

Escambia County Comprehensive Plan Implementation Annual Report 2022/2023



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

May 17, 2024

EXECUTIVE SUMMARY

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

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

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

As a result of the adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2022/2023:

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

This report was prepared by the Development Services Department.

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1.0 MOBILITY ELEMENT

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

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

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

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

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

- a. Single-family residential building permits in each AIPD area based on the number of permits issued and broken down by APZ and AIPD area.*
- b. Number of residential units (high density) approved and permitted.*

c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).

d. Number of units approved in preliminary and final subdivision plats.

e. Number of site plans for commercial projects approved.

f. Number of communication towers approved.

g. Number of variances and/or conditional use requests and approvals.

h. Number of rezoning requests/approvals.

i. Number of future land use amendments.

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

2022/2023

Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg. Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezoning Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	0	0	0	0	0	0	0	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
AIPD-2		18	0	2	0	0	0	0	0	0	0

2021/2022

Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg. Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezone Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	0	0	0	0	0	0	0	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
AIPD-2		60	0	3	0	0	0	0	0	0	0

2020/2021

Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg. Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezone Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	0	0	0	0	0	0	0	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	0	0	0	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
AIPD-2		0	25	3	0	0	0	0	0	0	0

2019/2020

Planning District	Zone	Total Dwelling Units Approved in Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg. Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezone Approval	Future Land Use Amendment
AIPD-1	AREA A	0	0	0	0	0	0	0	0	0	0
	AREA B	0	0	0	0	0	0	0	0	0	0
	APZ-1	0	0	1	0	0	0	0	0	0	0
	APZ-1 NASP	0	0	0	0	0	0	0	0	0	0
	APZ-2	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	30	0	1	0	0	0	0	0	0	0
	CZ	0	0	0	0	0	0	0	0	0	0
AIPD-2		0	0	6	0	0	0	2	0	0	0

2.0 HOUSING ELEMENT

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

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

HOU 1.6.6 Neighborhood & Human Services Department. Escambia County will provide affordable housing opportunities for moderate, low, and very low-income renters, homebuyers, and homeowners.

Escambia will continue to coordinate with HUD approved housing counseling agencies to assist interested residents seeking first-time homebuyers with Financial Management/Budget Counseling, Pre-Purchase Counseling, and Pre-Purchase Homebuyer Education Workshops.

HOU 1.6.7 SHIP Fund Initiatives. Escambia County will use State Housing Initiatives Partnership (SHIP) Program and HUD HOME Investment Partnerships 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.

Escambia County will continue to support adequate housing sites for very low-, and moderate-income housing. County will continue to review County-owned lots to provide selected sites for affordable housing.

The Neighborhood & Human Services Department seeks to increase the supply of affordable housing through a variety of rental and homeownership programs for the community's low- and moderate-income residents, as well as encourage neighborhood and housing sustainability through the preservation and rehabilitation of existing housing stock.

OBJ COA 1.3 Population Evacuation

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

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

https://www.ecrc.org/programs/community_and_economic_development/emergency_planning/index.php

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

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

- 86 completed out of 86 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency); 1 FEMA project is still active.
- 19 of 19 projects completed - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation).
- 7 of 7 completed- NRCS (Natural Resource Conservation Service) Emergency Watershed Protection Projects.
- 2 of 6 are ongoing - HMGP Projects (Hazard Mitigation Grant Program) awarded by FDEM for FEMA grant.
- One (1) HMGP project was withdrawn due to acquisition failure. (Old Corry Outfall Ditch)
- Two (2) of the HMGP projects are complete. (Bristol Park-Ashbury Hills & Pinoak)
- One (1) HMGP Global Match Project utilized to leverage match funding is complete. (Beach Haven Ph 1)
- One (1) HMGP project has received grant approval and is currently under construction. (Lake Charlene Drainage Improvements)
- One (1) HMGP project has received grant approval and awaiting funding to proceed to the construction phase. (Delano Area Drainage Improvements)

A drainage needs assessment list was also developed following the April 2014 storm event, of which currently includes 228 identified drainage projects, with 7 completed, 21 in design, and 2 under construction, as of April 2023.

Projects related to the September 16-17, 2020, Hurricane Sally Flood Event that Escambia County has worked on are:

- 44 Total FEMA projects, 19 of 44 in Design, 9 of 44 under Construction, and 16 of 44 completed.
- 4 of 4 completed – FHWA/FDOT projects.
- 6 Total NRCS projects – 1 of 6 in Construction, 0 of 6 in Design, 5 of 6 completed.
- 3 Total HMGP Hurricane Sally projects. Application approved by FDEM and FEMA. Projects proceeding to the design/acquisition phase.

