

# ESCAMBIA COUNTY COMPREHENSIVE PLAN

2030



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## **Table of Contents**

Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended, is further amended to read as set forth on the following pages attached hereto, which includes the following chapters:

- Chapter 1: Legal
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- Chapter 3: Definitions
- Chapter 4: Public Participation
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- Chapter 16: Escambia County Optional Sector Plan

## **Chapter 1 Legal.**

### **Section 1.01 Title.**

This ordinance shall be known as the "Escambia County Comprehensive Plan: 2030". Additionally, the Escambia County Comprehensive Plan will be referred to as "The Plan."

### **Section 1.02 Jurisdiction.**

The lands subject to this ordinance shall include all unincorporated areas of Escambia County.

### **Section 1.03 Intent.**

It is the intent of this Plan to provide orderly growth management for those areas identified in Section 1.02 above. This ordinance is not intended to terminate growth but rather to provide mechanisms for growth management in order to serve the citizens, visitors and property owners of Escambia County. Implementation of this ordinance is designed to maintain and improve the quality of life for all citizens of the county.

The Board of County Commissioners of Escambia County finds that the goals, objectives, policies and regulations set forth hereunder are a necessary and proper means for planning and regulating the development and use of land in the county and for otherwise protecting and promoting the public health, safety, and general welfare of its citizens. It is the intent of this Comprehensive Plan to set general guidelines and principles concerning its purposes and contents and that this Plan shall be construed broadly to accomplish its stated purposes and objective.

### **Section 1.04 Effect on previous plan.**

This Comprehensive Plan supersedes and replaces the Escambia County Comprehensive Plan, which was adopted by the Board of County Commissioners on October 20, 1993, as amended.

## **Chapter 2 Administration.**

### **Section 2.01 Local Planning Agency.**

(1) The Escambia County Planning Board is hereby established by the Board of County Commissioners (BCC) of Escambia County as the Local Planning Agency (LPA).

(2) Duties: The duties of the LPA will be as specified in Florida Statutes and include:

- a. Prepare the plan and make recommendations to the BCC regarding the adoption of the plan;
- b. Monitor the effectiveness and status of implementation of the comprehensive plan and recommend to the BCC any changes in the plan that may, from time to time, be required;
- c. Monitor, review and prepare periodic reports required by Florida Statutes, including regular assessments of the plan;
- d. Review any proposed land development regulations, codes or amendments thereto and make recommendations to the BCC as to the consistency of proposed regulations, codes, or amendments with the Comprehensive Plan;
- e. Perform any other function, duty, or responsibility assigned to it by the BCC or by general or special law; and,
- f. Additional duties and responsibilities may be placed upon the LPA by inclusion of such duties and responsibilities within the Land Development Code (LDC).

(3) Resources: The LPA may utilize any resources provided it by the BCC in furtherance of their duties and responsibilities. These resources may include, but are not limited to, the facilities and equipment of the County; temporary assignment of employees; utilization of County committees, boards or authorities, consultants, persons, or entities to prepare or assist in the preparation of the Plan; and amendments thereto or any other land development regulation, proposed or existing, as it may deem appropriate.

(4) As School District Representation, pursuant to Florida Statutes, a representative of the Escambia County School District will be placed on the Planning Board as an ex officio, nonvoting member. The selection of the representative will initially be by an Interlocal Agreement between the Escambia County School District and the BCC. The Interlocal Agreement with the Escambia County School District details the procedures and responsibilities of both parties.

(5) As Military Representation, pursuant to Florida Statutes, a representative of the military installations located within Escambia County will be placed on the Planning Board as an ex officio, nonvoting member. The selection of the representative will initially be by a Memorandum of Agreement between the Commanding Officers of Naval Air Station Pensacola and Naval Air Station

Whiting Field. The Interlocal Agreement with the Navy details the procedures and responsibilities of both parties.

A. The Navy's Planning Board representative will coordinate with the Navy Base Commanding Officers to review and comment on all proposed Comprehensive Plan and LDC amendments that would affect the intensity, density or use of the land within the Airfield Influence Planning Districts (AIPDs). The comments will address the impacts that such proposed Comprehensive Plan or LDC changes may have on the mission of the military installations. They will include:

1. Whether such proposed changes will be incompatible with the safety and noise standards contained in the Air Installations Compatible Use Zones (AICUZs) study adopted by the military installation for that airfield or the AIPD adopted by the County for that airfield;
2. Whether such changes are incompatible with the findings of the Joint Land Use Study (JLUS) for the area; and
3. Whether the military installation's mission will be adversely affected by the proposed actions of the County.

**Section 2.02 Administration.**

The Escambia County Administrator will administer this Plan with the assistance of other personnel within the County, as necessary. Policy direction and guidance will be provided by the LPA and the BCC. In addition, assistance may be provided pursuant to Section 2.01(3) above.

**Section 2.03 Public participation and notices.**

Refer to Chapter 4 for public participation and notices.

## **Chapter 3 Definitions.**

### **Section 3.01 Definitions.**

The definitions listed here are hereby adopted. In addition, any words not defined here will be defined as found in Chapter 163, pt. II, Florida Statutes, which is hereby adopted by reference. There may be other definitions contained in the chapters (elements) of this Plan, and such definitions are not "in conflict" with the definitions in rule or law. Also, the additional definitions, if any, relate to terms or phrases not otherwise defined.

### **Section 3.02 Germane definitions.**

The Escambia County Land Development Code (land development regulations) will contain specific definitions germane to any items within the LDC.

### **Section 3.03 Singular and plural terms; gender; general interpretation.**

Unless the context clearly indicates otherwise, singular words include the plural, person or man includes both genders, and words not otherwise defined will have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary reference books.

### **Section 3.04 Definitions.**

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

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

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

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

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

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

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

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

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

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

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

**Conservation subdivision:** A form of residential subdivision characterized by clustered compact lots, common open space and natural features, used to protect agricultural lands, open space or other natural or historical resources while allowing for the maximum number of dwellings under applicable zoning and subdivision regulations.

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

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

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

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

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

- a. Wetlands as defined herein and wetlands as defined by the U.S. Army Corps of Engineers.
- b. Shoreline Protection Zones.
- c. Aquatic preserves and the Escambia River Management Area.
- d. Outstanding Florida Waters as defined by Rule 62.302.700 Florida Administrative Code and as defined and approved by the Florida Legislature.
- e. Habitats of threatened or endangered species as defined by the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), or other state or

federal agencies.

- f. Essential Fishery Habitat (EFH), including seagrasses.
- g. Floodplain areas defined on the FEMA Flood Insurance Rate Map (FIRM) as areas of special flood hazard subject to a one percent annual chance of flooding.
- h. Potable water wells, cones of influence, and potable water well fields.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Multi-modal:** A transportation system that involves multiple methods of transporting people and/or goods; this may include pedestrian activity, bicycling,

transit (buses and/or rail), and the automobile.

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

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

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

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

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

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

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

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

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

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

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

**Residential use:** Any use for residences, domiciles, or dwellings, including, but not limited to, single-family houses, townhouses, condominiums, and apartments.

**Restoration:** The act of repairing damage to a site with the aim of restoring the site as closely as possible to its natural condition before it was disturbed.

**Revitalization:** The renewal and improvement of older commercial and residential areas through any of a series of actions or programs that encourage and facilitate private and public investment.

**Runway protection zone:** Means an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.

**Rural:** A sparsely developed area in which the land is primarily used for agricultural purposes.

**Shoreline, Natural:** Undeveloped or restored areas of shoreline fronting the waters of marine, estuarine, or riverine systems such as bays, bayous, rivers, and streams.

**Sprawl:** Haphazard growth of dispersed, leap-frog and strip development in suburbs and rural areas and along highways; typically, sprawl is automobile-dependent, single use, resource-consuming, and low-density development in previously rural areas and disconnected from existing development and infrastructure.

**Street, collector:** A street providing service that is of relatively moderate traffic volume, moderate trip length, and moderate operating speed and which distributes traffic between local streets or arterial streets.

**Street, major arterial:** A street providing service that is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Note: Every United States numbered highway is an arterial street.

**Street, minor arterial:** A street providing connections between major activity centers of the county, which augments the major arterial system for local and inter-county traffic by feeding traffic from collector and local street systems onto major arterials.

**Suburban area:** A predominantly low-density residential area located immediately outside of an urban area or a city and associated with it physically and socioeconomically.

**Threatened and endangered species habitat:** An area that contains, or shows factual evidence of, a species that is listed as threatened, endangered, or a species of special concern, including all such areas that are classified as critical habitat by the Florida Fish and Wildlife Conservation Commission (FWWC).

**Urban area:** A highly developed area that contains a variety of industrial, commercial, residential, and cultural uses.

**Urban forest:** Collectively, the trees and other vegetation within and around the developed areas of the county.

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

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

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

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

(Ord. No. 2017-31, § 1, 5-25-2017; Ord. No. 2017-51, § 3, 8-3-2017)

## **Chapter 4 Public Participation.**

### **Section 4.01 Purpose.**

This chapter establishes procedures in accordance with Florida Statutes to provide for the broad dissemination of information regarding comprehensive plans and amendments, the planning process, the adoption or amendment of the LDC, and other matters pertaining to the regulation or use of land or structures. In addition, it is the intent of this chapter to provide the public opportunity for written or verbal comments, processes for public hearings, provision for open discussion, communications programs, information services, and consideration of and response to public comments.

### **Section 4.02 Intent.**

It is the intent of this chapter that all citizens affected by comprehensive planning and land development regulation proposals are encouraged to participate and be afforded the opportunity for input throughout the preparation and enactment process. The provisions of this chapter apply to the formal adoption process of the comprehensive plan; amendments to the comprehensive plan; and preparation or amendment of the LDC, including regulation of land subdivision, open space provisions, stormwater management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, consideration of the Evaluation and Appraisal Review (EAR), and any other matters deemed appropriate by the BCC.

### **Section 4.03 Public participation and affected parties.**

For the purposes of this chapter the terms, *citizen participation* and *public participation* are synonymous and apply to affected persons, substantially affected persons, and aggrieved or adversely affected parties, as defined in current State Statute.

### **Section 4.04 Public notice.**

(1) So as to notify property owners, interested citizens, and affected parties, Escambia County will advertise in a newspaper of general circulation within the County that a public hearing will be held to consider any of the matters described in Section 4.02 above. The advertisement will include an identification of who is holding the hearing, as well as the date, time, place, and general subject matter of the hearing and the location where copies of the proposed matter may be reviewed. The advertisement will encourage the public to provide written and/or verbal comments on the matters under consideration.

(2) All public hearings will be held at approximately the time specified in the advertisement and will be conducted Monday through Thursday.

(3) Escambia County will conform to the applicable notice requirements for adoption or amendment of the Comprehensive Plan or the LDC as prescribed in Florida Statutes.

#### **Section 4.05 Workshops.**

(1) Whenever possible, workshops will be advertised to notify the public and interested parties that a workshop meeting is scheduled to discuss the subjects of the scheduled workshop. However, workshops may be held without advertising, provided that a public announcement is made at a public meeting of the BCC or the LPA and a notice of the workshop is posted in the County courthouse and other public places as appropriate.

(2) Workshops may be held at any time deemed appropriate to facilitate the timely exchange of information regarding the subject of the workshop.

(3) County staff will provide to the LPA the total number of citizens that attended the workshop meeting at the next publicly advertised LPA meeting.

#### **Section 4.06 Notification and status reports.**

Escambia County will periodically provide notification to the media via announcements of public hearings and workshops at the regular public meetings of the BCC regarding the status of the matters under consideration by the department or the LPA.

#### **Section 4.07 Local Planning Agency.**

Prior to BCC approval, adoption, and/or enactment of regulations, as appropriate, of any matter listed in Section 4.02, the LPA will hold at least one public hearing in conformance with the notice requirements described herein. The hearing may be continued to an announced time certain upon a majority vote of the members present.

(1) The LPA public hearing will afford members of the public reasonable opportunity to present their views on any matter under consideration. The chairman may, at his discretion, rule out-of-order public comments that he deems repetitious or not germane to the matter under discussion.

(2) The sequence of activities regarding the matters under consideration will be as follows:

- a. Announcement of the matter for consideration by the chairman;
- b. Presentation of staff reports/comments, if any, whether written or verbal;
- c. Presentation by the applicant or principle proponent of the matter;
- d. Comments from the proponents and opponents of the matter. All speakers will be required to complete speaker request forms so that an accurate record of participants can be maintained;
- e. Close public input, except for direct questions, as may be initiated by the members of the LPA; and
- f. LPA discussion, debate, and recommendation by majority vote prior to considering the next matter, adjournment, or tabling for a time certain.

(3) The LPA will transmit its recommendation on each matter decided to the BCC at the public hearing held for each matter by the BCC.

(4) The LPA will not initiate consideration of agenda items later than 12:00 midnight, unless agreement to do so is obtained by a majority vote of the members present. Agenda items not considered due to time will be tabled until a time certain.

#### **Section 4.08 Board of County Commissioners.**

As soon as practical after the LPA makes a recommendation regarding any matter described in Section 4.02, the BCC will hold at least one public hearing to consider the recommendation and pursuant to the notice requirements described herein (in reference to Section 4.04). The hearing may be continued at an announced time certain upon a majority vote of the commissioners present.

(1) The BCC hearing will afford members of the public reasonable opportunity to present their views on any matter under consideration. The chairman may, at his/her discretion, rule out of order public comments he deems repetitious or not germane to the matter under discussion.

(2) The sequence of activities regarding matters under consideration will be as follows:

- a. Announcement of the matter for consideration by the chairman;
- b. Presentation of LPA and/or staff reports/comments, if any, whether written or verbal;
- c. Presentation by the applicant or principal proponent of the matter;
- d. Comments from the proponents and opponents of the matter. All speakers will be required to complete speaker request forms so that an accurate record of participants can be maintained;
- e. Close public input, except for direct questions as may be initiated by members of the BCC;
- f. BCC discussion, debate and approval, adoption or enactment, as appropriate for the specific matter, by majority vote prior to considering the next matter, adjournment, or tabling until a time certain; and
- g. The BCC will not initiate agenda items later than 11:00 p.m., unless agreement to do so is obtained by majority vote of the members present. Agenda items not considered due to time will be tabled until a time certain.

#### **Section 4.09 Advisory committees.**

The LPA and/or the BCC may, from time to time, appoint advisory committees to provide information and/or participate in the matters listed in Section 4.02. Advisory committees will be subject to the notice requirements described herein.

## **Chapter 5 General Requirements.**

### **Section 5.01 Format.**

The Comprehensive Plan meets the format requirements of Florida Statutes.

### **Section 5.02 Combined elements.**

The traffic circulation element; the mass transit element; and the port, aviation, and related facilities' elements have been combined into the Mobility Element to avoid repetition and provide clarity. The requirements of Florida Statutes have been met within this combined element.

### **Section 5.03 Support documents.**

Support data, analysis, and documents are not adopted as part of this ordinance. Support data, analysis, and documents will be available for public inspection while the comprehensive plan is being considered for adoption and while it is in effect at the offices of the Escambia County Planning Division and at the office of the County Clerk in the County Courthouse in Pensacola. Support data, analysis, and other documentation are found in the foundation documents.

This Plan contains references to various chapters, appendices, or contents of the foundation documents. The references are included for clarity and ease of review by the reader. The reference is not to be construed as making the foundation document or causing the foundation document contents to be made part of the plan.

### **Section 5.04 Name of preparer.**

This Plan was prepared by the LPA and the Escambia County Staff.

### **Section 5.05 Data and analysis.**

Copies or summaries of foundation and support data, analysis and adopted documents will be submitted to FDEO after approval by the BCC.

### **Section 5.06 Population projections.**

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

### **Section 5.07 Level of service standards.**

Level of service (LOS) standards are as established in the elements contained within this comprehensive plan for wastewater, solid waste, stormwater and potable water. The Concurrency Management Element provides a location listing for LOS standards with the exception of roads, mass transit, public school, and recreation.

**Section 5.08 Planning time frame as per Florida Statutes requirements**

The time frame for planning will be as per Florida Statute.

