parking should be provided on-street or to the rear of the buildings.

Village Centers



Village Centers

Section 3.09 Village Center Guidelines

A. General Description

Village Centers are mid-sized, mixed-use centers intended to serve multiple residential neighborhoods. Village Centers should be located at the intersection of collector and arterial roadways. A typical Village Center may contain a grocery store, small retail services, restaurants, office space, civic building and a village green. Civic or park space should be designed to provide a focal point for the center while also serving the adjacent neighborhoods. Village Centers may contain higher density residential uses and may be mixed both horizontally and vertically with non-residential uses.

B. Corresponding Escambia County Zoning Districts

(1) R-5, R-6, C-1, GMD

C. Development Standards

(1)	Maximum Size:	Forty (40.0) net acres
(2)	Maximum FAR:	.50
(3)	Maximum Gross Floor Area:	200,000 square feet
(4)	Minimum Residential Density:	7.0 DU/Ac

Typical Block Pattern

D. Land Use Mix

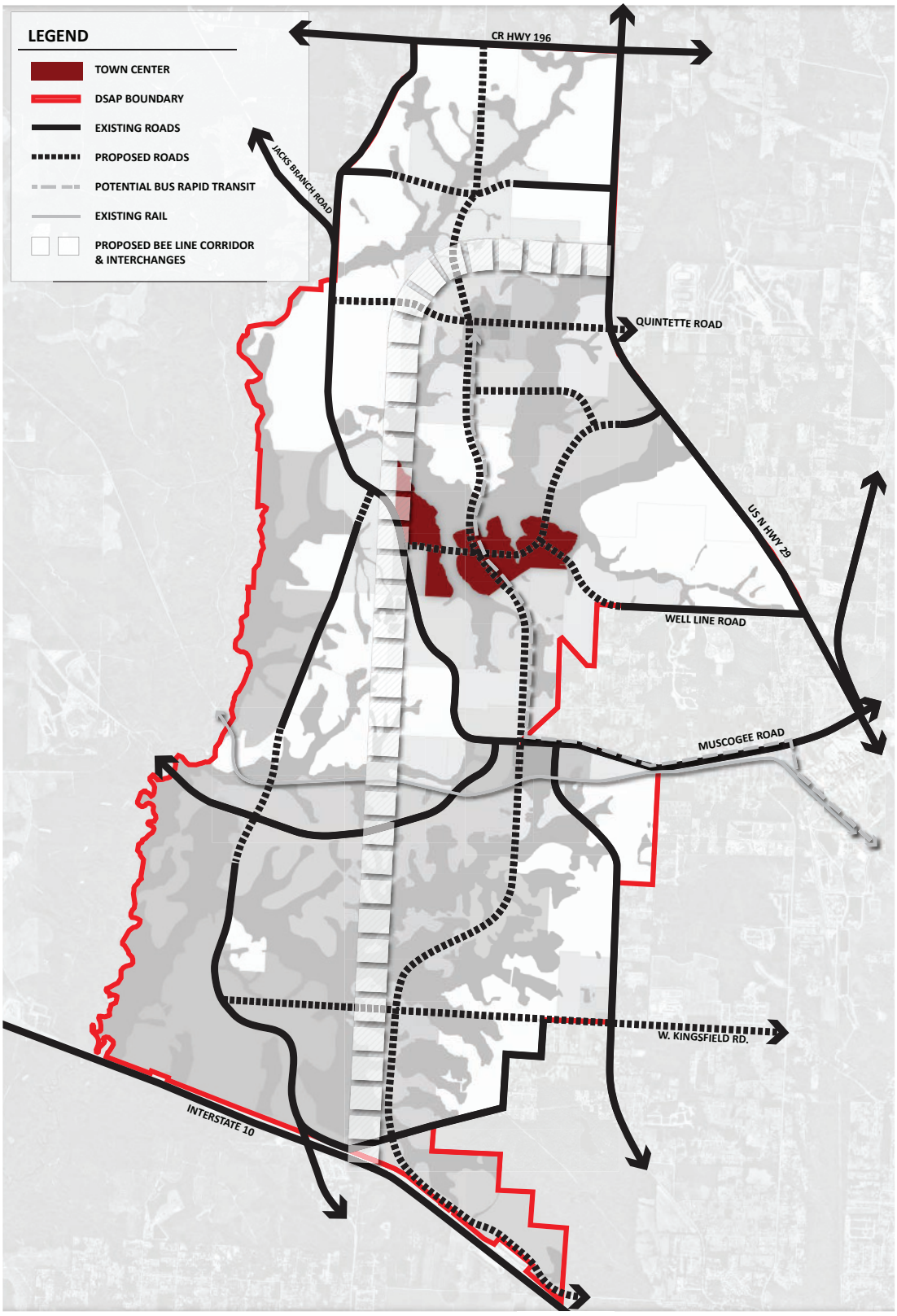
(1)	Residential Development:	20% to 40% of maximum size
(2)	Commercial Development:	15% to 30% of maximum size
(3)	Office Development:	10% to 25% of maximum size
(4)	Recreation/Public:	10% of maximum size (no max.)

E. Streets and Parking

(1) Refer to Cross Sections 4 and 5 for typical street cross sections for Village Centers.

(2) Parking should be provided on-street or to the rear of the buildings.

Town Center



Town Centers

Section 3.10 Town Center Guidelines

A. General Description

The Town Center is centrally located within the sector plan area and contains the highest concentration of mixed-use development. The Town Center is intended to serve both the sector plan area, as well as surrounding communities. At its core is a traditional, mixed-use urban center built upon small blocks and gridded streets. Adjacent to this traditional core are areas to accommodate larger scale retail, office and residential use. The Town Center is structured around the pedestrian and utilizes plazas, greens and other public spaces to create an attractive walking environment.

B. Corresponding Escambia County Zoning Districts

(1) R-5, R-6, C-1, GMD

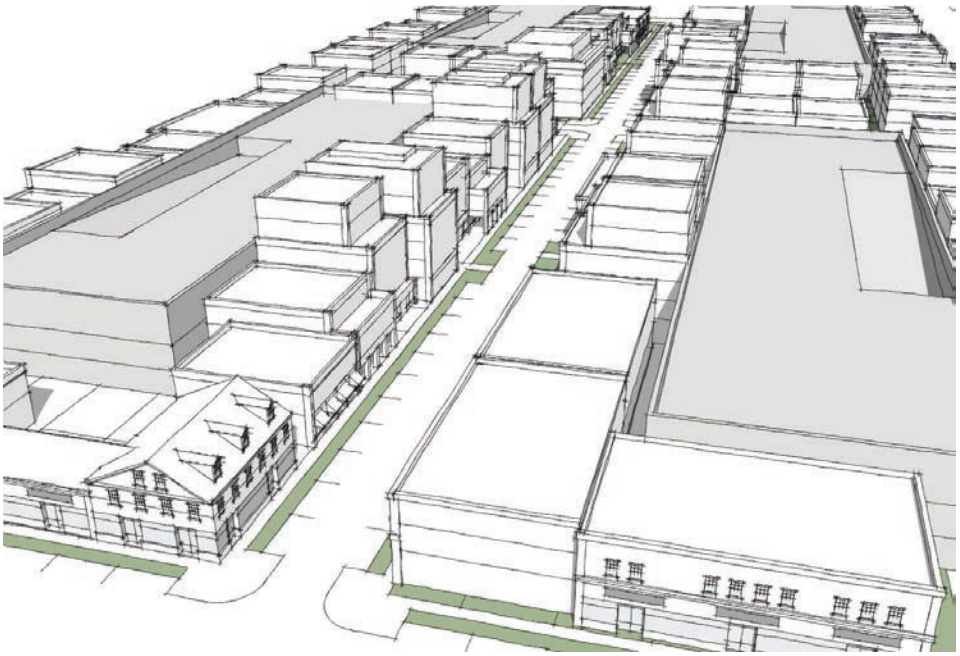
C. Permitted Uses

(1) The uses listed in the R-5, R-6, C-1 and C-2 zoning district except for :

(2) distribution warehouse and mini warehouses, new and used car sales, truck, utility trailer, and RV rental service or facility, building trades or construction office and warehouses with outside on-site storage, marinas, adult entertainment uses and borrow pits and reclamation activities.

D. Development Standards

(1)	Maximum Size:	Five Hundred (500.0) net acres
(2)	Maximum FAR:	1.0
(3)	Maximum Gross Floor Area:	1,200,000 square feet
(4)	Minimum Residential Density:	10.0 DU/Ac



Typical Block Pattern

E. Land Use Mix

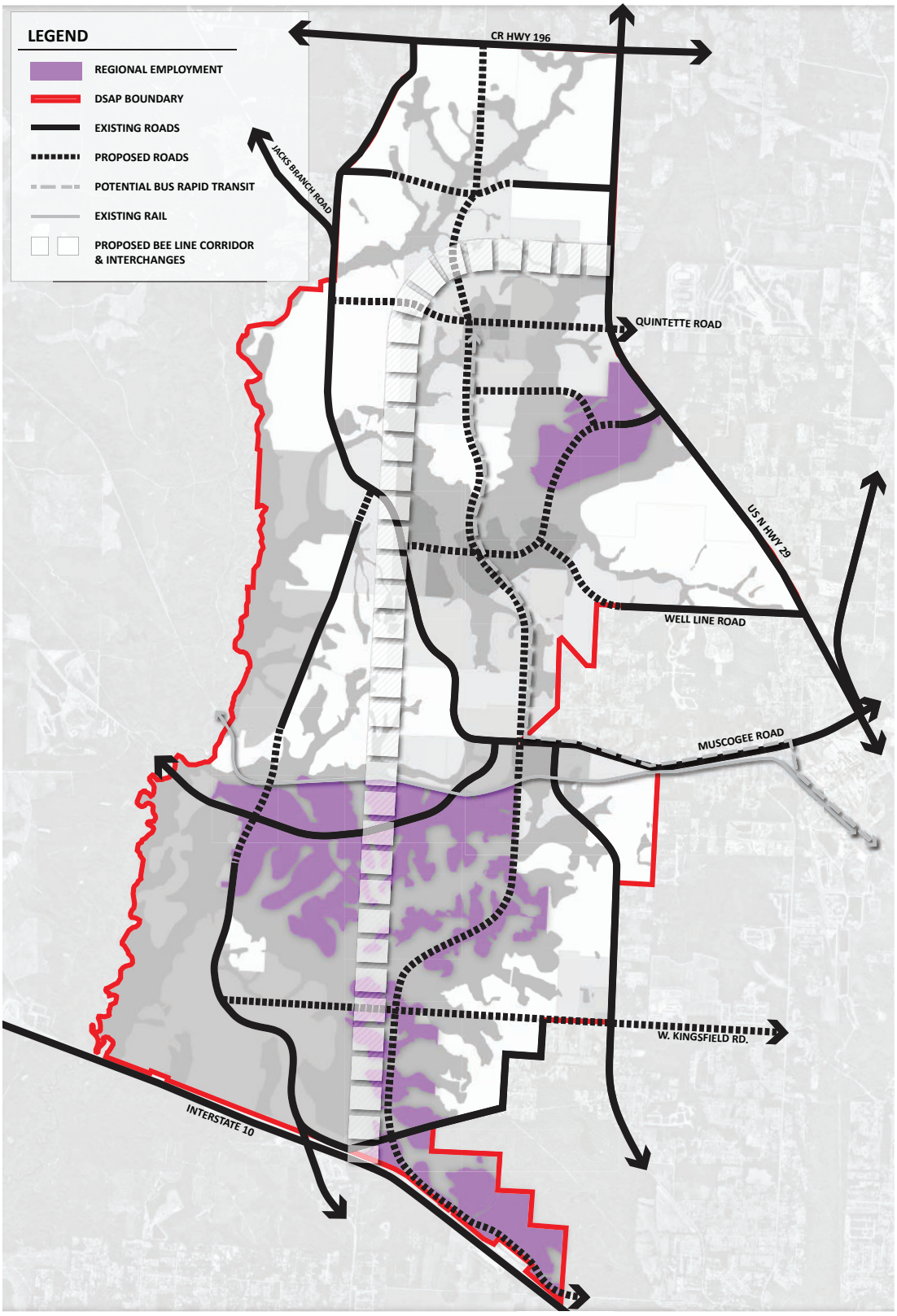
(1)	Residential Development:	30% to 50% of maximum size
(2)	Commercial Development:	20% to 40% of maximum size
(3)	Office Development:	20% to 40% of maximum size
(4)	Recreation/Public:	15% of maximum size (no max.)

F. Streets

(1) Refer to Cross Section 4 for typical street cross sections for the Town Center.

(2) Parking should be provided on-street or to the rear of the buildings.

Regional Employment



Regional Employment Districts

Section 3.11 Regional Employment Guidelines

A. General Description

The intent of these districts is to support economic development and improve the jobs-to-housing balance in Escambia County. These are to be comprised primarily of industrial, distribution and office uses. Limited commercial and residential uses may also be permitted.

B. Corresponding Escambia County Zoning Districts

(1) C-1, GMD, C-2, ID-CP, ID-1, GBD, GID

C. Development Standards

(1) Northern Regional Employment District

- (a) Maximum Size: 400 net acres
- (b) Maximum FAR: .50
- (c) Maximum Gross Floor Area: 2,500,000 square feet

(2) Southern Regional Employment District

- (a) Maximum Size: 1,600 net acres
- (b) Maximum FAR: .50
- (c) Maximum Gross Floor Area: 8,000,000 square feet

D. Land Use Mix

(1) Northern Regional Employment District

(a) Residential Development: 0% to 10% of maximum size

(b) Commercial: 0% to 5% of maximum size

(c) Office: 20% to 60% of maximum size

(d) Industrial: 20% to 60% of maximum size

(e) Recreation/Park: 5% of maximum size (no maximum)

(2) Southern Regional Employment District

(a) Residential Development: 0% to 10% of net acres

(b) Commercial: 0% to 5% of net acres

(c) Office: 20% to 60% of net acres

(d) Industrial: 20% to 60% of net acres

(e) Recreation/Park: 5% of net acres (no maximum)

E. Development Pattern

(1) To the greatest extent possible, development shall be clustered to preserve open space and protect significant natural resources.

(2) Building form shall complement and preserve the natural landforms and minimize cut and fill to the greatest extent possible, using best engineering practices.

(3) The primary entrance to buildings should be clearly designated and oriented towards a public right-of-way.

F. Residential and Commercial Standards

(1) For residential development in the Regional Employment District refer to residential standards for the Traditional Village District.

(2) For commercial development in the Regional Employment District refer to the Center Guidelines.

G. Parking

(1) Parking between the building and the road right-of-way is discouraged. Minimum guest parking may be allowed in the front of the building, as long as it does not exceed 50% of the building frontage, and should be adequately screened with vegetation from the street right-of-way.

(2) Parking lots which accommodate a significant amount of vehicles should be divided into smaller connected lots.

Typical Parking Layout

(3) Site and building design should accommodate the pedestrian by creating designated walkways from parking areas to plazas and open space to the adjoining buildings. Bicycle connectivity should be accommodated from the street right-of-way to the building site.

(4) Adjacent parcels should allow for interconnectivity between connected parking lots so vehicles can travel from one private parking lot to another without having to access the primary street.

(5) Parking areas should be screened by buildings, screen wall and/or landscaping and should not dominate the street frontage.

(6) Truck and service bay loading and service areas should not be visible from the primary roadway and separated from parking areas.

H. Loading and Service Areas

(1) Loading and service areas shall be located at the rear or side of buildings and away from the main building entrance.

(2) Loading and service areas shall be screened by buildings, landscaping or decorative fence or wall.

I. Storage and Equipment Areas

(1) Exterior spaces for services, mechanical equipment and outside storage shall be screened and integrated with the overall site development and building character.

(2) Recycling areas shall be accommodated within trash storage areas.

(3) Rooftop equipment shall be completely screened from view where practicable.

J. Signage

(1) Pole signs are prohibited.

(2) Ground sign shall be no higher than eight (8) feet from finished grade to the top of the sign, and shall tie in with the architectural style of the development.