Projects related to the HMGP COVID-19 that Escambia County has worked on are:

- 1 HMGP COVID-19 project. Application approved by FDEM and FEMA. Awaiting full execution of grant agreement, then proceeding to design/acquisition phase.

OBJ COA 2.3 Beach and Dune Protection

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

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

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.

Chapter 5 General Requirements.

Section 5.06 Population projections.

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

2025–2050 Estimates for April 1, 2023

RANGE	2025	2030	2035	2040	2045	2050
LOW	322,100	319,900	315,500	310,800	306,100	301,300
MEDIUM	339,100	349,700	357,500	364,600	371,000	375,700
HIGH	356,000	379,400	399,500	418,400	435,900	452,000

https://bebr.ufl.edu/wp-content/uploads/2024/01/projections_2024.pdf

2025–2050 Estimates for April 1, 2022, Population 329,583

RANGE	2025	2030	2035	2040	2045	2050
LOW	321,000	319,300	315,300	310,400	305,300	300,500
MEDIUM	337,800	348,900	357,300	364,200	370,000	375,600
HIGH	354,700	378,600	399,300	417,900	434,800	450,700

https://www.bebr.ufl.edu/wp-content/uploads/2023/04/projections_2023.pdf

2025–2050 Estimates for April 1, 2021, Population 324,458

RANGE	2025	2030	2035	2040	2045	2050
LOW	317,200	313,300	308,300	302,900	297,500	292,400
MEDIUM	333,900	342,400	349,300	355,400	360,700	365,500
HIGH	350,600	371,500	390,400	407,800	423,800	438,600

https://www.bebr.ufl.edu/wp-content/uploads/2022/02/projections_2022.pdf

2020–2045 Estimates for April 1, 2020, Population 321,134

RANGE	2020	2025	2030	2035	2040	2045
LOW	314,100	319,200	321,500	322,100	321,800	321,600
MEDIUM	324,000	336,400	345,800	353,000	359,300	365,200
HIGH	333,600	354,800	374,200	389,700	404,100	418,200

https://www.bebr.ufl.edu/sites/default/files/Research%20Reports/projections_2020.pdf

4.0 INTERGOVERNMENTAL COORDINATION

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

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

Growth & Development Trends FY 2022/2023

Opt Out	
OSP-2023-01 – Kingsfield Rd	Conservation Neighborhood and Wetlands to MU-S - Approved
OSP-2023-02 Hwy 197	Conservation Neighborhood and Wetlands to MU-S Withdrawn
OSP-2023-03 3400 Blk John Wilson Rd	Conservation Neighborhood/Suburban Garden/Suburban Garden/ Wetlands to MU-S Withdrawn
OSP-2023-04 Off John Wilson Rd	Conservation Neighborhood/Suburban Garden/Suburban Garden/ Wetlands to MU-S Withdrawn
OSP-2023-05 3400 Blk John Wilson Rd	Suburban Garden/ Traditional Village/Traditional Garden/Wetlands to MU-S Withdrawn
Vested Rights	
None	
PUD	
None	
COMP Plan Amendments	
CIP Update	5 year update
LDC Amendments	
Chapter 3 Warrington Overlay LDC 3-3.8	separation of same uses within the district
Chapter 4, Natural Resources LDC 4-5.8	Adopt updated lighting requirement for Pensacola Beach/Perdido Key
Sector Plan Rezoning Change	
None	

