



THE COUNTY OF ESCAMBIA
PENSACOLA, FLORIDA

PLANNING AND ENGINEERING DEPARTMENT

The Escambia County Mission: *To provide efficient, responsive services that enhance our quality of life, meet common needs, and promote a safe and healthy community.*

ANSWERS TO FREQUENTLY ASKED QUESTIONS:

Q. How is my property zoned?

A. The zoning of your property depends upon its location, and there are several different zoning districts in unincorporated Escambia County. Both your property reference number and your address are required by the planning staff in order to give you accurate zoning information. The property reference number is found on your property tax bill or receipt. With this 16-digit number in hand, we can locate your parcel or lot on our zoning maps and determine both your Zoning and Future Land Use (FLU) designations. Please contact the Escambia County Property Appraiser at 434-2735 or www.escpa.org to obtain your property reference number.

Q. What do you mean by Future Land Use (FLU)?

A. In the State of Florida, all communities are required to adopt a comprehensive land use plan to help guide future growth. An important element of the comprehensive plan is the Future Land Use map, which identifies the general types of land use (commercial, industrial or residential) allowed on every parcel of land in the County. When the Future Land Use designation of a property conflicts with the zoning of the property, State law provides that the Future Land Use designation take precedence. For example, if someone owns a lot that is zoned residentially but has an industrial Future Land Use designation, the owner could not build a residential structure on the property. Conversely, if a lot is zoned industrial but has a residential Future Land Use designation, the owner could not build an industrial complex. In such cases, either the Zoning map or the Future Land Use map would need to be amended.

Q. What can I do with my property?

A. Article 6 of the Land Development Code specifies the uses allowed in each zoning district. Once you have identified the Zoning and the Future Land Use designations of the property, the uses allowed in that zoning district can be found in Article 6. There are other factors that must be taken into consideration before development, so your first step is to contact the Planning and Engineering Department.

Q. What are my setbacks?

A. The Land Development Code of Escambia County defines setbacks in terms of the "SETBACK LINE", which is "the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed." Since setbacks vary by zoning districts, don't rely upon

private subdivision restrictions or the location of structures on a neighbor's property to determine yours. Please contact our department at 595-3461 or visit our website:

www.myescambia.com/departments/planning_zoning/default.php

Q. What do I need to get a building permit for a house?

A. Please contact the Building Inspections Department at 595-3550, and the receptionist or a permitting clerk will assist you. For all building permits, a scaled site plan is required and is critical for our review. For information on the requirements for your site plan, please speak with a planner. If you have a septic tank, contact the Health Department at 595-6700 for their requirements. Additional reviews by other departments or agencies may also be required.

Q. Do I need a permit/land use certificate for a fence?

A. Yes, you need to obtain a \$40.00 "land use certificate" from the Planning and Engineering Department. Since a site plan is required, your survey contains helpful information and can expedite the process. THE ACCURACY OF YOUR SITE PLAN AND THE PLACEMENT OF THE FENCE ON YOUR PROPERTY IS YOUR RESPONSIBILITY. For detailed information, please call 595-3461 or visit our website: www.myescambia.com/departments/planning_zoning/default.php

Q. Do I need a permit/land use certificate for a temporary portable storage container?

A. Yes, the company you lease the portable storage container from will need to obtain a \$40.00 "land use certificate" from the Planning and Engineering Department. Since a site plan is required, your survey contains helpful information and can expedite the process. THE ACCURACY OF YOUR SITE PLAN AND THE PLACEMENT OF THE TEMPORARY PORTABLE STORAGE CONTAINER ON YOUR PROPERTY IS YOUR CONTRACTOR'S RESPONSIBILITY. For detailed information, please call 595-3461 or visit our website: www.myescambia.com/departments/planning_zoning/default.php

Q. What is the difference between a manufactured home/modular home and a mobile home dwelling? Can a mobile home be placed on my lot?

A. In simple terms, a modular home dwelling will bear a seal (insignia) certifying that it is constructed to standards and rules adopted by the Florida Department of Community Affairs (DCA). A DCA modular home can be placed in any zoning district, as long as all the relevant provisions of the Land Development Code are met. A manufactured home (or mobile home) dwelling bears a "HUD" certification sticker. The placement of mobile homes on lots within Escambia County is contingent upon your zoning district. Before you make an investment, you should check your zoning. Call us at 595-3461, come into our office, or visit our website:

www.myescambia.com/departments/planning_zoning/default.php

Q. Is my property in a flood zone?

A. We can look up your flood zone information by phone using your property reference number. To review a hard copy of a FEMA's Flood Insurance Rate Maps please visit the Planning and Engineering Department. You may also view the maps via the Internet at: <http://bcc-gis/disclaimer.htm>

Q. Can I subdivide/split my property?

A. The prospect of subdividing/splitting a property is rather complex and depends on numerous factors. First, we will need to review the history of your existing parcel. We recommend that you visit the Planning and Engineering Department. One of our planners will gladly assist you in any way possible.

(01-22-08)