**Section 5.09 Internal consistency.**

Each chapter (element) is consistent with the other chapters and this Plan will be construed in its entirety as the County's Comprehensive Plan. The FLUM included and adopted as part of this Plan reflects goals, objectives, and policies contained within this Plan.

**Section 5.10 Plan implementation.**

Among other means, this Plan will be implemented by the adoption of land development regulations. In addition to the requirements in Florida Statutes, the LDC will address regulations of specific items contained in the goals, objectives, and policies of this Plan.

**Section 5.11 Monitoring and evaluation as per Florida Statutes requirements.**

An EAR will be prepared as indicated in the Florida Statutes at the time frame specified. The Capital Improvements Element and various portions of this Plan will be reviewed on an annual basis pursuant to OBJ CIE 1.4.

The LPA will promulgate its review (EAR) to the BCC, and the report will address the items specified in the EAR policy.

**Section 5.12 Procedural requirements.**

This Plan will be considered, adopted, and amended pursuant to the procedural requirements of Florida Statutes. Refer to the Public Participation chapter for notices and public hearings.

## **Chapter 6 Concurrency Management.**

The purpose of the Concurrency Management System Element is to ensure that all necessary public facilities and services are available to support new development. The Concurrency Management System Element must establish LOS standards for public services and facilities and delineate a system for the implementation of concurrency in a way that is timely, fair, and cost-efficient.

### **GOAL CMS 1 CONCURRENCY MANAGEMENT SYSTEM**

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

## **Chapter 7 Future Land Use Element.**

The purpose and intent of the Future Land Use Element is to establish future land patterns that support and encourage compact, mixed-use urban development and support transit. The Future Land Use Element will also provide a clear separation between urban, suburban, and rural areas and provide protection for existing agricultural areas.

### **GOAL FLU 1 FUTURE DEVELOPMENT PATTERN**

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

#### **OBJ FLU 1.1 Growth Strategies**

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

#### **POLICIES**

**FLU 1.1.1 Development Consistency.** New development and redevelopment in unincorporated Escambia County will be consistent with the Plan and the FLUM. The 2030 FLUM is attached herein to this Plan as Exhibit B.

**FLU 1.1.2 Land Development Code.** Escambia County will adopt and maintain within the LDC those specific and detailed provisions necessary and desirable to implement the goals, objectives, and policies of the Plan. The provisions will include regulations for the use of land and water, subdivision of land, flood-prone areas, on-site vehicular use, stormwater drainage, signage, and concurrency of infrastructure and services. LDC regulations will also provide for open space; the compatibility of adjacent uses; the correction of nonconforming uses and structures; and the protection of potable water sources, environmentally sensitive lands, and other natural resources. Additionally, the LDC will document the administrative processes necessary to implement its regulations, including development approval and permitting, rezoning, appeal of administrative decisions, variances of or exceptions to standards, and public notification of those processes. Other policies within the Comprehensive Plan may prescribe more specific LDC content.

**FLU 1.1.3 Principles and Methodologies.** Escambia County will ensure that all future development is consistent with accepted planning principles and professionally accepted methodologies.

**FLU 1.1.4 Zoning Districts.** Escambia County will, through LDC provisions, utilize various zoning districts to implement land use, density, intensity, and other development standards consistent with accepted planning principles and the

designated future land use categories of the Comprehensive Plan and FLUM. Within a given future land use category, there will be one or more implementing zoning districts, and the development standards for each parcel will be those of the applicable zoning district. Additionally, the County will adopt and maintain parcel-based zoning district maps, and the LDC will contain provisions for map amendments (rezoning), including the minimum criteria necessary for approval of an amendment.

**FLU 1.1.5 Family Conveyance Exception.** Escambia County will, through LDC provisions, allow property owners to convey parcels of property to a family member as determined by the LDC for use solely as a homestead by that individual without regard to maximum residential densities established in the applicable zoning districts. However, the LDC may impose other limitations. The family conveyance provision will apply only once to any individual.

**FLU 1.1.6 Administrative Appeal Procedure.** Consolidation of future land use categories and zoning districts on the 2030 FLUM and associated Zoning Map is intended to simplify administration while respecting private property rights. Any property owner contending that a parcel of land had greater development rights under the future land use and zoning in place prior to the adoption of the 2030 FLUM and associated Zoning Map may submit a written request to the County for a determination under the vested rights provisions of the LDC.

## **OBJ FLU 1.2 Historic Resources**

**Protect and preserve Escambia County's historical resources.**

### **POLICIES**

**FLU 1.2.1 State Assistance.** Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County, and will utilize guidance, direction, and technical assistance received from this agency.

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

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

### **POLICIES**

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

## **FLUM Agriculture (AG)**

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

### **Range of Allowable Uses:**

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

### **Standards:**

Residential Maximum Density: 1 du/20 acres

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

Maximum Intensity: 0.25 Floor Area Ratio (FAR).

## **FLUM Agriculture Residential (AR)**

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

### **Range of Allowable Uses:**

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

### **Standards:**

Residential Maximum Density: 1 du/4 acres

**Non-Residential** Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

## **FLUM Rural Community (RC)**

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

### **Range of Allowable Uses:**

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

### **Standards:**

Residential Maximum Density: 2 du/acre

**Non-Residential** Minimum Intensity: None

Maximum Intensity: 0.25 Floor Area Ratio (FAR)

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

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

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

Standards:

Residential Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR)

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

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

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

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

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

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

Range of Allowable Uses:

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

Standards:

Residential Maximum Density: 25 du/acre or 60 du/acre if within OLF-8 Master Plan District

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

Maximum Intensity: 2.0 Floor Area Ratio (FAR) or 4.0 Floor Area Ratio (FAR) if within OLF-8 Master Plan District.

(Ord. No. 2021-35)

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

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

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

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

### **FLUM Mixed-Use Perdido Key (MU-PK)**

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

#### **Range of Allowable Uses:**

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

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

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

#### **Standards:**

- Maximum Density: 25 du/acre (based on proposed zoning districts)
- Maximum Intensity: 6.0 Floor Area Ratio (FAR)
- Minimum pervious area 20%
- Maximum impervious cover area 80%

## **FLUM Mixed-Use Pensacola Beach (MU-PB)**

### **General Description:**

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

### **Range of Allowable Uses:**

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

### **Standards:**

Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50% open space/recreation. Also, densities may be increased, decreased or transferred on any particular parcel to provide protection to important natural resources, accommodate the provision of adequate and functional open space and the provision of a complimentary mix of recreation uses within the Pensacola Beach Community.

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

## **FLUM Commercial (C)**

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

### **Range of Allowable Uses:**

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

### **Standards:**

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

**Non-Residential** Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR) or 2.5 Floor Area Ration (FAR) if within OLF-8 Master Plan District.

(Ord. No. 2021-35)

### **FLUM Industrial (I)**

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

#### **Range of Allowable Uses:**

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

#### **Standards:**

**Residential** Maximum Density: None

**Non-Residential** Minimum Intensity: None

Maximum Intensity: 1.0 Floor Area Ratio (FAR)

### **FLUM Conservation (CON)**

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

#### **Range of Allowable Uses:**

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

#### **Standards:**

**Residential** Maximum Density: None

**Non-Residential** Minimum Intensity: None

Maximum Intensity: None

### **FLUM Recreation (REC)**

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

#### **Range of Allowable Uses:**

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

#### **Standards:**

**Residential** Maximum Density: None

**Non-Residential** Minimum Intensity: None

Maximum Intensity: 0.5 Floor Area Ration (FAR)

## **FLUM Public (P)**

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

### **Range of Allowable Uses:**

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

### **Standards:**

**Residential** Maximum Density: None

**Non-Residential** Minimum Intensity: None

Maximum Intensity: None

## **OBJ FLU 1.4 Protect Existing Communities**

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

### **POLICIES**

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

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

## **OBJ FLU 1.5 Sustainable Development**

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

### **POLICIES**

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

## **GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES**

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

### **OBJ FLU 2.1 Urban Development**

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

### **POLICIES**

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

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

**FLU 2.1.3 CHHA Density.** Consistent with the goals, objectives, and policies of the Coastal Management Element, Escambia County will not support re-zonings and FLUM amendments to categories allowing higher densities within the Coastal High Hazard Area (CHHA).

### **OBJ FLU 2.2 Provision of Public Services**

**Promote orderly and balanced growth and development as a fiscal management technique to provide cost-efficient public services and facilities.**

### **POLICIES**

**FLU 2.2.1 Location.** Public facilities and services will be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Cost alternatives, impacts on the environment, and levels of efficiency will be discussed during the design phase and bid process utilized by the County to accomplish the installation or location of public facilities and/or services. In

addition, the County will coordinate with the ECUA, other water and/or sewer providers, and state or federal agencies with facilities located in the County or with plans to expand existing facilities or create new facilities in the County. Among other things, it is the intent of this policy that public facilities and services are available to support the densities and intensities of uses provided by this Plan and the FLUM and that there is adequate and suitable land available for such utility facilities.

**FLU 2.2.2 Land Acquisition.** Escambia County will include land acquisition within its Capital Improvements Element and its Capital Improvements Program (CIP) when necessary to provide for public lands for County owned facilities.

**FLU 2.2.3 Right-of-way Dedication.** Escambia County will continue to require dedication of adequate rights-of-way as approved by the County.

**FLU 2.2.4 Existing Facilities.** Prior to embarking on the construction of new capital improvements, Escambia County will consider the feasibility of upgrading or rehabilitating existing facilities to determine if the rehabilitation of present facilities would be in the best interest of the County and its citizens.

### **OBJ FLU 2.3 Infill Development**

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

#### **POLICIES**

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

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

### **OBJ FLU 2.4 Community Redevelopment**

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

#### **POLICIES**

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

**FLU 2.4.2 Block Grants.** Escambia County will direct its Community Development Block Grant (CDBG) efforts primarily to the Community Redevelopment Areas, but

in any case, the program requirements promulgated by the U.S. Department of Housing and Urban Development (HUD) will be met.

### **GOAL FLU 3 RURAL STRATEGIES**

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

#### **OBJ FLU 3.1 Rural Development**

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

### **POLICIES**

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

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

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

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

**FLU 3.1.5 New Rural Communities.** To protect silviculture, agriculture, and agriculture related activities and to prevent sprawl, Escambia County will guide the establishment of new rural communities under the Agriculture Residential (AR) and Rural Community (RC) future land use categories along Highways, Federal and Major County Roads, as identified on the Escambia County Future Land Use 2030 Map, or as may be amended, or as contiguous expansions of existing Agriculture Residential (AR) and Rural Community (RC) future land use categories.

### **GOAL FLU 4 MILITARY INSTALLATIONS**

**Escambia County will support the missions of local military installations.**

**OBJ FLU 4.1 Compatibility and Encroachment.**

**Recognize the economic and historical significance of retaining local military installations and address compatibility and encroachment issues through implementation of the recommendations of the 2003 Joint Land Use Study (JLUS).**

**POLICIES**

**FLU 4.1.1 Planning Objective.** Escambia County will consider the protection of public health, safety, and welfare as a principal objective of land use planning around military airfields.

**FLU 4.1.2 Airfield Influence Planning Districts.** Escambia County will provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment; creating a buffer to lessen impacts from and to property owners; and protecting the health, safety, and welfare of citizens living in close proximity to military airfields. The overlay districts will require density and land use limitations, aviation easements, building sound attenuation, real estate disclosures, and Navy (including other military branches, where appropriate) review of proposed development based on proximity to Clear Zones, Accident Potential Zones (APZs), aircraft noise contours, and other characteristics of the respective airfields.

**FLU 4.1.3 Infrastructure Impacts.** Escambia County will review, in coordination with other agencies or organizations that provide necessary infrastructure (i.e., streets and utilities), the possible growth-inducing impacts of service extensions into AIPDs.

**FLU 4.1.4 Information Access.** Escambia County will continue to maintain an interactive page on its website as a tool for all users to access information concerning AIPDs, noise zones, and APZ. The County is committed to the continuous improvement and expansion of the website, with links to other information sources as needed.

**FLU 4.1.5 Land Acquisition.** Escambia County will seek dedicated sources of funds for acquiring the development rights or outright purchase of select lands for public purpose. The land acquisition program will be designed to serve multiple, complementary goals, including the elimination of possible development from lands near airfields, the protection of the environment, the maintenance of agricultural uses, and the conservation of quality open spaces.

**FLU 4.1.6 Supporting Infrastructure.** Florida Statutes has created the "Defense Infrastructure Grant Program" to support local infrastructure projects deemed to have a positive impact on the military value of installations within the state. Escambia County will support and proceed with infrastructure projects that would have a positive impact on local military installations, pursuing all assistance available.

**FLU 4.1.7 JLUS Implementation.** The LPA will function as the JLUS

Implementation Oversight Committee to guide the implementation of technically sound, community-based, collaborative planning. The duties of the JLUS Implementation Oversight Committee will include, at a minimum, annual meetings, with others scheduled as necessary, to:

- a. Monitor the timely completion of the implementation of the JLUS recommendations;
- b. Make policy decisions and recommendations concerning the JLUS implementation to the BCC;
- c. Monitor the effectiveness of the implemented recommendations in controlling encroachment; and
- d. In the future, recommend additional measures to ensure compatible development in the AIPDs.

### **GOAL FLU 5 NAVY FEDERAL CREDIT UNION URBAN SERVICE AREA**

Escambia County shall create the Navy Federal Credit Union Urban Service Area (NFCU Urban Service Area) and associated guidelines and policies to assure the provision of public facilities, infrastructure, and services adequate to serve new development, to encourage efficient development patterns and the efficient delivery of public services, while also protecting environmental and historical resources and facilities.

Chapter 163.3164(e)(5)(50), F.S., Community Planning Act definitions define urban service area: "Urban Service Area" means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

Goals, objectives, and policies specifically related to the NFCU Urban Service Area were adopted to identify, plan for, schedule and implement infrastructure and services needed to support the long-term, master planned development of the Navy Federal Credit Union contact center.

### **OBJ FLU 5.1 NFCU Urban Service Area Boundary Map**

**Adopt an Urban Service Area Boundary Map for the NFCU Urban Service Area and place the boundary on the Future Land Use Map.**

### **POLICIES**

FLU 5.1.1 The NFCU Urban Service Area Boundary Map indicated on the Future Land Use Map identifies the specific location and boundaries of the NFCU Urban Service Area. Areas outside the NFCU Urban Service Area boundary are not subject to the policies and guidelines that are adopted and implemented within the boundary.

FLU 5.1.2 For concurrency determination, the county shall ensure that development within the FLU 5 NFCU Urban Service Area is consistent with the Level of Service standards delineated within the comprehensive plan.

FLU 5.1.3 For the purposes of infrastructure analysis, significant public facilities evaluation shall include: sanitary sewer, solid waste, potable water, storm water management, transportation-traffic, and recreation and open space.

FLU 5.1.4 Significant natural resources evaluation shall include: wellheads, historically significant sites, and onsite natural resources.

FLU 5.1.5 The NFCU Urban Service Area shall be depicted on the Future Land Use Map and be evaluated separately in future statutorily required evaluation & appraisal reports.

FLU 5.1.6 Any addition or deletion of property or changes to the boundaries in the NFCU Urban Service Area shall be accomplished through a comprehensive plan amendment, demonstrating compliance with applicable provisions of state and local law. 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 the NFCU Master Plan (Master Plan) and in the Comprehensive Plan.

FLU 5.1.7 Development within the NFCU Urban Service Area shall be consistent with the Escambia County Comprehensive Plan and Future Land Use Map (FLUM).

FLU 5.1.8 Development within the NFCU Urban Service Area will apply and implement accepted planning principles and innovative and flexible planning strategies.