K. Lighting

(1) All site lighting must be designed to minimize glare to adjacent properties or streets.

L. Landscape Guidelines

(1) Street trees shall be planted at an average of fifty (50) feet on center and shall be located in planter strips between the curb and sidewalks.

(2) Landscape design should be limited to Florida-friendly plant materials which reduce irrigation demands.

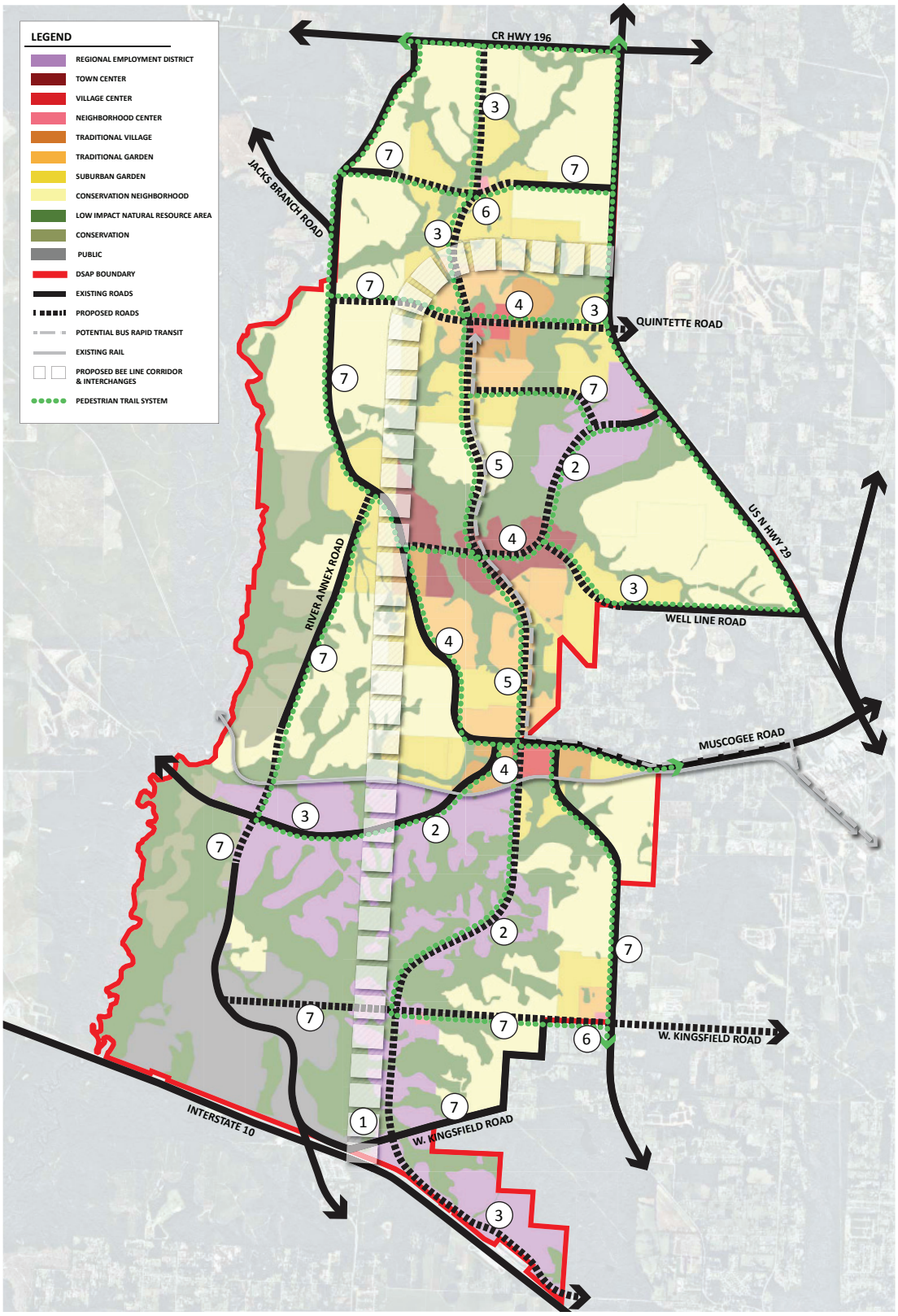
M. Stormwater

(1) A master stormwater plan should be designed for each Regional Employment District according to best engineering practices.

(2) Stormwater management facilities shall be designed according to best engineering practices with a strong emphasis for use as an open space amenity, unfenced and curvilinear in form.

N. Streets

(1) Refer to Cross sections 2, 3, and 8 for typical street cross sections for Regional Employment Districts.

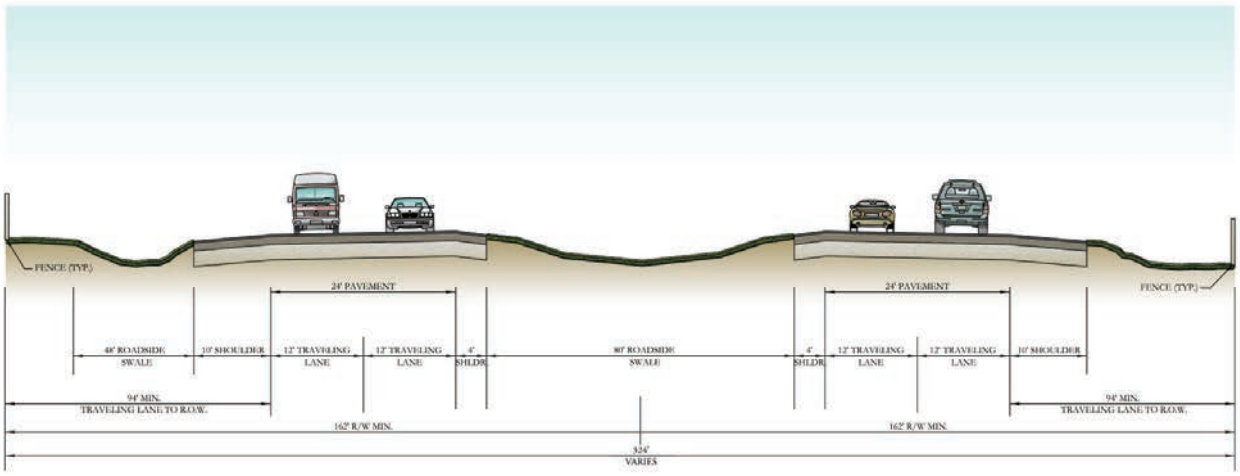


Circulation Plan

Section 3.12 Circulation and Roadway Design Plan

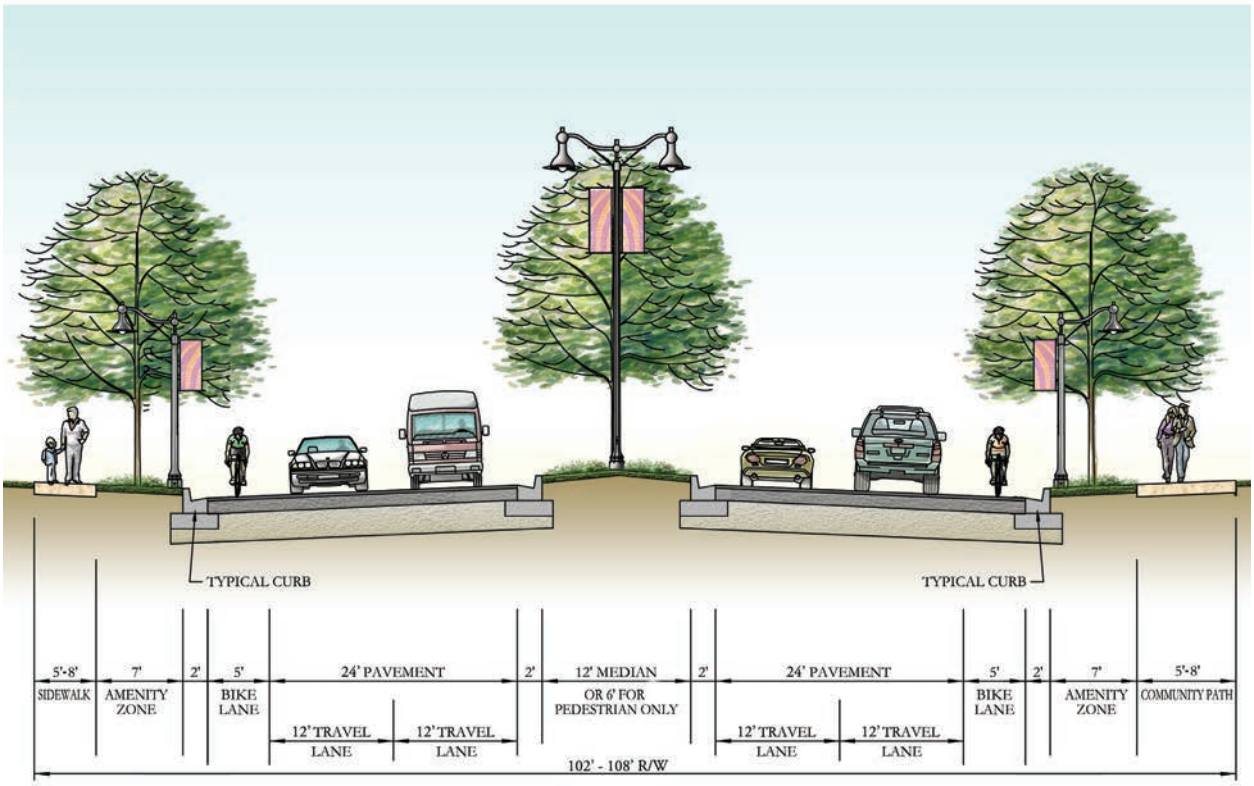
In addition to the design guidelines, a circulation plan has been created that identifies proposed transportation network improvements intended to enhance the internal and external connectivity of the sector plan (See facing page). Recommended roadway cross-sections have also been provided in the following pages for each of the existing and proposed transportation corridors, and include multi-modal facilities that improve mobility and accessibility for pedestrians, cyclists, transit riders and motorists. The proposed cross-sections also guide urban form through the representation of such things as building setbacks and on-street parking. Specific dimensions contained within these cross-sections are intended to be recommendations and may not be consistent with current Escambia County or Florida Department of Transportation (FDOT) standards.

(1) Bee Line Corridor



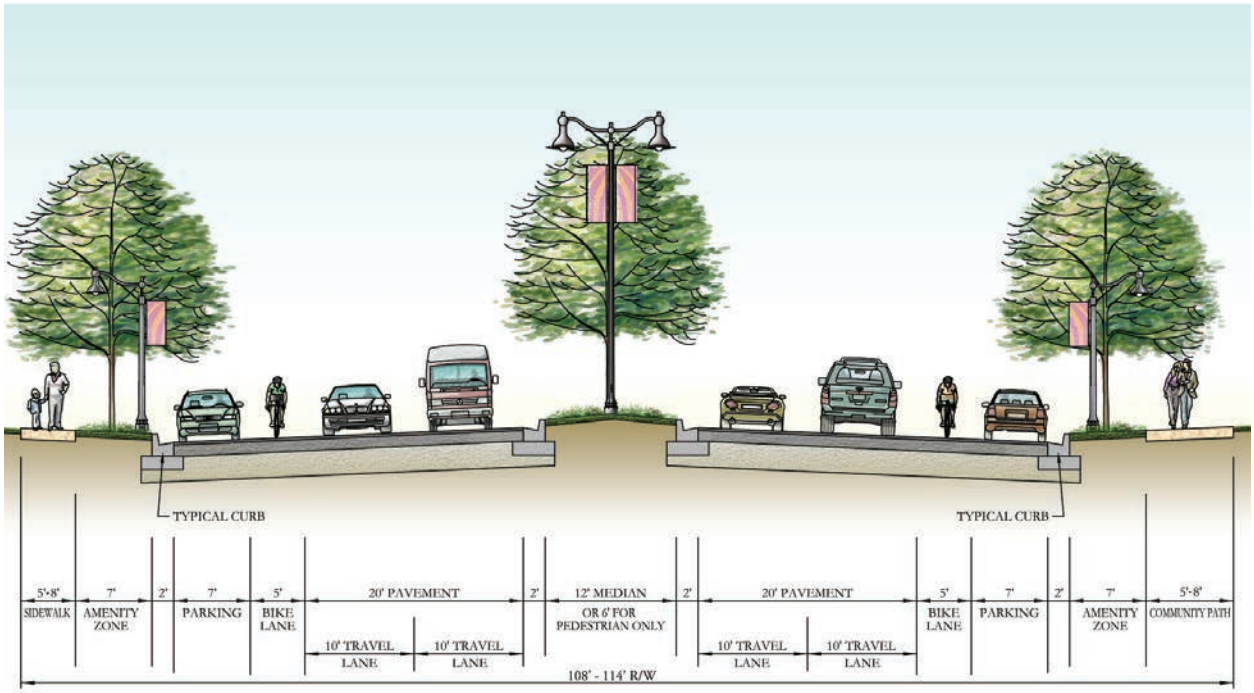
R.O.W. WIDTH	324’	MEDIAN WIDTH	80’
FACE OF CURB TO FACE OF CURB	NO CURB	SIDEWALK WIDTH	NONE
TRAFFIC LANES	TWO WAY	CURB RADIUS	NA
TRAFFIC LANE WIDTH	12’	BIKE LANES	NONE
PARKING LANES	NO	BIKE LANE WIDTH	NA
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	NA	STREET TREE SPACING	NA

(2) Arterial Collector



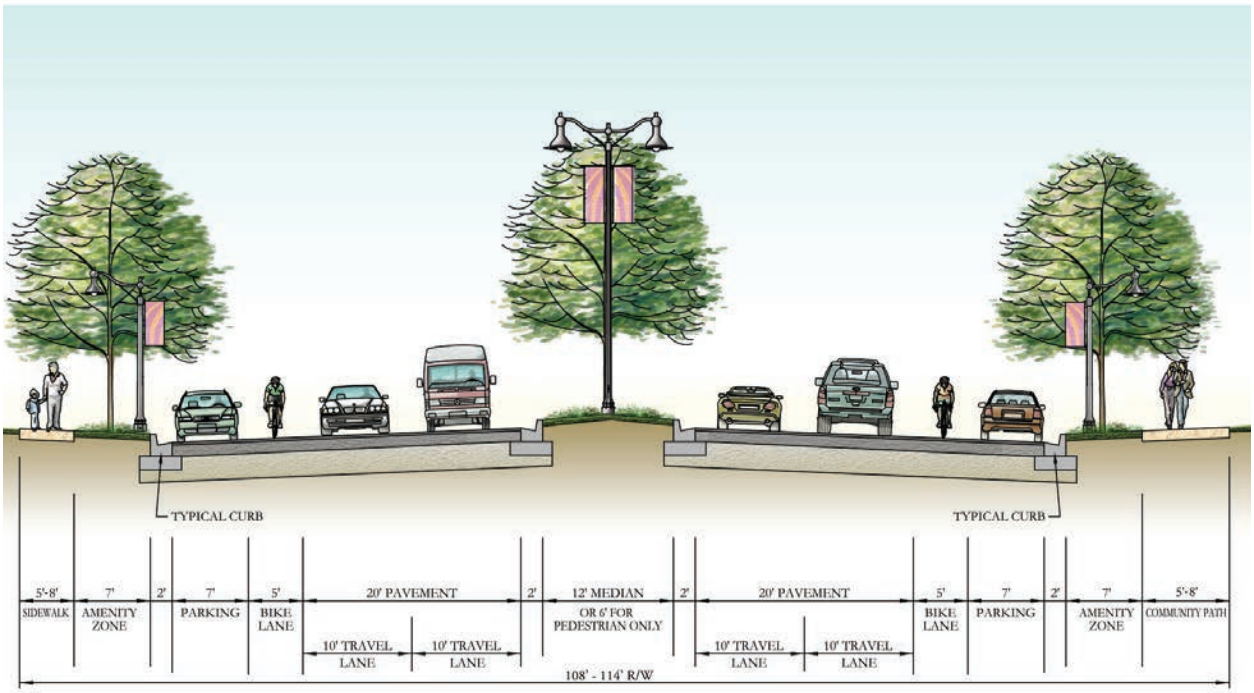
R.O.W. WIDTH	102’-108’	MEDIAN WIDTH	12’
FACE OF CURB TO FACE OF CURB	78’	SIDEWALK WIDTH	5’-8’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	12’	BIKE LANES	YES
PARKING LANES	NONE	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

