

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 10, 2012–8:35 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. Proof of Publication.
4.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 5, 2012 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for November 2012.
 - C. Planning Board 6-Month Outlook for December 2012.
5. Public Hearings.
 - A. LDC Article 13 "Signage", Regulation of Signs and Outdoor Display
A Public Hearing Concerning the Review of an Ordinance Amending Article 13 "Signage"

That the Planning Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 13 "Signage", Regulation of Signs and Outdoor Display.
 - B. CPA-2012-07 Text Amendment
That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to Department of Economic Opportunity (DEO), an Ordinance amending the Escambia County Comprehensive Plan 2030 consistent with Chapter 2011-139, Laws of Florida; removing the requirement to submit an annual update of the Capital Improvements Element to the State Planning Agency.
 - C. CPA 2012-04 Large Scale Map Amendment
That the Planning Board review Comprehensive Plan Amendment (CPA) 2012-04 Map and recommend adoption to the Board of County Commissioners (BCC) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan, as amended; amending the future land use map designation.

6. Action/Discussion Items
 - A. Perdido Key Master Plan Presentation, presented by DPZ.
 - B. Letter from Planning Board Chairman to Board of County Commissioner Chairman
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, January 7, 2013 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. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4.

Meeting Date: 12/10/2012

Information

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 5, 2012 Planning Board Meeting.

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

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

Attachments

Quasi-Judicial Resume

Planning Board Regular Mtg Resume

Monthly Action Follow-Up Report

Six Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD November 5, 2012

**CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:05 A.M.)
(10:40 A.M. - 10:41 A.M.)**

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Dorothy Davis
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)

Absent: David Luther Woodward
Robert V. Goodloe
Karen Sindel

Staff Present: Stephen West, Assistant County Attorney
Horace Jones, Division Mgr., Planning & Zoning
Andrew Holmer, Senior. Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Karla Moreno, Director's Aide
Kayla Meador, Sr Office Assistant
Kendra Thompson

1. The meeting was called to order at 8:30 AM.
2. Invocation/Pledge of Allegiance to the Flag was given by Alvin Wingate.
3. Proof of Publication was given by the clerk and the board voted to waive the reading of the legal advertisement.
4. Quasi-judicial Process Explanation.
5. Public Hearings.

- A. Z-2012-26
Applicant: Wiley C. "Buddy" Page, Agent
for Michael Oneill
Address: 85 Stone Blvd
From: ID-CP, Commerce Park,
District (cumulative)
To: ID-2, General Industrial
District (noncumulative)

Motion by Tim Tate, Seconded by Dorothy Davis
The Board voted to move the rezoning case to the December 10, 2012 Planning
Board meeting.

Vote: 4 - 0 Approved - Unanimously

- B. Z-2012-27
Applicant: Lawrence Richardson, Agent
for John W. Hawkins, Jr.
Address: 124 Massachusetts Ave
From: R-6 Neighborhood
Commercial and Residential
District, (cumulative) High
Density (20 du/acre)
To: C-2, General Commercial and
Light Manufacturing District,
(cumulative) (25 du/acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding
this item.

No planning board member refrained from voting on this matter due to any conflict of
interest.

Motion by Tim Tate, Seconded by Dorothy Davis
Motion was made to approve the rezoning case from R-6 to C-2.

Vote: 4 - 0 Approved - Unanimously

- C. Z-2012-09 (Remanded by BCC 10/04/12)
Applicant: Wiley C. "Buddy" Page, Agent
for Rick Evans Contracting
Address: 2006 Border St

From: R-5, Urban Residential/Limited
Office District, (cumulative) High
Density and ID-1, Light Industrial
District (cumulative) (no
residential uses allowed)

To: ID-1, Light Industrial District
(cumulative) (no residential uses
allowed)

Motion by Tim Tate, Seconded by Dorothy Davis
The Board voted to move the rezoning case to the December 10, 2012 Planning
Board meeting.

Vote: 4 - 0 Approved - Unanimously

6. Adjournment.

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD November 5, 2012

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 10:00 A.M.)
(10:10 A.M. - 10:55 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Dorothy Davis
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)

Absent: David Luther Woodward
Robert V. Goodloe
Karen Sindel

Staff Present: Karla Moreno, Director's Aide
Kayla Meador, Sr Office Assistant
Kendra Thompson
Stephen West, Assistant County Attorney
Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Senior. Planner, Planning & Zoning
Horace Jones, Division Mgr., Planning & Zoning
John Fisher, Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of publication was given by the clerk.
4. A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 8, 2012 Quasi-Judicial Rezoning and Planning Board Meeting.
B. Planning Board Monthly Action Follow-up Report for September 2012.

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

Motion by Tim Tate, Seconded by Dorothy Davis
Motion was made to approve the minutes.

Vote: 4 - 0 Approved - Unanimously

5. Public Hearings.

A. Comprehensive Plan - Small Scale Amendment SSA 2012-04

That the Planning Board review and recommend adoption to the Board of County Commissioners (BCC) a Small Scale Amendment SSA-2012-04; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use map designation.

Motion by Tim Tate, Seconded by Dorothy Davis

The board members recommended approval of the Comprehensive Plan - Small Scale Amendment SSA 2012-04.

Vote: 4 - 0 Approved - Unanimously

B. Comprehensive Plan - Small Scale Amendment SSA-2012-05

That the Planning Board review and recommend to the Board of County Commissioners (BCC) Comprehensive Plan Small Scale Amendment (SSA) 2012-05; amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan, as amended; amending the Future Land Use Map designation.

Motion by Dorothy Davis, Seconded by Alvin Wingate

The board members recommended approval of the Comprehensive Plan - Small Scale Amendment SSA-2012-05.

Vote: 4 - 0 Approved - Unanimously

C. Comprehensive Plan Amendment - Large Scale Amendment CPA 2012-06

That the Planning Board review and forward Comprehensive Plan Amendment (CPA) 2012-06 to the Board of County Commissioners (BCC) for transmittal to the Department Of Economic Opportunity (DEO), amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan 203, as amended; amending Future Land Use element MU-PK.

Motion by Tim Tate, Seconded by Dorothy Davis

The board members recommended approval of the Comprehensive Plan Amendment - Large Scale Text Amendment CPA 2012-06.

Vote: 4 - 0 Approved - Unanimously

D. LDC Ordinance - Article 6, Zoning District, Perdido Key
A Public Hearing Concerning the Review of an Ordinance Amending Article 6

That the Planning Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 6, Zoning Districts

Motion by Tim Tate, Seconded by Dorothy Davis

The board members recommended approval of the LDC Ordinance - Article 6, Zoning District, Perdido Key.

Mr. Griffin, a member of the public presented a letter addressing concerns, one of which was building height.

Vote: 4 - 0 Approved - Unanimously

6. Discussion/Action Item

LDC REWRITE

The Planning Board heard comments from Mr. J. Dan Gilmore (40 S. Palafox Pl, Pensacola, FL) regarding the letter submitted on behalf of the Escambia County Land Development Code Citizens Advisory Committee to the Planning Board, dated October 18, 2012, reiterating his belief that the Committee had insufficient opportunity and time to review the document. He advised Chapters 3, 4, 5, and 6 had either been incomplete or never provided to the Committee, and that when documentation was provided and revisions were recommended, staff had not considered those revisions. Mr. Gilmore advised the Planning Board should make no assumptions that the document for consideration at the November 19, 2012, Workshop had final approval by the Committee.

