



## 2007 ORDINANCES

### Amending the Comprehensive Plan and Land Development Code (Parts II & III of the Escambia County Code of Ordinances)

(03-11-08)

Ord. #	BCC Meeting Date	Effective Date	Brief Description	Comprehensive Plan Policy or Objective # (see *note)	Future Land Use Map Change & amendment # (see *note)	Land Development Code Section or Article #	Rezoning Case #
2007-2	01-04-07	01-09-07	Rezone 8240 Binkley St from R-2 to R-3 Rezone 3050 Purdue Rd from VAG-1 to VAG-2 Rezone 9601 Sunshine Hill Rd from VAG-1 to VAG-2 Rezone 6214 N. Palafox from R-5 to C-2 Rezone 725et al Dewey & 8200blk McCarty from R-3 to C-2				Z-2006-65 Z-2006-71 Z-2006-78 Z-2006-84 Z-2006-85
2007-3	01-04-07	01-09-07	Amend Article 3, Definitions, to add definitions for artificial lake, artificial pond, & acre-foot; Amend Article 7, Performance Standards, to add new Section 7.21.00 (7.21.01 to 7.21.04) to add standards for artificial lakes and ponds			3.00.01 7.21.00	
2007-5	02-01-07	02-05-07	Amend Article 2, Administration, Section 2.08.02: clarify when it is permissible for an applicant to amend a rezoning request, set forth a process for notification, & amend content of notifications			2.08.02	
2007-6	02-15-07	02-19-07	Amend Article 4, Subdivision and Site plans, Section 4.04.13 drainage; delete Section 4.04.12.A.8 & reorder the section numbers; (the one-time pond maintenance fee is no longer required since an MSBU ordinance will provide for pond maintenance)			4.04.13.A.8	
2007-13	03-05-07	03-09-07	Rezone 8209 McCarty St from R-3 to C-2 Rezone 7450 & 7460 N. Palafox St from R-2 to R-5 Rezone 4800 N. "W" St from R-6 to C-1				Z-2007-01 Z-2007-03 Z-2007-04
2007-14	03-05-07	03-09-07	Amend Article 2, Administration and Article 7, Performance Standards; as pertains to the issuance of a zoning certificate for the sale of alcoholic beverages for on-premise consumption: delete the term variances and replace with the term conditional use everywhere cited; delete 2.04.01.D (appeal to BCC)			2.04.01.D 2.05.01 2.05.02 2.05.03 2.05.07 7.14.00 7.14.01 7.14.01.E	
2007-15	03-05-07	03-09-07	Amend Article 2, Administration, regarding appeal of administrative decisions; prove that those aggrieved by a BOA decision can petition directly to the Circuit Court			2.04.00 2.04.01	
2007-20	04-10-07	04-16-07	Rezone 9211 Fowler Ave from R-3 to C-1 Rezone 4710 N. "W" St from R-6 to C-2 Rezone 9221 Fowler & 9200 blk Fowler from R-3 to C-1				Z-2006-86 Z-2006-87 Z-2007-05
2007-21	04-19-07	04-25-07	Rezone 10419 Tanton Rd from SDD & R-2 to RR				Z-2007-02
2007-22	04-19-07	05-21-07*	Change the future land use of 9.74 acres located at 20 E. Quintette Rd; parcel 26-2N-31-4203-000-000, from AA-15 (Cottage Hill/Quintette Activity Area) to Industrial (I)		SSA 2007-01		
2007-24	05-01-07	05-07-07	Rezone 9250 Cove Ave from R-3 to C-2 Rezone 4101 & 4100 blk Mobile Hwy from C-1 to C-2				Z-2007-01 Z-2007-06
2007-25	05-01-07	05-07-07	Amend Article 7, Performance Standards; as pertains to fence heights, materials, and setbacks			7.04.00	
2007-27	05-24-07	05-30-07	Amend Article 8, Sign Regulations; provide for general principals, procedural safeguards, amended statement of purpose, & a message substitution clause			8.00.00 - 8.10.00 (new)	
2007-28	06-07-07	07-07-07*	Change the future land use of .25 acres in 12-3S-32, parcel #2000-043-025 at 5731 Bauer Rd from residential (R) to commercial (C)		SSA 2007-02		