(3) Community Collector



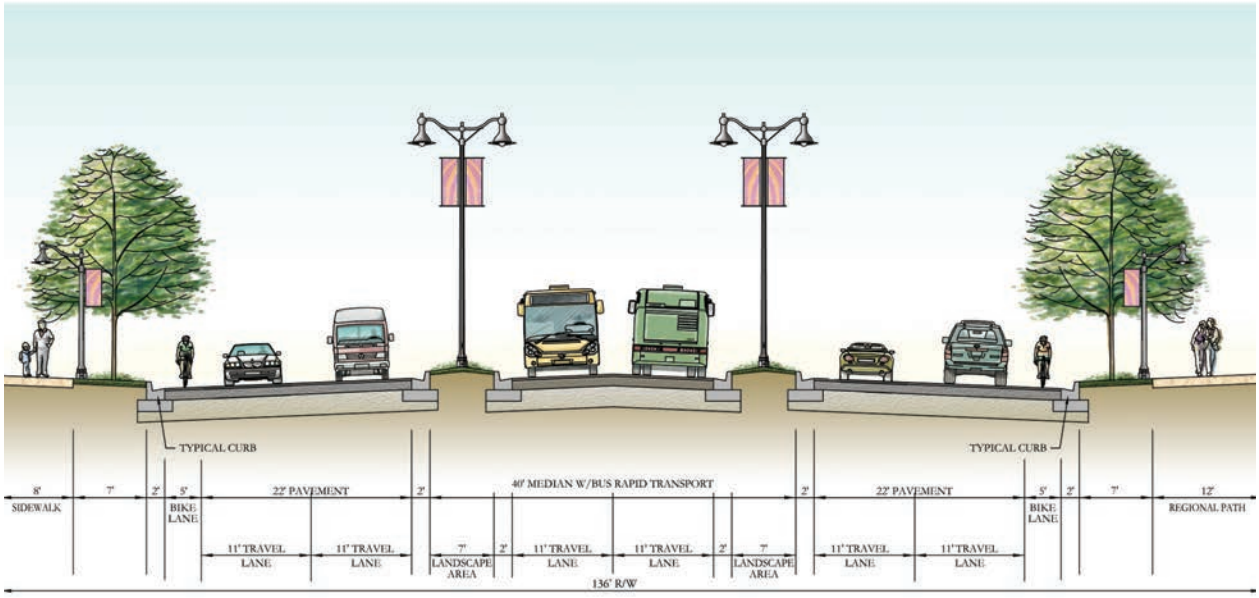
R.O.W. WIDTH	94-100’	MEDIAN WIDTH	12’
FACE OF CURB TO FACE OF CURB	70’	SIDEWALK WIDTH	5’-8’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	12’	BIKE LANES	YES
PARKING LANES	NONE	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

(4) Village-Town Collector



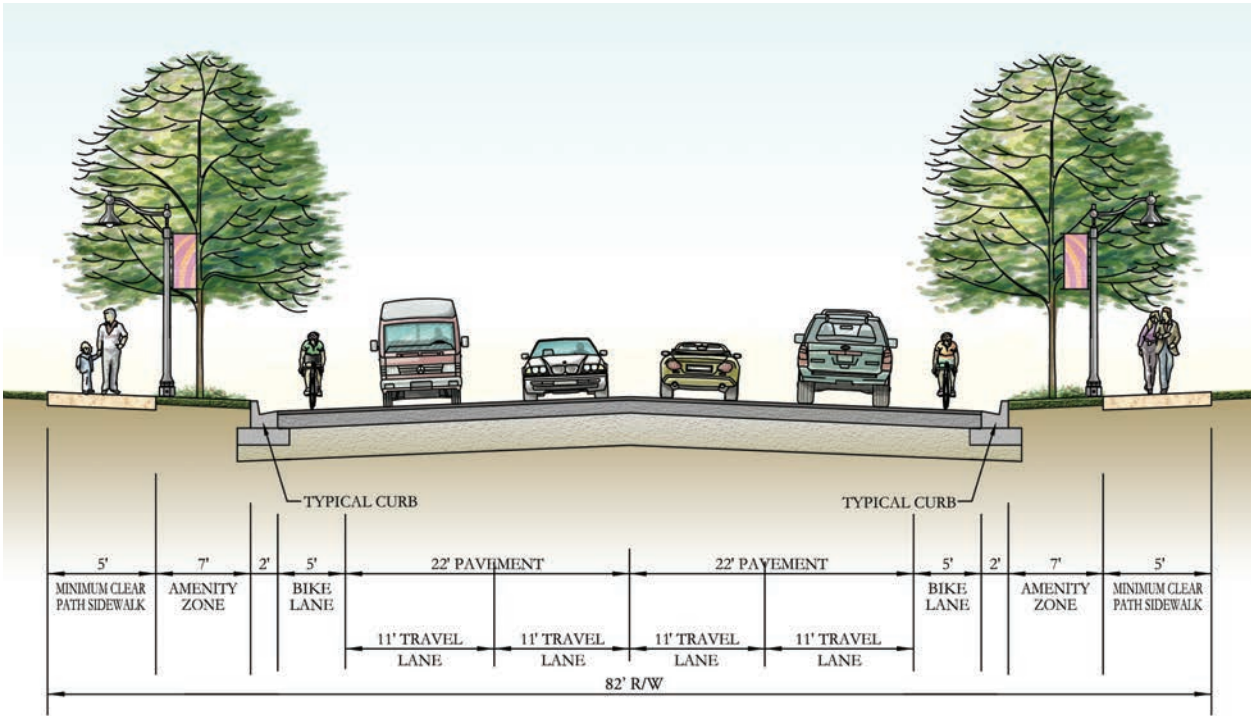
R.O.W. WIDTH	108-114’	MEDIAN WIDTH	12’
FACE OF CURB TO FACE OF CURB	84’	SIDEWALK WIDTH	5’-8’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	10’	BIKE LANES	YES
PARKING LANES	BOTH SIDES	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	7’	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

(5) Regional Arterial with BRT



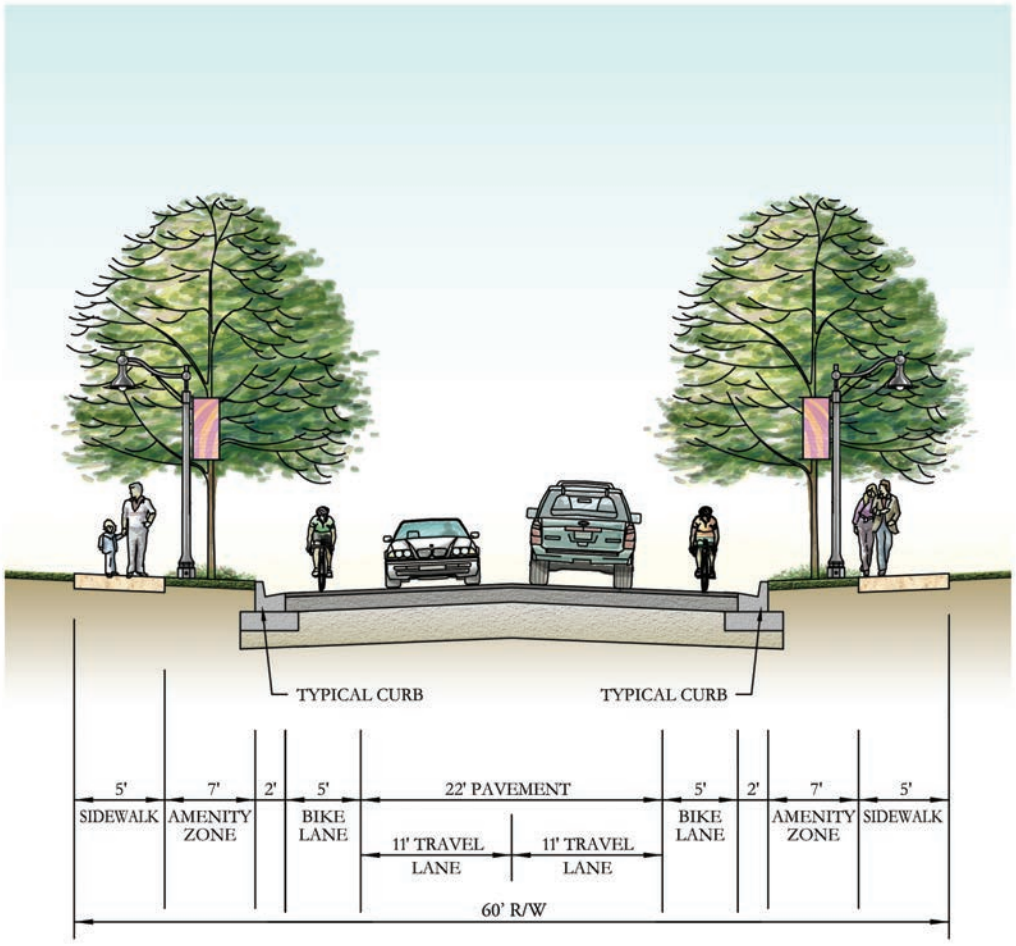
R.O.W. WIDTH	136’	MEDIAN WIDTH	40’W/BRT
FACE OF CURB TO FACE OF CURB	102’	SIDEWALK WIDTH	8’&12’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	11’	BIKE LANES	YES
PARKING LANES	NONE	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.
BUS RAPID TRANSIT	YES		

(6) Neighborhood Center Collector



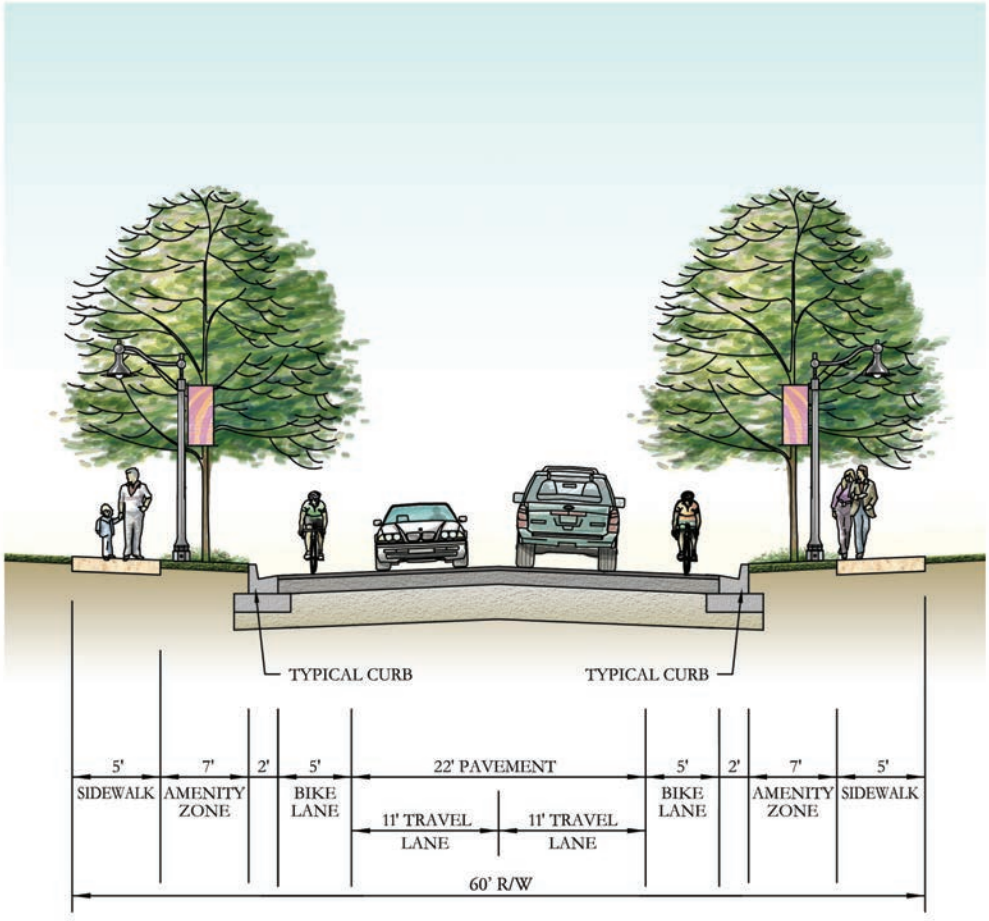
R.O.W. WIDTH	72’	MEDIAN WIDTH	NA
FACE OF CURB TO FACE OF CURB	48’	SIDEWALK WIDTH	5’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	10’	BIKE LANES	YES
PARKING LANES	BOTH SIDES	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	7’	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

(7) Neighborhood and Rural Collector



R.O.W. WIDTH	60’	MEDIAN WIDTH	NA
FACE OF CURB TO FACE OF CURB	36’	SIDEWALK WIDTH	5’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	11’	BIKE LANES	YES
PARKING LANES	NONE	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

(8) Community Collector



R.O.W. WIDTH	82’	MEDIAN WIDTH	NA
FACE OF CURB TO FACE OF CURB	58’	SIDEWALK WIDTH	5’-8’
TRAFFIC LANES	TWO WAY	CURB RADIUS	25’
TRAFFIC LANE WIDTH	11’	BIKE LANES	YES
PARKING LANES	NONE	BIKE LANE WIDTH	5’
PARKING LANE WIDTH	NA	STRIPPING	YES
PARKWAY WIDTH	7’	STREET TREE SPACING	50’O.C.

