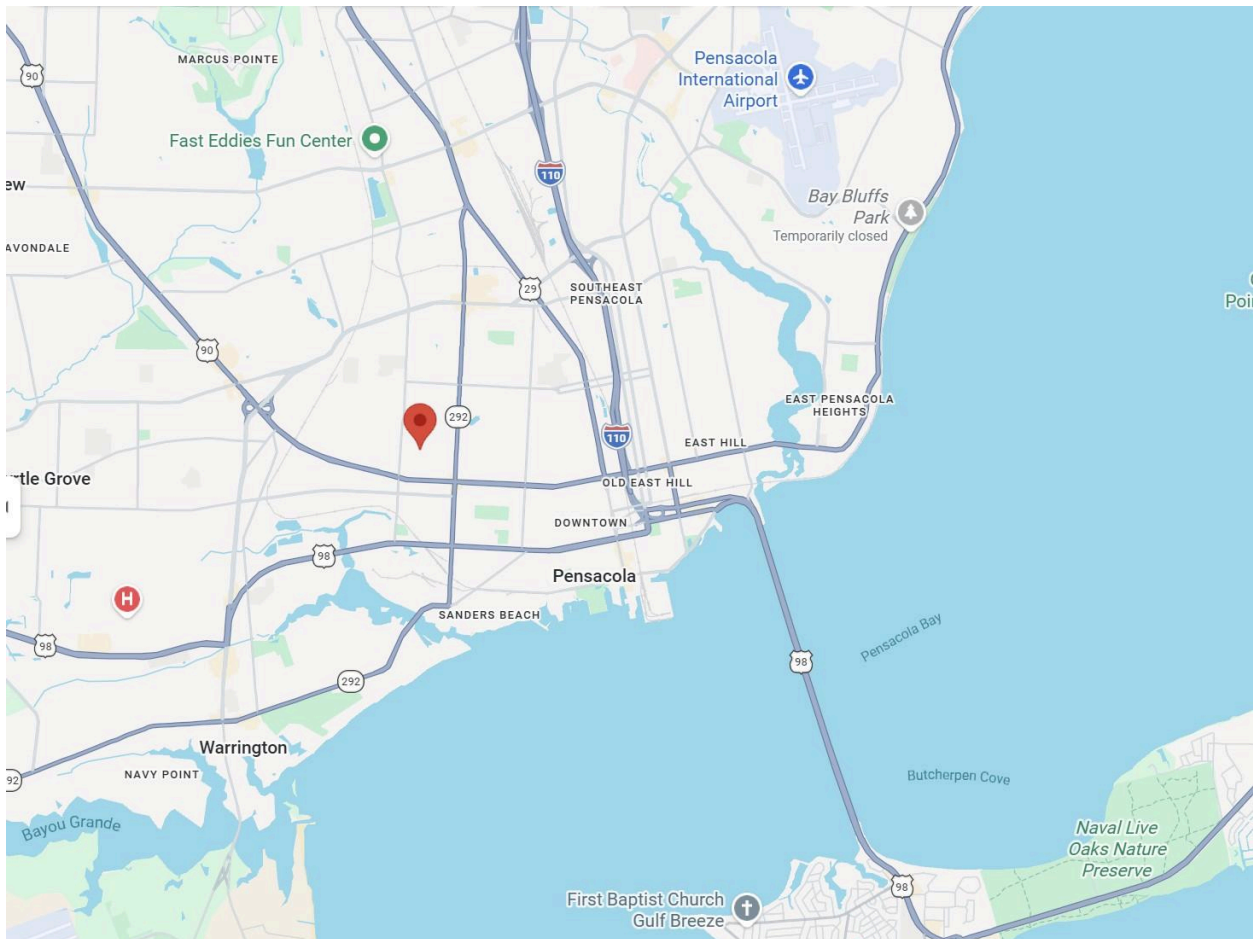


PERMITTING SPECIALISTS LLC

Property Report 1201 N. T St. Pensacola, FL 32505



PERMITTING SPECIALISTS LLC

Property Details

- Parcel Number
 - 000S009060010201
- Authority Having Jurisdiction (AHJ)
 - Unincorporated Escambia County, FL
- Zoning Designation
 - High-Density Mixed-Use (HDMU)
- Future Land Use
 - Mixed-Use Urban (MU-U)
- Flood Zone (Per 2025 FIRM)
 - X
- Development Standards
 - Sec. 3-2.9 of the LDC (included at the end of the report)

