

Review Routing
Project: 1700 BLK Lansing Rezoning

Meeting: May 12, 2020
Comments Due: March 27, 2020

| Department: | Comments: |
|-------------|----------------|
| FIRE | No objections. |
| PW/E | No objections. |
| Insp Svcs | No objections. |
| ESP | No objections. |
| ECUA | No objections. |
| GPW | No comments. |
| ATT | No objections. |

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, March 24, 2020 2:59 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Good Afternoon,

I do not oppose to rezoning the 1700 BLK of Lansing.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Tuesday, March 17, 2020 12:51 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

Cynthia Cannon

From: Derrik Owens
Sent: Wednesday, April 1, 2020 2:24 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

PW&F has no objection to the request....

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 1, 2020 2:09 PM
To: Derrik Owens <DOwens@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Any comments?

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



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Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Cynthia Cannon

From: Jonathan Bilby
Sent: Wednesday, April 1, 2020 3:39 PM
To: Cynthia Cannon; Derrik Owens
Subject: RE: Rezoning - 1700 BLK Lansing

No issues.

From: Cynthia Cannon
Sent: Wednesday, April 1, 2020 2:09 PM
To: Derrik Owens <DOwens@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Any comments?

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>
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Pensacola, FL 32502
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Cc: Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, March 25, 2020 4:00 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Pensacola Energy has no comments on the rezoning request for the 1700 block of Lansing.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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Cc: Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1700 BLK Lansing Drive. Please provide comments **by close of business on Friday March 27, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, March 18, 2020 1:40 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Cynthia,

The rezoning of the subject parcel to match the adjacent parcels does not appear to have any impact on ECUA's operations, therefore, ECUA Engineering has no comment at this time.

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

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Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1700 BLK Lansing Drive. Please provide comments **by close of business on Friday March 27, 2020.**

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Tuesday, March 17, 2020 1:56 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: Rezoning - 1700 BLK Lansing
Attachments: 1700 BLK Rezoning_Todaro.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

AT&T has no objection or otherwise relevant comment with regard to this matter.

Brad Sauers
Manager – OSP Plng and Eng
Technology Operations

AT&T – Bellsouth Telecommunications, LLC
605 W Garden St, Pensacola, FL 32502
o 850.436.1495 bs5403@att.com

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From: FENNER, KARL L <kf5345@att.com>
Sent: Tuesday, March 17, 2020 1:03 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Brad,
FYI.

Karl Fenner
Area Manager – OSP Plng and Eng
Access Construction & Engineering, AL/NWFL OSPCE + SER PDT/SOC

AT&T – BellSouth Telecommunications, LLC
605 W Garden St, Pensacola, FL 32502
m 850-393-2318 | o 850.436.1485 | kf5345@att.com

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REZONING

Please check application type:



Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: SWAN Todaro & Carol Todd Date: 2/13/20

Address: 4400 Bayou Blvd Ste 18A Pensacola FL 32503

Phone: 850-380-6160 Fax: 850-476-7899 Email: STODARO@AOL.COM

Property Information:

Owner Name: Susan Todaro & Carol Todd Phone: 850-380-6160

Location/Address: 1700 BLK 1700 Lansing dr. Pensacola FL 32504

Parcel ID: 311 530 190 062 003 Acres/Square Feet: 0.7128

Zoning Classification: Existing R1-AA Proposed C3

Future Land Use Classification: Existing MDR Proposed C3 C

Reason Rezoning Requested: TO MATCH adjoining property.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 13 day of February, 2020.

Applicant Signature: Susan Todaro Owner Signature: Carol Todd

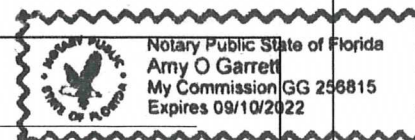
Applicant Name (Print): Susan Todaro Owner Name (Print): Carol Todd

Notary for
Carol Todd
attached
JF JAL

Sworn to and subscribed to before me this 13 day of February, 2020 by Susan Todaro
Name: Amy O. Garrett Commission Expires: 09/10/2022 FLDL-T20074754 9130

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____
Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____
Committee Date: _____ Council Date: _____ Council Action: _____
Second Reading: _____ Ordinance Number: _____



STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged by Carol Todd before me by means of ✓
Physical Presence or _____ Online Notarization on 2-13-2020, by .

Personally known ✓
or Produced Identification _____
Type of Identification Produced _____

Kathryn G. Wilson
Notary Public

Print Name:

My Commission Expires:

Kathryn G. Wilson

Notary Public

State of Florida

Commission No. FF965338

Commission Expires: March 21, 2020



REZONING

Please check application type:

☐ Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☒ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: SWAN Todaro & Carol Todd Date: 2/13/20

Address: 4400 Bayou Blvd Ste 18A Pensacola FL 32503

Phone: 850-380-6160 Fax: 850-476-7899 Email: STODARO@AOL.COM

Property Information:

Owner Name: Susan Todaro & Carol Todd Phone: 850-380-6160

Location/Address: 1765 Lansing dr. Pensacola FL 32504

Parcel ID: 31.530-190-1015003 Acres/Square Feet: 0.7255

Zoning Classification: Existing R1-AA Proposed C3

Future Land Use Classification: Existing MDR Proposed CB C

Reason Rezoning Requested: TO MATCH adjoining property.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 13 day of February, 2020.

Applicant Signature

Susan Todaro

Applicant Name (Print)

Owner Signature

Carol Todd

Owner Name (Print)

Notary for Carol Todd attached
[Signature]

Sworn to and subscribed to before me this 13th day of February, 2020 By Susan Todaro
Name: Amy O. Garrett Commission Expires: 09/10/2022
FL DL T 360-797-54-713-0

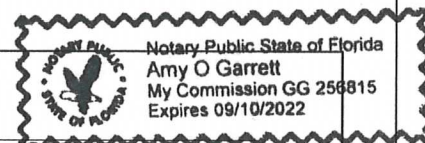
FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____



STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged by Carol Todd before me by means of ☒ Physical Presence or ☐ Online Notarization on 2-13-2020, by .

Personally known ☒
or Produced Identification ☐
Type of Identification Produced ☐



Notary Public

Print Name:

My Commission Expires:

Kathryn G. Wilson
Notary Public
State of Florida
Commission No. FF965338
Commission Expires: March 21, 2020

OR BK 4960 PG 1429
Escambia County, Florida
INSTRUMENT 2002-999241

DEED DOC STAMPS PD # ESC/CL \$1330.00
08/23/02 ERNIE LEE WARDEN, CLERK

This Document Prepared By:

✓ Philip A. Bates, P.A.
Post Office Box 1423
Pensacola, Florida 32596-1423

Parcel ID Number:

Grantee TIN: _____

WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

This Indenture, Made this 16th day of August, 2002, between MIRANKA FOUNTAIN, a married woman, GRANTOR, whose address is 2324 Windstone Drive, and SUSAN TODARO, an unmarried woman AND CAROL TODD, an unmarried woman, whose addresses are 2021 E. Cervantes Street and 6052 Chapman Circle, Pensacola, State of Florida, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, as tenants in common and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

See Exhibit A attached hereto

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL
HOMESTEAD OF MIRANKA FOUNTAIN.

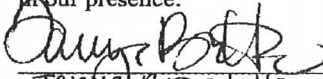
Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

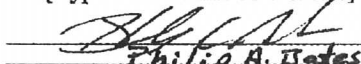
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Tanya C. Bramlette
[Type/Print Name of Witness]

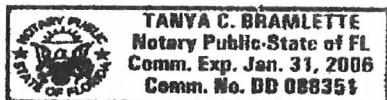

Philip A. Bates
[Type/Print Name of Witness]


MIRANKA FOUNTAIN (SEAL)


STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of , August 2002, by Miranka Fountain, a married woman who () is personally known to me or who (✓) has produced FL Drivers License as identification and () did () did not take an oath.



(NOTARIAL SEAL)



(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____

OR BK 4960 PG1430
Escambia County, Florida
INSTRUMENT 2002-999241

RCD Aug 23, 2002 01:30 pm
Escambia County, Florida

Exhibit A

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-999241

Parcel 1

That portion of Lot 3 of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at a concrete monument at the Southeast corner of said Lot 3 at the point of intersection of the center line of two roads at right angles to each other, thence North 50 feet to the North right of way line of a 100 foot wide road; thence West 243 feet to the point of beginning; thence continue West with said right of way line 105 feet; thence North at right angles 301 feet; thence East at right angles 105 feet; thence South at right angles 301 feet to the point of beginning, (Being the West 105 feet of the East 348 feet of the South 351 feet of aforesaid Lot 3, saving and reserving the South 50 feet for a public road right of way.)

also described as:

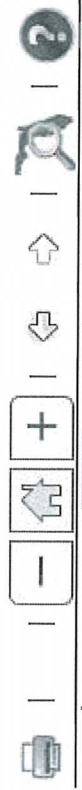
South 301 feet of West 105 feet of East 158 7/10 Feet of Lot F, Block 3, ABB S/D, Plat Book 1, Page 82 as described in O.R. Book 260 at page 546 and O.R. Book 274, Page 334, Escambia County, Florida.