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2007-35	07-19-07	07-26-07	Rezone 3008 Hwy 95-A from GID to ID-2 Rezone 3181 Stefani Rd from VR-1 to V-1 Rezone 600 blk Dog Track Rd from SDD & C-2 to R-3 Rezone 600 Novak Rd from VR-1 to V-2A Rezone 8500 blk N. Davis Hwy from R-5 to C-1 Rezone 1170 W. Leonard St from R-2 to C-2				Z-2004-12 Z-2007-07 Z-2007-09 Z-2007-11 Z-2007-14 Z-2007-15
2007-36	07-19-07	07-26-07	Amend definition of "campground"			3.00.01	
2007-37	07-19-07	07-26-07	Amend Article 2, Administration, to provide for burden shifting applicable to quasi-judicial rezoning; establish that status quo serves public purpose; provide that BCC can adopt, modify or reject RHE finding re public purpose			2.08.02.D.7 (new) 2.08.02.E.1	
2007-38	07-19-07	07-26-07	Amend definition of hotel/motel and lodging unit; add definitions for condo, condo hotel, and exchange company			3.00.01	
2007-40	08-02-07	08-08-07	Rezone 901 et al W. Michigan from R-6 to C-1 Rezone 9651 Sunshine Hill Rd from VAG-1 to VAG-2 Rezone 825 Dog Track Rd from R-2 to R-6				Z-2207-12 Z-2007-15 Z-2007-16
2007-41	08-02-07	09-02-07*	Change the future land use of 3.2 acres in 25-2S-31, parcel # 1301-000-000 at 825 Dog Track Road from commercial (C) to Residential (R)		SSA 2007-04		
2007-42	08-02-07	08-08-07	Amend Article 7, Performance Standards, as pertains to sale of alcoholic beverages within 1,000 feet of a child care or day care facility to add a conditional use provision			7.14.01.B, C, E, & F	
2007-44	08-16-07	08-22-07	Amend Articles 2, 3, 6, & 7 as pertains to lot of record date, change date from October 8, 1990 to February 8, 1996			2.10.01.D 3.00.01 6.04.08 7.13.03.C	
2007-45	09-06-07	09-13-07	Rezone 705 Decatur Ave from R-5 to AMU-1 Rezone 2155 Beaver Dam Rd from VR-1 to VR3 Rezone 8600 blk Hwy 97-A from VAG-1 to VAG-2 Rezone 1400 blk W. Nine Mile Rd from R-4 to C-2				Z-2007-17 Z-2007-18 Z-2007-19 Z-2007-20
2007-46	"	10-07-07	<del>Change the future land use of 1.49 acres located at Barrineau Park Rd &amp; Hwy 29; parcel 16-2N-31-4000-000-007, from Rural Residential (RR) to Commercial (C)</del> <b>DCA found NOT IN COMPLIANCE on 10-8-07; BCC REPEALED 01-10-08, see Ord. 2008-5</b>		SSA 2007-03 <b>DCA found Not in Compliance</b>		
2007-47	"	10-07-07*	Change the future land use of 2.65 acres located at 1200 blk Hope Dr & Kershaw St; parcel 22-1S-30-4301-001-002, 001-003, & 002-002, from Industrial (I) to Urban Residential (UR)		SSA 2007-06		
2007-48	"	09-13-07	Amend Articles 6 & 7 as pertains to Perdido Key landscaping regulations: providing that State or Federal shall prevail if in conflict with County landscaping or buffer regulations			6.05.06, .08 6.05.10, .15 6.05.15.01-.03 7.01.02	
2007-49	"	09-13-07	Amend Article 13, SRIA as pertains to covenants & restrictions removing the statement "Nothing in this section shall be construed so as to prohibit such leases from containing more restrictive provisions."; correct F.S. reference to "Laws of Fla."			13.00.03	
2007-50	"	*NOI issued 10-31-07	Amend Comprehensive Plan ch. 6 "Concurrency" and ch. 14 "Capital Improvements Element" to add references to the County's adopted proportionate fair share program	Sec. 6.01, 6.02, 6.04 Policy 14.A.1.2.a Policy 14.A.5.3	CPA 2007-01A		
2007-51	"	*NOI issued 10-31-07	Amend Comprehensive Plan ch. 8 "Transportation" to update the 2020 Transportation Map series by adopting new versions, eliminate outdated maps, & change references to map items	Ch. 8	CPA 2007-01B		
2007-52	"	*NOI issued 10-31-07	Change the future land use of 22.29 acres off Hwy 29, parcels 33-2N-31-1300-005-100 et al from Rural Residential (RR) to Activity Area 15 (AA-15); & 9.95 acres off E. Quintette Rd, parcels 26-2N-31-4230-000-002 et al from Activity Area 15 (AA-15) to Industrial (I); & change the future land use of 3.52 acres off Lillian Hwy, parcels 25-2S-31-2303-000-001 et al from Low Density Residential (LDR) to Mixed Use 1 (MU-1)		CPA 2007-01C		