Zoning Permit History

- None publicly available
 - As the owner, Esmat Holding LLC can contact Planning and Zoning to formally request copies of previously submitted applications

Building/MEP Permit History

- EL140605596
 - Commercial electrical permit from 2014
 - Permit is in 'closed' status, meaning inspections were most likely completed and signed off on
 - The County would not release associated records; as the owner, Esmat Holding LLC could request them from the Building Department

PERMITTING SPECIALISTS LLC

Code Enforcement History

- CE19073539N
 - Nuisance violation from 2019
 - Case is formally closed
- CE23105406N
 - Nuisance violation from 2023
 - Case is formally closed
- CE24062811N
 - Nuisance violation from 2024
 - Case is formally closed
- CE25073480N
 - Nuisance violation from 2025
 - Case appears to be active/open and not formally closed

Evaluation of Pre-Application Meeting Comments

In order to direct County staff's reviews, the below project description was provided at the Pre-Application Meeting, along with a copy of the boundary survey:

- *The owner is interested in better understanding development options for this property. Please see the attached survey showing existing conditions. The owner is considering renovating the 3,660 sq. ft. building (identified as 1-story vinyl building on survey) for multi-family residential. The owner would like to understand the County's requirements for this proposal, relating to parking, landscaping, and the proposed use.*

Based on the above, Escambia County reviewing departments provided comments (the official comment letter is included at the end of the report). Comments are evaluated below after having conducted the Pre-Application Meeting on 7/29/2026:

- **Fire and Life Safety**
 - This reviewer issued "boiler plate" comments, essentially copying and pasting code as it relates to a renovation of the existing building
 - Per Fire, a more fully developed plan would need to be presented to Fire and Life Safety for them to evaluate project feasibility

PERMITTING SPECIALISTS LLC

- **Floodplain Management**

- This review confirms that the property is located in flood zone X
- If development is pursued and engineered plans are submitted, the quoted text from this comment can be added to the plans for quicker approval by floodplain management
 - “The subject property as shown hereon is located in flood zone X, (Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones), as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers 12033C0440J, map revision dated August 19, 2025.”

- **ADA**

- This review indicates that any renovations or new construction will need to be ADA compliant (ADA parking, associated signage, handicap route to building)

- **Addressing**

- This section of comments is mainly informational
- A relevant takeaway is that suite numbers would need to be sent to the County via a site plan and entered into the 911 database prior to final permit approval, if a multi-family development was pursued

- **ECUA**

- This is the County's Water and Sewer Utility
- If new connections to ECUA's systems are proposed, a separate permit will be required through their department
- Engineering would need to accompany this separate ECUA permit

- **Stormwater**

- Per the Stormwater reviewer, there are significant stormwater challenges associated with this property
 - The property is located in an area without positive drainage outflow. Drainage systems in areas without positive outflow need to be designed to more stringent criteria
 - If more than 1,000 sq. ft. of new impervious area is proposed, a separate SWMP permit would be required
- Per the technical nature of this comment, in addition to the County's concerns about drainage as it relates to this property, it would be highly advisable to engage a civil / stormwater engineer for analysis

PERMITTING SPECIALISTS LLC

- **Environmental**
 - This review is indicating that a tree survey will need to accompany any development submittals
- **Access Management**
 - This section of comments indicates that a parking area would not be approved along the T St. corridor
 - The reviewer is also indicating that the County will require construction of an ADA compliant sidewalk along the T St. frontage and a concrete bus stop landing area
 - As it relates to overall development feasibility (specifically, to the Stormwater comments), installing an adequate parking area not along the T St. corridor would almost certainly exceed an additional 1,000 sq. ft. of impervious area, triggering a more stringent drainage review process
- **Planning and Zoning**
 - Planning and Zoning's comment indicates that the existing structure identified as "1-story vinyl building" on the survey is nonconforming
 - Per Planning, the structure does not meet required setbacks
 - The LDC restricts alterations to nonconforming structures, meaning that a proposed renovation to the existing structure is very unlikely to be approved by the County

Conclusion

As it relates to a potential renovation of the existing 1-story vinyl building for purposes of multi-family residential, the most project prohibitive comments are from Planning and Zoning, and Stormwater. Planning's indication that the 1-story vinyl building is nonconforming significantly impacts the feasibility of a renovation, as they are unlikely to approve any alterations. Stormwater's comment means that they will not likely approve any development proposals until an engineered stormwater plan is reviewed.