Mr. T. Lloyd Kerr, AICP, Director, Development Services Department, advised that he vehemently disagreed with the statements presented by Mr. Gilmore as staff had provided documentation throughout the process to the Committee, making revisions and implementing suggestions, where feasible and possible. He advised of his recommendation that the Planning Board proceed with review of the document at the November 19th Workshop since further review and input by the Committee, at this point, would be counter-productive.

Following further discussion, the Planning Board decided to delay further discussion of the matter until the full Planning Board could convene at the November 19th Workshop.

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, December 10, 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. Adjournment.



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board
FROM: Kayla Meador
Planning & Zoning Division
DATE: November 26, 2012
RE: Monthly Action Follow-Up Report for November 2012

Following is a status report of Planning Board (PB) agenda items for the prior month of **November**. 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

- PERDIDO KEY MASTER PLAN**

01/12/12	BCC directed staff to send out a Request for Letters of Interest
06/28/12	BCC selected Duany Plater-Zyberk & Company, LLC.
08/15/12	Site Visit – Duany Plater-Zyberk & Company, LLC.
09/13/12	Workshop was held at Perdido Bay Community Center
10/15-10/22	Charrette

COMMITTEES & WORKING GROUP MEETINGS

- | | |
|----------|--------------------------------------|
| 11/19/12 | LDC Re-write Workshop (Map and Text) |
| 12/10/12 | Planning Board-Public Hearing |

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- 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 Statue 163.3101 and replace with Florida Statue 163.3161. (CPA-2012-01)**

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
05/17/12	BCC adopted

2. Comprehensive Plan Text Amendment- Ordinance amending the Escambia County Comprehensive Plan: 2030, as amended; repealing and replacing in its entirety ordinance No. 2012-18. (CPA-2015-05)

07/09/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment repealing and replacing Ordinance 2012-18.
08/09/12 BCC transmitted to DEO
09/13/12 Response letter from DEO
12/06/12 BCC to adopt

3. Comprehensive Plan Text Amendment – Large Scale Amendment (CPA-2012-02) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

08/13/12 PB reviewed and forwarded to the Board of County Commissioners transmittal to the Department of Economic Opportunity (DEO).
08/23/12 BCC approved transmittal to DEO
09/28/12 Response letter from DEO
01/03/13 BCC to adopt

4. Comprehensive Plan Text Amendment – FLU 5 OSP (CPA 2012-03) Ordinance amending the Escambia County Comprehensive Plan 2030, amending policy FLU 5.5.2 regarding the locational criteria for traditional urban neighborhoods, new suburban neighborhoods and conservation neighborhoods in specific area plans.

07/09/12 PB reviewed and recommended to the Board of County Commissioners transmittal to the Department of Economic Opportunity (DEO).
08/09/12 BCC approved transmittal to DEO.
10/05/12 Response letter from DEO
12/06/12 BCC to adopt

5. Comprehensive Plan Text Amendment - House Bill 503, amending the Comprehensive Plan 2030 consistent with Chapter 2012-205, Laws of Florida; removing references from the Comprehensive Plan 2030 requiring an applicant to obtain a permit or approval from any State of Federal agency as a condition of processing a development permit under certain conditions.

08/13/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment CPA 2012-04.
09/06/12 BCC approved transmittal to DEO
10/12/12 Response letter from DEO
12/06/12 BCC to adopt

• **Map Amendments:**

6. Comprehensive Plan Map Amendment- Small Scale Amendment (SSA-2012-02) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

08/13/12 PB reviewed and recommended to the Board of County Commissioners transmittal to the Department of Economic Opportunity (DEO).
08/23/12 BCC adopted

7. Comprehensive Plan Map Amendment- Small Scale Amendment (SSA-2012-03) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

10/08/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment SSA 2012-03.
11/01/12 BCC adopted

8. Comprehensive Plan Map Amendment- Small Scale Amendment (SSA-2012-04) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

11/05/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment SSA 2012-04.
12/06/12 BCC to adopt

9. Comprehensive Plan Map Amendment- Small Scale Amendment (SSA-2012-05) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive Plan, as amended; amending the Future Land Use Map designation.

11/05/12 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment SSA 2012-05.
12/06/12 BCC to adopt

LAND DEVELOPMENT CODE ORDINANCES

1. Article 3 Local Criteria for Local Roads

05/17/12 PB recommended approval of ordinance
08/09/12 BCC adopted

2. Article 13 Flood Plain Revision- SRIA

05/17/12 PB recommended approval of ordinance
08/09/12 BCC adopted

3. Article 2, 4, 7, 12 – House Bill 503

08/13/12 PB recommended approval of ordinance
09/06/12 BCC adopted

4. Article 2 Appeals

09/10/12 PB rejected the ordinance to the BCC
10/04/12 BCC meeting- Administrator pulled and sent back to PB
10/08/12 PB to review and make recommendation to BCC
11/01/12 BCC voted to leave ordinance as is

5. Article 7 Barrier Island Lighting

10/08/12 PB discussed ordinance

REZONING CASES

- 1. Rezoning Case Z-2012-09**
 - 05/14/12 PB recommended denial of rezoning
 - 06/28/12 BCC remanded case to the Planning Board to consider rezoning the R-5 portion to ID-1
 - 08/13/12 PB recommended staff revise findings for ID-1 and bring back to the September 10th PB meeting
 - 09/10/12 PB recommended denial of rezoning
 - 10/04/12 BCC remanded back to PB
 - 11/05/12 PB voted to move case to 12/10 PB meeting, Mr. Page was absent

- 2. Rezoning Case Z-2012-12**
 - 08/13/12 PB recommended approval of rezoning
 - 08/23/12 BCC approved

- 3. Rezoning Case Z-2012-13**
 - 07/09/12 PB recommended approval of rezoning
 - 08/09/12 BCC approved

- 4. Rezoning Case Z-2012-14**
 - 07/09/12 PB recommended approval of rezoning
 - 08/09/12 BCC approved

- 5. Rezoning Case Z-2012-15**
 - 07/09/12 PB recommended approval of rezoning
 - 08/09/12 BCC approved

- 6. Rezoning Case Z-2012-16**
 - 09/10/12 PB recommended approval of rezoning
 - TBD BCC meeting- waiting on Future Land Use Change approval from DEO

- 7. Rezoning Case Z-2012-17**
 - 08/13/12 PB recommended approval of rezoning
 - 10/04/12 BCC approved

- 8. Rezoning Case Z-2012-18**
 - 09/10/12 PB recommended approval of rezoning
 - 10/04/12 BCC approved

- 9. Rezoning Case Z-2012-19**
 - 09/10/12 PB recommended approval of rezoning
 - 10/04/12 BCC approved

- 10. Rezoning Case Z-2012-20**
 - 09/10/12 PB recommended approval of rezoning
 - 10/04/12 BCC approved

- 11. Rezoning Case Z-2012-21**
 - 09/10/12 PB recommended approval of rezoning
 - 11/01/12 BCC meeting

- 12. Rezoning Case Z-2012-22**
10/08/12 PB recommended approval of rezoning
11/01/12 BCC approved
- 13. Rezoning Case Z-2012-23**
10/08/12 PB recommended approval of rezoning
11/01/12 BCC approved
- 14. Rezoning Case Z-2012-24**
10/08/12 PB recommended approval of rezoning
11/01/12 BCC approved
- 15. Rezoning Case Z-2012-25**
10/08/12 PB recommended denial of rezoning
11/01/12 BCC remanded back to PB, to consider R-6
- 16. Rezoning Case Z-2012-26**
11/05/12 PB voted to move case to 12/10 PB meeting, Mr. Page was absent
- 17. Rezoning Case Z-2012-27**
11/05/12 PB recommended approval
12/06/12 BCC meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR DECEMBER 2012

