

GENERAL OVERVIEW OF EAR RECOMMENDATIONS

The recommendations of the EAR are contained within three chapters. Chapter 4 includes locally identified issues and recommendations for each. Chapter 5 includes state required EAR topics and their associated recommendations. Chapter 6 is the general assessment of the comprehensive plan elements. The following is an overview of the EAR recommendations, organized by chapter.

CHAPTER 4 - LOCALLY IDENTIFIED ISSUES

ISSUE: VISIONING

A common vision of the future is necessary in order to provide a unifying theme for the Comprehensive Plan and to engender popular support for its goals and objectives. It is recommended that the approved vision map and vision statement be incorporated into future planning activities such as the EAR-based Comprehensive Plan amendments and the County's planned revisions to the Future Land Use Map.

ISSUE: FUTURE LAND USE PLAN DEFECTS

The future land use category descriptions and map need to be revised. These recommendations will accomplish that goal in a thorough and yet timely manner.

- Develop new category descriptions.
- Perform new land use analysis.
- Hold educational meetings in support of the proposed future land use descriptions.
- Interim changes as may pertain to the Central Escambia Area Study Phase 2 (CECAS 2) may be incorporated into the EAR based amendments, but only as the first step in addressing this issue paper.
- In 2009, amend the Future Land Use Element and FLUM.

ISSUE: LDC REVISIONS

Revise Comprehensive Plan policies as necessary to support the transformation of the existing Land Development Code (LDC) into a modern document incorporating professional and contemporary standards. LDC Changes to be supported are as follows:

1. Adopt a LDC that:
 - Condenses the number of zoning districts for more manageability;

- Creates a seamless and efficient development review process that eliminates concerns of “sunshine violations”;
 - Requires improved notification for all development proposals;
 - Rejects the outdated and inappropriate concept of hierarchical and cumulative zoning in commercial districts, is based on the idea that each district is created to accomplish a specific purpose, encourages a particular type of development and protects that development from being encroached upon by incompatible types of development;
 - Creates minimum lot size requirements for all commercial and industrial zoning districts;
 - Incorporates modern, professional and contemporary site and subdivision design standards focused on improving the life, safety, welfare and quality of life of the residents of the County; and
 - Emphasizes the importance and impacts of open space upon the economy and general well being of the residents of the County and which encourages that open space be provided within all residential developments; and includes provisions to clarify and implement Comp Plan Policy 12.A.4.4.
2. Incorporate the findings of CECAS in amending and condensing the FLUM in order to:
 - Create consistency between the FLUM and the zoning map; and
 - Minimize confusion and redundancy by reducing the number of FLUM categories.
 3. Create a BCC appointed citizen board with technical expertise to examine non-zoning issues such as performance standards and subdivision regulations.

ISSUE: LOS STANDARDS

Transportation – Roads

No revisions are necessary to the adopted LOS standards. The County should implement the recommendations of the Transportation Issues subchapter, “Maintaining LOS and Funding” section, to ensure future maintenance of adopted LOS standards.

Transportation – Mass Transit

The current level of service standard for mass transit is a 60-minute maximum period of wait throughout the ECAT service area, for all hours of service. It is not financially feasible or practical to comply with this single standard for all mass transit routes. A more nuanced approach to level of service is needed for the County to make the most efficient use of its mass transit assets. The County will review adding the following level of service standards and will adopt those that are financially feasible.

- Establish and maintain a mass transit level of service standard as measured by a 30-minute maximum period of wait at any established transit transfer center for a connecting route.

- Establish and maintain 30-minute headways during peak service hours on routes that service the Fairfield Drive and Cervantes Street corridors.
- Establish and maintain 30-minute headways during peak service hours on routes that service the Davis Highway corridor.
- Later service hours for weekday and Saturday service.
- Establish a separate level of service standard for weekend service and for special routes (ie: to Pensacola Beach or the Town of Century).

The County will be best equipped to maintain its desired level of service standard if it improves mass transit system efficiency. The County should adopt the following recommendations to terminate under utilized routes, thus freeing mass transit assets to service new areas, or provide improved service to existing areas.

- Address possible termination of service on routes with a 60-minute headway whose ridership is less than an average of 100 passengers per service day over a rolling 3-month service period.
- Set a standard that the ECAT Citizens Advisory Committee, via the ECAT General Manager, recommend to the BCC through a public hearing process the removal of bus stops and transfer centers.
- Revise the Land Development Code to address future development requirements. Put regulations in place to allow the termination of service on non-productive routes to allow the provision of new service to newly developed county areas and improve service on routes that are providing service to heavy ridership areas within the current transit service areas.

Sewer

County capacity planning and concurrency management procedures are unrelated to achievement of the adopted LOS standard. To ensure continued maintenance of adequate sewer facilities the County should revise its level of service standard. By 2009, the County will develop a report that evaluates the current level of service standard for sewer, examines alternative level of service standards for sewer, and establishes a five-year plan to achieve and maintain a level of service for sewer that is sufficient to meet the County's projected needs. Public input shall be gathered and considered in analyzing level of service standards. Once the report is complete, recommendations for changes to level of service standards and other policies shall be adopted into the Comprehensive Plan within 18 months.

Solid Waste

County capacity planning and expenditures to ensure future capacity are unrelated to achievement of the adopted LOS standard. To ensure continued maintenance of adequate solid waste facilities the County should revise its level of service standard.

- By 2009, the County will develop a report that evaluates the current level of service standard for solid waste, examines alternative level of service standards for solid waste, and establishes a five-year plan to achieve and maintain a level of service for solid waste that is sufficient to meet the County's projected needs. Public input shall be gathered and considered in analyzing level of service standards. Once the report is complete, recommendations for changes to level of service standards and other policies shall be adopted into the Comprehensive Plan within 18 months.
- Adopt a Comprehensive Plan policy to determine the feasibility of developing a comprehensive recycling program that includes public relations and community education.

Stormwater Drainage

The adopted LOS standard is sufficient to address stormwater facilities for new development. However, the LOS standard does not address previously developed areas. The County should consider adding a level of service standard to address County-constructed stormwater facilities that are aimed at improving stormwater drainage conditions in such areas. Additional changes are necessary to clarify related policies.

Potable Water

County capacity planning and concurrency management procedures are unrelated to achievement of the adopted LOS standards. Also, the adopted LOS standards are cumbersome to calculate and outdated. Finally, the adopted LOS standards do not address other aspects of water supply, such as water pressure. To ensure continued maintenance of adequate potable water facilities, the County should revise its level of service standard.

- Strengthen the LOS standard to ensure not only capacity but also water quality (meeting state and/or federal requirements) and pressure for each household and/or business.
- Revise the actual LOS standard to a measurable standard such as, gallons per connection per day, defined by type of user.
- Define the users – residential categories, commercial and industrial users.
- Add a policy to ensure available water and pressure for adequate fire protection measures are required.
- Identify current infrastructure lines by working with the water providers.

Recreation / Open Space

The County is currently meeting its adopted LOS standards for recreation and open space. To further improve on County recreation services, the following recommendations should be implemented:

- Develop a 30-year park plan for a large, centralized park in anticipation of future population growth.
- Prioritize development of current park inventory.
- Adopt the park LOS standards contained in Table 4.10.

Table 4.10 - Recommended Level of Service Standards for Parks & Recreational Facilities by Population

<u>Park Categories:</u>	
Neighborhood Parks	1 per 2,500
Regional Parks	1 per 50,000
Community Parks	1 per 15,000
Nature Parks	1 per 50,000
Boat Launch Areas	1 per 15,000
Beach / Water Access Areas	1 per 20,000
Community Centers	1 per 15,000
<u>Special Use Parks:</u>	
Equestrian Center	1 per 500,000
Civic Center / Performing Art Center	1 per 500,000
Gun Firing Range	1 per 200,000
Multi-Purpose Use Field Stadium	1 per 250,000
<u>Park Amenities:</u>	
Baseball Fields	1 per 2,000
Softball Fields	1 per 2,000
Football Fields	1 per 10,000
Soccer Fields	1 per 10,000
Basketball Courts	1 per 10,000
Tennis Courts	1 per 10,000
Swimming Pools	1 per 25,000
Playground Structures	1 per 5,000
Park Shelters	1 per 5,000
Nature Trails	1 mi. per 15,000
Pedestrian / Bike Trails	1 mi. per 15,000
<u>Park System Acreage:</u>	
Barrier Island RSD	1 ac. per 1,000
Urban RSD	1 ac. per 1,000
Suburban RSD	2 ac. per 1,000
Rural RSD	2 ac. per 1,000

ISSUE: TRANSPORTATION

The transportation section is broken into seven subsections below: corridor preservation, concurrency management, maintaining LOS and funding, access management, pedestrian safety/sidewalk needs, transit, and intergovernmental coordination.

Corridor Preservation

1. Adopt a general ordinance and guidelines for corridor preservation
2. Implement a specific ordinance for each corridor or capacity improvement project identified
3. Specify development standards, both general and specific, to ensure that all parties know the requirements
4. Develop variance specifications for existing residential and commercial properties to meet future design standards

Concurrency Management

1. Conduct annual evaluations of the existing Concurrency Management System
2. Use consistent transportation planning practices and modeling for concurrency
3. Add approved methods to the Concurrency Management System Manual
4. Provide concurrency review services to development instead of only a review process, which could reduce processing time for larger developments
5. Establish concurrency review fees service to allow development an option to pay staff to use a consultant to prepare report. This can expedite concurrency review process.

Maintaining LOS and Funding

1. Identify, within the Cost Feasible Plan, a three-phase strategy to better employ Federal, State, and Local funds, and to meet growth and traffic demands based on limited funds.

List by most costly and closer to (LOS) failure.

- Road Widening Projects (adding travel lanes or new corridors)
- Corridor Improvement Projects (adding bike/pedestrian lanes, turn lanes, 3-lane segments, signal timing improvements, shoulder improvements)
- Isolated Capacity Improvement Projects (adding turn lanes, modifying existing turn lanes, modifying connections)

2. Continue the pursuit of grants and alternative funding programs.

3. Continue to improve mass transit usage, car-pooling, and alternative fuels for all motorists and vehicles used to support better LOS plans.

Access Management

Internal Commercial and Residential Traffic Flow:

1. Require commercial parcels to establish easements for future connectivity on collectors and arterial roadways.
2. Evaluate the need to require pedestrian connectivity between commercial establishments on collector and arterial roadways. (County assistance to acquire easement).
3. Apply innovative designs to reduce traffic flow impacts (trips) to residential dwellings.
4. Implement the use of subdivision collector roads for deep subdivision designs and dwelling units exceeding 99 lots and additional lots with a factor of 100 units (example: 99, 199, 299, 399, etc.).
5. Consider public-private partnerships when subdivision collectors offer connectivity between designated collectors or arterials, or offer an overall transportation benefit.

External Commercial and Residential Traffic Flow:

1. Use AADT and PM Peak data to apply stricter turn lane requirements or contributions for segment improvements.
 - Congestion Management shows a three (3) year LOS failure (required).
 - PM Peak indicates a 90% capacity used (required).
2. Use area crash history data to apply stricter turn lane requirements or contributions for segment improvements. Apply best engineering practices.
 - High to moderate crash history (required).
3. Consider public-private partnership if improvements are scheduled within the County or State five-year work plans.
4. Continue to apply driveway-offset requirements for collector and arterial roads.
5. Consider reducing the 60 turning movements to 40 (consistent with Santa Rosa County's requirements).
6. Continue to apply Land Development Code requirements to meet safety requirements (external connection for roadway width based on new or proposed ADT).

Pedestrian Safety/Sidewalk Needs

1. Evaluate the School Board bus pick-up policy to better ensure safety within residential areas.
2. Review the existing policy and consider modifications to meet demands.
3. Consider public – private partnerships to meet demands identified with the sidewalk master plan (pending inventory project).
4. Require all State and County improvement projects to include bike and pedestrian facilities.
5. All collector and arterial roadway projects must consider bike and pedestrian facilities.
6. Consider master plan contribution options to fulfill a larger scale county plan.
7. Continue involvement with the Bike and Pedestrian Advisory Committee (BPAC), and Community Traffic Safety Team (CTST).
8. Establish criteria for affordable housing to determine criteria for applying for assistance to meet bike and sidewalk needs.

Transit

The County will evaluate whether the Comprehensive Plan includes sufficient regulatory and incentive-based means to establish transit oriented travel patterns. In addition, the County will continue to support the Florida - Alabama TPO Commuter Assistance Program in order to reduce the number of vehicle miles traveled per capita in the community and region.

1. Consider terminal stations at large commercial facilities (malls, large retail outlets, resort areas, barrier islands).
2. Consider small sub-stations within CRA areas, affordable living complexes, and areas known for need of mass transit.
3. Continue an ECAT review during the development review process.
4. Create a strategy to ensure pullouts for ECAT buses in order to reduce traffic delays caused by bus stops and provide greater safety for ECAT passengers.
5. Ensure bus stop signage is placed to direct users and riders.

Intergovernmental Coordination

1. Continue to support County attendance with the following:

- The Technical Coordination Committee (TCC) to the Florida-Alabama TPO.
- Traffic staff not on TCC will continue to conduct TPO Agenda reviews with Commissioner(s) to keep them updated on current issues.
- Continue meetings with FDOT District Secretary, FDOT State Secretary, and Legislation to ensure local priorities have State support.
- Continue coordination with School District, City of Pensacola, Santa Rosa County, City of Milton, City of Gulf Breeze, and Baldwin County officials to ensure consistency of priorities.
- Continue involvement with the Regional Transportation Planning Organization (RTPO) to establish regional priorities.

2. Always evaluate process improvement for intergovernmental coordination.

ISSUE: IMPACT FEES

Staff recommends that the County continue to evaluate impact fees to determine what, if any, impact fees would be feasible for Escambia County given our current and projected growth rate, level of service standards, alternative methods of financing and the protection of affordable housing.

CHAPTER 5 - STATE REQUIRED ISSUES

ISSUE: SCHOOL FACILITY PLANNING

In addition to the comprehensive plan amendments, land development code changes, and interlocal agreement updates to meet the requirements of school concurrency and SB 360, this report offers the following recommendations:

- CPP 13.A.3.1 states that the 2003 interlocal agreement will provide for locational criteria for schools. That agreement did not provide such locational criteria, so this objective is still outstanding. It is recommended that the County and School Board revisit locational criteria for schools and place standards either in the future land use element or the upcoming public school facilities element of the comprehensive plan. Among the requirements, locational criteria should specifically provide mechanisms by which elementary schools may serve as focal points for neighborhoods, as required by F.S. 163.3177(6)(a).
- The 2005 cooperative agreement between the County Parks Department and the School Board provides detailed instructions on how co-located and joint use facilities will be managed but it does not provide as detailed instructions on how the County and School District will coordinate to plan future joint use or co-located facilities. To strengthen planning for future co-located or joint use facilities, the Comprehensive Plan public school facilities element shall be amended to include a provision that the County Parks Department review the School District's Tentative Facilities Work

Program annually and comment on potential joint use or co-location opportunities at planned school sites in the Work Program.

- The 2006 interlocal agreement provides for County review of proposed school sites at least 60 days prior to School Board purchase of property. Input from local governments earlier in the process can provide important insights that may save the School Board time and money. Options for including intergovernmental coordination on school siting should be examined by the local governments and School Board.

ISSUE: COASTAL HIGH HAZARD AREA

- The post disaster redevelopment plan should be updated. The plan was adopted on August 4, 1995. Suggested code requirement, that the Post Disaster Redevelopment Plan be re-evaluated within 1 year of all future disasters; but at a minimum the plan should be re-evaluated every 5 years. Mitigation measures should also be considered for inclusion in the plan.
- The hurricane evacuation plan for Escambia County will need to be re-evaluated in order to meet the new requirements of F.S.163.3178.9. The level of service will need to be modified to be based upon a category 5 storm.
- Explore increasing restrictions against building nursing homes, hospitals, adult congregate living facilities, retirement homes, convalescent homes, assisted living facilities, home healthcare agencies, hospice living facilities, intermediate care facilities for the developmentally disabled, and other similar uses by prohibiting their placement within all storm surge areas.
- Explore expanding the Coastal High Hazard Area definition for Escambia County, from the category 1 storm surge area (the state's new definition) to category 3-storm surge area.
- CPP 11.A.7.8 states new mobile home and recreational vehicle developments within the Coastal High Hazard Areas shall pay fees for off-site sheltering. These fees have not been established. It is recommended that the fees be created and adopted.
- Explore the creation of level of service standards to ensure that emergency management, emergency medical services, and 911 communications are maintained at adequate levels to protect the health, safety and welfare of Escambia County citizens.
- Examine the feasibility of requiring that future County buildings to be constructed with proper window protection and structural standards that they meet minimum American Red Cross and State of Florida public hurricane shelter structural standards.

ISSUE: FINANCIAL FEASIBILITY

As demonstrated in the LOS subchapter, since 2002 the County has maintained the necessary public facilities to meet demand, despite the lack of a meaningful CIP. However, maintenance of adequate facility capacity has not always equated to maintenance of the adopted LOS standards. Several of the County's LOS standards need to be revised to provide more meaningful standards by which the County can ensure adequate public facilities in the future. The County also needs to fully implement Comprehensive Plan Section 6.08(3) and use quantitative methods to determine the impact of proposed development on all public facilities, not just roads. In addition, the County will make changes to its CIP content to meet new state requirements.

The process by which the County updates its CIP also requires revision. Policy 14.A.3.6 of the Escambia County Comprehensive Plan already provides for a Comprehensive Plan Implementation Committee (CPIC) "to review the development activities within Escambia County and to review the level-of-service conditions for the County.... the committee will monitor and evaluate this capital improvements element on an annual basis." The structure of the CPIC should be revised to reflect the changes in Escambia County and BCC organizational structures, but also to include a citizen representation component and a representative of the economic development community. Further, this committee should commence meeting at least on a bi-annual basis and be the guiding force behind the decision-making processes, especially with respect to fiscal modeling and the CIP. A consensus building approach to decision-making within the organization will be needed as the County moves forward to meet its obligations while developing an approach to capital planning that is right for Escambia County and its citizens. By December 1, 2007, Escambia County will have updated and amended a fully compliant Capital Improvements Element that reflects contemporary goals and objectives of capital improvements planning.

ISSUE: WATER SUPPLY PLANNING

- Provide County vision and growth maps to water providers to help plan for future growth areas
- Collaborate with the water providers and discuss a shared professional resource or the cost of a consultant.
- Encourage public awareness and education regarding water conservation, even when we have excess.
- Encourage commercial and industrial users to employ reuse systems.
- Continue analyzing the levels of service to ensure current residents are receiving adequate quantities of quality potable water before adding new lines. Update hydrants to assure fire protection.

ISSUE: MILITARY COMPATIBILITY

Since only two years of data is available it is difficult to draw conclusions regarding the effectiveness of Comprehensive Plan policies to ensure compatibility with military installations. Also, as mentioned in the General Assessment of Elements, the measures prescribed in Policy 8.E.2.7 may not be the most effective tools to use in measuring compatibility with military installations. The County will consider revising these measures to make them as meaningful as possible. So far, through implementation of Comprehensive Plan policies and Land Development Code requirements the coordination between Navy and County has enabled the County to make significant progress toward its goal of ensuring compatibility with military installations.

ISSUE: TRANSPORTATION CONCURRENCY EXCEPTION AREAS

- The current Comprehensive Plan policies regarding TCEAs do not describe a purpose for the TCEAs. Comp Plan Policy 8.A.1.4, which establishes the TCEAs, should be restructured as an objective. Within this objective the purpose of the TCEAs shall be established. This purpose shall generally be to promote urban infill and redevelopment.
- The specific initiatives listed in Comp Plan policies 8.A.1.5 and 8.A.1.6 should be removed and replaced with targeted strategies to support the objective of the TCEAs. Consistent with F.S. 163.3180(5)(d), (e), and (f), these policies shall promote urban infill and development, provide guidelines for granting exceptions to concurrency requirements, support and fund mobility, and provide strategies to mitigate any impacts to the SIS. These strategies may include policies such as assigning higher priority in the Capital Improvements Plan to bicycle and pedestrian facilities in TCEAs, or increasing the frequency of transit service within the TCEAs.

ISSUE: TRANSPORTATION METHODOLOGIES

An interlocal agreement, memorandum of understanding, or some other tool, should be created to define the types of developments that may have cross-jurisdictional traffic impacts and provide opportunities for interlocal coordination in reviewing the traffic impacts of those developments. Mechanisms by which the County and other entities will ensure consistent level of service standards for multi-jurisdictional roadways will also be addressed in these agreements.

CHAPTER 6 – GENERAL ASSESSMENT OF ELEMENTS

CONCURRENCY MANAGEMENT SYSTEM ELEMENT OVERVIEW

As discussed in the level of service chapter and in the assessment of the infrastructure element, revisions to many of the County’s level of service standards will ensure that the County uses the most effective measure by which to ensure efficient public services of acceptable quality. Revisions based on the recommendations of the Level of Service Chapter may necessitate revisions to the Concurrency Management System Element. Any such revisions will be included in the EAR-based amendments.