With the above said, multi-family residential is a permitted use in the HDMU zoning district (subject to applicable development standards), and according to the County, is needed in the area. However, in order for a specific development proposal for multi-family to be approved by the County, it will almost certainly need to propose demolition of the existing building and construction of a new building (while simultaneously addressing stormwater concerns).

PERMITTING SPECIALISTS LLC

The HDMU zoning district permits a variety of different uses (small-scale retail sales, small-scale retail services) and allows others via approval of Conditional Use Permit (mobile home parks, medium-scale retail, self-storage facilities). While the zoning allows for a variety of different uses, the existing nonconforming structure and stormwater challenges appear to be the leading barriers to development.

As a result of the above information, recommended next steps would be to:

- Ensure that the existing open nuisance code enforcement case is formally closed
- Conduct an inspection of the condition of the existing structures on the property with a FL licensed engineer or building inspection consultant and receive a formal written report with consultant recommendations
- Engage a FL licensed civil / stormwater engineer for further analysis of the feasibility for development of the property from a drainage perspective

Neither Permitting Specialists LLC, nor any of its members, managers, or employees are licensed professionals. Any analysis or evaluation of the County's Pre-Application Meeting comments are from an administrative perspective only. None of the analysis or evaluation included in this report constitutes licensed professional advice or recommendations. For a complete analysis, licensed professionals should be consulted.

If there are any follow up questions, feel free to contact us.

Permitting Specialists LLC
610 E. Zack St.
Suite 110-2241
Tampa, FL 33602



Escambia County, Florida

3363 West Park Place
Pensacola, FL 32505
(850) 595-1820
www.MyEscambia.com

***This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable. Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.**

Date: July 28, 2026

David Wood
Permitting Specialists LLC
610 E. Zack Street
Tampa FL 33602
david@permittingpros.com

Project Number 26072487PSP-PA
Job Address: 1201 N T ST, PENSACOLA, FL 32505

Dear David Wood,

Staff has completed its review of plans for the N. T St. Multi-family that is to be located at 1201 N T ST, PENSACOLA, FL 32505. Comments from this review follow:

Fire and Life Safety Review Comments

The following comments have been provided by **Brian Hatler**. Should you have any questions or require additional information regarding any of these comments, please contact **Brian Hatler** at **(850) 595-1815** or by email at **bdhatler@myescambia.com**.

- i. **18.2.2.1 Access Box(es).** The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.
- ii. **18.1.1.2 Fire Hydrant Systems.** Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- iii. **18.2.3.4.1.1** Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- iv. **18.2.3.4.1.2** Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- v. **18.2.3.4.2 Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface capable of supporting 40 tons.
- vi. **18.2.3.4.3.2** Turns in fire department access roads shall maintain the minimum road width.
- vii. **18.2.3.4.4 Dead Ends.** Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.
- viii. **18.2.3.4.6.3** Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.
- ix. **18.2.4.1.1** The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
- x. **18.3.1*** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. **Indicate the location of the closest fire hydrant on the site plan. A fire hydrant must be within 500ft of the furthest point of each of the structures. Provide current fire hydrant flow test data. Indicate the location of the underground fire line required for the fire sprinkler system.**
- xi. **18.4.5.2 Buildings Other Than One- and Two-Family Dwellings.** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.
- xii. **18.4.5.2.1** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).
- xiii. **18.4.5.2.2** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).
- xiv. **18.4.5.3*** For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.
- xv. **13.3.2.17 New Apartment Buildings. 13.3.2.17.1** All buildings shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 13.3.2.17.2. [101:30.3.5.1]
- xvi. **13.3.2.17.2** Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be installed in accordance with Section 13.3, as modified by 13.3.2.17.3 and 13.3.2.17.5. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R shall be permitted. [101:30.3.5.2]

Floodplain Management Comments

The following comments have been provided by **Caleb MacCartee**. Should you have any questions or require additional information regarding any of these comments, please contact **Caleb MacCartee** at **(850) 595-3473** or by email at **cgmaccartee@myescambia.com**.

