

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
March 28, 2012–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 13, 2012 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for February 2012.
 - C. Planning Board 6-Month Outlook for March 2012.
4. Public Hearings.
5. Action/Discussion/Info Items.
 - A. Discussion - LDC Article 2 Addendum for DSAP Comprehensive Plan LDC Article 2 Administration, Addendum in support of DSAP Comprehensive Plan, presented by Juan Lemos, Senior Planner, Planning & Zoning.
 - B. Discussion - Floodplain Ordinance
Briefing for the Planning Board addressing the proposed updates to the existing Floodplain Ordinance in order to satisfy the guidance and requirements from FEMA, the National Flood Insurance Program, Florida Division of Emergency Management and the 2010 Florida Building Code, presented by Juan Lemos, Senior Planner, Planning & Zoning.
6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, April 9, 2012 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.

11. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

3.

Meeting Date: 03/28/2012

Information

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 13, 2012 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for February 2012.

C. Planning Board 6-Month Outlook for March 2012.

Attachments

Regular Meeting Resume

Monthly Action Follow-up

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD REGULAR MEETING FEBRUARY 13, 2012

**CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:36 A.M. - 12:43 P.M.)**

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Steven Barry
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate
Patty Hightower, School Board (non-voting)
Bruce Stitt, Navy (non-voting)

Staff Present: Stephen West, Assistant County Attorney
Lloyd Kerr, Department Director, Planning & Zoning
Horace Jones, Division Mgr., Planning & Zoning
Andrew Holmer, Sr. Planner, Planning & Zoning
Juan Lemos, Urban Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Denise Halstead, Sr Office Assistant

1. Meeting was called to order at 8:36 a.m.
2. Invocation and Pledge were given by Tim Tate.
3. Proof of Publication was given by the Board Clerk.
4. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the January 9, 2012 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for January 2012.

No action taken.

C. Planning Board 6-Month Outlook for February 2012.

No action taken.

Motion by Tim Tate, Seconded by Karen Sindel
Motion to approve Meeting Resume' Minutes of the January 9, 2012 Planning Board Meeting, noting that Patty Hightower and Bruce Stitt were present for both meetings.

Vote: 7 - 0 Approved - Unanimously

5. Public Hearings.

A. LDC Ordinance Article 6- "Zoning Categories"

That the Planning Board review and recommend approval to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending Article 6 "Zoning Districts," to create a zoning designation "C-2NA" under the C-2 Zoning district.

Motion by Steven Barry, Seconded by Tim Tate
Motion to recommend adoption of the Ordinance to the LDC amending Article 6 "Zoning Districts" to the Board of County Commissioners.

Vote: 7 - 0 Approved - Unanimously

B. JLUS Maps

That the Board review and recommend for approval or denial to the Board of County Commissioners (BCC) the updated 2010 Joint Land Use Study (JLUS) maps.

Motion by Steven Barry, Seconded by Dorothy Davis
Motion to table until further notice from County staff.

Vote: 7 - 0 Approved - Unanimously

C. LDC Ordinance-Article 13.20.00- Flood Plain Management

That the Planning Board review and recommend approval to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 13.20.00 "Flood Plain Management on Pensacola Beach," concerning the standards for Flood Hazard reduction.

Motion by Tim Tate, Seconded by Robert V. Goodloe
Motion to table this matter and make it a matter of discussion when we are able to see the full impact of changes to the Building Code, concurrent with that discussion item.

Vote: 7 - 0 Approved - Unanimously

- D. LDC Ordinance - Article 2 "Application for Rezoning"
That the Planning Board review and recommend approval to the Board of County Commissioners(BCC) for adoption an Ordinance to the Land Development Code (LDC) amending Article 2, "Administration," Section 2.08.02.C, "Application for Rezoning."

Motion by Steven Barry, Seconded by Tim Tate
Motion to recommend approval to the Board of County Commissioners for adoption an Ordinance to the LDC Article 2 "Application for Rezoning".

