

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

PROPOSED NEW 2030 GOPS	EXISTING 2020 GOPS	EAR/VISION REFERENCES
<p>GOAL FLU 1 Escambia County shall implement a planning framework that defines, supports and facilitates the desired future development pattern in Escambia County while protecting natural and historic resources. NEW</p>		<p>VisionEscambia Map & Vision Statements EAR p. 42 refers to the need to establish a vision to establish the desired future of Escambia County. P. 249 states that “the future land use element provides the framework for implementing a vision for Escambia County.”</p>
<p>OBJ FLU 1.1 <u>Growth Strategies</u> Apply accepted planning principles and utilize innovative and flexible planning strategies to achieve orderly and balanced growth and development. NEW</p>		<p>EAR p. 42 refers to the need to establish a vision to establish the desired future of Escambia County. P. 249 states that “the future land use element provides the framework for implementing a vision for Escambia County.”</p>
<p>POLICIES FLU 1.1.1 New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM). 7.A.4.1</p>	<p>Policy 7.A.4.1: Consistency FLU 1.1.1 All new development or redevelopment shall be consistent with this plan.</p>	
<p>FLU 1.1.2 Goals, objectives and policies in the Comprehensive Plan shall be implemented through provisions in the Land Development Code (LDC). 7.A.4.1</p>	<p>Policy 7.A.4.1: Consistency FLU 1.1.2 All new development or redevelopment shall be consistent with this plan.</p>	
<p>FLU 1.1.3 Escambia County will ensure that all future development is consistent with accepted planning principles and provides protection of natural 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. 7.A.3.2</p>	<p>Policy 7.A.3.2: Accepted Planning Principles FLU 1.1.3 The county will ensure that all future development is consistent with accepted planning principles and natural area limitations. Accepted planning principles may be derived from recognized professional sources at the local, state or federal level and may include resources provided by the ICMA, the APA, the APWA, the AWWA, certified land planners, registered engineers, members of AICP, architects and the like. Natural areas with limitations include beaches, floodplains, wetlands and habitats of unique or endangered flora and fauna.</p>	

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<p>FLU 1.1.4</p>	<p>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. NEW</p>		<p>p. 250 of the EAR refers to the importance of resource protection in relation to establishing a vision for future development in Escambia County.</p>
<p>FLU 1.1.5</p>	<p>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 parcels in the Mixed-Use Urban and Mixed-Use Suburban future land use categories consistent with Policy FLU 1.2.3. Transfers of development rights shall also be permitted from areas adjacent to military installations to parcels in the Mixed-Use Urban and Mixed-Use Suburban future land use categories consistent with Policy FLU 5.1.6. NEW</p>		<p>EAR p. 63 states: “More contemporary standards to be explored will include . . . They should provide for the ability to transfer development rights, support the military mission for long-term viability, and establish a clear separation of rural and urban uses.”</p>
<p>FLU 1.1.6</p>	<p>Escambia County shall, through LDC provisions, apply uniform subdivision regulations, including requirements to provide paved roads and stormwater management. 7.A.4.8</p>	<p>Basic subdivision requirement: FLU 1.1.6 All subdivisions within the county must meet the uniform county subdivision regulations including requirements to provide paved roads and drainage in all subdivisions.</p>	
<p>FLU 1.1.7</p>	<p>The LDC shall include performance-oriented land development controls. These 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. 7.A.4.6</p>	<p>Policy 7.A.4.6: Performance Oriented LDC FLU 1.1.7 The LDC shall include performance oriented land development controls, including, but not limited to, floor area ratios; open space ratios and density bonuses. The purposes of these performance oriented controls are to encourage the protection and preservation of important natural resources, provide incentives for the aesthetic improvement to existing subdivisions and neighborhoods and encourage greater aesthetic consideration 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 traditional subdivisions or neighborhoods. Among other things, these controls will include density bonuses and the ratio of said bonuses will be as defined in the LDC. Typically, affordable housing bonuses may reach five percent while environmental protection bonuses will be based upon formula with variables based upon the degree of protection or preservation. Density bonuses shall be site specific. Other devices include density transfers, establishment of wetland banks and the like.</p>	

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<p>FLU 1.1.8</p>	<p>Escambia County shall promote and encourage the use of the Planned Unit Development (PUD) rezoning technique which, among other things, includes expansion of uses, site specific densities and clustering provisions. 7.A.8.1</p>	<p>Policy 7.A.8.1: PUD Technique FLU 1.1.8 The county shall continue to promote and encourage the use of the planned unit development technique which, among other things, includes expansion of use types, site specific densities and clustering provisions. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 1.1.9</p>	<p>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. 7.A.3.8</p>	<p>Policy 7.A.3.8: Buffers FLU 1.1.9 The county shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to: 1) Protect each land use, one from the other, from the intrusive effects of adjacent land use activities. 2) Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with nonagricultural land uses. 3) Protect nonagricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust and smoke. 4) The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the long-term continuance of either use is not threatened by such impacts. In other words, incompatibility between uses is eliminated (or minimized) and the uses may be considered compatible (which means a condition in which land uses or other conditions can 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). 5) Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this policy are fulfilled. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	

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<p>FLU 1.1.10 The Land Development Code shall include locational criteria for broad categories of proposed non-residential land uses. The site criteria for such uses shall address the transportation classification of, and access to, adjoining streets, the proximity of street intersections and large daily trip generators (i.e. college or university), the surrounding land uses, the ability of a site to accommodate the proposed use while adequately protecting adjoining uses and resources, and other criteria that may be appropriate to those categories of uses. 7.A.4.13</p>	<p>Policy 7.A.4.13: Locational Criteria FLU 1.1.10</p> <p>A. Neighborhood commercial land uses (AMU-1, R-6, VM-1):</p> <ol style="list-style-type: none"> 1. Neighborhood commercial uses shall be located along a collector or arterial roadway and near a collector/collector, collector/arterial, or arterial/arterial intersection and must provide a smooth transition between commercial and residential intensity. 2. They may be located at the intersection of an arterial/local street without providing a smooth transition when the local street serves as a connection between two arterial roadways and meets all of the following additional criteria: <ol style="list-style-type: none"> a. The property must share access and stormwater with adjoining commercial uses; b. Adequate fencing along with buffering and landscaping must be provided to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8; c. Lower intensity uses must be located next to abutting residential dwellings to reduce negative impacts; and d. Intrusions into residential subdivisions must be minimized. 3. They may be located along an arterial or collector roadway without meeting the above additional requirements when one or more of the following conditions exists: <ol style="list-style-type: none"> a. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 AADT; or b. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development. <p>B. Retail commercial land uses (AMU-2, C-1, VM-2):</p> <ol style="list-style-type: none"> 1. Retail commercial land uses shall be located at a collector/arterial intersection or along an arterial or collector roadway within one-quarter mile of an collector/arterial or arterial/arterial intersection. 2. They may be located along an arterial or collector roadway up to one-half mile from a collector/arterial or arterial/arterial intersection when all of the following additional criteria are met: 	
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	<ul style="list-style-type: none"> a. The property shall not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A, and V-3); b. There shall be adequate fencing along with buffering and landscaping to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8; c. Lower intensity uses must be located next to abutting residential dwellings to reduce negative impacts; d. Intrusions into residential subdivisions shall be limited; and e. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics. <p>3. They may be located along an arterial or collector roadway more than one-half mile from a collector/arterial or arterial/arterial intersection without meeting the above additional requirements when one of the following conditions exists:</p> <ul style="list-style-type: none"> a. The property is located within one-quarter mile of a traffic generator or collector, such as commercial airports, medium to high density apartments, military installations, colleges and universities, hospitals/clinics, or other similar uses generating more than 600 AADT (average annual daily traffic); or b. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development. <p>C. <i>General commercial and light manufacturing facilities (C-2):</i></p> <ul style="list-style-type: none"> 1. General commercial and light manufacturing land uses shall be located at or near arterial/arterial intersections or along an arterial roadway within one-quarter mile of the intersection. 2. They may be located along an arterial roadway up to one-half mile from the intersection when all of the following additional criteria are met: <ul style="list-style-type: none"> a. The property shall not abut a single-family residential zoning district (R-1, R-2, V-1, V-2, V-2A, and V-3); b. There shall be adequate fencing along with buffering and landscaping to ensure long-term compatibility with adjoining uses as described in Policy 7.A.3.8; c. Lower intensity uses must be located next to abutting residential dwellings to reduce negative impacts; d. Intrusions into residential subdivisions shall be limited; e. A system of service roads or shared access facilities shall be required, to the maximum extent feasible, where permitted by lot size, shape, ownership patterns, and site and roadway characteristics; and f. The property is located in areas where existing commercial or other intensive development is established and the proposed development would constitute infill development. The intensity of the use must be of a comparable intensity of the zoning and development on the surrounding parcels and must promote compact development and not promote ribbon or strip commercial development. 	
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	<p>D. Industrial uses (ID-CP, ID-1, ID-2):</p> <ol style="list-style-type: none"> 1. Industrial uses shall be located so that the negative impacts of industrial land uses on the functions of natural systems shall be avoided. When impacts are unavoidable, those impacts shall be minimized. 2. Sites for industrial development shall be accessible to essential public and private facilities and services at the levels of service adopted in this Plan. 3. New industrial uses in the MU-1, AA13, and AA15 categories may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. Industrial and MU-6 categories allow all types of industrial uses. 4. Sites for industrial uses shall be located with convenient access to the labor supply, raw material sources and market areas. 5. New industrial uses shall be located on parcels of land large enough to adequately support the type of industrial development proposed and minimize any adverse impacts upon surrounding properties. Compatibility of land uses shall be ensured consistent with Policy 7.A.3.8. 6. These industrial locational criteria apply to those future land use categories where industrial development is permitted and does not provide or permit industrial land uses in those categories, which do not provide for such uses. <p>(Ord. No. 2002-38, § 3(Att. A), 8-15-2002; Ord. No. 2005-47, § 4, 10-6-2005)</p>	
<p>FLU 1.1.11 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.</p> <p>NEW</p>		<p>Section 163.3177(12), F.S., requires all local governments to adopt a public school facilities element and establish school concurrency.</p> <p>EAR p. 162</p>
<p>OBJ FLU 1.2 <u>Historic Resources</u> Protect and preserve Escambia County’s historical resources. 7.A.5</p>	<p>OBJECTIVE 7.A.5: HISTORICAL AND ENVIRONMENTAL RESOURCES The county shall ensure the protection of natural and historic resources. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	