Small Scale Map Amendments	
SSA-2023-01 – 511 Palafox	Rec/C/MU-U to Public - Approved
SSA-2023-02 – 3300 Desoto	MU-U to Public- Approved
SSA-2023-03 – 8800 Ninth Ave	MU-U to Public- Approved
SSA-2023-04 – Nine Mile Road	Com to MU-U - Approved
SSA-2023-05 – 2504/2530 Copter Rd	Com to MU-U-Approved
SSA-2023-06 2504/2530 Copter Rd	C to MU-S - tabled
SSA-2023-07 Beggs Ln	Rec/MU-U to Industrial - dropped
SSA-2023-08 890 Novak Rd	MU-S to AG deny
SSA-2023-09 Herman & Pearl St	Com to Industrial dropped
Large Scale Map Amendments	
LSA-2023-01- Hwy 29/Century Blvd/ Pine Barren Rd	AG to RC Approved
LSA- 2023-02 1400 Blk Jwy 97	AG to AR Approved
Rezoning	
Z-2022-14 6983 Pine Forest Rd	HDMU to Com - Approved
Z-2022-15 6300 W Nine Mile	LDR to Com - Approved
Z-2022-16 6823 Pine Forest Rd	Com to HC/LI-NA - Approved
Z-2022-17 8320 Lillian Hwy	MDR/HDMU to HC/LI - Approved
Z-2022-18 800 Blk Hwy 297A	LDR to LDMU - Approved
Z-2023-01 511 N Palafox	HDMU/Rec to Public - Approved
Z-2023-02 Hwy 297A	LDR to LDMU - Approved
Z-2023-03 Motley Court	LDR to MDR - Deny
Z-2023-04 3300 N Desoto St	MDR to Public - Approved
Z-2023-05 8800 N Ninth	MDR to Public - Approved
Z-2023-06 Century Blvd	AG to RR - Approved
Z-2023-07 Pate Rd	None to Con - Approved
Z-2023-08 1400 Hwy 97	Agr to RR - Approved
Z-2023-10 Off Hwy 297	LDR to HDR - Withdrawn
Z-2023-11 6290 W Nine Mile Rd	LDR to Com – remanded back to PB
Z-2023-12 7103 Mobile Hwy	LDR to HDMU- Approved
Z-2023-13 Hwy 196	Agr,RMU to HDR - withdrawn
Z-2023-14 3400 Blk John Wilson	LDR/MDR to HDR - withdrawn
Z-2023-15 Off Mathison	LDR/MDR/HDMU to HDMU withdrawn
Z-2023-16 Beggs Lane	HDMU/Rec to Public dropped
Z-2023-17 1019 W Leonard St	HDR to HDMU - Approved
Z-2023-18 7998 Mobile Hwy	LDR to LDMU - Approved
Z-2023-20 8860 Pine Forest Rd	MDR/HCLI to HC/LI-NA - Approved
Z-2023-23 Herman & Pearl St	MDR to HDR dropped
Development Agreement	
None	

Growth & Development Trends FY 2021/2022

Opt Out	
OSP-2022-01 – 1400 Blk N Hwy 29 and end of Hillock Rd	Conservation Neighborhood and Wetlands to MU-S - Approved
OSP-2022-02 – Hillock Dr	Conservation Neighborhood to MU-S Approved.
OSP-2022-03 – 1185 N Highway 29 and 1000 Blk Highway 29	Conservation Neighborhood to MU-S Approved.
Vested Rights	
VRD-2021-01 – 9820 Fowler Rd	To allow for an under-construction house to have a 13’ front setback instead of the 20’ front setback required by the zoning district.
VRD-2021-02 – 9824 Fowler Rd	To allow for an under-construction house to have a 13’ front setback instead of the 20’ front setback required by the zoning district.
PUD	
None	
COMP Plan Amendments	
CPA-2021-01 OLF-8	Adding Language to FLUM MU-U and Com for the FAR.
CPA-2021-03 Private Property Rights	Private Property Rights Element.
LDC Amendments	
Chapter 3 OLF-8 Masterplan Ordinance	To incorporate the OLF-8 zoning districts and to adopt the supporting documents for the OLF-8 Master Plan Area.
Chapter 4 Airport and Airfield Environments.	Update of the Airport and Airfield Environs
Chapter 3 To Identify State Licensed Pari-Mutuel Cardrooms as Permitted uses within Com and HC/LI zoning districts	Pari-Mutuel, Cardroom, Pari-Mutuel Facility
Chapter 4 Accessory Uses and Structures Home-base businesses as permitted accessory uses to dwellings consistent with House Bill 403 (2021)	Home-base businesses
Chapter 4 Floodplain Management	Adopt FEMA policy to allow issuance of permits for non-elevated wet floodproofed accessory structures.
Chapter 4 Article 3 Santa Rosa Island Authority Floodplain Management.	To incorporate updated floodplain management regulations.
Chapter 5, Article 3, amend regulations governing the use of private wasterwater collection systems.	ECUA requested revisions for clarification regarding wastewater collection systems for commercial & residential developments.