Parcel 2

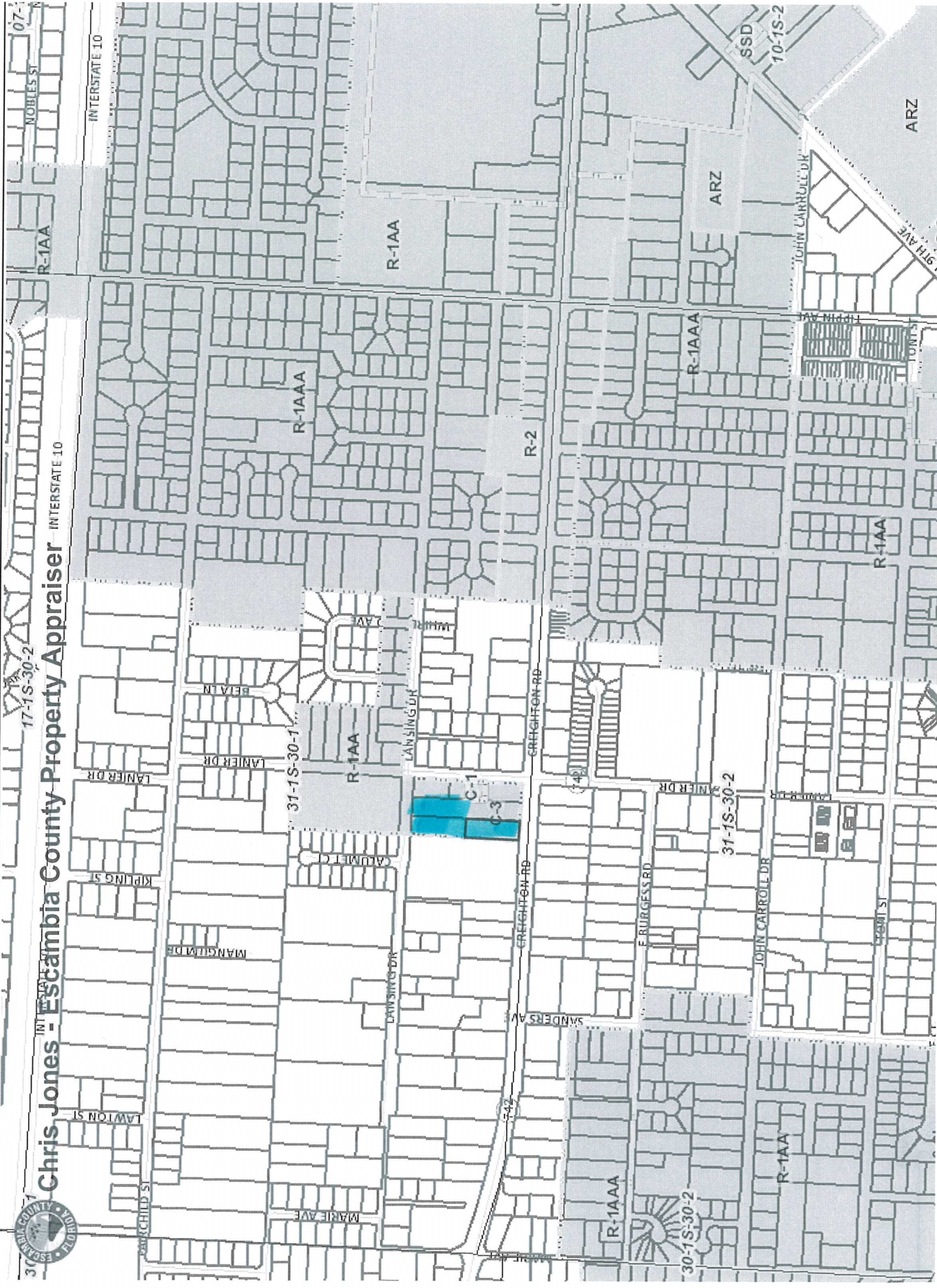
That portion of Lot 3, Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at concrete monument at the Southeast corner of said Lot 3, at the point of intersection of the center line of two roads at right angles to each other, thence North 50 feet to the North right-of-way line of a 100 ft. wide road, thence West with said right-of-way line 243 feet, thence North at right angles 301 feet to point of beginning, thence West at right angles 105 feet, thence North at right angles 301 feet, thence East at right angles 105 feet, thence South 301 feet at right angles to point of beginning, being the North 301 feet of the West 105 feet of the East 348 feet of the South 652 feet of aforesaid Lot 3. PARCEL "B"

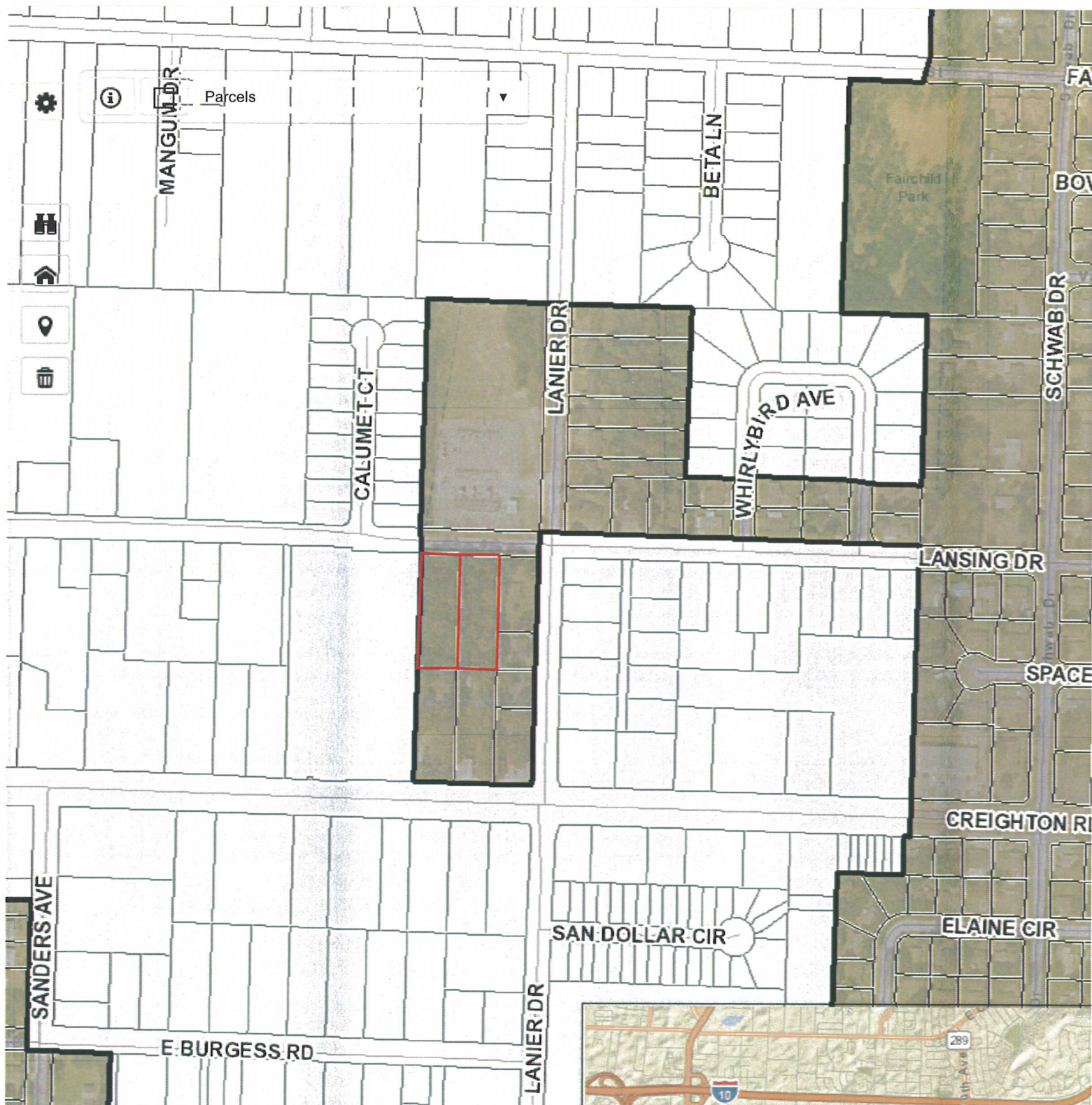
That portion of Lot 3, Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: commencing at a concrete monument at the Southeast corner of said Lot 3 at the point of intersection of the center lines of two roads at right angles to each other; thence North 50 feet to the North right of way line of a 100 feet wide road, thence West 138 feet to a point; thence continue West with said right of way 105 feet, thence North at right angles 602 feet to the point of beginning of this description; thence East at right angles 105 feet; thence South at right angles 300 feet; thence West at right angles 105 feet; thence North at right angles 300 feet to the point of beginning of this description, the same being the North 300 feet of the West 105 feet of the East 243 feet of the South 652 feet of aforesaid Lot 3.