FUTURE LAND USE ELEMENT OVERVIEW

There are four key themes that shape most of the suggestions for changes to this element. First, many policies are outdated or contain outdated references, and these policies will be updated. Second, the current organization of goals, objectives and policies within the element is not as clear as it could be. To help make the document more readable, the County needs to reorganize the components of the element so that each objective is supported by policies that directly relate to that objective. Third, there are some policies contained within the element that were adopted, but for one reason or another, never fully implemented. The County will evaluate the continued relevance of those policies. For those policies that remain valid, the County will set new goals for implementation and monitoring progress toward implementation. For policies that are no longer valid, the County will revise or eliminate those policies. Fourth, to build on the current policy regarding infill development, the County will create amendments to this element to further emphasize and provide policy guidance for the promotion of infill development.

TRANSPORTATION ELEMENT OVERVIEW

This element is organized into four sections – traffic circulation; mass transit; ports, aviation and related facilities; and the transportation map series. All sections but the transportation map series have associated goals, objectives and policies.

Since the last EAR the County has achieved significant success in reaching goals related to traffic circulation, mass transit, and aviation. However, an increasing number of road segments nearing capacity and less state roadway funding mean that the County needs to take full advantage of all available funding mechanisms and build on coordination with future land use planning. The County has already begun to apply alternative funding strategies to help meet the demands on both local and state facilities and will continue to do so.

Work is underway to modernize Escambia County Area Transit (ECAT) service, redesigning an outdated radial route system to a modified grid system. These changes are intended to enable ECAT to serve the citizens of Escambia County more efficiently. Recent Land Development Code improvements are furthering the County’s goal of promoting and protecting commercial and military aviation. Revisions to the evaluation

and monitoring criteria of Policy 8.E.2.7 will enable the County to employ effective measures to ensure land use compatibility with military installations.

HOUSING ELEMENT OVERVIEW

The purpose of the Housing Element is stated in the element's one goal – the provision of safe, affordable and adequate housing for the current and future residents of Escambia County. To achieve this goal, the element contains seven objectives. Significant progress continues to be made in pursuit of the County's housing goals and objectives. Figure 6.1 illustrates the many housing initiatives the County has participated in since 2004 to support residents.

Although objectives and policies of the Housing Element have been generally successful, improvements can still be made. Adequate funding continues to be a concern for those charged with implementing housing initiatives. Also, improved Land Development Code implementation will further the current goals, objectives, and policies of this element. The County will explore adding objectives and policies to the Comprehensive Plan to build on existing policies and thus, further improve availability of affordable housing. These policies may include such things as enhanced density bonuses and allowances for accessory dwelling units.

The Housing Element of the Comprehensive Plan would benefit from a substantial reorganization of its policies. Many policies do not directly relate to the objective under which they are listed. This can be confusing to the reader, and makes it more challenging for County staff to determine if objectives are truly being achieved through implementation of their related policies. The reorganization of these policies will necessitate changes to policy cross- references within the element and in other elements of the Comprehensive Plan.

INFRASTRUCTURE ELEMENT OVERVIEW

The Infrastructure Element consists of five goals. Each goal establishes the County's objectives and policies with respect to sanitary sewer, solid waste, stormwater drainage, potable water, and aquifer recharge, respectively. These goals, objectives, and policies work with the Future Land Use Element to ensure that necessary public facilities and services are correlated to future land use projections.

The goals of this element are not all being met and the shortcomings primarily relate to the issues pointed out in the Level of Service Standards subchapter. As noted in that subchapter, many of the County's level of service standards need to be re-evaluated to determine whether they are the most effective measure by which to ensure efficient public services of acceptable quality. Potable water and sanitary sewer present special challenges because the County is not directly responsible for those services. The County will need to work together with the Emerald Coast Utilities Authority (ECUA) and other water service providers to establish objectives that will ensure optimal water and sewer service for citizens, while supporting the growth management priorities of the County.

COASTAL MANAGEMENT & CONSERVATION ELEMENT OVERVIEW

The primary focus of the Coastal Management and Conservation Element is the preservation of these and other natural resources. Another focus of this element is the protection of people and property within coastal areas, which are subject to hurricanes. There are two goals in this element: coastal management and conservation. The County has made gains in achieving the goals of the Coastal Management and Conservation Element. The recommendations for changes within this analysis center on two issues: collecting data to quantify achievement toward element goals and objectives, and ensuring implementation of policies that require specific County action.

RECREATION & OPEN SPACE ELEMENT OVERVIEW

The County has had great success in achieving three of the four objectives of the Recreation and Open Space Element. Public outreach and information has been significantly improved since the last EAR-based amendments with new park signage and marketing materials. Physical access for people with disabilities has been improved through renovations to existing parks and improved accessibility standards for new parks. The County has maintained and improved public access to the beach, with 17 dune walkovers on Pensacola Beach, and two new access points on Perdido Key. Coordination with other governments, private entities, and non-profit organizations has been improved through the use of tools like interlocal agreements.

The level of service for recreation and open space facilities in the County has been maintained. However, as noted in the Level of Service chapter, the adopted standard has not been sufficient to ensure the availability of adequate recreational facilities to all citizens of Escambia County. This assessment, along with the Level of Service chapter, suggests revisions to improve the policies associated with Objective 12.A.4.

INTERGOVERNMENTAL COORDINATION ELEMENT OVERVIEW

The Intergovernmental Coordination Element of the Comprehensive Plan establishes the goals and policies that guide the County's coordination with other local, regional, and state agencies. Significant changes to policies relating to coordination with the Escambia County School Board will be needed as the County pursues the adoption of a Public School Facilities Element, per the requirements of Senate Bill 360.

CAPITAL IMPROVEMENTS ELEMENT OVERVIEW

Generally, the County's goal to provide efficient public facilities is being achieved. Changes to this element will focus on two issues: the five-year schedule of capital improvements and the Comprehensive Plan Implementation Committee.

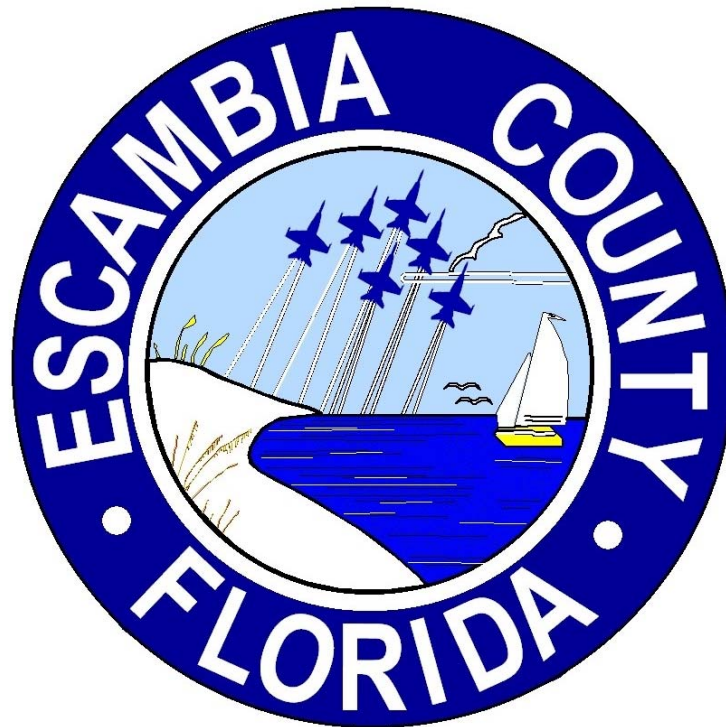
As mentioned in the Financial Feasibility subchapter, the State has adopted new requirements for the five-year schedule of capital improvements. The County will ensure that the five-year schedule of capital improvements meets all new requirements by

December 2007. Changes made to implement these state requirements may necessitate revisions to policies related to the five-year schedule of capital improvements.

The Capital Improvements Element assigns the Comprehensive Plan Implementation Committee (CPIC) responsibility to annually monitor and evaluate the Comprehensive Plan. Specifically related to capital improvements, the CPIC must evaluate the Capital Improvements Element and level of service conditions. As mentioned in the Financial Feasibility subchapter, the CPIC should meet at least bi-annually, expand its membership, and take a more active role in capital improvements planning.

WORKING DRAFT
ESCAMBIA COUNTY
COMPREHENSIVE PLAN UPDATE
(EAR-BASED AMENDMENTS)

JANUARY 16, 2009



JOB #08-0039

TABLE OF CONTENTS

FUTURE LAND USE ELEMENT	FLU-1 to FLU-18
MOBILITY ELEMENT	MOB-1 to MOB-20
HOUSING ELEMENT	HOU-1 to HOU-7
INFRASTRUCTURE ELEMENT	INF-1 to INF-9
COASTAL MANAGEMENT ELEMENT	COA-1 to COA-12
CONSERVATION ELEMENT	CON-1 to CON-10
RECREATION AND OPEN SPACE ELEMENT	REC-1 to REC-5
INTERGOVERNMENTAL COORDINATION ELEMENT	ICE-1 to ICE-5
CAPITAL IMPROVEMENTS ELEMENT	CIE-1 to CIE-5
PUBLIC SCHOOL FACILITIES ELEMENT	PSF-1 to PSF-12

DRAFT

FUTURE LAND USE ELEMENT

POPULATION

Escambia County's population is projected to continue to grow at a modest pace through 2030. According to census data Escambia County had a total population of 294,410 in 2000 of which 236,441 (80.3%) lived in the unincorporated area. In 2006 the total population of Escambia County was estimated to be 309,647 of which 252,859 (81.7%) lived in the unincorporated area. The unincorporated population was therefore estimated to have increased by 6.94% between 2000 and 2006 compared to the population of Pensacola that was estimated to have decreased by 2.17% from 56,225 to 55,033.

According to medium population projections in the 2007 Florida Statistical Abstract the total population of Escambia County is estimated to increase to 382,000 by 2030. Given that Pensacola is largely built out, not annexing and not growing and given the small size of Century (1,755 population in 2006) it is expected that 100% of the estimated 72,353 population increase between 2006 and 2030 will occur in the unincorporated area at an average population increase of 3,015 per annum.

Based on Escambia County's average household size of 2.44 (2006 estimate) it is projected that Escambia County will grow by 29,653 households between 2006 and 2030. That equates to an average 1,236 new households annually between 2006 and 2030 with the rate of growth projected to decline from an average 1,450 new households annually between 2006 and 2010 to an average 1,041 new households annually between 2025 and 2030.

	Unincorporated Population (Projected)	Household Size (2006)	Unincorporated Households (Projected)
2006	252,859	2.44	103,631
2010	267,012	2.44	109,431
2015	283,612	2.44	116,234
2020	298,912	2.44	122,505
2025	312,512	2.44	128,079
2030	325,212	2.44	133,284

URBAN DEVELOPMENT

Escambia County is committed to concentrating growth and development in those areas of the County where urban services already exist or can easily and efficiently be provided. Escambia County is equally committed to protecting agriculture and existing rural communities. This clear separation of urban and rural areas shall be established through the adoption of an Urban Service Boundary (USB). The Urban Service Boundary (USB) shall run along Barrineau Park Road (Highway 196) and continue east-west through the center of Township 2N Range 32, Township 2N Range 31 and Township 2N Range 30.

Those properties south of the Urban Service Boundary (USB) shall be in the Urban Service Area (USA) while those properties north of the USB shall be in the Rural Protection Area (RPA).

Those properties in the USA with the AG and RC (Perdido) future land use designations shall be protected and preserved through 2030 by discouraging Future Land Use Map (FLUM) amendments and rezonings that would allow higher residential densities or more intense nonresidential uses.

Development on Perdido Key and Pensacola Beach shall be regulated in a way that balances economic development, environmental preservation and protection of the health, safety and welfare of residents and visitors.

INFILL DEVELOPMENT

Consistent with Senate Bill 360 Escambia County shall encourage infill, mixed-use and transit-oriented development as part of a redevelopment strategy designed to concentrate new growth and development in appropriate locations within the Urban Service Area (USA).

Infill development is the restoration, rehabilitation and/or redevelopment of vacant or underutilized land in areas within the USA that have existing infrastructure and urban services. Infill development must be compatible with and maintain the existing urban fabric of the neighborhood.

Urban infill development is compact, higher density, mixed-use, pedestrian-friendly and supports alternative mode of transportation. This offers residents a range of housing options and neighborhoods that are bikeable and walkable with easy access to centers of employment, mass-transit and a range of neighborhood services.

RURAL PRESERVATION

Escambia County is committed to the preservation of agriculture and protection of existing rural communities from incompatible development. This shall be achieved through strict enforcement of Comprehensive Plan policies and Land Development Code regulations.

Escambia County will prohibit the expansion of infrastructure and urban services into the Rural Protection Area (RPA) and strictly limit residential development in the Agriculture (AG) future land use category to a maximum 1 du/20 acre (except for farm family and farm worker housing). Clustering will only be permitted only for subdivisions of 10 or more lots. Therefore, a minimum of 200 acres will be required to develop any residential lots less than 20 acres in size in AG. In addition, all new residential subdivisions and new commercial development shall require provision of paved roads and stormwater management systems. If clustering of homes is permitted the open space set-aside (minimum 80%) must be in maintained in perpetuity in a conservation easement.

Escambia County shall not allow any Rural Community (RC future land use category) to expand and shall limit development in rural communities by monitoring and strictly enforcing the required mix of uses outlined in Figure 1.

Escambia County shall also promote and support local agriculture through Comprehensive Plan policies, Land Development Code regulations and coordination with other government agencies responsible for supporting farming activities.

MILITARY INSTALLATIONS

Escambia County is committed to the continued support of the military. Escambia County will continue to use its Comprehensive Plan and Future Land Use Map to facilitate existing military installations and future military installation expansions, and to guide land use decisions to avoid or minimize development that is incompatible with military missions and operations.

SECTOR PLAN AREA

The West Central Escambia Sector Plan is currently in the review and approval process.

DRAFT

GOAL FLU 1 Escambia County shall implement a planning framework that encourages and facilitates the desired future development pattern in Escambia County while protecting 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 New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Policy Plan (CPP), the Future Land Use Map (FLUM) and Land Development Code (LDC).

FLU 1.1.2 Escambia County will ensure that all future development is consistent with accepted planning principles and provides protection of natural, cultural and historic resources. Accepted planning principles may be derived from recognized professional sources at the local, state or federal level and may include resources provided by the American Planning Association (APA), International City/County Management Association (ICMA), American Public Works Association (APWA), American Water Works Association (AWWA), professional planners, engineers, architects and other certified professionals.

FLU 1.1.3 Escambia County shall protect and preserve environmentally sensitive lands, areas subject to seasonal flooding and potable water well-fields, well-heads and sources through policies in the Coastal Management and Conservation Elements of this Comprehensive Plan. The LDC shall contain specific and detailed provisions for environmental protection, stormwater management and open space requirements.

FLU 1.1.4 The LDC shall include provisions for the transfer of development rights. To preserve open space and natural resources, transfers of development rights shall be permitted from agricultural land and coastal high hazard areas to areas appropriate for urban development. To preserve areas of historic or archaeological significance, transfers of development rights shall be permitted from those areas to areas appropriate for urban development consistent with Policy FLU 1.2.3. Transfers of development rights shall also be permitted from areas adjacent to military installations to areas appropriate for urban development consistent with Policy FLU 5.1.6.

FLU 1.1.5 Residential subdivisions in Escambia County must adhere to the Uniform County Subdivision Regulations outlined in the LDC including requirements to provide paved roads and stormwater management.

- FLU 1.1.6 The LDC shall include performance-oriented land development controls, including, but not limited to, floor area ratios, open space ratios and density bonuses. These performance-oriented controls are intended to protect and preserve important natural resources; provide incentives for design improvements to existing subdivisions and neighborhoods and encourage better design for newly proposed subdivisions or neighborhoods; provide economic incentives for minimizing adverse impacts on adjacent lands or uses; and encourage a mix of housing types which include affordable housing units within existing subdivisions or neighborhoods. Among other things, these controls will include density bonuses with the ratio of said bonuses defined in the LDC. Density bonuses shall be site specific.
- FLU 1.1.7 Escambia County shall continue to promote and encourage the use of the Planned Unit Development (PUD) technique which, among other things, includes expansion of uses, site specific densities and clustering provisions.
- FLU 1.1.8 In the LDC, Escambia County shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect lower intensity uses from more intensive uses, such as residential from commercial. Buffers shall also be used to protect agricultural activities from the disruptive impacts of nonagricultural land uses and protect nonagricultural uses from normal agricultural activities such as the application of pesticides and fertilizers, noise, odor and dust. Buffers may be a natural barrier, a landscaped natural barrier or natural barrier supplemented by fencing or other manmade barriers.
- FLU 1.1.9 Industrial uses shall be located so as to avoid or minimize impacts on natural systems. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas. New industrial uses shall be located on parcels of land that are large enough to support the type of industrial development while minimizing adverse impacts on surrounding properties consistent with Policy 1.1.8.
- FLU 1.1.10 Retail commercial, heavy commercial and light industrial uses shall be located on arterial roads or within a quarter mile of an arterial intersection, except that they may be located up to a half mile from an arterial intersection if the property is located in an existing commercial and/or light industrial area, if the property does not abut a single-family residential neighborhood, if residential subdivisions are protected from commercial vehicle traffic and if buffering is provided consistent with Policy 1.1.8. Retail commercial uses may be located more than a half mile from an arterial intersection if, in addition to meeting the conditions above, the property is within a quarter mile of an activity center such as a commercial airport, military installation, college or university, hospital, apartment complex or similar uses generating more than 600 average annual daily trips or if the proposed development constitutes compact infill development in an existing commercial area.

FLU 1.1.11 Neighborhood commercial uses that are not part of a predominantly residential development or a PUD shall be located on arterial or collector roads, except that they may be located on a local street that connects two arterial roads if the property shares access and stormwater with adjoining commercial uses, adequate buffering is provided and intrusions into residential subdivisions are minimized. Neighborhood commercial uses may also be located on local streets within a quarter mile of an activity center such as a commercial airport, military installation, college or university, hospital, apartment complex or similar uses generating more than 600 average annual daily trips, subject to meeting all development standards in the LDC.

FLU 1.1.12 Escambia County shall coordinate with the Escambia County School Board to plan the siting and development of public schools, consistent with the Public Schools Facilities Element. Schools shall be collocated with parks or other civic uses such as public libraries where possible, to promote joint use of facilities and encourage compact land use patterns. Schools shall be located in close proximity to residential areas and accessible by various modes of transportation.

**OBJ FLU 1.2 Historic Resources
Protect and preserve Escambia County's historical resources.**

FLU 1.2.1 Escambia County shall utilize all available resources of the office of the Secretary of State, Division of Historical Resources in the identification of historic structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the protection of identified historic structures, sites and areas within the county. In addition, the County will utilize assistance from this agency together with other sources (such as, the University of West Florida) in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.

FLU 1.2.2 Escambia County shall continue to utilize services and assistance from the Florida Department of State, Division of Historic Resources in order to identify significant historical and/or archaeological sites within the County and, further, to assist in the preservation and protection of sites.

FLU 1.2.3 Escambia County shall include provisions in the Land Development Code that require identification and preservation of significant archeological and/or historic sites or structures within the county. The provisions will include protection for all sites listed on the Florida Master Site File and will be developed in cooperation with the Office of the Secretary of State, Division of Historical Resources. The provisions also will include requirements that provide for the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during

construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

FLU 1.2.4 Escambia County shall include density clustering provisions in the Land Development Code that may be used to protect significant historical or archaeological sites. The density clustering provisions will allow for an historical or archaeological area within a larger site to remain intact and the density that may otherwise have been permitted within that area to be clustered on a non-sensitive portion of the site.

OBJ FLU 1.3 FLUM Designations
Designate land uses on the Future Land Use Map to discourage urban sprawl and promote mixed-use, compact and energy-efficient development in urban areas, and protect and preserve rural areas from incompatible development.