Vote: 6 - 1 Approved

Voted No: Karen Sindel

6. Action/Discussion/Info Items.

- A. Discussion - Locational Criteria for Local Roads
Locational Criteria for Local Roads, presented by John Fisher, Urban Planner II, Planning & Zoning

No action taken.

- B. Discussion - LDC Article 2 Addendum for DSAP Comprehensive Plan
LDC Article 2 Administration, Addendum in support of DSAP Comprehensive Plan, presented by Juan Lemos, Senior Planner, Planning & Zoning.

Speakers: Jesse W. Rigby
Dan Gilmore

No action taken.

- C. Planning Board Interpretation(PBI 2012-01) - Crematoriums Located Within a Funeral Home Establishment
Request for Planning Board interpretation on Crematoriums located within a funeral home establishment.

Speakers: Tommy G. Smith
Steve Lyon

Chris Jensen
Michael Carro
Buddy Page
Dave Hoxeng
Paul Blake
Timothy McEvoy
Ajit Patel

Motion by Tim Tate, Seconded by Alvin Wingate
Motion to allow a crematorium in a funeral home establishment in C-2,
not addressing C-1, as a permitted use.

Vote: 3 - 4 Failed

Voted Yes: Tim Tate
Dorothy Davis
Alvin Wingate

7. Public Forum.
8. Director's Review.
9. County Attorney's Report.
10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, March 12, 2012 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Meeting was adjourned at 12:43 p.m.



T. Lloyd Kerr, AICP, Director
Development Services

MEMORANDUM

TO: Planning Board

FROM: Denise Halstead
Planning & Zoning Division

DATE: March 2, 2012

RE: Monthly Action Follow-Up Report for February 2012

Following is a status report of Planning Board (PB) Agenda Items for the Month of **February**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

PROJECTS, PLANS, & PROGRAMS

1. Perdido Key Master Plan

01/12/12 BCC directed staff to send out a Request for Letters of Interest

COMMITTEES & WORKING GROUP MEETINGS

None

COMPREHENSIVE PLAN AMENDMENTS

1. *Comprehensive Plan Amendment 2011-02 – 200 Becks Lake Rd – Changing from MU-S to MU-U*

10/10/11 PB recommended approval to the BCC

11/03/11 BCC approved the transmittal to the Florida Department of Economic Opportunity

12/16/11 ORC received from DEO

01/19/12 BCC adopted

01/25/12 Forward to DEO

- 2. Comprehensive Plan Text Amendment - Ordinance amending the 2030 Escambia County Comprehensive Plan to remove all references to Florida Rule 9J-5; to remove all references to Department of Community Affairs and replace with Florida Department of Economic Opportunity (FDEO); to remove all references to Florida Statute 163.3101 and replace with Florida Statute 163.3161.**

01/09/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment.

03/01/12 BCC approved transmittal to DEO

LAND DEVELOPMENT CODE ORDINANCES

None

REZONING CASES

1. *Rezoning Case Z-2011-17*

10/10/11 PB recommended Denial of the R-6 request

11/03/11 BCC remanded the case back to the PB for review

01/09/12 PB recommended Approval of R-5 request

02/02/12 BCC approved

2. *Rezoning Case Z-2012-01*

01/09/12 PB recommended approval of rezoning of western portion in AIPD-2 to AMU-2; eastern portion within AIPD-1 to remain R-R, Rural Residential.

02/02/12 BCC remanded the case back to the PB for review

PLANNING BOARD MONTHLY SCHEDULE 6 MONTH OUTLOOK FOR MARCH 2012

(Revised 03/19/12)