(Revised 11/20/12)

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, October 8, 2012	<ul style="list-style-type: none"> • Ord-Barrier Island Lighting • Administrative Appeals 	SSA-2012-03	<ul style="list-style-type: none"> • Z-2012-22 • Z-2012-23 • Z-2012-24 • Z-2012-25 	PBI- 2012-03 CPA-2012-06-FLU MU-U LDC Ord CCPK zoning
Monday, November 5, 2012	<ul style="list-style-type: none"> • CIP Annual Report Update 	SSA-2012-04 SSA-2012-05	<ul style="list-style-type: none"> • Z-2012-09 • Z-2012-26 • Z-2012-27 	
Monday November 19, 2012 Workshop 8:30 a.m.				<ul style="list-style-type: none"> • LDC Text & Map discussions
Monday, December 10, 2012	<ul style="list-style-type: none"> • LDC Re-write • LDC SRIA Signage 	CPA-2012-04MAP CPA-2012-07TEXT	Z-2012-09 Z-2012-26 Z-2012-28 Z-2012-29	<ul style="list-style-type: none"> • PK MP Presentation
Monday, January 7, 2013	CIP Annual Report		Z-2012-25	
Monday, February 4, 2013	LDC Ord. - Chickens			
Monday, March 4, 2013				<ul style="list-style-type: none"> • JLUS

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: 12/10/2012

Issue: LDC Article 13 "Signage", Regulation of Signs and Outdoor Display

From: T. Lloyd Kerr, AICP, Department Director

Organization: Development Services

Information

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Article 13 "Signage"

That the Planning Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 13 "Signage", Regulation of Signs and Outdoor Display.

BACKGROUND:

The Santa Rosa Island Authority reviewed and approved the changes to amend the Land Development Code (LDC) Article 13 in order to provide the public with a signage Ordinance that is streamlined and concise

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Draft Ordinance

Legal Sign off

ORDINANCE NUMBER 2013-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 13, SECTION 13.22.00, TO CONSOLIDATE AND STREAMLINE THE STANDARDS EXPRESSED FOR THE REGULATION OF SIGNS AND OUTDOOR DISPLAYS ON SANTA ROSA ISLAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is to amend Article 13, Section 13.22.00, to consolidate and streamline the standards expressed for the regulation of signs and outdoor displays on Santa Rosa Island; provide for severability; provide or inclusion in the code and providing for an effective date.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 13, "Regulation of Signs and Outdoor Displays", Section 13.22.00, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

13.22.00. Regulation of signs and outdoor displays.

~~13.22.01. Policy statement. Pensacola Beach has maintained a unique character among tourist-oriented areas of West Florida by retaining much of its natural beauty while still furnishing the amenities necessary for the development of tourism and the enjoyment of visitors. It is the desire of the SRIA to retain the natural beauty of the beach landscape yet provide full services for the recreational needs of its visitors. The erection and maintenance of appropriate signs and/or outdoor displays are necessary to further these goals. It shall be the policy of the SRIA to encourage the use of advertising and information signs that enhance or blend with our landscape. Signs are necessary to provide messages and information for the public and to enable visitors to locate businesses or services. Signs or outdoor graphics shall be designed or displayed to attract attention to the business, but not at the expense of the environmental beauty.~~

~~Recognizing that signs have an obvious impact on the character and quality of a community by attracting or repelling the viewing public, affecting safety of vehicular traffic, influencing tourist promotion, affecting real estate value and setting the tone of the community, the policy on signs and outdoor displays shall be to:~~

- 1 ~~A. Provide for the safety of the public.~~
- 2 ~~B. Provide for the promotion of projects and businesses.~~
- 3 ~~C. Enhance the economic value of the community by protecting the value and~~
4 ~~character of the natural and manmade environment.~~
- 5 ~~D. Promote graphic creativity and discourage destructive competition resulting from~~
6 ~~aggressive, numerous poorly designed and expensive levels of attention in signs~~
7 ~~and street graphics.~~
- 8 ~~E. Create and maintain a desirable streetscape~~
- 9 ~~F. Replace signs which do not enhance the beauty and economic value of the~~
10 ~~community.~~

11 13.22.02 01. Signs.

12 A. General. No sign of any character shall be erected, pasted, posted or displayed
13 upon or about any lot or parcel or anywhere on the island without prior written
14 permission of the SRIA staff, AEC, or SRIA Board as applicable and the SRIA Board
15 shall have the right of uncontrolled discretion to prohibit or to restrict and control the
16 ~~size, construction, material, wording, and~~ location ~~and height~~ of all signs and may
17 summarily remove all unauthorized signs.

18 ~~B. Procedure for submission and approval.~~

19 ~~1. An application for sign approval must be completed and submitted, along with~~
20 ~~three sets of drawings which meet all requirements as specified on the~~
21 ~~application form. This submission must be received at the SRIA office at least~~
22 ~~seven working days prior to the scheduled AEC meeting for that month.~~

23 ~~2. Proposals for signs which are in total compliance with SRIA Sign Regulations,~~
24 ~~as determined by staff review, will be approved at staff level. Development~~
25 ~~Approval for such a project may normally be obtained within ten working days~~
26 ~~after submittal to the SRIA office.~~

27 ~~3. Proposals for signs which are not in compliance with SRIA Sign Regulations,~~
28 ~~as determined by staff review, will be considered by members of the Architectural~~
29 ~~Environmental Committee at their regular monthly meeting. Such proposals may~~
30 ~~be approved by AEC members, or may be referred to the full SRIA Board with a~~
31 ~~recommendation for approval, denial, modification, etc.~~

32 13.22.03.02. Standards and guidelines for design, erection and maintenance of signs.
33 The general objectives of these standards are to promote health, safety, welfare,
34 convenience and enjoyment of the public and, in part, to achieve the following:

- 1 A. ~~Safety. To promote the safety of persons and property by providing that signs:~~
- 2 1. ~~Do not create a hazard due to collapse, fire, collision, decay or abandonment;~~
- 3 2. ~~Do not obstruct fire fighting or police surveillance; and~~
- 4 3. ~~Do not create traffic hazards by confusing or distracting motorists, or by~~
- 5 ~~impairing the driver's ability to see pedestrians, obstacles or other vehicles, or to~~
- 6 ~~read traffic signs.~~
- 7 B. ~~Communication efficiency.~~
- 8 1. ~~Those signs which provide messages and information most needed and~~
- 9 ~~sought by the public are given priority;~~
- 10 2. ~~Businesses and services may identify themselves;~~
- 11 3. ~~Customers and other persons may locate a business or service;~~
- 12 4. ~~No person or group is arbitrarily denied the use of the sight lines from the~~
- 13 ~~public right-of-way for communication purposes; and~~
- 14 5. ~~Persons exposed to signs are not overwhelmed by the number of messages~~
- 15 ~~presented and are able to exercise freedom of choice to observe or ignore said~~
- 16 ~~messages, according to the observer' purpose.~~
- 17 C. ~~Landscape quality and preservation. To create and protect a unique character at~~
- 18 ~~Pensacola Beach and to enhance the appearance and economic value of the~~
- 19 ~~landscape by providing that signs:~~
- 20 1. ~~Do not interfere with scenic views;~~
- 21 2. ~~Do not create a nuisance to persons using the public rights-of-way;~~
- 22 3. ~~Do not constitute a nuisance to occupancy of adjacent and contiguous~~
- 23 ~~property by their brightness, size, height or movement;~~
- 24 4. ~~Are not detrimental to land or property values;~~
- 25 5. ~~Contribute to the special character of the area, helping the observer~~
- 26 ~~understand Pensacola Beach and orient within it, and;~~
- 27 6. ~~Aid and promote the tourist industry which is recognized to be of importance~~
- 28 ~~to the economy of the area.~~
- 29 D.A. ~~Design guidelines for signs and outdoor displays.~~
- 30