FLU 5.1.9 Development within the NFCU Urban Service Area shall support and further the following general principles:

**Land Use**

- a. Promote efficient, compact, master-planned development to accommodate growth programs, patterns, and facilities of Navy Federal Credit Union within the NFCU Urban Service Area.
- b. Encourage development patterns within the NFCU Urban Service Area that can be efficiently served with adequate public and private infrastructure and services.
- c. Assure adequate identification, analysis, and protection of important natural resources through the master planning process in order to create sustainable, environmentally sensitive treatment of the resources identified.
- d. Encourage development and provision of support services and facilities onsite within the NFCU Urban Service Area to serve the daily needs of the employees and visitors to the site.

### **Economic Development**

- a. Promote economic development and job creation.
- b. Identify public/private partnerships that can assist Navy Federal Credit Union with the provision of onsite and offsite infrastructure and services needed to adequately support the long-term development of the NFCU Master Plan.

### **Transportation**

- a. Assure that onsite and offsite traffic circulation is adequate to provide current and future access to the site to assure essential operation of the contact center during all business hours.
- b. Identify resources needed to plan for, design, program, and develop improvements to offsite roadway and transportation facilities needed to support the development of the Master Plan.

### **Infrastructure and Services**

- a. Promote efficient provision of infrastructure and services, both within the NFCU Urban Service Area and those required offsite to support future development of the Master Plan.
- b. Identify and request fiscal resources needed to develop supporting offsite infrastructure, services, and systems needed to support continued development of the Master Plan in the future.
- c. Coordinate with the local sanitary sewer, potable water, and solid waste service providers to assure continued adequate service throughout the future development of the Master Plan.

### **Capital Improvements Plan**

- a. Identify current and future infrastructure and service capital improvement needs in a NFCU Urban Service Area capital improvements plan (NFCU CIP).
- b. Identify scheduling of capital improvements in the NFCU CIP.
- c. Identify possible funding sources to provide needed capital improvements during future development of the Master Plan.

FLU 5.1.10 Development within the NFCU Urban Service Area shall provide for orderly development of land, focusing on the timing and location of development and the overall pattern of land use within the Urban Service Area.

FLU 5.1.11 The general descriptions, types of allowable non-residential uses, and intensities within the NFCU Urban Service Area shall be as provided by the underlying MU-U future land use category.

FLU 5.1.12 Development within the NFCU Urban Service Area will direct growth to an area where infrastructure and services exist or can be provided to support development at approved intensities.

FLU 5.1.13 Development within the NFCU Urban Service Area shall not adversely affect the mission of the adjacent military installation.

## **OBJ FLU 5.2 Economic Development**

**To implement the economic development principles of the NFCU Urban Service Area, and to promote strategies for long-term, master planned development, efficient provision of infrastructure and urban services, and support of a stronger economy within Escambia County.**

### **POLICIES**

FLU 5.2.1 Planned public and private provision of adequate supporting infrastructure and services throughout the future development of the NFCU Master Plan will assure continued efficient expansion of NFCU programs and the provision and expansion of future employment opportunities provided by NFCU.

FLU 5.2.2 Development within the NFCU Urban Service Area is intended to encourage desired economic development supported by adequate public and private facilities and services to retain existing jobs, and to support expansion of employment opportunities provided by NFCU.

FLU 5.2.3 Development within the NFCU Urban Service Area shall encourage compact development to assure that the extension of development related services can be made efficiently and economically.

## **OBJ FLU 5.3 Transportation**

**To implement the transportation principles of the NFCU Urban Service Area.**

### **POLICIES**

FLU 5.3.1 The County shall review development proposals within the NFCU Urban Service Area to assure adequate consideration and analysis of operation of local roadways, and assure Florida Department of Transportation (FDOT) minimum operating level of service standards for each roadway type are met.

FLU 5.3.2 For each future phase of development within the NFCU Urban Service Area, a transportation analysis shall be completed that identifies arterial and collector roads impacted by traffic generated by the phase, needed improvements to mitigate the impacts, and documents the timing and estimated cost for transportation improvements.

FLU 5.3.3 The required traffic analysis should also identify the proposed location of transit routes and the manner in which they may be integrated into the regional transportation system to support transportation access to and from the NFCU Urban Service Area.

FLU 5.3.4 Prior to initiation of any transportation analysis, the County and the applicant shall consult with FDOT representatives to discuss the analysis methodology.

FLU 5.3.5 Each phase of future development proposed shall analyze new impacts to the local and regional road network.

## **OBJ FLU 5.4 Infrastructure and Services**

### **Provision of adequate public facilities to serve the NFCU Urban Service Area.**

#### **POLICIES**

FLU 5.4.1 Each development phase of the NFCU Urban Service Area shall be evaluated to determine whether adequate public facilities and services exist to serve the identified needs of the NFCU Urban Service Area.

FLU 5.4.2 Public facilities and services shall be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency.

FLU 5.4.3 Procedures and guidelines governing the provision of adequate public facilities and services shall not replace or supersede any provisions of the Escambia County concurrency management system, except as may be identified within FLU 5.

FLU 5.4.4 The land development process within the NFCU Urban Service Area is intended to provide for necessary improvements so that public facility needs created by future expansion do not exceed the capacity of existing or future infrastructure systems or services.

FLU 5.4.5 Development within the NFCU Urban Service Area shall provide for onsite infrastructure systems and services through service agreements with service providers and cooperative efforts with Escambia County, in order to maintain capacity consistent with the established LOS standards for concurrency-related public facilities that are within the jurisdiction of the County.

FLU 5.4.6 Development within the NFCU Urban Service Area shall continue to provide infrastructure facilities and services, through agreements with the service providers, to serve the Heritage Oaks Commerce Park portion of the NFCU campus for which development orders were issued and development rights are vested. The Heritage Oaks Commerce Park portion of the NFCU campus is deemed to be vested for concurrency determination.

## **OBJ FLU 5.5 Capital Improvements Plan**

### **Provision of a capital improvements plan to serve the NFCU Urban Service Area.**

#### **POLICIES**

FLU 5.5.1 The Capital Improvements Element of the NFCU Urban Service Area shall be used to guide development of capital facilities necessary to accommodate desired future expansion within the campus, utilizing funding from all available sources.

FLU 5.5.2 Needed infrastructure facilities and services described in the Five-Year Schedule of Capital Improvements will be provided as required to support implementation and development of the NFCU Urban Service Area.

FLU 5.5.3 Public and private funding sources will be utilized to implement the Goals, Objectives and Policies of the Escambia County Comprehensive Plan, and provide a financially feasible Schedule of Capital Improvements to support future development within the NFCU Urban Service Area.

FLU 5.5.4 Federal, state, and local economic development and other fiscal resources will be obtained, to the full extent available, to maintain LOS standards and support the NFCU Urban Service Area Five-Year Schedule of Capital Improvements.

FLU 5.5.5 By April 1 of each year, the property owner shall provide a summary status report to the County on the status of capital project implementation activities within the NFCU Urban Service Area and if no new development has occurred within the previous 365 days prior to April 1, a notice shall be provided noting no new development.

## **Chapter 8 Mobility Element.**

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

### **GOAL MOB 1 TRANSPORTATION**

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

#### **OBJ MOB 1.1 Transportation System**

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

### **POLICIES**

**MOB 1.1.1 Level of Service (LOS) Standards.** Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for Strategic Intermodal System (SIS) facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.

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

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

**MOB 1.1.4 Maintenance and Reconstruction Priorities.** Escambia County will continue its practice of maintaining and/or reconstructing County roads on an “on-going” basis through implementation of the Capital Improvements Program (CIP) and the Concurrency Management System. The County will utilize CIE 1.2.2 together with any cost/benefit analysis, traffic analysis, and analysis of the physical condition of the various roadways within the County. Said analyses may be performed by Escambia County or others.

**MOB 1.1.5 Participation in Transportation Planning Organization.** Escambia County will participate in and cooperate with the preparation of the Florida Alabama Transportation Planning Organization's (TPO's) Cost Feasible Plan and will continue its active participation with the TPO to ensure that the TPO recommendations and activities are consistent with this Plan. In addition, the County will continue to encourage the TPO to request funding for the Florida Department of Transportation (FDOT) by the governor and the legislature.

**MOB 1.1.6 Future Transportation Corridors.** Escambia County will preserve future transportation corridors as identified in the current adopted TPO Long Range Plan.

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

**MOB 1.1.8 Commuter Assistance Programs.** Escambia County will support the TPO commuter assistance programs in order to reduce the number of vehicle miles traveled (VMT) per capita in the community and region. The County will use the TPO collected data to monitor VMT and will coordinate with FDOT regarding VMT as it relates to large developments.

**MOB 1.1.9 Cross-Access.** Escambia County will incorporate requirements for cross-access easements and connections for commercial sites in the LDC.

**MOB 1.1.10 Safe Routes to School, Enhancements, and Trails.** Pursuant to Florida Statutes, Escambia County, the Escambia County School Board, and the Community Traffic Safety Team will coordinate to prepare a "Transportation Alternative" master plan for each public school and then implement construction of improvements (e.g., sidewalks, shoulders) to encourage walking to school.

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

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

**MOB 1.1.13 Intelligent Transportation System.** Escambia County will cooperate with FDOT staff concerning studies now underway that address intelligent transportation system opportunities to improve system efficiency and enhance safety.

**MOB 1.1.14 Roadway Improvement Recommendations.** Escambia County will monitor and plan for transportation facilities to meet current and future demands. Escambia County will study roadway segments that are estimated to exceed the adopted LOS standard and recommend specific improvements to address deficiencies. These projects will be identified in the County's CIP. The County will develop and maintain a Transportation Level of Service plan which will provide for the monitoring of impacts to the transportation network and identify areas of concern and opportunities for improvement in partnership with the development community. This program will serve as the foundation of project review and evaluations, prioritizing roadway and transportation improvements as well as providing data for the LOS report and Transportation Level of Service Plan. Escambia County will continue to analyze and develop alternative mechanisms for funding roadway improvements and to shift the funding of development-related improvements from the County to the development source creating the impact.

The County will continue to work with the TPO to address long-range improvements identified in the Cost Feasible Plan and County Transportation Plan.

**MOB 1.1.15 Interregional and Intrastate Function Protection.** Escambia County will monitor and coordinate adopted LOS standards on arterial and collector roadways that parallel the State's Strategic Intermodal System (SIS) to protect the system's interregional and intrastate functions.

**MOB 1.1.16 Interstate Interchange Additions.** Escambia County will only promote the construction of additional interchanges on Interstate 10 and Interstate 110 if they protect the system's interregional and intrastate function.

**MOB 1.1.17 Interstate Crossing Additions.** Escambia County will work with the TPO to strengthen the local roadway network by providing additional north-south and east-west crossings of Interstate 10 and Interstate 110, thereby protecting the interregional and intrastate functions.

**MOB 1.1.18 Road Improvement Funding Partnerships.** Escambia County will pursue partnerships with FDOT, the Federal Highway Administration (FHWA), and private development entities to identify potential new revenue streams for roadway improvements and capacity enhancements at both the state and federal levels.

**MOB 1.1.19 Public-private Partnerships.** Escambia County will consider public-private partnerships (P-3s) as a valid mechanism to obtain transportation funding from additional sources.

#### **OBJ MOB 1.2 Transportation and Land Use**

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

#### **POLICIES**

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

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

#### **OBJ MOB 1.3 Coordinated Transportation Planning**

**Continually coordinate Escambia County's decision-making process with the plans and programs of TPO and FDOT.**

#### **POLICIES**

**MOB 1.3.1 TPO Participation.** Escambia County will participate and cooperate with the preparation of the TPO's Cost Feasible Plan. The County's participation will continue to be the provision of representation on the TPO and its several committees, paying its fair share of the cost to operate the TPO and assuring that projects required within Escambia County are included within the TPO and FDOT plans.

**MOB 1.3.2 Regional Priorities.** Escambia County will coordinate with the TPO and FDOT to ensure that regional priorities are included in County decision making.

**MOB 1.3.3 Interstate System Improvements.** In cooperation with the TPO and FDOT, Escambia County will support improvements to the federal interstate system located within the County. In addition the County will support the construction of a new roadway segment that links Interstate 10 with Interstate 65.

**MOB 1.3.4 Transportation Improvement Plans.** Escambia County will participate in and review the annual updates of the TPO five-year Transportation Improvement Plan and the FDOT five-year Work Program to ensure that the activities of the County and the transportation improvement plans of other agencies are consistent.

#### **OBJ MOB 1.4 Corridor Preservation**

**Provide for the protection of existing and future rights-of-way from encroachment by including appropriate regulations for standard right-of-way, setback regulations, density and intensity regulation, right-of-way, and scenic roadway designation within the provisions of the LDC.**

#### **POLICIES**

**MOB 1.4.1 Proposed Transportation Corridors.** Escambia County will make efforts to inform the public about the location of proposed transportation corridors. Such proposed transportation corridors are to be initially designated in this section, the adopted TPO's Cost Feasible Plan, the proposed or adopted County Capital Improvement Plan, or in any proposed or adopted Development of Regional Impact (DRI) or development plan. Transportation corridor protection regulations will be incorporated in the LDC.

The Beulah Expressway is designated as a proposed transportation corridor. Maps and descriptions of the proposed north/south corridor and the east/west connecting corridors are on file as Exhibits A and B to Ordinance 2007-02D.

#### **GOAL MOB 2 TRANSIT**

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

#### **OBJ MOB 2.1 Bus Fleet**

**Ensure safe and efficient operation of the bus fleet.**

#### **POLICIES**

**MOB 2.1.1 Fleet Replacement.** Escambia County Area Transit (ECAT) will replace the bus fleet at 10 years or 500,000 miles, as recommended by the Federal Transit Administration. The ECAT Map Series is attached herein to this Plan as Exhibit H.

**MOB 2.1.2 Preventative Maintenance.** ECAT will conduct preventative maintenance of the bus fleet according to the preventive maintenance plan.

## **OBJ MOB 2.2 Mass Transit and Growth Patterns**

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

### **POLICIES**

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

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

**MOB 2.2.3 LOS Standard.** ECAT will establish and maintain a mass transit LOS standard as measured by a 60-minute maximum period of wait throughout the current areas and hours of service.

**MOB 2.2.4 Transportation Development Plan.** ECAT will consider and/or implement recommendations contained within the current transportation development plan.

**MOB 2.2.5 Transportation Development Plan Implementation.** Upon completion of the TPO Transit Development Plan Update, Escambia County will amend the comprehensive plan to address (1) the establishment of land use and site design guidelines in public transit corridors, which will assure the accessibility of new development to public transit; (2) the establishment of numerical indicators against which the achievement of mobility goals can be measured; and (3) coordination with the Future Land Use element, which will encourage land uses that promote public transportation.

**MOB 2.2.6 Marketing Strategy.** ECAT will develop marketing strategies to maximize the advertisement program within fiscal constraints.

**MOB 2.2.7 User Fee/Fare Policy.** ECAT will develop a fare policy to provide for routing fare increases in order to ensure the transit riders pay a fair share of costs (user fee policy).

## **OBJ MOB 2.3 Annual Review of Transit System**

**Provide for an efficient and safe transit system for all users.**

## **POLICIES**

**MOB 2.3.1 Annual Operation Review.** ECAT will annually review the operation (i.e., bus routes, maintenance procedures, etc.) of the normal mass transit system and the paratransit system to identify and correct deficiencies of those operations.

**MOB 2.3.2 Annual Facilities Review.** ECAT will provide for the annual review and maintenance of all mass transit and paratransit facilities, with the exception of the bus fleet, to ensure that buildings and other related facilities are in proper working order and are supporting the continued efficiency of the operations.

### **OBJ MOB 2.4 Mass Transit ROW**

**Designate and protect future mass transit rights-of-way and corridors.**

## **POLICIES**

**MOB 2.4.1 Consistency Review.** ECAT will provide for the review of the future mass transit map prior to the issuance of any land use certificate to determine if development would conflict with any existing or future mass transit rights-of-way or corridors as approved by the BCC.

**MOB 2.4.2 Special Review Process.** ECAT will develop a special review and approval mechanism for any land use certificate that is found to be in conflict with existing or future mass transit rights-of-way or corridors approved by the BCC.

