

GOAL FLU 6 MID-WEST OPTIONAL SECTOR PLAN

Escambia County shall utilize the Optional Sector Plan process to encourage cohesive and sustainable development patterns within central Escambia County, emphasizing urban form and the protection of regional resources and facilities.

OBJ FLU 6.1 Conceptual Long-term Build-out Overlay

Adopt a conceptual long-term build-out overlay for the Mid-West Optional Sector Plan area as authorized by the Florida Department of Community Affairs.

POLICIES

FLU 6.1.1 Escambia County shall adopt, by reference, the preferred conceptual long-term build-out overlay map which identifies the location, type and extent of land uses, regionally significant public facilities and regionally significant natural resources. This area shall be depicted on the Future Land Use Map as the Sustainable Community Overlay (SCO).

FLU 6.1.2 Development within the SCO area shall support and further the following general principles:

Economic Development

- a. Promote economic development and job creation
- b. Promote the fiscally efficient use of land and infrastructure
- c. Provide adequate retail and service opportunities to meet the needs of the surrounding community

Transportation

- a. Create a highly interconnected, multi-modal transportation system which efficiently links housing to employment and retail opportunities
- b. Develop a hierarchy of transportation corridors which increase mobility and accessibility within the SCO while respecting existing residential development
- c. Create an interconnected and accessible pedestrian and bicycle network
- d. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through the use of compact, mixed-use and transit-oriented development patterns

Environment

- a. Establish a “green infrastructure” network containing an interconnected arrangement of recreation areas and open space
- b. Identify, protect and restore key ecosystems
- c. Identify, protect and restore wildlife habitat and corridors
- d. Reduce greenhouse gas (GHG) emissions

Community Design

- a. Create a hierarchy of place
- b. Promote compact neighborhood design
- c. Create neighborhoods which provide a broad range of housing options varying in size, style, cost and type of ownership
- d. Provide neighborhood schools and parks within close proximity to housing
- e. Construct resource-efficient homes and businesses

OBJ FLU 6.2 Economic Development

Adopt development guidelines that implement the economic development principles of the Sustainable Community Overlay.

FLU 6.2.1

The SCO shall contain two Regional Employment Districts. The location of these districts shall be generally consistent with the conceptual long-term buildout overlay. The intent of these districts is to support economic development and improve the jobs-to-housing balance in central Escambia County. These districts are intended to contain predominantly industrial, distribution and office uses. Development within the Regional Employment Districts shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	400 acres
Maximum FAR	.50

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential	Not Permitted	
Office	20%	60%
Commercial	0%	10%
Industrial	20%	60%
Recreation/Public	5%	No Maximum

**Percentages apply to each Regional Employment District as a whole.*

FLU 6.2.2

In order to minimize public expenditures and maximize the efficient use of public infrastructure and services such as utilities and roads, development

within the SCO shall be in the form of clustered, compact neighborhoods and centers.

OBJ FLU 6.3 Transportation
Adopt development guidelines that implement the transportation principles of the Sustainable Community Overlay.

FLU 6.3.1 Transportation infrastructure within the SCO shall be designed as a network of hierarchical local, collector and arterial roadways that form a curvilinear grid pattern which respects the natural environment while providing a high degree of interconnectivity.

FLU 6.3.2 Local and collector streets, sidewalks, bike lanes and multi-use paths shall contribute to a system of fully-connected and attractive routes from individual neighborhoods to neighborhood, village, town and employment centers. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high speed vehicular traffic.

FLU 6.3.3 Neighborhood, Village and Town Centers shall be transit-oriented and designed to accommodate current and future transit systems.

OBJ FLU 6.4 Environment
Adopt development guidelines that implement the environmental principles of the Sustainable Community Overlay.

FLU 6.4.1 “Green infrastructure” shall be defined as an interconnected network of preservation areas, open space, parks, greenbelts and other natural areas that support the function of natural systems, allow the natural management of stormwater, support wildlife migration patterns, and promote community access to recreational areas. Throughout the SCO these areas shall be constructed, restored and maintained to the greatest extent possible.