RECORDED AS RECEIVED

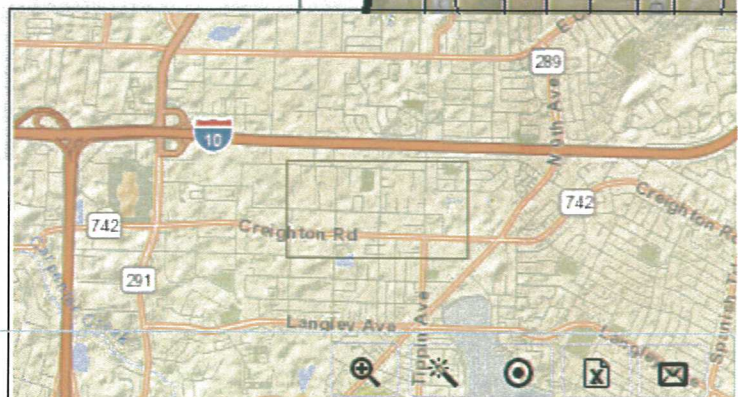


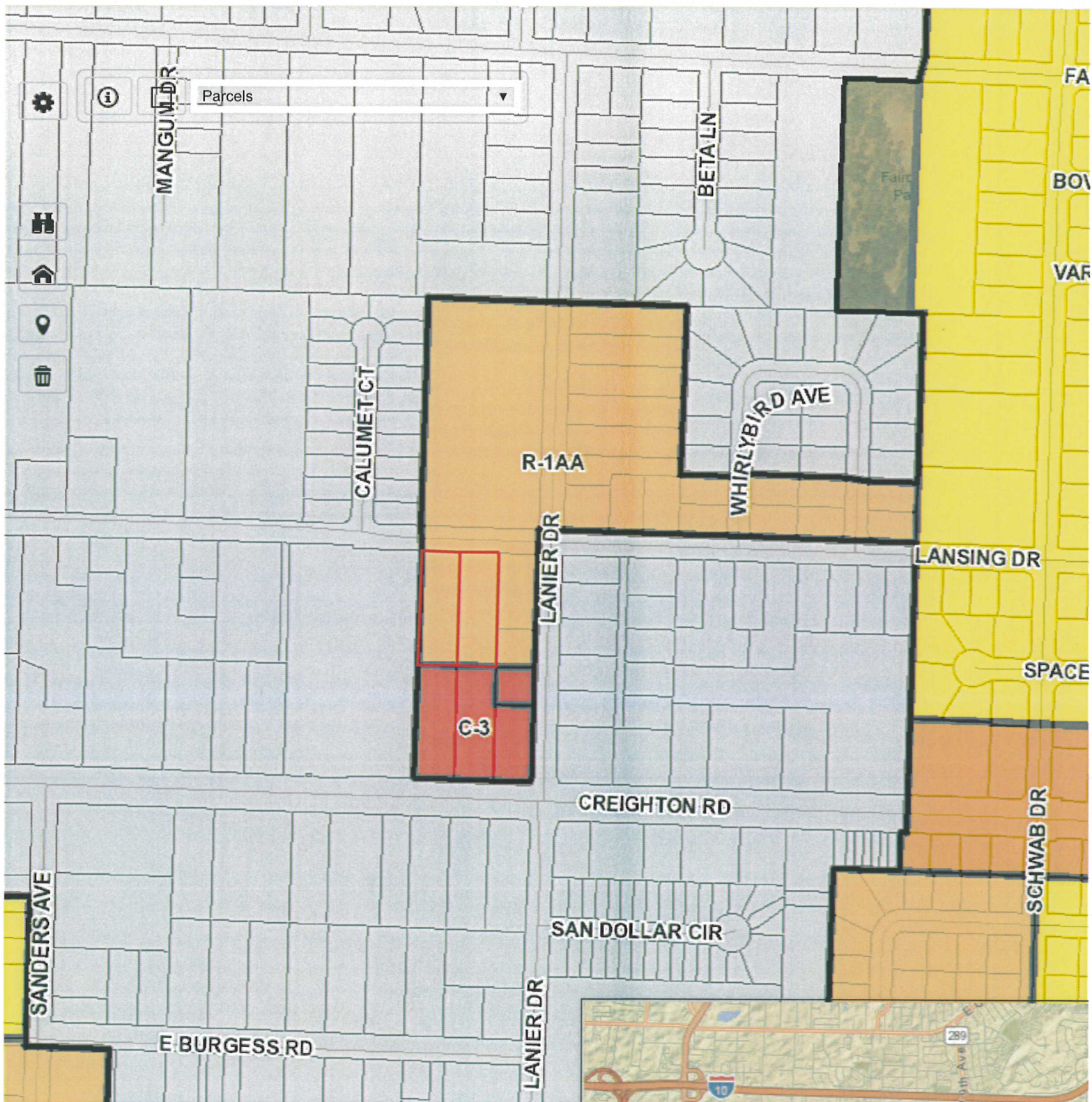
Chris Jones - Escambia County Property Appraiser