Sector Plan Rezoning Change	
SSA-2021-04 – 2400 BLK Highway 29	Suburban Garden to Traditional Village and Neighborhood - Approved
Small Scale Map Amendments	
SSA-2021-03 – 11355 Lillian Highway	MU-S to MU-U - Approved
SSA-2021-05 – Highway 95A	MU-S to MU-U - Approved
SSA-2021-06 – 2800 Highway 95A North and 16 E. Quintette Road	MU-S to I - Approved
SSA-2021-07 – 2800 Highway 95A North and 16 E. Quintette Road	MU-S to I - Approved
SSA-2021-08 – 6722 Pine Forest Rd	MU-U to Public -Approved
SSA-2022-01 – 2900 Blk Giese Lane	Com to MU-U - Approved
SSA-2022-02 – 6905 Pensacola Blvd	Com to MU-U - Approved
SSA-2022-03 – 5900 Blk Mobile Hwy	Com to MU-U - Approved
SSA-2022-04 – 7722 N Palafox Hwy	I to MU-U - Approved
SSA-2022-05 – 9000 N Palafox Hwy	Com to MU-U - Approved
SSA-2022-06 – 8100 N Palafox Hwy	I to MU-U - Approved
Large Scale Map Amendments	
LSA-2022-02- 7500 Blk & 7400 Gibson Road / Crabtree Church Rd	AG to AR - withdrawn
Rezoning	
Z-2021-10 – 11710 Gulf Beach Hwy	HDR to LDMU - Denial
Z-2021-11 – John Wilson Road	AGR to MDR - Approved
Z-2021-12 – 9720 and 9722 Highway 98 W	HDMU to Com – Approved
Z-2021-09 – 11355 Lillian Hwy	LDR to HC/LI-NA - Approved
Z-2021-13 – 7300 N Davis Hwy & 800 Block of Bloodworth Lane	Com and HDR to Com – Approved
Z-2021-15 – 2900 Hwy 95A	HC/LI to Ind - Approved
Z-2021-16 – 2800 Hwy 95A and 16 E Quintette Rd	HC/LI to Ind – Approved
Z-2021-17 – 2800 Hwy 95A North and 16 W. Quintette Rd	HC/LI to Ind - Approved
Z-2021-18 – 117 Pace Pkwy	LDMU to Com - Approved
Z-2021-14 – 6722 Pine Forest Rd	Com to Pub - Approved
Z-2022-02 – 6030 W Nine Mile Rd	LDR to Com - Approved
Z-2022-03 – 7400 Blk Gibson Rd	Agr to RR - Withdrawn
Z-2022-04 – 9851 Guidy Ln	MDR to HDMU - Approved
Z-2022-05 – 4100 Blk N Hwy 95A	Agr to RR - Approved
Z-2022-06 – 210 Broadmoor Ln	MDR to HDR - Approved
Z-2022-07 – 9720 Tower Ridge Rd	LDR to MDR - Denied
Z-2022-08 – 3900 Blk Molino Rd	Agr to RR - Approved
Z-2022-09 – 1415, 1501, and 1503 Lansing Drive	HDR to Com - Approved
Z-2022-10 – 10085 North Loop Rd	LDR to LDMU – Denied
Z-2022-11 – 504 Decatur Ave	MDR to HDR – Denied
Z-2022-12 - 02-1S-31-4107-004-001	HC/LI to HDR – Denied
Development Agreement	
Leeward Subdivision Phase III, LLC	

Wildwood Estates	2 nd Amended to increase # of units.
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Growth & Development Trends FY 2020/2021

Opt Out	
OSP-2020-01 – 1400 Hwy 29	Conservation Neighborhood to MU-S
OSP-2020-02 – 1000 Blk Pine Top	Conservation Neighborhood to MU-S
OSP-2021-01 – 810 Neal Rd	Conservation Neighborhood to MU-S
Vested Rights	
None	
PUD	
Antietam revised	Adding additional lot
COMP Plan Amendments	
CPA-2021-01 OLF-8	Increase Density to 60 du/acre and FAR to 4.0 and 2.5 if within OLF-8
CPA-2021-03	Private Property Rights Element
LDC Amendments	
OLF-8 LDC Master Plan Adoption	
RMU Retail Sales Gross Floor Area Increase	
Small Scale SSA less than 50 acres, Large Scale greater than 50 acres	
Sector Plan Rezoning Change	
SP-2021-01 – 2400 Blk Highway 29	Suburban Garden to Traditional Garden and Neighborhood
Small Scale Map Amendments	
SSA-2020-04 – 10605 Sorrento Rd	C to MU-U
SSA-2021-01 – 360 W Nine Mile Road	C To MU-U
SSA-2021-02 – Innerarity Island	MU-S to CON
Large Scale Map Amendments	
LSA-2021-01 OLF-8, Voided, Frank Redder Road, Nine Mile Rd.	Public to Com/MU-U
LSA-2021-02 OLF-8, Frank Redder Road, Nine Mile Rd.	Public to Com/MU-U
Rezoning	
Z-2020-07 – 900 Blk Dog Track Road	MDR to HDMU
Z-2021-01 – 1500 N 65 th Ave	MDR to LDMU
Z-2021-02 – 6042 Mobile Hwy	MDR to Com
Z-2021-03 – 5900 W Nine Mile Rd	LDR to Com
Z-2021-04 – 310 Navy Blvd	MDR to Com
Z-2021-05 – 5701 Highway 99	RMU to Agr
Z-2021-06 – Innerarity Island	LDR to HDMU
Z-2021-07 – 6215 Schwab Dr.	MDR to HDMU