NOTE: USE CROSS SECTION FOR RESTRICTED CONDITIONS

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PUBLIC FACILITIES PLAN

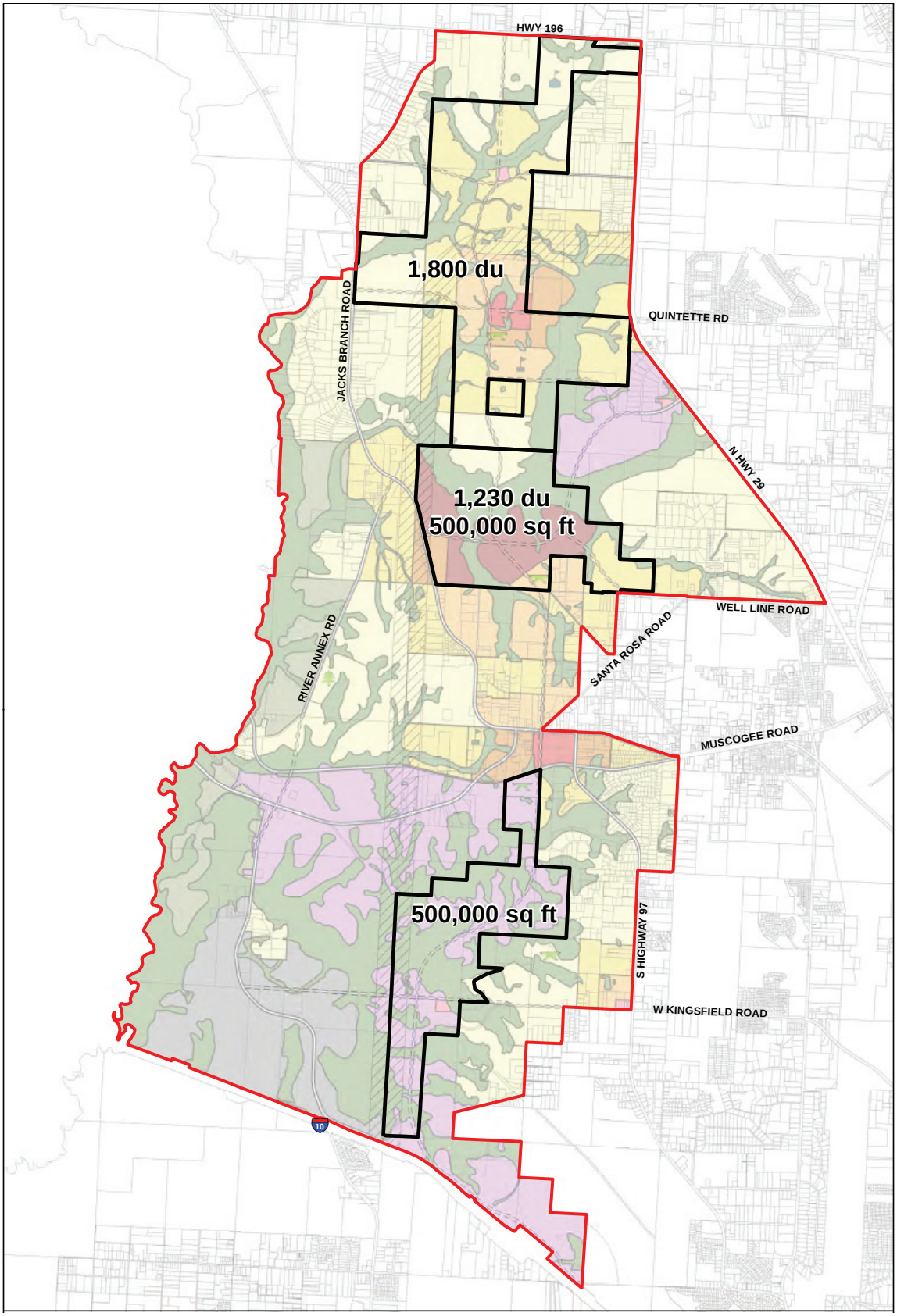

Figure 4.01.A 5-year Development Program

Section 4.01 Introduction

A detailed analysis of public facilities was conducted using the DSAP land use plan and associated development program tables to calculate theoretical impacts. Included in this analysis were the full range of public facilities as defined by 163.3164, Florida Statutes, including transportation, potable water, sanitary sewer, solid waste, drainage, schools and parks. Impacts were analyzed for both short-term (5-yr) and long-term (buildout) conditions.

To allow for the development of a short-term public facilities plan, a 5-year development program (see **Figure 4.01.A**) was approximated based upon information gathered from the largest property owners within the sector plan area. These property owners control a majority of the vacant, developable land within the sector; therefore, it was assumed that they were best positioned to begin development immediately. The resulting 5-year program called for 1,000,000 square feet of non-residential development and approximately 3,000 residential dwelling units.

A long-term public facilities analysis was developed using the median or "target" densities for each of the planning sub-areas, as identified within the development program tables, and assuming a plan horizon of 2035. At buildout, the target development program equates to approximately 12,000,000 square feet of non-residential development and 23,000 residential dwelling units. It should be noted that both the short-term and long-term development scenarios are theoretical programs based upon best available data and existing regulations. Actual programs may vary greatly due to variables such as market demand, physical constraints and future resource limitations.

Section 4.02 Transportation

A transportation impact analysis was conducted to determine the infrastructure needed to accommodate the DSAP land use plans and associated development programs. This analysis established existing travel characteristics currently on the transportation roadway network, quantified the project trip generation characteristics, and evaluated the future travel characteristics incorporating the potential impacts and road capacity needs of the DSAP for the 5-year Interim analysis period (2016) and for the buildout of the plan (2035). Based upon the findings, recommendations were developed for the delivery of transportation infrastructure in association with the development plan. The complete transportation impact analysis has been provided to Escambia County as data and analysis in support of the DSAPs.

The following is a summary of findings:

- *The analysis of existing conditions reveals that some existing facilities are currently operating below the adopted LOS, including segments of US 29, Pine Forest Road, and Nine Mile Road.*

- *A review of the various short and long range transportation plans for the area shows that various transportation improvements are planned near the DSAP, including capacity expansions to US 29, Interstate 10 and Nine Mile Road.*

- *The DSAP development programs include more than 23,500 residential units and 12 million square feet of commercial and industrial uses. The total trip generation is estimated to be 371,000 daily trips at buildout. Approximately, 55% of the total trips generated within the DSAP area are projected to remain within the DSAP area and will not impact the external roadway network.*

- *The Beeline Corridor was analyzed as a limited access expressway and as a controlled access arterial. The corridor is projected to function adequately as a 4-lane expressway, providing capacity for DSAP traffic and sufficient excess capacity to attract traffic from other saturated corridors. Alternatively, a 6-lane arterial will provide similar capacity and movement of traffic as the expressway. If an arterial is constructed, friction from access and intersections should be controlled to maintain the throughput capacity of the arterial.*

- *The transportation impact analysis identified roadway improvements recommended to support projected growth within the study area. These improvements are contained in tables* **4.02.A** *and* **4.02.B***:*

Table 4.02.A DSAP Transportation Improvements

Roadway	Segment	Length (mi)	Recommended Capacity Improvement	New Lane Miles
5 Year (2016)				
Quintette Rd Ext.	Jack's Branch Rd to US 29	2.0	Construct New 2 Lane Road	4.0
Kingsfield Rd Ext.	N-S Rd to Jack's Branch Rd (CR 97)	0.8	Construct New 2 Lane Road	1.5
Well Line Rd Ext.	Jack's Branch Rd to US 29	3.1	Construct New 2 Lane Road	6.2
N-S Rd	Quintette Rd Ext. to Kingsfield Rd	5.4	Construct New 2 Lane Road	10.8
Buildout (2035)				
Jack's Branch Rd (CR97)	Power Blvd Ext. to River Annex Rd	0.50	Widen Existing 2 Lanes to 4 Lanes	1.0
Muscogee Rd (CR 184)	River Annex Rd to Jack's Branch Rd (S)	2.60	Widen Existing 2 Lanes to 4 Lanes	5.2
Old Kingsfield Rd	Beulah (CR 99) to N-S Rd	3.10	Upgrade Existing 2 Lane Road	6.2
Kingsfield Rd Ext.	Beulah (CR 99) to Jack's Branch Rd (CR 97)	2.30	Construct New 2 Lane Road	4.6
River Annex Rd	Jack's Branch Rd (CR 97) to Muscogee Rd (CR 184)	2.60	Upgrade/Construct 2 Lane Road	5.2
Beulah Rd (CR 99)	Kingsfield Rd to I-10	0.20	Widen Existing 2 Lanes to 4 Lanes	0.4
Well Line Rd Ext.	N-S Rd to US 29	2.10	Widen 2 Lane Road to 4 Lanes	4.2
Beeline Corridor	US 29 to I-10	7.90	Construct New 4 Lane Freeway	31.6
N-S Rd	Barrineau Park Rd (CR 196) to Quintette Rd Ext.	1.00	Construct New 4 Lane Road	4.0
	Quintette Rd Ext. to Kingsfield Rd	5.40	Widen 2 Lane Road to 4 Lanes	10.8
	Kingsfield Rd to Jack's Branch Rd/Divine Farm	3.50	Construct New 4 Lane Road	14.0
Success Rd Ext.	Power Blvd Ext. to Well Line Rd Ext.	1.10	Construct New 4 Lane Road	4.4
Power Blvd Ext.	US 29 to N-S Rd	1.00	Construct New 4 Lane Road	4.0
Mathison Rd Ext.	Schifko to US 29	2.00	Construct New 2 Lane Road	4.0

Table 4.02.B Off-Site Transportation Improvements

Roadway	Segment	Length (mi)	Recommended Capacity Improvement	New Lane Miles	DSAP Avg Share of Capacity
5 Year (2016)					
US 29	Muscogee Rd (CR 184W) to W St	10.00	Widen Existing 4 Lanes to 6 Lanes	20.0	14%
Pine Forest Rd	Nine Mile Rd (Alt 90) to I-10	0.90	Widen Existing 3 Lanes to 4 Lanes	1.8	7%
Nine Mile Rd (Alt 90)	Pine Forest Rd (CR 297) to US 29	2.15	Widen Existing 2 Lanes to 4 Lanes	4.3	2%
	Chemstrand Rd (CR 749) to University Pkwy	2.45	Widen Existing 4 Lanes to 6 Lanes	4.9	4%
Saufley Field Rd (CR 296)	Blue Angel Pkwy (SR 173) to Mobile Hwy (US 90)	1.40	Widen Existing 2 Lanes to 4 Lanes	2.8	0%
Palafox St (CR 95A)	Nine Mile Rd (Alt 90) to I-10	2.20	Widen Existing 2 Lanes to 4 Lanes	4.4	3%
Buildout (2035)					
Interstate 10	Beeline Corridor to I-110/Davis Hwy	10.30	Widen Existing 4 Lanes to 6 Lanes	20.60	20%
US 29	Quintette Rd (CR 184) to Well Line Rd	2.50	Widen Existing 4 Lanes to 6 Lanes	5.0	46%
	Well Line Rd to Muscogee Rd	0.80	Widen Existing 4 Lanes to 8 Lanes	3.2	47%
	Muscogee Rd (CR 184W) to I-10	8.60	Widen Existing 6 Lanes to 8 Lanes	17.2	29%
	W St to Massachusetts/Pace Blvd	2.20	Widen Existing 4 Lanes to 6 Lanes	4.4	9%
CR 297A	Pine Forest Rd (SR 297) to CR 97	1.40	Widen Existing 2 Lanes to 4 Lanes	2.8	36%
Quintette Rd (CR 184)	US 29 to CR 95A	1.80	Widen Existing 2 Lanes to 4 Lanes	3.6	38%
Muscogee Rd (CR 184)	CR 297A to US 29	0.75	Widen Existing 2 Lanes to 4 Lanes	1.5	28%
Beulah Rd (CR 99)	Kingsfield Rd to Nine Mile Rd (Alt 90)	2.30	Widen Existing 2 Lanes to 4 Lanes	4.6	45%
Nine Mile Rd (Alt 90)	Beulah Rd (CR 99) to I-10	2.70	Widen Existing 2 Lanes to 4 Lanes	5.4	3%
Mobile Hwy (US 90)	Beulah Rd (CR 99) to Klondike Rd	3.00	Widen Existing 2 Lanes to 4 Lanes	6.0	16%
	Pine Forest Rd (SR 297) to Edison Dr	2.70	Widen Existing 4 Lanes to 6 Lanes	5.4	9%
	Fairfield Dr to Pace Rd	2.40	Widen Existing 4 Lanes to 6 Lanes	4.8	0%
Blue Angel Pkwy (SR 173)	Pine Forest Rd (SR 297) to US 98	7.10	Widen Existing 2 Lanes to 4 Lanes	14.2	11%
Michigan Ave (SR 296)	Mobile Hwy (US 90) to US 29	3.50	Widen Existing 4 Lanes to 6 Lanes	7.1	1%

In summary, it is estimated that 22.5 new lane-miles of capacity within the DSAPs and 38.2 of new lane-miles of capacity outside of the DSAPs will be required to accommodate the proposed 5-yr development program (2011-2016). At buildout (2035), it is projected that 99.6 new lane-miles of capacity within the DSAPs and 105.8 lane-miles of capacity outside the DSAPs will be required. Pursuant to 163.3245(3)(b)(6), Florida Statutes, improvements needed to accommodate the proposed 5-yr development program must be included in Escambia County's annual Capital Improvements Plan (CIP) update.

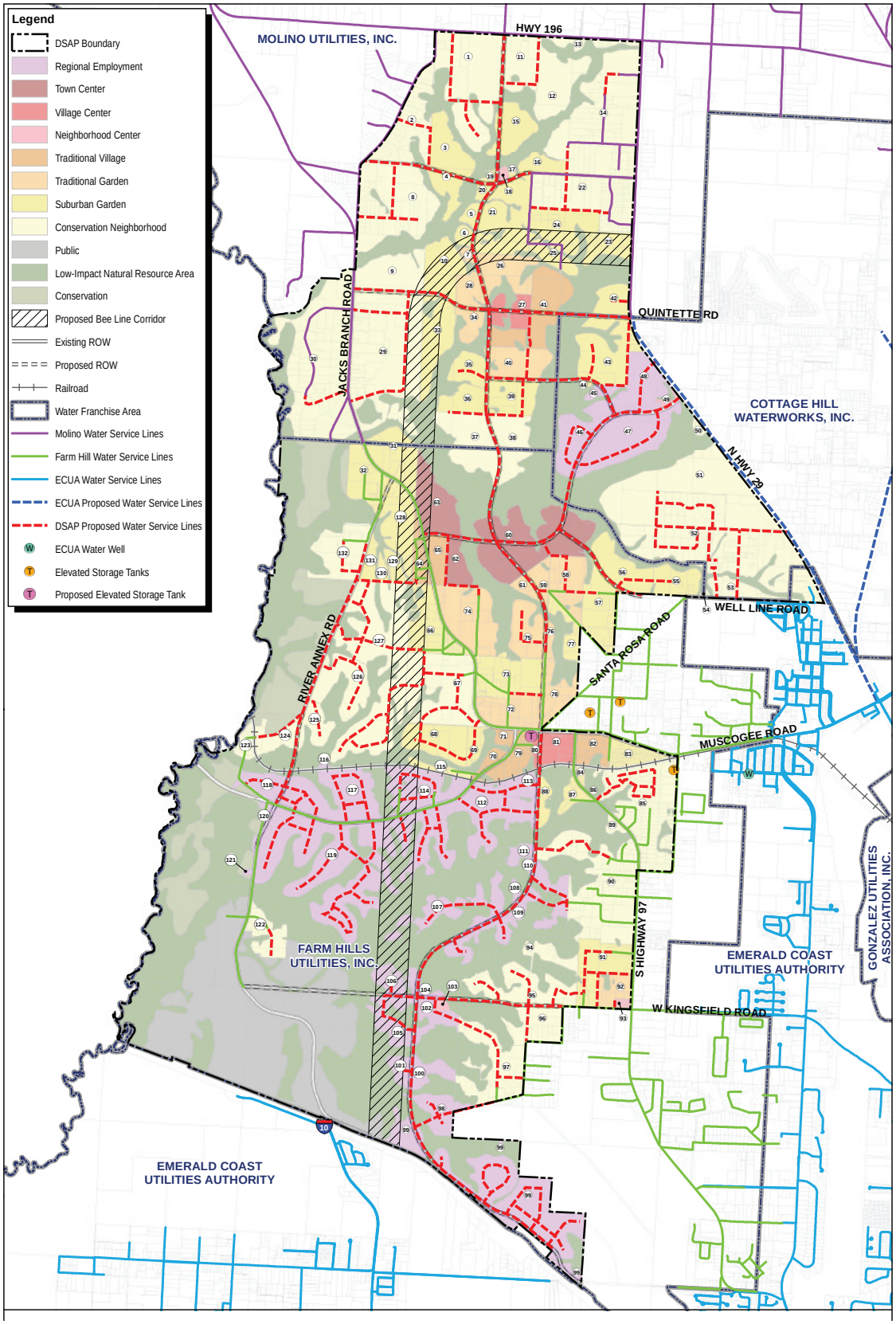

Figure 4.03.A Potable Water Plan

Section 4.03 Potable Water

A potable water analysis was conducted to determine the infrastructure needed to accommodate the DSAP land use plans and associated development programs. Potable water needs were analyzed under both the 5-yr and buildout development programs. A conceptual potable water distribution system (see **Figure 4.03.A**) was developed based upon this analysis.

Potable Water is supplied to the DSAPs by four seperate utility providers: Cottage Hill Waterworks, Emerald Coast Utilities Authority, Farm Hill Utilities, and Molino Utilities. Potable water demand for the DSAPs was calculated using Escambia County's adopted level of service (LOS) for new development. The LOS for potable water service within Escambia County is 250 gallons per residential connection per day. For non-residential uses, the LOS requirements are based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. For the purposes of this study, an average value ERC was used.

The water distribution system, shown in **Figure 4.03.A**, would connect to the existing potable water mains currently owned by the four existing potable water providers. Tables **4.03.A** and **4.03.B**, provide build-out potable water demand and supply by provider.