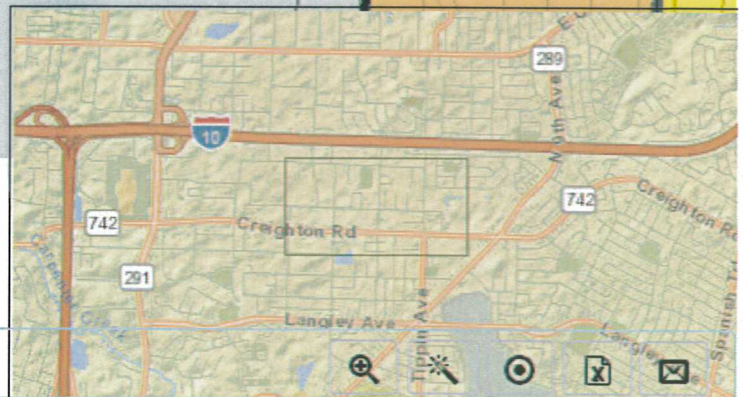


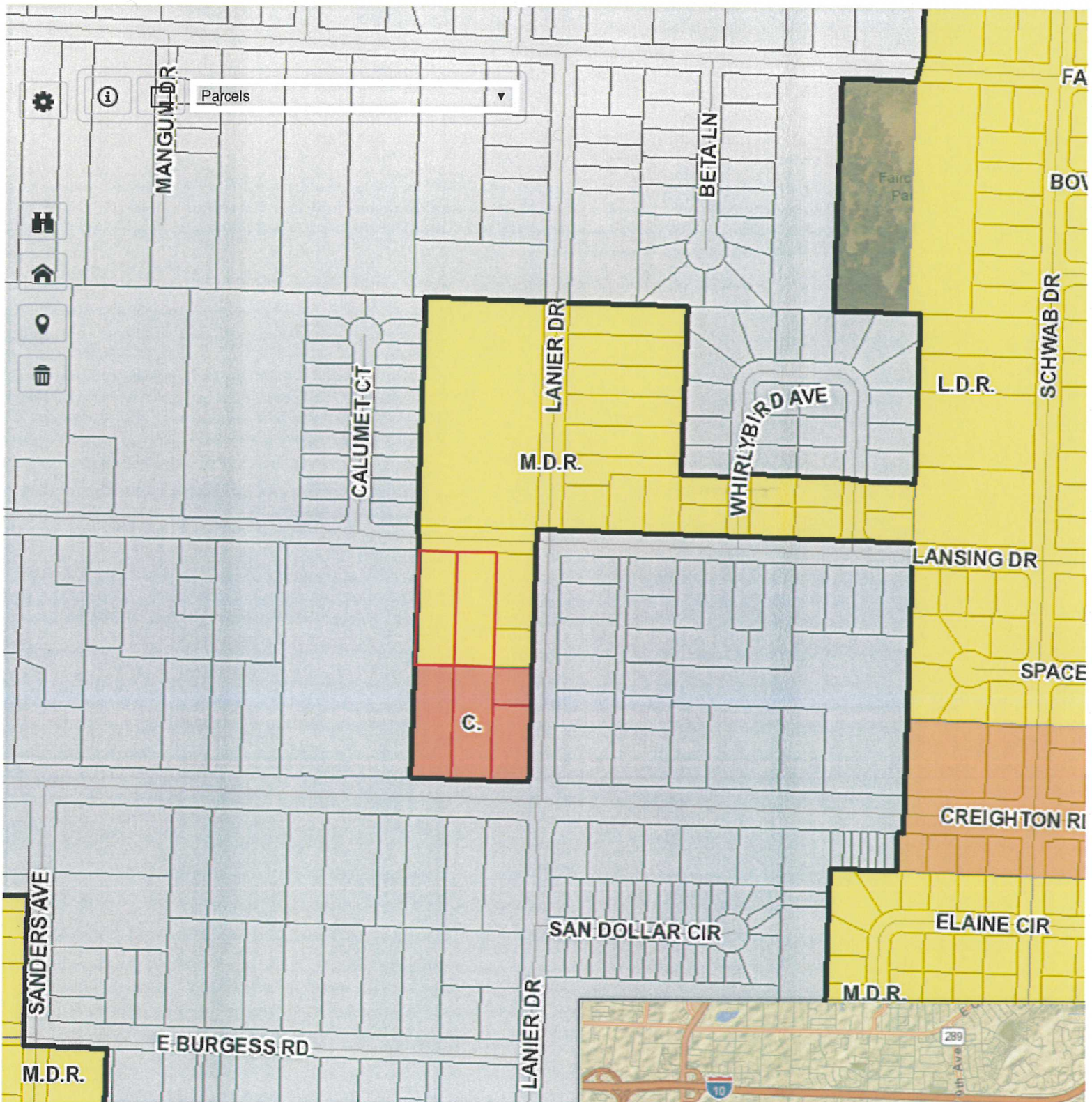
2 Results 100m 300ft



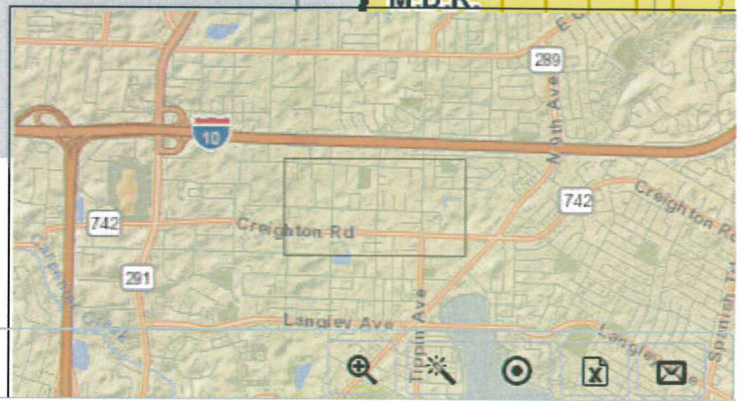


2 Results 100m 300ft





2 Results 100m 300ft



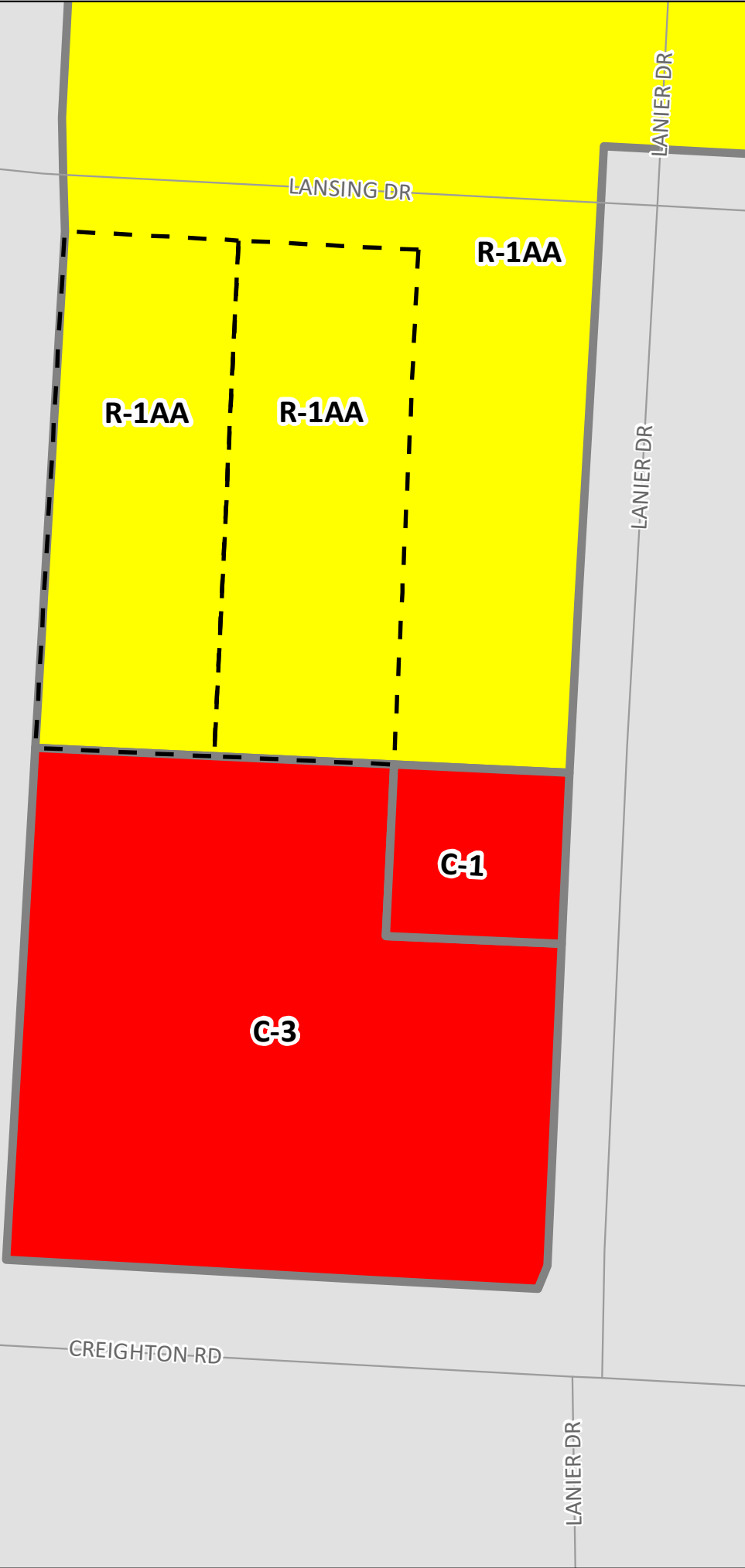
Parcels for Rezoning

COMMERCIAL

RESIDENTIAL

Escambia County

Current Zoning



075150 Feet

Date: 3/31/2020

N

W

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S

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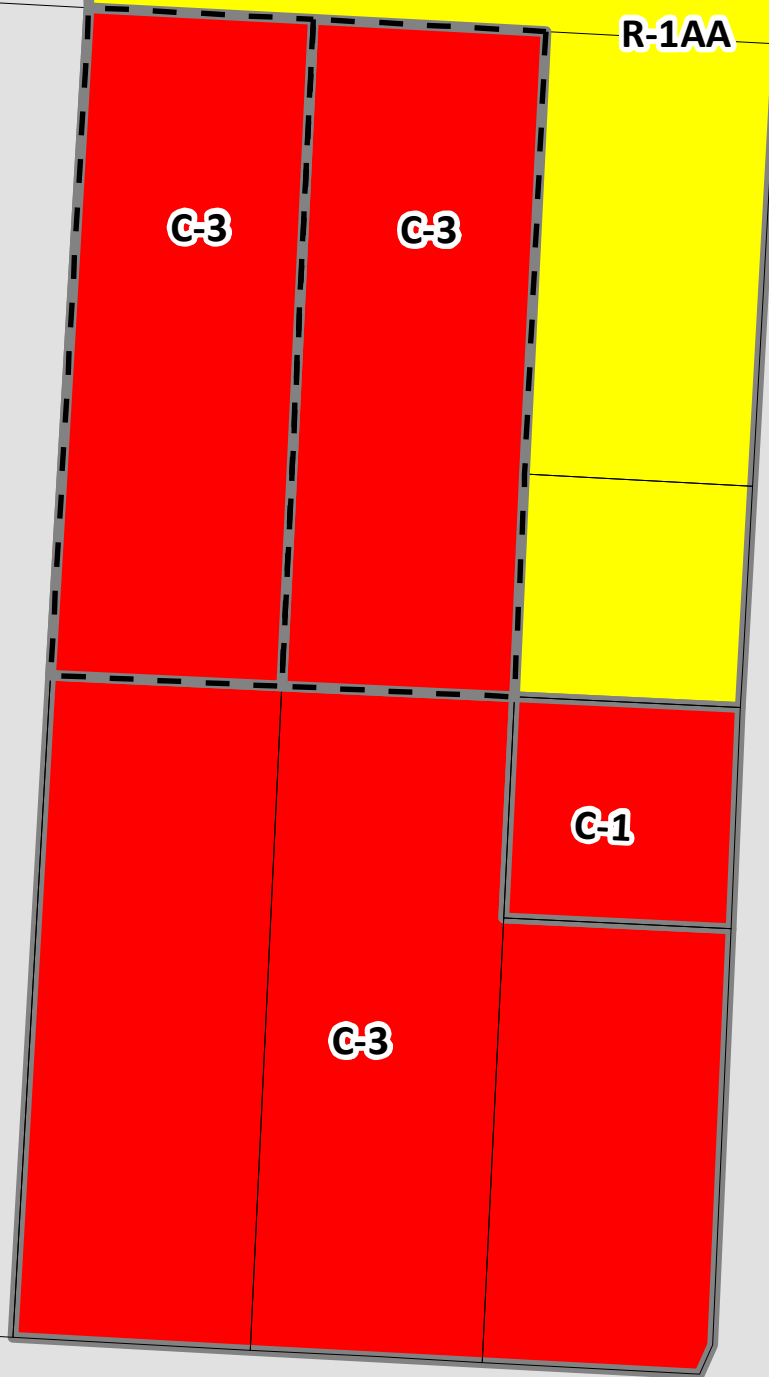
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PENSACOLA