New flood maps have been adopted by Escambia County. For this project, please copy and paste the following flood statement on the next site plan submittal:

"The subject property as shown hereon is located in **flood zone X**, (Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones), as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers **12033C0440J**, map revision dated August 19, 2025."

For subsequent DRC submissions, please implement the use of the new flood information. Parcel search here:
<https://escambiacountyfl.withforerunner.com/>

ADA Review Comments

The following comments have been provided by **Ronny McGlothren**. Should you have any questions or require additional information regarding any of these comments, please contact **Ronny McGlothren** at **(850) 554-2839** or by email at **rlmcglothren@myescambia.com**.

Provide ADA parking space. Must be at least 12 feet wide with a service isle of at least 60".

Provide a minimum 44" wide handicap route to the building with striping.

Provide signage with sign reading penalty fine \$250 max.

Provide shortest route and the safest route to the entrances.

ADA bathroom will be required

Addressing Review Comments

The following comments have been provided by **Lily Blackburn**. Should you have any questions or require additional information regarding any of these comments, please contact **Lily Blackburn** at **(850) 595-3598** or by email at **lblackburn@myescambia.com**.

- The overall site address will be 1201 N T Street. Show the address on the site plan and use the address on all future forms and applications.
- Suites should be numbered so that building number, floor, and unit on that floor can be gleaned from a single number. Example: for Building 2, 3rd Floor, 4th Unit on the 3rd floor, the suite would be 2304. In cases where there is only one building, the building number portion should be dropped.
- Show the suite numbering system on the site plan. You can send a copy of the address layout to GIS@myescambia.com. The addresses will be entered into our GIS 9-1-1 database once the project has reached final approval.
- On April 5, 2012, the United States Postal Service (USPS) revised Postal Operations Manual (POM) subchapter 63, providing the Postal Service with autonomy in determining the modes of delivery when adding new deliveries, thereby enabling the Postal Service to provide services adequate and necessary to meeting its basic function in the most efficient manner. The Local Postal Service representatives are still required to meet with builders and developers early in the process to ensure the best choices are made. The USPS reserves the right to establish delivery in the most consistent and cost-effective means viable to meet our federal mandate of providing a free form of service that best meets the need to establish and maintain a safe, reliable, and efficient national Postal Service. In order for the USPS to make contact with the builder early in the process, their contact information would be very helpful if provided. Delivery will begin in the newly developed area ONLY upon approval from the USPS representative and only to locations and equipment provided by the USPS. Street delivery will be held until such time as an approved site location is agreed upon.

WARRINGTON STATION - Zip Code 32507 or 32505

Contact: Matthew Albert (850) 316.2365 matthew.j.albert@usps.gov

32507ducwarringtonpensacolaf1@usps.gov

ECUA (Water and Sewer Utility) Review Comments

The following comments have been provided by **Andre Calaminus**. Should you have any questions or require additional information regarding any of these comments, please contact **Andre Calaminus** at **(850) 969-5822** or by email at **andre.calaminus@ecua.fl.gov**.

Please clarify whether the development will need a new connection to ECUA's system or if the existing utility connections will be utilized.

If a new connection to ECUA's system or larger water meter is required, then the project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (<https://ecua.fl.gov/work-with-us/engineering-department>).

Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.

ECUA is a separate agency from Escambia County and reviews developments independently of the Development Review Committee process.

This project is partially located within a Wellhead Protection Area (WHPA) and will necessitate further review to ensure the proposed usage is allowed. A Wellhead Protection Area is defined as the surface and subsurface area surrounding a public water supply well, through which contaminants are reasonably likely to move toward and reach the well.

Additional restrictions on land use within WHPAs are outlined in the Escambia County Land Development Code Chapter 4, Article 5, Section 4-5.9 - Wellhead Protection. Specifications of the Groundwater/Wellhead Impact Report, should it be required, can be found in the Escambia County Land Development Code Design Standards Manual Chapter 2, Article 1-7.

Stormwater Review Comments

The following comments have been provided by **Maria Bertelli**. Should you have any questions or require additional information regarding any of these comments, please contact **Maria Bertelli** at **(850) 595-3475** or by email at **mtbertelli@myescambia.com**.