1 ~~1. Signs shall be so designated as to complement the beach environment, be~~
2 ~~aesthetically pleasing and in conformity with policy statement.~~

3 ~~2.1. Sign structure and major background area shall be of natural wood, stained~~
4 ~~or painted in gray tones ranging from 20% to 80% white weather resistant~~
5 ~~material. Main lettering message and background shall be in the complementary~~
6 ~~colors of white, black, blue or gold leaf* to contrast with the gray background. In~~
7 ~~specific cases, in order to complement architectural design, signs may be of~~
8 ~~stucco, stone, brass or bronze recommended by the SRIA to match the color and~~
9 ~~texture of the structure.~~

10 ~~* Must be genuine gold leaf, 22 carat or higher.~~

11 ~~3. 2. All permanent signs shall incorporate the use of raised attached lettering,~~
12 ~~sandblasted or routed wood techniques. The use of duraply or other exterior~~
13 ~~plywood, together with painted on lettering, may be approved on a temporary~~
14 ~~basis only, if all other pertinent provisions of these regulations are met. If~~
15 ~~approved, such signs may not remain on display for more than one year from~~
16 ~~date of SRIA Development Approval unless an extension is granted, in writing, by~~
17 ~~the SRIA Board, is not approved.~~

18 ~~4. 3. Up to one-third of the sign area may include another color or colors~~
19 ~~selected by the sign designer/owner to reflect the logo, which may include the~~
20 ~~name, or special color scheme of that business.~~

21 ~~5.4. All illuminated signs shall be "face-lighted" or "shadow-lighted."~~

22 ~~Face-lighting means the light source is operated from the sign surface by means~~
23 ~~of spotlights or similar fixtures.~~

24 ~~Shadow lighting is an indirect, concealed light source which is attached directly to~~
25 ~~the face of the sign. Each element to be lighted must have an opaque surface~~
26 ~~such that the light does not shine through the element. No exposed neon is~~
27 ~~allowed.~~

28 ~~Lighted canopies displaying the name of the business will be allowed, but in each~~
29 ~~case a color rendering of the proposed canopy, with the dimensions of the~~
30 ~~canopy and the building to which it will be attached, must be presented to the~~
31 ~~Architectural and Environmental Committee for approval. (Amended 10/16/94)~~

32 ~~6.5. Signs with reader boards containing changeable wording will be considered~~
33 ~~if the reader board is restricted to not more than one-third of the sign area, is~~
34 ~~incorporated into the main sign and otherwise conforms to the color and~~

1 illumination requirements of the sign regulations. ~~Reader board letters may be of~~
2 ~~synthetic material and shall be white, black, blue or gold leaf in color.~~

3 ~~7.6.~~ Signs for any establishment may be freestanding or attached or a
4 combination of both, ~~as long as they conform to other guidelines.~~

5 ~~8.7.~~ Free-standing signs are defined as those located on the leasehold premises,
6 but not a part of the main building structure.

7 a. Freestanding signs are encouraged to be low and horizontal in character.
8 The top and bottom of the sign may not exceed 14 feet and six feet,
9 respectively, above the crown of the nearest street/road.

10 b. Freestanding signs shall be mounted in or directly adjacent to a required
11 landscaped area which shall not be smaller than the face area of the sign
12 itself.

13 c. Freestanding signs may not exceed 65 square feet in area and may be
14 single or double-sided. If a double-sided sign is identical on both sides, its
15 size will be calculated as that of a single face. Supports and landscaping are
16 excluded from sign area calculations as long as they do not include lettering
17 or other symbols.

18 d. Businesses that are 750 feet or more from the road right-of-way may have
19 freestanding signs that do not exceed 18 feet above the crown of the road.

20 ~~9.8.~~ Attached signs are defined as those which are attached to or incorporated
21 into a building.

22 a. Attached signs may not extend above the facade of a building (which may
23 include mansards).

24
25 b. Wall Signs. The maximum square footage for a wall sign shall not exceed
26 10 percent of the wall surface facing the addressed street. For those
27 businesses with more than one store front, the maximum square footage for
28 a wall sign shall not exceed 15 percent of the wall surface facing the
29 addressed street. Any one sign shall not exceed 200 square feet. The wall
30 surface shall be measured by determining the total vertical wall surface and
31 the horizontal wall surface and can include the roof surface when the roof
32 slope is steeper than 45 degrees.

33 ~~1. New commercial businesses: For commercial businesses not operating~~
34 ~~in a zone lot prior to the enactment of this ordinance, the square footage~~
35 ~~of wall signs are deducted from the total allowable square footage~~
36 ~~permitted for the zone lot.~~

1 ~~2. Existing commercial businesses: For commercial businesses operating~~
2 ~~in a zone lot prior to the enactment of this ordinance, the square footage~~
3 ~~of wall signs is calculated by using the elevation of each individual store~~
4 ~~front. The square footage is calculated separately from free standing~~
5 ~~signs.~~

6 Note: The square footage authorized under this provision may be allocated to
7 one or more wall signs mounted on the vertical wall surface or the sloped roof
8 surface.

9 ~~40.9.~~ Where several businesses are incorporated into an identifiable entity
10 operating under a master lease and a tenant's association, the following
11 regulations will apply:

12 a. The main freestanding sign identifying the complex shall not exceed 65
13 square feet and shall comply with other sign regulations.

14 b. Informational or directory signs are limited to 16 square feet.

15 c. Individual businesses within the complex having exterior walls fronting a
16 street or parking lot, or facing the water, may display attached signs on
17 said walls not to exceed 16 square feet in size.

18 d. Individual businesses inside the complex may display attached signs not
19 to exceed four square feet, near the entrance to their building, on walls
20 other than those described in item c, above.

21 ~~41.10.~~ Should any portion of the exterior of a structure deviate in color from the
22 main part of the structure, whether structural or not, and said deviation
23 represents that company's color scheme or logo, it is considered to be
24 signage.

25 Any proposed deviation submitted for approval will be considered on its own
26 merit.

27 ~~42.11.~~ Any vehicle which displays a sign, logo or other advertising related to a
28 business located within the jurisdiction of the Santa Rosa Island Authority
29 must be parked in the rear of the business or in an inconspicuous place, out
30 of view of the public street facing the business.

31 ~~13.22.04~~ 03. Signs exempt from SRIA development approval. The type of signs listed
32 below do not require development approval by the SRIA, provided they are prepared,
33 posted and maintained in accordance with the provisions of prescribed codes and
34 providing that the intent of the codes are met in the usage and display of such signs.

1 Note: The following provisions for display of certain signs without obtaining
2 development approval by the SRIA does not supersede or cancel the provisions
3 contained in the General Covenants and Restrictions of legally executed lease
4 agreements relative to obtaining written permission from the SRIA Board before
5 displaying such signs, nor do these provisions supersede or cancel any references to
6 the display of signs contained in any lease agreement or restrictive covenants which
7 pertain to a specific subdivision.

8 A. Bulletin boards. One bulletin board per street frontage not over 20 square feet
9 in area for public, charitable or religious institutions, or places of worship where
10 the same are located on the premises of said institutions.