FLU 1.3.1 Permitted uses, mix of uses, residential densities, non-residential intensities and impervious surface ratios (ISR) for all future land use categories in Escambia County are outlined in Figure 1 below:

FIGURE 1

FLUM Designation	General Description	Standards	Consistent Zoning Districts
Mixed-Use Urban (MU-U)	Provides for an intense mix of residential and non-residential uses while promoting infill development and the separation of urban and suburban land uses. Allowable uses include residential and general commercial uses, light industrial, religious, medical and educational facilities, public utilities and facilities, and recreational uses.	Residential densities shall be pursuant to the regulations of the zoning district with the maximum density of 25 du/acre. Mix of uses shall be approximately 70% residential and 30% non-residential. Maximum permitted non-residential ISR is 0.85.	MU-HD, MU-LD, HDR, MDR, LDR, WMU, C, HC-LI & P
Mixed-Use Suburban (MU-S)	Provides for a complementary mix of residential and non-residential uses while promoting infill development and the separation of urban and rural land uses. Allowable uses include residential uses, general commercial uses, light industrial, religious, medical and educational facilities; public utilities and facilities; and recreational uses.	Residential densities shall be pursuant to the regulations of the zoning district with a maximum density of 25 du/acre. Mix of uses shall be approximately 75% residential and 25% non-residential. Maximum permitted non-residential ISR is 0.85.	MU-HD, MU-LD, HDR, MDR, LDR, WMU, C, HC-LI RCH, RCM, RCM & P
Rural Community (RC)	The purpose of this category is to recognize the existence of established rural residential communities and allow compact development within those boundaries. Also allowed are uses designed to provide for the needs of the rural agrarian community such as recreational uses, public utilities and facilities, facilities of religious organizations, educational facilities, medical facilities and similar non-residential uses.	Residential densities shall be pursuant to the regulations of the zoning district with a maximum density of 7 du/acre. Mix of uses shall be approx. 40% agricultural, 50% residential and 10% non-residential. Maximum permitted non-residential ISR is 0.70.	MU-LD, LDR, RCH, RCM, RCL, AG, C & P
Agriculture (AG)	Allowable uses include routine agricultural and silvicultural activities, residential uses and commercial activities limited to those commercial 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 the like. Also allowed are uses designed to provide for the needs of the rural agrarian community such as recreational uses, public utilities and facilities, facilities of religious organizations, educational facilities, medical facilities and similar non-residential uses.	Residential densities shall be pursuant to the regulations of the zoning district. Maximum permitted non-residential ISR is 0.80.	AG & P
Mixed-Use Perdido Key (MU-PK)	Provides for a complementary mix of residential, commercial and tourism (resort) related uses. Other allowable uses include recreation and PUDs. Building heights in residential areas may be no more than eight stories, or two stories less than an adjacent structure, if the adjacent structure is greater than eight stories and existed on June 1, 1997.	Residential densities shall be pursuant to the regulations of the zoning district with a maximum density of 25 du/acre. Maximum development of 7,150 residential dwelling units and 1,000 lodging units. Up to 16% of the land in the category may be	MU, RRD, MDR, LDR & C

	<p>Building heights in commercial areas may be no more than 10 stories. Building heights in the commercial core area will be based on percentage of lot coverage. Also, the types of small scale commercial uses allowed will be strictly controlled pursuant to The Perdido Key Districts, LDC. In the LDR zoning district the non-residential uses which may be allowed include churches, public utilities and facilities, parks and recreation areas, golf courses, tennis courts, swimming pools, etc. In the MDR zoning district such non-residential uses may also include kindergarten and childcare centers. In the RRD zoning district additional non-residential uses which may be permitted include 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. The commercial uses allowed are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, among others, 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.</p>	<p>developed in resort/tourist related uses and in small-scale commercial uses. Residential densities shall be pursuant to the regulations of the zoning district. Maximum permitted non-residential ISR is 0.80.</p>	
<p>Mixed-Use Pensacola Beach (MU-PB)</p>	<p>Provides 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. 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.</p> <p>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. Also, densities may be increased, decreased or transferred on any particular parcel in order to provide protection to important natural resources, accommodate the provision of adequate and functional open space</p>	<p>Mix of uses shall be approx. 35% residential, 15% commercial/tourism (resort) and 50% open space/recreation. Maximum permitted non-residential ISR is 0.82.</p>	<p>HDR-PB, MDR-PB, LDR-PB, HDR/C-PB, MDR/C-PB, GR-PB, CH-PB, PR-PB, G/C-PB, REC/R-PB, CON/REC-PB</p>

	and the provision of a complimentary mix of recreation uses within the Pensacola Beach Community. 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 subset. Further, provisions within the Land Utilization Plan provide that environmental studies be completed prior to approving any development or use of the specified parcel.		
Commercial (C)	Allowable uses include all types of commercial activities including shopping centers, professional offices, medical offices and facilities, educational and religious uses, public utilities and facilities, convenience retail uses and other similar uses of a commercial nature.	Maximum permitted non-residential ISR is 0.85.	C, HC-LI & P
Industrial (I)	Allowable uses include intensive industrial development and ancillary commercial uses and provides protection for such uses from adjacent or nearby properties. It is the intent of this policy to create protected industrial areas to facilitate the continued industrial operations within the county and provide jobs and employment security for present and future residents of the county.	Maximum permitted non-residential ISR is 0.85.	HC-LI, I & P
Recreation & Conservation (REC/CON)	Promotes the conservation of important natural resources and provides recreational opportunities for citizens of and visitors to the county.	Maximum permitted ISR in active parks is 0.80.	REC/CON & P
Public (P)	Allowable uses include correctional facilities, Emerald Coast Utilities Authority reclaimed water reuse/disposal area, Pensacola Naval Air Station and other military facilities, and sanitary landfills, educational, park and other publicly owned facilities including county business parks.		REC/CON & P

Density is the total number of residential units divided by the net developable land area. Net developable land area is gross land area less water bodies less wetlands.

OBJ FLU 1.4 **Protect Existing Communities**
Escambia County shall protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active program of code enforcement.

FLU 1.4.1 Escambia County shall continue to prohibit expansion of nonconforming land uses or structures within the County. The LDC shall restrict any activity which would either expand the land use in question or serve to increase the useful life of structures or improvements associated with a nonconforming land use.

FLU 1.4.2 Escambia County shall conduct a combination of complaint-driven and systematic code enforcement actions to reduce property maintenance code violations; this process shall continue to use a hearing examiner (code enforcement special master) when appropriate.

GOAL FLU 2 **Escambia County shall direct future growth and development to the Urban Service Area (USA) where public services and facilities can be provided in an efficient and cost-effective manner.**

OBJ FLU 2.1 **Urban Service Area**
Direct growth toward those areas within the Urban Service Area (USA) where infrastructure and services exist to support development at urban densities and intensities.

POLICIES

FLU2.1.1 Urban uses shall be concentrated within the USA where infrastructure and urban services already exist with the most intense development permitted proximate to the City of Pensacola and areas with sufficient central water and sewer system capacity to accommodate higher density development.

FLU2.1.2 Land use densities may be increased within the USA (pursuant to comprehensive plan amendments) where infrastructure capacities are in place and can accommodate the additional demand created by increased densities. This policy is intended to direct higher density land uses to those areas of Escambia County with infrastructure capacities sufficient to meet demands and to those areas of the County with infrastructure capacities in excess of current or projected demand and to provide for the clear separation of urban and rural uses.

FLU 2.1.3 In order to promote compact development, FLUM amendments and residential rezonings to allow higher residential densities shall be allowed in the USA for parcels in the Mixed-Use Urban and Mixed-Use Suburban future land use categories. FLUM amendments and residential rezonings to allow higher residential densities will be discouraged in the USA through

2030 for parcels in the Mixed-Use Perdido Key, Mixed-Use Pensacola Beach, Agriculture and Rural Community Future Land Use categories. Applicants must supplement any such request with a Small Area Study that demonstrates the need for the FLUM amendment or residential rezoning in that specific situation.

FLU 2.1.4 Rezoning and FLUM amendments in the USA to categories allowing higher densities will be discouraged within the Coastal High Hazard Area (CHHA).

FLU 2.1.5 The FLUM shall reflect the most appropriate densities for residential development. Residential densities for each parcel shall be pursuant to the regulations of the zoning district.

FLU 2.1.6 In lieu of FLUM amendments, the LDC shall provide for performance-based density bonuses through the PUD process that allow densities greater than the maximum densities outlined in Figure 1.

FLU 2.1.7 The LDC shall establish Mixed-Use Urban and Mixed-Use Suburban areas as receiving areas for transfers of development rights from environmentally sensitive lands, coastal areas, historically significant properties, rural and agricultural lands and properties adjacent to military installations.

**OBJ FLU 2.2 Provision of Public Services
Use the Urban Service Area concept as a fiscal management technique to provide cost-efficient public services and facilities.**

FLU 2.2.1 Public facilities and services shall 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 shall be determined 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 Emerald Coast Utilities Authority, 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 Future Land Use Map and that there is adequate and suitable land available for such utility facilities.

FLU 2.2.2 Escambia County shall include land acquisition within its Capital Improvements Element and within its Capital Improvements Program when necessary to provide for public lands for county owned facilities.

FLU 2.2.3 Escambia County shall continue to require dedication of adequate rights-of-way pursuant to the County's subdivision regulations for use as roadways and by utilities for extensions or improvements.

FLU 2.2.4 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.

GOAL FLU 3 Escambia County shall encourage urban strategies such as infill development, mixed-use development and coordinated land use and transportation planning, to promote compact development, energy efficiency and the efficient provision of infrastructure and urban services in the USA.

**OBJ FLU 3.1 Infill Development
Encourage infill development in appropriate locations within the USA and particularly in Community Redevelopment Areas.**

FLU 3.1.1 The Englewood and Brownsville Redevelopment Areas, as adopted by the Escambia County Board of County Commissioners (BCC), are hereby designated as an Urban Infill and Redevelopment Area in conformance with Section 163.2514(2), F.S.

FLU 3.1.2 Escambia County shall use its fiscal resources to encourage infill residential, commercial and public development, particularly in the Community Redevelopment Areas.

**OBJ FLU 3.2 Community Redevelopment
The Community Redevelopment Agency (CRA) will continue to implement the recommendations of the 1995 Community Redevelopment Strategy, as may be updated from time to time.**

FLU 3.2.1 The CRA and other County agencies shall continue to implement the recommendations of the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans, as may be updated from time to time.

FLU 3.2.2 Escambia County shall 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) shall be met.

FLU 3.2.3 Escambia County will continue to utilize and administer its provisions for removal or repair of structures which are unsafe or constitute a health hazard. Also, the County will continue to target CDBG funds primarily for

improvement to areas or structures where unsafe or substandard conditions exist.

FLU 3.2.4 Escambia County will identify neighborhoods showing initial signs of distress and evaluate the need for conservation and enhancement. Distressed neighborhoods may be scheduled for targeted code enforcement and for supplemental public infrastructure and park improvements through the capital improvements program. Escambia County will continue to target CDBG funds to remove or repair structures which are substandard, unsafe or constitute a health hazard.

GOAL FLU 4 Escambia County shall encourage agriculture and related activities, protect and preserve natural resources and protect existing rural communities from incompatible development outside the USA.

**OBJ FLU 4.1 Rural Protection Area
Discourage new development that is incompatible with the existing development pattern in the Rural Protection Area (RPA). The RPA is defined as those areas of unincorporated Escambia County outside the Urban Service Area (USA).**

FLU 4.1.1 Escambia County will limit the expenditure of public funds within the RPA, 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 or unless such expenditures are necessary to implement other policies of this plan.

FLU 4.1.2 Escambia County shall coordinate with potable water providers to limit extensions of potable water facilities into the RPA.

FLU 4.1.3 In order to limit development outside the USA, avoid unnecessary expenditures on public infrastructure and provide for the clear separation of urban and rural uses, Escambia County shall prohibit any FLUM amendments that would increase residential densities in the RPA. Transfers of development rights from the RPA to areas appropriate for urban development in the USA will be permitted.

FLU 4.1.4 In order to protect the rural lifestyle of northern Escambia County, rezonings to districts allowing higher residential densities are prohibited for properties in the Agriculture and Rural Community Future Land Use categories in the RPA.

FLU 4.1.5 In order to protect silviculture, agriculture and agriculture-related activities no new rural communities may be established and no expansions of rural communities shall be permitted in the RPA. More specifically, FLUM amendments from AG to RC shall be prohibited.

FLU 4.1.6 Clustering of residential units in the Agriculture and Rural Community Future Land Use categories shall only be permitted for subdivisions of 10 or more dwelling units, with preservation of at least 80 percent of the project site as open space in a perpetual conservation easement and in conjunction with a PUD to ensure the project is compatible with surrounding properties and promotes the purpose and intent of the RPA.

FLU 4.1.7 Farm worker and farm family housing units shall be permitted as an accessory use without regard for maximum residential densities where it can be demonstrated that such housing is specifically intended to accommodate permanent and/or seasonal farm workers and family members on a working farm. Farm worker and farm family housing units shall meet all building codes and building setbacks in the zoning district.

GOAL FLU 5 Escambia County shall facilitate to the greatest extent possible the continually changing missions of local military installations.

**OBJ FLU 5.1 Retain Military Installations
Recognize the economic and historical significance of retaining local military installations and continue to address compatibility and encroachment issues through implementation of the recommendations of 2003 Joint Land Use Study (JLUS).**

POLICIES

FLU 5.1.1 Escambia county shall provide for Airfield Influence Planning Districts (AIPD) 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 the bases. The overlay districts and the recommended conditions for each are as follows:

Airfield Influence Planning District--1 (AIPD-1): Includes the current Clear Zones, Accident Potential Zones and noise contours of 65 Ldn and higher, (where appropriate) as well as other areas near and in some cases abutting the airfield. Conditions recommended for the AIPD-1 districts are:

- a. Density restrictions and land use regulations to maintain compatibility with airfield operations; and
- b. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
- c. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and
- d. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
- e. Required disclosure for real estate transfers.

Airfield Influence Planning District--2 (AIPD-2): Includes land that is close enough to the airfield that it may affect, or be affected by, airfield operations. Conditions recommended for the AIPD-2 districts are:

- a. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
- b. Required dedication of aviation easements to the county for subdivision approval and building permit issuance; and
- c. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
- d. Required disclosure for real estate transfers; and
- e. Discouragement of property rezonings that result in increased residential densities in excess of JLUS recommendations.

The three installations in Escambia County, Naval Air Station Pensacola (NASP), Navy Outlying Field (NOLF) Saufley and NOLF Site 8, are each utilized differently. Therefore, the size and designations of the AIPD Overlays vary according to the mission of that particular installation. Article 11, "Airport/Airfield Environs" in the Escambia County Land Development Code details and implements these recommendations.

FLU 5.1.2

The Comprehensive Plan is a critical component that sets community goals and objectives, creates a framework for actions to implement JLUS recommendations and lays the legal groundwork for adopting new tools. Subsequent policy changes shall emphasize the following:

- a. Protection of the public health, safety, and welfare as the primary objective of land use planning around the airfields; and
- b. Mandatory referral to the local Naval installation commander or designee of all development applications filed within the Airfield Influence Planning Districts (AIPDs) for the Navy's review and comment; and
- c. Use of AIPDs around the airfields to promote an orderly transition and rational organization of land uses, protect the health, safety and welfare of the public and maintain military missions; and
- d. Continue to Implement the JLUS as a guide for land use decisions and promotion of land use compatibility; and
- e. Coordination with the Emerald Coast Utilities Authority, Florida Department of Transportation, and other utility providers to review the possible growth-inducing impacts of service extension into the AIPDs; and
- f. Set general goals for the future acquisition of land, including the ability to achieve the complementary goals of encroachment reduction, environmental protection and open space (or agricultural) preservation; and
- g. Encourage the discovery of new tools and allow for the use of those tools within Escambia County to promote compatibility, such as transfer of development rights, etc.

- FLU 5.1.3 Real Estate Disclosures are critical tools that protect developers, property owners and renters by informing them of potential hazards or nuisances associated with property located near active airfields. Disclosures also protect the County and the Navy from noise complaints or threats of suit from residents who have been informed of airfield impacts. To facilitate the imparting of this critical information, the county:
- a. Requires disclosure anywhere within the established AIPDs around the three airfields; and
 - b. Requires disclosure in all sales/rental contracts and subdivision plats and recommends disclosure in all listing agreements and individual marketing materials, such as brochures; and
 - c. Requires disclosure as soon as practicable before execution of the contract, i.e., before the making or acceptance of an offer.
- FLU 5.1.4 Escambia County will continue to maintain an interactive web page on its website intended as a tool for use by all citizens to access information concerning airfield influence planning districts, noise zones and accident potential zones. The county is committed to continuous improvement and expansion of the website, with links to other information sources as needed.
- FLU 5.1.5 By 2010, Escambia County will identify a dedicated source of funds for acquiring the development rights or outright purchase of select lands for public purpose. The land acquisition program shall be designed to serve multiple, complementary goals, including the elimination of lands near airfields from the possibility of development, the protection of the environment, the maintenance of agricultural uses, and the conservation of quality open spaces.
- FLU 5.1.6 Escambia County will pursue the possibility of implementing a Transfer of Development Rights (TDR) program with sending parcels those that are in close proximity to the military installations, are environmentally sensitive or are agricultural parcels experiencing development pressures. The receiving parcels shall be areas with infrastructure available to support higher density, with an emphasis on infill development. The TDR offers a flexible tool for shifting growth away from land near the airfields and toward land with fewer development constraints.
- FLU 5.1.7 Section 288.980(4), F.S., creates 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 5.1.8 Pursuant to Section 163.3175, F.S., a representative of the military installations located within Escambia County shall 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.

FLU 5.1.9 The Local Planning Agency, the Planning Board, shall 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 shall include, at a minimum, annual meetings, with others scheduled as necessary, to:

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

GOAL FLU 6 Escambia County shall allow a transition from existing rural and residential uses to a sustainable mix of residential, industrial, commercial, institutional and recreational uses in the West Central Sector Plan area of Escambia County.

Note: Objectives and policies that support establishment of the West Central Escambia Sector Plan will be written and included under GOAL FLU 6 if the guiding principles that underpin the Sector Plan and have been developed to the necessary level of detail prior to transmittal public hearings for the EAR-based amendments to the Comprehensive Plan.

MOBILITY ELEMENT

The purpose of the Mobility 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.

As Escambia County's economy, land use, and mobility needs continue to change and grow, the transportation system will transition to a more balanced multi-modal approach. Escambia County's transportation system must not only service the local needs of County residents, but longer distance travel, as well. The development of a balanced, integrated, and sustainable transportation system adds value to the community by providing alternative modes of moving people and goods, providing accessibility to markets, and helping to shape a sustainable community. A concentration of transportation improvements in the urban area helps prevent urban sprawl and protect conservation areas, while green urbanism in the increasingly dense urban area maintains the livable access to natural areas.

The Mobility Element is consistent with the requirements of Florida Statute and the Florida Administrative Code, which states: "A local government which has all or part of its jurisdiction included within the urban area of a Metropolitan Planning Organization (MPO) pursuant to Section 339.175, F.S., shall prepare and adopt a transportation element consistent with the provisions of this Rule and Chapter 163, Part II, F.S.... Within a designated MPO {TPO} area, the transportation elements of the local plans shall be coordinated with the long range transportation plan of the MPO {TPO}. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems." 9J-5.019(1), F.A.C. The goals, objectives, and policies contained herein strive to achieve a balanced, integrated and efficient transportation system in Escambia County.

GOAL MOB 1 Escambia County shall 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 Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to County standards so that the roads, upon construction, may be accepted into Escambia County's road system. Nothing in this policy shall be interpreted to preclude the County from requiring the development to pay all costs to the County associated with construction of any transportation improvement made necessary by the development.

MOB 1.1.2 Levels of service based on annualized p.m. peak hour conditions will be used to evaluate facility capacity and for issuance of development orders.

Level of service standards for all roadways are hereby established as shown below according to the functional classification of roadways identified on the Transportation Map Series, Map A, 2005 Federal Functional Classifications.

TABLE INSET:

Roadway Functional Classification	Annualized P.M. Peak Hour Level of Service Standard
Florida Intrastate System	
Rural Undeveloped Areas	B
All Other Areas	C
Principal Arterial	D
Minor Arterial	D
Collector	E

- MOB 1.1.3 All new developments, including but not limited to, planned unit developments, shopping centers, multifamily residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow, facilities for non-motorized transportation and sufficient vehicular parking to accommodate the needs of the development.
- MOB 1.1.4 All new road construction projects (State, County and developer-constructed) in urban areas or community redevelopment areas shall 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 1.1.5 Escambia County shall continue its practice of maintaining and/or reconstructing County roads on an “on-going” basis through implementation of the capital improvements program and concurrency management system.
- MOB 1.1.6 Escambia County shall prioritize its maintenance and reconstruction activities pursuant to Policy 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 the Escambia County or others.
- MOB 1.1.7 Escambia County will participate in and cooperate with the preparation of the Transportation Planning Organization’s (TPO’s) cost feasible plan and will continue its active participation with the TPO to ensure that TPO recommendations and activities are consistent with this ordinance. In

addition, the County will continue to encourage the TPO to request funding for the Florida Department of Transportation by the governor and the legislature.

MOB 1.1.8 Applications for large scale commercial development review shall address adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted State and County road segments, promote compatibility and functional relationship of adjacent land uses and provide adequate buffer and landscape requirements. Escambia County shall encourage joint access agreements with adjacent property owners, encourage a mix of land uses that place less traffic intensive land uses adjacent to arterial segments, provide disincentives for platting of commercial lots with direct access to arterial segments and apply density bonuses for converting commercial land uses to residential land uses (the bonus applies only to the mixed use category).

MOB 1.1.9 Escambia County shall preserve future transportation corridors as identified in the Florida-Alabama Transportation Planning Organization Long Range Cost Feasible Plan.

MOB 1.1.10 Escambia County shall 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 control turning movements so as to facilitate traffic flow on affected roadways. The County will consider reducing the warrant for installation of turn lanes for developments generating from 60 vehicles per hour to 40 vehicles per hour on all roadways classified (or functioning) as a collector or arterial.

Escambia County will develop Land Development Code requirements for access management techniques to be implemented on roadways that exceed 80% of the PM peak hour capacity or that are exceeding the adopted level of service standard, as shown in the County's Traffic Volume and LOS Report.

The development of land along state highways will be restricted so that parcels are not created that would require roadway access in conflict with Florida Department of Transportation access standards. This may include a requirement that parcels share access or provide cross-access on site.

MOB 1.1.11 Escambia County will continue to support the Pensacola Area Transportation Planning Organization (TPO) commuter assistance programs in order to reduce the number of vehicle miles traveled per capita in the community and region.

MOB 1.1.12 Escambia County will incorporate requirements for cross-access easements and connections for commercial sites in the Land Development Code. The County will prioritize the implementation of this policy based on

corridor planning efforts. The regulations will be implemented on private properties along roadways with proper connection spacing and an access management plan.