### **OBJ MOB 2.5 Handicapped Services**

**Provide service to the handicapped as required by U.S. Department of Transportation Regulation 49 CFR Part 27 and to other transportation disadvantaged persons.**

## **POLICIES**

**MOB 2.5.1 Paratransit System Support.** ECAT will contract or otherwise provide for the coordinated paratransit system to fulfill the federal requirements for transporting handicapped passengers and will contract or otherwise provide for the system to fulfill federal requirements for transporting handicapped passengers.

**MOB 2.5.2 Vehicle Rehabilitation.** ECAT will provide assistance to the coordinated system by rehabilitating vehicles or other similar programs that will support their efforts.

**MOB 2.5.3 Service Improvements.** In order to continually improve services, education and individual transit training for disabled passengers and volunteer

companions should be provided.

### **GOAL 3 PORTS**

**Escambia County will advocate and promote the economic viability of port operations in Escambia County consistent with the balanced utilization of transportation facilities, natural resources, and available waterfront land.**

#### **OBJ MOB 3.1 Port Facilities**

**Support the operation and expansion as necessary for port facilities through intergovernmental coordination and in a manner consistent with the goals, objectives, and policies in the Future Land Use, Coastal Management, and Conservation Elements of this plan.**

### **POLICIES**

**MOB 3.1.1 Coordinated Support.** Escambia County will support continued port operation and/or development coordination with appropriate agencies, both governmental and private, recognizing that port facilities in Escambia County are within the planning jurisdiction of the City of Pensacola.

**MOB 3.1.2 Consistency with Plan.** Escambia County will support the activities of port facilities to the extent consistent with the goals, objectives, and policies contained in the Future Land Use, Coastal Management, Conservation, and Mobility Elements.

**MOB 3.1.3 Industrial Land Use Designation.** Escambia County will consider port facilities in Escambia County to be water-dependent or water-related industrial land uses. Any such facilities located within the jurisdiction of Escambia County will be considered as industrial land uses on the FLUM.

**MOB 3.1.4 Port and Navigation Projects.** Escambia County will support projects, which serve to maintain or expand port operations or navigation to the extent that such projects meet all applicable permit requirements and standards, consistent with appropriate objectives and policies in the Future Land Use, Coastal Management, and Conservation Elements. The County will advocate for federal and state public works programs and projects that provide funding for such projects.

#### **OBJ MOB 3.2 Access to Port Facilities**

**Ensure that surface transportation access to port facilities is properly integrated with the traffic circulation portion of this element and with other modes of surface and water transportation.**

## **POLICIES**

**MOB 3.2.1 Public-Private Coordination.** Escambia County will coordinate with appropriate public and private sector agencies to provide adequate access to port facilities.

**MOB 3.2.2 Coordinated Intermodal Transportation.** Escambia County will encourage and support the balanced intermodal management of surface and water transportation through coordination of roadway, rail, and port facilities.

### **OBJ MOB 3.3 Coastal Conservation and Port Services**

**Promote balanced utilization of coastal areas and resources consistent with sound conservation principles and the need for the continued provision of port services.**

## **POLICIES**

**MOB 3.3.1 Resource Impact Mitigation.** Escambia County will coordinate with the City of Pensacola to ensure mitigation of adverse structural and nonstructural impacts upon adjacent natural resources consistent with applicable permit requirements.

**MOB 3.3.2 Qualified County Support.** Escambia County will advocate only those port maintenance and expansion projects that meet applicable permit requirements and environmental standards.

## **GOAL MOB 4 AVIATION FACILITIES**

**Escambia County will provide public aviation facility services sufficient to meet current and future economic development and passenger needs and protect naval aviation facilities.**

### **OBJ MOB 4.1 Airport Master Plan**

**Support the implementation activities set forth in the adopted airport master plan for the Pensacola International Airport as directed by the BCC.**

## **POLICIES**

**MOB 4.1.1 Coordinated Land Uses.** Escambia County will coordinate adjacent land uses with the City of Pensacola and the airport master plan to provide development patterns that are compatible with airport development.

**MOB 4.1.2 Permitting.** Escambia County will develop and implement permitting processes for Airport Obstruction Notification and Runway Protection Zones through coordination with the City of Pensacola and the Pensacola International Airport, as required by Chapter 333, Florida Statutes, as amended.

**MOB 4.1.3 Incompatible Development.** Escambia County will enforce adopted land development regulations that restrict the height, density and intensity of development in areas adjacent to the airport boundaries, runway protection zones, and clear zones to ensure that incompatible land uses will not be allowed to encroach on airport facilities and hinder airport activities.

**MOB 4.1.4 County Review.** Escambia County may review and comment on proposed airport development and/or expansion that may impact the County.

**MOB 4.1.5 Stormwater Management.** Escambia County will work with the City of Pensacola and Florida Department of Environmental Protection (FDEP) to ensure that adequate stormwater management techniques are provided for existing and future airport development.

## **OBJ MOB 4.2 Naval Aviation Facilities**

**Evaluate development proposals for property located within the established AIPD overlays of the existing Naval aviation facilities within Escambia County to ensure compatibility and to protect airfield facilities from encroachment of incompatible land uses. The Naval aviation facilities in Escambia County are of significant value to the County, and protecting these important economic resources requires the prevention of the development of airfield hazards and incompatible land uses.**

## **POLICIES**

**MOB 4.2.1 Airfield Influence Planning Districts.** To promote an orderly transition and the rational organization of land uses; protect the health, safety, and welfare of the public; and maintain the mission of the military facilities, Escambia County establishes AIPD overlays over and around each of the military aviation facilities within Escambia County.

The Navy will designate a representative from NAS Pensacola and from NAS Whiting Field to function as ex officio members of the Escambia County Development Review Committee (DRC) as a part of the regular DRC process.

**MOB 4.2.2 JLUS Amendment.** Needs of the Navy may be identified that require an amendment to the completed JLUS. When a determination is made that such an amendment is desirable, the Commanding Officer is encouraged to provide information concerning any community planning assistance grants that may be available to the County through the Department of Defense, Office of Economic Adjustment.

**MOB 4.2.3 Interlocal Agreement.** An interlocal agreement to determine the details of the coordination between the Navy and Escambia County will include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the Navy will appoint a Planning Board representative; the

length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.

**MOB 4.2.4 County-Navy Coordination.** Escambia County will coordinate with the Navy to effectively regulate land uses in areas covered by the AIPD overlays and the AICUZ to support the Navy's aviation mission while protecting the private property rights of the land owners.

**MOB 4.2.5 Compliance Monitoring.** Escambia County will monitor development in the AIPDs for compliance with the JLUS recommendations and AICUZ study requirements. Rezoning to a higher density will be discouraged. The compatibility requirements will be revised as the mission of the military facility changes or removed if the facility closes.

**MOB 4.2.6 Encroachment Control Planning.** Escambia County will utilize information provided by the Navy, such as the AICUZ Study Program Procedures and Guidelines (OPNAVINST 11010.36C) or approved successor and Aircraft Noise Survey, together with the recommendations of the JLUS when developing plans to control the encroachment of incompatible development in the vicinity of Naval Air Station Pensacola to ensure protection of each installation's aviation mission.

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

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

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

- reported by ECUA (or relevant potable water distributors).
- d. Number of units approved in preliminary and final subdivision plats.
  - e. Number of site plans for commercial projects approved.
  - f. Number of communication towers approved.
  - g. Number of variances and/or conditional use requests and approvals.
  - h. Number of rezoning requests/approvals.
  - i. Number of future land use amendments.

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

## **Chapter 9 Housing Element.**

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

### **GOAL HOU 1 PROVISION OF HOUSING**

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

#### **OBJ HOU 1.1 Housing Delivery Process**

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

### **POLICIES**

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

**HOU 1.1.2 Site Development Criteria.** The LDC will include site development criteria for all housing types, including affordable and special needs housing.

**HOU 1.1.3 Permitting Process.** The LDC will include an efficient and reasonable permitting process for residential development. This process will include the use of checklists and referrals to appropriate regulatory agencies.

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

**HOU 1.1.5 Mixed-use Development.** Escambia County will encourage mixed-use development, which places housing within close proximity to non-residential opportunities, such as retail and employment centers.

**HOU 1.1.6 Ownership Types.** Escambia County will recognize the need to provide a mix of ownership types, including for-sale and rental units, to meet the diverse needs of County residents.

**HOU 1.1.7 Housing Types.** Escambia County's Future Land Use Element and LDC will provide for a mix of housing types, including, but not limited to, single-family residential, multi-family residential, mobile and manufactured homes, live-work units, accessory dwellings, and other residential types that vary in density, size, cost and location.

## **OBJ HOU 1.2 Affordable Housing**

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

### **POLICIES**

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

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

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

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

## **OBJ HOU 1.3 Special Needs Housing**

**Ensure adequate housing opportunities are available in residential areas or areas of residential character to accommodate citizens with special needs.**

### **POLICIES**

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

**HOU 1.3.2 Compatible Zoning.** Escambia County will allow foster care facilities and group homes, housing six or fewer residents, in any residential zoning category. Group homes, housing seven or more residents, may be located in any medium density, high density or mixed-use category.

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

#### **OBJ HOU 1.4 Existing Neighborhoods and Redevelopment**

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

#### **OBJ HOU 1.5 Relocation Assistance**

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

#### **POLICIES**

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

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

#### **OBJ HOU 1.6 Housing Programs**

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

#### **POLICIES**

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

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

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

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

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

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

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

## **OBJ HOU 1.7 Data and Monitoring**

**Escambia County will continually monitor the success of its housing objectives and policies.**

## **POLICIES**

**HOU 1.7.1 Housing Inventory.** Escambia County will collect housing inventory data as required by state, federal, or other appropriate agencies.

**HOU 1.7.2 Special Needs Housing.** Escambia County will update inventories of providers of special needs housing (group and foster homes, facilities for the homeless, etc.) on an annual basis, including quantity and location.

**HOU 1.7.3 Annual Housing Review.** Escambia County will examine its housing needs and implementation activities annually so as to maintain up-to- date information on the housing delivery process program and the success of prior activities.

## **OBJ HOU 1.8 Energy Efficient Housing.**

**Escambia County will encourage energy efficiency in the design and construction of new residential housing.**

### **POLICIES**

**HOU 1.8.1 Energy Efficient Incentive Programs.** The County, will develop an incentive program to encourage residential construction that meets the energy efficiency criteria as governed by the Florida Building Code. The incentive program may include educational materials, expedited permitting, and/or public recognition.

**HOU 1.8.2 No Prohibition for Energy Conservation.** The County will not prohibit the use of energy-efficient or alternative-energy practices for residences, such as photovoltaic panels, passive solar orientation of buildings, or strategic placement of landscaping materials to reduce energy consumption.

## **Chapter 10 Infrastructure Element.**

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

### **GOAL INF 1 WASTEWATER**

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

#### **OBJ INF 1.1 Provision of Wastewater Service**

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

### **POLICIES**

**INF 1.1.1 Service Agreements.** Wastewater service will be provided at established levels of service within Escambia County consistent with the Interlocal Agreements between the County and the ECUA, the Escambia County Utilities Authority Act, Chapter 2001-324, Laws of Florida, and agreements with other wastewater providers.

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

**INF 1.1.3 Effluent Disposal.** Escambia County will cooperate with and assist appropriate regulatory agencies and central sewer systems to provide for additional techniques and methods for effluent disposal so as to improve the ability of ECUA (and other providers) to obtain the requisite permits for treatment upgrades and capacity expansions as they become necessary.

**INF 1.1.4 Required Septic Tank Retirement.** Escambia County will, in coordination with the Escambia County Health Department and wastewater service providers, require all onsite sewage treatment and disposal system (i.e.,

septic tank) users to connect to an available central sewer system within the times prescribed by Florida Statutes. Sewer availability will also be as defined in Florida Statutes.

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

**INF 1.1.6 Concurrency Management.** Escambia County will ensure the maintenance of LOS standards through the implementation of the County's Concurrency Management System and consistency with the Capital Improvements Element.

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

**INF 1.1.8 Facility Funding.** The construction, maintenance, and operation of facilities will be the responsibility of ECUA or other service providers and funded by user fees, special assessments, developer contributions, and state or federal grants or other means. Escambia County may consider additional funding mechanisms as appropriate.

**INF 1.1.9 LOS Monitoring.** Escambia County will monitor development to ensure that the LOS standards are maintained concurrent with development, consistent with the Capital Improvements Element.

**INF 1.1.10 LOS Evaluation and Revision.** Escambia County will develop a report evaluating the current LOS standard for wastewater service provision. This report will examine alternative LOS standards and establish a five-year plan to achieve and maintain a LOS that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report will be adopted as amendments to the plan. The LOS will be maintained before, during, and after the study period. The purpose of the proposed study is to evaluate and, if necessary, revise the current LOS standards for potable water and wastewater.

**INF 1.1.11 Required New Service Connection.** All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA

wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.

**INF 1.1.12 Sewer Feasibility Planning.** Within Escambia County's jurisdiction, for any development of more than fifty (50) residential lots, whether built or unbuilt, with more than one (1) onsite sewage treatment and disposal system (OSTDS) per one (1) acre, the County, in coordination with the Emerald Coast Utilities Authority (ECUA), shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon and must identify the name and location of the wastewater treatment facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next twenty (20) years, including expected future new construction and connections of OSTDS to sanitary sewer; and a timeline for the construction of the sanitary sewer system. The County, in coordination with ECUA, shall update its feasibility analysis as needed to account for future applicable developments. By September 30, 2026, the County, in coordination with ECUA, shall include in the Five-Year Schedule of Capital Improvements, with an annual update as necessary, a list of projects for providing sanitary sewer to the development(s), as applicable. The feasibility analysis prepared pursuant to this policy shall be incorporated by reference into the Infrastructure Element of the Escambia County Comprehensive Plan to ensure compliance with Section 163.3177(6)(c)3, Florida Statutes.

## **GOAL INF 2 SOLID WASTE**

**Escambia County will ensure the provision of environmentally safe and cost-effective solid waste collection and disposal concurrent with the demand for such services.**

### **OBJ INF 2.1 Provisions of Solid Waste Services**

**Ensure the safe and efficient provision of solid waste services through coordination with service providers, maximized use of existing landfill facilities, maintenance of appropriate levels of service, promotion of recycling and reuse, and protection of natural resources.**

## **POLICIES**

**INF 2.1.1 Facility Funding.** The construction, maintenance, and operation of solid waste facilities will be funded by user fees.

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

**INF 2.1.3 Perdido Landfill Expansion.** Escambia County will acquire property adjacent to the Perdido Landfill so as to accommodate the long-term expansion of the facility and provide solid waste disposal capacity for future generations.

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

**INF 2.1.5 Concurrency Management.** Escambia County will continuously monitor growth and development to ensure that the LOS standard is maintained

concurrent with development, consistent with the Capital Improvements Element. **INF 2.1.6 LOS Evaluation and Revision.** Escambia County will develop a report evaluating the current LOS standard for solid waste service provision. This report will examine alternative LOS standards and establish a five-year plan to achieve and maintain a LOS that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report will be adopted as amendments to the Escambia County Comprehensive Plan.

**INF 2.1.7 Recycling Program.** Escambia County will cooperate with ECUA, franchised haulers and other entities involved in the collection or generation of solid waste and recycling of waste products as well as in the continued development and implementation of a recycling program within the County. It is the goal of Escambia County to comply with the statewide goal of reducing the amount of recyclable solid waste disposed of in waste management facilities, landfills, or incineration facilities by at least 75 percent by 2020. Henceforth, Escambia County will continue its public education and information campaigns aimed at informing the general public and specific solid waste generators of the benefits of recycling and other techniques designed to improve the useful life of the municipal solid waste management facilities within the County.

### **GOAL INF 3 STORMWATER MANAGEMENT**

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

#### **OBJ INF 3.1 Provision of Stormwater Management**

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

#### **POLICIES**

**INF 3.1.1 Existing Deficiencies.** Escambia County will issue development permits for projects that meet the design and performance criteria for correcting existing deficiencies as defined by the LDC.

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

**INF 3.1.3 Maintenance and Inspection.** Escambia County will continue its periodic inspection and maintenance program of stormwater control structures to ensure the proper functioning of such structures.