11 B. Contractor signs. Not more than 12 square feet in area naming the contractor
12 engaged in the construction on the premises where the sign is located, but only
13 during such period in which actual construction is taking place.

14 C. Memorial signs. Memorial signs or tablets, names or buildings, and dates of
15 erection when cut into any masonry surface or inlaid so as to be part of the
16 building, or when constructed of bronze or other incombustible material.

17 D. Occupant signs. Signs limited in content to name of occupant, address of
18 premises, and signs of danger or a caution nature which are limited:

- 19 1. Wall and ground signs;
- 20 2. No more than two per street front;
- 21 3. No more than three square feet per sign in area;
- 22 4. No more than ten feet in height above grade;
- 23 5. Signs which may be illuminated only from a concealed light source which
24 does not flash, blink, or fluctuate; and
- 25 6. Signs which are not animated.

26 E. Professional signs. Name plate signs not more than two square feet in area
27 which are fastened directly to the building and do not project more than six inches
28 beyond the property line.

29 F. Public signs. Signs required or specifically authorized for a public purpose by
30 any law, statute or ordinance, which may be of any type, number, area, height
31 above grade, locations, illumination or animation authorized by the law, statute or
32 ordinance under which the signs are erected.

1 The Santa Rosa Island Authority, as a matter of policy, extends for itself the
2 exemption pertaining to public signs, as contained in the SRIA sign regulations,
3 and declares that any sign of a public information nature which is deemed
4 necessary by the SRIA Board may be erected without development approval by
5 the SRIA and may be of such type, number, size, color, height above grade,
6 illumination and at such location as the SRIA Board deems appropriate.

7 G. For sale/rent/lease signs. Any sign for sale, rent or lease of real property must
8 be approved by the SRIA prior to use on the island. Thereafter ~~on~~ a sign may
9 be erected upon the offered property which shall not exceed six square feet per
10 face for residential and 12 square feet per face for commercial property. Signs
11 are to be located upon the premises and shall be maintained in good condition as
12 long as displayed.

13 H. Signs in display windows. Signs in the display window of a business which are
14 incorporated with a display of merchandise or a display relating to services
15 offered, but which are not affixed to the window.

16 I. Political signs. Not more than two political sign faces, each to be no larger
17 than two feet by four feet, may be displayed on any leasehold property. Signs
18 must be posted within the area of the leased property, and shall be removed
19 within 72 hours after the polls close for that particular election. Signs for
20 candidates who face another election may remain until not later than 72 hours
21 after the polls close for that election, or until their condition warrants
22 removal/replacement, whichever occurs first. Political signs may not be put on
23 display sooner than 60 days prior to the first election.

24 J. Signs within a building. Any sign placed inside a building may be erected
25 without development approval by the SRIA, but is subject to the safety regulations
26 of the Building Code.

27 K. Information signs.

28 1. Signs not exceeding two square feet that contain only non-commercial
29 messages including designation of rest room, telephone locations, restrictions
30 on smoking, door openings and private traffic control and parking signs.

31 2. Permanent signs on vending machines, gas pumps or ice containers
32 indicating only the contents of such devices. Vending machines must be
33 placed inside building; or, if placed outside, must be effectively screened from
34 public view from the street. Vending machines may not be placed on public
35 property.

1 3. One sign per parking lot not exceeding three square feet per sign face and
2 six feet in height identifying the business and providing driving and parking
3 information.

4 L. Others. Pennants and banners may only be displayed for a grand opening or
5 special event, and must be approved by the Santa Rosa Island Authority staff.
6 Pennants and banners may be approved by staff for a period not to exceed 14
7 days provided the request is made ten days prior to the date pennants or
8 banners are to be displayed. Any other sign, pennant, banner or notice
9 specifically approved by the Architectural Environmental Committee for a
10 temporary display not to exceed 30 days may be erected without development
11 approval by the SRIA. (Amended eff. 8/14/96)

12 13.22.05 04. Prohibited signs. ~~Experience both at Pensacola Beach and elsewhere has~~
13 ~~shown that certain signs, structures, lights, and other devices are often unattractive and~~
14 ~~tend to violate prudent safety precautions. Certain restrictions are deemed necessary~~
15 ~~because of safety factors, or because of aesthetics, or because of a combination of~~
16 ~~these two considerations.~~ The following signs, street graphics and/or sign structures
17 are prohibited:

18 A. Signs or sign structures which, by coloring, wording or location resemble or
19 conflict with a traffic control sign or device.

20 B. Signs or lights that rotate, move, glare, flash, change, reflect, blink or appear to
21 do any of these things.

22 C. Signs that create a safety hazard by obstructing clear view of pedestrians or
23 vehicular traffic.

24 D. Roof signs erected, constructed, or maintained above the fascia or eave line of
25 the roof.

26 E. All forms of poster-type signs and notices (except yard sale signs).

27 F. Signs that identify or advertise a product or business no longer located at a
28 premise.

29 G. Bench signs.

30 H. Billboards.

31 I. Signs that display a message or graphic representation that are lewd,
32 indecent or otherwise offensive to public morals.

33 J. Signs on public property or designated easements and rights-of-way.

- 1 K. Signs painted directly on a fence or any part of a building's exterior.
- 2 L. Flagging and pennants, except when approved by SRIA.
- 3 M. Devices which produce movement achieved by normal wind currents, or which
4 give appearance of movement.
- 5 N. Attention getting devices, including searchlights, banners, propellers, spinners,
6 streamers, balloons and similar devices or ornamentation designed for purposes of
7 attracting attention, promotion or advertising, including audio devices.
- 8 O. Bare bulb illumination around the perimeter of a sign.
- 9 P. All forms of advertising statuary.
- 10 Q. Off-premise signs except as specifically approved by the SRIA on a temporary
11 basis.
- 12 R. Free standing "A" frame signs of any type.
- 13 S. Portable signs of the type usually leased by sign companies which can be
14 moved on wheels from place to place, and on which the sign copy can be readily
15 changed.
- 16 T. Back lighted or plastic signs.
- 17 U. Murals.

18 Note: Consideration by the SRIA will be given to a request for the display of a sign as
19 described in "R" above, but only for a specified period of time and only when it is deemed
20 appropriate; as in the case of a new business establishment which has made provision for
21 a permanent sign, but said sign has not yet been provided. Seasonal displays may be
22 approved by staff on an individual basis for limited periods of time providing request is
23 made ten days prior to date display is to be erected.

24 13.22.06 05. Other provisions.

25 A. [Conformance generally]. ~~Except as provided for in items B(3) and B(5) below, All~~
26 signs at Pensacola Beach must conform to these regulations, ~~within 90 days thereafter.~~

27 B. [Existing signs, ~~sign structures, and street graphics~~]. ~~Signs, sign structures and~~
28 ~~street graphics in existence at the time these provisions become effective, and which~~
29 ~~are in violation of any provision not previously in effect, will be treated in one of the~~
30 ~~following manners:~~

- 31 1. All signs as described in items 13.22.05 4 A, B, C, and G, ~~N and S~~ must be
32 removed not later than 30 days after notification by SRIA.