- MOB 1.1.13 Escambia County will implement the following recommendations of the 2001 Escambia County Ozone Task Force Report so as to modify peak hour demand and reduce the number of vehicle miles traveled per capita in the community and region.
- a. Implement flex work hours (i.e. extended hours, four-day work week) for government employees during peak ozone season June through September).
 - b. Provide information about benefits of flex work hours to local industry and encourage use of such programs.
 - c. Encourage mixed use development offering sidewalks and bicycle paths.
 - d. Accelerate bicycle/pedestrian improvements.
 - e. Promote telecommuting and teleconferencing.
- MOB 1.1.14 Escambia County shall prepare a “Safe Ways to School” master plan for each public school, then implement construction of improvements (e.g., sidewalks, shoulders) to encourage walking to school.
- MOB 1.1.15 Safe Ways to School improvements will be focused to provide priority to improvements within the following radii:
Elementary – ½ mile radius
Middle and High School – 1 mile radius
- MOB 1.1.16 All new developments within two (2) miles of a school shall install sidewalks along roadways (including cul-de-sacs) within the development, consistent with PSF 1.4.5 and PSF 1.4.6.
- MOB 1.1.17 All new developments shall install sidewalks and/or bicycle facilities within one (1) mile of the development, along facilities shown on the Florida-Alabama Transportation Planning Organization Bicycle and Pedestrian Plan, the County’s Bicycle and Pedestrian Plan, and as shown on the Safe Ways to School plan.
- MOB 1.1.18 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.
- MOB 1.1.19 Escambia County will seek public input from citizens, the school district and the development community regarding sidewalk needs and priorities.
- MOB 1.1.20 Escambia County will cooperate with Florida Department of Transportation studies now underway which address intelligent

transportation system opportunities so as to improve system efficiency and enhance safety.

- MOB 1.1.21 Escambia County will study roadway segments which are estimated to exceed the adopted level of service standard and recommend specific improvements to address deficiencies. Those recommendations will be targeted toward short and mid range improvements. These projects will be identified in the County's Capital Improvements Program. 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 1.1.22 Escambia County will maintain adopted level of service standards on arterial and collector roadways that parallel the State's Strategic Intermodal System (SIS) and Florida Intrastate Highway System (FIHS) to protect the system's interregional and intrastate functions.
- MOB 1.1.23 Escambia County shall only promote the construction of additional interchanges on Interstate-10 and Interstate-110 if they protect the system's inter-regional and intrastate functions.
- MOB 1.1.24 Escambia County will work with the Transportation Planning Organization to strengthen the local roadway network by providing additional north-south and east-west crossings of Interstate-10 and Interstate-110, thereby protecting the Florida Intrastate Highway System's interregional and intrastate functions.
- MOB 1.1.25 Escambia County will pursue partnerships with the Florida Department of Transportation, the Federal Highway Administration, and private development entities to identify potential new revenue streams for roadway improvements and capacity enhancements at both the state and federal levels.
- MOB 1.1.26 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 Concurrency Exception Areas
Establish Transportation Concurrency Exception Areas (TCEAs) to promote and enhance:**

- **Urban redevelopment,**
- **Infill development,**
- **A variety of transportation choices and opportunities including automobile, pedestrian, bicycle and transit,**
- **Escambia County's economic viability,**
- **Desirable urban design and form,**
- **A mix of residential and non-residential uses,**
- **Streetscaping/landscaping of roadways within the County, and**
- **Pedestrian and bicyclist comfort, safety and convenience.**

Consistent with Chapter 163.3180, Florida Statute, a TCEA may be established within areas designated for:

1. Urban infill development;
2. Urban redevelopment;
3. Downtown revitalization;
4. Urban infill and redevelopment under s. 163.2517; or
5. An urban service area which includes lands appropriate for compact, contiguous urban development, which does not exceed the amount of land needed to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning period, and which is served or is planned to be served with public facilities and services as provided by the Capital Improvements Element.

POLICIES

MOB 1.2.1 The following TCEAs are hereby established, as shown on the future transportation map series Map-H, Transportation Concurrency Exception Areas:

Warrington TCEA - That area coterminous with the area approved in 1995 as the Warrington Redevelopment Area and including the Sunset Avenue Corridor of Navy Point;

Fairfield Drive TCEA - That area coterminous with the approved Englewood-Ebonwood and Palafox Redevelopment Areas and including a portion of the Brownsville Redevelopment Area.

MOB 1.2.2 All land uses and development located within the Warrington and Fairfield Drive TCEAs shall be excepted from transportation concurrency for roadway level of service standards. Developments outside of the TCEA that impact roadways within the TCEA shall be required to meet transportation concurrency standards.

MOB 1.2.3 Transportation concurrency exceptions granted within the TCEA shall not relieve development from meeting the policy requirements set within this element to address transportation needs within the TCEA, except as delineated within this element.

MOB 1.2.4 Transportation modifications which are required due to traffic safety and/or operating conditions and are unrelated to transportation concurrency shall be provided by the developer.

MOB 1.2.5

Within the TCEAs, development or redevelopment shall be required to mitigate transportation impacts proportional to that impact based on trip generation (including all phases) by providing the following:

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- b. Cross-access connections/easements or joint driveways, where available and economically feasible.
- c. Deeding of land or conveyance of required easements along the property frontage to the County, as needed, for the construction of public sidewalks, bus turn-out facilities, bus shelters and/or bus shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. The placement of a bus shelter and related facilities on private property with an appropriate agreement with the County may be used in lieu of deeding or conveyance of easements, if agreeable to the County.
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code (LDC may need to be revised).
- e. Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
- f. Funding of corridor assessments and TCEA mobility studies to ensure goals are maintained.

MOB 1.2.6

Within the TCEA, development or redevelopment shall be required to meet the following mitigation measures, provided at developer expense, based on the development’s trip generation and proportional impact on roadway facilities (including all phases). The developer may sign a development agreement or contract with Escambia County for the provision of these measures. The choice of measures shall be subject to the final approval of the County during the plan approval process. The measures chosen shall relate to the particular site and transportation conditions where the development is located. The developer may choose to provide one or more measures off-site with the County’s approval. In recognition of the varying costs associated with the measures, the County shall have the discretion to count some individual measures, based on cost estimates provided by the developer and verified by the County, as meeting two or more measures.

Net, New Average Daily Trip Generation	Number of Measures Which Must Be Met
Less than 50	At least 1 measure
50 to less than 100	At least 2 measures
100 to 400	At least 3 measures

Net, New Average Daily Trip Generation	Number of Measures Which Must Be Met
400 to 999	At least 5 measures
Greater than 1,000 trips but less than 5,000 trips	At least 8 measures
Greater than 5,000 trips	At least 12 measures and meet a. or b. below: a. Be on an existing transit route b. Provide funding for a new transit route

- a. Intersection and/or signalization modifications to improve level of service and safety and address congestion management. This may include, but is not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of dedicated turn lanes into and out of the development.
- c. Construction of bus shelters built to County specifications or bus shelter lighting using solar technology designed and constructed to County specifications.
- d. Construction of bus turn-out facilities.
- e. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.
- f. Payments to the Regional Transit System, which either increase service frequency or add additional bus service.
- g. Construction of public sidewalks where they do not currently exist.
- h. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- i. Deeding of land for the addition and construction of bicycle lanes, or construction of bicycle lanes to County specifications.
- j. Provision of ride sharing or van pooling programs.
- k. Use of joint driveways or cross-access to reduce curb cuts.
- l. Provision of park and ride facilities.
- m. Funding of streetscaping/landscaping.
- n. Business operations that can be proved to have limited or no peak hour roadway impact.
- o. Provision of shading through awnings or canopies of significant length over public sidewalk areas to promote pedestrian traffic and provide protection from the weather so that walking is encouraged.
- p. Provision of additional bicycle parking.
- q. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways, which promotes a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage. Or, removal

of nonconforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.

- r. Enhancements to the County's green areas which increase its utility as a multi-modal transportation route. Such enhancements may include, but not be limited to: 1.) trail amenities such as benches, directional signage, or safety systems; 2.) bicycle parking at entry points or connecting with transit lines; 3.) land acquisition for expansion or better connectivity of the greenway system; 4.) additional entry points to the greenway system; 5.) bridges spanning creeks or wetland areas; and/or, 6.) appropriate trail surfacing.
- s. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the County indicating successes in reducing single occupant vehicle trips.
- t. Clustering of and design of the development for maximum density, or maximum FAR, at the site which preserves open space, reduces the need for development of vacant lands, enhances multi-modal opportunities and provides transit-oriented densities or intensities.
- u. Construction of new road facilities which provide alternate routes to reduce congestion.
- v. Addition of lanes on existing road facilities, where acceptable to the County and/or TPO, as relevant.
- w. An innovative transportation-related modification or standard submitted by the developer, where acceptable to and approved by the County.

OBJ MOB 1.3 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 future land use maps and maintaining consistency between land use decisions and traffic circulation system improvements.

POLICIES

MOB 1.3.1 All land use decisions shall be consistent with the Future Land Use Map and future roadway network map.

MOB 1.3.2 Escambia County shall continue its practice of providing or requiring 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.

MOB 1.3.3 All plans and proposals for development or redevelopment within the County shall be reviewed for consistency with the Future Land Use Map and the future roadway network map adopted herein.

OBJ MOB 1.4 Coordination with TPO and FDOT
Coordination with regional Transportation Planning Organization (TPO) and the Florida Department of Transportation (FDOT)
Continually coordinate Escambia County's decision making process with the plans and programs of the Florida-Alabama TPO and the FDOT.

POLICIES

MOB 1.4.1 Escambia County will participate and cooperate with the preparation of the Florida-Alabama Transportation Planning Organization's (TPO) 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 1.4.2 Escambia County will continue its coordination with the Florida Department of Transportation and the Florida-Alabama TPO to ensure that regional priorities are included in County decision-making.

MOB 1.4.3 In cooperation with the Florida-Alabama Transportation Planning Organization and the Florida Department of Transportation, Escambia County will support improvements to the federal interstate system located within the County. In addition the County shall support the construction of a new roadway segment which links Interstate-10 with Interstate-65.

MOB 1.4.4 Escambia County will participate in, and review the annual updates of the Transportation Planning Organization's five-year Transportation Improvement Plan and the FDOT 5-year Work Program to ensure that activities of the County and the transportation improvement plans of other agencies are consistent.

OBJ MOB 1.5 Transportation Corridor and Right-of-Way Protection
Provide for the protection of proposed transportation corridors as well as existing and future rights-of-way from encroachment by including appropriate regulations within the LDC.

POLICIES

MOB 1.5.1 Escambia County shall continue to enforce its zoning ordinance and include said ordinance within the LDC. Note: The zoning ordinance contains setback provisions, which will aid in the protection of existing and future rights-of-way, including transportation corridors, from building

encroachment. The County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs. Prior to completion of a Project Development and Environmental Impact (PD&E) study for a capacity improvement project, standard right-of-way will be considered as follows:

Major Collectors	80'
Major Arterials	125'
Beltways	300'

MOB 1.5.2 Escambia County shall require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

MOB 1.5.3 Because of their unique scenic character and related historic and tourist significance, Scenic Highway (SR-10A) and Perdido Key Drive (SR 292) are designated “scenic roadways.” Parcels adjacent to these rights-of-way shall be the subject of special sign controls in the LDC.

MOB 1.5.4 Escambia County shall 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 Transportation Planning Organization’s “Cost Feasible Plan”, the proposed or adopted County Capital Improvement Plan or in any proposed or adopted DRI or development plan. Transportation corridor protection regulations shall 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 Escambia County shall encourage the provision and use of a safe, efficient and financially feasible mass transit transportation system which is responsive to community needs, consistent with land use policies, is environmentally sound, and which promotes economic opportunity and energy conservation.

**OBJ MOB 2.1 Bus Fleet
Ensure safety and comfort of bus fleet and reduce operating costs.**

POLICIES

- MOB 2.1.1 Escambia County Area Transit (ECAT) shall replace the bus fleet at 10 years or 500,000 miles, as recommended by the Federal Transit Administration.
- MOB 2.1.2 ECAT shall conduct preventative maintenance of bus fleet according to the preventive maintenance plan.

OBJ MOB 2.2 Mass Transit and Growth Patterns

Operate fixed route mass transportation service to provide efficient service, accessibility and support the projected growth patterns of the service area.

POLICIES

- MOB 2.2.1 ECAT shall modernize service from the existing radial route system into a modified grid system to improve efficiency.
- MOB 2.2.2 ECAT shall 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 ECAT shall establish and maintain a mass transit level of service standard as measured by a ~~30~~ 60-minute maximum period of wait throughout the current areas and hours of service.
- MOB 2.2.4 ECAT shall consider and/or implement recommendations contained within the current transportation development plan.
- MOB 2.2.5 Upon completion of the Florida-Alabama Transportation Planning Organization 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, to 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, to encourage land uses which promote public transportation.

OBJ MOB 2.3 ECAT Operating Ratio

Maintain and/or increase Escambia County Area Transit System's operating ratio.

POLICIES

- MOB 2.3.1 ECAT shall realign routes to develop better service areas and increase ridership as stated in Objective 2.2.
- MOB 2.3.2 ECAT shall develop marketing strategy to maximize advertisement program within fiscal constraints.
- MOB 2.3.3 ECAT shall develop 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 2.4 Annual Review of Transit System Provide for an efficient and safe mass transit system for all users.

POLICIES

- MOB 2.4.1 ECAT shall annually review the operation (e.g., bus routes, maintenance procedures, etc.) of the normal mass transit system and the paratransit system to identify and correct deficiencies of those operations.
- MOB 2.4.2 ECAT shall provide for 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 2.5 Mass Transit ROW Designate and protect future mass transit rights-of-way and corridors.

POLICIES

- MOB 2.5.1 ECAT shall 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 Board of County Commissioners.
- MOB 2.5.2 ECAT shall develop a special review and approval mechanism for any land use certificate which is found to be in conflict with existing or future mass transit rights-of-way or corridors approved by the Board of County Commissioners.

OBJ MOB 2.6 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 2.6.1 ECAT shall support the continuing operation of the paratransit system developed by the community transportation coordinator as required by F.S. ch. 427.
- MOB2.6.2 ECAT shall contract or otherwise provide for the coordinated paratransit system to fulfill the federal requirements for transporting handicapped passengers.
- MOB 2.6.3 ECAT shall continue providing assistance to the coordinated system by rehabilitating vehicles or other similar programs that will support their efforts.
- MOB 2.6.4 In order to continually improve services, education and individual transit training for disabled passengers and volunteer companions should be provided.

GOAL 3 Escambia County shall advocate and promote the economic viability of port operations in Escambia County consistent with balanced utilization of transportation facilities, natural resources, and available waterfront land.

OBJ MOB 3.1 Port Facilities Support the operation and expansion as necessary of 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 Escambia County shall 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 Escambia County shall 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 traffic circulation elements.
- MOB 3.1.3 Escambia County shall 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 shall be considered as industrial land uses on the future land use map.

MOB 3.1.4 Escambia County shall 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.

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 Escambia County shall coordinate with appropriate public and private sector agencies to provide adequate access to port facilities.

MOB 3.2.2 Escambia County shall encourage and support balanced intermodal management of surface and water transportation through coordination of roadway, rail, and port facilities.

OBJ MOB 3.3 Navigation and Plan Compatibility

Ensure compatibility and consistency between the Escambia County comprehensive plan and those of other appropriate local governments, and the plans of appropriate maritime service providers, to the extent possible.

POLICIES

MOB 3.3.1 Escambia County shall advocate federal and state public works programs and projects which provide funding for navigation projects or port maintenance and expansion activities, consistent with appropriate objectives and policies in the future land use, conservation, coastal management and traffic circulation

OBJ MOB 3.4 Coastal Conservation and Port Services

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

POLICIES

MOB 3.4.1 Escambia County shall 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 3.4.2 Escambia County shall advocate only those port maintenance and expansion projects which meet applicable permit requirements and environmental standards.

GOAL MOB 4 Escambia County shall 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 Regional Airport as directed by the Board of County Commissioners.

POLICIES

MOB 4.1.1 Escambia County shall 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 Escambia County shall implement adopted land development regulations that restrict the height, density and intensity of development in areas adjacent to the airport boundaries and clear zones to ensure that incompatible land uses will not be allowed to encroach on airport facilities and hinder airport activities.

MOB 4.1.3 Escambia County shall review and comment on proposed airport development and/or expansion that may impact the County.

MOB 4.1.4 Escambia County shall work with the City of Pensacola and the department of environmental regulation 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 Airfield Influence Planning District (AIPD) overlays, Accident Potential Zones (APZ) and noise zones 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 To promote an orderly transition and rational organization of land uses, protect the health, safety and welfare of the public, and maintain the mission of the military facilities, Escambia County will establish Airfield Influence Planning District (AIPD) overlays over and around each of the military aviation facilities within Escambia County. These shall be designated as Airfield Influence Planning District--I (AIPD-1) and Airfield Influence Planning District--2 (AIPD-2).
- MOB 4.2.2 The Navy shall 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 part of the regular DRC process, the County will forward the weekly DRC agenda to the Navy designee. When a development is proposed within the AIPD overlay areas, the County will include a copy of the submitted development plans. The Navy designee will review the development plans for land use compatibility with the Navy mission in relation to proposed structure height, density and intensity of land use and will submit comments to County staff to be forwarded to the applicant.
- MOB 4.2.3 Pursuant to F.S. S 163.3175, a representative of the military installations located within Escambia County shall be placed on the Planning Board as an ex officio, nonvoting member. The Navy's Planning Board representative shall coordinate with the Navy Base Commanding Officers to review and comment on all proposed Comprehensive Plan and Land Development Code amendments that would affect the intensity, density or use of the land within the Airfield Influence Planning Districts. The comments shall address the impacts such proposed Comprehensive Plan or Land Development Code changes may have on the mission of the military installations. They shall include:
1. Whether such proposed changes will be incompatible with the safety and noise standards contained in the Air Installation Compatible Use Zone (AICUZ) study adopted by the military installation for that airfield or the Airfield Influence Planning District adopted by the County for that airfield;
 2. Whether such changes are incompatible with the findings of the Joint Land Use Study for the area;
 3. Whether the military installation's mission will be adversely affected by the proposed actions of the County.
- MOB 4.2.4 Needs of the Navy may be identified that require an amendment to the completed Joint Land Use Study. 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 4.2.6 An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall be executed by June 30, 2006. This 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.
- MOB 4.2.7 Escambia County will coordinate with the Navy to effectively regulate land uses in areas covered by the Airfield Influence Planning District (AIPD) overlays and the Air Installation Compatible Use Zones (AICUZ) to support the Navy's aviation mission while protecting the private property rights of the land owners.
- MOB 4.2.8 Escambia County will monitor development in the Airfield Influence Planning Districts for compliance with the Joint Land Use Study recommendations and Air Installation Compatible Use Zone study requirements. Compatible uses and allowed densities are specified in the Land Development Code. Rezoning to a higher density will be discouraged. See LDC Article 11 for density and land use limitations and Article 6 for new zoning districts that will permit rezoning to commercial without the attendant high residential densities. The compatibility requirements will be revised as the mission of the military facility changes. That is, the requirements may be removed if the facility closes or expanded if the mission of the Navy so requires.
- MOB 4.2.9 The County will utilize information provided by the Navy, such as the Air Installation Compatible Use Zone Study Program Procedures and Guidelines (OPNAVINST 11010.36B) or approved successor and Aircraft Noise Survey, together with the recommendations of the Joint Land Use Study when developing plans to control the encroachment of incompatible development in the vicinity of Naval Air Station Pensacola and Navy Outlying Landing Fields Saufley and Site 8, to ensure protection of each installation's aviation mission.
- MOB 4.2.10 A formal information exchange between the County, Emerald Coast Utilities Authority, the Florida Department of Transportation, and other utility service providers in the area will be established by 2007. The purpose is 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 4.2.11

Pursuant to F.S. 163.3191(n), Escambia County shall continue to conduct an annual assessment of the effectiveness of the criteria adopted pursuant to F.S. 163.3177(6)(a) in achieving compatibility with military installations in areas designated as Airfield Influence Planning Districts. This assessment shall be based on a compilation of data for the calendar year and shall compare the current years' development with the previous years' development relevant to the following in each AIPD:

1. Single-family residential building permits in each AIPD area based on the number of permits issued, and broken down by APZ and AIPD area.
2. Number of residential units (high density) approved and permitted.
3. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).
4. Number of units approved in preliminary and final subdivision plats.
5. Number of site plans for commercial projects approved.
6. Number of communication towers approved.
7. Number of variances and/or conditional use requests and approvals.
8. Number of rezoning requests/approvals.
9. Number of Future Land Use amendments.

The intent is to measure the increase or decrease in residential development activity within the Airfield Influence Planning Districts to determine the effectiveness of the measures adopted to control residential density and encourage commercial development, as recommended by the Joint Land Use Study. The County shall review the collected data to ensure compliance with the intent of the Joint Land Use Study recommendations. In addition, 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 shall be included in the Annual Comprehensive Plan Implementation Report, and shall be further analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive Plan required every seven years.

Mobility Maps

Escambia County 2025 Future Transportation Map Series, includes the following maps:

TABLE INSET:

Escambia County 2005 Federal Functional Classifications	Map A
Florida-Alabama Transportation Planning Organization (TPO) 2025 Long Range Transportation Plan Needs Plan	Map B
Florida-Alabama TPO Prioritized Bicycle and Pedestrian Projects	Map C
Florida-Alabama TPO 2025 Long Range Transportation Transit and Park & Ride	Map D
Airport and Port Facilities	Map E
Escambia County Hurricane Evacuation Routes	Map F
Escambia County Transportation Concurrency Exception Areas	Map G

HOUSING ELEMENT

The purpose of the Housing Element is to ensure the provision 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 the residents of Escambia County, regarding re-development of existing neighborhoods, removal of substandard housing, relocation assistance, and critical housing assistance programs.