Table 4.03.A Buildout Potable Water Demands (GPD)

Total DSAP	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/household)	Total Demand (GPD)
Residential	23,373		1	250	5,843,250
Non-residential		12,160,000	0.17	250	516,800
TOTAL					**6,360,050**

Cottage Hill	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/household)	Total Demand (GPD)
Residential	1,394		1	250	348,500
Non-residential		2,515,000	0.17	250	106,888
TOTAL					**455,388**

Molino	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/household)	Total Demand (GPD)
Residential	8,442		1	250	2,110,500
Non-residential		215,000	0.17	250	9,138
TOTAL					**2,119,638**

Farm Hill	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/household)	Total Demand (GPD)
Residential	13,535		1	250	3,383,750
Non-residential		9,430,000	0.17	250	400,775
TOTAL					**3,784,525**

ECUA	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/household)	Total Demand (GPD)
Residential	2		1	250	500
Non-residential		0			0
TOTAL					**500**

Table 4.03.B Potable Water Supply (GPD)

Provider	Capacity* Pre-Condition	DSAP Impact	Capacity Post Condition
Cottage Hill	1,816,000	455,388	1,360,613
Farm Hill	2,300,000	3,784,525	-1,484,525
Molino	2,601,400	9,138	2,592,263
ECUA	51,930,000	500	51,929,500
Totals	**58,647,400**	**4,249,550**	**54,397,850**

Each potable water provider currently has available facility capacity in the existing or pre-development condition. Without redefining the current service area boundaries for the four potable water providers, the impact of proposed growth within the DSAP is shown as an impact to the current capacity for each of the providers.

The resulting capacity at ultimate build-out, reported as Capacity Post Condition in the above table, indicates a need for plant expansion for Farm Hill Utilities, in the order of an additional 1.5 million gallons per day. This shortfall can be resolved through plant expansion, or through establishing a "wholesale potable water service agreement" with Molino Utilities or Emerald Coast Utilities Authority, to provide the required amount of potable water. It should be noted that the reported capacity for the potable water providers is by total service area. This analysis does not take into account future potable water demand outside of the defined DSAP; therefore, it may be assumed that the actual post condition capacity would be less than reported in **Table 4.03.B**.

Needed demand corresponding with the proposed 5-year development program is approximately 1/10th of the total non-residential development and approximately 1/7th the total number of residential units within the Farm Hill Utility service boundary. The resulting demand is less than 500,000 gallons per day, which is well within the capacity of Farm Hill Utilities. The remainder of the proposed 5-year plan for the DSAP is 1,800 residential units, falling within the service boundary of Molino Utilities. These 1,800 units are only 1/5th of the total residential units, well within the available capacity for Molino Utilities.

In both the 5-year and build-out condition, extensive potable water distribution main construction is needed, particularly with the Farm Hill Utility service boundary. At final build-out, it is likely that Farm Hill Utility will need to construct a fourth water tower to meet the needed water demand, particularly during times of peak water demand.

The final design of the conceptual potable water infrastructure must comply

with, and be permitted through, the Florida Department of Environmental Protection Agency. The infrastructure design must be able to deliver Average Day and Peak Day demands, meet fire flow requirements, and maintain a constant residual pressure no less than 20 psi. Potable water systems must be designed with proper control valves, air release valves, and fire hydrants. All components of the potable water distribution system must comply with the standards established by the respective water authority.

Funding for any expansion or improvements to the potable distribution and water treatment systems within a service area are typically generated by the respective Utility Authority. These funds can be generated through user fees, impact fees, bond issues, or developer contributions, as noted in the Escambia County Comprehensive Plan Implementation Annual Report FY 2009/2010.

Section 4.04 Water Supply and Conservation

Escambia County is located within the Northwest Florida Water Management District (NWFWMD). The District is sub-divided into seven (7) Water Supply Planning Regions, and Escambia County comprises the entirety of Region I. In 1998, NWFWMD completed the first District-Wide Water Supply Assessment. In 2008, the District conducted an update of the water supply demand projections and determined that current water resources were adequate to serve Region I through 2030. Region I was neither identified as an Area of Special Concern nor a Water Resource Caution Area. Given these findings, Escambia County has not been required to prepare a Water Facilities Supply Plan.

Although no water shortages with respect to consumptive use (potable and non-potable) have been reported, NWFWMD issued a Water Shortage Warning Order on June 23, 2011, for all 16 counties within its district, which includes Escambia County. This Order requested voluntary participation in water conservation practices. Certain counties and cities have developed enforceable codes based upon the NWFWMD's recommendations.

A series of DSAP water conservation measures designed to protect surface waters, ground water, and deep water (aquifer) through the reduction of water use for potable and non-potable applications are listed below. These recommended water conservation measures fall within two primary categories:

A. Reduced Potable Water Consumption: Potable water conservation should focus on the use of water saving plumbing fixtures and the elimination of potable water for irrigation purposes.

(1) Low-flow fixtures should be incorporated into all residential and non-residential construction.

(2) Potable water should only be used where absolutely necessary. Non-potable sources should be use for irrigation and in building processes and systems.

(3) Submeters should be installed in multi-family residential and commercial building projects to allow for the monitoring of water use by individual unit.

(4) Potable water conservation measures should be incorporated into residential developments' covenants and restrictions.

B. Reduced Non-Potable Water Consumption: Available low-quality water sources, including stormwater, surface water, and reclaimed water should be distributed for use in place of high-quality water sources.

(1) Potable water or groundwater from the surficial aquifer should only be used for irrigation until reclaimed facilities are developed and become available for use. Residential and non-residential development should be designed to utilize reuse water for irrigation.

(2) Landscaping of residential and non-residential development should incorporate primarily native and locally adapted plants which require little or no irrigation.

(3) Efficient irrigation practices should be used in all development. Irrigation zones and plants should be separated by water need. Drip or bubbler systems should be used wherever possible. All irrigation systems should utilize rain sensors or soil moisture sensors to override unnecessary irrigation events.

(4) Irrigation systems should be sub-metered to track consumption and identify leaks.

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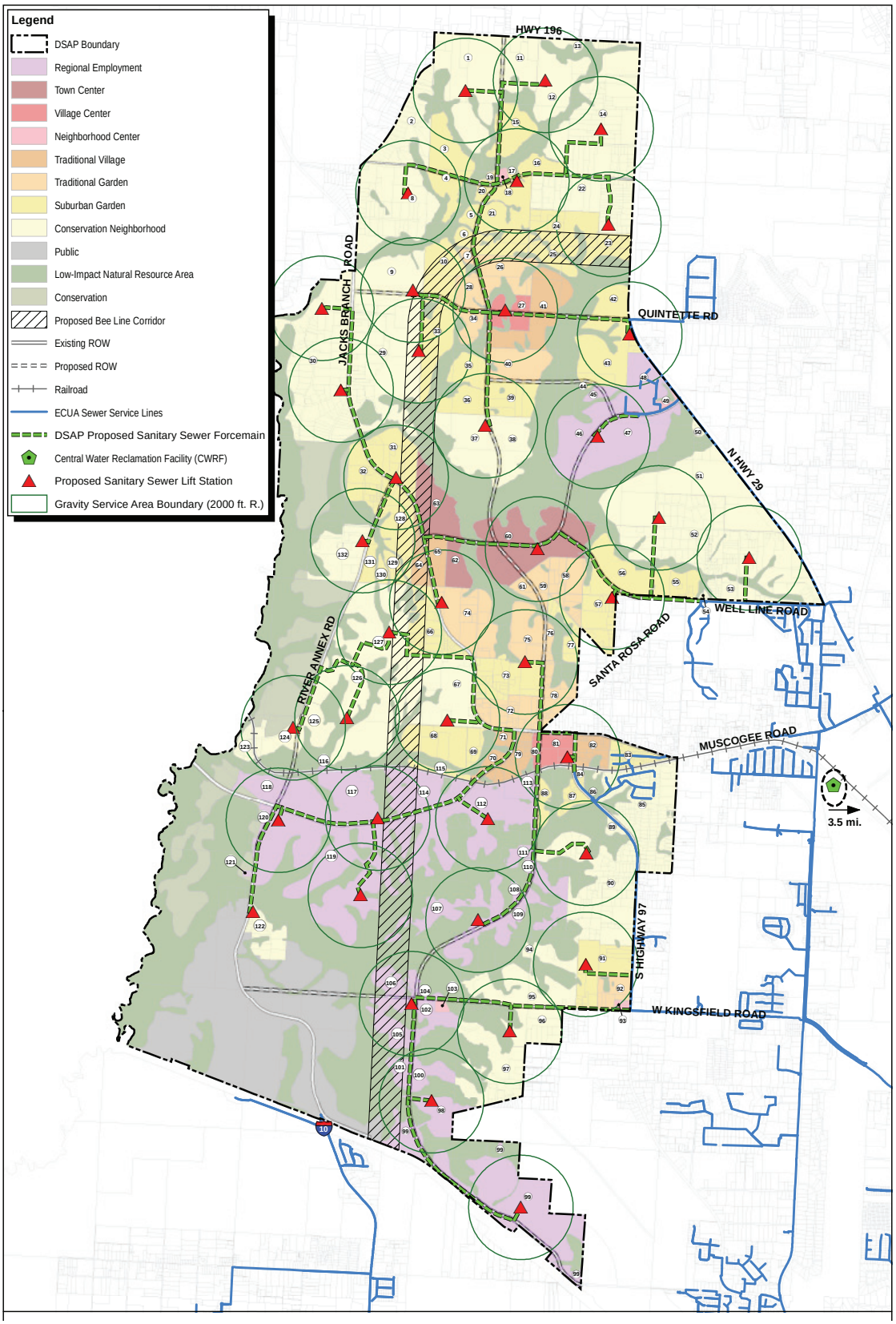

Figure 4.05.A Wastewater Plan

Section 4.05 Wastewater

A conceptual wastewater plan was prepared based upon the projected DSAP land use program. The resulting utility infrastructure map is shown as **Figure 4.05.A**, Wastewater Plan. Wastewater is supplied to the region by a single provider, Emerald Coast Utilities Authority (ECUA).

Wastewater demand for the DSAP was calculated utilizing Escambia County's adopted level of service (LOS) for new development. The level of service standards for wastewater service within Escambia County is 210 gallons per residential connection per day. For non-residential uses, the level of service requirements are based upon Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. For the purposes of this study, an average value ERC was used.

The proposed wastewater distribution system, shown in **Figure 4.05.A**, would connect to the existing sanitary sewer systems currently owned by ECUA. At the DSAP level, it is difficult to accurately estimate the sizing of wastewater gravity systems. As an alternative, collection service areas are shown to represent the extent of infrastructure construction needed to meet the build-out demand.

Table 4.05.A Wastewater Demands as Av. Day and Peak Day (GPD)

Total DSAP	Dwelling Units	Square Feet	ERC Factor	LOS (GPD/HH)	Total Demand (GPD)	PEAK LOS (GPD/HH)	Total Demand PEAK (GPD)
Residential	23,373		1	210	4,908,330	350	8,180,550
Non-residential		12,160,000	0.17	210	434,112	350	723,520
TOTAL					**5,342,442**		**8,904,070**

Table 4.05.B Wastewater Supply (GPD)

Provider	Capacity* Pre-Condition	DSAP Impact	Capacity Post Condition
ECUA	7,613,000	5,342,442	2,270,558

**Available Facility Capacity as reported in Escambia County Annual Report FY 2009/2010.*

Tables **4.05.A** and **4.05.B**, calculate wastewater demand and supply at build-out. It appears that ECUA currently has capacity to accommodate the projected DSAP build-out condition. As with potable water, it should be noted that the reported capacity for the potable water providers is by total service area. This analysis does not take into account future wastewater demand outside of the defined DSAP; therefore, it may be assumed that the actual post condition capacity would be less than reported in **Table 4.05.A**. It should also be noted

that, with the data currently available, a Peak Day Demand comparison cannot be accurately estimated for the DSAP.

The 5-yr wastewater demand is similar in magnitude to that of potable water. The existing wastewater treatment plant has the capacity available to accomodate the projected 5-year condition; however, there is very little wastewater collection system constructed within the DSAP area.

Figure 4.05.A , Wastewater Plan, shows an estimated thirty-seven (37) gravity sewer service area boundaries, represented by a circle (Radius = 2,000ft). Due to the isolated nature of many of the proposed development parcels, it is likely that sewage collection systems will not be connected through large gravity main networks. Limited by topography and geometry, small service areas will be most probable. Central to the service area boundary is a lift station/pump station. If development timing allows, manifold force main systems can be replaced with "daisy-chained" sewer systems, allowing for less expensive pumping designs.

The final design of the conceptual wastewater Infrastructure must conform with, and be permitted through, the Florida Department of Environmental Protection Agency. The infrastructure design must be able to handle Average Day and Peak Day design flows. Gravity sewer systems must be design to operate within the range of allowable flow velocities. Pump stations with manifolding force mains must operate in the "all-on" condition and be able to perform a complete "pump-out." All components of the wastewater collection system must comply with the standards established by ECUA.

Funding for any expansion or improvements to the wastewater collection and treatment systems will be generated by ECUA. These funds can be generated through user fees, impact fees, bond issues, developer contributions, or state and federal grants or appropriations, as noted in the Escambia County Comprehensive Plan Implementation Annual Report FY 2009/2010.

Section 4.06 Solid Waste

Solid Waste service is provided to the region by Escambia County. Escambia County has an adopted solid waste LOS of 6 pounds per capita per day. **Table 4.06.A** provides an estimate of solid waste creation (demand) based upon the number of residential units and projected persons per household within the DSAP.

Table 4.06.A Solid Waste Demand (lbs/capita/day)

Total DSAP	Number of Units	Persons Per Household (PPH)	Projected Population	LOS (Lbs/capita per day)	Total Demand (Tons per year)	Total Demand (Lbs per day)
Residential	23,373	2.45	57,264	6	62,704	343,583

Table 4.06.B estimates the impact of the DSAP development program on the existing capacity of the Perdido Landfill. The resulting additional annual tonnage reduces the estimated lifespan of the landfill from 70 years to 58 years.

Table 4.06.B Solid Waste Capacity

Total DSAP	Number of Units	Persons Per Household (PPH)	Projected Population	LOS (Lbs/capita per day)	Total Demand (Tons per year)	Total Demand (Lbs per day)
Residential	23,373	2.45	57,264	6	62,704	343,583

In summary, no improvements to solid waste facilities have been determined to be necessary to accommodate the proposed DSAP development programs.

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Section 4.07 Stormwater

Stormwater management system improvements should be developed as regional systems encompassing multiple areas of development. Attempts should be made to design stormwater treatment and attenuation systems, (i.e. wet and dry ponds, swales, underground chambers, exfiltration trenches, etc.) and supporting conveyance pipes and swales as complete systems.

In areas such as the Regional Employment District, Town Center, Village Center, and Neighborhood Center, joint-use systems should be required for development, contributing to the overall aesthetic benefit of these "centers." All developments are required to meet or exceed the standards established by the NWFWMD as well as meet the performance measures specified in the county's comprehensive plan.

County storm water capital improvements are funded using the Local Option Sales Tax (LOST). Private developments are responsible for constructing on-site stormwater systems, as well as infrastructure required to connect on-site systems to the "regional" county stormwater management systems.

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Section 4.08 Schools

The proposed DSAPs are currently served by several Escambia County public schools, including Tate High School, Ransom Middle School and Molino Park, Jim Allen and Pine Meadow Elementary Schools. Escambia County, via the Comprehensive Plan's Public School Facilities Element (PSFE), has adopted a Level of Service (LOS) of 100% of the Florida Inventory of School Houses (FISH) capacity. Per the Escambia County School District 2011-2012 Work Plan, each of the individual schools serving the DSAP area are operating within the adopted LOS and will continue to do so through 2015-2016.

