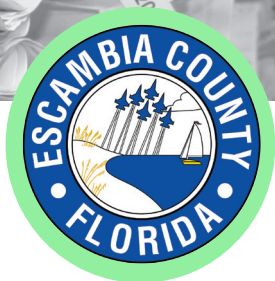


Escambia County Site Development Review Process

What
you
need
to
know.



About Development Review

It is the goal of the Development Review Division to partner with you in the development of your project within Escambia County.

The Development Review Committee reviews plans for compliance with the Land Development Code and Comprehensive Plan. This includes commercial construction and residential subdivision construction.

All subdivision and site development plans must be approved prior to the issuance of a building permit as required in Article 4 of the Land Development Code.

How can I submit a site plan package?

Initial packages should be submitted to the DRC coordinator in Development Review by calling 850-595-3472 to schedule an appointment. The deadline to submit complete site plan submittal packages is **11:30 a.m. every Wednesday.**

Where can I attend or speak at a DRC meeting?

The Development Review Committee generally meets every Wednesday at 1 p.m. at the Escambia County Central Office Complex, located at 3363 West Park Place. Meeting times and agendas can be found at **myescambia.com.**

How long will the process take?

The timeline will vary, but here is a general guideline for the DRC site plan review process.

1. DRC intake review initial submittal: One day

Includes mailing or bringing in your application and site plan, along with providing payment via phone (Visa or MasterCard). DRC will send your completed application electronically to all reviewers on the same day.

2. Initial review time: 10 days

3. County review time: 6-8 Days (30 days for preliminary/construction plats)

4. If all comments have been addressed, applicant can re-submit for final review on Friday.

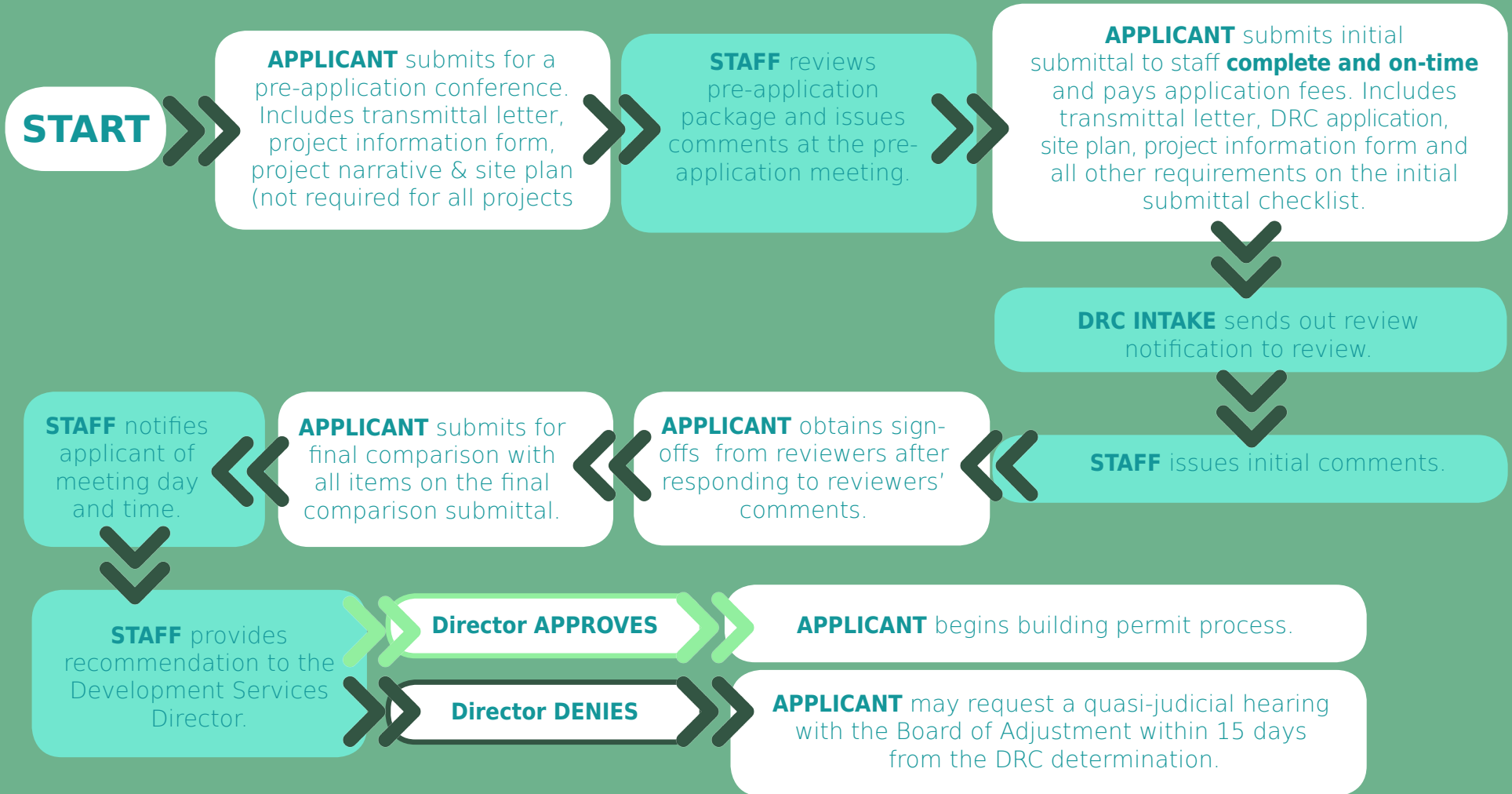
5. Final comparison/review: New process development order issued in one week