FLORIDA'S FIRST & FUTURE

-  Parcels for Rezoning
-  COMMERCIAL
-  RESIDENTIAL
-  Escambia County

Proposed Zoning



0 75 150 Feet

Date: 3/31/2020



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Parcels for Rezoning



Escambia County

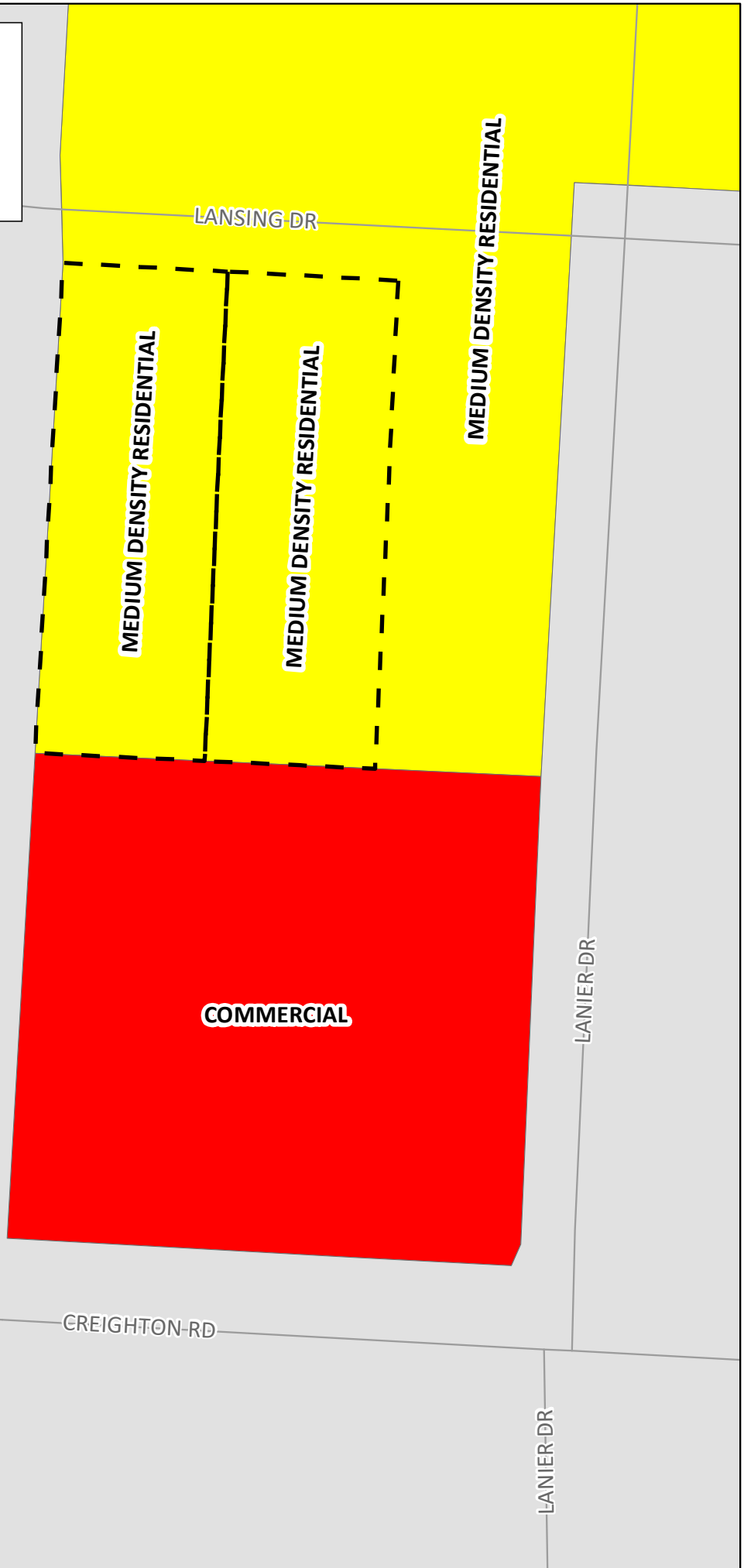


MEDIUM DENSITY RESIDENTIAL



COMMERCIAL

Current Future Land Use



0 80 160 Feet

Date: 3/31/2020



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Parcels for Rezoning



Escambia County



MEDIUM DENSITY RESIDENTIAL



COMMERCIAL

Proposed Future Land Use

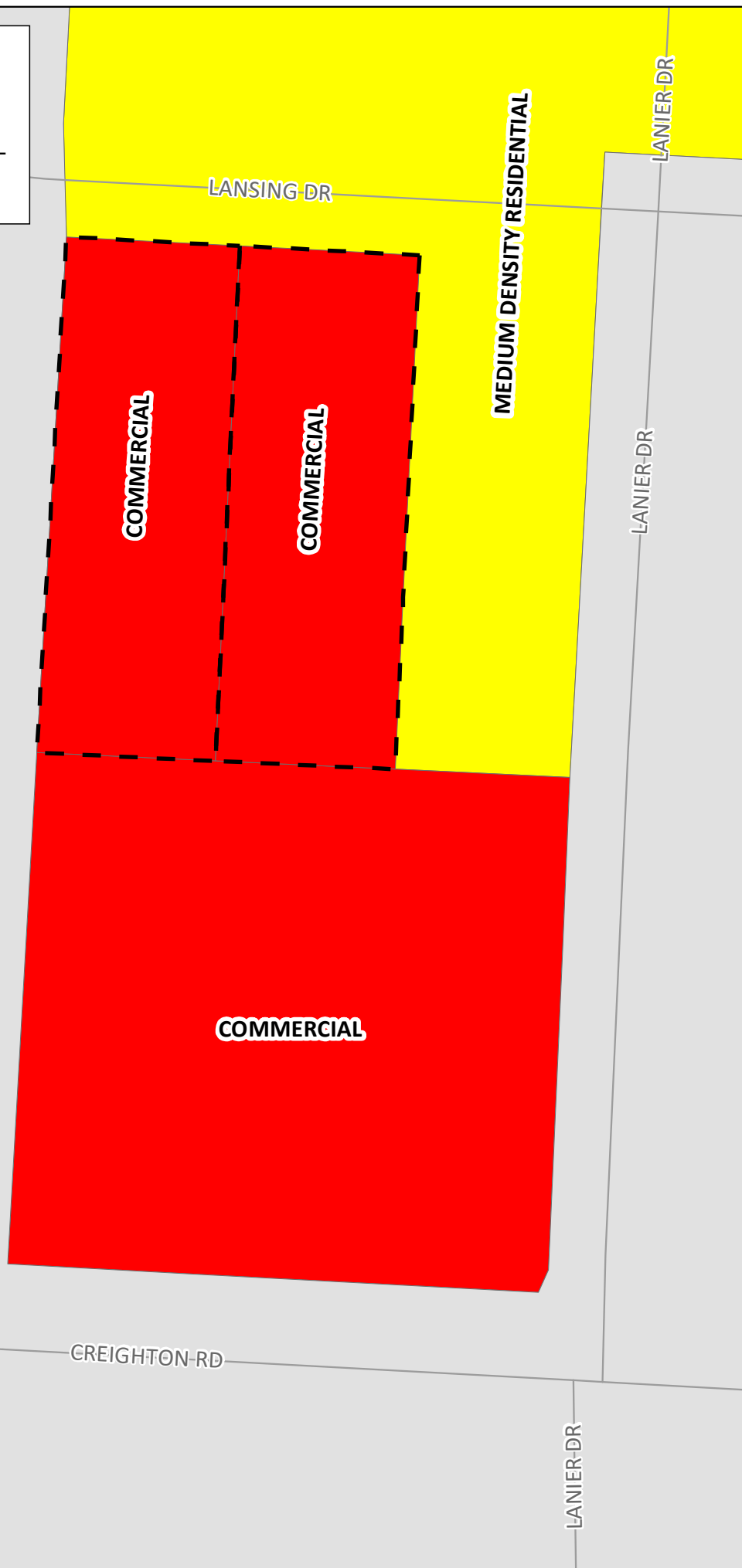
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Date: 3/31/2020