- 1 ~~2. Other signs previously erected without benefit of either a permit or written~~
2 ~~permission of the SRIA is subject to removal at any time, as provided for in the~~
3 ~~general covenants and restrictions.~~
- 4 ~~3. Other signs previously approved by the SRIA between January 12, 1982 and~~
5 ~~September 11, 1985 may remain on display until such time as their condition~~
6 ~~warrants removal or for 60 months from the date of permit issue, whichever occurs~~
7 ~~first.~~
- 8 4.2. If lease agreement is modified for any reason, the lessee shall comply with
9 requirements of the current sign regulations.
- 10 ~~5. Free standing signs approved prior to the adoption of this regulation that do not~~
11 ~~conform to height or size will be allowed to remain until:~~
- 12 ~~a. Must be repaired or replaced due to age or condition;~~
- 13 ~~b. Damaged by storm; or~~
- 14 ~~c. Three years from March 11, 1987, whichever occurs first.~~
- 15 6.3. Sign and sign structures will be removed within thirty (30) days after a business
16 closes permanently or changes hands, if it is a non-conforming sign.
- 17 C. [Interior electric signage used for exterior advertising.] Interior electric signage
18 used for exterior advertising shall be limited to six square feet per business unless
19 specifically approved by the SRIA.
- 20 D. Sign inspection. All signs may be inspected by the SRIA staff as deemed
21 necessary.
- 22 E. Unsafe signs. Should any sign become insecure or in danger of falling or otherwise
23 unsafe in the opinion of the SRIA staff, the Lessee thereof, or the person or firm
24 maintaining the same, shall, upon written notice from the SRIA staff, forthwith in the
25 case of immediate danger and in any case within ten days, remove such sign or secure
26 the same in a manner to be approved by the SRIA staff, in conformity with the
27 provisions of the Code. If such order is not complied within ten days the SRIA staff
28 shall remove such sign at the expense of the Lessee.
- 29 F. Location restrictions. An outdoor advertising display sign shall not be erected,
30 constructed or maintained so as to obstruct any fire escape or any window or door or
31 opening used as a means of egress or so as to prevent free passage from one part of
32 a roof to any other part therefore. A sign shall not be attached in any form, shape or
33 manner to a fire escape, nor be placed in such manner as to interfere with any opening
34 required for legal ventilation.

1 G. Design required for development approval. Before development approval by the
2 SRIA shall be granted, the erector of every outdoor advertising sign, with the exception
3 of shingle signs and light cloth temporary signs, shall, if requested by the SRIA staff,
4 submit to the SRIA staff a design and stress diagram or plan, containing the necessary
5 information to enable the SRIA staff to determine that such sign complies with all the
6 applicable regulations of the Standard Building Code. (Design must comply with
7 structural requirement of the Code.

8 H. Wind pressure. In the design and erection of all permanent outdoor advertising
9 display signs, the effect of wind shall be carefully considered. All such signs shall be
10 constructed to withstand ~~420~~ 160 mph wind pressure, as required for other structures.

11 I. Freestanding signs. Every freestanding sign shall provide rigid construction to
12 withstand wind action from any direction.

13 J. Anchors or supports. Wherever anchors or supports consist of wood embedded
14 in the soil, the wood shall be pressure treated with an approved preservative.

15 K. Attached signs. Signs attached to exterior walls of solid masonry, concrete or
16 stone, shall be safely and securely attached by means of metal anchors, bolts or
17 expansion screws of not less than three- eighths inch diameter and shall be embedded
18 at least five inches. Wood blocks shall not be used for anchorage, except in the case of
19 signs attached to building with walls of wood. An attached sign shall not be supported
20 by anchorages secured to an unbraced parapet wall.

21 L. Requirements/procedures for obtaining SRIA development approval.

22 1. A completed application and three sets of detailed drawings (one of which
23 must be in color to represent as closely as possible the proposed sign) must be
24 received at the SRIA office, ~~not later than ten days prior to the monthly meeting~~
25 ~~of the architectural environmental committee.~~

26 a. If proposal conforms to SRIA regulations in all respects, development
27 approval may be approved and issued at staff level.

28 b. If proposal deviates from SRIA regulations, or if staff feels there is a need
29 for clarification, the proposal will be submitted to the Sign Review Committee
30 and/or the AEC for approval. Applicant will be notified of times and dates on
31 which proposal will be considered.

32 c. Any proposal requiring a variance of regulations must be approved by
33 both the AEC and the full SRIA Board. Upon the required approval by the
34 SRIA staff, AEC and/or SRIA Board, the proposed sign must be submitted
35 for review and permit issuance by Escambia County.

- 1 2. Drawings and information submitted must include:
- 2 a. Detailed face view.
- 3
- 4 b. Detailed section view (including foundation details if a free-standing
- 5 sign).
- 6 c. Full color rendering of a copy of the three submitted.
- 7 d. Description of all materials used.
- 8 e. Method of lighting, if any.
- 9 f. Dimensions of sign and reader board, if any.
- 10 g. Height of top of sign above crown of nearest street, if freestanding.
- 11 h. Height of bottom of sign above crown of nearest street, if freestanding
- 12 and elevated.
- 13 i. Size of sign in square feet.
- 14 j. If double-faced, indicate if both sides are identical.
- 15 ~~k. If colors are used other than those prescribed, indicate what~~
- 16 ~~percentage of the sign area contains additional color or colors.~~
- 17 l. k. If attached sign, show calculations for computing size, based on ten
- 18 percent of the area of the first floor, street elevation of the building.
- 19 (Necessary only if sign exceeds 32 square feet).
- 20 ~~m. If attached sign is to be used in conjunction with a freestanding sign, show~~
- 21 ~~calculations as above, only based on eight percent rather than ten percent.~~
- 22 ~~n. l.~~ If free-standing sign, include three copies of a scaled site plan or a
- 23 survey, if deemed necessary, showing proposed sign location and exact
- 24 distances to structure on premises, to front and nearest side lot lines and to
- 25 street right-of-way and/or easement lines.
- 26 ~~o. Indicate if lettering is to be raised, routed or incorporated into a~~
- 27 ~~sandblasted technique.~~
- 28 — p. m. If freestanding sign, show location materials to be used (including
- 29 plants), and dimensions of proposed landscaped area.

30 NOTE: The full color rendering drawing submitted will be retained by SRIA and becomes

31 its property.

1 (Ord. No. 97-51,s 2, 10-2-1997; Ord. No. 98-53 s 1, 12-3-1998; Ord. No. 2012-23, §1, 6-
2 28-2012)

3 **Section 2. Severability.**

4
5 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
6 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
7 affect the validity of the remaining portions of this Ordinance.
8

9 **Section 3. Inclusion in Code.**

10
11 It is the intention of the Board of County Commissioners that the provisions of this
12 Ordinance shall be codified as required by F.S. § 125.68, and that the sections,
13 subsections and other provisions of this Ordinance may be renumbered or re-lettered
14 and the word "ordinance" may be changed to "section," "article," or such other
15 appropriate word or phrase in order to accomplish such intentions.
16

17 **Section 4. Effective Date.**

18
19 This Ordinance shall become effective upon filing with the Department of State.
20

21 DONE AND ENACTED THIS ____ DAY OF _____, 2013.

22 BOARD OF COUNTY COMMISSIONERS
23 ESCAMBIA COUNTY, FLORIDA
24

25 ATTEST: ERNIE LEE MAGAHA BY: _____
26 Clerk to the Circuit Court Gene M. Valentino, Chairman

27 BY: _____
28 Deputy Clerk

29 (SEAL)

30
31 ENACTED:

32
33 FILED WITH THE DEPARTMENT OF STATE:

34
35 EFFECTIVE DATE:

36
37
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39
40
41
42

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SRIA Sign Ordinance Revision 2

Date: 10/18/12

Date due for placement on agenda: _____

Requested by Allyson Cain

Phone Number: (850) 595-3547



(LEGAL DEPARTMENT USE ONLY)

Legal Review by 

Date Received: Nov. 14, 2012

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

COUNTY ATTORNEYS OFFICE

18 OCT 2012

PM12:45

Additional comments:

See my email of November 14th



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 12/10/2012

Issue: CPA-2012-07 Text Amendment

From: T. Lloyd Kerr, AICP, Department Director

Organization: Development Services

Information

RECOMMENDATION:

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to Department of Economic Opportunity (DEO), an Ordinance amending the Escambia County Comprehensive Plan 2030 consistent with Chapter 2011-139, Laws of Florida; removing the requirement to submit an annual update of the Capital Improvements Element to the State Planning Agency.