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2007-59	10-04-07	10-12-07	Rezone 2083 Longleaf Dr from R-2 to ID-1 Rezone 1115 & 1117 Lillian Hwy from R-2 & C-2 to R-6 Rezone 7400 Abbott Ln from VAG-1 to VAG-2 Rezone 951 Night Mares Ln from VR-1 to VR-3 Rezone 810 Neal Rd from VR-2 to GBD				Z-2007-23 Z-2007-24 Z-2007-25 Z-2007-26 Z-2007-27
2007-60	10-04-07	10-12-07	Amend Articles 2, 3, 4, & 7 as pertains to Development Review Committee members, duties, reviews, timelines, submittal requirements, & eliminate certain sureties, & to add division manager approval			2.13.01 3.00.01 4.01.04-4.04.15 4.02.05 4.03.04 7.02.00-7.15.14	
2007-61	10-04-07	10-12-07	NOTE: Listed here for information purposes only! <i>Amend Part I of Code of Ordinances Chapter 58, Article 1, Section 58-2 relating to airport/airfield environs real estate disclosures &amp; amend the form</i>			(Part I of Code of Ordinance, NOT LDC)	
2007-62	10-04-07	*NOI issued	Amend Comprehensive Plan ch. 14 "Capital Improvements Element" Table 14, "Capital Improvement Program" to update the five-year schedule of capital improvements	Table 14	Annual 2007 CIP Update		
2007-63	10-04-07	10-12-07	Amend Article 8 Signage to amend definitions and to add provisions for electronic message boards			Article 8 8.02.00, 8.04.02.A. 8.07.03.B.1 8.08.00.C (new)	
2007-66	11-01-07	11-08-07	Rezone 441 Van Pelt Ln from R-5 to C-2 Rezone 230 Beverly Pkwy from C-1 to C-2 Rezone 212 Beverly Pkwy from mR-6 to C-2 Rezone 206 Beverly Pkwy from R-6 to C-2 Rezone 221 Yoakum Ct from C-1 to C-2 Rezone 217 Yoakum Ct from R-6 to C-2 Rezone 213 Yoakum Ct from R-6 to C-2 Rezone 1751 N. Green St from C-2 to ID-1 Rezone 3250 Hwy 97 S from VR-1 to V-2 Rezone 235 Brent Ln & 200 blk Corday St from R-6 to C-1 Rezone 442 W. Oakfield Rd & 255 Kenmore Rd from R-5 to C-2 Rezone 9021 Westside Dr from R-3 to R-5 Rezone 4709 Mobile Hwy from R-2 to C-1				Z-2007-29 Z-2007-30 Z-2007-31 Z-2007-32 Z-2007-33 Z-2007-34 Z-2007-35 Z-2007-37 Z-2007-38 Z-2007-39 Z-2007-40 Z-2007-41 Z-2007-42
2007-67	11-01-07	12-01-07*	Change the future land use of 7.3 acres located at 7355 Beulah Rd; parcel 19-1S-31-1104-000-000, from Agricultural (AG) to Residential (R)		SSA 2007-07		
2007-68	11-01-07	11-08-07	Amend Articles 3 & 6 to add a definition & requirements for portable storage containers			3.00.01 6.04.12 6.04.13 6.04.14 6.04.15	
2007-69	11-01-07	11-08-07	Amend Articles 2 & 6 as related to administrative variances; delete area and clarify administrative variance provisions; & setback requirements to clarify variance provisions			2.05.02 6.02.02	
2007-70	11-01-07	11-08-07	Amend Article 11 Airport/Airfield Environs as related to real estate disclosures			11.02.01.B.3 11.03.00.E	
2007-74	12-06-07	12-12-07	Rezone 965 Upland Dr from V-2 to V-2A Rezone 616, 618, 624 et al Massachusetts Ave from R-2 to ID-1 Rezone 13515 Perdido Key Dr from S-1 to C-1PK Rezone 7814 Lillian Hwy from R-2 to R-5 Rezone 6771 N. Palafox St from R-5 & R-6 to C-1 Rezone 1115 Williams Ditch Rd from VAG-2 to V-2				Z-2007-43 Z-2007-44 Z-2007-46 Z-2007-47 Z-2007-48 Z-2007-49
2007-75	12-06-07	01-06-08*	Change the future land use of 2.25 acres located at 2911 N. Palafox St; parcel 18-2S-30-3001-000-000, from Commercial (C) to Industrial (I)		SSA 2007-08		
2007-76	12-06-07	01-06-08*	Change the future land use of 5.46 acres located at 2909 N. Palafox St; parcel 18-2S-30-3001-004-001, from Commercial (C) to Industrial (I)		SSA 2007-09		
2007-77	12-06-07	01-06-08*	Change the future land use of 2.36 acres located at 200 blk W. Leonard St; parcel 18-2S-30-3001-009-001, from Commercial (C) to Industrial (I)		SSA 2007-10		