**INF 3.1.4 Stormwater Management Enforcement.** Escambia County will continue enforcement of its stormwater management ordinance, consistent with the Capital Improvements Element and in cooperation with the municipalities and regulatory agencies, pursuant to the detailed guidance provided by Escambia County's stormwater management plan.

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

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

**INF 3.1.7 Level of Service (LOS) Standards.** Stormwater management LOS will be monitored through the provisions in the LDC design standards.

**INF 3.1.8 Natural Drainage Features.** Existing functioning drainage features will be utilized whenever sufficient capacity is available within such features. Utilization of natural drainage features will be required when such use does not impact sensitive natural resources. The LDC will include land use regulations that require site-specific development plans to protect natural drainage features and incorporate such features into the site planning and development process.

**INF 3.1.9 Untreated Stormwater.** Channeling untreated run-off directly into receiving waters will be prohibited. Thus, no new "direct" discharge of untreated stormwater will be permitted. Note: For the purposes of this plan, adequate vegetative filtration of sheet flow from pervious surfaces may be considered treatment.

#### **GOAL INF 4 POTABLE WATER**

**Escambia County will ensure the provision of environmentally safe and efficient potable water procurement, treatment, and distribution concurrent with the demand for such services.**

##### **OBJ INF 4.1 Provision of Potable Water Service**

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

##### **POLICIES**

**INF 4.1.1 Service Agreements.** Potable water service will be provided at established levels of service within Escambia County consistent with the Interlocal Agreement between the County and ECUA, the Escambia County Utilities Authority Act, and franchise agreements between Escambia County and other water service providers that were in operation on August 1, 1981.

**INF 4.1.2 Cooperation with Service Providers.** Escambia County will cooperate with the various water service providers to provide for the timely and efficient provision of potable water facilities or to correct facility deficiencies.

**INF 4.1.3 Existing Facility Utilization.** The LDC will contain provisions,

regulations, and incentives to encourage new development to utilize existing potable water facilities and systems to serve the needs of the development.

**INF 4.1.4 Concurrency Management.** Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.

**INF 4.1.5 Facility Funding.** All costs for potable water facilities will be the responsibility of the service providers and will be funded by user fees, special assessments, developer contributions, and state or federal grants or other means. Escambia County may consider additional funding mechanisms as appropriate.

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

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

**INF 4.1.8 LOS Compliance Agreements.** Escambia County will implement the Interlocal Agreement between Escambia County and the ECUA and will execute agreements with the other entities providing water service in the unincorporated areas of Escambia County to establish procedures for assurance of compliance with LOS standards.

**INF 4.1.9 LOS Evaluation and Revision.** Escambia County will develop a report evaluating the current LOS standard for potable water service provision. This report will examine alternative LOS standards and establish a five-year plan to achieve and maintain a LOS that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report will be adopted as amendments to the Plan.

**INF 4.1.10 Conservation and Monitoring.** Escambia County will promote conservation of potable water resources and periodically monitor per-capita water consumption to confirm decreases over the planning time frame.

**INF 4.1.11 Mandated Conservation Measures.** Escambia County will require compliance with all state and federal mandated water conservation measures.

**INF 4.1.12 Area of Water Resource Concern.** An area of water resources concern may be established by the Northwest Florida Water Management District (NFWFMD) to protect the areas water resources from depletion, salt water

intrusion, or contamination or from any other activity that may substantially affect the quality or quantity of the area's water resources. Within such area, the NFWFMD may establish lower permit thresholds, maximum and minimum levels, and stipulate any limiting conditions as necessary to monitor, manage, and control the use of water. Escambia County will cooperate with the NFWFMD in its enforcement of regulations if an area of water resources concern is established within Escambia County.

**INF 4.1.13 Additional Conservation Opportunities.** Escambia County will implement water conservation measures for County owned and operated facilities. These measures may include, but not be limited to, the use of reclaimed water for irrigation and the use of drought tolerant landscaping. In addition, the County will explore opportunities for establishing and coordinating water conservation programs with local potable water providers.

## **GOAL INF 5 AQUIFER RECHARGE PROTECTION**

**Escambia County will protect and provide for the rainfall recharge of the sand and gravel aquifer, the principal source of the County's potable water.**

### **OBJ INF 5.1 Aquifer Protection**

**Utilize LDC provisions, state funding, aquifer modeling, and other tools and resources to safeguard the long-term integrity of the sand and gravel aquifer.**

## **POLICIES**

In compliance with Florida Statutes and local regulations the following will be addressed through state required and local permits: groundwater recharge protection, abandoned wells, and wellhead protection.

## **Chapter 11 Coastal Management Element.**

The purpose of the Coastal Management Element is to address both the natural hazards and the natural resources particular to Escambia County as a coastal county. The element establishes the necessary protection from hazards, including limiting public expenditures that subsidize development in areas subject to natural disasters. Additionally, the element ensures an orderly and balanced utilization of coastal zone resources that conserves and restores their quality.

### **GOAL COA 1 HAZARD MITIGATION**

**Escambia County will reduce the exposure of people and property to natural hazards and limit public expenditures and provide resiliency benefits in coastal areas subject to destruction by natural disaster.**

#### **OBJ COA 1.1 General Hazard Mitigation**

**Reduce the exposure of people and property to natural hazards.**

#### **POLICIES**

**COA 1.1.1 Building Code.** Escambia County will, through adoption of the Florida Building Code, regulate the construction, alteration, use, maintenance and other aspects of buildings and structures to minimize the exposure to wind, flood, fire and other hazards.

**COA 1.1.2 Flood Hazard Maps.** Escambia County will, through LDC provisions and adoption of the County Flood Insurance Study with accompanying Flood Insurance Rate Maps (FIRM), regulate land use and development within areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA).

**COA 1.1.3 Flood Elevation.** Escambia County will, as supported by federal emergency management regulations (Title 44, Code of Federal Regulations (CFR) 60.1) and the County's experience of significant flood hazard events, require additional height above the base flood elevation to more effectively reduce the exposure of people and property to losses from flood hazards.

**COA 1.1.4 Beach and Dune Systems.** The County will protect and enhance the primary dune system.

**COA 1.1.5 Stormwater Management.** Escambia County will, through LDC provisions and periodic drainage basin studies, improve existing public stormwater management systems and assure the provision of adequate drainage facilities concurrent with the demand for such facilities to reduce the exposure of people and property to flood hazards.

(Ord. No 2025-17)

COA 1.1.6 **Wastewater Systems.** Escambia County will, through LDC provisions and coordination with sanitary sewer providers, expand environmentally safe and efficient wastewater collection, treatment and disposal systems, especially in developed areas where elimination of septic tanks may improve public health and safety through reduced contamination of surface water and groundwater resources.

COA 1.1.7 **Future Land Use and Zoning.** Escambia County will, through FLU categories, zoning districts, and LDC provisions, regulate land use and development to reduce the exposure of people and property to natural hazards.

COA 1.1.8 **Mitigation Strategy.** Escambia County will, particularly through the Local Mitigation Strategy (LMS), coordinate with other local and regional governing and regulating authorities, private and civic organizations, and others with interest in mitigation strategies and initiatives, to reduce the exposure of people and property to natural hazards.

COA 1.1.9 **Emergency Management.** Escambia County will update and implement its Comprehensive Emergency Management Plan, utilizing best available information and data, including recommendations and guidance provided in the Northwest Florida Hurricane Study (U.S. Army Corps of Engineers), the Escambia County Hurricane Evacuation Clearance Time Model, subsequent revisions to these, and other appropriate sources as they become available.

COA 1.1.10 **Report Recommendations.** Escambia County will incorporate recommendations from various interagency hazard mitigation reports, as practical.

## **OBJ COA 1.2 Coastal High-Hazard Area**

**Direct population concentrations away from coastal high-hazard areas, limiting development within those areas and any public expenditure that subsidizes development there.**

## **POLICIES**

COA 1.2.1 **Establishment and Adoption.** The Coastal High-Hazard Area (CHHA) of Escambia County will be established as “the area below the elevation of the Category 1 Storm Surge Line as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model.” Escambia County adopted the CHHA Map as the delineation of the CHHA and will use the most current SLOSH model to maintain the map. The CHHA Map is attached herein to this Plan as Exhibit J.

COA 1.2.2 **Expenditure Limits.** Public expenditures within the CHHA will be

limited to the provision or support of recreation uses (i.e., parks), improvements required to increase public beach access, resiliency and adaptation projects, erosion control devices and infrastructure necessary to correct pre-existing deficiencies.

**COA 1.2.3 Facilities Criteria.** Escambia County will not place new public facilities within the CHHA unless the following criteria are met:

- a. The facility is necessary to protect human lives or preserve important natural resources; and
- b. The service provided by the facility cannot be provided at another location outside the CHHA; and
- c. The facility is designed to provide the minimum capacity necessary to meet LOS standards for its service area and its sizing is consistent with the densities and intensities reflected on the FLUM.
- d. The facility design should include flood risk mitigation standards, including the potential risk of flooding from projected future sea level rise.

**COA 1.2.4 Infrastructure Inventory.** Escambia County will maintain an inventory of infrastructure located within the CHHA.

**COA 1.2.5 Prohibited Uses.** Escambia County will, through LDC provisions, prohibit the location of new group homes, nursing homes, or other uses that have special evacuation requirements in the CHHA.

**COA 1.2.6 Mobile Home Development.** The Escambia County will, through LDC provisions, not allow new mobile home developments within the CHHA.

**COA 1.2.7 Post-disaster Assessment.** Escambia County staff will, as part of the post-disaster review of a hurricane or other major storm event, reassess the current and future populations within the CHHA and provide recommendations to the BCC, as needed, within 12 months of the storm event.

### **OBJ COA 1.3 Population Evacuation**

**Maintain the capability to promptly and safely evacuate people from hazard prone areas in the event of an impending hurricane or other natural disaster.**

### **POLICIES**

**COA 1.3.1 Evacuation Zones.** Escambia County will establish and maintain hurricane evacuation zones based on storm intensity categories.

**COA 1.3.2 Infrastructure Improvements.** Escambia County will, by ordinance, provide for funding sources for infrastructure improvements necessary to meet hurricane evacuation standards including, but not limited to, the creation of tax

increment financing districts. Following the adoption of any such ordinance, the Five-Year Schedule of Capital Improvements will be amended to identify the tax increment, or other financing funds allocated and available for each infrastructure improvement. The identification and availability of such funding will be a prerequisite to approval of any development that requires an increase or expansion of infrastructure.

**COA 1.3.3 Roadway Clearance Times.** Escambia County will maintain a 12-hour roadway clearance time for hurricane evacuation to the nearest shelter that is reasonably expected to accommodate existing residents, a percentage of tourists, and any new residents that are expected from development approvals or potential future land use amendments that increase density. Time to the nearest shelter with adequate capacity will be assessed based upon a Category 5 storm event as measured on the Saffir-Simpson scale.

**COA 1.3.4 Transportation Planning.** Escambia County will support critical roadway segment improvements through participation with the Florida-Alabama Transportation Planning Organization (TPO) and interaction with the Florida Department of Transportation (FDOT) to further reduce hurricane evacuation times. The Evacuation Routes/Evacuation Zones Map is attached herein to this Plan as Exhibit K.

**COA 1.3.5 Special Needs Evacuees.** Escambia County will implement the evacuation procedures for special needs evacuees as outlined in the Comprehensive Emergency Management Plan. The Division of Emergency Management will maintain a voluntary register of people who need assistance during an evacuation as required by Florida Statutes. The Division of Emergency Management will ensure that an annually updated list of special needs shelters is available and maintained at the Emergency Operations Center.

**COA 1.3.6 Interstate Highway Improvements.** Escambia County will support improvements to the Interstate Highway System serving northwest Florida. Specifically, the County will support and encourage the construction of a new segment of interstate connecting I-10 and I-65; however, the County's support is contingent upon the location of the connecting segment being within or in close proximity to Escambia County so as to provide improved hurricane evacuation times from the County's coastal areas.

**COA 1.3.7 Coordination with Alabama.** Escambia County will continue yearly intergovernmental coordination efforts with State of Alabama officials regarding hurricane evacuation.

**COA 1.3.8 Development Impact Analysis.** The Comprehensive Plan Implementation Annual Report will include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the LPA, will address any deficiencies identified in the report and

take corrective measures as necessary. The report and recommendations will consider the actual development that has occurred during the evaluation period (preceding 12 months) as well as the projected development anticipated to be approved during the succeeding evaluation period. The needed corrective actions by the BCC will maintain or reduce the County's adopted roadway clearance time.

**COA 1.3.9 Development Orders.** All development order applications that propose 50 or more dwelling and/or lodging units (on a one-time or cumulative basis) within the CHHA will be evaluated for impact to roadway evacuation times to shelter. Additionally, through LDC provisions, the County may require such evaluation of other developments based on the number and location of new units proposed. Escambia County will not issue a development order for a project if it is determined that the proposed development would cause the adopted roadway evacuation time for hurricane evacuation to shelter to be exceeded. Hurricane evacuation times will be evaluated based on all existing and vested development in the County, including individual building permits for buildings that are not part of a larger development plan approval.

**COA 1.3.10 Notifications.** Escambia County will notify households of their need to evacuate at various threat levels. Hotels, motels and other similar facilities will conspicuously post the need for evacuation, evacuation routes and shelter locations.

**COA 1.3.11 Roadway Lane Changes.** Escambia County will allow reverse laning on multi-lane roadways and evacuation routes during evacuation events in cooperation with public safety officials (Florida Highway Patrol, Escambia County Sheriff's Office, Gulf Breeze and Pensacola Police Departments, etc.).

**COA 1.3.12 Shelter Locations.** The Escambia County Division of Emergency Management will identify appropriate shelter locations for evacuees. The Division of Emergency Management will work with the Escambia County School District, the University of West Florida, Pensacola State College, and the Northwest Florida Chapter of the American Red Cross (ARC) to identify additional shelter capacity, based on ARC 4496 structural criteria, through mitigation projects and the incorporation of enhanced hurricane protection areas into new construction projects. The County may establish a County-wide fee to pay for hurricane evacuation shelters and other necessary mitigation measures, operational capabilities, and infrastructure necessary to maintain the adopted hurricane evacuation LOS.

**COA 1.3.13 Adopted Routes.** Escambia County's Hurricane Evacuation Route Map identifies the adopted hurricane evacuation routes.

**COA 1.3.14 Roadway Improvements.** Escambia County will promote, to the greatest extent possible, roadway improvements identified by state and local transportation organizations as critical to hurricane evacuation.

## **OBJ COA 1.4 Redevelopment**

**Reduce or eliminate unsafe conditions and inappropriate land use through post-disaster redevelopment and as other opportunities occur.**

### **POLICIES**

COA 1.4.1 **National Flood Insurance.** Escambia County will participate in the National Flood Insurance Program (NFIP) in conformance with Public Law 93-288.

COA 1.4.2 **Post-Disaster Redevelopment Plan.** Escambia County will implement the Post Disaster Redevelopment Plan whose purpose is to reduce or eliminate the exposure of human life and public and private properties to natural hazards. Additionally, the plan distinguishes between immediate repair and cleanup actions needed to protect public health and safety and long-term repair and redevelopment activities. To assist with the implementation of this policy, the County will maintain an inventory of areas that have experienced repeated damage from coastal storms. The County will use the inventory in guiding and directing redevelopment activities, including those activities associated with repairing or relocating infrastructure including future flood risk from sea level rise.

COA 1.4.3 **Priority Recovery Actions.** Escambia County will give permitting priority to immediate recovery actions needed to protect public health and safety following hurricane storm events or natural disasters. Such priority actions will include, but not be limited to, debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property; and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long-term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

COA 1.4.4 **Structure Damage Criteria.** The Post Disaster Redevelopment Plan will be re-evaluated within one (1) year of a disaster or a minimum of every five (5) years if no disasters occur. The Post Disaster Redevelopment Plan will provide a process and criteria for the relocation, removal or modification of damaged structures. The criteria will include, but not be limited to:

- a. Compliance with NFIP minimum elevation and construction standards;
- b. Conformance with coastal construction standards pursuant to Florida Statutes;
- c. Hazard mitigation sufficiency;
- d. Extent of damage;
- e. The impact the removal or modification of the structure would have on:

1. Important natural resources;
  2. Infrastructure;
  3. The need to protect lives and property;
  4. Financial feasibility; and
- f. Consistency with the requests, recommendations or permits issued by state or federal regulatory agencies.

