



OFFICE OF THE SECRETARY OF DEFENSE
OFFICE OF ECONOMIC ADJUSTMENT

JLUS Case Study
NAS Pensacola – Escambia County, FL

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Pensacola Naval Complex

NAS Whiting Fld

Santa Rosa County

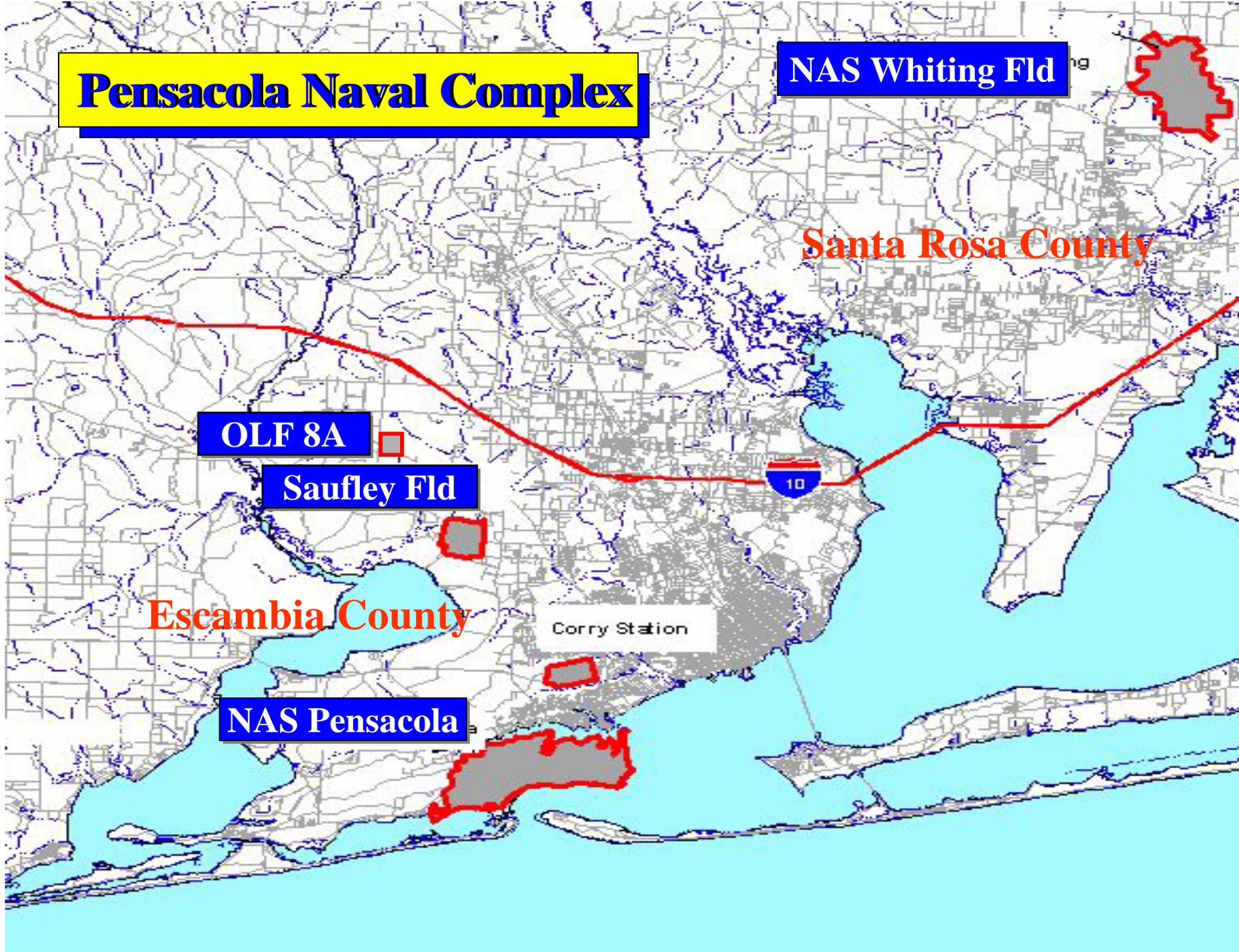
OLF 8A

Saufley Fld

Escambia County

NAS Pensacola

Corry Station





CZ

APZ-I

APZ-II

NAS Pensacola, FL

Pensacola – Housing Density





NAS Pensacola- Escambia County

Policy Committee / Technical Advisory Committee

- **County Commissioners (Chaired)**
- **Base Commanding Officer**
- **President of Real Estate Association**
- **President of Building Industry Association**
- **Chamber of Commerce**
- **Citizen Representatives**
- **Community & base planners**
- **Base Ops/AICUZ Officer**
- **GIS/Tech Service Experts**
- **Real Estate Acquisition**
- **Pubic Info Office, Base PAO**
- **Dept Community Affairs**
- **Utilities Authority**
- **County Attorney**
- **State Representatives**
- **Citizen Representatives**