Growth & Development Trends FY 2019/2020

Opt Out	
OSP-2019-01 - 1877 & 2000 BLK W Kingsfield Road	Conservation Neighborhood to MU-S
OSP-2019-02 - 2025 Kingsfield Road	Conservation Neighborhood to MU-S
OSP-2019-03 - 1900 BLK W Kingsfield Road	Conservation Neighborhood to MU-S
OSP-2019-04 - 1955 & 2003 W Kings Field Road	Conservation Neighborhood to MU-S
Vested Rights	
PUD	
Ordinances	
Lot of Record Date Change	
RVs Allowed for Living in District 5 where Mobile Homes are Allowed	
Tiny Homes Discussion	
Rural Community (RC) FLU	
Rural Residential District (RR) to provide for AGR and RR Zoning districts in the AR FLU	
Small Scale Map Amendments	
SSA-2019-03 - 108 Louisiana Drive.	C to MU-U
SSA-2020-01 - 3611 Navy Blvd.	C to MU-S
SSA-2020-02 - Westover Street	C to MU-S
SSA-2020-03 - 901 S Old Corry Field Road	C to MU-U
Large Scale Map Amendments	
LSA-2019-05 - 7045 & 7055 Pine Forest Road	C to MU-U
LSA-2020-01 - 2700 BLK Blue Angel Parkway	C to MU-U
LSA-2020-02 - 951 Dog Track Road	C to MU-U
Rezoning	
Z-2019-18 - 5524 Tamarack St. & 5504 Bellamy Ave	C to MU-U
Z-2020-01 - 7000 BLK Pine Forest Road	C to HC/LI-NA
Z-2020-02 - 11545 Sorrento Road	LDR to Com
Z-2020-03 - 5250 Blue Angel Parkway	LDR to MDR
Z-2020-04 - 1303 Gulf Beach Highway	HDMU to Com
Z-2020-05 - 8838 Fowler Ave	HDMU to HC/LI-NA
Z-2020-06 - Halcyon Circle	MDR to Com

Growth & Development Trends FY 2022/2023

Planning Board Case by Type	Number of Cases
<i>Small-Scale Map Amendments</i>	9
<i>Large-Scale Map Amendments</i>	2
<i>LDC Amendments</i>	2
<i>Comp Plan Amendments</i>	1
<i>Planned Unit Development PUD</i>	0
<i>Rezoning Cases</i>	24
<i>Vested Rights</i>	0
<i>Sector Plan Opt-Out</i>	5
Total Number of Planning Board Cases	43

Growth & Development Trends FY 2021/2022

Planning Board Case by Type	Number of Cases
<i>Small-Scale Map Amendments</i>	12
<i>Large-Scale Map Amendments</i>	1
<i>LDC Amendments</i>	7
<i>Comp Plan Amendments</i>	2
<i>Planned Unit Development PUD</i>	0
<i>Rezoning Cases</i>	21
<i>Vested Rights</i>	2
<i>Sector Plan Opt-Out</i>	3
Total Number of Planning Board Cases	48

Growth & Development Trends FY 2020/2021

Planning Board Case by Type	Number of Cases
<i>Small-Scale Map Amendments</i>	3
<i>Large-Scale Map Amendments</i>	2
<i>LDC Amendments</i>	3
<i>Comp Plan Amendments</i>	2
<i>Planned Unit Development PUD</i>	1

Rezoning Cases	8
Vested Rights	0
Sector Plan Opt-Out	3
Total Number of Planning Board Cases	22