A.H. = Adoption Hearing T.H. = Transmittal Hearing P.H. = Public Hearing

* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

| Meeting Date | LDC Changes Public Hearing | Comprehensive Plan Amendments | Rezoning | Reports, Discussion and/or Action Items |
|-----------------------------------|--|-------------------------------------|---|--|
| Monday, March 12, 2012 | | | <ul style="list-style-type: none"> • Z-2012-01 (remanded back to PB) • Z-2012-02 • Z-2012-03 | <ul style="list-style-type: none"> • LDC Art. 2 Administration, Addendum in support of DSAP Comp Plan • FEMA Flood Plain Ordinance Changes |
| Monday, April 9, 2012 | <ul style="list-style-type: none"> • Comp Plan Annual Report • SRIA Sign Ordinance | | <ul style="list-style-type: none"> • Z-2012-04 • Z-2012-05 • Z-2012-06 • Z-2012-07 | <ul style="list-style-type: none"> • Flood Plain Revision-SRIA |
| Monday, May 14, 2012 | <ul style="list-style-type: none"> • Location Criteria for Local Roads | | | |
| Monday, June 11, 2012 | | | | <ul style="list-style-type: none"> • PSFE Update |

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. A.

Meeting Date: 03/28/2012

Information

Agenda Item:

LDC Article 2 Administration, Addendum in support of DSAP Comprehensive Plan, presented by Juan Lemos, Senior Planner, Planning & Zoning.

Attachments

LDC Addendum

Addendum to Article 2 of the Escambia County

Land Development Code

(March 19 2012 version)w/ updates addressing Dan Gilmore/Todd Harris e-mails dated 09 March, 2012)

The following proposed inclusions/additions to the LDC, in support of the Escambia County Detailed Specific Area Plans. The proposed additions will be included in Chapter 2 of the LDC and entitled **Detailed Specific Area Plans Administrative Processes:**

1 **2.14.00 Detailed Specific Area Plans Administrative Processes**

2 **2.14.01 VARIANCES-**

3 The Board of Adjustments may grant a variance to the requirements of the Detailed Specific
4 Area Plans when such variances will not be contrary to the public interests or contravene with
5 the general design principles as outlined in FLU 5.1.2 of the Escambia County Comprehensive
6 Plan and the Sector Plan in general. However, the BOA shall not grant a variance to any density
7 requirement(s). The variance will not, in any manner alter other provisions of the
8 Comprehensive Plan and the Land Development Code, except the Comprehensive Plan may be
9 amended in the manner prescribed by law

10 **2.14.02 ADMINISTRATIVE INTERPRETATIONS-**

11 The director of the Development Services Division may interpret the land use categories on the
12 Detailed Specific Area Map in the following limited circumstances:
13

- 14 A. When questions arise as to the land use category of a particular parcel, when
15 boundary lines do not follow property lines, section lines, manmade improvements
16 or other readily identifiable physical features the director may consider that
17 boundary to coincide with the natural or manmade feature or boundary located
18 proximate to the boundary shown on the land use map. Such boundaries may
19 include, but are not limited to, rivers, streams, property boundaries, zoning lines,
20 section lines, roads, and railroads
21
- 22 B. The interpretation (area of expansion) shall apply to areas no greater than **five (5)**
23 **acres** in size and shall be a onetime occurrence
24
- 25 C. A property owner may request that the interpretation by the director be made for a
26 specific DSAP Map land use category within the parcel.
27

- 28 D. The uses allowed shall be compatible with those surrounding uses
29
30 E. This section is not intended to amend the Sector Plan without compliance with the
31 applicable State and County ordinances. **Any change to the Sector Plan shall require a**
32 **Comprehensive Plan amendment**

33 **2.14.03 DETAILED SPECIFIC AREAS MAP AMENDMENT PROCESS-**

34 **A.** The Planning Board shall consider each application at a quasi-judicial public hearing. Public
35 notice for hearings will be in accordance with F. S. Chapter 125.66. An applicant for a
36 proposed amendment has the burden of providing substantial, competent evidence that the
37 proposed amendment is consistent with criterion (I-IV) below. The Planning Board shall
38 transmit a written recommendation to the Board of County Commissioners setting forth
39 findings of fact and conclusions of law. Such recommendation shall be for approval, approval
40 with modification, or denial including reasons for any modifications or denial; and shall
41 include consideration of the following:

42 **I. Consistent with the Comprehensive Plan Goal FLU 5**

43 To encourage cohesive and sustainable development patterns within central Escambia
44 County, emphasizing urban form and the protection of regional resources and facilities