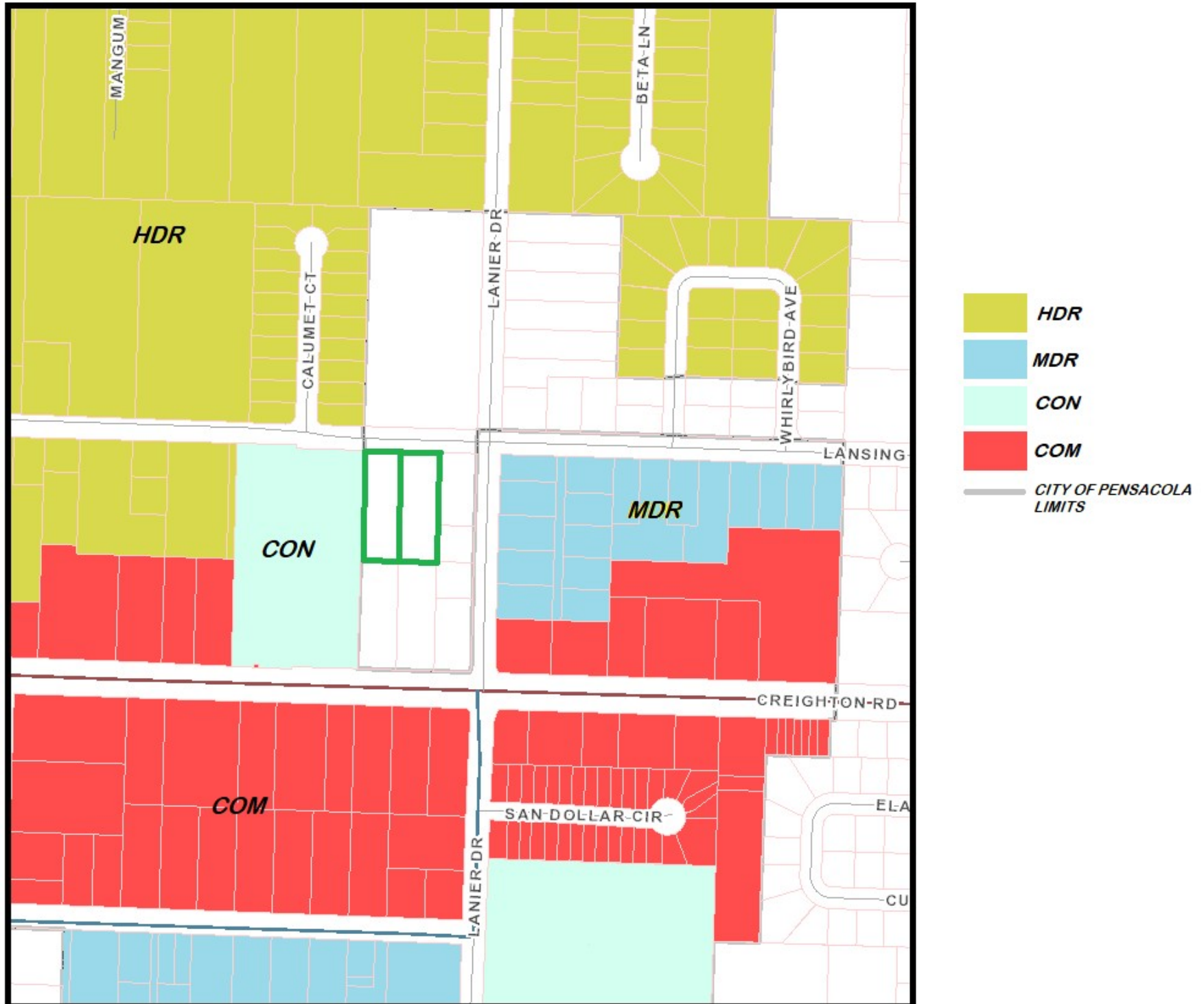


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



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ESCAMBIA COUNTY ZONING



Escambia County FLU

-  MU-U
-  Parcels for Rezoning
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL

Current Future Land Use

MU-U

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

LANSING DR

COMMERCIAL

LANIER-DR

MU-U

0 80 160 Feet

Date: 4/16/2020



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MU-U

LANIER-DR

MU-U

GREIGHTON-RD

Project Address: 1700 BLK Lansing Drive

Supplemental Information: Escambia County LDC and Comprehensive Plan

Contents:

Page 1 – FLUM Category Summary

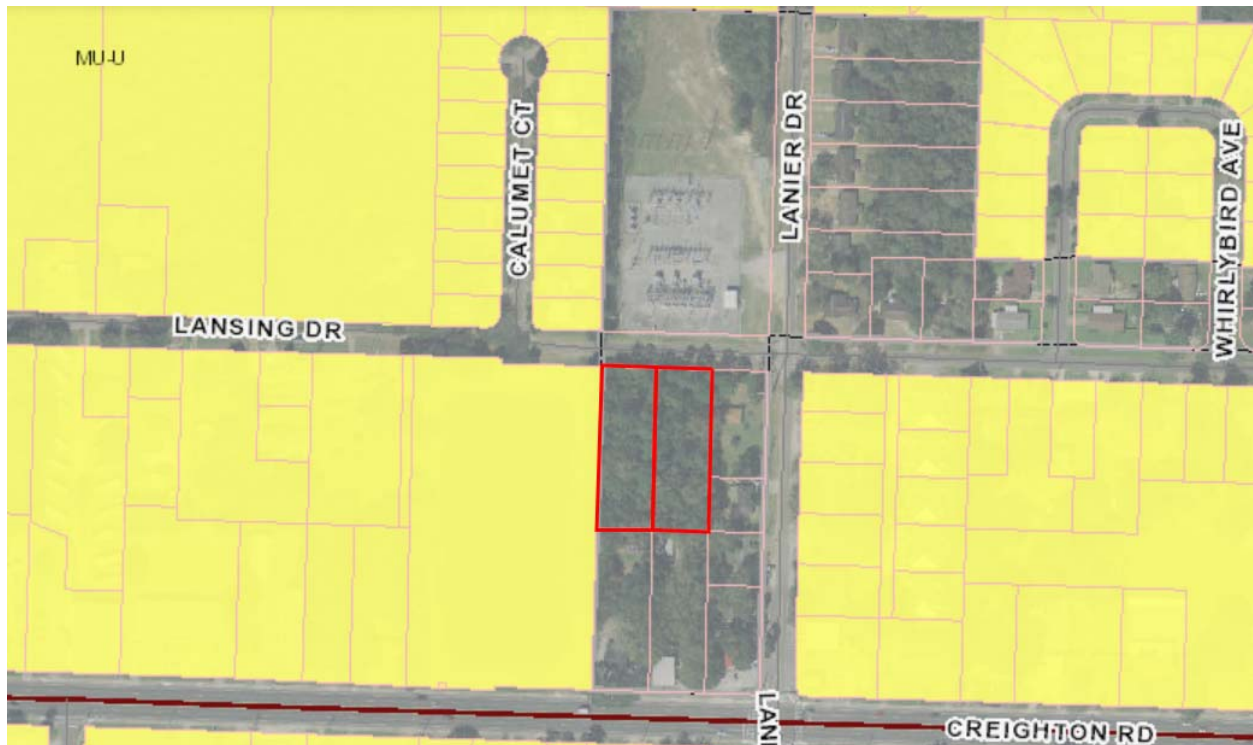
Page 3 – Zoning District Summary

Page 5 – Sec. 3-2.14, CON (Conservation)

Page 7 – Sec. 3-2.8, HDR (High Density Residential)

Page 10 – Sec. 3-2.7, MDR (Medium Density Residential)

1700 BLK Lansing Drive
Escambia County Future Land Use Map Categories



Immediately Adjacent to the WEST: MU-U, Mixed-Use Urban.
To the Northwest: MU-U, Mixed-Use Urban.
A block away to the East: MU-U, Mixed-Use Urban.