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<p>FLU 1.2.1</p>	<p>Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. 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. NEW</p>		<p>Expand on resources to be used to meet state requirements for preservation of historical and archeological resources.</p>
<p>FLU 1.2.2</p>	<p>Escambia County shall 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 to further assist in the preservation and protection of sites. 7.A.5.4</p>	<p>Policy 7.A.5.4: Archeological/Historical Identification FLU 1.2.2 The 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.</p>	
<p>FLU 1.2.3</p>	<p>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. 7.A.5.5</p>	<p>Policy 7.A.5.5: Archeological/Historic Preservation FLU 1.2.3 The LDC shall include provisions which 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 (reference chapter 1, foundation document) and will be developed in cooperation with the office of the secretary of state, division of historical resources. The provisions (regulations) also will include requirements which 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.</p>	

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<p>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. 7.A.5.6</p>	<p>Policy 7.A.5.6: Density of Transfer--Archaeological Sites FLU 1.2.4 The LDC shall include density transfer provisions which can be used to protect significant historical or archaeological sites. The density transfer provisions will allow for the historical or archaeological site to remain intact and the density which could have been permitted on the site to be transferred to a nonsensitive portion of the site.</p>	
<p>OBJ FLU 1.3 FLUM Designations Designate land uses on the Future Land Use Map to discourage urban sprawl and promote mixed-use, compact development in urban areas, and protect and preserve rural areas from incompatible development. NEW</p>		<p>p. 63 of the FLUM states: "The Future Land Use Element and its descriptions of the future land use categories are overly complicated. It contains a system for management of growth that is difficult to administer and seems to have no relationship between the map, the category narrative descriptions, and the underlying zoning. The element needs to be simplified to establish a baseline of understanding the categories, to know why they exist and what they accomplish."</p>
<p>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: 7.A.4.7</p> <p>SEE FIGURE-1 ESTABLISHING PERMITTED USES, STANDARDS AND CONSISTENT ZONING DISTRICTS FOR NEW FLU CATEGORIES IN PLACE OF POLICY 7.A.4.7</p>	<p>Policy 7.A.4.7: Future Land Use Categories (Densities and Intensities) The following permitted uses and densities and intensities of use are hereby established for each land use category depicted on the future land use map. The LDC (reference Policy 7.A.1.1) shall include regulations pursuant to Policy 7.A.2.1(b) with the following:</p>	

a. The agriculture category includes approximately 215,174 acres which is approximately 50.9 percent of the county. Site specific (parcel specific) densities are governed by the provisions in Table 7-1 (reference Policy 7.A.4.8). Uses within this category include routine agricultural and silvicultural activities, residential uses as herein described and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and the like. Also, recreational uses, public utilities and facilities, facilities of religious organizations, educational facilities, medical facilities and other similar uses designed to provide for the needs of the rural, agrarian community are allowed. That acreage in the AG category, which is also in the Coastal High Hazard Area (CHHA) as defined herein, will be designated AG/CHHA. The total acreage within the AG/CHHA subset of the AG category is 4,499 acres. Rezoning within the AG/CHHA to a higher density and/or intensity will be discouraged.

The intensity of the nonresidential uses allowed in this category will be governed by a maximum impervious cover ratio of 80 percent. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezonings and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

b. The rural residential category includes approximately 13,330 acres which is approximately 3.2 percent of the County. Site specific (parcel specific) densities shall be governed by Table 7-1 (reference Policy 7.A.4.8). Allowable uses and intensity of nonresidential uses shall be as defined in subpart a., above. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezonings and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

c. The low density residential category includes approximately 24,738 acres which is approximately 5.8 percent of the county. The purpose of this category is to provide for a complimentary mix of residential uses near the urban area so as to facilitate the preservation of existing neighborhoods and the development of new residential opportunities in a compact and orderly manner. In addition, this category is intended to provide for the protection of important natural resources. Residential development density ranges for the LDR category will be as follows:

TABLE INSET:

Percent of Category	d.u.s Per Acre
3%	10--18 d.u.s/1 acre
4%	5--12 d.u.s/1 acre
8%	3--6 d.u.s/1 acre
3%	1--4 d.u.s/1 acre
2%	.1--2 d.u.s/1 acre
80%	<.2 d.u.s/1 acre

Site specific (parcel specific) densities (lot size) shall be as specified in the LDC pursuant to the requirements of the zoning district wherein a particular parcel or site is located subject to the provisions described below. Also, if a zoning district allows more than 18 d.u.s per gross acre, the above provisions restrict the maximum number of d.u.s available to 18 per gross acre (R-5 and R-6 areas). Uses allowed within this category include residential lots and subdivisions, planned unit developments, public facilities and utilities, educational and religious facilities, recreation uses and compatible supporting neighborhood commercial uses when such new neighborhood commercial uses are proposed as part of a predominately residential development or a planned unit development. Neighborhood commercial uses that are not a part of a predominately residential development or planned unit development are allowed and shall follow the locational and other criteria of Policy 7.A.4.13(A). The maximum amount of commercial uses to be allowed in LDR will be three percent. The intensity for nonresidential uses shall be governed by a floor area ratio of .9. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined as follows:

- (1) For parcels up to 99.99 acres, 40 percent of the surrounding area within a one mile radius of the proposed development is developed at densities equal to or greater than the proposed density or four d.u.s per acre, whichever is less.
- (2) For parcels 100 acres or larger, 60 percent of the surrounding area within a two-mile radius of the proposed development is developed at densities equal to or greater than the proposed density or four d.u.s per acre, whichever is less.
- (3) For purposes of calculating density acres required by parts 1 or 2 above, wetland or environmentally sensitive acreage shall be deducted from the total acres within the radius prior to calculating the number of acres required to be developed at a specified density.
- (4) Parcels within one mile of central sewer facilities (not a package plant) shall not be subject to parts 1 or 2 above provided that the proposed development connects to the central sewer system with a density of not less than 2.5 d.u.s per acre.

Rezoning and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

d. The residential category includes approximately 7,530 acres which is approximately 1.8 percent of the county. Residential development density ranges for the R category will be as follows:

TABLE INSET:

Percent of Category	d.u.s Per Acre
2.0%	18--25 d.u.s/1 acre
2.0%	16--22 d.u.s/1 acre
1.5%	10--18 d.u.s/1 acre
10.0%	7--12 d.u.s/1 acre
55.0%	4--8 d.u.s/1 acre
19.0%	1--5 d.u.s/1 acre
10.5%	.1--3 d.u.s/1 acre

	<p>Site specific (parcel specific) densities (lot size) shall be as specified in the LDC pursuant to the regulations of the zoning district wherein a particular parcel or site located subject to the provisions described below. The purpose of this category is to provide for residential neighborhoods in areas of the county with urban/suburban characteristics. Typically, residential uses will be located conveniently to shopping, schools and employment centers. Other allowable uses in this category include public utilities/facilities, religious and educational facilities, medical offices, planned unit developments, recreation facilities, and compatible supporting neighborhood commercial uses when such new neighborhood commercial uses are proposed as part of a predominately residential development or a planned unit development. Neighborhood commercial uses that are not a part of a predominately residential development or planned unit development are allowed and shall follow the locational and other criteria of Policy 7.A.4.13(A). Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. The maximum amount of commercial uses to be allowed in the residential category will be six percent. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined pursuant to the criteria and techniques contained in subparts 1 through 4 of Policy 7.A.4.7(c) above. Rezoning and future land use map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.</p> <p>e. The urban residential category includes approximately 6,151 acres which is approximately 1.5 percent of the county. The purpose of this category is to provide for residential uses with urban character in the urban or urbanized areas of the county. Residential development density ranges for the UR category will be as follows:</p> <p>TABLE INSET:</p> <table border="1" data-bbox="1081 1090 2247 1544"> <thead> <tr> <th>Percent of Category</th> <th>d.u.s Per Acre</th> </tr> </thead> <tbody> <tr> <td>3%</td> <td>17--25 d.u.s/1 acre</td> </tr> <tr> <td>6%</td> <td>10--18 d.u.s/1 acre</td> </tr> <tr> <td>14%</td> <td>7--12 d.u.s/1 acre</td> </tr> <tr> <td>37%</td> <td>4--8 d.u.s/1 acre</td> </tr> <tr> <td>15%</td> <td>2--5 d.u.s/1 acre</td> </tr> <tr> <td>10%</td> <td>.5--3 d.u.s/1 acre</td> </tr> <tr> <td>15%</td> <td>Nonresidential</td> </tr> </tbody> </table>	Percent of Category	d.u.s Per Acre	3%	17--25 d.u.s/1 acre	6%	10--18 d.u.s/1 acre	14%	7--12 d.u.s/1 acre	37%	4--8 d.u.s/1 acre	15%	2--5 d.u.s/1 acre	10%	.5--3 d.u.s/1 acre	15%	Nonresidential	
Percent of Category	d.u.s Per Acre																	
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14%	7--12 d.u.s/1 acre																	
37%	4--8 d.u.s/1 acre																	
15%	2--5 d.u.s/1 acre																	
10%	.5--3 d.u.s/1 acre																	
15%	Nonresidential																	

Site specific (parcel specific) densities (lot size) shall be as specified in the LDC pursuant to the requirements of the zoning district wherein a particular parcel or site is located subject to the provisions described below. Allowable uses include single-family residential, multi-family residential, subdivisions, planned unit developments, recreation uses, religious and educational uses, public utilities and facilities, and compatible supporting neighborhood and/or community commercial uses when such newneighborhood and/or community commercial uses are proposed as part of a predominately residential development or planned unit development or consistent with the criteria in Policy 7.A.4.13. The intensity of nonresidential uses shall be governed by a floor area ratio of 1. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined pursuant to subparts 1 through 4 of Policy 7.A.4.7(c) above.