FLU 6.4.2 Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved.

FLU 6.4.3 Environmentally sensitive areas shall be preserved in a way that will maintain their integrity as wildlife habitat.

FLU 6.4.4 Natural areas that have suffered degradation due to the impacts of development or the impacts of natural events, such as hurricanes, shall be restored and maintained to the maximum extent possible.

FLU 6.4.5 Key wildlife corridors shall be identified and protected from the impacts of development.

FLU 6.4.6 Measures shall be implemented to reduce greenhouse gas (GHG) emissions consistent with the intent of Florida House Bill 697. The implementation of this policy shall include but not be limited to the following measures:

- a. Reduction of vehicle miles traveled (VMT) by encouraging the design of compact, walkable, mixed-use, transit-oriented neighborhoods.
- b. Creation of a highly interconnected, multi-modal transportation which incorporates facilities for current and future transit systems.
- c. Promotion of alternative (non-fossil fuel) energy sources.

**OBJ FLU 6.5 Community Design
Adopt development guidelines that implement the community design principles of the Sustainable Community Overlay.**

FLU 6.5.1 The SCO shall contain mixed-use town, village and neighborhood centers. The location of these centers shall be generally consistent with the conceptual long-term buildout overlay. The intent of these centers is to provide recreation, retail, service, and employment opportunities within close proximity to residential neighborhoods. These centers and the surrounding neighborhoods shall be linked by highly interconnected, multi-modal transportation corridors containing pedestrian, bicycle, transit and auto facilities, thereby encouraging alternative forms of travel and reducing both Vehicle Trips (VT) and Vehicle Miles Traveled (VMT).

A. Town Center

The Town Center is intended to be the retail center of the SCO and capture a market area approximately 5 to 15 miles in size. The design of the Town Center is intended to be compact, mixed-use and similar in nature to traditional downtown cores. The Town Center shall be designed to accommodate approximately 500,000 to 1,000,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. The Town Center shall contain significant residential opportunities. Residential uses shall be limited to multi-family units which may be located above ground floor office or retail uses. In addition, higher density single-family development may occur within 1/2 mile of the Town Center. Development within the Town Center shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	500 acres
Maximum FAR	1.0
Maximum Gross Floor Area*	1,000,000 sq. ft.

Minimum/Maximum Density**	10.0/No Maximum
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**Excluding Recreation and Public Uses*

***Net density as defined by Escambia County Code of Ordinances*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	30%	50%
Office	20%	40%
Commercial	20%	40%
Industrial	Not Permitted	
Recreation/Public	15%	No Maximum

**Percentages apply to Town Center as a whole.*

B. Village Centers

Village Centers are intended to be sub-area retail centers and capture a market area approximately ½ to 2 miles in size. The design of Village Centers shall be compact, mixed-use and similar in nature to traditional, small town main streets. Village Centers shall be designed to accommodate approximately 40,000 to 150,000 sq. ft. of non-residential uses predominantly comprised of retail and office space. In addition, Village Centers may contain centralized park and recreation, community and educational facilities. Higher density residential development should occur within ½ mile of Village Centers. Development within the Village Centers shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	40 acres
Maximum FAR	.50
Maximum Gross Floor Area*	150,000 sq. ft.
Minimum/Maximum Density**	7.0/No Maximum

**Excluding Recreation and Public Uses*

***Net density as defined by Escambia County Code of Ordinances*

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	20%	40%
Office	10%	25%
Commercial	15%	30%
Industrial	Not Permitted	
Recreation/Public	10%	No Maximum