FLUM Mixed-Use Urban (MU-U)

General Description: Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

Range of Allowable Uses:

Residential, retail and services, professional office, light industrial, recreational facilities, public and civic, limited agriculture.

Standards:

Residential Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)

Maximum Intensity: 2.0 Floor Area Ratio (FAR)

Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:

a) Residential 8% to 25%

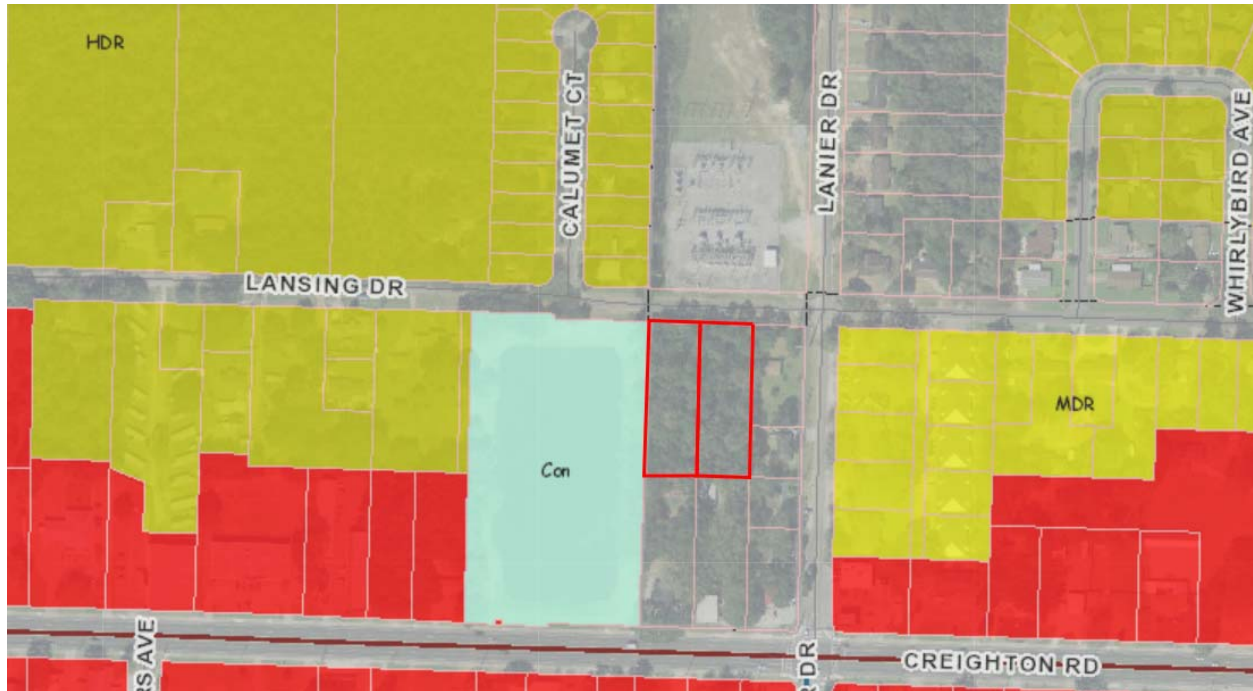
1700 BLK Lansing Drive
Escambia County Future Land Use Map Categories

- b) Public/Rec/Inst. 5% to 20%
- c) Non-Residential:
 - Retail/Service 30% to 50%
 - Office 25% to 50%
 - Light Industrial 5% to 10%

In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:

- a) Residential 70% to 85%
- b) Public/Rec/Inst. 10% to 25%
- c) Non-Residential 5% to 10%.

1700 BLK Lansing Drive
Escambia County Zoning Districts



Immediately Adjacent to the WEST:

Sec. 3-2.14 – CON (Conservation district). Only Conservation uses allowed by-right. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Nonresidential uses within the conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts. New or expanded residential development is generally prohibited.

The existing land use for the adjacent property is an Escambia County retention pond.

To the Northwest:

Sec. 3-2.8 – HDR (High Density Residential district). The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the medium density residential district. Residential uses within the HDR district include most forms of single-family, two-family and multifamily dwellings. Nonresidential uses within the district are limited to those that are compatible with urban residential neighborhoods.

A block away to the East:

Sec. 3-2.7 – MDR (Medium Density Residential district). The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of

well-connected streets and at greater dwelling unit density than the low density residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Escambia County Zoning District Regulations

Sec. 3-2.14 - Conservation district (Con).

- (a) *Purpose.* The conservation (Con) district establishes appropriate areas and land use regulations for the conservation of important natural resources. The primary intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes, wildlife habitats and other environmentally sensitive lands, but allow for passive recreational opportunities and amenities consistent with the conservation future land use category. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Nonresidential uses within the conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts. New or expanded residential development is generally prohibited.
- (b) *Permitted uses.* Permitted uses within the conservation district are limited to the following:
 - (1) *Residential.* No new residential uses, including accessory dwelling units, except caretaker residences for permitted nonresidential uses. Caretaker and vested single-family dwellings include manufactured (mobile) homes if allowed by any adjoining zoning.
 - (2) *Retail sales.* No retail sales.
 - (3) *Retail services.* No retail services.
 - (4) *Public and civic.*
 - a. Bird and wildlife sanctuaries.
 - b. Educational use of natural amenities for public benefit.
 - c. Parks and trails for passive recreation only.
 - d. Preservation and conservation lands.See also conditional uses in this district.
 - (5) *Recreation and entertainment.* Only passive recreation and entertainment uses.
 - (6) *Industrial and related.* No industrial or related uses.
 - (7) *Agricultural and related.* See conditional uses in this district.
 - (8) *Other uses.* [Reserved.]
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the conservation district:
 - (1) *Public and civic.* Public utility structures, including telecommunication towers.
 - (2) *Agricultural and related.* The keeping of horses or other domesticated equines on site for public riding, and stables for such animals, on lots ten acres or more.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the conservation district:
 - (1) *Density.* Dwelling unit density limited to vested development.
 - (2) *Floor area ratio.* A maximum floor area ratio of 0.5 for all uses.
 - (3) *Structure height.* A maximum structure height of 45 feet. See height definition.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* No minimum lot width required by zoning.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 80 percent (20 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:

Escambia County Zoning District Regulations

Sec. 3-2.14 - Conservation district (Con).

- a. *Front and rear.* Twenty-five feet in front and rear.
 - b. *Sides.* On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements.*
 - a. *Horse shelters.* Stables or other structures for sheltering horses or other domesticated equines shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* No location criteria established by the conservation district.
- (f) *Rezoning to conservation.* Conservation zoning may be established within all future land use categories. The district is suitable for all lands that have natural limitations to development due to sensitive environmental character, both publically owned conservation lands and private lands subject to similarly restrictive conservation easements.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-44, § 4, 10-8-2015; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)

Escambia County Zoning District Regulations

Sec. 3-2.8 - High density residential district (HDR).

- (a) *Purpose.* The high density residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the medium density residential district. Residential uses within the HDR district include most forms of single-family, two-family and multifamily dwellings. Nonresidential uses within the district are limited to those that are compatible with urban residential neighborhoods.
- (b) *Permitted uses.* Permitted uses within the HDR district are limited to the following:
 - (1) *Residential.*
 - a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
 - b. Manufactured (mobile) homes only within existing manufactured home parks or subdivisions. No new or expanded manufactured home parks or subdivisions.
 - c. Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.
 - d. Two-family and multifamily dwellings. See also conditional uses in this district.
 - (2) *Retail sales.* No retail sales, except as conditional uses in this district.
 - (3) *Retail services.*
 - a. Boarding and rooming houses.
 - b. Child care facilities.See also conditional uses in this district.
 - (4) *Public and civic.* Public utility structures, excluding telecommunications towers.
See also conditional uses in this district.
 - (5) *Recreation and entertainment.*
 - a. Marina, private.
 - b. Parks without permanent restrooms or outdoor event lighting.See also conditional uses in this district.
 - (6) *Industrial and related.* No industrial or related uses.
 - (7) *Agricultural and related.* Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.
 - (8) *Other uses.* [Reserved.]
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the HDR district:
 - (1) *Residential.*
 - a. Dormitories.
 - b. Fraternity or sorority houses.
 - c. Home occupations with nonresident employees.
 - (2) *Retail sales.* Retail sales only within a predominantly residential multi-story building.

Escambia County Zoning District Regulations

Sec. 3-2.8 - High density residential district (HDR).