Rezoning and future land use map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

f. The mixed-use categories are intended to promote innovative arrangements of development types and promote a complimentary mix of residential/commercial/recreation uses so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another. It is further the intent of the mixed-use categories to preserve and enhance the character of existing neighborhoods and to promote natural resource protection and enhancement and to promote open spaces around buildings. The mixed-use categories (subsets) will be implemented by the inclusion of two or more zoning districts and zoning designations on the zoning maps consistent with the future land use map. Within these subsets neighborhood, community and region serving commercial uses (as defined by Policy 7.A.4.13) may be allowed. The density and intensity of use and the composition of the mix of uses in each of the mixed-use category subsets shall be:

(1) MU-1 -- This mixed-use category (subset) provides for an intense mix of residential/commercial/recreation/light industrial uses within the urban areas of the county. This subset includes approximately 21,754 acres which is approximately 5.1 percent of the county. Approximately 75 percent of the lands in this category may be developed (or redeveloped) in residential uses. Development density ranges for the MU-1 category will be as follows:

TABLE INSET:

Percent of Category	d.u.s Per Acre
13%	17--25 d.u.s/1 acre
12%	14--20 d.u.s/1 acre
9%	8--15 d.u.s/1 acre
25%	6--10 d.u.s/1 acre
16%	3--7 d.u.s/1 acre
25%	Nonresidential

The intensity of nonresidential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. Allowable uses within the subset include all types of residential uses, planned unit developments, compatible neighborhood, community and regional commercial uses (including offices), limited industrial uses (provided that such industrial uses are contained completely within a building(s) and where there is no permanent outside storage of raw materials or products, there is no noise, smoke, odor or glare resulting from the industrial use and that such use is compatible with adjacent and nearby uses), religious, medical and educational facilities, public utilities and facilities, and recreation uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezoning and future land use map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

(2) MU-2 -- This mixed-use category (subset) provides for an intense, but complimentary, mix of residential, commercial and recreation uses within the urban and suburban areas of the county. This subset includes approximately 7,795 acres which is approximately 1.8 percent of the county. Approximately 80 percent of the lands in this subset may be developed (or redeveloped) in residential uses and the remaining 20 percent may be developed (or redeveloped) in commercial or recreational uses. Development density ranges for the MU-2 category will be as follows:

TABLE INSET:

Percent of Category	d.u.s Per Acre
15%	17--25 d.u.s/1 acre
10%	14--20 d.u.s/1 acre
10%	8--15 d.u.s/1 acre
14%	6--10 d.u.s/1 acre
31%	3--7 d.u.s/1 acre
20%	Nonresidential

The intensity of nonresidential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. Allowable uses within the subset include all types of residential uses, planned unit developments, and compatible commercial uses (including offices), religious, medical and educational facilities, public utilities and facilities, and recreation uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezoning and future land use map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

(3) MU-3 (Mainland Coastal High Hazard Area) -- This mixed-use category (subset) provides for a less intense mixture of residential, commercial and recreation uses. The purpose of the subset is to delineate the mainland CHHA in a separate category for purposes of monitoring development within the Category 1 Hurricane Evacuation Zone. This subset includes approximately 7,939 acres which is approximately 1.9 percent of the county. The approximate mix of uses within the category shall be 80 percent residential, ten percent recreation/open space, and ten percent commercial. Development density ranges for the MU-3 category will be as follows:

TABLE INSET:

Percent of Category	d.u.s Per Acre
4%	7--20 d.u.s/1 acre
6%	5--10 d.u.s/1 acre
31%	1--6 d.u.s/1 acre
39%	.5--2 d.u.s/1 acre
10%	Commercial
10%	Recreational

The intensity of nonresidential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 82 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. To encourage development outside of this category, the county may allow, through the LDC, the transfer of development rights from this category to other non-CHHA future land use categories. To encourage the provision of open space/recreation uses, the county may allow the transfer of density from designated open space/recreation areas to residential areas when such is reflected on the site plan or master plan for the site or area. The density transfer is allowed whenever the proposed open space/recreation areas exceed ten percent of the site or area. Other allowable uses within this subset include planned unit developments, neighborhood and compatible commercial uses (including offices), religious, medical and educational facilities, public utilities and facilities, water related or water dependent uses and uses developed jointly with the federal government.
 Rezoning and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

	<p>(4) MU-4 -- This mixed-use category (subset) provides for a complimentary mix of residential, commercial and tourism (resort) related uses. The subset includes approximately 1,286 (+ or - 5%) acres, without rights-of-way, or approximately 1,425 (+ or - 5%) acres including rights-of-way, which is approximately 0.3 percent of the county and located in the Perdido Key area.</p> <p>Approximately 100 percent of the lands in this category may be developed (or redeveloped) in residential uses. A maximum of 7,150 residentialdwelling units and 1,000 lodging units may be accommodated in this category. The county shall adopt future land use categories that refine the distribution of maximum allowable densities consistent with the overall maximum of 8,150 units. This shall be completed by May 2000. Approximately 16 percent of the land in the category may be developed in resort/tourist related uses and in small scale commercial uses. The intensity of nonresidential uses shall be defined by limiting the maximum amount of imperviouscover allowed to 80 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending on-site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc). Other allowable uses include recreation and planned unit developments. Site specific (parcel specific) densities (lot size) shall be as specified in the LDC, Ord. No. 96-3, pursuant to the requirements of the zoning district wherein a particular parcel or site islocated. Building heights may be no higher than eight stories in residential areas, or two stories less than an adjacent structure, if the adjacent structure is greater than eight stories and existed on June 1, 1997. Building heights in the commercial area may be no higher than ten stories. Building heights in commercial core areas 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 District which is part of the LDC (Ord. No. 96-3). In the R-1 district the nonresidential uses which may be allowed include churches, public utilities and facilities, parks and recreation areas, golf courses, tennis courts, swimming pools, etc. In the R-2 district such nonresidential uses may also include kindergarten and child care centers. Additional nonresidential uses which may be permitted in the R-3 district 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 (also, see Policy 11.A.6.3). When using density transfers in MU-4, densities may not be transferred to parcels south of Perdido Key Drive.</p> <p>Rezoning and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.</p>	
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(5) MU-5 -- This mixed-use category (subset) provides for a complimentary mix of uses and is designed to accommodate and encourage innovative land development types and arrangements. This category is imposed on the developable lands at Pensacola Beach. The category includes approximately 1,162 (± 5%) acres, including beaches and rights-of-way. The mix of uses in the category shall be approximately 35 percent residential, 15 percent commercial/tourism (resort) and 50 percent open space/recreation. The average density (area-wide allocation) for the residential uses shall be eight units per developable residential acre (516 acres). The intensity of commercial/tourist related uses shall be defined by limiting the maximum impervious surface to 82 percent. 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. The location and distribution of uses provided in this subset 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 Laws of Florida, ch. 85-409. 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 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 (also, see Policy 11.A.6.3). Note: Laws of Florida, ch. 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. Rezoning and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

(6) MU-6 -- This mixed-use category (subset) provides for a complimentary mix of agricultural, residential, commercial and industrial uses while promoting infill development and the separation of urban and rural land uses. This subset includes approximately 17,931 acres which is approximately 4.2 percent of the county. The approximate mix of uses within the category shall be 25--30 percent agriculture/open space, 60--70 percent residential, and up to 15 percent commercial/industrial. The average density (area-wide allocation) for residential uses shall be 1.00 unit per acre. The average density will be distributed as follows:

TABLE INSET:

Area*	Area-Wide Density
1	1.6 units per acre
2	.90 units per acre
3	.75 units per acre
4	.50 units per acre

(* Area 1 includes Sections 13, 14, 15, and 18--23 of Range 30; Area 2 includes Sections 23--28, 37 and 38 of Range 31; Area 3 includes Section 10 of Range 30 and Sections 10, 11, 13, 14 and 16 of Range 31; Area 4 includes Sections 8, 9, 17, 18, 22, 29, 30, 36, and that part of Section 31 in MU-6 of Range 31.)