45 **II. Consistent with the Comprehensive Plan FLU 5.1.2 general principles**

46 **a. Economic Development (*Commercial Projects*)**

- 47
48 1. Promote economic development and job creation
49 2. Promote the fiscally efficient use of land and infrastructure
50 3. Provide adequate retail and service opportunities to meet the needs
51 of the surrounding community
52

53 **b. Transportation**

- 54
55 1. Create a highly interconnected, multi-modal transportation system
56 that efficiently links housing to employment and retail opportunities
57 2. Develop a hierarchy of transportation corridors that would increase
58 mobility and accessibility within the OSP while respecting existing
59 residential development
60 3. Create an interconnected and accessible pedestrian and bicycle
61 network
62 4. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through
63 the use of compact, mixed-use and transit-oriented development
64 patterns
65
66
67
68

69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115

c. Environment

- 1. Establish a “green infrastructure” network of interconnected recreation areas and open space
- 2. Identify, protect and when impacted by development restore key ecosystems
- 3. Identify, protect and when impacted by development restore wildlife habitat and corridors
- 4. Reduce greenhouse gas (GHG) emissions

d. Community Design

- 1. Create a hierarchy of place
- 2. Promote compact neighborhood design
- 3. Create neighborhoods that would provide a broad range of housing options varying in size, style, cost and type of ownership
- 4. Provide neighborhood schools and parks within close proximity to housing consistent with Chapter 16, Public Schools Facilities Element
- 5. Construct resource-efficient homes and businesses

III. Consistent with Comprehensive Plan FLU 5.1.3

The total maximum development scenario of the Mid-West Escambia County Optional Sector Plan shall be limited to 12,175,000 sq. ft. of non-residential development and 23,000 residential dwelling units. Any future amendments to this total shall result in a balanced jobs-to-housing ratio.

***Jobs to housing ratio:** The ideal job-to-housing ratio standard will be 1:1; however, acceptable ranges will be 1.0 to 1.18.*

IV. Consistent with the adopted DSAPs underlying land use map

Compatibility of the proposed land uses, densities and intensities with the adopted DSAPs Land Use Map

B. The Board of County Commissioners, at a quasi-judicial public hearing, shall review the record and the recommendation of the planning board and either adopt the recommended order, modify the recommendation order as set forth herein, reject the recommended order, or remand the matter back to the planning board for additional facts or clarification. Findings of fact or findings regarding legitimate public purpose may not be rejected or modified unless they are clearly erroneous or unsupported by the record. When rejecting or modifying conclusions of law, the Board of County Commissioners must state with particularity its

116 reasons for rejecting or modifying the recommended conclusion of law and must make a
117 finding that its substituted conclusion of law is as or more reasonable than the conclusion that
118 was rejected or modified. However, the Board of County Commissioners may not modify the
119 recommendation to a more intensive use than recommended by the Planning Board.

120 **C.** Decisions by the Board of County Commissioners regarding the DSAPs map amendments shall
121 be final. Any party who wishes to seek judicial review of the decision of the Board of County
122 Commissioners must do so within 30 days of the date the Board of County Commissioners
123 approves or rejects the recommendation. Written notice of the filing of any such petition for
124 judicial review shall promptly be provided by the planning staff to all property owners within
125 500 feet of the property for which the map amendment was sought.

126 **D.** Thereafter, if a map amendment is approved, the Board of County Commissioners shall amend
127 the DSAP Land Use Map to reflect its final decision in accordance with the ordinance
128 enactment procedures set forth in Section 2.08.03.

129 **E.** Limitation on subsequent applications. Whenever an application for DSAP Land Use map
130 amendment is denied by the Board of County Commissioners, no new application for identical
131 action shall be accepted for consideration within a period of 180 days of the decision of
132 denial.

133 **F.** All requests for map amendments within the Detailed Specific Area Plan shall be submitted
134 with the prescribed application forms, documents, and fees, to the planning and zoning
135 department (the department) according to its established submittal checklists, procedures,
136 and schedules. If the department determines through an initial completeness review that the
137 application submittal does not contain the prescribed items, or review fees are not paid, the
138 application shall not be accepted.