- (3) *Retail services.* Retail services only within a predominantly residential multi-story building.
- (4) *Public and civic.*
 - a. Clubs, civic and fraternal.
 - b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
 - c. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - d. Hospitals.
 - e. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
 - f. Places of worship.
 - g. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
- (5) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks with permanent restrooms or outdoor event lighting.
- (6) *Agricultural and related.* Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the HDR district:
 - (1) *Density.* A maximum density of 18 dwelling units per acre.
 - (2) *Floor area ratio.* A maximum floor area ratio of 2.0 for all uses.
 - (3) *Structure height.* A maximum structure height of 120 feet above highest adjacent grade.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent of the radius length, but not less than 20 feet. The minimum width for all other new lots is as follows:
 - a. *Single-family detached.* Forty feet at the street right-of-way for single-family detached dwellings.
 - b. *Two-family.* Eighty feet at the street right-of-way for two-family dwellings.
 - c. *Multi-family and other.* Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, and townhouse groups. No minimum lot width required by zoning for other uses.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Twenty feet in the front and 15 feet in the rear.

Escambia County Zoning District Regulations

Sec. 3-2.8 - High density residential district (HDR).

- b. *Sides.* Ten feet on each side of a group of attached townhouses. On each side of all other structures, ten feet or ten percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional ten feet in height, but not required to exceed 15 feet.
- (8) *Other requirements.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* All nonresidential uses within the HDR district shall be located to avoid nuisance, hazard, and other adverse impacts to surrounding residential uses.
- (f) *Rezoning to HDR.* High density residential zoning may be established only within the mixed-use suburban (MU-S) or mixed-use urban (MU-U) future land use categories. The district is suitable for urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for medium density residential and areas zoned or used for high density mixed-use or commercial.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-56, § 2, 12-10-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)

Escambia County Zoning District Regulations

Sec. 3-2.7 - Medium density residential district (MDR).

(a) *Purpose.* The medium density residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the low density residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

(b) *Permitted uses.* Permitted uses within the MDR district are limited to the following:

(1) *Residential.*

- a. Manufactured (mobile) homes only within manufactured home parks or subdivisions. No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.
- b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots one acre or larger. Attached single-family dwellings and zero lot line subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadruplex) only on land zoned V-4 prior to MDR zoning.

See also conditional uses in this district.

(2) *Retail sales.* No retail sales.

(3) *Retail services.* No retail services. See conditional uses in this district.

(4) *Public and civic.* Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Marinas, private.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) *Industrial and related.* No industrial or related uses.

(7) *Agricultural and related.* Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.

(8) *Other uses.* [Reserved.]

(c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the MDR district:

(1) *Residential.*

- a. Accessory dwellings on lots less than one acre.
- b. Group living, excluding residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- c. Home occupations with nonresident employees.
- d. Townhouses not among the permitted uses of the district.

Escambia County Zoning District Regulations

Sec. 3-2.7 - Medium density residential district (MDR).

- (2) *Retail services.* Boarding and rooming houses.
 - (3) *Public and civic.*
 - a. Clubs, civic and fraternal.
 - b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
 - c. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - d. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
 - e. Places of worship.
 - f. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
 - (4) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks with permanent restrooms or outdoor event lighting.
 - (5) *Agricultural and related.* Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the MDR district:
- (1) *Density.* A maximum density of ten dwelling units per acre regardless of the future land use category.
 - (2) *Floor area ratio.* A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.
 - (3) *Structure height.* A maximum structure height of 45 feet. See height definition.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent of the radius length, but not less than 20 feet. The minimum width for all other new lots is as follows:
 - a. *Single-family detached.* Fifty feet at the street right-of-way for single-family detached dwellings.
 - b. *Two-family.* Eighty feet at the street right-of-way for two-family dwellings.
 - c. *Multi-family and other.* Eighty feet at the street right-of-way for townhouse groups and boarding or rooming houses. No minimum lot width required by zoning for other uses.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Twenty feet in the front and rear.

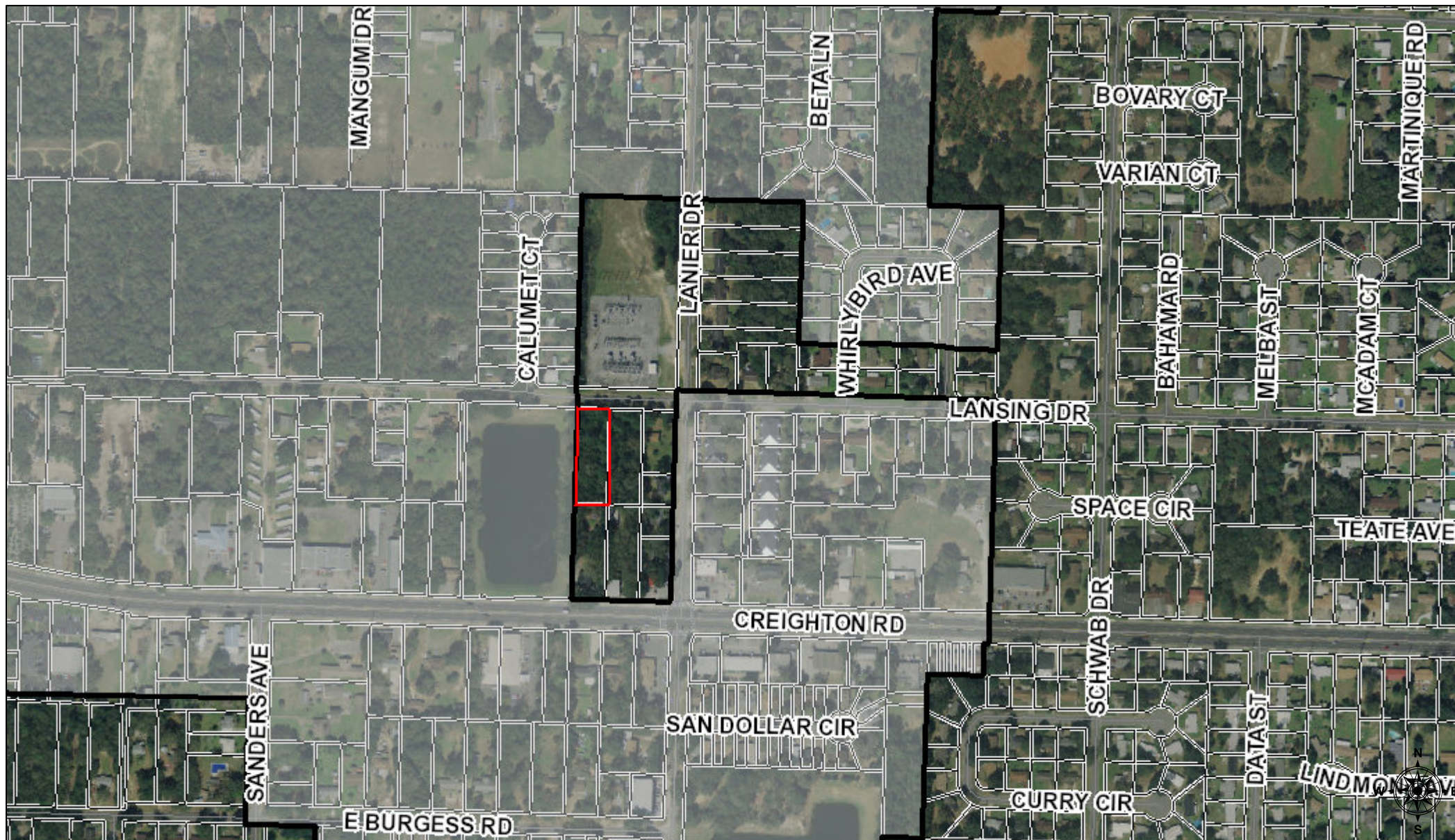
Escambia County Zoning District Regulations

Sec. 3-2.7 - Medium density residential district (MDR).

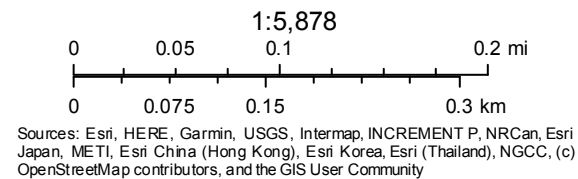
- b. *Sides.* Ten feet on each side of a group of attached townhouses. On each side of all other structures, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements.*
 - a. *Stables.* Stables shall be at least 50 feet from any property line and at least 130 feet from any residential dwelling on the property of another landowner.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* All nonresidential uses within the MDR district shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses.
- (f) *Rezoning to MDR.* Medium density residential zoning may be established only within the mixed-use suburban (MU-S) and mixed-use urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low density residential and areas zoned or used for high density residential or mixed-use.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-44, § 3, 10-8-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)

GoMaps



April 23, 2020





April 23, 2020