	<p>Nonresidential uses shall be governed by an impervious cover ratio of 82 percent and a floor area ratio of 1.1:1. Also, the height, area, and bulk restriction contained within the land development code will further limit and restrict intensity of use. To enable the preservation of agricultural uses, residential density bonuses will be available for clustering residential lots outside areas of prime farmland. When residential lots are created in agriculture areas, small lot sizes will be allowed in order to protect viable farm production activities and curb premature conversion of prime farmland acreage to nonagricultural uses. Any development with a density of greater than four units per acre will be required to connect to the central sewer system.</p> <p>All new subdivisions with lot sizes of 1.9 acres or less shall provide dedicated open space as follows:</p> <ul style="list-style-type: none"> a. One to five lots = no additional requirements; b. Six to 39 lots = 15 percent of the parent parcel; c. Forty to 100 lots = 20 percent of the parent parcel; d. One hundred one to 149 lots = 25 percent of the parent parcel; e. One hundred fifty lots or more = 30 percent of the parent parcel. <p>Allowable uses within this subset include all types of residential uses; clustered developments away from prime farmland and wetlands; compatible neighborhood uses; planned neighborhood commercial centers; planned business developments; industrial uses that are compatible with adjacent and nearby uses; religious, medical and educational facilities; public utilities and facilities; and recreational uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.</p> <p>g. The commercial category includes approximately 8,575 acres which is approximately 2.0 percent of the county. Uses allowed within this category 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. This category will be implemented by the inclusion of two or more zoning districts and zoning designations on the zoning maps consistent with the future land use map. The intensity of use within the category shall be defined by limiting the maximum amount of impervious cover to 85 percent and a floor area ratio of 1.1. The purpose of the category is to encourage and promote concentrations of commercial uses which have historically developed in response to market conditions and influences. It is the intent of this category that intensive commercial uses be generally confined to the areas depicted on the future land use map thereby creating compact commercial development and "infill" commercial development opportunities and minimize the opportunity for continued ribbon or strip commercial development. Generally, residential uses are discouraged in this land use category. However, second floor and/or secondary residential uses are allowed when part of a predominately commercial development or a multi-story structure with residential units above the first floor. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Note: Pursuant to section 7.08 and for the purposes of this plan those otherwise conforming and lawfully developed residential uses existing within this category at time of adoption of this plan will be considered "conforming" and consistent with the intents and purposes of this policy.</p>	
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	<p>h. The industrial category includes approximately 8,406 acres which is approximately 2.0 percent of the county. This category provides for and allows intensive industrial development and uses 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. The intensity of use for lands within this category shall be defined by limiting the maximum amount of impervious surface to 85 percent and a floor area ratio of 1.1. Also, the height, area and bulk restrictions contained within the county's zoning ordinance will further limit and restrict the intensity of use. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.</p> <p>i. The recreation and conservation categories include approximately 18,894 acres which is approximately 2.5 percent of the county. Approximately 1,442 acres are in the recreation category and 9,039 acres are in the conservation category. The purpose of both categories is to promote the conservation of important natural resources and provide recreational opportunities for citizens of and visitors to the county. Intensities of use for the recreation category shall be as follows:</p> <ul style="list-style-type: none"> (1) Active recreation areas include boat launching facilities, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be consistent with all setback, parking, landscaping and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites. Impervious cover shall be limited to that which is necessary to support the intended recreational uses and facilities, but shall not exceed 80 percent for activity based parks. (2) Passive recreation areas and conservation areas include open spaces, picnic areas, wilderness and wetlands preserves, scenic vistas and the like. Uses allowed in these areas shall be strictly passive in nature, and impervious cover shall be limited to that which is necessary to support the intended uses and facilities, but shall not exceed 20 percent for passive-based parks. (3) The intensity of use for lands in the conservation category shall be consistent with the management plans promulgated by the agency or agencies having control of the lands and such intensity shall not exceed the threshold established in subpart (2), above. <p>j. The public lands category includes approximately 10,148 acres which is approximately 2.4 percent of the county. Note: Not all public lands within Escambia County are classified as public lands on the future land use map because public lands are allowed in all land use categories. This category includes correctional facilities, Escambia County Utility 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. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed. The intensity and/or density of use of any of the public lands shall be as specified in and consistent with the masterplan or management plan promulgated for the site by the agency or agencies having control of the site.</p> <p>k. [Reserved.] Repealed by Ordinance 96-52; see Policy 7.A.4.7.f.(6).</p>	
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I. The activity areas (node) included on the future land map as a future land use category include approximately 37,463 acres which is approximately 8.9 percent of the county. There are 17 separate and distinct activity areas. The purpose of the activity area category is to recognize and promote the existence of established communities, encourage suitable development within such areas or in close proximity thereto, to prevent new development from significantly changing the character of the established community by restricting the size and intensity of future development, and to promote compact development in the suburban, transition and rural areas of the county. The following provisions govern development within the activity areas together with all other relevant provisions within this plan:

(1) The Century Area (Area #18) contains approximately 2,916 acres adjacent to and near the Town of Century in northern Escambia County. The density of use within the node shall be governed by Table 7-1 (reference Policy 7.A.4.8). Generally, the mix of uses within the node will be 50 percent agriculture, 35 percent residential and 15 percent commercial. The intensity of the commercial and other nonresidential uses allowed in the node shall be defined by limiting the maximum amount of impervious surface to 82 percent and a floor area ratio of 1.1. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezonings and future land use map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

(2) The Cottage Hill/Quintette Area (Area #15) contains approximately 6,379 acres which is approximately 1.5 percent of the county. The density of residential use within the node is governed by the Table 7-1 (reference Policy 7.A.4.8). Approximately 70 percent of the lands within the node shall remain in agricultural uses, 25 percent may be developed in residential uses and five percent may be developed in commercial or light industrial uses. The intensity of the nonresidential uses shall be defined by limiting the maximum amount of impervious surface to 82 percent and a floor area ratio of 1.1. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

(3) The Molino Area (Area #13) contains approximately 12,127 acres which is approximately 2.9 percent of the county. Residential densities within the node shall be governed by the provisions of Table 7-1 (reference Policy 7.A.4.8). Approximately 73 percent of the lands within the node shall remain in agricultural use, 22 percent may be developed in residential uses and five percent in neighborhood commercial or light industrial uses. The intensity of the nonresidential uses shall be defined by limiting the maximum amount of impervious surface to 80 percent and a floor area ratio of 1. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

(4) Other rural activity areas (Area #1 through #12, Area #14 and Area #17) -- These rural activity areas are predominately residential in character and can be further defined by the existence of a community serving facility such as a school, church, market place, meeting hall and the like. These nodes contain distinct, well established rural communities. The residential densities shall be governed by Table 7-1 (reference Policy 7.A.4.8). Approximately five percent of the lands within these nodes may be used for neighborhood commercial purposes which do not directly relate to the agricultural and silvicultural activities within the county. For agricultural or silvicultural related commercial uses, the neighborhood commercial thresholds established by Policy 7.A.4.13 do not apply. Public facilities and services are allowed in the nodes. The nodes contain approximately 16,993 acres. Generally, 65 percent of the lands within these nodes shall remain in agriculture,

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

<p>OBJ FLU 1.4 <u>Protect Existing Communities</u> Escambia County shall protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active program of code enforcement. 7.C.1</p>	<p>OBJECTIVE 7.C.1: NEIGHBORHOOD REDEVELOPMENT OBJ FLU 1.4 The Community Redevelopment Agency (CRA) will continue to implement the 1995 Community Redevelopment Strategy, as may be updated from time to time. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 1.4.1 Escambia County shall prohibit expansion of nonconforming land uses or structures within the County. The LDC shall restrict any activity which would expand the land use in question improve structures or expand improvements associated with a nonconforming land use. 7.A.3.1 & 7</p>	<p>Policy 7.A.3.1: Nonconforming Land Uses FLU 1.4.1 The LDC shall contain the county's zoning ordinance and that ordinance will continue the regulations which prohibit expansion of nonconforming land uses or structures within the county. The ordinance specifically restricts any activity which would either expand the land use in question or serve to increase the useful life of structures or improvements associated with any nonconforming land use (also, see Policy 7.A.3.6). Policy 7.A.3.7: Nonconforming Uses FLU 1.4.1 The county shall continue enforcement of the limitations placed on nonconforming uses of buildings or land, changes in use classifications and districts, and restoration and occupancy of damaged buildings as specified in the county's zoning ordinance, and this comprehensive plan, unless otherwise specified herein. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>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. 7.D.1.1</p>	<p>Policy 7.D.1.1: Code Enforcement FLU 1.4.2 The neighborhood enhancement department 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. To further assist in this process the county shall adopt a code establishing minimum standards for existing housing. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>GOAL FLU 2 Escambia County shall direct future growth and development to the area south of Hwy 196 where public services and facilities can be provided in an efficient and cost-effective manner. NEW</p>		<p>“More contemporary standards to be explored will include but not be limited to: removal of the percentage of category provisions, the current use of average densities, new performance based ways to manage growth as a replacement for dwelling unit caps and exploration of providing an urban service boundary.” p. 63 EAR “Policy 7.A.4.5 directs future land use map amendments for increased densities to the urban area. The policy provides little guidance on what constitutes ‘urban’. Visioning efforts and a revised future land use map will provide more guidance on what constitutes ‘urban’ and therefore, where this policy applies.” p. 253 EAR</p>

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

<p>OBJ FLU 2.1 <u>Urban Development</u> Direct growth toward those areas south of Hwy 196 where infrastructure and services exist to support development at urban densities and intensities. NEW</p>		<p>“More contemporary standards to be explored will include but not be limited to: removal of the percentage of category provisions, the current use of average densities, new performance based ways to manage growth as a replacement for dwelling unit caps and exploration of providing an urban service boundary.” p. 63 EAR</p> <p>“Policy 7.A.4.5 directs future land use map amendments for increased densities to the urban area. The policy provides little guidance on what constitutes ‘urban’. Visioning efforts and a revised future land use map will provide more guidance on what constitutes ‘urban’ and therefore, where this policy applies.” p. 253 EAR</p>
<p>POLICIES</p> <p>FLU2.1.1 Urban uses shall be concentrated in the area south of Hwy 196 where infrastructure and urban services already exist with the most intense development permitted in the Mixed-Use Urban areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. 7.A.4.5</p>	<p>Policy 7.A.4.5: Urban Area Densities FLU 2.1.1 Land use densities may be increased (pursuant to plan amendments) in urban areas 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 the 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. Further, it is the intent of this policy that the rural, agrarian planned uses of north Escambia County be preserved and protected to the maximum extent possible without violating the owner's legally valid property rights to maximize the use of their land in agricultural endeavors including the formation of capital to facilitate such endeavors (i.e., borrowing against property or equipment).</p>	
<p>FLU2.1.2 Land use densities may be increased in the area south of Hwy 196 (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. 7.A.3.4</p>	<p>Policy 7.A.3.4: Densities in Urban Areas FLU 2.1.2 The future land use maps and the LDC will contain provisions for higher density levels in urban areas. These include areas near the City of Pensacola and areas with sufficient central water and sewer system capacity to accommodate higher density development.</p>	