For the purpose of estimating DSAP impacts, an analysis was completed for both the 5-yr (2016) and buildout (2035) conditions. At this time, an exact mixture of housing types would be difficult to calculate; therefore, an averaged generation rate of .28 students per dwelling unit was used. Tables **4.08.A** and **4.08.B** contain the projected generation rates for each condition.

Table 4.08.A 5-yr Student Generation

Number of Units	Students per Unit	Total Students	Students by School Type		
			Elementary	Middle	High
3,000	0.28	840	151	76	92

Table 4.08.B Buildout Student Generation

Number of Units	Students per Unit	Total Students	Students by School Type		
			Elementary	Middle	High
23,000	0.28	6,440	1,159	580	708

Table **4.08.C** is a calculation of 5-yr capacity available at the public schools serving the DSAP area.

Table 4.08.C 5-yr School Capacity

School	FISH Capacity	2015/16 Projected Enrollment	LOS	Available Capacity
Jim Allen Elementary	2,521	2,236	89%	285
Molino Park Elementary				
Pine Meadow Elementary				
Ransom Middle School	1,526	1,275	84%	251
Tate High School	2,084	1,862	89%	222

Source: Escambia County School District 2011-2012 Work Plan

It appears that adequate capacity will exist to accommodate the projected impacts of the 5-yr development program; therefore no amendment to the County CIP or School District Work Plan is needed at this time.

Buildout of the proposed DSAP development programs could result in 1,159 elementary school students, 580 middle school students and 708 high school students. Utilizing the school districts prototype school sizes, it can be assumed that as many as 1.45 elementary schools, .48 middle schools and .35 high schools may be needed to accommodate new students. As with all public facilities, impacts to schools will need to be evaluated with each residential development proposal within the DSAP.

It should be noted that new school facilities not only provide additional capacity to accommodate population growth, they also act as an organizing element for communities. By locating new schools within or immediately adjacent to residential neighborhoods and centers, the school district may recognize an overall reduction in transportation costs due to a reduction in busing. In addition, these facilities often become amenities to the surrounding neighborhoods and play an integral role in community property values.

Recommended locations for elementary, middle and high school facilities have been identified on the Land Use Map. The reservation of land for these facilities should be strongly considered during the approval of development within the DSAPs.

Section 4.09 Parks and Recreation

Escambia County has an adopted parks and recreation LOS of 1 acre per 1,000 persons. For the purpose of estimating DSAP impacts, an analysis was completed for both the 5-yr (2016) and buildout (2035) conditions. Tables **4.09.A** and **4.09.B** contain the projected generation rates for each condition.

Table 4.09.A 5-yr Parks and Recreation Demand

Number of Units	Persons Per Household (PPH)	Projected Population	LOS	Acres Needed
3,000	2.45	7,350	1 ac/1,000 pop.	7

Table 4.09.B Buildout Parks and Recreation Demand

Number of Units	Persons Per Household (PPH)	Projected Population	LOS	Acres Needed
23,000	2.45	56,350	1 ac/1,000 pop.	56

Table 4.09.C is a calculation of current capacity parks and recreation facilities countywide.

Table 4.09.C Parks and Recreation Capacity

Estimated Population FY 09/10	LOS	Acres Required	Current Parks and Recreation Acreage
308,557	1 ac/1,000 pop.	309	2,796

It appears that adequate capacity exists to accommodate both the projected impacts of the 5-yr and buildout development programs; therefore no amendment to the County CIP is needed at this time.

It should be noted that parks, like schools, may also serve as an organizing element for communities. When combined with retail centers and/or educational facilities they form a community center and add to the overall value of the area. In addition, the inclusion of park and recreation facilities within and adjacent to residential neighborhoods encourages physical activity within the community and has been shown to positively impact home values. An estimate of neighborhood, community and regional park demand for the sector plan, based upon adopted County standards for specific recreational facilities, is contained in **Table 4.09.D**.

Table 4.09.D Specific Facility Demand

Number of Units	Projected Population	Park Type		
		Neighborhood	Community	Regional
23,000	56,350	23	4	1

Recommended locations for these facilities have been identified on the Land Use Map. The inclusion of these neighborhood, community and regional facilities should be strongly considered during the approval of development within the DSAPs.

Section 4.10 Summary

In conclusion, adequate potable water, sanitary sewer, solid waste, public school and recreational facilities exist to accommodate the proposed DSAP 5-yr development programs. Transportation facility improvements will need to occur to accommodate the projected impacts. To ensure their timely provision, the identified improvements should be incorporated into the County's annual CIP update.

Pursuant to comprehensive plan objective FLU 5.7 and its respective policies, development within the DSAPs should be monitored and each application evaluated to determine whether adequate public facilities exist to accommodate projected impacts. Per policy FLU 5.7.2, land required to ensure the provision of adequate public facilities must be conveyed to the County at the time of approval or a development agreement addressing the timely conveyance of such lands must be executed.

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Natural Resource Analysis

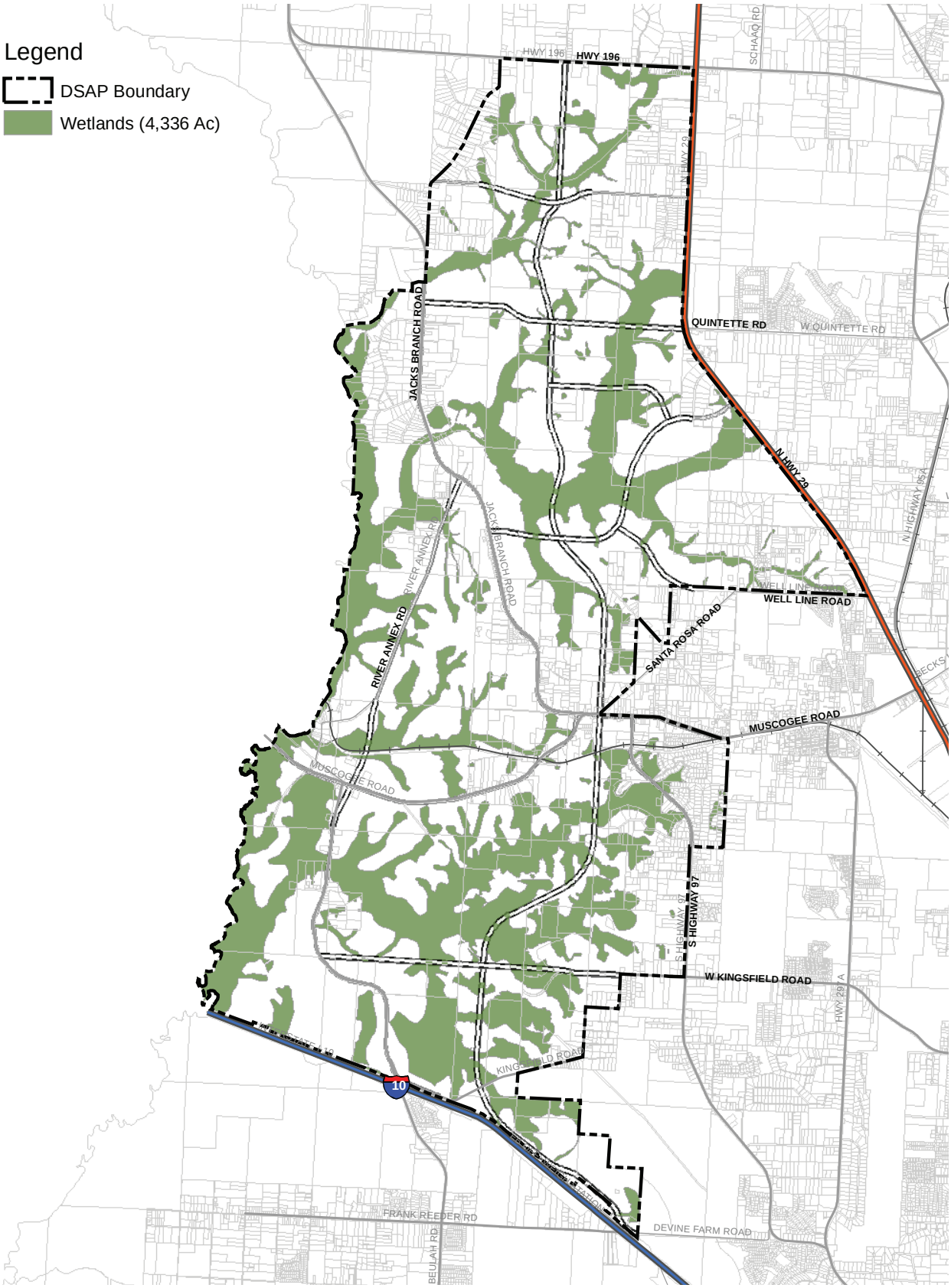

Figure 5.01.A Approximate Wetlands Map

Section 5.01 Protected Wildlife Species/Potential Occurrence

The US Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FFWCC) compile lists of wildlife species considered to be under some risk of extinction. These species are categorized as either endangered or threatened. The FFWCC utilizes an additional category, Species of Special Concern (SCC), for several animal species that may ultimately be listed as endangered or threatened. The list of protected animal species known to occur within Escambia County was reviewed as well as specific database occurrence records and reviews of recent literature, such as "Florida Imperiled Fish Species Investigation", and "Closing the Gaps in Florida's Wildlife Habitat Conservation System". In addition, databases [e.g. Florida Natural Areas Inventory (FNAI), FFWCC] with protected species occurrence information were queried and information from such reports includes species that have been documented to occur, or have a potential to occur, within the vicinity of the project.

To initiate the Threatened and Endangered species review, vegetative communities occurring within the study area were mapped following the Florida Land Use, Cover and Forms Classifications System (FLUCFCS) to Level III (Florida Department of Transportation, January 1999) based on Geographical Information Systems (GIS) databases developed by the Florida Geographic Data Library from Northwest Florida Water Management District (NWFWMD) 1995 data. Due to the size of the subject parcel and the format of this report, a detailed FLUCFCS map exhibit is not included.

US Department of Agriculture soil maps of Escambia County, 1999, 2007, and 2007 Digital Ortho Quarter Quadrangles, and NWFWMD 1995 land use maps were studied to assess the apparent locations of habitats in the existing and pre-plantation landscapes that could support a protected species.

Limited field reviews of upland habitats were conducted during the wetland delineation fieldwork and groundtruthing efforts completed in 2010 & 2011. Areas reviewed included upland habitats that were traversed while performing the wetland delineation and groundtruthing efforts.

Detailed field reviews are forthcoming and will be utilized to verify and modify habitat assessments, and document listed species occurrence. The species and habitat/species appropriate field methodologies will be consistent with discussions with FFWCC personnel, and review of the FNAI report.

A. Protected Plant Species

The USFWS and the State of Florida also compile lists of protected plant species. The USFWS classifies protected plants as either endangered or threatened, while the State of Florida categorized protected plants as endangered, threatened, or commercially exploited. The State's plant list is administered and maintained by The Florida Department of Agriculture and Consumer Services (FDACS) (581.185-187, Florida Statutes).

No federally protected plant species are listed within the project boundaries. Thirty (30) FFWCC protected plant species could potentially occur within the project boundaries. Thirteen of these species are designated as endangered, sweet shrub (Calycanthus floridus), panhandle lily (Lilium iridollae), hummingbird flower (Macranthera flammea), green adder's mouth (Malaxis unifolia), primrose flowered butterwort (Pinguicula primuliflora), yellow fringless orchid (Platanthera integra), white-topped pitcher plant (Sarracenia leucophylla), silky camellia (Stewartia malacondendron), incised groove-bur (Agrimonia incise), pondspice (Litsea aestivalis), Alabama spiny-rod (Matelea alabamensis), small flowered meadowbeauty (Rhexia parviflora), and Florida flame azalea (Rhododendron austrinum) and sixteen (16) are designated as threatened, baltzell's sedge (Carex baltzelli), spoon-leaved sundew (Drosera intermedia), heartleaf (Hexastylis arifolia), Florida anise (Illicium floridanum), mountain laurel (Kalmia latifolia), gulf coast lupine (Lupinus westianus), Chapman's butterwort (Pinuicula planifolia), large leaved jointweed (Polygonella macrophylla), sweet pitcher plant (Sarracenia rubra), hairy wild indigo (Baptisia calycosa var. villosa), bog button (Lachnacaulon digynum), panhandle meadowbeauty (Rhexia salicifolia), pineland hoary pea (Tephrose mohrii), Chapman's crownbeard (Verbesina chapmanii), Kral's yellow eyed grass (Xyris stricta var. obscura), and Harper's yellow eyed grass (Xyris scabrifolia). These species are typically found with wet flatwood meadows, hillside seepage areas or bogs. These types of habitats are found within the project limits and botanical reviews will occur within appropriate habitats

B. Protected Mammals

No federally protected mammals are listed within the project boundaries.

C. Protected Reptiles

One (1) federally protected reptile is described as potentially occurring within the project boundaries; the eastern indigo snake (Drymarchon couperi), listed as threatened by state and federal agencies, is strongly associated with the xeric sandridge habitat commonly referred to as longleaf pine-scrub oak association. These areas are dominated by longleaf pine (Pinus palustris), turkey oak (Quercus laevis) and wiregrass (Aristida stricta). Regarded as fire dependent, these plant communities have an average burn frequency of 5 to 10 years. The overwhelming majority of known populations of eastern indigo snakes utilize gopher tortoise burrows as refuges and over-wintering sites.

Although gopher tortoise (Gopherus polyphemus) burrows likely exist on portions of the property, the USFWS does not require "scoping burrows" for the presence of the eastern indigo snake in Escambia County. The rational for this protocol being that no specimens of the species have been confirmed in Escambia County Florida in many decades, and they are not expected to be encountered within the project limits.

The American alligator (Alligator mississippiensis), could occur within the sloughs of Cow Devil or Jacks Branch, but has been removed from Federal protection. During our limited field reviews no other listed/protected reptiles were observed within the project boundaries. It is expected that the gopher tortoise- Fl threatened, alligator snapping turtle (Macrochelys temminckii)– Fl SSC, and Florida pine snake (Pituophis melanoleucus mugitus) – Fl SSC could be potentially be found within appropriate habitat within the project boundaries.

D. Protected Avian

Three (3) federally protected avian species are listed as potentially occurring within the project boundaries, red-cockaded woodpecker (Picoides borealis), peregrine falcon (Falco peregrinum), and wood stork (Mycteria americana). Five (5) FFWCC protected avian species may be present within the project boundaries. One (1) is designated as threatened, southeastern American kestrel (Falco spaverius paulus), and four (4) are designated as species of special concern, little blue heron (Egretta caerulea), snowy egret (Egretta thula), tricolored heron (Egretta tricolor), and osprey (Pandion haleaetus). Habitats within the parcel are not suitable to support the red cockaded woodpecker which requires open stands of pines with a minimum age of 80 to 120 years, depending on the site. Longleaf pines are most commonly used, but other species of southern pine are also acceptable. Dense stands (stands that are primarily hardwoods, or that have a dense hardwood understory) are avoided. Foraging habitat is provided in pine and pine hardwood stands 30 years old or older with foraging preference for pine trees 10 inches or larger in diameter. In good, well-stocked, pine habitat, sufficient foraging substrate can be provided on 80 to 125 acres.

Wood storks use a variety of freshwater and estuarine wetlands for nesting, feeding, and roosting. Freshwater colony sites must remain inundated throughout the nesting cycle to protect against predation and abandonment. Foraging sites occur in shallow, open water where prey concentrations are high enough to ensure successful feeding. Wood storks have a unique feeding technique and require higher prey concentrations than other wading birds. Optimal water regimes for the wood stork involve periods of flooding, during which prey (fish) population increases, alternating with dryer periods, during which receding water levels concentrate fish at higher densities coinciding with the stork's nesting season.

E. Protected Amphibians

Flatwoods salamander (Ambystoma cingulatum) is the only listed amphibian that has the potential to occur within the project site. Flatwoods salamander is both state and federally listed as threatened. The distribution of flatwoods salamander in Florida includes two regions, a northeastern and western. The subject property is located within the western region which includes the Panhandle from southern Jefferson County west to Escambia County. Occurrence is known in thirteen counties within this region with the only exception being Escambia County. It appears this species has been extirpated from Escambia County and therefore is unlikely to occur within the project boundaries.