**Percentages apply to each Village Center as a whole.*

***Residential uses shall be limited to multi-family and may be located above ground floor office or commercial.*

C. Neighborhood Centers

Neighborhood Centers are intended to provide small, neighborhood serving retail and service opportunities with a market

area approximately ¼ to 1 mile in size. The design of Neighborhood Centers shall be compact and pedestrian oriented. Neighborhood Centers shall be designed to accommodate approximately 1,000 to 15,000 sq. ft. of non-residential uses. In addition, Neighborhood Centers may contain centralized park and recreation, community and educational facilities. As with all centers, higher density residential development should occur within ½ mile of neighborhood Centers. Development within the Neighborhood Centers shall be consistent with the following standards:

<i>Development Standards</i>	
Maximum Size	5 acres
Maximum FAR	.25
Maximum Gross Floor Area*	15,000 sq. ft.
Minimum/Maximum Density**	5.0/No Maximum

*Excluding Recreation and Public Uses

** Net density as defined by Escambia County Code of Ordinances

<i>Land Use Mix*</i>	<i>Minimum</i>	<i>Maximum</i>
Residential**	-	-
Office	0%	20%
Commercial	0%	35%
Industrial	Not Permitted	
Recreation/Public	65%	No Maximum

*Percentages apply to each Neighborhood Center as a whole.

**Residential uses shall be limited to multi-family and may only be located above ground floor office or commercial.

FLU 6.5.2

The SCO shall contain a mixture of residential neighborhoods which vary in regards to dwelling unit type, density, ownership and cost. The location of these neighborhoods shall be generally consistent with the conceptual long-term buildout overlay. The intent of these neighborhoods is to provide a variety of housing options, built in an efficient manner and within close proximity to schools and parks as well as retail, service, and employment opportunities. The location and design of new neighborhoods shall be such that they ensure the continued protection of natural resources and existing neighborhoods, promote a strong sense of community, and provide access to nearby recreational opportunities.

A. Existing Neighborhoods

Escambia County recognizes the number of pre-existing neighborhoods within the SCO. These neighborhoods range from loosely associated subdivisions of land to historical communities with a strong sense of place. Through the Specific Area Plan (SAP) process, residents of existing neighborhoods will be asked to provide input regarding new development within the SCO. In

addition, existing neighborhoods will be provided the opportunity to either redevelop or more strongly establish their existence through the use of organizing elements such as signage and designation of a community park or center.

B. Traditional/Urban Neighborhoods

Traditional/Urban Neighborhoods are intended to be high density, compact communities adjacent to centralized retail and service opportunities. To ensure the efficient use of land and infrastructure, increase walkability and support existing and future transit systems, Traditional/Urban Neighborhoods shall be located within ½ mile of Town, Village or Neighborhood centers and contain a variety of housing types ranging from 5 to 25 dwelling units per gross acre.

C. Conservation Neighborhoods

Conservation Neighborhoods are intended to replace typical suburban neighborhoods with a more efficient and environmentally protective development pattern. Conservation Neighborhoods shall be medium density, clustered communities with a distinct “edge” consisting of interconnected open space. This open space shall serve to protect and preserve areas of significant natural resources and wildlife habitat while offering passive recreational opportunities to residents. Conservation Neighborhoods shall be required to preserve a minimum of 50% open space. Open space shall be defined as upland, developable areas to be preserved in perpetuity through a conservation easement. Development shall be allowed to cluster at a density of 2 to 10 dwelling units per gross acre.

FLU 6.5.4 To reduce the impacts and costs of transportation and create a neighborhood focal point, schools shall be located within residential neighborhoods or adjacent to centers. Co-location with community parks shall be encouraged.

FLU 6.5.8 Residential and non-residential construction within the SCO shall utilize green building principles substantially similar to Florida Green Building Coalition (FGBC) Standards.