Development Review General Process

(Process may vary)

DISCLAIMER: The data within this chart was compiled from numerous sources, and it is provided for reference and informational purposes only. No warranties express or implied are provided for the accuracy of the data, its use or its interpretation. For the most up-to-date information, please contact the Planning & Zoning staff.



Public Notice

Signs are posted in the project area for initial and final DRC meetings.

If a project progresses to a quasi-judicial hearing, public notice to residents in the impacted area is given, either a 500 or 2,500 foot radius depending on the project location and type of hearing, via **direct mail** and **legal advertising**.

What if I object to a site proposal near my residence?

Public comments are welcome at Development Review Committee meetings, which generally take place every Wednesday (details on the other side of this page).

However; please remember that the reasons for protesting development sites must be legitimate according to Escambia County codes.

Legitimate protest examples:

- ✓ Improper zoning
- ✓ Access issues (streets, ROW, etc.)
- ✓ Stormwater management issues
- ✓ Environmentally sensitive lands

Invalid protest examples:

- ✗ Property values may decrease
- ✗ General dislike of development
- ✗ Don't want it in your area

Final plats also go before the Escambia County Commissioners for approval. If a quasi-judicial hearing, such as a rezoning was held prior, only those who spoke at the hearing may speak at the commission meeting.

NOTE: The above lists only provide examples and are not comprehensive. County technical reviewers follow plan review/criteria as laid out in the Land Development Code.

Need more info?

Visit us online at
myescambia.com/developmentreview
for information about the
Development Review process,
documents, GIS maps, Land
Development Code and more.

The screenshot shows the website's navigation bar with links for Residents, Businesses, Your Government, Sunshine Center, and Visitors. The main header reads "Development Review". A left sidebar lists various services like Development Review, GIS Information Systems, and Planning and Zoning. The main content area is titled "Development Review" and includes a paragraph about the goal of the Development Review Division, followed by a bulleted list of key points for applicants. On the right, there is a vertical menu of service links: Comprehensive Plan, Land Development Code, GIS Maps, Planning and Zoning Fees, Development Review Forms, Development Review Deadlines, and Department Directory. At the bottom of the page, contact information is provided: Office: 850-595-3472 and Email: developmentreview@myescambia.com. A location map for 3363 W Park Pl is also visible.

**Escambia County
Development Services**
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