BACKGROUND:

Chapter 2011-139, Laws of Florida, which was enacted on June 2, 2011, significantly revised the laws governing local government comprehensive planning and removed the requirement to submit a Capital Improvements Element Annual update to the State Land Planning Agency.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Draft Ordinance and Legal Review

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: COMPLAN Text Amendment (CPA-2012-07)

Date: 11/7/2012

Date requested back by: 11/13/2012

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by 

Date Received: Nov. 8, 2012

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

COUNTY ATTORNEYS OFFICE

08 NOV 2012

PM 03:23

Additional comments:

See my email of Nov. 9th

ORDINANCE NO. 2013-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AMENDING THE ESCAMBIA COUNTY COMPREHENSIVE PLAN 2030 CONSISTENT WITH CHAPTER 2011-139, LAWS OF FLORIDA; REMOVING THE REQUIREMENT TO SUBMIT AN ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS ELEMENT TO THE STATE PLANNING AGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Escambia County Board of County Commissioners adopted the Escambia County Comprehensive Plan: 2030 (Comprehensive Plan) on January 20, 2011; and

WHEREAS, Chapter 2011-139, Laws of Florida, which was enacted on June 2, 2011, significantly revised the laws governing local government comprehensive planning; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida, finds that it is appropriate to amend its Comprehensive Plan consistent with Chapter 2011-139, Laws of Florida;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Purpose.

The purpose of this ordinance is to amend the Escambia County Comprehensive Plan: 2030 consistent with Chapter 2011-139, Laws of Florida, removing requirements for submission of annual updates of the Capital Improvements Element to the State Land Planning Agency.

Section 2. Comprehensive Plan Amendment.

The Escambia County Comprehensive Plan: 2030 is amended as shown in the attached Exhibit A (additions are underlined and deletions are struck through).

Section 3. Severability.

If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the code.

The Board of County Commissioners intends that the provisions of this ordinance will be codified as required by Section 125.68, Florida Statutes, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word of phrase in order to accomplish its intentions.

Section 5. Effective date.

PB 12-10-12
Re; Comp Plan Amendment
Ordinance Draft 1A

1 Pursuant to Section 163.3184(3)(c)4, Florida Statutes, this ordinance shall not become
2 effective until 31 days after the Department of Economic Opportunity notifies Escambia County
3 that the plan amendment package is complete. If timely challenged, this ordinance shall not
4 become effective until the Department of Economic Opportunity or the Administration
5 Commission enters a final order determining the ordinance to be in compliance.
6

7 DONE AND ENACTED this ____ day of _____, 2013.
8

9 BOARD OF COUNTY COMMISSIONERS
10 ESCAMBIA COUNTY, FLORIDA
11

12
13
14 By: _____
15 Gene M. Valentino, Chairman

16 ATTEST: Ernie Lee Magaha
17 Clerk of the Circuit Court
18

19 By: _____ Date Executed: _____
20 Deputy Clerk
21

22
23 (SEAL)
24

25 ENACTED:
26

27 FILED WITH THE DEPARTMENT OF STATE:
28

29 EFFECTIVE DATE:
30
31

32
33
34 ATTACHMENTS: Relevant portions of the Escambia County Comprehensive Plan: 2030

1 OBJ CIE 1.4 Annual Review

2 Review the Capital Improvements Element each year, amend as necessary, and submit to the
3 state land planning agency for compliance review.

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5 CIE 1.4.5 Capital Improvements Adoption. Adoption of the Capital Improvements
6 Element may occur at a single public hearing outside of the two regular Comprehensive Plan
7 Amendment cycles established by the County. The Capital Improvements Element adoption
8 ordinance shall be submitted to the state land planning agency no later than December 1 of each
9 year.

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11 CIE 1.4.6 Capital Improvements Amendment. Amendments to the Capital Improvements
12 Element that support the amendment of another Element shall be submitted to the state land
13 planning agency during a regular Comprehensive Plan Amendment cycle. If the Escambia
14 County annual budget is adjusted outside of the regular cycle, the Capital Improvements Element
15 may be amended and adopted again, provided that the adoption ordinance is submitted to the
16 state land planning agency no later than December 1.

17
18 CIE 1.4.7 De minimis Roadway Impact Monitoring. Escambia County shall implement a
19 methodology to monitor and track approved de minimis impacts on the roadway network within its
20 jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the
21 maximum volume at the adopted LOS of the affected transportation facility) shall be compiled into
22 an annual report and submitted to the state land planning agency with the annual Capital
23 Improvements Element update.
24



BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 12/10/2012

Issue: CPA 2012-04 Large Scale Map Amendment

From: T. Lloyd Kerr, AICP, Department Director

Organization: Development Services

Information

RECOMMENDATION:

That the Planning Board review Comprehensive Plan Amendment (CPA) 2012-04 Map and recommend adoption to the Board of County Commissioners (BCC) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan, as amended; amending the future land use map designation.

BACKGROUND:

The agent requests a future land use (FLU) map amendment to change the future land use category of a 240.11 (+/-) acre parcel from Recreation Future Land Use to Mixed-Use Urban Future Land Use. The zoning designation for the referenced parcel is currently Agricultural; however, the applicant is also seeking to rezone this property to ID-CP. The proposed FLU change is to enable the rezoning of the property and eventual expansion of the Navy Federal Credit Union, Pensacola campus.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Comments and recommendations are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Ordinance Draft

Legal Review

Staff Analysis

ORDINANCE NO. 2013-___

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AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 4, TOWNSHIP 1S, RANGE 31W, PARCEL NUMBER 1101-000-000, TOTALING 241.9 (+/-) ACRES, LOCATED AT 4810 WEST NINE MILE ROAD, FROM RECREATION (REC) TO MIXED-USE URBAN (MU-U); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on January 20, 2011; and

WHEREAS, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Escambia County, Florida, as follows:

1 **Section 1. Purpose and Intent**

2
3 This Ordinance is enacted to carry out the purpose and intent of, and exercise the
4 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,
5 Florida Statutes.
6

7
8 **Section 2. Title of Comprehensive Plan Amendment**

9
10 This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment
11 2012-04 Map."
12

13
14 **Section 3. Changes to the 2030 Future Land Use Map**

15
16 The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the
17 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:
18 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all
19 notations, references and information shown thereon, is further amended to include the
20 following future land use change:
21

22 Parcel identification number 04-1S-31-1101-000-000, totaling 241.9 (+/-)
23 acres, as more particularly described by Walter J. Glaze, Pittman, Glaze
24 and Associates, Inc. in the boundary survey dated July 17, 2012, attached
25 as Exhibit A, from Recreation (REC) to Mixed Use-Urban (MU-U).
26

27
28 **Section 4. Severability**

29
30 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
31 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect
32 the validity of the remaining portions of this Ordinance.
33

34
35 **Section 5. Inclusion in the Code**

36
37 It is the intention of the Board of County Commissioners that the provisions of this
38 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that
39 the sections, subsections and other provisions of this Ordinance may be renumbered or
40 relettered and the word "ordinance" may be changed to "section," "article," or such other
41 appropriate word or phrase in order to accomplish such intentions.
42

1 **Section 6. Effective Date**

2
3 Pursuant to Section 163.3184(3)(c) 4, Florida Statutes, this Ordinance shall not become
4 effective until 31 days after the Department of Economic Opportunity notifies Escambia
5 County that the plan amendment package is complete. If timely challenged, this
6 Ordinance shall not become effective until the Department of Economic Opportunity or
7 the Administration Commission enters a final order determining the Ordinance to be in
8 compliance.
9

10
11 **DONE AND ENACTED** this _____ day of _____, 2013.