Growth & Development Trends FY 2019/2020

Planning Board Case by Type	Number of Cases
Small-Scale Map Amendments	4
Large-Scale Map Amendments	3
LDC Amendments	3
Comp Plan Amendments	2
Planned Unit Development PUD	0
Rezoning Cases	7
Vested Rights	0
Sector Plan Opt-Out	4
Total Number of Planning Board Cases	23

Growth & Development Trends FY 2018/2019

Planning Board Case by Type	Number of Cases
Small-Scale Map Amendments	3
Large-Scale Map Amendments	2
LDC Amendments	4
Comp Plan Amendments	1
Planned Unit Development PUD	1
Rezoning Cases	14
Vested Rights	0
Opt Out	1
Total Number of Planning Board Cases	28

DRC PROJECTS FISCAL YEAR Oct 2022-Sept 30, 2023

Type of Projects	Number of Projects
<i>Final Plat</i>	22
<i>Minor Subdivisions</i>	11
<i>Masterplans</i>	0
<i>Construction Plans</i>	24
<i>Preliminary Plat</i>	25
<i>Preliminary Plat/Construction Plan</i>	0
<i>Major Site Plans</i>	90
<i>Minor Site Plans</i>	10
<i>Borrow Pits</i>	2
Total Number of DRC Projects	184

DRC PROJECTS FISCAL YEAR Oct 2021-Sept 30, 2022

Type of Projects	Number of Projects
<i>Final Plat</i>	19
<i>Minor Subdivisions</i>	5
<i>Masterplans</i>	5
<i>Construction Plans</i>	19
<i>Preliminary Plat</i>	23
<i>Preliminary Plat/Construction Plan</i>	7
<i>Major Site Plans</i>	84
<i>Minor Site Plans</i>	14
<i>Borrow Pits</i>	0
Total Number of DRC Projects	176

DRC PROJECTS FISCAL YEAR Oct 2020-Sept 30, 2021

<i>Type of Projects</i>	Number of Projects
<i>Final Plat</i>	17
<i>Minor Subdivisions</i>	3
<i>Masterplans</i>	7
<i>Construction Plans</i>	15
<i>Preliminary Plat</i>	13
<i>Preliminary Plat/Construction Plan</i>	0
<i>Major Site Plans</i>	62
<i>Minor Site Plans</i>	16
<i>Borrow Pits</i>	0
Total Number of DRC Projects	133

DRC PROJECTS FISCAL YEAR Oct 2019-Sept 30, 2020

<i>Type of Projects</i>	Number of Projects
<i>Final Plat</i>	15
<i>Minor Subdivisions</i>	18
<i>Masterplans</i>	4
<i>Construction Plans</i>	8
<i>Preliminary Plat</i>	8
<i>Preliminary Plat/Construction Plan</i>	15
<i>Major Site Plans</i>	77
<i>Minor Site Plans</i>	22
<i>Borrow Pits</i>	1
Total Number of DRC Projects	168

DRC PROJECTS FISCAL YEAR Oct 2018-Sept 30, 2019

<i>Type of Projects</i>	Number of Projects
<i>Final Plat</i>	17
<i>Minor Subdivisions</i>	7
<i>Masterplans</i>	4
<i>Construction Plans</i>	3
<i>Preliminary Plat</i>	7
<i>Preliminary Plat/Construction Plan</i>	13
<i>Major Site Plans</i>	63
<i>Minor Site Plans</i>	26
<i>Borrow Pits</i>	1
Total Number of DRC Projects	141

Escambia County Board of Adjustment Cases(

October 1, 2022 – September 30, 2023)