GOAL HOU 1 Provide safe, sanitary and affordable housing for the current and future residents of Escambia 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 The Escambia County Future Land Use Map and Zoning maps shall identify areas suitable for residential development and/or redevelopment.
- HOU 1.1.2 The Escambia County Land Development Code shall include site development criteria for all housing types including affordable and special needs housing.
- HOU 1.1.3 The Escambia County Land Development Code shall include an efficient and reasonable permitting process for residential development. This process shall include the use of checklists and referrals to appropriate regulatory agencies.
- HOU 1.1.4 To assure the sustainability of residential communities, Escambia County shall require new residential development to locate where adequate infrastructure is available. This includes utilities, schools, parks, public transit, and emergency services.
- HOU 1.1.5 Escambia County shall encourage mixed-use development which places housing within close proximity to non-residential opportunities such as retail and employment centers.
- HOU 1.1.6 Escambia County shall 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 Escambia County's Future Land Use Element and Land Development Code shall 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 continued provision of safe, sanitary and affordable housing for moderate, low and very-low income residents.

POLICIES

HOU 1.2.1 Escambia County shall define affordable housing as residential dwelling units with monthly rents or mortgage payments (including taxes and insurance) which do not exceed 30% of median annual gross income for the following households:

- a. Moderate Income Household: 81-120% of area median family income
- b. Low Income Household: 51-80% of area median income
- c. Very-Low Income Household: 0-50% of area median income

HOU 1.2.2 Escambia County shall continue to allow the location of affordable housing in any residential Future Land Use Map category provided the housing can be situated in compliance with all applicable rules and regulations of the County's Land Development Code.

HOU 1.2.3 The Escambia County Land Development Code shall include criteria guiding the development of housing for low- and moderate-income individuals and families.

HOU 1.2.4 Escambia County shall promote affordable housing opportunities by allowing cluster developments, zero-lot line developments, planned unit developments, and other types of housing layouts which may reduce the cost of individual dwelling units.

HOU 1.2.5 Escambia County shall continue to designate areas on both the Future Land Use Map and Zoning maps that are suitable for the locating of mobile homes and manufactured housing.

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, including but not limited to farm workers, senior citizens, the homeless and physically or mentally disabled persons.

POLICIES

- HOU 1.3.1 The Escambia County Land Development Code shall include criteria guiding the location of housing for group homes, foster care facilities and households with special needs. These criteria shall specifically include the allowance of the aforementioned housing types in all residential Future Land Use categories as reflected on the Future Land Use Map.
- HOU 1.3.2 Escambia County shall continue to 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 Escambia County shall 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 scale and 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.

POLICIES

- HOU 1.4.1 The Escambia County Land Development Code shall include standards that encourage the maintenance of existing neighborhood character, density and scale, while allowing compatible infill development.
- HOU 1.4.2 Escambia County shall continue to implement strategies to enhance enforcement of existing regulations (i.e, abandoned property regulations, litter regulations, sign regulations, etc.) which maintain the aesthetics of existing residential areas.
- HOU 1.4.3 The Escambia County Land Development Code shall contain provisions for inspection procedures during the construction and reconstruction of residential units.
- HOU 1.4.4 Escambia County shall continue to allocate loan and grant assistance to moderate, low and very-low income home owners to aid in the improvement of substandard dwelling units.
- HOU 1.4.5 Escambia County shall continue to enforce the Unsafe Building Abatement Ordinance which requires the removal of housing stock with structural deficiencies.

- HOU 1.4.6 The Escambia County shall report annually the number of substandard homes removed as a result of code enforcement actions and Neighborhood Enterprise Foundation, Inc. (NEFI) programs.
- HOU 1.4.7 Escambia County shall continue its efforts, through the Community Redevelopment Agency (CRA), to complete the activities necessary to improve the infrastructure in specified redevelopment neighborhoods.
- HOU 1.4.8 Escambia County shall continue to support the acquisition, rehabilitation and/or development of rental units, by the Local Community Housing Development Organizations (CHDO), for occupancy by moderate, low and very-low income families meeting the occupancy criteria of 24 CFR Part 92.
- HOU 1.4.9 Escambia County's housing agencies and the Community Redevelopment Agency (CRA) shall continue to administer programs that further the conservation or rehabilitation of existing housing stock.

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 Escambia County shall continue to pursue grants to provide for relocating moderate, low and very-low income persons displaced during the housing rehabilitation process.
- HOU 1.5.2 Escambia County shall continue to utilize its “Relocation Policy” which was developed in compliance with Public Law 93-383 (The Housing and Community Development Act of 1974) and adopted by the Board of County Commissioners on November 28, 1988, including any revisions thereto.

OBJ HOU 1.6 Housing Programs
Continue implementation of critical housing programs.

POLICIES

- HOU 1.6.1 Escambia County shall continue its housing outreach program to assure dissemination of housing information.
- HOU 1.6.2 Escambia County shall continue enforcement of its non-discrimination policies and provisions so as to ensure access to housing opportunities by all segments of the County’s population.

- HOU 1.6.3 Escambia County shall cooperate with appropriate local, state and federal agencies in order to facilitate bond-backed low interest mortgage loans for home purchase by qualified individuals or families.
- HOU 1.6.4 Escambia County shall continue to cooperate with the appropriate agencies so that residents in need may take advantage of various state and federal programs including, but not limited to, the U.S. HUD, Section 8 Housing Choice Voucher Program and others.
- HOU 1.6.5 Escambia County shall continue to participate with the Escambia County Housing Finance Authority in the issuance of bonds to provide low interest mortgage loans for home purchases by qualified families.
- HOU 1.6.6 Escambia County shall continue to receive, review and respond to the annual reports produced by the Neighborhood Enterprise Foundation, Inc. as such reports relate to this comprehensive plan and/or the provision of safe, sanitary and affordable housing for all citizens of Escambia County.
- HOU 1.6.7 Escambia County shall continue to participate in the following programs or any replacement or supplemental programs which may be developed by state or federal agencies:
- a. U.S. Housing and Urban Development, Section 8, existing housing program, for rent supplements to qualified low-income families;
 - b. The Community Development Block Grant Program;
 - c. The Consolidated Plan pursuant to the Cranston-Gonzalez National Affordable Housing Act;
 - d. The Home Investments Partnership Program (HOME); and
 - e. The State Housing Initiatives Partnership (SHIP) Program, among others.
- HOU 1.6.8 Escambia County shall continue to provide assistance, through the Neighborhood Enterprise Foundation Inc., to provide affordable homeownership opportunities for moderate, low and very-low income home buyers.
- HOU 1.6.9 Escambia County shall continue to use SHIP funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of F.S. ch. 420. Such funds may be used to:
- a. Provide local cash match for federal or state housing programs such as HOME Investment Partnership Program, Housing Opportunities for People Everywhere (HOPE), McKinney Act Programs, Florida Housing Finance Corporation programs, etc.;
 - b. Provide down-payment assistance, construction subsidies, mortgage reduction, mortgage interest rates subsidies, and/or

direct mortgage loans to moderate, low and very-low income families;

- c. Provide appropriately targeted grants and loans in support of moderate and substantial rehabilitation/preservation of substandard housing owned and/or occupied by low and very-low income families;
- d. Support the availability and enhancement of emergency home repair assistance for low and very-low income families;
- e. Provide assistance for construction or rehabilitation of housing designed to address families with special needs; and
- f. Utilize funds to supplement existing and future Florida Housing Finance Corporation, Escambia County Housing Finance Authority, and/or Florida Department of Community Affairs Affordable Housing Projects undertaken for the benefit of lower income families within the County.

HOU 1.6.10 Escambia County shall continue to seek partnerships with private and non-profit organizations in an effort improve coordination among participants involved in housing production and delivery. In particular, the County shall continue its partnerships with non-profit housing providers such as Community Equity Investments, Inc. (CEII). Circle Inc. and Habitat for Humanity.

HOU 1.6.11 Escambia County, in partnership with the City of Pensacola, shall ensure the continued administration of the U.S. Department of Housing and Urban Development's (HUD) Section 8 Rental Voucher Program, intended to aid eligible families and individuals in acquiring safe, sanitary and affordable housing.

HOU 1.6.12 Escambia County shall continue to participate with the Florida Housing Coalition so as to provide opportunities for low-cost home ownership for families meeting eligibility requirements.

OBJ HOU 1.7 Data and Monitoring
Escambia County shall continually monitor the success of its housing objectives and policies.

POLICIES

HOU 1.7.1 Escambia County shall continue to collect housing inventory data with special attention to specified redevelopment areas.

HOU 1.7.2 Escambia County shall continue to 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 Escambia County shall review its regulatory and permitting process and evaluate changes necessary to improve the public and private sector housing delivery process. The review shall be concurrent with state mandated Evaluation and Appraisal Reports. During each review, opportunities for involvement of the County with private sector providers shall be analyzed.

HOU 1.7.4 Annually, Escambia County shall examine its housing needs and implementation activities so as to maintain up-to-date information on the housing delivery process program and the success of prior activities.

DRAFT

INFRASTRUCTURE ELEMENT

The purpose of the Infrastructure Element is to ensure 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/agricultural preservation areas, and preserve the public health, safety, and general welfare of Escambia County's citizens.

GOAL INF 1 Escambia County shall continue to provide an environmentally-safe and efficient wastewater collection, treatment, and disposal system.

OBJ INF 1.1 Provision of Wastewater Service
Wastewater service will be provided by the Emerald Coast Utility Authority (ECUA), consistent with the interlocal agreement between Escambia County and the ECUA, the Escambia County Utilities Authority Act, and agreements with other wastewater service providers. Escambia County shall continue to implement the County's Concurrency Management System and Section 7.19.00 of the Land Development Code, which requires mandatory connection of new structures to the ECUA wastewater system, as available.

POLICIES

INF 1.1.1 Escambia County will continue to coordinate with ECUA and other providers relative to their capital improvements and program formulation to assure consistency with this Comprehensive Plan.

INF 1.1.2 Escambia County will cooperate with and assist appropriate regulatory agencies and central sewer systems in order 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 1.1.3 Public facilities and services shall be located to minimize their cost and negative impacts on the natural environment and maximize their efficiency. Escambia County will cooperate, assist, and encourage the service providers to provide wastewater service within the Urban Service Area, and to limit extensions of sanitary sewer infrastructure facilities into the Rural Protection Area.

INF 1.1.4 Owners of package treatment plants not in compliance with the Florida Department of Environmental Protection permit requirements shall be

required to connect their plant and system to the ECUA regional system within one year of notice of availability of service or capacity as defined by the Department of Health and F.A.C. ch. 10D-6 and within Escambia County's authority as specified in applicable ordinances or regulations. No new package plants will be permitted in rural areas unless such plants are necessary to protect the health and safety of citizens or to preserve important resources.

OBJ INF 1.2 Extension of Wastewater Services

Escambia County shall coordinate with ECUA and the other providers on the extensions of sanitary sewer collection lines and the siting or increase in capacity of wastewater treatment facilities (if any) in order to meet future needs by implementing the Concurrency Management System.

INF 1.2.1 Escambia County shall ensure the maintenance of Level of Service (LOS) standards through implementation of the County's Concurrency Management System.

INF 1.2.2 The average LOS standard for wastewater service shall be 210 gallons per residential connection per day and the peak LOS shall be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements shall 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.

INF 1.2.3 Escambia County will execute interlocal agreements with ECUA and other providers to establish LOS standards throughout Escambia County.

INF 1.2.4 The construction, maintenance and operation of facilities will be the responsibility of ECUA or other service providers and funded by user fees, impact fees, special assessments, developer contributions and state or federal grants or other means. Escambia County may consider additional funding mechanisms as appropriate.

INF 1.2.5 Escambia County will monitor development to ensure that the LOS standards are maintained concurrent with development, consistent with the Concurrency Management Element and the Capital Improvements Element.

INF 1.2.6 By December 2010, Escambia County will develop a report evaluating the current Level of Service standard for wastewater service provision. This report shall examine alternative Level of Service standards and establish a five-year plan to achieve and maintain a Level of Service that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted Level of Service standards and other related policies identified within this report shall be adopted as

amendments to the Escambia County Comprehensive Plan within 18 months.

OBJ INF 1.3 **Location of Wastewater Services**

Escambia County shall implement provisions which encourage the use of existing facilities so as to discourage urban sprawl. At a minimum, Escambia County will require development located south of Well Line Road (or Urban Service Boundary?) to connect to the ECUA's wastewater system, unless ECUA has determined that it is not feasible to provide wastewater service to the proposed development.

INF 1.3.1 All new structures intended for human occupancy located in that area south of Barrineau Park Road shall connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Upon construction of the central county wastewater treatment facility, Escambia County will consider expansion of this policy to incorporate the service area of that facility.

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 Department of Health.

INF 1.3.2 Escambia County will limit development and strictly enforce size and density limitations through implementation of the LDC for the Rural Protection Area.

GOAL INF 2 **Escambia County shall provide an environmentally-safe and cost effective system for solid waste collection and disposal.**

OBJ INF 2.1 **Solid Waste Facility Deficiencies**

Escambia County shall correct any existing solid waste facility deficiencies.

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

OBJ INF 2.2 **Solid Waste Concurrency Management**

Escambia County shall coordinate the increase in capacity of solid waste facilities to meet future needs by implementing the County's Concurrency Management System.

- INF 2.2.1 Escambia County will continue to provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.
- INF 2.2.2 Escambia County will continue to 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 2.2.3 The LOS standard for solid waste disposal shall be 6 pounds per capita per day.
- INF 2.2.4 Escambia County will continuously monitor growth and development to ensure that the LOS standard is maintained concurrent with development, consistent with the Concurrency Management Element and the Capital Improvements Element.
- INF 2.2.5 By December 2009, Escambia County will develop a report evaluating the current Level of Service standard for solid waste service provision. This report shall examine alternative Level of Service standards and establish a five-year plan to achieve and maintain a Level of Service that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted Level of Service standards and other related policies identified within this report shall be adopted as amendments to the Escambia County Comprehensive Plan within 18 months.
- OBJ INF 2.3 Recycling**
Escambia County shall maximize the use of existing and future facilities by developing and implementing a recycling program and reducing the volume of solid waste entering the Perdido Landfill.
- INF 2.3.1 Escambia County shall cooperate with ECUA, franchised haulers and other entities involved in the collection or generation of solid waste and recycling of waste products, 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% by 2020.
- INF 2.3.2 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 Escambia County shall provide an environmentally safe and efficient stormwater management system.

OBJ INF 3.1 **Stormwater Management System Deficiencies**
Escambia County shall continue to improve existing stormwater management systems.

INF 3.1.2 Escambia County shall continue its practice of not issuing development permits for projects not meeting the design and performance criteria for correcting existing deficiencies.

INF 3.1.3 Escambia County shall continue its practice of enhancing localized and regional drainage systems to increase the LOS associated with development prior to current stormwater management requirements.

INF 3.1.4 Escambia County shall continue its periodic inspection and maintenance program of stormwater control structures to insure the proper functioning of such structures. Escambia County shall 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 Where soil conditions permit, Escambia County may allow the use of vegetated swales on all new roadways and drainage rights-of-way.

INF 3.1.7 Escambia County will utilize the best available information contained in the 1994 Stormwater Management Plan and its subsequent updates to assist in the planning of capital stormwater projects. The goal of the project planning will be to retrofit existing areas of the County to as near to current stormwater levels of service as possible. Updated information will be added to the stormwater management plan as funding allows, to allow development and planning staff to plan for the future and minimize or eliminate facility deficiencies.

OBJ INF 3.2 **Stormwater Concurrency Management**
Escambia County shall 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 3.2.1 Installation of stormwater management facilities made necessary by new development shall be the responsibility of the developer.

INF 3.2.2 The stormwater management LOS standards shall be considered met if the application includes a stormwater management plan certified by a registered and licensed professional engineer documenting the project's design, and subsequent construction is in compliance with the adopted LOS standard and such plan has been reviewed, inspected and approved by the County Engineer or designee. The minimum standards to be certified are:

1. That the post development run-off rate will not exceed the predevelopment run-off rate for a 25-year storm event, up to and including an event with greatest intensity;
2. Compliance with design and performance standards pursuant to Chapter 62-25, F.A.C., in its entirety (including exemptions) and Chapters 62-4 and 62-302, F.A.C..
3. That the contribution of the new development to any existing, functioning area-wide drainage system will not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.
4. The County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay provided LOS standard subpart 2 is deemed to be satisfied.
5. The County Engineer shall require design and construction for all major channels of stormwater systems under arterial and collector roads be predicated upon, and designed to control stormwater from, at least a 100-year storm event.

OBJ INF 3.3 Existing Facility Utilization
Existing functioning drainage features (facilities) shall be utilized whenever sufficient capacity is available within such features. Utilization of natural drainage features shall be required when such use does not impact sensitive natural resources.

INF 3.3.1 The LDC shall include land use regulations which require site specific development plans to protect natural drainage features and incorporate such features into the site planning and development process.

INF 3.3.2 Channeling untreated run-off directly into receiving waters shall 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 Escambia County shall provide an environmentally-safe and efficient system for the provision of potable water.

OBJ INF 4.1 Provision of Potable Water Service

Potable water will be provided by the ECUA as specified in the Escambia County Utilities Authority Act and the interlocal agreement between Escambia County and the ECUA and by other water service providers under franchise agreements with Escambia County that were in operation on August 1, 1981. Escambia County's primary obligation related to the provision of potable water service will be the implementation of the Concurrency Management System. The County will encourage the use of existing facilities to discourage urban sprawl by (1) not allowing rezonings to higher densities unless public water service is available and (2) discouraging the expansion of rural water service systems unless necessary to protect the health and safety of citizens or to protect important resources.

INF 4.1.1 Escambia County will cooperate with the various water service providers in order to provide for the timely and efficient provision of potable water facilities or to correct facility deficiencies.

INF 4.1.2 The LDC shall contain provisions, regulations and economic incentives to encourage new development to utilize existing potable water facilities and systems to serve the needs of the development. The economic incentives will encourage developers to connect to existing water supply systems, and will discourage the extension of distribution lines.

OBJ INF 4.2 Potable Water Concurrency Management

Escambia County shall provide potable water facilities concurrent with future demand through implementation of the County's Concurrency Management System.

INF 4.2.1 All costs for potable water facilities will be the responsibility of the service providers and will be funded by user fees, impact fees, special assessments, developer contributions and state or federal grants or other means. Escambia County may consider additional funding mechanisms as appropriate.

INF 4.2.2 The cost of water line extensions made necessary by new development will be the responsibility of the development unless otherwise funded by the service provider.

INF 4.2.3 The LOS standard for potable water service within Escambia County shall be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application.

INF 4.2.4 Escambia County shall continue to 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 4.2.5 By December 2010, Escambia County will develop a report evaluating the current Level of Service standard for potable water service provision. This report shall examine alternative Level of Service standards and establish a five-year plan to achieve and maintain a Level of Service that is sufficient to meet the County's projected needs. Upon completion of this report, recommendations for revisions to adopted Level of Service standards and other related policies identified within this report shall be adopted as amendments to the Escambia County Comprehensive Plan within 18 months.

OBJ INF 4.3 Potable Water Conservation
Escambia County shall continually conserve potable water resources by ensuring that per capita water consumption decreases over the planning time frame.

INF 4.3.1 Wellhead protection zones will be located based in part upon the most current Northwest Florida Water Management District (NFWFMD) three-dimensional sand and gravel aquifer computer model. Escambia County shall cooperate with the ECUA, the City of Pensacola and the NFWMD in the use and application of the three-dimensional sand and gravel aquifer computer model and use the results of the model as hereinabove described. Effective upon adoption of this plan, Escambia County shall employ the model in reviewing applications for development approval in areas with public potable water system wells as defined by statute. The method of cooperation between Escambia County and the other agencies will continue to be embodied within an interlocal agreement.

INF 4.3.2 The LDC shall include standards for lot coverage, extent of impervious surfaces, land uses, and stormwater management throughout Escambia County, but with particular emphasis on known critical recharge areas so as to protect groundwater recharge quantity and quality.

INF 4.3.3 The Escambia County Building Inspections Division shall continue to require compliance with the Water Conservation Act of 1982, as required by F.S. § 553.14.

INF 4.3.4 An area of water resources concern may be established by the NFWFMD to protect the area's water resources from depletion, salt water intrusion, or contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. Within such area, the

NWFWMD may establish lower permit thresholds, management (maximum) and minimum levels, and stipulate any limiting conditions as necessary to monitor, manage, and control the use of water. Escambia County shall cooperate with the NWFWMD in its enforcement of regulations if an area of water resources concern is established within Escambia County.

INF 4.3.5 Escambia County shall provide requirements for water saving devices in all new construction. Such devices may include, but are not limited to, shower heads and toilets designed to minimize water use.

INF 4.3.6 Escambia County will explore opportunities for conserving potable water including, but not limited to, the use of reclaimed water, the use of xeriscaping, and public education on individual conservation measures.

GOAL INF 5 Escambia County shall provide for the recharge of the sand and gravel aquifer from rainfall.