139 **G.** Application fees. Fees for Detailed Specific Area Plans map amendments shall be the same as
140 specified by the Board of County Commissioners for rezonings. Fees shall be provided by the
141 applicant at the time of application submittal.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 03/28/2012

Information

Agenda Item:

Briefing for the Planning Board addressing the proposed updates to the existing Floodplain Ordinance in order to satisfy the guidance and requirements from FEMA, the National Flood Insurance Program, Florida Division of Emergency Management and the 2010 Florida Building Code, presented by Juan Lemos, Senior Planner, Planning & Zoning.

Attachments

Floodplain Ordinance Presentation

FLOODPLAIN MODEL ORDINANCE
ARTICLE 10 LAND DEVELOPMENT CODE
(ESCAMBIA COUNTY & UNINCORPORATED
AREAS)

- Guidance relevant to all of the National Flood Insurance Program (NFIP) Community Rating System (CRS) participating jurisdictions

- In Escambia County, we have the following individual participating NFIP CRS jurisdictions that manage their own floodplain ordinances:
 - City of Pensacola
 - Town of Century
 - Santa Rosa Island Authority
 - Escambia County unincorporated

- The 2010 FBC is effective **March 15, 2012**, which makes it necessary for communities to expeditiously consider and take action to adopt the new **model ordinance** and code amendments.

- For the first time, the 2010 Florida Building Codes (FBC) retain the flood provisions from the model International Code Series that forms the basis of the FBC.
- The new FPM model is coordinated with the FBC. The FBC contains requirements for buildings and structures; the FPM model contains other requirements necessary for consistency with the NFIP. In order to fulfill community commitments to the NFIP, the FPM model requires buildings and structures that are exempt from the FBC and development other than buildings to comply with requirements for flood hazard areas.

➤ <http://www.floridadisaster.org/Mitigation/SFMP/Index.htm>

PARTICIPATION

Project coordinated by FEMA thru the National Flood Insurance Program, The Florida Association of Building Officials and the Florida Division of Emergency Management.

The National Flood Insurance Program is a federally-subsidized flood damage insurance program administered by the Federal Emergency Management Agency (FEMA). **In order for residents and business owners to be eligible to purchase flood insurance, communities must exchange a commitment to manage development in their special flood hazard areas according to minimum federal regulations.** These areas are delineated by FEMA on Flood Insurance Rate Maps.

The National Flood Insurance Program's (NFIP) **Community Rating System (CRS)** is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, **flood insurance premium rates are discounted to reflect the reduced flood risk** resulting from the community actions meeting the three goals of the CRS:

- a. Reduce flood losses;
- b. Facilitate accurate insurance rating;
- c. Promote the awareness of flood insurance.

OUR INTENT

Ensure that all changes in the proposed new **model ordinance** will be addressed in our adopted floodplain ordinance:

- ❖ Include all of the existing standards in current ordinance unless in contravention with the new building code
- ❖ Include any items not addressed by the new building code and needed for compliance with NFIP and the CRS program
- ❖ Consult with the State Floodplain Manager to ensure compatibility with State floodplain management guidelines
- ❖ Produce a viable Draft floodplain ordinance that addresses all changes within the new guidance

OUR PROCESS

1. Review the proposed model ordinance and compare it with our current floodplain management ordinance
2. Create a cross-walk
3. Identify all of the proposed and missing elements from the model ordinance
4. Meet and coordinate with stake-holders: Building Official inspections, SRIA floodplain manager, Town of Century floodplain manager, Escambia County floodplain manager(s) and Development Services personnel.
5. Consult with the State Floodplain Manager to ensure compatibility with State floodplain management guidelines.
6. Have County's legal division review for compliance
7. Produce a viable Draft ordinance

PROPOSED TIMELINE

12 March 2012- Discussion Item = Introduction briefing to amendments to floodplain ordinance for the Planning Board

April-May 2012- Proposed ordinance, adoption recommendation public hearing for the Planning Board

June-July 2012- Proposed ordinance adoption hearing to the BOCC