Administrative Appeals

AP-2023-01 2414 N Pace Blvd

AP-2023-02 8900 Jojo R/8900 Westside Dr;1400 Blk Finley

Conditional Uses

CU 2022-15 2405 W Nine Mile Allowdrive thru 200' from MDR
CU-2022-16 14595 Innerarity Rd On premise alcohol consumption near childcare - withdrawn
CU-2022-17 14959 Innerarity Rd Acc Structure in front yard
CU-2022-18 1000 N Blue Angel Pkwy Allow a church in MDR zoning
CU-2023-01 2031 Juno Circl allow acc dwelling on less than one acre
CU-2023-02 1400 Blk Blue Angel Pkwy allow retails store greater than 6,000 sf - withdrawn
CU- 2023-03 1405 Gulf Beach Hwy allow retail store greater than 6,000SF
CU-2023-04 10001 N Palafox Bar in Com zoning & on-premise alcohol consumption
CU- 2023-05 7999 Pensacola Blvd On-premise alcohol consumption within 1000 ft of place of worship
CU-2023-06 2480 E Nine Mile Rd allow Fraternity in Com zoning
CU-2023-07 1600 Toni St allow multi family in MDR - deny
CU-2023-09 1841 Kingsway Dr Acc dwelling on less than 2 acres
CU-2023-10 9775 South Loop Rd to allow for boat/trailer storage
CU-2023-11 2709 Grainger Ave Acc Structure in front yard of waterfront lot
CU-2023-12 221 New Warrington Rd Retail store larger than 6,000 SF in HDMU

Extensions to Development Orders

Parks of Pensacola

Maxton Heights

Variances

V-2023-01 7544 Lillie Ln remove 5' easement on east side of lot
V-2023-02 1841 Kingsway Dr 4.5' Variance to side yard

CASE TYPE	Number of Cases
<i>Administrative Appeals</i>	2
<i>Conditional Uses</i>	15
<i>Extensions to Development Orders</i>	2
<i>Variances</i>	2
Total Number of Cases	21

Escambia County Board of Adjustment Cases

(October 1, 2021 – September 30, 2022)

Administrative Appeals

None.

Conditional Uses

CU-2021-15 – 7100 Hwy 97, approved to allow retail buildings greater than 6,000 square feet in Rural Mixed-Use zoning district.
CU-2021-17 – 8625 Gulf Beach Hwy, approved stand-alone dog kennel in HC/LI
CU-2021-16 – 7300 N Davis Hwy & 800 Blk Bloodworth Ln, approved to allow self-storage facility with truck and trailer rentals.
CU-2021-18 – 2222 N Hwy 95A, approved to allow a telecommunications tower over 150 feet.
CU-2021-01 – 5950 W Nine Mile Road, Pending, to allow on-premise alcohol consumption within 1000 feet of a place of worship.
CU-2022-02 - 117 Pace Pkwy, approved to allow for a self-storage facility with boat and RV storage.
CU-2022-03 – 7900 Blk Chellie Rd, denial, to allow townhouses.
CU-2022-04 – 5595 Highway 95A, Denial to allow a borrow pit within 1000 feet of residential use.
CU-2022-05 – US Hwy 29 and SR 196, Approval to allow a retail building greater than 6,000 square feet in RMU zoning.
CU-2022-06 – 677 Bayshore Dr, approved to allow an accessory structure in the front yard of a waterfront lot.
CU-2022-07 – 667 Bayshore Dr, approved to allow an accessory structure in the front yard of a waterfront lot.
CU-2022-08 – 1035 W Michigan Ave, approved to allow a retail building greater than 6,000 square feet in HDMU zoning.
CU-2022-09 – 1415, 1501, and 1503 Lansing Dr. Continued to allow for a medical office within HDMU zoning.
CU-2022-10 – 810 Olive Rd and 736 Olive Rd, approved to retail building greater than 6,000 square feet in HDMU.
CU-2022-12 – 9722 Hwy 98 West, approved to allow a bar within the commercial zoning.
CU-2022-13 – 9900 Blk Guidy Ln, approved to allow townhouses within the MDR zoning.
CU-2022-14 – 1008 N Navy Blvd, approved to allow a mural sign.

Extensions to Development Orders

None for this time period

Variances

V-2021-07 – 16411 Innerarity Point Rd, Denied reducing the side setback for the construction of an addition to a single-family dwelling.
V-2021-08 – 7100 Hwy 97, Denial to allow an additional sign in RMU zoning.
V-2022-01 – 120 Nw Baublits Dr, Denial request of 5'3" to reduce front setback.