It is not clear as to the full extent of the projects as it relates to stormwater. If the project exceeds 1,000 SF of new impervious area, or 1,666 SF of semi-impervious area, the project will require a SWMP prepared by a professional engineer registered in the State of Florida to satisfy LDC DSM 1-1 and 2. In this case, additional comments may apply.

Please refer to Chapter 1 of the Design Standards Manual within the Escambia County Land Development Code for a complete overview of the requirements for approvals related to engineering design for stormwater.

It does not appear there is a positive drainage outfall in this area. Drainage systems in areas with no positive drainage outfall shall be designed to more stringent criteria to include retention up to and including 24-hour, 100-year frequency storm with no offsite discharge.

Environmental Review Comments

The following comments have been provided by **Jayden Freeman**. Should you have any questions or require additional information regarding any of these comments, please contact **Jayden Freeman** at **(850) 595-4572** or by email at **jgfreeman@myescambia.com**.

TREE COMMENTS:

Tree Protection & Preservation / ***Protected Trees*** / ***Landscaping***, ***Inventory drawing***, ***Landscaping Plan*** & ***Land Disturbance Activities*** (LDAs): Please be aware certain trees are considered "Protected" on residential & commercial properties/parcels & codes which pertain to site-work (i.e. Land Disturbing *Activities*) i.r.t. Protected (i.e. those 12" greater) & Heritage trees (60" DBH or greater).

- i. A tree survey, showing all "Protected" & "Heritage trees", as applicable, to scale (include "Inventory Drawing" with CRITICAL ROOTZONES (CRZs), DSM Sec. 2-4.2) is required with any future submittals (See as needed DSM Sec. 2-4.1 & 2-4.2).
 - IF APPLICABLE - Note: Any sand live oak (*Quercus geminata*) tree having five or more total stems (trunks), or having any three or more stems each three inches or greater in diameter (DBH); and located on Pensacola Beach or Perdido Key, or within any shoreline protection zone is protected per DSM 2-3.1(b).
 - IF APPLICABLE -Note: Any tree planted or preserved to meet tree replacement or landscaping requirements of the LDC, or other specific conditions of county approval are protected as they are considered required trees per DSM 2-3.1(d), (i.e. those required on same site with previous development approvals).
- ii. Include a tree table for all protected trees on site with specific tree species, each protected tree's DBH, and state if tree is to remain or proposed to be removed with justification/reason, as well as demonstrate on site plans. Protected trees proposed to be removed must be the removal criteria as described in DSM 2-5.1. It is highly encouraged to preserve and protect existing trees on-site to the greatest extent possible, do so accordingly. Existing vegetation can be prescribed buffer plants where applicable per DSM Sec 2-2.3(c)2.
- iii. Include a statement regarding the presence of heritage trees for clarification purposes. If heritage trees exist on-site, refer to DSM Sec 2-3.2 through 2-3.4, specify as applicable (showing preservation measures. If proposed to be removal, supplemental justification/assessment is required for further review).
- iv. For protected/heritage trees that exist on-site and are to remain, insert the following comment on all revised site plans: *"All adequate tree protection measures and barricades shall be installed prior to site disturbance and maintained in good working order until project is complete, and site becomes stabilized"*. Show all protection measures. See DSM Sec. 2-3.3 and 2-3.4.
- v. See DSM Chapter 2.-Environmental, Article 2.-Landscaping. Note 2-5.1 *Removal Criteria*, 2-5.2 *Replacements for Removal*, and 2-6- *Plant selection, installation, and irrigation* as all proposed tree plantings must be comply with code. Include additional landscaping notes, planting schedule, etc. to reflect landscape/mitigation plan. For trees proposed to be planted on-site, include the radius shown on site plans.
 - Mitigation is required for protected tree removal and will need to be shown with a mitigation plan, including all related calculations on revised site plans as well. Note that mitigation trees and required landscape trees (buffering, parking, etc.) are calculated separately for total required amounts. Distinguish which trees are proposed to landscape and mitigation plantings clearly on the site plans. Refer to DSM Sec. 2-2.2 and DSM Sec. 2-5 - 2-6 for tree requirements of these landscape areas. - State if no protected trees are proposed to be remove from site for clarification purposes.