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

<p>FLU 2.1.3 In order to promote compact development, FLUM amendments and residential rezonings to allow higher residential densities may be allowed in the Mixed-Use Urban and Mixed-Use Suburban future land use categories . 7.A.4.3</p>	<p>Policy 7.A.4.3: Urban Sprawl FLU 2.1.3 To promote compact development and discourage urban sprawl, residential rezonings and future land use map amendments to categories allowing higher densities will be allowed for parcels located within the following Future Land Use categories: Residential, Urban Residential, Mixed Use 1, and Mixed Use 2, provided that all other amendment criteria are met. Residential rezonings and future land use map amendments to categories allowing higher densities will be discouraged within the following future land use categories: Agricultural, Rural Residential, Low Density Residential, Mixed Use 3, Mixed Use 4, Mixed Use 5, and the remaining activity areas (Nodes). The county will conduct a land use study for Mixed Use 6 and Activity Areas 13 and 15 to determine if residential rezonings and future land use map amendments to categories allowing higher densities should be encouraged in those areas. This policy will be amended upon completion of that project. (Ord. No. 95-15, § 2, 7-27-1995; Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 2.1.4 Rezonings and FLUM amendments to categories allowing higher densities will be discouraged within the Coastal High Hazard Area (CHHA). NEW</p>		<p>p. 298 EAR: “The CHHA does not align neatly with Future Land Use categories . . . there are boundary discrepancies where the Future Land Use boundary and the CHHA boundary are not coterminous.”</p> <p>p. 63 EAR: “More contemporary standards . . . should also more rationally address tourist/seasonal development appropriate to our barrier islands and overall coastal growth that is balanced with hurricane clearance time requirements.”</p>
<p>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. NEW</p>		<p>p. 69 EAR: “The current zoning map and FLUM are inconsistent with one another and this has given rise to an excessive number of rezoning and small-scale map amendment requests . . . This is clearly indicative of a broken system desperately in need of repair.”</p> <p>p. 63 of the FLUM states: “The Future Land Use Element and its descriptions of the future land use categories are overly complicated. It contains a system for management of growth that is difficult to administer and seems to have no relationship between the map, the category narrative descriptions, and the underlying zoning. The element needs to be simplified to establish a baseline of understanding the categories, to know why they exist and what they accomplish.”</p>

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

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. NEW		p. 257 EAR: “Although the County currently allows planned unit developments and clustering, it should examine effective ways to encourage the innovative techniques described by this objective.”
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. NEW		p. 63 EAR: “More contemporary standards to be explored will include . . . They should provide for the ability to transfer development rights, support the military mission for long-term viability, and establish a clear separation of rural and urban uses.”
OBJ FLU 2.2	<p>Provision of Public Services Promote orderly and balanced growth and development as a fiscal management technique to provide cost-efficient public services and facilities. NEW</p>		“Policy 7.A.4.5 directs future land use map amendments for increased densities to the urban area. The policy provides little guidance on what constitutes ‘urban’. Visioning efforts and a revised future land use map will provide more guidance on what constitutes ‘urban’ and therefore, where this policy applies.” p. 253 EAR
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. 7.A.4.2	<p>Policy 7.A.4.2: Public Facilities FLU 2.2.1 Public facilities and services shall be located to minimize their cost, minimize 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 Escambia County 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 ordinance and the future land use map and that there is adequate and suitable land available for such utility facilities.</p>	

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

<p>FLU 2.2.2</p>	<p>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. 7.A.7.1</p>	<p>Policy 7.A.7.1: Land Acquisition FLU 2.2.2 The county shall include land acquisition within its capital improvements element (reference chapter 14 of this ordinance) and within its capital improvements program (reference Policy 14.A.5.1) when necessary to provide for public lands for county owned facilities. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 2.2.3</p>	<p>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. 7.A.7.2</p>	<p>Policy 7.A.7.2: Rights-of-Way Dedication FLU 2.2.3 The county shall continue to require dedication of adequate rights-of-way pursuant to the county's subdivisions regulations (which shall be included within the LDC) for use as roadways and by utilities for extensions or improvements. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 2.2.4</p>	<p>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. 7.A.4.15</p>	<p>Policy 7.A.4.15: Upgrading Existing Facilities FLU 2.2.4 Prior to the county embarking on construction of new capital improvements, the 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.</p>	
<p>GOAL FLU 3</p>	<p>Escambia County shall promote urban strategies in the area south of Hwy 196 to include infill development, mixed-use development and coordinated land use and transportation planning, to promote compact development, efficient provision of infrastructure and urban services and the reduction of greenhouse gas emissions . NEW</p>		<p>p. 251 EAR: “Since infill development is vital to limiting sprawl and supporting a logical and orderly development pattern, the topic of infill should be given more distinction in the future land use element.”</p>
<p>OBJ FLU 3.1</p>	<p><u>Infill Development</u> Encourage infill development in appropriate locations in the area south of Hwy 196 and particularly in Community Redevelopment Areas. NEW</p>		<p>p. 251 EAR: “Since infill development is vital to limiting sprawl and supporting a logical and orderly development pattern, the topic of infill should be given more distinction in the future land use element.”</p>
<p>FLU 3.1.1</p>	<p>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. The County shall pursue similar designation for the remaining adopted redevelopment areas. 7.A.3.9</p>	<p>Policy 7.A.3.9: Urban Infill and Redevelopment Area FLU 3.1.1 The Brownsville and Englewood Redevelopment Areas, as adopted by the BCC, are hereby designated as an Urban Infill and Redevelopment Area in conformance with section 163.2514(2), F.S. (Ord. No. 2000-48, § 1, 11-2-2000; Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	

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<p>FLU 3.1.2</p>	<p>Escambia County shall use its fiscal resources to encourage infill residential, commercial and public development, particularly in the Community Redevelopment Areas. 7.A.3.6</p>	<p>Policy 7.A.3.6: "Infill" Development FLU 3.1.2 The county shall use its fiscal resources to encourage "infill" residential, commercial and public development (reference chapter 14 and table 14-1 of this ordinance), particularly in the community redevelopment areas. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 3.1.3</p>	<p>Escambia County shall allow conservation subdivisions to be developed by right in the Agriculture (AG) future land use category south of Hwy 196. The LDC shall contain development standards for conservation subdivisions that pertain to lot size, stormwater retention and areas to be preserved as open space. Such development shall not constitute an increase in density above that permitted in the rezoning district. NEW</p>		<p>Include Conservation Subdivisions in LDC per Public Comment.</p>
<p>OBJ FLU 3.2</p>	<p><u>Community Redevelopment</u> 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. 7.C.1</p>	<p>OBJECTIVE 7.C.1: NEIGHBORHOOD REDEVELOPMENT OBJ FLU 3.2 The Community Redevelopment Agency (CRA) will continue to implement the 1995 Community Redevelopment Strategy, as may be updated from time to time. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 3.2.1</p>	<p>The Community Redevelopment Agency (CRA) and other County agencies shall implement the recommendations of the 1995 Community Redevelopment Strategy through the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans, as may be updated from time to time. 7.C.1.1-3</p>	<p>Policy 7.C.1.1: FLU 3.2.1 The CRA and other county agencies will continue to implement the recommendations of the Warrington Area Redevelopment Plan, as updated in 2001, and as may be updated from time to time. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p> <p>Policy 7.C.1.2: FLU 3.2.1 The CRA and other county agencies will continue to implement the recommendations of the Brownsville Area Redevelopment Plan, as may be updated from time to time. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p> <p>Policy 7.C.1.3: FLU 3.2.1 The CRA and other county agencies will continue to implement the Englewood and Palafox redevelopment plans, as may be updated from time to time. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 3.2.2</p>	<p>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. 7.A.3.3</p>	<p>Policy 7.A.3.3: Community Development Block Grant (CDBG) FLU 3.2.2 The county shall direct its community development block grant 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 (reference Policy 9.A.2.1). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	

PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

<p>FLU 3.2.3 Escambia County shall 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. 7.A.3.5</p>	<p>Policy 7.A.3.5: Unsafe Structures FLU 3.2.3 The 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 (reference Policy 9.A.2.2). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 3.2.4 Escambia County shall 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. 7.C.2.2</p>	<p>Policy 7.C.2.2: FLU 3.2.4 Each of the neighborhoods showing initial signs of distress will be designated for enhancement and be scheduled for targeted code enforcement plus supplemental public infrastructure improvements (through the capital improvements program). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>GOAL FLU 4 Escambia County shall promote rural strategies in the area north of Hwy 196, including protecting agriculture, silviculture and related activities, protecting and preserving natural resources and guiding new development toward existing rural communities. NEW</p>		<p>p. 252: “The County has surpassed its maximum annual number of dwelling unit approvals in the Low Density Residential (LDR) category, and the maximum annual number of residential lots in the AG, Rural Residential (RR) and Activity Area categories.”</p> <p>“Policy 7.A.4.5 directs future land use map amendments for increased densities to the urban area. The policy provides little guidance on what constitutes ‘urban’. Visioning efforts and a revised future land use map will provide more guidance on what constitutes ‘urban’ and therefore, where this policy applies.” p. 253 EAR</p>