JLUS RECOMMENDATIONS

Short-term strategies:

- Create **Airfield Influence Planning Districts (AIPDs)**
- Revise **Density Restrictions** and **Land Use Regulations**
- Strengthen **Real Estate Disclosure** requirements
- Use **Sound Attenuation** for new construction
- Use **Avigation Easements** for new construction
- Create a searchable, **web-based information system**
- Revise the **county Comprehensive Plan**

Long-term strategies:

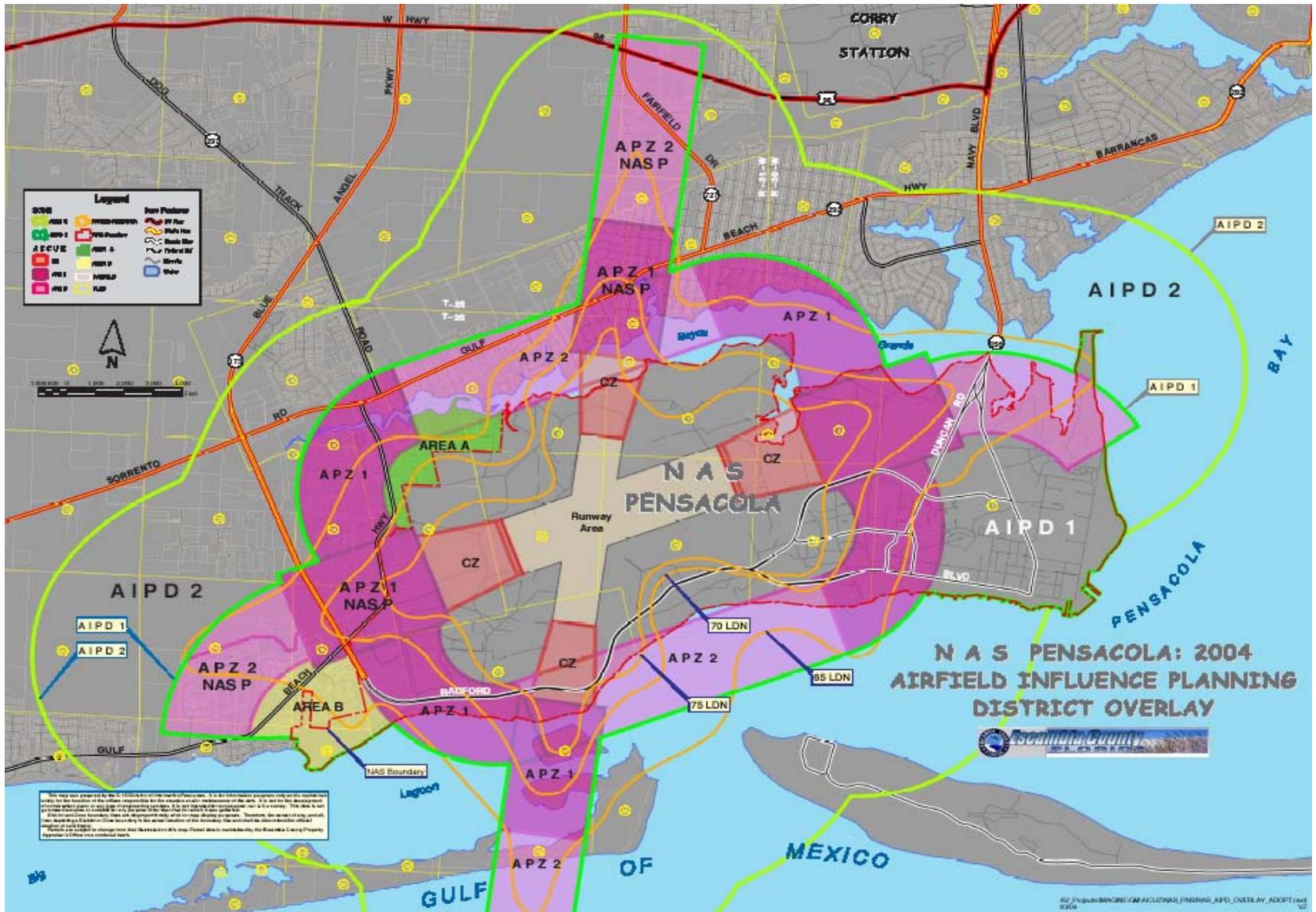
- Develop a county-wide **Land Acquisition** program
- Develop a **Transfer of Development Rights** program