LAND DISTURBANCE:

Land Disturbance Activities: Please note, all Protected & Heritage trees shall remain onsite and any proposed land clearing/ *"Land Disturbing Activities"*, including the placement of fill/ fill materials, grading, excavating, etc. shall not occur until such time as appropriate DRC approval(s) & subsequent permit(s) are issued for such site work. For contractor/ developer guidance, please relay the following general notes, per code, on the revised Site Plans & Plats:

"All land shall remain vegetated & in its natural state until such time as DRC Site Plan, Plat, & any additional permitting approvals allow for additional Land Disturbing Activities, per code. All tree removal, land clearing, placement of fill materials, or other "Land Disturbing Activities", etc. shall be permitted or otherwise approved by the County prior to initiation."

WELLHEAD COMMENTS:

20 YEAR WH:

"Wellhead Protection" Areas (WHPAs): Please be aware per ECUA & Escambia County maps, the site lies within the ***"20-Year Time-of-Travel Contour"*** (TOT)/ WHPA of a protected, potable Wellhead. Therefore, please review the following Wellhead Protection code standards & note **all applicable code sections regarding such will apply to the proposed development project.** (LDC Chapter 4, Article 5, Sec. 4-5.9 *Wellhead Protection*; DSM Chapter 2, Article 1-7 *Specifications of Groundwater/ Wellhead Impact Report*; etc. (or otherwise per ECUA, Esc. Co. &/or other Jurisdictional agencies as applicable). **All aspects of site development proposal(s) will need to be adequately addressed i.r.t. WHPA/TOTs via Site Plan notations, "Report(s)", & in writing through ECUA as well as Escambia County.** Please read these codes carefully as they limit or can limit, certain development, redevelopment, & land/ site uses within WHPAs /TOT. Consultation with the "water provider", i.e. Emerald Coast Utilities Authority (ECUA), will be required with approval documentation provided from them in writing before the final-approved Site Plan & Development Order (DO) can be released for the project.

Be aware of specific "petroleum products" & other regulated chemical & activities in WHPAs under Sec. 4-5.9 (2.)(c); (3.) for 20-yr. time of travel area (& all / a.-m. as applicable).

- i. Provide the following Wellhead/ contractor awareness note: *"The subject parcel falls within the 20-yr Travel Time Contour of a protected (potable) Wellhead. Contractors shall be responsible for reporting spills of potentially hazardous substances (i.e. gasoline, diesel fuel, hydraulic fluid, cleaning products, chemicals, etc.) to the appropriate State (FDEP State Warning Point 1-800-320-0519) and local (ECUA- Emerald Coast Utilities Authority (850) 476-5110 and Escambia County Health Department/Environmental Health 595-6712) agencies."*
- ii. Clearly delineate & label both the 7 & 20-yr. WHPAs limits in general on revised (Demo, Grading, Utility, etc.) plans. And if possible, please provide an *Onsite Environmental / Wellhead Protection Information Plan* with inset map, etc. further detailing these protection areas, provide hatchings on plans if such would help furth clarify, provide all in a corresponding project legend, etc. for all plan reviewers, future site-work contractors, tenants, business owners, etc. Reference the Enviro/WHPA plan sheet on the Demo, Grading, Overall Site Plan sheets for further details.
- iii. In regard to Wellhead Protection, **please contact Mr. Andre Calaminus, Right of Way Agent, at ECUA**. P.O. Box 17089; Pensacola, FL 32522-7089; Web: www.ecua.fl.gov; **Phone: (850) 969-5822**; Fax: (850) 969-6511. Provide all details of the project proposal and address any additional requirements, edits to plans, or concerns ECUA may have. Provide clarification from them in writing (email is fine) if: 1.) a *"Groundwater/ Wellhead Impact Report"* will be required & if so, provide an EOR- signed & sealed Report, & 2.) approval of the project overall.
- iv. Note: *Per DSM Chapter 2 Environmental, Sec. 1-7 Specifications of Groundwater/ Wellhead Impact Report, etc.* (or other Site Plan or "report" requests/ requirements) -Please be aware Esc. Co.'s LDC also retains jurisdiction in this matter & *may* require such Report if/as warranted.

Access Management Review Comments

The following comments have been provided by **Jason Walters**. Should you have any questions or require additional information regarding any of these comments, please contact **Jason Walters** at **(850) 595-3422** or by email at **jjwalter@myescambia.com**.