**OBJ INF 10.5 Aquifer Protection
Escambia County, in conjunction with ECUA, other water service providers, and the NWFWMD, shall continue to utilize the current aquifer model, and any modifications thereto, to further safeguard and manage the sand and gravel aquifer.**

INF 10.5.1 The LDC shall include regulations to protect open spaces within the County so that rainfall may reach the aquifer through percolation.

INF 10.5.2 Escambia County will continue to cooperate with the NWFWMD to obtain state funding for an abandoned well plugging program. Among other things, the County shall continue to request the legislature to fund the well plugging program of the NWFWMD. Further, Escambia County and its officials shall notify the NWFWMD anytime information becomes available to the County regarding the location, or possible location, of an abandoned well. County officials shall immediately communicate the location of any abandoned well to the NWFWMD so that the district may initiate appropriate actions.

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 of life and property 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 and limits development that may damage or destroy them.

GOAL COA 1 Escambia County shall protect people and property from natural hazards and limit public expenditures 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 Escambia County shall, through adoption of the Florida Building Code, continue to regulate the construction, alteration, use, maintenance, and other aspects of buildings and structures to minimize the exposure of people and property to wind, flood, fire, and other hazards.

COA 1.1.2 Escambia County shall, through Land Development Code provisions and adoption of the county Flood Insurance Study with accompanying Flood Insurance Rate Maps, continue to regulate land use and development within areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) to reduce the exposure of people and property to flood hazards.

COA 1.1.3 Escambia County shall, as supported by federal emergency management regulations (44 CFR 60.1) and the county's experience of significant flood hazard events, require an additional three feet above the federal minimum flood elevation to more effectively reduce the exposure of people and property to losses from flood hazards.

COA 1.1.4 Escambia County shall, through Land Development Code provisions, continue to regulate land use and development that may otherwise degrade the natural functions of coastal beach and dune systems, especially as natural barriers to storm surge hazards.

COA 1.1.5 Escambia County shall, through Land Development Code provisions and periodic drainage basin studies, continue to improve existing public stormwater management systems and assure the provision of adequate

drainage facilities concurrently with the demand for such facilities to reduce the exposure of people and property to flood hazards.

- COA 1.1.6 Escambia County shall, through Land Development Code provisions and coordination with sanitary sewer providers, continue to expand environmentally safe and efficient wastewater collection, treatment, and disposal systems, especially in developed areas where the use of septic tanks may jeopardize public health and safety through contamination of surface water or groundwater resources.
- COA 1.1.7 Escambia County shall, through future land use categories, zoning districts, and Land Development Code provisions, continue to regulate land use and development to reduce the exposure of people and property to natural hazards.
- COA 1.1.8 Escambia County shall, through adoption of development guidelines and design standards, reduce the exposure of people and property to the hazards of wildland fires.
- COA 1.1.9 Escambia County shall, 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 1.1.10 Escambia County shall continue to update and implement its Comprehensive Emergency Management Plan, utilizing recommendations and guidance provided in the Northwest Florida Hurricane Study (U.S. Army Corps of Engineers, July 1999), the Escambia County Hurricane Evacuation Clearance Time Model prepared by PBS&J, and other appropriate sources as they become available.
- COA 1.1.11 Escambia County shall incorporate recommendations from various interagency hazard mitigation reports, as practical.

**OBJ COA 1.2 Coastal High-Hazard Area (CHHA)
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 The Coastal High-Hazard Area (CHHA) of Escambia County shall be established as the Category 2 storm (Saffir-Simpson Hurricane Scale) evacuation zone and shall include all coastal high-hazard areas as defined by Florida Statutes. Escambia County adopts the Coastal High-Hazard Area Map as the delineation of the CHHA.

- COA 1.2.2 Public expenditures within the CHHA shall be limited to the provision or support of recreation uses (e.g., parks), improvements required to increase public beach access, erosion control devices, and infrastructure necessary to correct pre-existing deficiencies. Escambia County shall, 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 shall 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 shall be a prerequisite to approval of any development that requires an increase or expansion of infrastructure.
- COA 1.2.3 Escambia County shall 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 level of service standards for its service area and its sizing is consistent with the densities and intensities reflected on the future land use map.
- COA 1.2.4 Escambia County shall maintain an inventory of infrastructure located within the CHHA. The 1995 report on coastal infrastructure shall be updated annually. The Comprehensive Plan Implementation Committee shall produce a report for consideration by the Board of County Commissioners that presents opportunities to relocate or replace such infrastructure.
- COA 1.2.5 Escambia County shall, through Land Development Code provisions, prohibit the location of new group homes, nursing homes, or other uses which have special evacuation requirements in the CHHA.
- COA 1.2.6 The Escambia County shall, through Land Development Code provisions, not allow new mobile home developments within the CHHA.
- COA 1.2.7 Escambia County staff shall, 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 Board of County Commissioners within twelve 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 Escambia County shall establish and maintain hurricane evacuation zones based on storm intensity categories.
- COA 1.3.2 Escambia County shall 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.
- COA 1.3.3 The Escambia County Hurricane Evacuation Clearance Time model shall be used by the county as a planning tool to analyze land use densities necessary to maintain safe evacuation clearance time for all sectors of the county.
- COA 1.3.4 Escambia County shall continue to support critical roadway segment improvements through participation with the Florida-Alabama Transportation Planning Organization and interaction with the Florida Department of Transportation to further reduce hurricane evacuation times.
- COA 1.3.5 Escambia County shall continue to 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 F.S. ch. 252. 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 Escambia County shall support improvements to the Interstate Highway System serving Northwest Florida. Specifically, the county shall 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 Escambia County will continue yearly intergovernmental coordination efforts with State of Alabama officials regarding hurricane evacuation.
- COA 1.3.8 The Comprehensive Plan Implementation Annual Report shall include an analysis of proposed and new development's impact on hurricane evacuation times. The Board of County Commissioners, upon receipt of the report from the Local Planning Agency (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 Board of County Commissioners will maintain or reduce the County's adopted roadway clearance time.

- COA 1.3.9 Escambia County shall not issue a development orders for a project if it is determined that the proposed development would cause the adopted roadway evacuation time for hurricane evacuation to be exceeded. All development order applications that propose 50 or more dwelling and/or lodging units (on a one-time or cumulative basis) within the CHHA shall be evaluated for impact to roadway evacuation times. Additionally through Land Development Code provisions, the county may require such evaluation of other developments based on number and location of new units proposed. Hurricane evacuation times shall 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 Escambia County shall continue to notify households of their need to evacuate at various threat levels. Hotels, motels and other similar facilities shall conspicuously post the need for evacuation, evacuation routes and shelter locations.
- COA 1.3.11 Escambia County shall 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 The Escambia County Division of Emergency Management shall identify appropriate shelter locations for evacuees. The Division of Emergency Management shall continue to work with the Escambia County School District 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 shall establish a countywide impact fee to pay for hurricane evacuation shelters and other necessary mitigation measures, operational capabilities, and infrastructure necessary to maintain the adopted hurricane evacuation levels of service.
- COA 1.3.13 Escambia County's Hurricane Evacuation Route Map identifies the adopted hurricane evacuation routes.

COA 1.3.14 Escambia County shall 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 Escambia County shall continue its participation in the National Flood Insurance Program (NFIP) in conformance with Public Law 93-288.

COA 1.4.2 Escambia County shall continue to 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 shall 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.

COA 1.4.3 Escambia County shall 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 The Post Disaster Redevelopment Plan shall 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 national flood insurance minimum elevation and construction standards;
- b. Conformance with coastal construction standards pursuant to F.S. ch. 161;
- 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 The Escambia County Director of Public Safety shall make recommendations to the Board of County Commissioners, as needed, regarding Comprehensive Plan and ordinance amendments to insure consistency with the Comprehensive Emergency Management Plan and applicable inter-agency hazard mitigation reports.

COA 1.4.6 An Intergovernmental Task Force, as outlined in the Post Disaster Redevelopment Plan, shall 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 to 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 Escambia County shall maintain and update the adopted Local Mitigation Strategy (approved by FEMA in 2004) at five-year intervals. The plan shall be coordinated among the County’s Emergency Management Division, the Emergency Medical Services, 911 Communication, Fire Services, law enforcement agencies, Red Cross, 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 Level of Service (LOS) standards, consistent with the county’s Concurrency Management System, are maintained within the coastal area.

POLICIES

COA.1.5.1 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 Infrastructure Element of this plan.

COA 1.5.2 All proposed development or redevelopment within the coastal area shall be consistent with safe evacuation requirements established by this plan and the Escambia County Land Development Code.

COA 1.5.3 The Level of Service (LOS) standards in the coastal area shall be as defined in the Mobility, Infrastructure, and Recreation elements of this plan.

GOAL COA 2 Escambia County shall 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 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 shall be protected, conserved, and enhanced consistent with the goals, objectives, and policies of the Conservation Element of this plan.

COA 2.1.2 Escambia County staff shall monitor the resources referenced in Objective COA 2.1 and provide recommendations to the Escambia County Board of County Commissioners regarding their protection, conservation, and enhancement. Monitoring data shall include, at least: 1) changes in the total acreage of coastal wetlands and the extent of coastal wetland communities, 2) changes in the volume of the commercial fish catch and the amount of fish and shellfish annually landed, 3) changes in acreage of protected land on barrier islands, and 4) changes in acreage of coastal lands held for conservation and recreation use. Monitoring data and recommendations shall be included in the Comprehensive Plan Implementation Annual Report.

COA 2.1.3 Escambia County shall, through Land Development Code provisions and others measures, limit the specific and cumulative impacts of development or redevelopment upon the resources referenced in Objective COA 2.1.

COA 2.1.4 Escambia County shall continue to protect the habitat of protected species on Perdido Key through the development and implementation of a comprehensive Habitat Conservation Plan in coordination with the US

Fish and Wildlife Services and the Florida Fish and Wildlife Conservation Commission. Until the Habitat Conservation Plan becomes effective, the county shall continue to implement an existing Intergovernmental Coordination Agreement that requires permit coordination and mitigation for any habitat of a listed species that is taken.

COA 2.1.5 Escambia County shall 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 shall insure 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-dependant and water-related uses.

POLICIES

COA 2.2.1 Escambia County shall require natural shorelines wherever possible. Development shall be required to provide adequate setbacks for structures other than water-dependent/water-related and stormwater management.

COA 2.2.2 Escambia County shall, through zoning districts and Land Development Code provisions, regulate shoreline land uses. Additionally, the uses shall 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 Escambia County shall, through zoning districts and Land Development Code provisions, regulate the siting of water-dependent and water-related commercial/industrial uses. Additionally, the uses shall be limited to the following, listed in descending order of priority:

- a. Public use marinas
- b. Water-dependent utilities
- c. Water-dependent industries and associated docking facilities
- d. Docks for water-dependent industry
- e. Water-related industries and associated docking facilities
- f. Docks for water-related industry

- COA 2.2.4 Escambia County shall, through Land Development Code provisions, regulate the development of marinas that impact estuaries, wetlands, environmentally sensitive areas, or other natural resources identified by this plan. The regulations and approval for siting of marinas shall be based upon:
- a. Land use capability and availability of support services;
 - b. Existing ownership/control;
 - c. Evacuation planning;
 - d. Water quality and depths;
 - e. Availability for public use;
 - f. Economic need and feasibility;
 - g. A requirement for all necessary regulatory agency permits prior to issuing construction (development) permits;
 - h. Oil spill cleanup plan and capability to implement that plan within the boundaries of the marina area;
 - i. The proximity to established channels (natural or man-made) so as to minimize dredge and fill activities; and
 - j. The provision of pump-out and disposal facilities at fuel docks, commercial marinas, and those marinas with overnight transient facilities.
- COA 2.2.5 Escambia County shall continue to enforce the public access requirements of the Coastal Zone Protection Act of 1985 and shall include such requirements within the Land Development Code.
- COA 2.2.6 Escambia County shall continue to maintain county owned shoreline or open space access sites and provide adequate parking facilities for each site.
- COA 2.2.7 Escambia County shall continue to seek all available federal and state financial assistance to increase public access to the shoreline.
- COA 2.2.8 Escambia County's development review process shall consider impacts of development or redevelopment on publicly established access ways to the beach. Developments that would preclude such access shall not be approved unless a comparable alternative access way is provided as a condition of development approval.
- COA 2.2.9 Escambia County shall continually coordinate with local real estate professionals to develop, prioritize, and update a list of shoreline sites for potential public acquisition with the intent to obtain title, easements, or other ownership interest in areas commonly used for public access.
- COA 2.2.10 Escambia County shall 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 2.2.11 Escambia County shall continue to provide public access to shoreline nourished at public expense. This access shall 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 Escambia County shall, through Land Development Code provisions, protect dunes and enhance the primary dune system. The county will seek funding for dune enhancement projects through the local hazard mitigation strategy (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 Escambia County shall continue to regulate the Beach Preservation Zone by providing a setback greater than or equal to the landward boundary of the 1975 CCCL for major structures, minor structures, and uninhabitable major structures. In order to prevent takings, Pensacola Beach gulf front properties that have an insufficient building area to rebuild or redevelop may request a variance to allow reconstruction of a similar structure provided that intrusion into Shoreline Protection Zone 1 is reduced to the maximum extent possible.

CON 2.3.3 No new construction seaward of the Coastal Construction Control Line (CCCL) will be allowed until the applicant for such construction has obtained all necessary permits and approvals from state or federal regulatory agencies.

CMC 2.3.4 Escambia County shall, through Land Development Code provisions, protect beach and shoreline systems. These regulating provisions shall 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; and
- c. CCCL-related regulations;
- d. Dune replenishment, enhancement and revegetation programs.
- e. Wetland and environmentally sensitive area regulations.

CMC 2.3.5 Escambia County shall define a Beach Preservation Zone as the area that commences at the mean high water line and runs to the 1975 Coastal Construction Control Line (CCCL).

- COA 2.3.6 Escambia County shall continue its practice of cooperating with, and encouraging, the U.S. Army Corps of Engineers and the Florida Department of Environmental Protection to nourish public beaches using white sand made available by maintenance dredging of Pensacola Pass, the bays, bayous and/or sound, or other water bodies within or near Escambia County.
- COA 2.3.7 No hardening (seawalls, break-waters, revetments, etc.) of gulf beaches shall 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 2.3.8 Through the Local Hazard Mitigation Strategy, Escambia County shall jointly seek state or federal funding, for the development and establishment of a "Dune Restoration and Protection Program" which will be applicable to all county-owned shoreline areas.
- COA 2.3.9 Escambia County shall implement provisions applicable to the designated conservation and recreation 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 shall 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.
 - f. Limitations on public access or the provision of alternate routes in environmentally sensitive beach dune areas (i.e., dunes undergoing restabilization).

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 and wildlife resources as well as any others determined necessary to meet the aforementioned goal.

GOAL CON 1 Escambia County shall conserve, appropriately use, and protect all natural resources.

**OBJ CON 1.1 General Resource Management
Effectively manage the natural resources of the county through sound conservation principles.**

CON 1.1.1 The Escambia County Land Development Code shall identify the county's environmentally sensitive lands inventory. The inventory will include, but not be limited to, floodplains as identified by FEMA, wetlands under the jurisdiction of the Florida Department of Environmental Protection and/or U.S. Army Corps of Engineers, and areas identified as "hydric" on the USDA Soil Conservation Service, Soil Survey of Escambia County, Florida.

CON 1.1.2 Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat. In reviewing applications for development approval, if a parcel is determined to have wetlands or listed wildlife habitat potential based on any of these resources, or any other reliable information, the county shall require a professional site-specific wetlands or listed wildlife habitat determination to verify the buildable area (e.g., uplands) of the parcel. Preparation of the site-specific survey must be approved by, and in a form acceptable to, Escambia County. Appropriate protection of the wetlands or listed wildlife habitat as determined in the site-specific survey shall be provided during and after construction activities.

CON 1.1.3 Escambia County shall utilize surveys, sampling, and other available data sources to assess indicators of natural resource gains or losses.

CON 1.1.4 Escambia County shall, through Land Development Code provisions and other measures, maintain and enhance plant and animal species diversity and distribution within the county by protecting significant plant and wildlife habitats and avoiding habitat fragmentation.

- CON 1.1.5 Escambia County shall, through Land Development Code provisions, preserve or establish minimum open space within developments to ensure public health, safety, and welfare, to provide recreational and aesthetic benefits, and to accommodate groundwater recharge, tree canopy cover, wildlife habitat, and other natural resource functions.
- CON 1.1.6 Escambia County shall 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 1.1.7 Escambia County shall coordinate with the Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, 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. The county shall forward to the appropriate regulatory agencies copies of applications for development approval anytime it is deemed that such development may impact fisheries, fishery habitats, wildlife habitats and/or other regulated marine or wildlife resources.
- CON 1.1.8 Escambia County shall approve no development permit if construction pursuant to the permit would threaten the life or habitat of any species listed on the Federal and State Endangered Species Inventory unless an Incidental Take permit or other approval has been granted from those state and/or federal agencies having jurisdiction over the resource.
- CON 1.1.9 Escambia County shall develop and maintain a list of recommended areas for public acquisition. Such areas will include, but not be limited to, habitat for protected species and parcels that would further the establishment of connected greenways.
- CON 1.1.10 Escambia County shall 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 Escambia County shall, through Land Development Code provisions, require any development with emissions that may degrade air quality, to comply with all applicable federal and state regulations regarding emission control. New development with the potential to emit air pollutants will be

required to obtain the necessary permits from the Florida Department of Environmental Protection and/or the U.S. Environmental Protection Agency prior to emission of any regulated quantities of pollutants.

- CON 1.2.2 Escambia County shall assist in the maintenance of air quality standards within its jurisdiction in conformance with state and federal air quality guidelines. The County shall notify the operator of any facility that is believed to be degrading air quality within the county of such degradation. In addition, the County shall notify the appropriate regulatory agency and encourage the agency to investigate the potential violation of air quality standards and guidelines.
- CON 1.2.3 Industrial land uses shall minimize their negative impacts on air quality. When incompatible with neighboring or approximate residential, conservation, or environmentally sensitive areas, industrial land uses shall be directed to alternative sites where their impacts are minimized.
- CON 1.2.4 Escambia County shall establish a program to replace county owned vehicles conventionally powered with gasoline or diesel fuel with higher efficiency hybrid vehicles or alternative fuel (e.g., natural gas) vehicles.
- CON 1.2.5 Escambia County shall develop and implement a program to educate the public regarding county and state laws regulating open burning.
- CON 1.2.6 Escambia County shall support and encourage carpooling, mass transit, non-motorized modes of transportation, and other efforts to reduce fuel consumption and motor vehicle miles traveled.
- CON 1.2.7 Escambia County shall continually pursue measures to reduce air pollution from motor vehicles. This will include minimizing waiting times at traffic lights, improving public transportation, and other transportation demand management techniques as referenced in this plan.

**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 Escambia County shall 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 To minimize the potential for discharge of contaminants into water bodies designated as Outstanding Florida Waters and Aquatic Preserves,

Escambia County shall coordinate with the soil conservation district, or other agencies as deemed acceptable, to develop and implement best management practices (BMPs) for agricultural land uses and amend the Land Development Code to require all agricultural land uses to implement these practices.

- CON 1.3.3 Escambia County shall allow silviculture and unimproved pastures within wetland areas provided the activities follow the best management practices as outlined in the current Silviculture Best Management Practices publications (Florida Department of Agriculture and Consumer Services, Division of Forestry).
- COA 1.3.4 Escambia County shall utilize the Florida Department of Environmental Protection's annual water quality assessment and other sources to monitor surface water systems. Water quality ratings shall be monitored for the Escambia River, Pensacola Bay, Perdido Bay, and Perdido River basins and other locations as appropriate. Monitoring data and recommendations shall be included in the Comprehensive Plan Implementation Annual Report.
- CON 1.3.5 Escambia County shall 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 shall support actions necessary to improve and protect surface water systems.
- CON 1.3.6 Escambia County shall cooperate with federal, state and local agencies in their efforts to cleanup Escambia County water bodies that have shown a documented decline in water quality and decreased suitability for indigenous aquatic life. Such cooperation shall 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 1.3.7 Escambia County shall, in coordination with the Health Department and central sewer system owners, require all onsite sewage treatment and disposal system (e.g., septic tank) users to connect to an available central sewer system within the times prescribed by Florida Statutes 381.00655. Sewer availability shall also be as defined in Florida Statutes.
- CON 1.3.8 Escambia County shall promote the natural functions of identified wetlands. Wetlands mitigation projects shall be required where a proposed project adversely impacts or alters functioning wetlands.

OBJ CON 1.4 Groundwater Resources

Protect and conserve the quality and quantity of groundwater resources to ensure public health and safety, adequate potable water supplies, and the ecological integrity of the resource.

- CON 1.4.1 Escambia County shall, through Land Development Code provisions, provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.
- CON 1.4.2 Escambia County shall 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 Escambia County shall coordinate with the Emerald Coast Utilities Authority (ECUA) and other water suppliers, the City of Pensacola, the Northwest Florida Water Management District and the Florida Department of Environmental Protection when implementing policies related to the protection of potable water resources.
- CON 1.4.4 In cooperation with the Northwest Florida Water Management District, Escambia County shall implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply within the sand and gravel aquifer.