Airfield Influence Planning Districts (AIPD)

The purpose of the AIPDs is to:

- Fill gaps between the airfield and AICUZ boundaries to ensure fair, consistent and compatible land use
- Promote an orderly transition and rational organization of land uses
- Protect the health, safety and welfare of the public and maintain the mission of the military
- Create a compatible mix of land uses





Airfield Influence Planning Districts

AIPD-1: includes the current CZs, APZs, noise contours of 65 Ldn and higher, areas near and in some cases abutting the airfield

AIPD-2: boundary is a 1 mile buffer line from the 65db noise contour

Conditions for parcels within the *AIPD-1* & 2 include:

- **Density restrictions and land use regulations** for airfield compatibility
- **Real Estate Disclosures** at time of showing
- **Sound Attenuation** of buildings to level of noise exposure
- **Avigation Easements** for subdivision approval/building permits
- **Mandatory referral** of all development applications to base officials for review and comment within ten working days



AIPD Implementation

- AIPD-1 gives a commercial option to property owners but without the accompanying high residential densities.
- AIPD-2 gives the same options as AIPD-1 except it gives more commercial uses, plus it allows property owners to develop up to 3 dwelling units per acre.
- * Providing options to property owners limited the number of potential “taking” claims.

Maximum Residential Densities for NAS Pensacola

<u>AIPD-1</u>	<u>Maximum Residential Density</u> (dwelling units per acre)
Clear Zone	0
APZ 1 north & west of base	0
APZ 1 (all other APZ 1 areas)	0.4 (1 D/U per 2.5 acres)
APZ 2 north & west of base	2
APZ 2 (all other APZ 2 areas)	3
Area A	0 (Primarily Recreation)
Area B	3



Real Estate Disclosure Ordinance

Article 11 of Land Development Code now requires that notice be provided in all material advertising the sale or lease of property, emphasizing the following elements:

- Required disclosure for a broader area (anywhere within the established AIPD 1 and 2) around the main airfield and 2 OLFs
- Required disclosure with all listing agreements, sales and rental contracts, subdivision plats, and any individual marketing materials
- Required disclosure as soon as practicable before execution of the contract, i.e., before the making or acceptance of an offer



AVIGATION EASEMENTS

- Airport Environs Ordinance requires all applications for subdivision and/or building permit approval include the dedication of an Avigation Easement to Escambia County.
- An Avigation Easement is a legal agreement for the free and unobstructed flight of aircraft in and through the airspace above, over, and across the surface of the property, with the right to create or cause in the airspace such noise, vibrations, odors, vapors, exhaust, smoke, dust or other effects that may be inherent in the operation of aircraft launching from, maneuvering, and landing at military airfields.



Planning Board - Development Review

- COMP Plan amendment allows the Navy to designate a representative to function as an ex-officio member of the Escambia Planning Board.
- A Development Review Package will be sent each week to the Navy for comment in writing on any development project in the AIPD.



Searchable Web Information System

Escambia County created a JLUS website that provides:

- Search capability for parcels or addresses to determine if property is located in an AIPD
- Regulatory Controls in AIPDs 1 & 2
- Real Estate Disclosure form
- Avigation Easement form
- JLUS Report

Website is fully functional at:

- www.co.escambia.fl.us/departments/planning_zoning/default.php
- www.myescambia.com



Land Acquisition Program

- Funds are being dedicated to acquire development rights or outright purchase of select lands for public purposes.
- Acquisition may be funded through a series of grants, partnerships or General Obligation Bonds.
- Land acquisition is for very specific and well-tailored public need and must be critical to the protection of the public health, safety and welfare and military operations.
- ✓ Escambia County bought 48 acres from a developer for \$1.3M to satisfy a pending lawsuit and protect the base from development next to its fence line (Area A). The Navy bought a restrictive use easement in perpetuity for \$500K to off-set county costs using the Conservation Partnering legislation.



Comprehensive Plan

JLUS recommendations have been incorporated into the existing County Comprehensive Plan to:

- Establish community goals and objectives
- Lay the legal groundwork for implementation action
- Set a framework for decision-making
- Stress role of JLUS as a compatibility tool, i.e. AIPDs
- Legitimize and support ordinance revisions



Keys to Success

- Organize representative Policy and Advisory Committees
- Conduct Public Outreach – Workshops/Hearings
 - Notification of affected property owners
- Understand the issues & plan 10 + years out
- Develop partnerships with all involved
- Reach an accommodation on compatible use
- Enforce recommendations via ordinances/comp plan
- Create an Implementation Committee
- Measure Effectiveness