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2007-78	12-13-07	*NOI issued 02-01-08	Change the future land use of 273.46 acres located N/Frank Reeder Rd & W/Beulah Rd; parcel 33-1N-31-1101-002-001, from AG & AA-17 to Residential (R); du cap of 500 units		CPA 2007-02A Beulah Properties		
2007-79	"	"	Change the future land use of 777.43 acres located N/Devine Farm Rd & W/Hwy 97; parcels 30-1N-31-3302-000-000, 35-1N-31-1102-000-002, 35-1N-31-2001-000-000; from Ag & MU-6 to Residential (R)		CPA 2007-02B Wildwood Estates		
2007-80	"	"	<del>Proposed removal of Perdido Key dwelling and lodging unit caps.</del> <b>DCA found NOT IN COMPLIANCE on 02-01-08</b>		CPA 2007-02C Perdido Key Cap Removal		
2007-81	"	"	Amend Comprehensive Plan ch. 8 "Transportation Element"; protection of proposed transportation corridors; discourage rezonings that propose an increase in density or intensity of use in designated transportation corridors; provide for transportation corridor & r-o-w protections & acquisitions; new policy to establish transportation corridors; & designate the Beulah Expressway as a proposed transportation corridor.	8.A.4, 8.A.4.1, 8.A.4.2, 8.A.4.4 (new)	CPA 2007-02D Transportation Corridor Preservation		

**\*Note:** In accordance with F.S. § 163.3187, a Comprehensive Plan amendment (ordinance) does not become effective until the 31<sup>st</sup> day after adoption. If challenged within 30 days of adoption, it will not become effective until the Department of Community Affairs (DCA) issues a final order (notice) of compliance.

**DISCLAIMER - please read the following:**

- This table lists only those 2007 Ordinances amending either the Comprehensive Plan (Part II of the Escambia County Code of Ordinances), the Land Development Code, (Part III of the Escambia County Code of Ordinances), the Future Land Use (FLU) Map of Escambia County, or the Official Zoning Maps of Escambia County.
- The Ordinances contained herein are not considered "official" copies, since they were electronically downloaded from the Board of County Commissioners agenda archives. For certified copies, Ordinances adopted prior to 2004, and Ordinances amending Part I of the Code of Ordinances, you must contact the Official Records Division of the Escambia County Clerk of the Court at (850) 595-3930.
- The Municipal Code Corporation codifies the Escambia County Code of Ordinances. Since it can take from three to six months for ordinances to be codified in the Code, and for the County to receive hard copy supplements, please refer to this table before referencing the Code. To view the electronic version of the Code in its entirety, copy the following address into your Internet browser bar [www.municode.com](http://www.municode.com) and follow the on-line instructions to access the Escambia County Code of Ordinances; go to Part II for the Comprehensive Plan and Part III for the Land Development Code.

This document was last updated on March 11, 2008