**OBJ CON 1.5 Soil and Mineral Resources
Regulate the extraction of soil and mineral resources and other land disturbance activities to ensure 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 Escambia County shall implement regulations that limit land uses and/or construction techniques to those compatible with site-specific soil conditions. These regulations shall include boring and soils tests conducted by testing facilities licensed by the State of Florida.
- CON 1.5.2 Escambia County shall, through Land Development Code provisions, address the use of appropriate erosion control measures during all construction and other land disturbance activities to eliminate off-site migration of soil particles.
- CON 1.5.3 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. However, through Land Development Code provisions, Escambia County shall strictly prohibit

resource extraction activities within environmentally sensitive areas that cannot be completely restored, within wellhead protection areas, within the Coastal High-Hazard Area, within one-half mile of aquatic preserves, Class II waters, Shoreline Protection Zone 1, or Outstanding Florida Waters, and within all future land use categories except Agriculture, Rural Community, Industrial, and Public. Additionally, resource extraction in the form of borrow pits shall 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 1.5.4 Escambia County shall, through Land Development Code (LDC) provisions, permit extraction of soils and mineral resources 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 agency regulating resource extraction activities. The locations where these activities may be allowed, if not otherwise prohibited, shall be determined based on geological constraints and shall be regulated by the applicable zoning district and performance standards established for such activities within the LDC. The LDC shall require an application for any new or expanded resource extraction or reclamation activity to include a reclamation plan.

CON 1.5.5 Escambia County shall, through Land Development Code provisions, 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. At a minimum, the review shall consider protection of public health, compliance with all applicable state and federal policies and regulations, enforcement of the county's environmental and solid waste regulations, a reclamation plan to restore affected lands within a reasonable timeframe to the intended post-mining land use consistent with the surrounding environment, requirements for buffers between resource extraction and reclamation activities and adjacent existing and future uses, level of service standards for commercial traffic on access roadways, and prevention of soil erosion or adverse effects to the quality of air, groundwater, surface water, wildlife, or other natural resources.

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.

CON 1.6.1 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 as an important public asset. Through Land Development Code provisions and other measures the county shall preserve, maintain, and support the urban forest, requiring the use and maximum practical preservation of existing native vegetation with all development. Incorporation of such vegetation into site landscape areas may require consideration of alternative layouts of permitted uses and improvements, grading restrictions, vegetation clustering, protective buffers, density and intensity limitations, or other techniques that achieve long-term survival of vegetation.

- CON 1.6.2 Escambia County shall ensure the identification and protection of vegetation through Land Development Code provisions that require protected trees and unique vegetative communities to be accurately located and described on development plans submitted for approval. In addition, the plans must include implementation provisions, such as effective temporary construction barricades, for the protection and preservation of vegetation not approved for removal. Unique vegetative communities include, but are not limited to, wetlands.
- CON 1.6.3 Escambia County shall protect trees through land Development Code provisions, giving priority to native hardwood species and consideration to tree condition, size, maturity, wind resistance, drought tolerance, species diversity, uniqueness (e.g., Champion), and historic association. Specific criteria shall be provided for exemptions from protection, including size, species, invasiveness, condition, structure, and emergencies.
- CON 1.6.4 Escambia County shall, through Land Development Code provisions and other measures, sustain and promote the urban forest by:
- a. Increasing tree age and species diversity for long-term forest stability
 - b. Requiring sufficient planting of quality trees to compensate for removals
 - c. Increasing the proportion of wind-resistant trees to make future storms less devastating
 - d. Emphasizing the use of native species to reduce irrigation needs and improve plant establishment, survival, and vitality
 - e. Increasing tree canopy cover for effective shading, temperature moderation, stormwater abatement, and other benefits
 - f. Allowing or requiring appropriate removal of dying, diseased, damaged, hazardous, and invasive trees.
- CON 1.6.5 Escambia County shall, through Land Development Code provisions, require mitigation to adequately offset the removal of protected vegetation. Protected tree removal shall require replacements and code provisions shall address quantity, quality, size, species, and location requirements. Additionally, the provisions shall allow in-lieu payments to the county for support of general tree replacement and restoration of functional benefits

provided by the urban forest when tree replacements cannot be reasonably accommodated within the removal parcel.

- CON 1.6.6 Escambia County shall, through Land Development Code provisions, require buffering between certain dissimilar adjoining land uses primarily by the preservation of existing vegetation, the installation of new vegetation, or a combination of both. The code provisions shall specify minimum plant quantities, minimum buffer widths, any allowed encroachments, responsibility for buffer installation and maintenance, conditions allowing the substitution or requiring the supplementation of a structural screen or barrier, and any exceptions to buffering. Buffering shall minimize, or preferably eliminate, the negative impacts of the uses upon each other such that the long term existence and viability of either use is not threatened by such impacts. The uses must be able to co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Buffers for environmentally sensitive lands (e.g., wetlands) shall function to protect the natural resources, including wildlife populations, from intrusive activities and negative impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights and stormwater run-off. The purpose of this policy is to ensure compatibility of adjacent uses and not necessarily to serve as a prohibition of uses.
- CON 1.6.7 Escambia County shall adopt monetary and other penalties to effectively discourage damage to, or removal of, protected trees and other vegetation without proper permitting.
- CON 1.6.8 Escambia County shall, through Land Development Code provisions, require development plans to include removal and continued management of any invasive species identified within the development site.
- CON 1.6.9 Escambia County shall promote Florida-friendly low-impact landscaping principles through Land Development Code provisions and other measures to protect Florida's environment and preserve its natural resources. If a permanent irrigation system is installed on a site the county shall apply the Landscape Irrigation and Florida-friendly Design Standards developed and required pursuant to section 373.228(4) F.S.
- CON 1.6.10 Escambia County shall, through Land Development Code provisions, require the application of professional arboricultural (e.g., International Society of Arboriculture) and horticultural standards and practices that provide for the protection and long-term survival of both existing and planted vegetation as part of an overall strategy to achieve landscape, habitat preservation, and open space objectives.
- CON 1.6.11 Escambia County shall attempt to exceed minimum landscape and vegetation preservations standards for county-owned facilities.

CON 1.6.12 Escambia County shall accommodate the use of prescribed burning as a tool to promote ecosystem health and wildfire prevention.

CON 1.6.13 Escambia County shall continue cooperation 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 shall be provided to the affected local government by Escambia County.

OBJ CON 1.7 Hazardous Materials and Wastes

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 Escambia County shall continue its practice of requiring identification of any and all hazardous wastes or materials used or stored by any licensed business within Escambia County.

CON 1.7.2 Escambia County shall cooperate with appropriate regulatory agencies; to develop plans and procedures for the handling, temporary storage, and disposal of hazardous wastes 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 Escambia County shall develop and implement a program to educate the public concerning the proper storage and disposal of household hazardous wastes.

CON 1.7.4 Escambia County shall develop an agreement with the Florida Department of Environmental Protection to locate all underground storage tanks within the County and determine the potential for contamination of the groundwater supply by each tank and the responsible parties for each facility.

CON 1.7.5 The Escambia County Comprehensive Emergency Management Plan shall include procedures for handling accidents involving hazardous materials and wastes.

CON 1.7.6 New industry or businesses which produce hazardous materials in their processes shall 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 hurricane-hazard areas. Note: This policy does not apply to public utilities or public facilities.

CON 1.7.7 Uses involving the production of hazardous materials shall be limited to the industrial future land use category. Retail sale of products containing hazardous materials is not limited to the industrial future land category.

CON 1.7.8 Escambia County shall 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.

DRAFT

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. Guiding the planning and provision of these facilities are goals, objectives and policies intended to improve public awareness of existing recreational opportunities, ensure access to public facilities, encourage intergovernmental coordination, and establish Levels of Service (LOS) sufficient to meet the current and projected needs of Escambia County's citizens.

GOAL REC 1 Create recreational opportunities for citizens of Escambia County through the provision of County facilities and coordination with state and federal agencies and the private sector.

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 Escambia County shall, 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 Escambia County shall provide signage to identify County parks and to direct the public to these sites.

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

REC 1.1.4 Escambia County shall develop standardized policies and procedures which allow for the use of County recreation facilities by private, public and non-profit groups and organizations. In addition, the County shall continue to implement equitable procedures for reservation of facilities and evaluate usage fees every two years.

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

- REC 1.1.6 Escambia County shall 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 1.1.7 Escambia County shall continue its cooperative efforts with private and nonprofit organizations (i.e., YMCA, Little League, Civic Groups, etc.) in the provision of recreational facilities/opportunities and open space areas.
- REC 1.1.8 Escambia County shall 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 Escambia County shall maintain and improve a multi-modal transportation system which links beach access points, open space and other recreational facilities with residential areas. Improvements shall include, but not be limited to, signage and construction of facilities (i.e., 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 Florida-Alabama Transportation Planning Organization) to address mutual concerns and enhance planning for recreation and beach access.

POLICIES

- REC 1.2.1 Escambia County shall coordinate with appropriate federal and state and local government entities regarding beach access and recreation.
- REC 1.2.2 Escambia County shall promote interstate and interlocal cooperation through agreements intended to enhance recreation sites and facilities and public access to such sites and facilities.
- REC 1.2.3 Escambia County shall continue to utilize Florida Boating Improvement Fund proceeds, as grant funds become available, for boat ramp construction and improvement within Escambia County.

OBJ REC 1.3 Recreational Facilities Level of Service (LOS)
Ensure the adequate provision of recreational facilities and open space through the implementation of level of service standards.

POLICIES

- REC 1.3.1 The Escambia County Land Development Code shall include specific definitions for open space, parks and recreation facilities.
- REC1.3.2 Escambia County shall continue to require the provision of open space by private development when such development is a planned unit development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Note: Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.
- REC 1.3.3 Escambia County shall maintain a current inventory of all park facilities maintained by the County.
- REC 1.3.4 Public park or recreation areas operated or maintained by Escambia County shall not be converted to other uses, except by determination of the Board of County Commissioners that such a conversion is in the public interest. The Escambia County Parks and Recreation Department shall seek appropriate compensation or replacement land if such a conversion occurs.
- REC 1.3.5 Escambia County’s four park and recreation service districts are established as follows: 1) Barrier Islands RSD; 2) Urban RSD; 3) Suburban RSD, and; 4) Rural RSD. These districts may from time to time be modified, added to, or deleted as necessary to address the recreation needs of the County.
- REC 1.3.6 Level of service standards for recreation and open space facilities within the county are:

LOS Standards for Parks & Recreational Facilities by Population

Park Categories	
Neighborhood Parks	1 per 2,500
Regional Parks	1 per 50,000
Community Parks	1 per 15,000
Nature Parks	1 per 50,000
Boat Launch Areas	1 per 15,000
Beach / Water Access Areas	1 per 20,000
Community Centers	1 per 15,000
Special Use Parks	
Equestrian Center	1 per 500,000
Civic Center / Performing Art Center	1 per 500,000

Gun Firing Range	1 per 200,000
Multi-Purpose Use Field Stadium	1 per 250,000
Park Amenities	
Baseball Fields	1 per 2,000
Softball Fields	1 per 2,000
Football Fields	1 per 10,000
Soccer Fields	1 per 10,000
Basketball Courts	1 per 10,000
Tennis Courts	1 per 10,000
Swimming Pools	1 per 25,000
Playground Structures	1 per 5,000
Park Shelters	1 per 5,000
Nature Trails	1 mi. per 15,000
Pedestrian / Bike Trails	1 mi. per 15,000
Park System Acreage:	
Barrier Island RSD	1 ac. per 1,000
Urban RSD	1 ac. per 1,000
Suburban RSD	2 ac. per 1,000
Rural RSD	2 ac. per 1,000

- REC 1.3.7 Escambia County shall continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve:
- a. Recreational opportunities for all residents; and
 - b. The natural function of open space, wetlands and other sensitive lands within the county. The priority for acquisition of open space and/or natural areas shall be:
 - i. Unique natural systems/environmentally sensitive lands;
 - ii. Shoreline sites;
 - iii. Sites within the urban or transitioning areas experiencing rapid development; and
 - iv. Sites which are historically or archaeologically significant.

REC 1.3.8 The Escambia County Land Development Code shall clearly articulate the provision of open space and recreation areas within private developments. Escambia County shall not accept the donation of land or recreation facilities, unless they meet the Escambia County Parks and Recreation Department's park planning and development standards and a management/funding source is in place.

- REC 1.3.9 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 Preserve
- l. Perdido River Walk
- m. Perdido Key Parks;
- n. All publicly owned beach access ways.

REC 1.3.10

All vacant property owned by the Escambia County shall be evaluated for its potential as a park, recreational facility, designated open-space or other use. New vacant properties acquired by the County shall be added to the existing vacant properties inventory.

DRAFT

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 which 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 Escambia County shall establish and maintain an efficient, effective program of intergovernmental coordination which 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 Emerald Coast Utilities Authority (ECUA), the Santa Rosa Island Authority, the United States Navy, and the Escambia County School Board to ensure consistency among the Escambia County Comprehensive Plan and the plans of adjacent counties and municipalities, and the plans of other agencies or entities affecting land use or providing services in Escambia County.

POLICIES

ICE 1.1.1 Escambia County shall submit a copy of any proposed large scale future land use map amendment to adjacent municipalities and counties, other units of government providing services but not having regulatory authority over the use of land, and the Escambia County School Board provided that those agencies have submitted a written request to Escambia County for such information as required by F.S. section 163.3184(3)(a).

ICE 1.1.2 For proposed comprehensive plan amendments that could potentially impact adjacent jurisdictions, Escambia County shall submit copies of the proposed amendment to the affected local government and invite their review and comment.

ICE 1.1.3 By 2010 the Escambia County Planning and Zoning Department shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly. Such topics of concern should include infrastructure service areas and redevelopment initiatives. Upon approval by the Planning Board of the

identified topics of concern, the Director of the Planning and Zoning Department will meet with representatives from the affected local governments to develop specific procedures for implementation of the identified joint planning initiatives. Such implementation procedures should be established by 2011.

ICE 1.1.4 Escambia County shall 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 1.1.5 Escambia County may use the West Florida Regional Planning Council's informal mediation process, or other mediation processes, 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 LOS Standards

Coordinate with appropriate state, regional and local agencies and other entities, which have operational and maintenance responsibility for public facilities in Escambia County, to achieve and maintain, adopted Level of Service (LOS) standards. As required by F.S. § 163.3177(6)(h)2., when such entity is another unit of local government, Escambia County will enter into an interlocal agreement or other formal agreement which shall 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 countywide significance, including locally unwanted land uses.

POLICIES

ICE 1.2.1 The Escambia County Planning and Zoning Department will, through interlocal agreement or other formal agreement with public service providers, establish LOS standards for public facilities, 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 Escambia County shall 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 Escambia County School Board and municipalities, and implement joint planning processes to coordinate land use planning with school facility planning.

POLICIES

- ICE 1.3.1 In cooperation with the Escambia County School Board and the local governments within Escambia County, the County implemented the Interlocal Agreement for Public School Facility Planning dated August 7th, 2006 (herein Interlocal Agreement), which established procedures for, among other things: coordination and sharing of information, planning processes, and school concurrency implementation. The Interlocal Agreement was updated on December 9th, 2008, and may be amended annually.
- ICE 1.3.2 On an annual basis, the Escambia County School Board shall provide information from their Tentative District Educational Facilities Plan to determine the need for additional school facilities. The School Board shall provide to Escambia County, each year, a General Education Facilities Report. The Educational Facilities Report shall contain information detailing existing facilities, their locations, and projected needs. The report shall also contain the School Board's financially feasible Five-Year District Facilities Work Program.
- ICE 1.3.3 The staff working group established in ICE Policy 1.3.6 shall meet annually to coordinate and base their local government comprehensive plans and school facility plans on consistent projections. These projections shall include population projections developed in coordination with the Planning Board, and student enrollment projections (district-wide and by concurrency service area) developed by the Escambia County School Board with the agreement of the Florida Office of Educational Facilities. The School Board's student enrollment projections shall consider the impacts of development trends as per the Interlocal Agreement. To accomplish this policy Escambia County and the School Board agree to provide the information and follow the procedures specified in Sections 2 and 3 of the Interlocal Agreement.
- ICE 1.3.4 As per Section 3.4 of the Interlocal Agreement, by February 1st of each year, the local governments will provide the Escambia County School Board with their Comprehensive Plan Implementation Committee Annual Report, per OBJ CIE 1.4 of the Escambia County Comprehensive Plan, on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in 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 the following:

- a. The type, number, and location of residential units which have received zoning approval, final plat and site plan approval;
- b. Information regarding future land use map amendments;
- c. Building permits and certificate of occupancy data for residential dwellings issued for the preceding year and their location;
- d. Summary of vested rights determinations and other actions that affect demands for public school facilities;
- e. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students and reflects the existing land use; and
- f. The identification of any development orders issued.

ICE 1.3.5 One or more representatives of the Escambia County Board of County Commissioners, the Pensacola City Council, the Century Town Council, and the Escambia County 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 coordination of land use and school facilities planning. Topics for such workshops may include, but are not limited to: student enrollment trends, growth and development trends, school needs, joint use opportunities, implementation of school concurrency, 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 A staff working group comprised of representatives from Escambia County, the Escambia County School Board, City of Pensacola, Town of Century, and Local Planning Agency, 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 timeframes and procedures established in the Interlocal Agreement.

ICE 1.3.7 Pursuant to Section 163.3174, Florida Statutes (2008), a representative of the Escambia County School Board shall be appointed to the County Planning Board as an ex-officio, nonvoting member.

**OBJ ICE 1.4 Coordination with Santa Rosa County School Board
Maintain cooperative relationships with the Santa Rosa County School Board to coordinate land use planning with school facility planning.**

POLICIES

ICE 1.4.1 Because the Santa Rosa County School Board provides educational opportunities for residents of Pensacola Beach, Escambia County has, as of September 2003, executed 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.

OBJ ICE 1.5 Campus Master Plans
Maintain cooperative relationships with the state university system and the Board of Regents to coordinate land use planning with the development of campus master plans.

POLICIES

ICE 1.5.1 As required by Section 1013.30, Florida Statutes (2008), 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.

DRAFT

CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to demonstrate how capital projects identified to maintain Level of Service (LOS) 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 Rule 9J-5.0055 of the Florida Administrative Code.

GOAL CIE 1 **The Capital Improvements Element shall be used to efficiently meet the needs of Escambia County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.**

OBJ CIE 1.1 **Capital Improvements Funding**
Continue to 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 Escambia County shall convene a Comprehensive Plan Implementation Committee to review the development activities within Escambia County and to review the Level of Service conditions for the County. The Committee shall be comprised of the County Administrator, Growth Management Services Director, Engineering Service Division Director, Planning/Zoning Director, Solid Waste Department Director, Budget Office Director, Emergency Services Department Director and the Santa Rosa Island Authority (SRIA) general manager. Other responsible County officials shall be requested to serve on the committee or provide assistance to the committee as circumstances and issues require. The Committee shall maintain information on development activity, Level of Service conditions, de minimis impacts, and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan, including the annual Capital Improvements Element update.

CIE 1.1.2 Escambia County shall establish level of service (LOS) standards for concurrency-related public facilities that are within the jurisdiction of the County. These standards shall be those found in the other Comprehensive Plan Elements.

- CIE 1.1.3 Escambia County shall 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 Level of Service standards and meet the existing and future facility needs.
- CIE 1.1.4 Escambia County shall provide for the availability of public facilities to serve developments for which development orders were issued and development rights are vested.
- CIE 1.1.5 Escambia County shall require the availability of public facilities and services needed to support development concurrent with the impacts of such development.

**OBJ CIE 1.2 Five-Year Schedule
 Maintain a five-year Schedule of Capital Improvements as the specific guide the County will use to determine construction of capital facilities and maintenance of LOS standards.**

POLICIES

- CIE 1.2.1 Escambia County shall evaluate and rank capital improvement projects in the five-year Schedule of Capital Improvements by prioritizing the following criteria:
 - 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 Level of Service deficits;
 - c. The impact on the annual operating budget and capital improvements program of Escambia County
 - d. Locational needs based on projected growth patterns
 - e. The accommodation of new development and redevelopment facility demands;
 - f. Financial feasibility; and
 - g. Plans of The Northwest Florida Water Management District, School District of Escambia County, Florida Department of Transportation, and other state agencies or entities that provide public facilities within the jurisdiction of Escambia County.
- CIE 1.2.2 Escambia County shall 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 shall preclude Escambia County from increasing or rearranging the priority

of any particular capital improvement project so that cost savings may be realized or Level of Service standards are met.

- CIE 1.2.3 Escambia County shall promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction
- CIE 1.2.4 Escambia County shall limit public expenditures in the Coastal High Hazard Area, 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 1.2.5 Escambia County hereby incorporates by reference the Escambia County School District 2008-2009 Work Plan for the 5-Year District Facilities Work Program approved by the School Board of Escambia County on September 16, 2008, as amended. 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 1.3 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, and provide a financially feasible Schedule of Capital Improvements.**

POLICIES

- CIE 1.3.1 The fiscal resources of Escambia County shall be used, to the extent necessary, to maintain Level of Service standards and support the five-year Schedule of Capital Improvements.
- CIE 1.3.2 The county shall use a combination of public resources to fund capital improvements, including state and federal grants, below market interest rate state loans, user fees, connection charges, a combination of long term and short term financing vehicles, accumulated surpluses, and the use of revenues set aside specifically for capital projects (pay as you go).
- CIE 1.3.3 General obligation debt shall be used sparingly. General obligation debt, if determined necessary during the planning period, shall be established consistent with rating agency standards and guidelines.
- CIE 1.3.4 Enterprise fund debt shall be, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. Also, this principle of coverage shall be used in the management of debt for other projects that are supported by user fees or shared revenues. The maximum

ratio of total debt service to total revenue shall not exceed 25 percent and the limitation of revenue bonds as a percentage of total debt shall not exceed 80 percent.