**COA 1.4.5 Public Safety Recommendations.** The Escambia County Public Safety Official will make recommendations to the BCC, as needed, regarding Comprehensive Plan and LDC amendments to insure consistency with the Comprehensive Emergency Management Plan and applicable inter-agency hazard mitigation reports.

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

**COA 1.4.7 Local Mitigation Strategy.** Escambia County will maintain and update the adopted LMS (approved by FEMA in 2004) at five-year intervals. The Planning Official will ensure LMS coordination among the County's Emergency Management, the Emergency Medical Services, 911 Communication, Fire Services, law enforcement agencies, ARC, civic groups, other local, state, and regional agencies and Escambia County planning staff to predict and assign future responsibilities for pre-disaster planning, response, recovery, and mitigation activities.

## **OBJ COA 1.5 Levels of Service**

**Ensure that satisfactory LOS standards, consistent with Escambia County Concurrency Management System, are maintained within the coastal area.**

## **POLICIES**

**COA.1.5.1 Concurrency Management.** Escambia County will ensure that required infrastructure is available to serve proposed development or redevelopment in the coastal areas by implementing the concurrency management system described in the Concurrency Management System Element and implemented through the Infrastructure, Mobility and Capital Improvement Elements.

**COA 1.5.2 Evacuation Requirements.** All proposed development or

redevelopment within the coastal area will be consistent with safe evacuation requirements established by this plan and the Escambia County LDC.

## **GOAL COA 2 COASTAL RESOURCE PROTECTION**

**Escambia County will maintain, restore, and enhance the overall quality of the coastal environment, utilizing and preserving all coastal resources consistent with sound conservation principles, including restricting development activities.**

### **OBJ COA 2.1 General Coastal Resource Protection**

**Protect, conserve, and enhance coastal ecosystems, environmentally sensitive areas, water resources, living marine resources, remaining coastal barriers, wildlife habitats and other natural coastal resources.**

## **POLICIES**

**COA 2.1.1 Consistency with Plan.** In addition to the provisions of the Coastal Management Element, the coastal ecosystems, environmentally sensitive areas, water resources, living marine resources, remaining coastal barriers, wildlife habitats, and other natural coastal resources of Escambia County will be protected, conserved and enhanced consistent with the goals, objectives and policies of the Conservation Element of this plan.

**COA 2.1.2 Resource Monitoring.** Escambia County staff will monitor the resources referenced in Objective COA 2.1 and provide recommendations to the BCC regarding their protection, conservation, and enhancement. Monitoring data and recommendations will include at least:

- a. Changes in the total acreage of coastal wetlands and the extent of coastal wetland communities;
- b. Changes in the volume of the commercial fish catch and the amount of fish and shellfish annually landed;
- c. Changes in acreage of protected land on barrier islands; and
- d. Changes in acreage of coastal lands held for conservation and recreation use.

**COA 2.1.3 Development Impact Limits.** Escambia County will, through LDC provisions and other measures, limit the specific and cumulative impacts of development or redevelopment upon the resources referenced in Objective COA 2.1.

**COA 2.14 Interlocal Agreements.** Escambia County will protect estuaries within the jurisdiction of the County and other local governments through Interlocal Agreements with the City of Pensacola, the City of Gulf Breeze, and Santa Rosa County. The agreements will establish procedures whereby each

government will be afforded the opportunity to review development proposals that affect Escambia Bay, Santa Rosa Sound, East Bay or other water bodies deemed appropriate. The agreements will ensure that adequate sites for water dependent uses are made available, estuarine pollution is prevented, surface water runoff is controlled, living marine resources are protected, exposure to natural hazards is reduced and public access to the shorelines is maintained.

## **OBJ COA 2.2 Shoreline Use Protection**

**Preserve adequate shoreline for public access and recreational and commercial water-dependent and water-related uses.**

### **POLICIES**

**COA 2.2.1 Structure Setbacks.** Escambia County will require natural shorelines wherever possible. Development will be required to provide adequate setbacks for construction activities as required by LDC.

**COA 2.2.2 Shoreline Siting Priorities.** Escambia County will, through zoning districts and LDC provisions, regulate shoreline land uses. Additionally, the uses will be limited to the following, listed in descending order of priority:

- a. Conservation or recreation;
- b. Water-dependent commercial/industrial;
- c. Residential;
- d. Water-related commercial/industrial.

**COA 2.2.3 Waterfront Use Priorities.** Escambia County will, through zoning districts and LDC provisions, regulate the siting of water-dependent and water-related commercial/industrial uses.

**COA 2.2.4 Marina Siting Regulations.** Escambia County will, through LDC provisions, regulate the development of marinas and provide incentives to exceed minimum standards, to resist the impacts of natural disasters and minimize impacts to submerged aquatic vegetation and water quality.

**COA 2.2.5 Public Access.** Escambia County will enforce the public access requirements of the Coastal Zone Protection Act of 1985 and will include such requirements within the LDC.

**COA 2.2.6 County-Owned Sites.** Escambia County will maintain County-owned shoreline or open space access sites and provide adequate parking facilities for each site.

**COA 2.2.7 Federal and State Assistance.** Escambia County will seek all available federal and state financial assistance to increase public access to the shoreline. Escambia County will continue to seek opportunities to enhance the public access to water or waterways.

**COA 2.2.8 Public Access Inventory.** Escambia County will maintain and update on a two-year cycle an inventory of public beach access facilities, including those in the coastal area, and periodically survey conditions at those sites.

**COA 2.2.9 Publicly-Maintained Shoreline.** Escambia County will provide public access to shoreline nourished at public expense. This access will be provided at one-half mile intervals or less, as practical.

### **OBJ COA 2.3 Beach and Dune Protection**

**Protect beaches and dunes and restore degraded beach and dune systems.**

#### **POLICIES**

**COA 2.3.1 Dune Protection and Enhancement.** Escambia County will protect and enhance the primary dune and other dune systems as appropriate. The County will seek funding for dune enhancement projects through the LMS. Dune enhancement projects may include the planting of native salt-tolerant vegetation, installation of sand fences, beach/dune nourishment, and other similar activities that assure the existence, integrity, and function of dunes.

**COA 2.3.2 Shoreline Protection Zones.** Escambia County will establish shoreline protection zones and preserve beaches, dunes, and other shoreline resources. For all gulf-front properties, the protection zone will commence at the mean high water line and run landward to the 1975 Coastal Construction Control Line (CCCL). The County will regulate within the zone by requiring a landward setback greater than or equal to the 1975 CCCL boundary for major structures, minor structures, and uninhabitable major structures.

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

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

**COA 2.3.4 Beach Hardening Restrictions.** No hardening (seawalls, break waters, revetments, etc.) of gulf beaches will be allowed unless such hardening has been determined to have an overriding public purpose. Such determination, by necessity, will be made cooperatively between all regulatory agencies having authority over the gulf beaches.

COA 2.3.5 **State and Federal Funds.** Through the LMS, Escambia County will jointly seek state or federal funding, for the development and establishment of a "Dune Restoration and Protection Program" that will be applicable to all County-owned shoreline areas.

COA 2.3.6 **Conservation and Recreation Future Land Use.** Escambia County will implement provisions applicable to the designated Recreation (REC) and Conservation (CON) future land use areas on Santa Rosa Island and Perdido Key that provide for public use and recreation while maintaining the important natural features, functions, and habitats of the areas. The provisions will minimize the impacts of development on sensitive natural systems and will include:

- a. Prevention of motor vehicle traffic on beaches and dune areas, excluding publicly authorized vehicles;
- b. Prevention of destruction of native vegetation from beach pedestrian traffic by providing boardwalks and dune walkover structures;
- c. Improvement of parking at high-use beach sites;
- d. Placement of secure bicycle racks at beach sites to encourage bicycle transportation;
- e. The preparation and implementation of techniques needed to protect established or identified nesting bird colonies, including restrictions on public access to such nesting areas; and
- f. Limitations on public access or the provision of alternate routes in environmentally sensitive beach dune areas (i.e., dunes undergoing restabilization).

### **Goal COA 3 COASTAL RESILENCY AND PERILS OF FLOOD**

**Escambia County shall plan for, and adapt to, the perils of flood associated with the potential impacts of sea level rise and promote the reduction of flood risk resulting from high-tide events, storm surges, flash floods, stormwater runoff, and intensifying sea level rise, in coastal and inland areas, through development and redevelopment principles to become more resilient and eliminate inappropriate and unsafe development in coastal areas as opportunities arise.**

#### **OBJ COA 3.1 Flood Mitigation, Sea Level Rise Adaptation, and Resiliency Planning**

**Escambia County shall include planning efforts, development and redevelopment strategies, and engineering solutions to reduce flood risk throughout the County, including potential impacts from sea level rise.**

### **POLICIES**

COA 3.1.1 **Federal Rainfall and Sea Level Rise Projections.** Escambia County shall continue to use projections developed by the federal government regarding rainfall and sea level rise to plan and develop strategies that reduce flood risk to development in Escambia County.

**COA 3.1.2 Collaboration with Local and Regional Partners.** Escambia County shall collaborate with local, state, and regional partners to exchange climate and sea level rise data, plans, projects, programs and solutions to address future vulnerability to flood vulnerability and risk and to secure funding for resiliency and adaptation projects.

**COA 3.1.3: Planning for Sea Level Rise.** By 2025, Escambia County will include potential sea level rise projections in planning for development and redevelopment projects.

**COA 3.1.4 Resilient Public Infrastructure, Facilities, and Utilities Planning.** Escambia County shall regularly assess, and plan flood-resistant public infrastructure, facilities, and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise.

**COA 3.16 Enhancement of Drainage Infrastructure.** support the operation, management, and enhancement of drainage infrastructure to manage floods consistent with the precipitation and sea level rise projections

**OBJ COA 3.2 Resilient Development and Redevelopment.**

**Escambia County shall address risk of future floods and sea level rise through development and redevelopment best practices and, strategies, and engineering techniques including, where possible, eliminate inappropriate and unsafe development in the coastal zone to reduce losses due to flooding and claims made under flood insurance policies.**

## **POLICIES**

**COA 3.2.1 Development and Redevelopment.** As opportunities arise, Escambia County encourages the use of best practices, development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

**COA 3.2.2 Development and Redevelopment Compliance.** Escambia County shall ensure development and redevelopment projects are designed to ensure adequate surface water management that provides for water quality and flood protection, by ensuring compliance with the provisions of various plans and codes including, but not limited to the following:

1. Escambia County Comprehensive Plan and associated maps;
2. Escambia County Land Development Code;
3. Escambia County Code of Ordinances;
4. Florida Building Code;
5. Federal Emergency Management Agency flood elevation maps and standards.

**POLICY COA 3.2.3 Enhancement of Drainage Infrastructure.** Escambia County shall support the operation, management, and enhancement of drainage infrastructure to manage floods consistent with the precipitation and sea level rise projections.

**POLICY COA 3.2.4 Public Infrastructure Improvements.** Escambia County shall consider the potential impacts of floods when planning public infrastructure

improvements. All County owned and financed coastal development using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S and Rule 62S-7, F.A.C. (Ord. No. 2025-17;§ 1,5-01-25)

## **Chapter 12 Conservation Element.**

The purpose of the Conservation Element is to ensure the protection of Escambia County's natural resources. The conservation and appropriate use of these resources is critical to maintaining a high quality of life for County residents and ensuring sustainable economic growth. The goals, objectives, and policies of this element are intended to guide the management of air, water, soil, mineral, vegetative, wildlife, and other natural resources in the fulfillment of this purpose without County duplication of federal and state requirements.

### **GOAL CON 1 RESOURCE MANAGEMENT**

**Escambia County will conserve, protect, and appropriately use all natural resources.**

#### **OBJ CON 1.1 General Resource Management**

**Effectively manage the natural resources of Escambia County through sound conservation principles.**

#### **POLICIES**

**CON 1.1.1 Environmentally Sensitive Lands.** Escambia County will inventory the County's environmentally sensitive lands, as defined in Chapter 3, Definitions. The Escambia County Wetlands Map and the Escambia County Special Flood Hazard Areas Map are attached to this Plan as Exhibits L and M, respectively.

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

**CON 1.1.3 Resource Status Indicators.** Escambia County will utilize surveys, sampling, and other available data sources to assess indicators of natural resource gains or losses.

**CON 1.1.4 Species Diversity.** Escambia County will maintain and enhance plant and animal species diversity and distribution within the County.

**CON 1.1.5 Natural Reservation Protection.** Escambia County will protect existing natural reservations, as identified in the Recreation and Open Space Element, or as may additionally be created by action of the federal, state, or County government.

CON 1.1.6 **Habitat Protection.** Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.

CON 1.1.7 **Public Land Acquisition.** Escambia County will seek to acquire additional areas for habitat protection and connected greenways

CON 1.1.8 **Public Land Restoration and Enhancement.** Escambia County will continually work to restore and/or enhance degraded natural areas within publicly owned lands. Restoration or enhancement may include such activities as removal of nonnative vegetation, reforestation, shoreline or dune restoration, or restoration of natural hydrology.

### **OBJ CON 1.2 Air Resources**

**Maintain or improve ambient air quality to protect public health and the environment.**

#### **POLICIES**

CON 1.2.1 **State and Federal Regulation.** Escambia County will require any development with emissions that may degrade air quality to comply with all applicable federal and state regulations regarding emission control.

### **OBJ CON 1.3 Surface Water Resources**

**Protect and improve the quality, biological health, and natural function of all surface water systems to preserve their ecological and aesthetic values.**

#### **POLICIES**

CON 1.3.1 **Stormwater Management.** Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.

CON 1.3.2 **Agriculture Management Practices.** To minimize the potential for discharge of contaminants into water bodies Escambia County will coordinate with the Natural Resource Conservation Service (NRCS), or other agencies as deemed acceptable, to encourage Best Management Practices (BMPs) for agricultural land uses.

CON 1.3.3 **Monitoring and Recommendations.** Escambia County will utilize FDEP's annual water quality assessment and other sources to monitor surface

water systems. Water quality ratings will be monitored for the Escambia River, Pensacola Bay, Perdido Bay, and Perdido River basins and other locations as appropriate.

**CON 1.3.4 Studies and Programs.** Escambia County will support existing studies and programs, and the funding of future studies and programs that will determine water quality conditions, sediment conditions, sources of contamination, and necessary actions to improve conditions of surface water systems and their suitability for aquatic life. The County will support actions necessary to improve and protect surface water systems.

**CON 1.3.5 Cooperative Cleanup Efforts.** Escambia County will cooperate with federal, state, and local agencies in their efforts to clean up water bodies within and adjoining the County that have shown a documented decline in water quality and decreased suitability for indigenous aquatic life. Such cooperation will include, but not be limited to, sharing of information and coordination with adjacent jurisdictions on applications for funding of cleanup and enhancement efforts in these areas.

**CON 1.3.6 Wetland Development Provisions.** Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:

a. With the exception of water-dependent uses, commercial and industrial land uses will not be located in wetlands that have a high degree of hydrological or biological significance, including the following types of wetlands:

1. Wetlands that are contiguous to Class II or Outstanding Florida Waters;
2. Wetlands located in the FEMA Special Flood Hazard Areas;
3. Wetlands that have a high degree of biodiversity (three or more focal species) or habitat value based on maps prepared by the FFWCC or Florida Natural Areas Inventory (see attached maps adopted as part of the comprehensive plan), unless a site survey demonstrates that there are no listed plant or animal species on the site. The Escambia County Biodiversity Hot Spots Map and the Escambia County Critical Habitat Map are attached to this Plan as Exhibits O and P, respectively.