- 1) Backing into the travel way of "T" Street will not be allowed. The parking area will need to be somewhere other than along the "T" Street frontage.
- 2) An ADA compliant, 5' concrete sidewalk will be required along the "T" Street frontage. Additionally, a concrete bus stop landing area shall be constructed at the "T" Street/Brainerd Street intersection - there's an existing unimproved ECAT bus stop (#44) there now. Contact Don Christian for specifics (dchrist@myescambia.com or 850.595.3436).
- 3) Additional comments may be forthcoming after your next submittal.

Planning and Zoning Comments

The following comments have been provided by **Kim Wilson**. Should you have any questions or require additional information regarding any of these comments, please contact **Kim Wilson** at or by email at **klwilson@myescambia.com**.

The existing structure appears to be nonconforming based on current Land Development Code (LDC) requirements. The LDC restricts the expansion, enlargement, alteration, or change of use/occupancy of nonconforming structures unless applicable requirements are satisfied. Any proposed modifications, expansion, or change in use/occupancy may trigger additional applicable LDC standards based on the specific address, zoning district, existing conditions, and scope of the proposed development.

Additional requirements may apply, including, but not limited to, parking, landscaping, buffering, accessibility, stormwater, and other applicable site development standards. Further review will be required to determine compliance with all applicable regulations for the subject property and proposed development.

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N. T St. Multi-family
26072487PSP-PA
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This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable.

Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.

Thank you,

Krissy Manders

Attachment
CC:

Sec. 3-2.9 - High density mixed-use district (HDMU).

(a) *Purpose.* The high density mixed-use (HDMU) district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible nonresidential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the low density mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multifamily dwellings.

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

(1) *Residential.* The following residential uses are allowed throughout the district, but if within a commercial (C) future land use category they are permitted only if part of a predominantly commercial development.

- 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, including manufactured home subdivisions, but excluding new or expanded manufactured home parks.
- c. Single-family dwellings (other than manufactured homes), detached or attached, including townhouses and zero lot line subdivisions.
- d. Two-family and multifamily dwellings.

See also conditional uses in this district.

(2) *Retail sales.* Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales including medical marijuana dispensing facilities, sales of beer and wine, but excluding sales of liquor, automotive fuels, or motor vehicles, and excluding permanent outdoor storage, display, or sales.

See also conditional uses in this district.

(3) *Retail services.* The following small-scale (gross floor area 6,000 square feet or less per lot) retail services, excluding outdoor work or permanent outdoor storage:

- a. Bed and breakfast inns.
- b. Boarding and rooming houses.
- c. Child care facilities.
- d. Personal services, including those of beauty shops, health clubs, pet groomers, dry cleaners, and tattoo parlors.
- e. Professional services, including those of realtors, bankers, accountants, engineers, architects, dentists, physicians, and attorneys.
- f. Repair services, including appliance repair, furniture refinishing and upholstery, watch and jewelry repair, small engine and motor services, but excluding major motor vehicle or boat service or repair.
- g. Restaurants and brewpubs, including on-premises consumption of alcoholic beverages, but excluding drive-in or drive-through service and brewpubs with distribution of alcoholic beverages for off-site sales.

See also conditional uses in this district.

(4) *Public and civic.*

- a. Preschools and kindergartens.
- b. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
- c. Foster care facilities.
- d. Places of worship.
- e. Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Marinas, private only.
- 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.

(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 HDMU district:

(1) *Residential.*

- a. Dormitories.
- b. Fraternity and sorority houses.
- c. Manufactured (mobile) home parks.

(2) *Retail sales.* Medium-scale (gross floor area greater than 6,000 square feet per lot, but no greater than 35,000 square feet) retail sales, including sales of beer and wine and automotive fuels, but excluding sales of motor vehicles and liquor, and excluding permanent outdoor storage, display, or sales.

(3) *Retail services.*

- a. Medium-scale (gross floor area greater than 6,000 square feet per lot, but no greater than 35,000 square feet) retail services, excluding motor vehicle service and repair.
- b. Restaurants and brewpubs with drive-in or drive-through service and brewpubs with the distribution of on-premises produced alcoholic beverages for off-site sales.
- c. Small-scale (gross floor area 6,000 square feet or less per lot) major motor vehicle service and repair, excluding painting or body work and outdoor work.