CIE 1.3.5 Escambia County shall encourage and assist neighborhoods in the adoption of municipal service taxing units (MSTU) or municipal service benefit units (MSBU) as a revenue source. Once established and approved by the Board of County Commissioners, a MSTU or MSBU shall be considered a committed funding source.

CIE 1.3.6 New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted Level of Service Standards through the County's "pay-as-you-go" program, impact fees, site-related development dedications, and developer contributions. This policy shall be implemented through the county's permitting and inspection process and shall result in the applicant/developer providing all required improvements unless otherwise provided.

CIE 1.3.7 Escambia County shall rely on private contributions as a committed funding source within the five-year Schedule of Capital Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The County shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the five-year Schedule of Capital Improvements, a plan amendment to delete the capital improvement from the Schedule shall be required.

CIE 1.3.8 The five-year Schedule of Capital Improvements shall be financially feasible, consisting of committed and planned funding sources. The Schedule shall be balanced so that total expenditures do not exceed total revenues for the planning period.

OBJ CIE 1.4 Annual Review

Review the Capital Improvements Element each year, amend as necessary, and submit to the state land planning agency for compliance review.

POLICIES

CIE 1.4.1 By April 1 of each year, the Comprehensive Plan Implementation Committee shall report to the Local Planning Agency (LPA) on the status of capital project implementation activities as well as Level of Service conditions within the county.

CIE 1.4.2 By June 1 of each year, the Escambia County LPA shall report to the Board of County Commissioners its evaluation of the implementation of

the Capital Improvements Element and the Comprehensive Plan during the previous fiscal year. The report shall contain recommendations to maintain Level of Service standards and any adjustments necessary to the Capital Improvements Element and/or the County's annual capital improvement program.

- CIE 1.4.3 The Board of County Commissioners shall consider the report of the LPA upon receipt and during its deliberations on the annual budget and Capital Improvements Program. Any adjustments made to the Capital Improvements Element or the Capital Improvements Program shall include consideration of the maintenance of Level of Service standards.
- CIE 1.4.4 A plan amendment shall be required to eliminate, defer, or delay the scheduled date of construction of any capital project listed in the county's five-year Schedule of Capital Improvements which is needed to maintain the adopted Level of Service standard.
- CIE 1.4.5 Adoption of the Capital Improvements Element may occur at a single public hearing outside of the two regular Comprehensive Plan Amendment cycles established by the County. The Capital Improvements Element adoption ordinance shall be submitted to the state land planning agency no later than December 1 of each year.
- CIE 1.4.6 Amendments to the Capital Improvements Element that support the amendment of another Element shall 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 December 1.
- CIE 1.4.7 Escambia County shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

PUBLIC SCHOOLS FACILITIES ELEMENT

The intent of this chapter is to provide guiding policies through which the local governments can effectively manage growth and meet public school needs. The element is required to establish a school concurrency management system through which the local governments can ensure public school capacity is available concurrent with development. The school concurrency management system will allow for a greater communication and understanding between Escambia County, the City of Pensacola, the Town of Century, and the School Board of Escambia County when concentrating on public school capacity issues.

The PSFE is also intended to increase coordination between the School Board and local governments on issues such as land use planning, the school siting process, and school facility expansion.

This chapter establishes a framework for the planning of public schools pursuant to Section 163.3177(12), Florida Statutes (2008). The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans. The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning.

The following sections present the guidelines by which the School Board evaluates school facilities; an inventory of existing facilities and planned future facilities; an evaluation of the school system based on these guidelines and determination of need; an analysis of funding; an analysis of coordination between school planning and local land use planning.

In addition, the Public School Facilities Element Data & Analysis prepared for the Escambia County School District supports the required implementation of school concurrency in Escambia County. The Data & Analysis evaluates the school system and its relationship to development and growth from both a countywide perspective and a closer look at schools within established Concurrency Service Areas (CSAs). A CSA is defined in the Policy 15.B.2.1. The findings and conclusions of the data and analysis support the goals, objectives and policies of the element including the establishment of level of service standards and the delineation of CSAs.

GOAL PSF 1 Coordinate with the School Board of Escambia County (School Board) to ensure high quality public school facilities that are consistent with the Comprehensive Plan and serve to enhance communities.

OBJ PSF 1.1 Schools as Community Focal Points
Enhance communities and encourage school facilities to serve as community focal points through effective school facility design and siting standards. The locations will be coordinated with the future land use map.

POLICIES

- PSF 1.1.1 New schools shall be located proximate to the student population they are intended to serve. For the purpose of determining eligibility for transportation, a reasonable walking distance for students to school is one (1) mile for elementary, one and one-half (1-1/2) miles for middle, two (2) miles for high schools; and to a school bus stop, is one-half (1/2) mile for elementary and one (1) mile for middle and high schools. Such mileage shall be measured by the nearest traveled route over which a pedestrian can walk to the nearest entrance to the school or the nearest school bus stop. The distance (permanent residence to school) may be measured by an automobile having an odometer that has been certified for accuracy. Students whose permanent residence is equal to or greater than these distances from the nearest appropriate school or school bus route, or students who are handicapped, are eligible for transportation. (School Board Policy 6.02 Eligibility for Transportation)
- PSF 1.1.2 Escambia County shall coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County facilities with similar facility needs as described in the Interlocal Agreement for Public School Facility Planning dated December 9th, 2008 (Interlocal Agreement). Escambia County will identify opportunities for collocation and shared use facilities when preparing updates to the Schedule of Capital Improvements and when planning and designing new community facilities.
- PSF 1.1.3 Escambia County will continue to coordinate with the School Board on emergency preparedness issues, including the use of public schools as emergency shelters as required by Section 163.3177(12)(g)(8), Florida Statutes (2008). The School Board will continue to fulfill the building code requirements of Section 1013.372, Florida Statutes (2008), that appropriate new educational facilities can serve as public shelters for emergency management purposes.
- PSF 1.1.4 The School Board will design and ensure performance standards for new school facilities according to the “Design Guidelines and Technical Specifications 2006” Florida Department of Education State Requirements for Educational Facilities (SREF).
- OBJ PSF 1.2 Future Land Use and School Siting**
Include sufficient allowable land use designations for schools proximate to residential development to meet the projected need for schools, consistent with Section 163.3177, Florida Statutes (2008).

POLICIES

PSF 1.2.1 Consistent with the Escambia County Future Land Use Element, public schools shall be an allowable use in all land use categories, except for Industrial, MU-4, and Recreation and Conservation. The Land Development Code may include siting standards for schools, consistent with the Comprehensive Plan. Escambia County will consider the provisions of Section 1013.33(13), Florida Statutes (2008).

PSF 1.2.2 New schools shall not be allowed within a velocity flood zone or in a coastal high hazard area as delineated by Escambia County.

**OBJ PSF 1.3 School Facility Siting and Consistency with the Comprehensive Plan
Ensure that the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and consistent with the Comprehensive Plan.**

POLICIES

PSF 1.3.1 Escambia County will coordinate with the School Board by giving an informal assessment regarding the consistency of potential new school sites, and significant expansions or potential closures of existing schools, with the Comprehensive Plan, as described in the Interlocal Agreement. The informal assessment reviews, as applicable, the following: environmental suitability, transportation and pedestrian access, availability of infrastructure services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.

PSF 1.3.2 Escambia County shall review potential new school sites, and significant expansions or potential closures of existing schools, for consistency with the following criteria:

- a. That school sites are compatible with present and projected uses of adjacent property.
- b. The locations of proposed new elementary schools are proximate to the student population they are intended to serve.
- c. The locations of proposed new high schools are on the periphery of residential neighborhoods, with access to major roads.
- d. Existing or planned adequate public facilities are available to support the school.
- e. Safe access to and from the school site is available for pedestrians and vehicles.
- f. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g. The proposed school location is not within a velocity flood zone or floodway, as delineated in the Comprehensive Plan.

- h. The site is not in conflict with Escambia County stormwater management plans or watershed management plans;
- i. The proposed site can accommodate required parking, circulation, and queuing of vehicles.
- j. The proposed location lies outside the area regulated by Section 333.03, Florida Statutes (2008), regarding the construction of public educational facilities in the vicinity of an airport.

Escambia County shall also consider the following in its review:

- a. Site acquisition and development costs;
- b. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization;
- c. Efficient use of existing infrastructure;
- d. Discouragement of urban sprawl;
- e. Environmental constraints that would either preclude or render cost infeasible the development or significant renovation of a public school on a site; and
- f. Adverse impacts to archaeological or historic sites.

PSF 1.3.3 When a new school or significant expansion to an existing school is proposed within unincorporated Escambia County, the County shall review the proposed development according to the terms of the Interlocal Agreement for Site Plan Review Requirements for School Board Projects.

OBJ PSF 1.4 Pedestrian Access to Schools
Improve safe student access to school facilities, and reduce hazardous walking conditions, in coordination with the School Board and consistent with the Florida Safe Ways to School Program.

POLICIES

PSF 1.4.1 All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Parking at public schools will be provided consistent with Escambia County’s Land Development Code (LDC) requirements.

PSF 1.4.2 Upon completion of Escambia County’s sidewalk inventory, the County will create a sidewalk master plan to comprehensively address bicycle and pedestrian needs. The plan will include a focus on bicycle and pedestrian needs relating to school facilities.

PSF 1.4.3 In order to ensure continuous pedestrian access to public schools, priority for County sidewalk/pedestrian improvements will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes (2008), and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year.

- PSF 1.4.4 New developments adjacent to existing or planned school sites shall be required to provide a right-of-way and an access path for pedestrian travel.
- PSF 1.4.5 New residential developments within two (2) miles of an existing or planned school, as measured by the nearest traveled route over which a pedestrian can walk to the nearest entrance to the school measured by an automobile having an odometer that has been certified for accuracy, shall be required to provide sidewalks along all roads interior to the subdivision. In addition, sidewalks shall be placed along all collector, arterial, and local roads abutting the subdivision to the subdivision property line, where it has been determined that the most direct route from the subdivision to the school is along those roadways. The location, width and other details of the sidewalks shall be as set forth in the Land Development Code.
- PSF 1.4.6 New commercial developments within two (2) miles of an existing or planned school, as measured by the nearest traveled route over which a pedestrian can walk to the nearest entrance to the school measured by an automobile having an odometer that has been certified for accuracy, are encouraged to provide sidewalks along their street frontage. The location, width and other details of the sidewalks shall be as set forth in the Land Development Code.
- PSF 1.4.7 Escambia County shall continue to coordinate with the Florida-Alabama Transportation Planning Organization to ensure funding for safe access to schools, including participation in the Bicycle Pedestrian Advisory Committee and the Community Traffic Safety Team.

OBJ PSF 1.5 Coordinate Future Land Use Map Amendments to Maintain School Capacity
Coordinate petitions for Future Land Use changes and Developments of Regional Impact to maintain adequate school capacity to meet future growth needs. This objective will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and Escambia County's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final plat and site plans that generate students and impact the Escambia County school system.

POLICIES

- PSF 1.5.1 As per Section 7.6 of the Interlocal Agreement, Escambia County shall take the School Board comments and findings on the availability of adequate school capacity into consideration when reviewing comprehensive plan amendments and other land use decisions.

PSF 1.5.2 The School Board shall use the adopted student generation rates to estimate the potential impact of a proposed future land use change on available school capacity. When such analysis projects a potential deficiency, the School Board shall include in its comments how it will propose to meet the projected demand. Escambia County will take these comments into consideration per PSF 1.5.1 prior to approving or denying any future land use change.

OBJ PSF 1.6 **Address Corrections to Existing School Facilities Deficiencies and Facilities Needed to Meet Future Needs**

Coordinate with the School Board to make reasonable attempts to address existing school facility deficiencies and make attempts to meet and plan for existing and future needs.

POLICIES

PSF 1.6.1 The School Board shall make every effort to ensure that capital projects designed to address capacity/Level of Service (LOS) deficiencies are shared with Escambia County Planning Staff via periodic Tentative District Educational Facilities Plan reviews as set forth in Interlocal Agreement Subsection 3.1.

PSF 1.6.2 The staff working group established in Interlocal Agreement Subsection 1.1 will assist the School Board in an advisory capacity in the preparation of all updates to the Educational Plant Survey. The staff working group will evaluate and make recommendations regarding the location and need for new, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the local government comprehensive plan and relevant issues listed in subsections 5.3, 7.6, 7.7, and 8.1 of the Interlocal Agreement.

GOAL PSF 2 **Coordinate with the School Board to assure the future availability of public school facilities to serve new development will be consistent with the adopted level of service standards. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and Escambia County's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact Escambia County's school system.**

OBJ PSF 2.1 **Level of Service Standards**

Coordinate with the School Board to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital

improvements, and the long range planning period. The adopted LOS standards shall be achieved by the conclusion of the first 5-year schedule of capital improvements and the LOS standards shall be maintained each subsequent year. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, Escambia County, and the local municipalities.

POLICIES

PSF 2.1.1 The LOS standards set forth herein shall be applied consistently by all local governments within Escambia County and by the School Board to all schools of the same type.

PSF 2.1.2 Consistent with the Interlocal Agreement, Escambia County and the School Board agree to the following level of service standards for school concurrency in Escambia County, based on Florida Inventory of School Houses (FISH) permanent capacity and maximum school size by type. In calculating achievement of LOS, modular capacity is considered permanent FISH capacity and relocatables/portables are not considered permanent FISH capacity. Permanent FISH capacity includes permanent buildings and Modular Capacity for modular buildings, which are Type II Non-combustible and have a 40 year life span. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

TYPE OF SCHOOL	LEVEL-OF-SERVICE STANDARD
Existing or New Schools	100% of permanent FISH capacity
Centers (Special Purpose)	100% of permanent FISH capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest.

PSF 2.1.3 Potential amendments to the LOS standards shall be considered at least annually by the Local Planning Agency and at the staff working group meeting referenced in ICE Policy 1.3.4. If there is consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the County, City and Town’s comprehensive plans. The amended LOS shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.

PSF 2.1.4 No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained through the five-year schedule for capital improvements.

OBJ PSF 2.2 **School Concurrency Service Areas**
The School Board shall establish School Concurrency Service Areas as the areas within which an evaluation is made to determine if adequate school capacity exists based on the adopted level of service standards. Concurrency service areas shall be designed so that the adopted level of service will be achieved within the period covered by the first five years of the 5-year schedule of capital improvements. After the first 5-year schedule of capital improvements, the level of service must be maintained within each year of subsequent 5-year schedules of capital improvements.

POLICIES

PSF 2.2.1 For the period of the first three (3) years following the effective date of the PSFE, the Concurrency Service Areas for Escambia County, as agreed in the Interlocal Agreement, shall be district-wide encompassing all attendance zones for each individual school as shown in Maps 4, 5, and 6 in the data and analysis of the PSFE. For special purpose centers, charter schools, and magnet schools the concurrency service area shall also be district-wide. For years four (4) and five (5) following the effective date of the PSFE, the Concurrency Service Areas for Escambia County as agreed in the Interlocal Agreement, shall be district-wide by service level (District-wide: Elementary grades k – 5, District-wide: Middle grades 6 – 8, and District-wide: High grades 9 – 12).

PSF 2.2.2 Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, achieving socio-economic, racial and cultural diversity objectives, and other relevant factors as related to the School Board’s policy on maximization of capacity.

PSF 2.2.3 Potential amendments to the Concurrency Service Areas shall be considered annually at the staff working group meeting referenced in ICE Policy 1.3.4. If there is consensus to amend the Concurrency Service Areas to establish boundaries other than those stipulated above, it shall be accomplished by a written execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the County, City and Town’s comprehensive plans. The amended Concurrency Service Areas shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. Amendments to the Concurrency Service Areas that keep the CSAs District-wide or District-wide by service level shall be agreed upon by all parties and shall not require comprehensive plan amendments.

OBJ PSF 2.3

Student Generation Rates

The School Board will work with Escambia County, City of Pensacola, and Town of Century to establish student generation rates that will be used to determine the impact of development on public school facilities.

POLICIES

PSF 2.3.1

Consistent with the Interlocal Agreement, the School Board staff, working with Escambia County staff and municipal staffs, will develop and apply student generation multipliers for residential developments by dwelling unit type (single family or multi-family) for each school type (elementary, middle, K-8, high, or center), considering past trends in student enrollment in order to project future public school enrollment.

PSF 2.3.2

The student generation rates shall be calculated by the School Board and Escambia County, in accordance with professionally accepted methodologies. The student generation rates shall be reviewed and updated at least every two (2) years.

OBJ PSF 2.4

Process for School Concurrency Implementation

Establish a joint process for implementation of school concurrency, in coordination with the School Board, which includes applicability, capacity determination, and availability standards. Manage the timing of residential subdivision and site plan approvals to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

POLICIES

PSF 2.4.1

School concurrency implementation applies to residential development or a phase of residential development requiring an approval of subdivision plat, site plan, or its functional equivalent, proposed or established. Prior to the adoption of the land development regulations, Escambia County shall use the comprehensive plan policies as the development regulations as set forth in Interlocal Agreement Subsection 4.3.

PSF 2.4.2

The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record; master plans that have received final subdivision plat approval prior to the effective date of the PSFE; and single family subdivision plats actively being reviewed or that have received preliminary plat approval at the time of adoption of the PSFE.
2. Residential developments that have received final site plan approval prior to the effective date of the PSFE, or residential site plans actively being reviewed at the time of adoption of the PSFE.

3. Amendments to residential site plans or subdivisions, which were previously approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development based on the adopted student generation rates.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty-five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
5. Group quarters that do not generate students, including facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

PSF 2.4.3 Escambia County shall adopt LDC provisions to establish the application procedure and process for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement. The School Board shall be responsible for conducting concurrency reviews. The School Board may choose to provide an informal assessment of school concurrency at the time of pre-application. The test of concurrency shall be at preliminary plat, site plan, or functional equivalent approval.

PSF 2.4.4 The School Board's findings and recommendations shall address whether adequate capacity exists for each affected concurrency service area, based on the level of service standards. If adequate capacity does not exist, the School Board's findings shall identify the accepted form of mitigation that is consistent with the policies set forth herein.

PSF 2.4.5 For the review process, the School Board shall use the full extent of the Five-Year Work Facilities Program for determinations. Any additional permanent capacity to be added under the Five-Year Work Facilities Program shall be considered as existing capacity for determining the adopted level of service. The School Board may choose to use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed. In the event that the School Board finds that there is not sufficient capacity in the affected concurrency service area(s) to address the impacts of a proposed development, the following standards shall apply:

- a. The project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or
- b. Approval of the site plan or final preliminary plat (or functional equivalent) must be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured; or
- c. A condition of approval of the site plan or preliminary plat (or functional equivalent) shall be that the project's development order and/or building permits shall be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured.

- PSF 2.4.6 Where capacity will not be available to serve students generated by a residential development, Escambia County shall use the lack of school capacity as a basis for denial of petitions for final plats, site plans or functional equivalents. However, the County shall not deny a petition for a final plat, site plan, or functional equivalent due to a failure to achieve and maintain the adopted level of service for public school capacity where:
- a. Adequate school facilities will be in place or under actual construction within five years after the issuance of the final plat or site plan or functional equivalent; or
 - b. The developer executes a legally binding commitment with the School Board to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent) as provided in the Interlocal Agreement.

OBJ PSF 2.5 **Proportionate Share Mitigation**
Coordinate with the School Board to provide proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible Five-Year Facilities Work Program.

POLICIES

PSF 2.5.1 The School Board shall allow mitigation for developments that would otherwise cause the LOS standards to be exceeded. Mitigation options shall include the following: contribution of, or payment for, acquisition of new or expanded school sites; construction or expansion of permanent school facilities; mitigation banking, the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell excess capacity credits within the same concurrency service area; and charter schools, provided they are constructed to State Requirements for Educational Facilities (SREF) standards, so that they can be relied on over the longer term as public school capacity, designed to whatever minimum size and specifications established by the School Board to ensure that if the School Board is required, it can efficiently operate the school, or such mitigation options acceptable to all parties.

PSF 2.5.2 Proposed mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible Five-Year Facilities Work Program. However, the School Board may accept mitigation in the form of an improvement not identified on the Five-Year Facilities Work Program and commit to add the needed improvement to the Five-Year Facilities Work Program. The School Board must find that any proposed mitigation will satisfy the demands created by the proposed development consistent with the adopted level of service standards, and the mitigation shall be assured by a legally binding development agreement between the School Board, Escambia County, and the applicant executed prior to the issuance of the final plat, site plan or functional equivalent.

- PSF 2.5.3 The School Board shall evaluate how the impacts of a development shall be shifted. Measures to maximize capacity, including modifications to concurrency service areas in lieu of shifting development impacts, can be considered.
- PSF 2.5.4 Relocatable classrooms will not be accepted as mitigation. Modular classrooms are not considered relocatable for purposes of acceptable mitigation.
- PSF 2.5.5 The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- PSF 2.5.6 Consistent with Section 163.3177(12)(h), Florida Statutes (2008), the Public School Facilities Element shall include future conditions maps showing existing and, where practical, anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.