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<p>OBJ FLU 4.1 <u>Rural Development</u> Encourage new development north of Hwy 196, including commercial ancillary to agriculture, to occur in existing rural communities while continuing to allow property owners to build homes on minimum 20-acre lots in areas with the Agriculture (AG) future land use designation. NEW</p>		<p>p. 252: “The County has surpassed its maximum annual number of dwelling unit approvals in the Low Density Residential (LDR) category, and the maximum annual number of residential lots in the AG, Rural Residential (RR) and Activity Area categories.”</p> <p>p. 63 EAR: “More contemporary standards to be explored will include but not be limited to: removal of the percentage of category provisions, the current use of average densities, new performance-based ways to manage growth as a replacement for dwelling unit caps and exploration of providing an urban service boundary. They should provide for the ability to transfer development rights, support the military mission for long-term viability, and establish a clear separation of rural and urban uses.”</p>
<p>FLU 4.1.1 Escambia County shall limit the expenditure of public funds for the area north of Hwy 196, 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. 7.A.4.4</p>	<p>Policy 7.A.4.4: Infrastructure in AG Areas FLU4.1.1 The county will limit the expenditure of public funds within the agriculture category, 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. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
<p>FLU 4.1.2 Escambia County shall coordinate with potable water providers on any extensions of potable water facilities north of Hwy 196. NEW</p>		<p>Coordination with water providers needed per Water Supply Planning requirements of state and to guide growth and development.</p>
<p>FLU 4.1.3 Escambia County shall consider FLUM amendments that would increase residential densities north of Hwy 196 based upon impacts to agriculture and silviculture and public expenditures needed to construct and maintain infrastructure to serve the proposed development. Transfers of development rights will be permitted from any parcels with the Agriculture (AG) future land use designation to parcels in the Mixed-Use Urban and Mixed-Use Suburban future land use categories. NEW</p>		<p>p. 252: “The County has surpassed its maximum annual number of dwelling unit approvals in the Low Density Residential (LDR) category, and the maximum annual number of residential lots in the AG, Rural Residential (RR) and Activity Area categories.”</p>

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FLU 4.1.4	Escambia County shall protect agriculture and the rural lifestyle of northern Escambia County by permitting rezonings to districts allowing higher residential densities in the Rural Community (RC) future land use designation when determined to be compatible with existing uses. NEW		p. 252: “The County has surpassed its maximum annual number of dwelling unit approvals in the Low Density Residential (LDR) category, and the maximum annual number of residential lots in the AG, Rural Residential (RR) and Activity Area categories.”
FLU 4.1.5	In order to protect silviculture, agriculture and agriculture-related activities no new rural communities may be established north of Hwy 196. . NEW		p. 252: “The County has surpassed its maximum annual number of dwelling unit approvals in the Low Density Residential (LDR) category, and the maximum annual number of residential lots in the AG, Rural Residential (RR) and Activity Area categories.”
FLU 4.1.6	Clustering of residential units in the Agriculture (AG) and Rural Community (RC) 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 rezoning to PUD to ensure the project is compatible with surrounding properties and protects the rights of adjacent property owners in the area north of Hwy 196. NEW		Clustering standards. Minimum size so as not to encourage loss of AG land per EAR.
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. NEW		Required to ensure no adverse impact on agriculture.
GOAL FLU 5	Escambia County shall facilitate to the greatest extent possible the continually changing missions of local military installations. NEW		p. 250 of the EAR refers to the importance of military compatibility in relation to establishing a vision for future development in Escambia County.

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<p>OBJ FLU 5.1 <u>Compatibility and Encroachment</u> 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 the 2003 Joint Land Use Study (JLUS). 7.A.9</p>	<p>OBJECTIVE 7.A.9: MILITARY INSTALLATIONS OBJ FLU 5.1 The county is dedicated to ensuring that the continually changing missions of the local military installations are facilitated to the greatest extent possible. The Joint Land Use Study (JLUS), conducted by the county in 2003, recognizes the economic and historical importance of retaining our local military installations. The JLUS is an important step in addressing encroachment difficulties and implementation of the recommendations is of the highest priority. The recommendations and implementation requirements are as outlined in Policies 7.A.9.1 through 7.A.9.6.</p>	
<p>FLU 5.1.1 Escambia County shall consider the protection of public health, safety and welfare as a principal objective of land use planning around military airfields. NEW</p>		<p>Per Staff. Primary duty of County.</p>

<p>POLICIES</p> <p>FLU 5.1.2 Escambia county shall provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment, creating a buffer to lessen impacts from and to property owners, and protecting the health, safety and welfare of citizens living in close proximity to military airfields. The overlay districts and the recommended conditions for each are as follows:</p> <p>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 for the AIPD-1 district shall include:</p> <ol style="list-style-type: none"> 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. Requires disclosures in all sales/rentals contracts and subdivision plats and recommends disclosure in all listing agreements and individual marketing materials and requires disclosure as soon as practicable before execution of the contract. <p>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. Although densities and land uses allowed by the underlying zoning are not modified by the overlay, no rezoning that results in increased residential densities in excess of JLUS recommendations shall be supported by the County within AIPD-2. All other conditions of AIPD-1 apply to AIPD -2.</p> <p>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 the particular installation. 7.A.9.1</p>	<p>Policy 7.A.9.1: Create Airfield Influence Planning Districts FLU 5.1.1</p> <p>The 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 districts and the recommended conditions for each are as follows:</p> <p>A. 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:</p> <ol style="list-style-type: none"> 1. Density restrictions and land use regulations to maintain compatibility with airfield operations; and 2. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and 3. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and 4. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and 5. Required disclosure for real estate transfers. <p>B. 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:</p> <ol style="list-style-type: none"> 1. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and 2. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and 3. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and 4. Required disclosure for real estate transfers; and 5. Discouragement of property rezonings that result in increased residential densities in excess of JLUS recommendations. <p>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.</p>	
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PROPOSED NEW 2030 FUTURE LAND USE ELEMENT COMPARED TO EXISTING 2020 FUTURE LAND USE ELEMENT WITH NOTES ON NEW BASIS OF NEW GOPS

FLU 5.1.3	Escambia County shall review, in coordination with other agencies or organizations that provide necessary infrastructure (i.e. streets and utilities), the possible growth-inducing impacts of service extensions into AIPDs		Per Staff: Link between land use & military bases.
FLU 5.1.4	Escambia County will continue to maintain an interactive web page on its website as a tool for all users 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. 7.A.9.4	Policy 7.A.9.4: Develop a Searchable, Web-Based Information System FLU 5.1.4 The county shall develop an interactive web page that can be accessed through the county website by 2005. The web page is 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. 7.A.9.5	Policy 7.A.9.5: Develop a County-Wide Land Acquisition Program FLU 5.1.5 By 2009, the 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 shall allow Transfer of Development Rights (TDR) for sending parcels in close proximity to the military installations. 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. 7.A.9.6	Policy 7.A.9.6: Develop a Transfer of Development Rights Program FLU 5.1.6 The 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 towardland 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. 7.A.9.7	Policy 7.A.9.7: Local Infrastructure Programs 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. The county will support and proceed with infrastructure projects that would have a positive impact on local military installations, pursuing all assistance available.	

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<p>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. 7.A.9.8</p>	<p>Policy 7.A.9.8: Military Representative as Planning Board Member 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. (See Chapter 8, Transportation, Policy 8.E.2.2.1). An Interlocal Agreement with the Navy will detail the procedures and responsibilities of both the county and the Navy and shall be completed by June 30, 2006. (See Policy 8.E.2.2.3.)</p>	
<p>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:</p> <ul style="list-style-type: none"> 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. 7.A.9.9 	<p>Policy 7.A.9.9: Joint Land Use Implementation Oversight Committee FLU 5.1.9 The Local Planning Agency, the Planning Board, shall function as the Joint Land Use Study 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:</p> <ul style="list-style-type: none"> 1. Monitor the timely completion of the implementation of the JLUS recommendations; and 2. Make policy decisions and recommendations concerning the Joint Land Use Study implementation to the board of county commissioners; and 3. Monitor the effectiveness of the implemented recommendations in controlling encroachment; and 4. If necessary in the future, recommend additional measures to ensure compatible development in the Airfield Influence Planning Districts. <p>(Ord. No. 2004-80, § 3, 12-9-2004)</p>	
<p>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. NEW</p>		

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<p>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.</p>		
	<p>GOPS REMOVED (OR RESTATED ELSEWHERE IN FLUE OR OTHER ELEMENTS)</p>	<p>SHORT NOTE ON LOGIC FOR ELIM.</p>
	<p>GOAL 7.A Manage the future development of Escambia County in a manner consistent with the ability to provide adequate infrastructure and protect important resources.</p>	<p>REPLACED BY GOAL FLU 1</p>
	<p>OBJECTIVE 7.A.1: CONSISTENCY WITH ESRCRMP Maintain consistency between this ordinance and the recommendations of the Escambia/Santa Rosa Coast Resource Management Plan (ESRCRMP). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>Policy 7.A.1.1: LDC Consistent with Plan and ESRCRMP The county's land development regulations shall be amended, updated or revised to be consistent with this comprehensive plan, F.S. § 163.3202, and the ESRCRMP. The revised set of regulations will be known as the Escambia County Land Development Code (LDC) and the revisions shall be completed by February 1, 1994.</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>Policy 7.A.1.2: ESRCRMP Policies The county shall continue to integrate the recommendations and policies contained within the ESRCRMP into its LDC, its permitting process, its public facilities improvement program and in its policy making.</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>Policy 7.A.1.3: Densities and Intensities Establish land use densities and intensities consistent with this ordinance and the ESRCRMP (reference Objective 7.A.1 and the policies thereunder, Policies 7.A.2.1 and 7.A.4.7). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>Policy 7.A.1.4: Existing Ordinances The LDC shall include all ordinances adopted pursuant to recommendations of the ESRCRMP and include, but are not limited to: a. Zoning for the coastal areas; b. Landscape, tree and land coverage regulations; c. Sign regulations; d. Floodplain management regulations; e. Airport environs regulations, and others.</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>