CASE TYPE	Number of Cases
<i>Administrative Appeals</i>	0
<i>Conditional Uses</i>	17
<i>Extensions to Development Orders</i>	0
<i>Variances</i>	3
Total Number of Cases	20

(October 1, 2020 – September 30, 2021)

Administrative Appeals

AP-2020-02 Monarch Place

AP-2020-03 Scenic Hwy

Conditional Uses

CU-2020-06 – 305 W Kingsfield Rd, approved to allow medium scale retail sales in LDMU
CU-2020-07 – 2800 Blue Angel Pkwy, approved to allow a 15,000 SF fenced outdoor display area.
CU-2020-08 – 5909 Saufley Pines Court Withdrawn.
CU-2020-09 – 13170 Sorrento Rd, approved for a drive-thru restaurant in Commercial zoning within 200ft of LDR zoning.
CU-2020-10 – 5080 Mobile Hwy, denied to allow for auto dealership
CU-2021-01 – 12830 Lillian Hwy, approve accessory structure in front yard of waterfront lot.
CU-2021-02 – 280 W Roach Rd, approval for a solar power generation facility.
CU-2021-03 – 5490 Cruzat Way, approval for accessory structure in front yard of waterfront lot.
CU-2021-04 – 6224 N 9 th Ave Suite 3, approval for on-premise alcohol consumption within 1000 feet of a childcare facility.
CU-2021-05 – 3591 Velor Rd, approval for a commercial telecommunication tower greater than 150 feet in height.
CU-2021-06 – 3451 Smith’s Fish Camp Rd, approval for a commercial telecommunication tower greater than 150 feet in height.
CU-2021-07 – 5505 Hwy 95A, Denied to allow for a borrow pit within 1000 feet of Residential uses and zoning.
CU-2021-08 – 3904 W Navy Blvd, approval for boat sales in a commercial zoning.
CU-2021-09 – 1621 Atwood Dr, approval for warehouse facility.
CU-2021-10 – 3000 blk Langley, parking and club house. Was tabled.
CU-2021-11 – 900 Well Line Rd, approval to allow temporary use of a mobile home for medical hardship.
CU-2021-12 – 12962 Seratine Dr, Withdrawn
CU-2021-13 – 7001 N Davis Hwy, Withdrawn
CU-2021-14 – 10411 Gulf Beach Hwy, approval to allow construction of a private clubhouse in commercial zoning.

Extensions to Development Orders

None for this time-period

Variances

V-2020-03 – 931 Fairway Dr, approval 8 foot variance to the 20 foot rear setback.
V-2020-04 – 14580 Sundown St, Denied side yard setback from 15’ to 5’.
V-2020-05 – 9350 Gulf Beach Hwy, approval side yard setback 15’ to 6’9”.
V-2021-01 – 516 N Navy Blvd, approval to allow a monument sign on commercial property that currently contains a freestanding sign within 200 feet.
V-2021-02 – 12830 Lillian Hwy, approval to all accessory structures in the front yard of a waterfront lot to be less than 60 feet from the front property line.
V-2021-03 – 5490 Cruzat Way, Denied, variance to allow accessory in front yard of waterfront property.
V-2021-04 – 305 W Kingsfield Rd, denied a request to allow a second sign for non-residential use in LDMU zoning.
V-2021-05 – 3000 Blk Langley Ave (withdrawn)
V-2021-06 – 16283 Narwhal Dr, denied requesting a variance to reduce the 5’ accessory setback to 1’ for the construction of a deck.

CASE TYPE	Number of Cases
<i>Administrative Appeals</i>	2
<i>Conditional Uses</i>	19
<i>Extensions to Development Orders</i>	0
<i>Variances</i>	9
Total Number of Cases	30

(October 1, 2019 – September 30, 2020)

Administrative Appeals

AP-2020-01 - 16477 Perdido Key Dr.

Conditional Uses

- CU-2019-10 - 2115 Herman Street
- CU-2019-15 - 3800 BLK Hollywood Ave
- CU-2019-11 - 6032 & 6042 Mobile Hwy
- CU-2019-12 - 960 East Nine Mile Road
- CU-2019-13 - 10789 Sorrento Road
- CU-2019-14 - 6146 Mobile Hwy
- CU-2019-16 - 5001 Northpointe Parkway
- CU-2020-01 - 3422 McLean Ave.
- CU-2020-03 - 1100 BLK Byrneville Road

CU-2020-02 - 633 Silvershore Dr.
CU-2020-04 - 8046 Highway 98 West
CU-2020-05 - Highway 29 North

Extensions to Development Orders

None for this time-period

Variations

V-2019-05 - 5047 Challenger Way
V-2020-01 - 9600 University Parkway
V-2020-02 - 178 E Nine Mile Road.
V-2020-06 - 305 W Kingsfield Road.

BOA (October 1, 2018 – September 30, 2019)

CASE TYPE	Number of Cases
<i>Administrative Appeals</i>	1
<i>Conditional Uses</i>	14
<i>Extensions to Development Orders</i>	0
<i>Variations</i>	4
Total Number of Cases	19