F. Protected Fish

There are (2) two fish species that potentially occur within the project site which include, Blackmouth shiner (Netropis melanostomus) Fl-Threatened and Bluenose shiner (Pteronotropis welaka) Fl-Species of Special Concern.

Blackmouth shiner presently maintains viable populations in a number of tributaries of Blackwater River near Milton, Florida and Yellow River. There are no known occurrences in Escambia County, Florida. This species occupies areas of densely vegetated backwaters, and is therefore difficult to monitor and census. It is possible for populations to exist within the backwaters of Perdido River. Detailed census work in backwaters of Perdido River watershed is required to determine extent and presence.

Bluenose shiners occupy a variety of habitats and are widely distributed throughout the Panhandle of Florida. Threats to their survival are through over collection by aquarist both commercial producers and hobbyists. Our review of available literature did not reveal any known occurrence of Bluenose shiner within the Perdido River watershed.

Section 5.02 Ecological Communities

A. Wetlands

The approximate limits of onsite jurisdictional wetlands and surface waters were determined through a comprehensive review of soil survey data, national wetland inventory map, digital ortho quarter quads, Federal Emergency Management Act floodplain maps, Escambia County GIS wetland layer data and significant groundtruthing. Groundtruthing efforts included the field analysis of plant communities, soils, and indirect hydrologic indicators. Those wetland boundary lines delineated during groundtruthing efforts were located using a Trimble GeoXT Global Positioning System. This technology is able to achieve sub-meter accuracy following post processing of the data; however several variables including canopy coverage, topography, and atmospheric conditions can degrade signal strength resulting in accuracies of 1-3 meters. The resultant data was used to generate a overall map of wetland resources within the subject parcel (**Figure 5.01.A Wetlands Map**).

The delineation of wetlands during groundtruthing was accomplished using methods prescribed in the US Army Corps of Engineers (USACOE) Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region and The Florida Wetlands Delineation Manual.

Wetlands and or surface waters identified within the subject parcel may be subject to the regulatory jurisdiction of the USACOE under Section 404 of the Clean Water Act (33 U.S.C. 1344) or Section 10 of the Rivers and Harbors Act (33 U.S.C. 403) and Florida Department of Environmental Protection (FDEP) and NWFWMD under Chapter 62-340 F.A.C.

(1) Bottomland Swamp Forest (FLUCFCS 615)

The Bottomland Swamp Forest cover type is associated with Jacks Branch and Cow Devil Creek. The stream and associated tributaries are perennial, originating in the adjacent sandy uplands and fed by groundwater recharge. Flood events are rare and are associated with extreme rain events, otherwise flows are relatively consistent. This generally is a closed canopy system dominated by slash pine (Pinus elliottii), black gum (Nyssa sylvatica), and sweetbay magnolia (Magnolia virginiana) within the upper canopy, and maintaining a dense understory of black titi (Cliftonia monophylla), red maple (Acer rubrum) and large gallberry (Ilex glabra). This forested community rarely burns and is commonly found in an inundated or saturated condition.

(2) Hydric Pine Flatwoods (FLUCFC 620)

Hydric Pine Flatwoods occupy a large portion of the properties wetlands and are

dominated in the overstory by slash pine. The understory is generally comprised of dense shrubs including black titi, large leaf gallberry (Ilex coriacea), myrtle-leaved holly (I. myrtifolia), and sweetbay magnolia (Magnolia virginiana). Ground cover is sparse. These wetlands occur on relatively flat, poorly drained terrain with sandy soils.

(3) Wet Prairies (FLUCFC 623)

Wet Prairies are treeless plains with ground cover ranging from sparse to dense grasses and herbaceous plants. These areas occur on low, relatively flat, poorly drained terrain and were commonly found in areas where shrub and tree cover was discouraged. Common vegetation observed included woolly sunbonnets (Chaptalia tomentosa), blunt spikerush (Eleocharis obtusa), common rush (Juncus effusus), bighead rush (J. megacephalus), bog button (Lachnocaulon anceps), velvet panicum (Panicum scoparium), torpedo grass [(P. repens)-an invasive species], warty panic grass (Panicum verrucosum), shortbristle horned beaksedge (Rhynchospora corniculata), and Elliott's yellow-eyed grass (Xyris elliotti).

(4) Bay and Titi Swamp (FLUCFC 611, 614;)

This community comprises the vast majority of the headwater wetlands (unnamed and Jacks Branch, Cow Devil Creek) associated with Perdido River. The Bay Swamp and Titi Swamp communities are closely associated and interlaced. For this reason they were not quantified separately. These wetland communities have developed at the base of slopes where seepage has maintained a saturated peat substrate. The titi swamp is an ecotonal area with an overstory dominated by slash pine, black titi, swamp cyrilla (Cyrilla racemiflora). The bay swamp community, found lower in elevation, is characterized by a densely forested wetland community dominated by evergreen hardwoods including sweetbay magnolia, swamp red bay (Persea borbonia), black gum, and cypress (Taxodium distichum). The subcanopy stratums are sparsely dominated by shrubs including dahoon holly, fetterbush (Lyonia lucida), and large leaf gallberry and ferns including royal (Osmunda regalis), cinnamon (O. cinnamomea), and Virginia and netted chain fern (Woodwardia virginica, and W. aerolata).

(5) Blackwater Streams (FLUCFC 615)

Blackwater Streams are perennial or intermittent watercourses originating in sandy lowlands where there are extensive wetlands with organic soils storing rainfall and discharging the flow through these streams. The streams are typically tea colored because of the tannins and other dissolved organic matter originating from the source wetlands. These streams are often bordered by emergent vegetation and have sandy bottoms with organic layers over the sand. These Blackwater Streams are smaller tributaries that flow to Perdido River.

(6) Floodplain Swamps (FLUCFC 610)

Floodplain Swamps occur on flooded soils along stream channels and in low spots and oxbows within river floodplains. Dominant trees are usually buttressed hydrophytic trees such as cypress and tupelo (Nyssa, spp.) and the understory and ground cover are generally very sparse. The swamp land along the Perdido River is the most prevalent floodplain swamp within the property. Common wetland plants of floodplain swamps in the area include tupelo, red titi, myrtle-leaved holly, black titi, dahoon holly (I. cassine), wax myrtle (Myrica cerifera), soft rush, laurel greenbrier, leather fern (Arostichum, spp.), royal fern (Osmunda regalis), lizard's tail (Saururus cernuus), and marsh fern (Thelypteris palustris).

(7) Atlantic White Cedar (FLUCFC 623)

The Atlantic White Cedar (Chamaecyparis thyoides) community is a near monoculture that is geographically restricted to the immediate floodplain of the Perdido River. Atlantic white cedars grow extremely slow and usually grow on the natural levees of the Perdido River. The canopy layer is mostly comprised of only white cedars or in mixed stands which most often include red maps and black gum trees. The shrub layer, which is most developed in open cedar stands include large leaf gallberry (Ilex coriacea, gallberry, and sweet pepper bush (Clethra alnifolia). The herbaceous stratum is mostly dominated by sparse ferns including cinnamon and royal fern and often a continuous carpet of sphagnum moss that covers the ground surface.

(8) Reservoirs (FLUCFC 530)

A number of manmade impoundments are located within the northwestern portions of the property. These open water systems have been created from impounding intermittent, and first order streams. Due to the fact that these historically were created within wetlands the USACOE and/or FDEP and NWFWMD maintain regulatory jurisdictional of these open water systems. Most impoundments located within the subject property maintain relatively consistent water levels and can support gamefish such as brim and largemouth bass.

B. Uplands

(1) Coniferous Pine Plantations (FLUCFCS 441)

This upland community is comprised exclusively of pine forests artificially generated by planting seedling stock or seeds. These stands are characterized by high numbers of trees per acre and their uniform appearance. The Coniferous Pine Plantation habitat varies in quality with the primary distinction being canopy coverage. Vegetation within the community is comprised primarily of: slash pine (Pinus elliottii), yaupon holly (Ilex vomitoria), bracken fern (Pteridium aquilinum), reindeer moss (Cladonia sp.), gopher apple (Licania michauxii), and wiregrass. There are slight variations in subcanopy and groundcover stratums depending on the age of the each plantation and canopy coverage.

(2) Disturbed Lands (FLUCFCS 740)

The Disturbed Land covertype has been subject to intense timber harvesting activities during the past few years. The canopy and subcanopy were largely clear cut and devoid of any vegetation. Successional species such as dog fennel (Eupatorium capillifolium), blackberry (Rubus spp.), golden rod (Solidago spp.) and slim bluestem (Andropogon virginicus) dominated the groundcover.

(3) Upland Pine Forests (FLUCFCS 410)

The Upland Pine Forest community is characterized by a canopy that is at least 66 percent dominated by coniferous species. Vegetation within the Upland Pine Forest community is primarily dominated by longleaf pine and slash pine with live oak (Quercus virginiana), large flowering magnolia (Magnolia grandiflora), yaupon holly, gallberry, fetterbush, saw palmetto (Serenoa repens), runner oak (Quercus pumila), bracken fern (Pteridium aquilinum), grapevine (Vitis rotundifolia), catbrier (Smilax bona-nox), and wiregrass.

(4) Pine Mesic Oak (FLUCFCS 414)

This community is characterized by an open canopy forest of slash pine and mesic oak species. Other typical plants include: fetterbush, wax myrtle, common persimmon (Diospyros virginiana), gallberry , American holly (Ilex opaca), bracken fern (Pteridium aquilinum), and wiregrass.

(5) Roads and Highways (Primitive/Trails) (FLUCFCS 8146)

There are several dirt roads, which provide access to the various upland areas located throughout the property. These roads were constructed from native soils and are approximately 12 to 15 feet in width. Fill material was used for roads which crossed wetland habitats. Most of these roads were used for silvicultural activities. They are devoid of vegetation.

Section 5.03 Natural Resource Protection

Important natural resources within the DSAP include a vast network of headwater streams and wetlands contiguous to the Perdido River as well as the potential occurrence of listed species. The development of land within the DSAPs will be subject to numerous regulatory processes intended to ensure the protection of natural resources. These include federal, state and local requirements regarding the identification, protection and, where necessary, mitigation of impacts to regulated ecological communities and wildlife and plant species. The following is a summary of the development review process that currently exists that will serve to protect and/or preserve important natural resources.

A. Wetlands

Wetlands within the DSAP are regulated by the State, federal, and local government. The following is a summary of each government's role with the regulation of wetland resources under each of their respective jurisdiction.

(1) Wetlands – State of Florida

The State of Florida and its political subdivisions delineates wetland boundaries under the provisions of ch. 62-340, F.A.C., as ratified by the Florida Legislature in sections 373.421 and .4211, F.S. Florida implements a regulatory Environmental Resource Permit (ERP) program under the independent state authority of Part IV of Chapter 373 of the Florida Statutes (F.S.). It is in effect statewide and is implemented jointly by the Department of Environmental Protection (DEP) and five water management districts (WMDs) under Operating Agreements that provide a division of responsibilities between the agencies. The ERP program operates in addition to the federal program that regulates activities in waters of the United States.

The ERP program regulates virtually all alterations to the landscape that exceed permitting thresholds or that are not otherwise exempt by statute or rule from regulation. Surface water management systems include activities involving the construction, alteration, operation, maintenance or repair, removal, and abandonment of dams, impoundments, reservoirs, appurtenant works, and works, which includes dredging and filling in wetlands and other surface waters (including isolated wetlands) and alterations of uplands. This includes: clearing; grading; paving; erection, alteration, or removal of structures; and new or altered stormwater management systems; all of those are generally referred to as —surface water management systems. Certain permitting thresholds do exist, specific to each WMD, and exemptions from permitting also exist by statute and rule. For example, most routine, customary agricultural, silvicultural, floricultural, and horticultural activities do not require a permit as long as alterations are not for the sole or predominant purpose of impounding

or obstructing surface waters.

Certain activities have been exempted by statute and/or rule from the need for regulatory permits; most of these exemptions are established in Section 403.813(1), F.S. Examples of exempt activities (by no means inclusive) include:

- *Construction of small, private docks, maintenance dredging, repair and replacement of seawalls, and installation of new seawalls and rip rap in artificial waters.*
- *Construction, repair, and replacement of certain private docking facilities below certain size thresholds;*
- *Maintenance dredging of existing navigational channels and canals;*
- *Construction and alteration of boat ramps within certain size limits;*
- *Construction, repair, and replacement of seawalls and rip rap in artificial waters;*
- *Repair and replacement of docks, seawalls, culverts, and other structures; and*
- *Certain agricultural activities.*

DEP and the WMDs have issued a number of —noticed general permits (NGP) for activities that are slightly larger than those that qualify for the above exemptions and that otherwise have been determined to have the potential for no more than minimal individual direct and secondary impacts (see, for example, Chapter 62-341, F.A.C.). These include (by no means comprehensive):

- *construction and modification of boat ramps of certain sizes;*
- *installation and repair of riprap at the base of existing seawalls;*
- *installation of culverts associated with stormwater discharge facilities; and*
- *construction and modification of certain utility and public roadway construction activities.*

Qualifying activities generally are allowed to be initiated 30 days after notice of qualification is provided to the agency, unless the agency informs the applicant that the work does not meet the terms and conditions of the NGP.

The ERP process regulates dredging and filling in wetlands and other surface

waters, which include isolated wetlands. Authorization for activities in wetlands and other surface waters under the ERP program is based on several evaluation criterions. The criterions include:

- *Not cause adverse water quantity impacts to receiving waters and adjacent lands;*
- *Not cause adverse flooding to on-site or off-site property;*
- *Not cause adverse impacts to existing surface water storage and conveyance capabilities;*
- *Not adversely impact the value of functions provided to fish and wildlife and listed species by wetlands and other surface waters;*
- *Not adversely affect the quality of receiving waters such that state water quality standards will be violated, which includes surface and groundwater waters. Special provisions apply to allow no degradation of the water quality of Perdido River an Outstanding Florida Waterbody (listed in Chapter 62-302, F.A.C.). Anti-degradation of existing uses is generally met through compliance with the ERP permitting criteria.*
- *Not cause adverse secondary impacts to water resources;*
- *Not adversely impact the maintenance of surface or ground water levels or surface water flows;*
- *Not adversely impact a work of a WMD;*
- *Be capable, based on generally accepted engineering and scientific principles, of being performed and of functioning as proposed;*
- *Will be conducted by an entity with the financial, legal, and administrative capability of ensuring that the activity will be undertaken in accordance with the terms and conditions of the permit, if issued; and*
- *Will comply with applicable special basin or geographic area criteria adopted by rule.*

In addition, activities in wetlands and other surface waters must not be contrary to the public interest, or, if the activity is located within the confines of Perdido River (an Outstanding Florida Water), the activity must be clearly in the public interest. This test is based on a weighing a balancing of the following criteria:

- *Whether the regulated activity will adversely affect public health, safety, or welfare, or the property of others (based solely on environmental, not economic, considerations);*

- *Whether the regulated activity will adversely affect the conservation of fish and wildlife, including endangered and threatened species, or their habitats;*

- *Whether the regulated activity will adversely affect navigation or the flow of water, or will cause harmful erosion or shoaling;*

- *Whether the regulated activity will adversely affect fishing or recreational values or marine productivity in the vicinity of the activity;*

- *Whether the regulated activity will be of a temporary or permanent nature;*

- *Whether the regulated activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of section 267.061, F.S.; and*

- *The current condition and relative value of the functions being performed by areas affected by the proposed regulated activity.*

Direct, secondary, and cumulative impacts are considered for all activities requiring a permit. Secondary impacts are those actions or actions that are very closely related and directly linked to the activity under review that may affect wetlands and other surface waters and that would not occur but for the proposed activity. Secondary impacts to the habitat functions of wetlands associated with adjacent upland activities are not considered adverse under the environmental resource permit program if buffers of a certain minimum size are provided abutting the wetlands (with some exclusionary provisions).