#### **OBJ CON 1.4 Groundwater Resources**

**Protect and conserve the quality and quantity of groundwater resources to ensure public health and safety as well as adequate potable water supplies.**

## **POLICIES**

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

CON 1.4.2 **County Facilities Procedures.** Escambia County will establish and implement standard operating procedures at all County-operated facilities that use, store, or dispose of materials that have the potential to contaminate groundwater if improperly handled.

CON 1.4.3 **Coordinated Water Supply Protection.** Escambia County will coordinate with the ECUA and other water suppliers, the City of Pensacola, NFWFMD, and the FDEP when implementing policies related to the protection of potable water resources.

CON 1.4.4 **Emergency Water Conservation.** In cooperation with NFWFMD, Escambia County will implement any emergency water conservation plans necessary to protect the sand and gravel aquifer during periods of insufficient recharge.

## **OBJ CON 1.5 Soil and Mineral Resources**

**Regulate the extraction of soil and mineral resources and other land disturbance activities to ensure that uses and activities are compatible with site conditions and to prevent adverse impacts to the quality of other resources, land uses, or activities.**

## **POLICIES**

CON 1.5.1 **Erosion Control.** Escambia County will, through LDC provisions, address the use of appropriate erosion control measures during all construction and other land disturbance activities to minimize off-site migration of soil particles.

CON 1.5.2 **Extraction and Reclamation Limitations.** Resource extraction and reclamation activities are considered unique non-residential uses due to their transient nature and the eventual restoration of affected lands to post mining land-uses. Escambia County will prohibit resource extraction activities within environmentally sensitive areas that cannot be completely restored; within wellhead protection areas; within the CHHA; within one-half mile of aquatic preserves, Class II waters, Shoreline Protection Zone 1, or Outstanding Florida Waters; and within all FLU categories, except Agriculture, Rural Community, Industrial, and Public. Additionally, resource extraction in the form of borrow pits will be prohibited abutting state and federal parks, within floodplains, or near existing residential uses, residential zoning districts, or subdivisions intended

primarily for residential use. Reclamation activities to restore previously mined lands to an intended post-mining land use may be allowed in any future land use category.

**CON 1.5.3 Extraction and Reclamation Compatibility.** Escambia County will permit extraction of soils and mineral resources and site reclamation only where compatible with adjacent land uses and where minimal resource degradation will occur. The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate state or federal agencies regulating resource extraction and reclamation activities. The locations where these activities may be allowed, if not otherwise prohibited, will be determined based on geological constraints and will be regulated by the applicable zoning district and performance standards established for such activities within the LDC.

**CON 1.5.4 Extraction and Reclamation Review.** Escambia County will subject all new or expanded resource extraction and reclamation activities to a mandatory development review process to assess technical standards for public safety, environmental protection, and engineering design.

## **OBJ CON 1.6 Vegetation Resources**

**Require and encourage land development and landscaping practices that conserve, appropriately use, and protect native vegetation, and that maintain and enhance plant species diversity.**

## **POLICIES**

**CON 1.6.1 Urban Forest Preservation.** Escambia County defines the trees and other vegetation within and around the developed areas of the County as an urban forest, and recognizes that a healthy, diverse, and well-managed urban forest is an important public asset. The County will preserve, maintain, and support the urban forest, requiring the maximum practical preservation of existing native vegetation with all development.

**CON 1.6.2 Identification and Protection.** Escambia County will ensure the identification and protection of vegetation through LDC provisions.

**CON 1.6.3 Tree Protection.** Escambia County will protect trees through LDC provisions.

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

**CON 1.6.5 Invasive Species Management.** Escambia County will encourage the removal and continued management of any invasive tree or shrub species.

**CON 1.6.6 Prescribed Burning.** Escambia County will accommodate the use of

prescribed burning as a tool to promote ecosystem health and wildfire prevention.

**CON 1.6.7 Intergovernmental Coordination.** Escambia County will cooperate with adjacent local governments to conserve, appropriately use, and protect unique vegetative communities located within more than one local jurisdiction. Upon submission to the County, proposals for development that would impact unique vegetative communities located within more than one local government jurisdiction will be provided to the affected local government by Escambia County.

### **OBJ CON 1.7 Hazardous Materials and Waste**

**Ensure the proper storage, use, and disposal of all hazardous materials within Escambia County to eliminate or significantly minimize hazards to the general public and the potential for contamination of natural resources.**

### **POLICIES**

**CON 1.7.1 Required Identification.** Escambia County will require identification of any and all hazardous waste or materials used or stored by any licensed business within Escambia County.

**CON 1.7.2 Handling, Storage, and Disposal.** Escambia County will cooperate with appropriate regulatory agencies to develop plans and procedures for the handling, temporary storage, and disposal of hazardous waste generated within Escambia County. Such plans and procedures will be provided to those industries and commercial operations within the County that generate hazardous wastes in order that they may properly handle and dispose of their hazardous waste products.

**CON 1.7.3 Household Hazardous Waste.** Escambia County will develop and implement a program to educate the public concerning the proper storage and disposal of household hazardous waste.

**CON 1.7.4 Petroleum Storage Tanks.** Escambia County will rely upon the Escambia County Health Department, through its contracts with the FDEP for County compliance inspections and cleanup, to protect people and the environment from contamination risks associated with petroleum fuel storage tanks.

**CON 1.7.5 Accident Procedures.** The Escambia County Comprehensive Emergency Management Plan will include procedures for handling accidents involving hazardous materials and waste.

**CON 1.7.6 Locational Criteria.** New industry or businesses that produce hazardous materials in their processes will not be allowed where surface and

groundwater are particularly vulnerable to contamination from hazardous materials, in wellhead protection areas, where hydric soils are present, within special flood-hazard areas, or coastal high-hazard areas. This policy does not apply to public utilities or public facilities.

**CON 1.7.7 FLU Limitation.** Uses involving the production of hazardous materials will be limited to the Industrial future land use category. Retail sale of products containing hazardous materials is not limited to the Industrial FLU category.

**CON 1.7.8 Disposal Assistance.** Escambia County will provide assistance with disposal of hazardous waste generated by other than large quantity generators within Escambia County. This will include an Annual Amnesty Days program for Escambia County household generators.

### **OBJ CON 1.8 Water and Energy Conservation.**

**The County will promote water and energy conservation strategies to support the protection of the County's natural resources.**

#### **POLICIES**

**CON 1.8.1 Sustainable Community Development Practices.** The County will encourage sustainable community development practices that conserve energy and water resources. These strategies may include:

- a. Developing incentives for water conservation;
- b. Incorporating Florida Waterwise landscaping to reduce the use of potable water for irrigation of new building sites, including public building sites;
- c. Encouraging development on previously used and under-developed sites where infrastructure already exists;
- d. Encouraging development adjacent to existing developed areas;
- e. Protecting and enhancing natural systems within the County; and
- f. Using surface waters, conservation lands, and environmentally sensitive open space as visual amenities.

**CON 1.8.2 Low Impact Development.** Escambia County will promote the use of Low Impact Development (LID) techniques.

## **Chapter 13 Recreation and Open Space Element.**

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

### **GOAL REC 1**

**Escambia County will create recreational opportunities for the citizens of Escambia County through the provision of County facilities and coordination with federal, state, and private sectors.**

#### **OBJ REC 1.1 Recreational Facilities Access**

**Continue to develop and improve public awareness of and physical access to all recreation facilities.**

#### **POLICIES**

**REC 1.1.1 Public Information.** Escambia County will, in cooperation with the Tourist Development Council, make information available to the public concerning the location of recreational opportunities and available facilities.

**REC 1.1.2 Facility Signage.** Escambia County will provide signage to identify County parks and to direct the public to these sites.

**REC 1.1.3 Physical Accessibility.** Escambia County will provide physical access for disabled individuals to public recreational facilities and require compliance with the Americans with Disabilities Act (ADA) by developers, owners, or operators of private recreational facilities. All new County facilities will meet applicable local, state, and federal accessibility requirements.

**REC 1.1.4 Use Policies and Procedures.** Escambia County will develop standardized policies and procedures that allow for the use of County recreation facilities by private, public, and non-profit groups and organizations. In addition, the County will implement equitable procedures for reservation of facilities.

**REC 1.1.5 Facility Availability.** Escambia County will maintain or increase the availability of County recreation facilities to civic and other semi-public and private organizations.

**REC 1.1.6 Public-Private Cooperation.** Escambia County will continue its cooperative efforts with private and non-profit organizations (e.g., YMCA, Little League, civic groups, etc.) in the provision of recreational facilities/opportunities and open space areas.

**REC 1.1.7 Annual Review and Report.** Escambia County will annually review and report upon the cooperative efforts between the public and private sectors in the provision of recreational opportunities to assure that such efforts are coordinated. In even-numbered years, the report will include an inventory of public beach access facilities, including those in the coastal area.

**REC 1.1.8 Outdoor Facilities.** Escambia County will provide for public use of those lands held in public ownership by ensuring the provision of facilities for outdoor recreation activities, including nature trails, boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, and picnic areas, whenever feasible.

**REC 1.1.9 Multi-modal Residential Links.** Escambia County will maintain and improve a multi-modal transportation system that links beach access points, open space, and other recreational facilities with residential areas. Improvements will include, but not be limited to, signage and construction of facilities (e.g., sidewalks, bike racks, etc.) by both the public and private sectors.

#### **OBJ REC 1.2 Intergovernmental Coordination**

**Continue intergovernmental coordination between Escambia County and appropriate federal, state, and local agencies (i.e., Escambia County School District, Santa Rosa Island Authority, West Florida Regional Planning Council, and the Florida-Alabama Transportation Planning Organization) to address mutual concerns and enhance planning for recreation and beach access.**

#### **POLICIES**

**REC 1.2.1 Recreation and Beach Access.** Escambia County will coordinate with appropriate federal, state, and local government entities regarding beach access and recreation.

**REC 1.2.2 Cooperation Agreements.** Escambia County will promote interstate and interlocal cooperation through agreements intended to enhance recreation sites and facilities and public access to such sites and facilities.

#### **OBJ REC 1.3 Recreational Facilities Monitoring**

**Ensure the adequate provision of recreational facilities and open space through monitoring and evaluation.**

#### **POLICIES**

**REC 1.3.1 LDC Definitions.** The Escambia County LDC will include specific definitions for open space, parks, and recreation facilities.

**REC 1.3.2 County Facilities Inventory.** Escambia County will maintain a current inventory of all park facilities maintained by the County.

**REC 1.3.3 County Facility Conversion.** Public park or recreation areas operated or maintained by Escambia County will not be converted to other uses, except by determination of the BCC that such a conversion is in the public interest. The Escambia County Parks and Recreation Department will seek appropriate compensation or replacement land if such a conversion occurs.

**REC 1.3.4 County Open Space Acquisition.** Escambia County will acquire (through lease, purchase, or dedication) open space and natural areas to maintain and improve the natural functions of open space, wetlands and other sensitive lands as well as recreational opportunities for all residents. The priority for acquisition of open space and/or natural areas will be:

- a. Unique natural systems/environmentally sensitive lands;
- b. Shoreline sites;
- c. Sites within the urban or transitioning areas experiencing rapid development; and
- d. Sites with historical or archaeological significance.

Escambia County will not accept the donation of land or recreation facilities, unless they meet the Escambia County Parks and Recreation Departments park planning and development standards and a management/funding source is in place.

**REC 1.3.5 Areas within Private Development.** The LDC will clearly articulate the provision of open space and recreation areas within private developments.

**REC 1.3.6 Designated Natural Reservations.** The following are designated as natural reservations and are intended to provide open space and recreational uses of all types for the citizens of Escambia County:

- a. The Gulf Islands National Seashore;
- b. The Escambia River Wildlife Management Area;
- c. The Perdido River State canoe trail;
- d. Lake Stone Park and boat ramp;
- e. The improved county-owned community, neighborhood and urban parks/tot lots;
- f. Wayside Park;
- g. Navy Point Park;
- h. Casino Beach Recreation Area;
- i. Ft. Pickens;
- j. Big Lagoon State Recreation Area;
- k. Jones Swamp Wetland Preserve and Southwest Greenway;
- l. Perdido River Walk;
- m. Perdido Key Parks;
- n. Tarkiln Bayou Preserve State Park; and
- o. All publicly owned beach access ways.

**REC 1.3.7 Vacant Property Evaluation.** All vacant property owned by Escambia County will be evaluated for its potential as a park, recreational facility, designated open space, or other use. New vacant properties acquired by the County will be added to the existing vacant properties inventory.

## **Chapter 14 Intergovernmental Coordination Element.**

The Intergovernmental Coordination Element seeks to establish and maintain efficient, effective procedures of coordinating planning efforts with adjacent counties and cities; the incorporated areas within Escambia County; regional, state, and federal agencies; and other agencies and entities that provide services but do not have regulatory authority over land. Through coordination and cooperation among the various entities affecting planning and land use, Escambia County can better serve its residents and ensure orderly and balanced growth and development, while protecting and enhancing the County's existing communities and natural resources.

### **GOAL ICE 1 COORDINATED APPROACH TO PLANNING**

**Escambia County will establish and maintain an efficient, effective program of intergovernmental coordination that achieves the maximum quality of life for residents and visitors and promotes a County-wide approach to planning.**

#### **OBJ ICE 1.1 Coordinate with Federal, State and Local Agencies**

**Coordinate with the City of Pensacola, Town of Century, City of Gulf Breeze, Santa Rosa County, the ECUA, the Santa Rosa Island Authority, the United States Navy, and the Escambia County School Board to ensure consistency among the plan and the plans of adjacent counties and municipalities as well as the plans of other agencies or entities affecting land use or providing services in Escambia County.**

### **POLICIES**

**ICE 1.1.1 Large-Scale Future Land Use Map Amendments.** Escambia County will submit a copy of any proposed large-scale FLUM amendment to adjacent municipalities and counties within the jurisdiction of the Florida Department of Economic Opportunity and other units of government providing services but not having regulatory authority over the use of land provided that those agencies have submitted a written request to Escambia County for such information as required by Florida Statutes. Procedures for intergovernmental coordination with the Escambia County School Board will be governed by the Interlocal Agreement for Public School Facility Planning.

**ICE 1.1.2 Interlocal Agreements.** Escambia County will implement adopted interlocal agreements with the Escambia County School Board, the City of Milton, the City of Pensacola, the City of Gulf Breeze, and Santa Rosa County so as to provide for coordination and evaluation of development proposals that affect the bays, bayous, sound, or gulf (including estuaries and estuarine systems).

**ICE 1.1.3 Mediation.** Escambia County may use the West Florida Regional

Planning Councils informal mediation process, or other mediation processes, to attempt to resolve conflicts with other units of government that cannot be resolved through meetings between the governing bodies of the affected governments.

### **OBJ ICE 1.2 Level of Service Standards**

**Coordinate with appropriate state, regional, and local agencies and other entities that have operational and maintenance responsibility for public facilities in Escambia County to achieve and maintain the adopted LOS standards. As required by Florida Statutes when such an entity is another unit of local government, Escambia County will enter into an interlocal agreement or other formal agreement that will describe joint processes for collaborative planning and decision making on population projections, the location and extension of public facilities subject to concurrency, and siting facilities with County-wide significance, including locally unwanted land uses.**

### **POLICIES**

**ICE 1.2.1 Public Facilities.** Escambia County will, through interlocal agreement or other formal agreement with public service providers, establish LOS standards for public facilities and identify actions that Escambia County will undertake to coordinate the location and extension of these facilities as well as the siting of facilities with County-wide significance. Established LOS standards will be maintained through implementation of Escambia County's Concurrency Management System.

**ICE 1.2.2 Water and Wastewater Supply.** Escambia County will adopt agreements with local water suppliers to establish LOS standards for water usage and identify strategies the County and water suppliers will undertake to address joint planning issues. The County will also coordinate planning efforts with the ECUA with regard to wastewater service.