**OBJ FLU 6.6 Specific Area Plans
Adopt procedures and guidelines for the development and approval of detailed specific area plans.**

FLU 6.6.1 Development within the SCO shall be subject to the adoption of Specific Area Plans (SAP). Escambia County shall adopt, by reference, a master SAP map delineating the general boundaries of each SAP. Each SAP must

be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained in FLU 6.1.1- FLU6.5.8. At a minimum, development of an SAP must include the following information:

I. Identification of SAP Boundaries.

SAP boundaries shall be generally consistent with the adopted SAP map. These boundaries may be adjusted to recognize natural features, such as wetlands and water bodies, as well as man-made features such as existing neighborhoods and roadways. The boundaries for a SAP must be approved by Escambia County before proceeding with design of any SAP.

II. Site Analysis

Conduct a preliminary site analysis of the approved SAP area. This analysis shall include the following:

1. Identification of extent and location of natural features in the SAP area.
2. Identification of the environmental opportunities and constraints to development within the area.
3. Identification of the net usable land area.
4. Identification of public facilities and services available to the area; capacity available; and, any deficiencies.

III. Conceptual SAP

Prepare a conceptual SAP for staff and community review. Conceptual plans should include the following elements:

1. The location of neighborhoods, centers and regional employment districts generally consistent with the conceptual long-term buildout overlay. For neighborhoods, a computation of density should be provided along with the permitted uses and proposed lot sizes. For centers, a computation of density should be provided, as well as the area and percentage of land use mix in conjunction with the categories found in FLU 6.1.6. For regional employment districts, a computation of the area and percentage of land use mix in conjunction with the categories found in FLU 6.1.5.
2. Circulation routes for pedestrians, bicycles, transit and automobiles, including consideration for connection with the surrounding area. For each facility to be included in the SAP, design criteria should be included addressing:

- Right-of-way width
 - On street parking (if applicable)
 - Pedestrian, Bicycle and Transit facilities
 - Landscape and streetscape requirements
 - Design cross section
3. Location and size/capacity of major infrastructure components including wastewater, water, re-use water, stormwater and solid waste.
 4. Design criteria proposed for each land use category proposed for the SAP including, but not limited to:
 - Minimum lot size
 - Setbacks
 - Height
 - Density
 - Floor Area Ratio (commercial)
 - Signage
 5. Strategies for the integration of existing development.

The Site Analysis and Conceptual SAP shall be presented to the public at an information workshop. This workshop is to be advertised in a newspaper of general circulation in a manner consistent with state statute. In addition, each property owner in the SAP and each property owner within 1,000 feet of the boundary of the SAP must be notified of the workshop as well as special interest groups identified by Escambia County. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public must be documented and included in a report to Escambia County.

IV. Preliminary SAP.

Based on the results of the informational workshop described in section III., prepare a preliminary SAP which includes the following elements:

1. Statement of the community goals and objectives to be accomplished by the SAP.
2. Preparation of the SAP exhibits:
 - a. A Detailed Land Use Plan indicating the location of neighborhoods and centers, including the proposed locations for transportation facilities (auto, transit, bike,

pedestrian), major community services (water and wastewater plants, solid waste transfer stations, fire and police substations, government buildings), neighborhood school(s), parks and any conservation areas.

- b. A Transportation Plan indicating the location of all arterial and collector roadways necessary to serve the SAP, their right-of-way width, and design cross section. It should also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths should demonstrate access to all schools, commercial and civic areas from any point in the SAP. The transportation plan should be accompanied by an analysis report demonstrating the impact on transportation facilities and documenting the timing and estimated cost for transportation improvements required by development of the SAP. Prior to initiation of any transportation plan, the County shall consult with the Florida Department of Transportation (FDOT) regarding the methodology for transportation analysis in regards to impacts to the Florida Intrastate Highway System (FIHS). Each SAP shall analyze the cumulative traffic impact of all previously approved SAPs on the area road network, including the FIHS. Prior to approval of any SAP, the Florida DOT shall have the opportunity to comment on the traffic analysis in regards to impacts to any State roads.
- c. A Public Improvements Plan that identifies the location and size of the water and wastewater systems necessary to support development of the SAP. The Plan shall include an analysis of demand, the location and size of plants, major distribution and collection systems, the design performance standards that will be used in the review and approval of all development plans processed for the individual land use categories, and the proposed source of funding, and the approximate timing for construction.