(4) *Public and civic.*

- a. Broadcast stations with satellite dishes and antennas, excluding towers.
- b. Cemeteries, including family cemeteries.
- c. Clubs, civic and fraternal.
- d. Community service facilities, including auditoriums, libraries, museums, and neighborhood centers.
- e. Cinerators.
- f. Educational facilities not among the permitted uses of the district.

- g. Funeral establishments.
 - h. Hospitals.
 - i. Offices for government agencies or public utilities.
 - j. Public utility structures exceeding the district structure height limit and telecommunications towers of any height, excluding any industrial uses.
 - k. Warehousing or maintenance facilities for government agencies or public utilities.
- (5) *Recreation and entertainment.*
- a. Amusement arcade centers and bingo facilities.
 - b. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - c. Parks with permanent restrooms or outdoor event lighting.
- (6) *Industrial and related.* Microbreweries, microdistilleries, and microwineries.
- (7) *Agricultural and related.*
- a. 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.
 - b. Veterinary clinics.
- (8) *Other uses.*
- a. Self-storage facilities with a maximum lot area of one acre and outdoor storage limited to operable motor vehicles and boats. No vehicle rental.
 - b. Structures of permitted uses exceeding the district structure height limit, excluding telecommunications towers.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the HDMU district:
- (1) *Density.* A maximum density of 25 dwelling units per acre.
 - (2) *Floor area ratio.* A maximum floor area ratio of 1.0 within the commercial (C) future land use category and 2.0 within mixed-use urban (MU-U).
 - (3) *Structure height.* A maximum structure height of 150 feet above highest adjacent grade.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
 - 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, or 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.

- 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 5 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.
 - c. *Corner lots.* Will have one front setback and one side setback.
- (8) *Other requirements.* [Reserved.]
- (e) *Location criteria.* All new nonresidential uses proposed within the HDMU district that are not part of a predominantly residential development or a planned unit development, or are not identified as exempt by district regulations, shall be on parcels that satisfy at least one of the following location criteria:
 - (1) *Proximity to intersection.* Along an arterial or collector street and within 200 feet of an intersection with another arterial or collector.
 - (2) *Proximity to traffic generator.* Along an arterial or collector street and within a one-quarter mile radius of an individual traffic generator of more than 600 daily trips, such as an apartment complex, military base, college campus, hospital, shopping mall or similar generator.
 - (3) *Infill development.* Along an arterial or collector street, in an area where already established non-residential uses are otherwise consistent with the HDMU district, and where the new use would constitute infill development of similar intensity as the conforming development on surrounding parcels. Additionally, the location would promote compact development and not contribute to or promote strip commercial development.
 - (4) *Site design.* Along an arterial street and at the intersection with a local street that serves to connect the arterial street to another arterial, and all of the following site design conditions:
 - a. Any intrusion into a recorded residential subdivision is limited to a corner lot.
 - b. Access and stormwater management is shared with adjoining uses or properties to the extent practicable.
 - c. Adverse impacts to any adjoining residential uses are minimized by placing the more intensive elements of the use, such as solid waste dumpsters and truck loading/unloading areas, furthest from the residential uses.
 - (5) *Documented compatibility.* A compatibility analysis prepared by the applicant provides competent substantial evidence of unique circumstances regarding the parcel or use that were not anticipated by the alternative criteria, and the proposed use will be able to achieve long-term compatibility with existing and potential uses. Additionally, the following conditions exist:
 - a. The parcel has not been rezoned by the landowner from the mixed-use, commercial, or industrial zoning assigned by the county.
 - b. If the parcel is within a county redevelopment district, the use will be consistent with the district's adopted redevelopment plan, as reviewed and recommended by the community redevelopment agency (CRA).
- (f) *Rezoning to HDMU.* High density mixed-use zoning may be established only within the mixed-use suburban (MU-S), mixed-use urban (MU-U) or commercial (C) future land use categories. The district is suitable for areas where the intermixing of uses has been the custom, where future uses are uncertain, and some redevelopment is probable. The district inappropriate to provide transitions between areas zoned or used for medium or high density residential and areas zoned or used for commercial. Rezoning to HDMU is subject to the same location criteria as any new nonresidential use proposed within the HDMU district.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-56, § 3, 12-10-2015; Ord. No. 2016-2, § 1, 1-7-2016; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2017-5, § 2(Exh. B), 1-5-2017; Ord. No. 2019-2, § 2(Exh. B), 1-10-2019)