### **OBJ ICE 1.3 Coordination with the Escambia County School Board**

**Maintain cooperative relationships with the School Board and municipalities and implement joint planning processes to coordinate land use planning with school facility planning.**

### **POLICIES**

**ICE 1.3.1 Interlocal Agreement for Public School Facility Planning.** In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.

**ICE 1.3.2 Annual School Board Report.** On an annual basis, the School Board will provide information from their Tentative District Educational Facilities Plan to determine the need for additional school facilities. The School Board will provide to the County, each year, a General Education Facilities Report. The Educational Facilities Report will contain information detailing existing facilities, their locations, and projected needs. The report will also contain the School Board's financially feasible Five-Year District Facilities Work Program.

**ICE 1.3.3 Consistent Population and Enrollment Projections.** The staff working group established in Policy ICE 1.3.6 will meet annually to coordinate and base their local government comprehensive plans and school facility plans on consistent projections. These projections will include population projections developed in coordination with the Planning Board and student enrollment projections (district-wide) developed by the School Board with the agreement of the Florida Office of Educational Facilities. The School Board's student enrollment projections will consider the impacts of development trends as per the Interlocal Agreement. To accomplish this policy, the County and the School Board agree to provide the information and follow the procedures specified in the Interlocal Agreement.

**ICE 1.3.4 Growth and Development Trends.** As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in a geographic information system-compatible format for the purpose of geo-referencing the information. This report will be in tabular, graphic, and textual formats and will include data and summaries as requested by the LPA.

**ICE 1.3.5 Elected Officials Joint Planning Workshops.** One or more representatives of the Escambia County BCC, the Pensacola City Council, and the School Board will meet on an as-needed basis, but not less than annually, in joint workshop sessions. The workshop sessions will be opportunities for the representatives of the elected bodies to receive reports, discuss policy, and reach understandings on issues of mutual concern regarding the coordination of land use and school facilities planning. Topics for such workshops may include but are not limited to, the following: student enrollment trends, growth and development trends, school needs, joint use opportunities, and performance of the adopted Interlocal Agreement. The workshops will take place in accordance with the procedures established in the Interlocal Agreement.

**ICE 1.3.6 Staff Working Group.** A staff working group comprising representatives from the County, School Board, City of Pensacola, and LPA, or their appointees, will meet on an as-needed basis but not less than semi-annually to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning. The staff working group meetings will take place in accordance with the time frames and procedures established in the Interlocal Agreement.

#### **OBJ ICE 1.4 Coordination with Santa Rosa County School Board**

**Because the Santa Rosa County School Board provides educational opportunities for residents of Pensacola Beach, Escambia County will execute an Interlocal Agreement with the Santa Rosa County School Board addressing the issues identified in the Interlocal Agreement with the Escambia County School Board as they relate to Pensacola Beach.**

## **POLICIES**

**ICE 1.4.1 Interlocal Agreement with Santa Rosa County School Board.** Escambia County will maintain an Interlocal Agreement with the Santa Rosa County School Board.

## **OBJ ICE 1.5 Campus Master Plans**

**Escambia County agrees to recognize campus master plans of the state university system and to work with the board of regents in the development of a campus development agreement as the need arises.**

## **POLICIES**

**ICE 1.5.1 Campus Development Agreement.** As required by Florida Statutes Escambia County agrees to recognize campus master plans of the state university system and to work with the Board of Regents in the development of a campus development agreement as the need arises.

## **Chapter 15 Capital Improvements Element.**

The purpose of the Capital Improvements Element is to demonstrate how capital projects identified to maintain Levels of Service or accommodate new growth will be programmed and funded. The Capital Improvements Element must include estimates of the cost of improvements for which Escambia County has fiscal responsibility and analyze the ability to finance and construct those improvements. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the Comprehensive Plan. Finally, the Capital Improvements Element requires that an adequate Concurrency Management System is implemented by the local government, pursuant to Florida Statutes.

### **GOAL CIE 1 CAPITAL FACILITIES**

**The Capital Improvements Element will be used to efficiently meet the needs of Escambia County for the construction, acquisition, or development of capital facilities necessary to correct existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities.**

#### **OBJ CIE 1.1 Capital Improvements Funding**

**Manage the land development process to provide or require provision of needed improvements so that public facility needs created by previously issued development orders or future development do not exceed the ability of Escambia County to fund and provide or require provision of the needed capital improvements.**

### **POLICIES**

**CIE 1.1.1 LOS Standards.** Escambia County will establish LOS standards for concurrency-related public facilities that are within the jurisdiction of the County.

These standards will be those found in the other Comprehensive Plan Elements. The adopted LOS standards in this Plan are as indicated in the following policies:

TABLE INSET:

LOS	Policy
Roads	
County and State	MOB 1.1.1
Mass Transit	MOB 2.2.3
Sanitary Sewer	INF 1.1.9

Solid Waste	INF 2.1.4
Drainage	INF 3.1.7
Potable Water	INF 4.1.7

CIE 1.1.2 **LOS Maintenance.** Escambia County will coordinate land use decisions and development approvals through implementation of the Concurrency Management System, available and/or projected fiscal resources, and the Five-Year Schedule of Capital Improvements, so as to maintain adopted LOS standards and meet the existing and future facility needs.

CIE 1.1.3 **Vested Development.** Escambia County will provide for the availability of public facilities to serve developments for which development orders were issued and development rights are vested.

**OBJ CIE 1.2 Five-Year Schedule**

**Maintain a Five-Year Schedule of Capital Improvements as the specific guide that the County will use to determine the construction of capital facilities and the maintenance of LOS standards. The Five-Year Schedule of Capital Improvements is attached herein to this Plan as Exhibit R. Modifications to update the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed amendments to the Comprehensive Plan. Due to the frequency of the updates, these ordinances shall not be codified but shall be recorded in a book kept for that purpose and maintained by the clerk of the Board of County Commissioners in accordance with Section 125.68, Florida Statutes.**

**POLICIES**

CIE 1.2.1 **Project Prioritization.** Escambia County will evaluate and rank capital improvement projects in the Five-Year Schedule of Capital Improvements by using the following criteria to prioritize:

- a. The elimination of future public hazards to preserve the health, safety, and welfare of the public;
- b. The elimination of any existing capacity or LOS deficits;
- c. The impact on the annual operating budget and Capital Improvements Program (CIP) of Escambia County;
- d. Locational needs based on projected growth patterns;
- e. The accommodation of new development and redevelopment facility demands; and
- f. Plans of the NFWFMD, Escambia County School Board, FDOT, and other state agencies or entities that provide public facilities within the jurisdiction of Escambia County.

CIE 1.2.2 **Funding Prioritization.** Escambia County will prioritize funding for capital improvements in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities, assigns second priority to correcting existing deficiencies in public facilities, and assigns third

priority to facilities necessary to accommodate desired future growth. Nothing in this policy will preclude Escambia County from increasing or rearranging the priority of any particular capital improvement project so that cost savings may be realized or LOS standards may be met.

**CIE 1.2.3 CHHA Expenditure Limits.** Escambia County will limit public expenditures in the CHHA, except for the provision or support of recreation uses such as parks and walkovers, erosion control devices, increased public access, and the correction of existing deficiencies.

**CIE 1.2.4 Incorporation of School Board's 5-Year District Facilities Work Plan.** The County hereby incorporates by reference the Escambia County School District current Work Plan for the 5-Year District Facilities Work Program approved by the School Board of Escambia County. The Work Plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

**OBJ CIE 1.2.5 Incorporation of Florida-Alabama Transportation Planning Organization 5-Year Transportation Improvement Program.** The County hereby incorporates by reference the Florida-Alabama Transportation Planning Organization (TPO) Transportation Improvement Program (TIP), as adopted. The TIP provides a project listing that reflects the needs and desires of the TPO Study Area. The TIP is a 5-Year plan for transportation improvements within the TPO Study Area that contains information about the type of work to be completed, project phasing, estimated costs, and funding sources. The TIP is developed by the FL-AL TPO in cooperation with the Florida Department of Transportation (FDOT), the Alabama Department of Transportation (ALDOT), and the respective local governments within the TPO region.

**Policy CIE 1.2.6 Pollutant Load Projects.** Where applicable, by September 30, 2026, the County shall include a list of capital improvement projects necessary to achieve pollutant-load reductions attributable to the County, including but not limited to sanitary sewer, stormwater, reuse, or other water-quality improvement projects, in the Five-Year Schedule of Capital Improvements, with an annual update as necessary, for increased capacity or upgrade of treatment required to achieve the pollutant load reductions attributable to the County. Projects identified pursuant to Policy INF 1.1.12 shall be evaluated for financial feasibility and incorporated into the Five-Year Schedule of Capital Improvements as part of the County's Capital Improvements Program and Concurrency Management System, ensuring consistency between the Infrastructure and Capital Improvements Elements in accordance with Sections 163.3177(3)(a) and (6)(c)3, Florida Statutes. If the current TMDL is being met, no projects shall be listed.

## **OBJ CIE 1.3 Fiscal Policies**

### **Establish fiscal policies to direct the use of public and private funding**

**sources to implement the Goals, Objectives, and Policies of the Comprehensive Plan.**

**OBJ CIE 1.4 Annual Review**

**Review the Capital Improvements Element each year, amending as necessary.**

**POLICIES**

**CIE 1.4.1 BCC Implementation Review.** The BCC will consider the report of the LPA upon receipt and during its deliberations on the annual budget and CIP. Any adjustments made to the Capital Improvements Element or the CIP will include consideration of the maintenance of LOS standards.

**CIE 1.4.2 Capital Improvements Amendment.** Amendments to the Capital Improvements Element that support the amendment of another Element will be submitted to the state land planning agency during a regular Comprehensive Plan Amendment cycle. If the Escambia County annual budget is adjusted outside of the regular cycle, the Capital Improvements Element may be amended and adopted again, provided that the adoption ordinance is submitted to the State Land Planning Agency no later than December 1.

## Chapter 16

### GOAL FLU 16 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 16.1 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 16.1.1 The Long-Range Conceptual Framework Map, attached and incorporated in this Plan 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 and appraisal review.

FLU 16.1.2 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 16.1.3 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 16.2 Economic Development**

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

## **POLICIES**

FLU 16.2.1 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

<i>Development Standards</i>	
Maximum Size	400 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	2,500,000 sq. ft.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
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

<i>Development Standards</i>	
Maximum Size	1,600 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	8,000,000 sq. ft.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
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 16.2.2 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 16.3 Transportation

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

## **POLICIES**

FLU 16.3.1 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 16.3.2 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 16.3.3 Neighborhood, Village and Town Centers shall be transit-oriented and designed to accommodate current and future transit systems.

FLU 16.3.4 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 16.4 Environment**

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

## **POLICIES**

FLU 16.4.1 “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 16.4.2 Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved.

FLU 16.4.3 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 16.4.4. Key wildlife corridors shall be identified and protected from the impacts of development.

FLU 16.4.5 Measures shall be implemented to reduce Green House 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 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.

FLU 16.4.6 To ensure appropriate identification, protection and management of regionally significant natural resources within the OSP, the following process is established:

1. Regionally significant natural resources, including water bodies, wetlands, listed species habitat, unique vegetative communities and publicly owned lands acquired for conservation purposes, shall be identified at the long-term master plan level utilizing publicly available data. These resources shall be depicted on the long-term master plan framework map as “Anticipated Conservation Areas.”
2. At the Detailed Specific Area Plan (DSAP) level, Anticipated Conservation Areas shall be subject to further study and refinement. Methods such as photo-interpretation and ground- truthing shall be utilized to verify and, where appropriate, revise Anticipated Conservation Area boundaries. These areas shall be depicted as Low Impact Natural Resource Areas (LINRA) on the DSAP land use map. LINRA designation is intended to identify areas of regionally significant natural resources within the Mid-West Escambia County Sector Plan. It is anticipated that these areas will be subject to further delineation under the State of Florida’s Environmental Resource Permit (ERP) program and may be regulated accordingly.
3. Land within a DSAP and located within areas designated as LINRAs will be evaluated during the development review process for environmental significance. Land uses, densities, and intensities will be that of the underlying land use plan. However, wetlands and other environmentally sensitive lands as defined in Section 3.04 will be subject to the relevant requirements of Conservation Policies 1.3.7, 1.3.8 and Conservation Objective 1.4. Lands identified through the permitting process for preservation shall be protected through the recordation of conservation easements consistent with Florida Statutes.

## OBJ FLU 16.5 Community Design

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

### POLICIES

FLU 16.5.1 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 VT and 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:

<i>Development Standards</i>	
Maximum Size	500 net acres*
Maximum FAR	1.0
Maximum Gross Floor Area	1,200,000 sq. ft.
Minimum Residential Density	10.0 du. ac.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
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.*

**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:

<i>Development Standards</i>	
Maximum Size	40 net acres*
Maximum FAR	.50
Maximum Gross Floor Area	200,000 sq. ft.
Minimum Residential Density	7.0 du. ac.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
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.*

**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:

<i>Development Standards</i>	
Maximum Size	5 net acres*
Maximum FAR	.25
Maximum Gross Floor Area	15,000 sq. ft.
Minimum Residential Density	5.0 du. ac.

*\*Net acres are to be defined as gross acreage less water bodies and wetlands.*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
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 must be located above ground floor office or commercial.*

FLU 16.5.2 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 generally 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 generally 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 generally 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 16.5.3 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 16.5.4 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 16.5.5 Residential and non-residential construction within the OSP shall promote green building principles intended to reduce overall energy and water consumption.

### **OBJ FLU 16.6 Specific Area Plans**

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

### **POLICIES**

FLU 16.6.1 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 16.1.1-FLU 16.5.5. Until and unless a DSAP is approved by the Escambia County Board of County Commissioners and found in compliance by the Florida Department of Economic Opportunity, 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 16.1.2. At a minimum, development of a DSAP must include the following information:

#### **I. DSAP Boundary Determination Analysis**

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

1. Identification of the extent and location of natural resources.
2. Identification of the environmental opportunities and constraints to development within the area.
3. Identification of the net usable land area.
4. Determination of a maximum development scenario based upon the uses, densities and intensities identified in the Conceptual Long-term Build-out Overlay.
5. A Jobs-to-housing balance assessment consistent with policy FLU 5.3.4 and utilizing a professionally acceptable methodology.
6. Identification of public facilities and services available to the area; available capacity; potential deficiencies; and an approximation of necessary improvements.

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 16.5.1. For regional employment districts, a computation of the area, intensity and percentage of land use mix consistent with the categories found in FLU 16.2.1 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., prepare 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 II, 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.

**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 follow 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 16.6.2 Approval of zoning changes shall be based on consistency with the OSP principles and guidelines outlined in FLU 16.1.1-5.5.4. 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 16.6.3 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 16.6.4 Applications for a comprehensive plan amendment to establish a DSAP shall include an analysis matrix indicating compliance with the specific requirements of Florida Statutes.

FLU 16.6.5 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 16.6.6 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 Florida Statutes, the applicant may be required, with concurrence by the FDEO, to be processed as a DRI.

**OBJ FLU 16.7 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 16.7.1 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 16.7.2 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 16.7.3 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 16.8 Intergovernmental Coordination**

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

FLU 16.8.1 To provide for intergovernmental coordination to address extra jurisdictional impacts within the jurisdiction of the Florida Department of Economic Opportunity as prescribed in Florida Statutes, 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 Florida Statutes. 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.

## **Chapter 17 Private Property Rights.**

The purpose of the Property Rights is to ensure that private property rights are considered in local decision making.

### **GOAL PPR 1 STATEMENT OF RIGHTS**

The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

### **GOAL PPR 2 PROTECTION OF PRIVATE PROPERTY RIGHTS**

Escambia County shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government actions.

#### **OBJ PPR 2.1 PRIVATE PROPERTY/TAKINGS**

Provide compensation or other appropriate relief as provided by law, to a landowner for any voluntary Escambia County action that is determined to be an unreasonable exercise of police powers so as to constitute a taking upon adoption of this ordinance.

### **POLICIES**

#### **PPR 2.1.1 Judicial Proceeding**

Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.

#### **PPR 2.1.2 Public Acquisition**

Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.

(Ord. No. 2021-32)