The Preliminary SAP shall be presented to the public at an informational workshop as per the requirements of section III.

V. Final SAP and Report

Refinements to the Preliminary SAP documents, based on the informational workshop described in IV, shall be prepared. The resulting Final SAP shall be submitted to Escambia County for review

and approval by the Planning Board and Board of County Commissioners. The SAP may be prepared by Escambia County or by individual property owner(s) or some other cooperative venture under the direction of Escambia County. The SAP will not be effective until approved by the Escambia County Board of County Commissioners.

VI. Changes to an Existing SAP.

Any addition or deletion of property or changes to the neighborhood, center or district boundaries in an approved SAP shall be processed as an amendment to the Comprehensive Plan and shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and guidelines outlined in this plan. Such additions or deletions shall not be designed to create remnant areas or fragmented SAPs.

- FLU 6.6.2 To ensure development within an adopted SAP is consistent with the Final SAP, all rezoning of property within an adopted SAP shall be to Planned Unit Development (PUD). Subject to approval by the Escambia County Board of County Commissioners, the uses within any particular PUD may vary in arrangement from the adopted SAP, provided that the overall density for the SAP is not changed. Approval of such changes shall be based on consistency with the SCO principles and guidelines outlined in FLU 6.1.1-6.5.8. Specifically, such changes shall consider the impact on the overall SAP in terms of the central focus of the land uses in the SAP, with higher density in general proximity to Centers.
- FLU 6.6.3 Until and unless an SAP is approved by the Escambia County Board of County Commissioners, the property in the SCO shall maintain the underlying future land use designation (e.g. Agricultural, Rural Community, Mixed-Use Suburban) and zoning district (e.g. AG, RCL, MU-LD), except for those projects that are vested. All applications for development approvals (i.e. lot splits, special exceptions, variances, etc.) on any property within the SCO shall be reviewed on a case-by-case basis for the effects of such development approval on adopted or future SAPs. Once a SAP is adopted by the Board of County Commissioners, all applications for development approval (i.e. lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with the adopted SAP.
- FLU 6.6.4 Applications for a comprehensive plan amendment to establish a SAP shall include an analysis matrix indicating compliance with the specific requirements of Sec. 163.3245, Florida Statutes.
- FLU 6.6.5 SCO design criteria shall be incorporated into the Land Development Code within one year of the adoption of the first SAP. All development within the boundary of an adopted SAP shall comply with the SCO design criteria and other applicable provisions of the LDC. Where SCO design criteria conflict with other LDC provisions, the SCO criteria shall govern.

FLU 6.6.6 Should a development be proposed requiring an amendment to the SCO, which the County believes is contrary to the intent of the SCO planning concept and, therefore, should not be exempt from the requirements of Section 380.06 Florida Statutes, the applicant may be required, with concurrence by the FDCA, to be processed as a DRI.

**OBJ FLU 6.7 Adequate Public Facilities and Services
Adopt procedures and guidelines for the provision of adequate public facilities to serve the SCO and subsequent SAPs.**

FLU 6.7.1 Each SAP shall be evaluated to determine whether adequate public facilities and services exist or will be in existence to serve the identified needs of the SAP.

FLU 6.7.2 Prior to or in conjunction with the approval of an SAP by the Escambia Board of County Commissioners, the land for the following public facilities shall be conveyed to Escambia County or a developer's agreement addressing the timely conveyance of such lands shall be approved by Escambia County.

- Land for identified schools sites
- Land for identified parks and recreation facilities
- Right-of-way for identified collector and arterial roadways necessary to serve the SAP
- Land for identified potable water and wastewater treatment facilities
- Right-of-way for all utilities necessary to serve the SAP

FLU 6.7.3 Procedures and guidelines governing the provision of adequate public facilities and services shall not replace or supersede and provisions of the Escambia County concurrency management system.