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	<p>Policy 7.A.1.5: ESRCRMP Recommendations The LDC (reference Policy 7.A.1.1) will include pursuant to recommendations of the ESRCRMP: (1) Shoreline protection regulations with provisions which address: a. New construction and improvements to major and minor structures; b. Construction which would change or alter the character of the shoreline (but not including beach cleaning or debris removal); c. Structures that are partially located in the coastal construction zone; d. Structures which extend seaward of the mean high water line and which are regulated by F.S. § 166.041, (groins, jetties, breakwaters, etc.); e. Public access to the shoreline; and f. Other regulations relevant to the protection of the shorelines of Escambia County. (2) A White Sands Ordinance which will regulate and prohibit the use of staining materials on the white sand beaches of Escambia County fronting the Gulf of Mexico, the bays or the sound. (3) Stormwater management regulations that will, as a minimum, include requirements pursuant to Policy 10.C.2.3 of this ordinance.</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>Policy 7.A.1.6: Marina Siting Regulations The LDC will include marina siting regulations consistent with the recommendations of the resource management plan (reference Policy 11.A.3.4).</p>	<p>PER STAFF: ALL CHANGES MADE CONSISTENT WITH ESRCRMP</p>
	<p>OBJECTIVE 7.A.2: FUTURE LAND USE AND NATURAL RESOURCES Amendments to future land uses will be required to demonstrate consistency with the appropriate topography, soil conditions and the availability of facilities and services. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN LDC</p>
	<p>Policy 7.A.2.1: Contents of LDC The LDC, as revised pursuant to Policy 7.A.1.1, will contain specific and detailed provisions to implement this ordinance including, as a minimum, the following: a. Regulation of the subdivision of land (reference subpart (b) below); b. Regulation of the use of land and water for uses included within this ordinance and ensure the compatibility of adjacent uses and provide for open space; c. Protect potable water wellfields, wellheads and sources (reference Policies 7.A.5.2 and 11.B.2.9); d. Regulation of areas subject to seasonal or periodic flooding (reference Policy 7.A.5.3); e. Continue to provide for drainage and stormwater management (reference section 10.05 of this ordinance); f. Provide for the protection of the environmentally sensitive lands designated pursuant to Policy 11.B.3.2; g. Regulations governing the size, type and location of signs; h. Implement the concurrency management system described in chapter 6 of this ordinance; i. Ensure adequate, safe and convenient on-site traffic flow and parking (reference Policy 8.A.1.8). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN LDC</p>

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	<p>Policy 7.A.2.2: Mining Natural Resource Extraction, and Reclamation The county shall implement land use regulations within the LDC pursuant to policy guidance established in F.S. ch. 187 and Policy 7.A.2.1 to minimize the adverse effects of mining and natural resource extraction. Technical standards shall also be applied during the process of mandatory county development review to ensure sound engineering design, environmental quality/monitoring, and public safety prior to the issuance of a development order. The provisions of this policy include, at a minimum:</p> <ul style="list-style-type: none"> a. Protection of human health from adverse impacts associated with mining/resource extraction and/or subsequent reclamation activities, particularly in cases where reclamation activities include waste or debris disposal. b. Intergovernmental coordination to ensure compliance with all applicable state policies and regulations, specifically, the provisions of F.A.C. ch. 62.701 (Solid Waste Management Facilities) and F.S. ch. 378; c. Enforcement of the environmental and solid waste regulations established within the Escambia County Code of Ordinances, part I, chapters 42 and 82; d. Requirement for a reclamation plan to restore affected lands within a reasonable timeframe to the intended post-mining land use consistent with the surrounding environment (reference Policy 11.B.3.9); e. Protection of natural resources (reference Policies 7.A.5.2, 11.A.1.6, and 11.B.3.1--9); f. Prevention of soil erosion or adverse effects to the quality of air, groundwater, surface water, or wildlife; g. Concurrency with the level of service standards for commercial traffic on access roadways (reference Policies 8.A.1.3 and 8.A.1.13--15); and h. Requirement for buffers between mining/resource extraction/reclamation activities and adjacent existing/future uses (reference Policy 7.A.3.8). <p>(Ord. No. 2005-49, § 4, 10-6-2005)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN LDC</p>
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	<p>Policy 7.A.2.3: Future Land Use Categories for Mining, Resource Extraction, and/or Reclamation The county considers mining, resource extraction, and reclamation activities as unique nonresidential uses not governed by the locational criteria provisions established in Policy 7.A.4.13 due to their transient nature and the eventual restoration of affected lands to post-mining land uses. The locations in the county where these activities are allowed shall instead be guided by Policy 7.A.2.2 within geological constraints, and be regulated by the applicable zoning district and performance standards established for such activities within the LDC. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed within the following future land use categories (subject to policy guidance herein, reclamation plan acceptance, and compliance with all state and county regulations prior to development approval): Future Land Use (FLU) Category Agriculture (AG) Mixed-Use 1 (MU-1) Mixed-Use 2 (MU-2) Mixed-Use 6 (MU-6) Commercial (C) Industrial (I) Public (P) Activity Areas (Nodes) Areas #13, #15, and #18 Mining and resource extraction activities shall be directed away from FLU Categories not listed above. However, reclamation activities to restore previously mined lands to an intended post-mining land use may be allowed in any future land category subject to the aforementioned provisions herein. (Ord. No. 2005-49, § 4, 10-6-2005)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN LDC</p>
	<p>OBJECTIVE 7.A.3: REDEVELOPMENT The county shall provide for the redevelopment and renewal of blighted or underutilized areas and provide for the elimination or reduction of uses inconsistent with the character of the neighborhood or community wherein inconsistent uses exist. Such inconsistent uses shall be defined as those uses which are inconsistent with this ordinance, the future land use map or regulations within the LDC. The county will achieve this objective by implementing Policies 7.A.3.1 through 7.A.3.7, among others and by inclusion of appropriate regulations within the LDC (reference Policy 7.A.1.1).</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN LDC</p>
	<p>OBJECTIVE 7.A.4: FUTURE LAND USE CATEGORIES The county shall ensure that orderly and balanced growth and development of the county continues and that such growth is guided and directed in such a way as to provide for a clear separation of urban and rural uses. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>COVERED IN NEW GOAL FLU 1</p>

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Policy 7.A.4.8: Rural Densities

The following table (7-1) establishes density of residential uses in the agriculture, rural and activity areas (nodes) of the county. Residential densities, lot sizes, clustering and size of proposed new subdivisions shall be governed by the table based upon the location of a proposed development site and its relationship to an activity node.

TABLE 7-1

TABLE INSET:

	1	2	3	4
These development controls would be used in conjunction with other caps and triggers	AGRICULTURE	RURAL (general)	RURAL (within 1 mile of a rural activity area)	RURAL (within or within 1/4 mile of an activity area)
1. Subdivision development may occur without size constraints or clustering requirements if minimum lot size is ...	1 d.u./20 acres	1 d.u./15 acres	1 d.u./10 acres	1 d.u./5 acres
2. Smaller lot sizes are allowed if the subdivision does not exceed ...	10 d.u. (No size thresholds for farm worker or farm family housing)	15 d.u. (50 d.u. for farm worker or farm family housing)	20 d.u.	30 d.u.
3. Clustering requirements do not apply if subdivisions meet the following lot size requirements and size caps.	N/A	N/A	30 d.u. if all lots are 1/4 acre or smaller	40 d.u. if all lots are 1/4 acre or smaller
Subdivisions meeting criteria above (1, 2 or 3) do not require any special rural clustering requirements.				
4. Subdivisions which do not meet the above requirements must cluster development and leave open space equal to ...	90%	80%	50%	30%
5. Maximum				

CHANGES PROPOSED FOR RURAL AREAS UNDER GOAL 4

Policy 7.A.4.9: Dwelling Units by Category
 The following dwelling unit allocations represent the number of dwelling units which can be allowed by the county (including any density bonus or site specific density increase resulting from a special exception or other devices within this plan) unless this comprehensive plan has been amended to revise or remove these allocations (maximum number of dwelling units allowed within each category or subcategory):
 TABLE INSET:

Category	Maximum d.u.s
AG	3,200
RR	1,231
LDR	12,853
MU-3	8,885
MU-4	7,150
MU-5	4,128
Activity areas (nodes)	3,534

The above dwelling unit allocations were based on previously established area wide densities multiplied by the respective FLU areas. These dwelling unit caps will be removed as a part of subsequent comprehensive plan amendments following completion of land use studies as recommended in the 1998 Comprehensive Plan Evaluation and Appraisal Report which will (a) examine existing land use, future land use, and zoning for the county; (b) determine the zoning and future land use most appropriate for each area; and (c) adopt changes to the future land use and zoning to ensure full compatibility. Such land use studies will consider:

- (1) Connection to central water and sewer service;
- (2) Avoidance of environmentally sensitive, hazard-prone, and significant agricultural areas;
- (3) Community design standards that discourage urban sprawl; and
- (4) Avoiding concentrations of development that would impair the continuance of rural land uses in agricultural and rural areas.

In order to monitor the respective dwelling unit allocations, the committee appointed pursuant to Policy 14.A.3.6 shall review development activities using regularly updated information provided by the growth management department and include within the annual reports produced pursuant to section 14.06, its analysis of the success of the county in achieving the restrictions on urban sprawl and the provision of protection for agricultural and silvicultural activities. The report will address the amount of land remaining in agricultural, open space or recreational uses and the success of the county in achieving the intent of Policy 7.A.4.7, among others. Recommendations for change in approach to accomplishing the intent of this plan shall be accomplished by amendment to this plan.