Cumulative impacts are residual adverse impacts to wetlands and other surface waters in the same drainage basin that have or are likely to result from similar activities (to that under review) that have been built in the past, that are under current review, or that can reasonably be expected to be located in the same drainage basin as the activity under review. Mitigation that fully offsets impacts within the drainage basin where the project impacts occur is assumed to not have any adverse cumulative impacts.

Consideration is given to upland buffers that are designed to protect the functions that uplands provide to wetlands and other surface waters. When considering impacts to the listed (endangered, threatened and special concern) species under the environmental resource permit program, the agencies may only consider adverse impacts to aquatic or wetland dependent listed species

that use wetlands and other surface waters or that use upland habitats for nesting and denning.

Florida does not have special water quality standards for wetlands—water quality standards applicable to other surface waters (in Chapter 62-302, F.A.C.) are applied to wetlands, with consideration given to natural daily and seasonal fluctuations.

Elimination and reduction of otherwise unpermittable adverse impacts to wetlands and other surface waters is required to the maximum extent practicable prior to considering whether mitigation can be accepted. However, Florida does not have an alternatives analysis like that in federal regulations. In some cases, mitigation may not be able to offset impacts sufficiently to yield a permittable project.

Mitigation is best accomplished through restoration, creation, enhancement or preservation of ecological communities similar to those being impacted. However, other means or communities may be acceptable and can be considered on a case-by-case basis, as long as the impacts are offset.
Mitigation may be off-site if on-site mitigation is not expected to have long-term viability or if off-site mitigation would provide greater ecological value. Mitigation is typically located within the same basin as the impacts to avoid potential unacceptable cumulative impacts within the basin.

Once the DEP or WMD determines that mitigation is acceptable, a Unified Mitigation Assessment Method (Chapter 62-345, F.A.C.) is used to determine the amount of mitigation that is appropriate and how much —credit can be applied to a mitigation proposal. Mitigation in the form of net improvement is required when an activity will cause or contribute to discharges in waters that do not currently meet state water quality standards for the constituents of those discharges.

Mitigation banks and —in-lieu-fee programs are allowed, given that they are already authorized by the state and serve to offset the impacts.

(2) Wetlands – Federal

As described above, issuance of a state environmental resource permit also constitutes a state water quality certification or waiver thereto under section 401 of the Clean Water Act, 33 U.S.C. 1341, and, in coastal counties, a finding of consistency under Florida Coastal Zone Management Program under Section 307 (Coastal Zone Management Act). When a corresponding federal dredge and fill permit is required, it is issued independently from the state permit by the U.S. Army Corps of Engineers (Corps) after issuance or waiver of the state water quality certification and applicable coastal zone consistency concurrence. Section 404 of the Clean Water Act requires that anyone interested in depositing dredged or fill material into "waters of the United States, including wetlands," must receive authorization for such activities. The Corps has been assigned responsibility for administering the Section 404 permitting process. Activities in wetlands for which permits may be required include, but are not limited to:

- *Placement of fill material*
- *Ditching activities when the excavated material is sidecast*
- *Levee and dike construction*
- *Mechanized land clearing*
- *Land leveling*
- *Most road construction*
- *Dam construction*

The decision to issue or deny a permit is based on the public interest review and, where applicable, a Section 404(b)(1) guidelines analysis. The public interest review involves an analysis of the foreseeable impacts the proposed work would have on public interest factors, such as navigation, general environmental concerns, wetlands, economics, fish and wildlife values, land use, floodplain values, and the needs and welfare of the people. The benefits and detriments to all public interest factors relevant to each case are carefully evaluated. The permit decision document includes a discussion of the environmental impacts of the project, the findings of the public interest review process, and any special evaluation required by the type of activity, such as determining compliance with the Section 404(b)(1) guidelines.

The following general criteria are considered in evaluating all applications:

- *The relevant extent of public and private need for the proposed work;*
- *Where unresolved conflicts of resource use exist, the practicability of using reasonable alternative locations and methods to accomplish the objective of the proposed structure or work; and*
- *The extent and permanence of the beneficial and/or detrimental effects the proposed structure or work is likely to have on public and private uses to which the area is suited.*

No permit is granted if the proposed project is found to be contrary to the public interest. If the proposed work involves discharges of dredged or fill material into waters of the United States, no permit is granted if the proposed activity is found to be contrary to the Section 404(b)(1) guidelines.

There are alternate forms of authorization used in certain situations. **Letters of permission** may be used where, in the opinion of the district engineer, the proposed work would be minor, would not have significant individual or cumulative impacts on environmental values, and should encounter no appreciable opposition. In such situations, the proposal is coordinated with Federal and state resource agencies, and in most cases, adjacent property owners who might be affected by the proposal. However, the public at large is not notified. The public interest review process is central to the decision-making process for letters of permission.

Another form of authorization is the **general permit**. There are three types of general permits: nationwide permits, regional general permits, and programmatic general permits. General permits are not normally developed for an individual applicant, but authorize activities the Corps has identified as being substantially similar in nature and causing only minimal individual and cumulative environmental impacts. General permits may authorize activities in a limited geographic area (e.g., county or state), a particular region of the county (e.g., group of contiguous states), or the nation. A regional or programmatic general permit is issued by the division or district engineer that has regulatory jurisdiction over the geographic area in which the general permit will be used. The issuance process for a general permit closely parallels the issuance process for individual permits, with a public notice, opportunity for a public hearing and detailed decision documentation. Activities that qualify for general permit authorization may proceed, provided the terms and conditions of the general permit are met. However, some general permits may require review of the proposed work by district engineers before the project proponent can begin

construction of the project.

A **nationwide permit** is a type of general permit that authorizes activities on a nationwide basis, unless specifically limited through regional conditions or revoked by division or district engineers. The latest reissuance of the nationwide permits was published in the January 15, 2002, issue of the Federal Register (67 FR 2020). This Federal Register notice contains the text of the nationwide permits, as well as the general conditions and definitions.

A **regional general permit** is a type of general permit that authorizes activities in a particular state or other geographic region.

A **programmatic general permit** is based on an existing state, local or other Federal agency program and designed to avoid duplication with that program.

Public involvement plays a central role in the Corps' administration of its regulatory program. The major tools used to interact with the public are public notices and public hearings. The public notice is the primary method of advising all interested parties of a proposed activity for which a permit is sought. The public notice is used to solicit comments and information necessary to evaluate the activity's foreseeable beneficial and detrimental impacts on the public interest. Public notices also contain a statement that any person may request, in writing, that a public hearing be held to provide information for use in the evaluation of the permit application. A public hearing is held when the district engineer determines that a public hearing is necessary to make a decision on a permit application. A public notice is issued to announce the time and date of the public hearing.

Any project for which an Environmental Impact Statement (EIS) will be prepared is subject to additional public involvement. The preparation of an EIS is governed by regulations implementing the National Environmental Policy Act. The first stage of EIS development is the scoping process, which is used to identify substantive issues for further study in the EIS. The scoping process begins with the publication of a Notice of Intent to prepare an EIS. The availability of the draft EIS is announced through public notice. The purpose of that public notice is to announce the availability of the draft EIS for public review and to solicit comments on the draft EIS and the proposed work that requires a Corps permit. Also, a public hearing may be requested. The Corps may decide to hold a public hearing when the draft EIS is made available for comment. In those cases, the public hearing announcement will be incorporated into the notice of availability of the draft EIS. When the final EIS has been prepared, a public notice is issued to announce the availability of the final EIS. The record of decision for an EIS cannot be issued until 30 days have passed from the date of the public notice announcing the availability of the final EIS.

The Corps public interest review is the main framework for the overall evaluation of projects. The public interest review requires the careful weighing of all public interest factors relevant to each particular permit application. Thus, one specific factor (e.g., fish and wildlife values or economics) cannot by itself force a specific decision, but rather the decision represents the net effect of balancing all public interest factors, many of which are frequently in conflict.

The public interest review is used to evaluate applications under all authorities administered by the Corps. During the review of a permit application, the Corps evaluates the following public interest review factors:

- *Conservation*
- *Economics*
- *Aesthetics*
- *General environmental concerns*
- *Wetlands*
- *Historic properties*
- *Fish and wildlife values*
- *Flood hazards*
- *Floodplain values*
- *Land use*
- *Navigation*
- *Shore erosion and accretion*
- *Recreation*
- *Water supply and conservation*
- *Water quality*
- *Energy needs*
- *Safety*
- *Food and fiber production*
- *Mineral needs*
- *Considerations of property ownership*
- *The needs and welfare of the people*

Section 404(b)(1) guidelines are the criteria used to evaluate discharges of dredged or fill material into waters of the United States, including jurisdictional wetlands, under Section 404 of the Clean Water Act. A fundamental principle of the Section 404(b)(1) guidelines is that dredged or fill material should not be discharged into wetlands and other waters, unless it can be demonstrated that the discharge will not have unacceptable adverse impacts on those waters.

The Section 404(b)(1) guidelines also require the following determinations: (1) the project is the least environmentally damaging practicable alternative, (2) the project will not cause or contribute to the violation of applicable state or Federal laws, such as water quality standards or the Endangered Species Act, (3) the project will not result in significant degradation of waters of the United States, and (4) any appropriate and practicable steps have been taken to minimize the adverse impacts of the project on wetlands and other waters.

Activities that require Corps permits may also require permits or approvals from other Federal, Tribal, state, or local agencies.

The **Endangered Species Act** requires Federal agencies to consult with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service, as appropriate, if an activity that requires Federal authorization (such as a Corps permit) may affect endangered or threatened species or critical habitat. As a result of the consultation process, the Corps may add special conditions to the permit to ensure that the activity does not jeopardize endangered or threatened species or destroy or adversely modify critical habitat.

The **Magnuson-Stevens Fishery Conservation and Management Act** requires the identification of Essential Fish Habitat, which is defined as those waters necessary for fish for spawning, breeding, feeding, or growth to maturity. This law requires Federal agencies to consult with the National Marine Fisheries Service and regional Fishery Management Councils on all actions that may adversely affect Essential Fish Habitat. As a result of this consultation, the National Marine Fisheries Service and regional Fishery Management Councils may provide comments and Essential Fish Habitat conservation recommendations.

Section 106 of the **National Historic Preservation Act** requires the Corps to take into account the effects that activities authorized by Department of the Army permits are likely to have on historical properties listed in, or eligible for listing in, the National Register of Historic Places. State Historic Preservation Officers and Tribal Historic Preservation Officers are provided the opportunity to review and comment on all individual permit activities and certain general permit activities.

(3) Wetlands – Escambia County

Escambia County has an independent environmental regulatory program that requires compliance with local regulatory ordinances and acts. These local requirements are in addition to the above state and federal requirements, and do not replace or supersede state and federal permitting requirements.

The protection measures for both wetlands and listed species is outlined in the performance measures found in Article 7 in Escambia County's Land Development Code.

Any activity requiring impacts to wetlands or threatened and endangered species habitat requires authorization from Escambia County. The County requires potential applicants to submit an application which will provide written documentation to demonstrate that impacts to wetlands and threatened and endangered species habitat have been avoided to the maximum extent possible. If impacts are unavoidable, the applicant is required to demonstrate that impacts to wetlands and threatened and endangered species habitat have been minimized to the maximum extent possible. If the applicant has demonstrated adequate minimization of unavoidable impacts, then, and only then, the applicant may submit a mitigation plan for review and consideration. Development in wetlands shall not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development shall be restricted to allow residential density use at a maximum density of one unit per five acres, or to the density established by the future land use map containing the parcel, whichever is more restrictive, or one unit per lot of record as of February 8, 1996, if the lot of record is less than five acres in size. Lots of record do not include contiguous multiple lots under single ownership.

Mitigation will be allowed only when avoidance of any adverse degradation of the function of wetlands, or threatened and endangered species habitat, during development can not be achieved through modifications to the proposed development such as clustering, vertical development and the like. Mitigation procedures are required in any case where development degrades estuaries, wetlands, bayous, harbors, rivers, surface waters, submerged aquatic vegetation, and threatened and endangered species habitat. Degradation means any modifications, alterations, or effects on waters, wetlands, surface areas, species composition, or usefulness for human or natural uses which are or may potentially be harmful or injurious to human health, welfare, safety or property, to biological productivity, species diversity, or ecosystem stability which unreasonably interferes with the functions and values of natural resources on the property, including outdoor recreation. Degradation shall also include secondary or cumulative impacts to off-site wetlands and threatened and endangered species habitat in the watershed. The minimum 30-foot buffer requirement (section 7.13.03.N) will satisfy the county's secondary impact concerns.

Mitigation usually consists of measures which compensate for, or enhance, the aspects of the project that do not otherwise meet permitting criteria or to compensate for unavoidable natural resource losses. It may include purchase, creation, restoration, and/or enhancement of wetlands, performing works or modification that causes a net improvement in water quality or aquatic habitat, or enhancement of the hydrology of wetland areas which have been altered, impounded or drained. Before considering mitigation, all reasonable measures must first be taken to avoid and minimize the adverse impacts to natural resources which otherwise rendered the project unpermittable. Compensatory mitigation, by which wetlands and threatened and endangered species habitat are purchased, created, enhanced and/or restored to compensate for the loss of such lands, should be of the same type, or should replace the same functions and values, as that destroyed or degraded.

The applicant for development approval is required to submit to the county copies of any applicable local, state and federal applications, permits, authorizations, letters of exemption, or statements prior to review by the county if activities conducted pursuant to such county issued permit would impact any natural resource requiring mitigation under this section. The county's mitigation provisions and standards are primary.

B. Listed Species

As previously noted many of the local, state, and federal programs designed to regulate wetland activities also contain various nexus to state and federal regulations designed to protect listed species. For example the Endangered Species Act requires Federal agencies to consult with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service, as appropriate, if an activity that requires Federal authorization (such as a Corps permit) may affect endangered or threatened species or critical habitat. As a result of the consultation process, the Corps may add special conditions to the permit to ensure that the activity does not jeopardize endangered or threatened species or destroy or adversely modify critical habitat.

Additionally there are provisions within Escambia County's Land Development Code that afford protection to listed species and associated habitats. Any persons proposing impacts to threatened and endangered species habitat is required to submit to the county an application which will provide written documentation to demonstrate that impacts to threatened and endangered species habitat have been avoided to the maximum extent possible. If impacts are unavoidable, the applicant shall demonstrate that impacts to threatened and endangered species habitat have been minimized to the maximum extent possible. If the applicant has demonstrated adequate minimization of unavoidable impacts, then, and only then, the applicant may submit a mitigation plan for review and consideration. The applicant for development approval is required to submit

to the county copies of any applicable local, state and federal applications, permits, authorizations, letters of exemption, or statements prior to review by the county if activities conducted pursuant to such county issued permit would impact any natural resource requiring mitigation.

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Section 5.04 Summary

In conclusion, the DSAPs contain significant wetland systems which serve as tributaries to the Perdido River, an Outstanding Florida Waterway and listed as a Regionally Significant Natural Resource by the West Florida Regional Planning Council (WFRPC). Although it is anticipated that certain wetland impacts will need to occur to accommodate critical public infrastructure improvements, the final design of the DSAPs seek to avoid and minimize wetland impacts to the greatest extent possible. At this time, the only impacts contemplated by the plans are those associated with proposed transportation improvements. In an effort to minimize these impacts, conceptual roadway alignments have been designed to utilize existing wetland crossings wherever possible. Any impacts associated with these improvements will be permitted through the appropriate federal, state and local regulatory agencies.

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Intergovernmental Coordination Procedures

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Section 6.01 Existing Procedures

Escambia County continues to maintain an Intergovernmental Coordination Element as a component of the comprehensive plan. This element contains goals, objectives and policies intended to coordinate planning efforts with adjacent counties and cities, regional, state and federal agencies and other agencies and entities that provide services but do not have regulatory authority over land. In addition, Objective FLU 5.8 and Policy FLU 5.8.1 were adopted as part of the Conceptual Long-term Buildout Overlay to ensure the coordination of extra-jurisdictional impacts during the sector planning process.

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