(Ord. No. 96-37; Ord. No. 96-52; Ord. No. 97-47, § 1, 9-4-1997; Ord. No. 99-19, § 1, 4-8-1999; Ord. No. 2000-35, § 2, 8-17-2000; Ord. No. 2002-38, § 3(Att. A), 8-15-2002; Ord. No. 2005-60, § 5, 12-8-2005; Ord. No. 2006-39, § 1, 5-4-2006)

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	<p>Policy 7.A.4.10: Subdivision Limitations The total number of new lots created by subdivisions shall be limited as follows: A. In the agricultural and rural areas of the county, including all activity nodes, the cap shall not exceed 150 percent of the average annual number of single-family residential dwelling units built in the rural and agricultural areas based on the previous ten years of development activity within such areas. Upon adoption of this plan, the growth management services department shall produce a report which indicates the average annual number of dwelling units built in the subject areas for the preceding ten years. The report will be updated on annual basis by the department. The report will be used to determine the number of new lots which can be created during each 12-month period following the adoption of this plan. Note: At time of adoption, the annual average level of building permit activity for the preceding ten years was 186. B. In the LDR category the threshold for creation of new lots by subdivision is hereby established as 150 percent of the incremental increase (reference Table 1-7C) in dwelling unit structures allowed by this plan within the planning period. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>CHANGES PROPOSED FOR RURAL AREAS UNDER GOAL 4</p>
	<p>Policy 7.A.4.11: Annual AG Permit Limit Within the agricultural category, an annual building permit threshold of no more than 400 building permits for construction of new residential dwelling units during any calendar year is hereby established. If the building permit threshold is exceeded, the county shall, within one year, submit a plan amendment to re-address the rural land use policies within this plan. Among other things, the plan amendment will consider the need for additional rural land use planning techniques or change in land use categories utilized on the future land use maps and the policies herein. A rate of growth in excess of 70 percent of the building permit threshold over a two-year period shall also operate to cause plan amendments to be submitted by the county government.</p>	<p>CHANGES PROPOSED FOR RURAL AREAS UNDER GOAL 4</p>
	<p>Policy 7.A.4.12: Annual DCA Report on AG Lots Each year the county shall submit a report to the Florida Department of Community Affairs which report will inventory new subdivisions within the AG category and the number of lots approved within the category. The report shall be submitted consistent with the reports promulgated pursuant to section 14.06 of this plan.</p>	<p>CHANGES PROPOSED FOR RURAL AREAS UNDER GOAL 4</p>
	<p>Policy 7.A.4.14: Resubdivision The subdivision thresholds established by Table 7-1 shall not be exceeded by further subdividing the parent parcel unless such further subdivision conforms to lines 1 or 2 in the table. To implement this policy, the growth management services department shall maintain records of subdivision activities on parent parcels which records shall be kept by parent parcel and subdivision. The restrictions on further subdivision of the parent parcel shall remain in place for five years from the date of approval of the division of the parent parcel.</p>	<p>CHANGES PROPOSED FOR RURAL AREAS UNDER GOAL 4</p>

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	<p>Policy 7.A.5.1: Wetlands The county shall implement the provisions described throughout this plan that promote the natural functions of identified wetlands and wetlands enhancement projects will be required where appropriate. Appropriate shall be defined as any time a proposed project adversely impacts, or alters functioning wetlands (reference Policy 11.A.1.4).</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.5.2: Natural Resources Extraction The extraction of natural resources shall be permitted only where compatible with adjacent land uses and when minimal resource degradation will occur. Further, resource extraction shall be strictly prohibited within a minimum 400-foot zone around potable water wells or wellfields so as to provide added protection to such wells or wellfields. Note: The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate state or federal agency regulating resource extraction activities. Further, resource extraction in environmentally sensitive areas which cannot be restored shall be prohibited. For the purposes of this policy, routine silvicultural and agricultural activities are not considered resource extraction activities. Also, see Policies 11.B.3.3, 11.B.2.9 and 10.D.3.2 among others. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.5.3: Floodprone Areas The location of parcels subject to FEMA construction standards (reference Policy 11.A.4.1) shall be determined through use of the FEMA Flood Hazard Boundary Maps (panels) which are incorporated herein by reference. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.5.7: Wetlands Buffers Buffers will be created between development and environmentally sensitive areas, including wetlands. The purpose of the buffer is to protect natural resources from the activities and impacts of development. The buffer shall function to:</p> <ul style="list-style-type: none"> a. Provide protection to the natural resources from intrusive activities and negative impacts of development such as trespass, pets, visual impacts, vehicles, noise, lights and stormwater. The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the longterm existence and viability of the natural resources, including wildlife populations, are not threatened by such impacts and activities. In other words, incompatibility between the uses is eliminated or minimized and the uses may be considered compatible (which means a condition in which land uses or conditions can 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). b. Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this policy is fulfilled. Also, as noted above, the purpose of this policy is to ensure compatibility of adjacent uses and not necessarily to serve as a prohibition of uses. 	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>

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	<p>Policy 7.A.5.8: Wetlands or Wildlife Indicators The county does adopt and will use the National Wetlands Inventory Map and the Escambia County Soils Survey and the Florida Game and Freshwater Fish Commission LANDSAT imagery of the county 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 or any other reliable information, the county will require a site-specific wetlands or listed wildlife habitat determination and such determination shall be used to determine the buildable area (uplands) of the parcel or lot. Preparation of the site-specific survey must be approved by Escambia County and in a form and format acceptable to the county. Protection of the wetlands or listed wildlife habitat as determined in the site-specific survey shall be afforded during and after construction activities. Also, for protection of the floodplain and to regulate any activities proposed therein, the county will adopt the FEMA floodplain maps (community panels) in the LDC. Also, see Policy 7.A.5.3 above and Objective 11.A.2 and the policies thereunder.</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>OBJECTIVE 7.A.6: COASTAL AREAS Continually coordinate coastal area population densities with the Northwest Florida Hurricane Evacuation Restudy (U.S. Army Corps of Engineers, 1999). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.6.1: Population Densities Population densities shall be limited to those limitations reflected on the future land use maps and as described in Policy 7.A.4.7.</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.6.2: Critical Roadway Improvements The county shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Northwest Florida Hurricane Evacuation Restudy, U.S. Army Corps of Engineers, June 1999. Promotion of roadway improvements shall be accomplished through the county's participation with the Pensacola MPO and interaction with the FDOT (also, see Objective 11.A.7 and the policies there under). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.6.3: Coastal Construction Control Line No new construction seaward of the CCCL will be allowed until the applicant for such construction has obtained all necessary permits and approvals from state or federal regulatory agencies (i.e., DEP, Florida Land and Water Adjudicatory Commission, etc.).</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LDC</p>
	<p>Policy 7.A.6.4: Coastal Land Use Densities and intensities of land use will be regulated consistent with the goals, objectives and policies of this ordinance in order to maintain the road clearance times established by Objective 11.A.7. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>UNECESSARY OR JUST RESTATES WHAT IS IN OTHER ELEMENTS/LD</p>

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	<p>OBJECTIVE 7.A.7: UTILITY FACILITIES The county shall ensure the availability of suitable land for utility facilities necessary to support proposed development by allowing utilities as permitted uses in all land use categories. This objective is not intended to include commercial communication towers. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>REPEATS FIGURE-1</p>
	<p>OBJECTIVE 7.A.8: PLANNED UNIT DEVELOPMENTS The use of innovative land development techniques such as planned unit developments, cluster housing, mixed-uses on individual parcels and other approaches to mixed-use development shall be encouraged (reference Policy 7.A.1.1). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>NEW REZONING PROPOSED</p>
	<p>Policy 7.A.8.2: Mixed-Use Categories The mixed-use categories established by Policy 7.A.4.7 will be further refined by the inclusion of regulations (provisions) within the LDC. The provisions shall, at a minimum, contain: a. Density, lot coverage requirements and height variations through the provision of two or more zoning districts designed to implement the mixed-use categories; b. Adequate buffering provisions pursuant to Policy 7.A.3.7; c. Planned unit development shall be encouraged to include local or neighborhood convenience facilities within such developments; d. The provisions will assure compatibility of use through the buffer provisions, "step down" densities, locational controls as described throughout this plan and through other provisions within the county zoning ordinance including height, area and bulk restrictions and restrictions on specific individual uses. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	<p>RESTATES LDC</p>
	<p>GOAL 7.B Escambia County shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government actions.</p>	<p>UNECESSARY/RESTATES FLA LAW</p>
	<p>OBJECTIVE 7.B.1: PRIVATE PROPERTY/TAKINGS Provide compensation or other appropriate relief as provided by law, to a landowner for any voluntary Escambia County action that is determined to be an unreasonable exercise of police power so as to constitute a taking upon adoption of this ordinance.</p>	<p>UNECESSARY/RESTATES FLA LAW</p>
	<p>Policy 7.B.1.1: Judicial Proceeding Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.</p>	<p>FLA LAW DICTATES</p>
	<p>Policy 7.B.1.2: Public Acquisition Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.</p>	<p>COMMITMENT WITHOUT FUNDING</p>

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	<p>GOAL 7.C To ensure the viability of all county neighborhoods through a system of redevelopment, conservation, and enhancement. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
	<p>Policy 7.C.1.4: In 2002 the CRA will update the 1995 Community Redevelopment Strategy to specify new redevelopment areas, expansions of existing areas and designation of "enhancement areas." (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	
	<p>OBJECTIVE 7.C.2: NEIGHBORHOOD CONSERVATION AND ENHANCEMENT By 2002, the neighborhood and environmental services department and the growth management department will jointly develop a neighborhood conservation and enhancement strategy. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	ADDRESSED IN NEW POLICIES
	<p>Policy 7.C.2.1: The neighborhood conservation strategy will identify conditions for the designation of neighborhoods in need of conservation and enhancement. The strategy will identify tools for neighborhood coordination and enhancement which may include coordinated infrastructure and park improvements supplemented by code enforcement. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	ADDRESSED IN NEW POLICIES
	<p>GOAL 7.D To maintain and improve the quality of life for all citizens of the county by creating healthy and safe neighborhoods, a strong economic base, and an attractive visual environment. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	UNECESSARY
	<p>OBJECTIVE 7.D.1: HEALTHY NEIGHBORHOODS To increase the residential property market value for all neighborhoods within the county. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	UNECESSARY
	<p>Policy 7.D.1.2: Neighborhood Plans The county shall continue to prepare neighborhood plans so that ultimately all 15 sub-areas have been addressed by such plans. (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)</p>	OUTDATED REFERENCE