12
13 BOARD OF COUNTY COMMISSIONERS
14 OF ESCAMBIA COUNTY, FLORIDA

15
16
17 By: _____
18 Gene M. Valentino, Chairman

19
20 ATTEST:
21 CLERK OF THE CIRCUIT COURT

22
23
24 By: _____
25 Deputy Clerk
26

27
28 (SEAL)

29
30 ENACTED:

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32 FILED WITH THE DEPARTMENT OF STATE:

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34 EFFECTIVE DATE:
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LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA 2012-04 Draft 13

Date: 11/8/2012

Date requested back by: 11/13/2012

Requested by: JC Lemos

Phone Number: 595-3467



(LEGAL USE ONLY)

Legal Review by 

Date Received: Nov. 13, 2012

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: CPA 2012-04
Location: 4810 West Nine Mile Road
Parcel #s: 04-1S-31-1101-000-000
Acreage: 240.11 (+/-) acres
Request: From Recreation (REC) to Mixed-Use Urban (MU-U)
Agent: Michael Langston, Agent for Deborah H. Calder, Vice President
NFCU

Meeting Dates: Planning Board December 10, 2012
BCC January 3, 2013

Summary of Proposed Amendment:

The agent requests a future land use (FLU) map amendment to change the future land use category of a 240.11 (+/-) acre parcel from Recreation Future Land Use to Mixed-Use Urban Future Land Use. The zoning designation for the referenced parcel is currently Agricultural; however, the applicant is also seeking to rezone this property to ID-CP.

The subject parcel is located north of Nine Mile road, west and within short range of Interstate Highway 10; the property is adjacent to existing agricultural and commercial parcels.

The applicant has indicated that the intent of the proposed FLU change is to expand the use and future phased site improvements in support of the Navy Federal Credit Union, Pensacola Campus.

The subject property is located within the AG zoning district. Concurrent with this application, the agent is requesting to amend the zoning designation from AG to ID-CP. The requested ID-CP zoning designation, if granted, would be consistent with the proposed Future Land Use amendment to Mixed-Use Urban (MU-U).

Land Use Impacts:

Under Comprehensive Plan FLU Policy 1.3.1 the current REC future land use category is intended for recreational opportunities for the Escambia County citizens including a system of public and private park facilities; it does not have any residential densities allowed and it does provide for a **Non-Residential** maximum intensity: 0.5 Floor Area Ration (FAR)

Staff Analysis: The allowable uses under proposed the Mixed-Use Urban category are 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.

If the large scale amendment is approved, the maximum densities for any future new development on the Mixed-Use Urban parcel is 25 dwelling units per acre and a non-residential maximum intensity of 2.0 floor area ratio (FAR).

FLU 4.1.2 Airfield Influence Planning Districts.

Escambia County shall provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment, creating a buffer to lessen impacts from and to property owners, and protecting the health, safety and welfare of citizens living in close proximity to military airfields. The overlay districts shall require density and land use limitations, avigation easements, building sound attenuation, real estate disclosures, and Navy (including other military branches where appropriate) review of proposed development based on proximity to Clear Zones, Accident Potential Zones (APZs), aircraft noise contours, and other characteristics of the respective airfields. The districts and the recommended conditions for each are as follows:

A. Airfield Influence Planning District--1 (AIPD-1): Includes the current Clear Zones, Accident Potential Zones and noise contours of 65 Ldn and higher, (where appropriate) as well as other areas near and in some cases abutting the airfield.

1. Density restrictions and land use regulations to maintain compatibility with airfield operations; and
2. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
3. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and
4. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
5. Required disclosure for real estate transfers.

B. Airfield Influence Planning District--2 (AIPD-2): Includes land that is outside of the AIPD -1 but close enough to the airfield that it may affect, or be affected by, airfield operations.

1. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
2. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and
3. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
4. Required disclosure for real estate transfers; and
5. No County support of property rezonings that result in increased residential densities in excess of JLUS recommendations. The three installations in Escambia County - Naval Air Station Pensacola (NASP), Navy Outlying Field (NOLF) Saufley and NOLF Site 8, are each utilized differently. Therefore, the size and designations of the AIPD

Overlays vary according to the mission of that particular installation. The Escambia County Land Development Code details and implements the recommendations.

FLU 4.1.7 Military Representation. Pursuant to Section 163.3175, Florida Statutes, a representative of the military installations located within Escambia County shall be placed on the Planning Board as an ex officio, nonvoting member. The selection of the representative will initially be by a Memorandum of Agreement between the Commanding Officers of Naval Air Station Pensacola and Naval Air Station Whiting Field. The Interlocal Agreement with the Navy details the procedures and responsibilities of both parties.

Staff Analysis: Portions of the parcel are located within the designated Airfield Influence Planning Districts (AIPD) 1 and 2 boundaries. Some portions of the parcel are also within the Air Installations Compatible Use Zones (AICUZ) for the Navy Outlying Field (NOLF) 8; however, the proposed improvements could be constructed to minimize the impact on the AIPDs and the AICUZ. Further review during the site plan review process and in-depth analysis by the United States Navy liaison and county staff, will determine the compatibility of such project with the existing local Navy mission. A representative from the United States Navy does review and comment on all proposals within the noted zones that may impact air operations.

SUMMARY: The impact on nearby residential uses would be minimal as similar structures and uses are located adjacent to the proposed site while at the same time providing for infill development. A representative from the United States Navy does review and comment on all proposals within the Airfield Influence Planning Districts that may impact air operations. Any proposed improvements within the parcel will be further evaluated during the site plan review process for overall concurrency.

Infrastructure Availability:

FLU 1.5.3 New Development and Redevelopment in Built Areas

To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities

Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

GOAL CMS 1 Concurrency Management System

Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

OBJ CMS 1.1 Level of Service Standards

Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.

CMS 1.2.1 Concurrency Determination.

The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued. A multi-use Development of Regional Impact (DRI) may satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.

Potable Water

As indicated by the agent's analysis the Emerald Coast Utility Authority, potable water service exists in the area of the amendment. ECUA currently provides potable water service to the adjacent parcel via an 8" PVC water main with connection to a 16" water main on Nine Mile Road. The applicant stated in the narrative that current consultation with ECUA is in progress, in order to coordinate future site and system improvements and potential update requirements.

Staff Analysis: Emerald Coast Utilities Authority (ECUA) standard for non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Unlike residential development for which population can be estimated from proposed dwelling units (households), non-residential development has no associated population that can be used to evaluate the potential impacts on the provider's adopted per capita LOS. Once the project is submitted and in coordination with ECUA, all of the LOS will be evaluated during the site plan review process.

Sanitary Sewer

The applicant stated in their analysis that ECUA currently provides sanitary sewer service to the site. The current system is owned and maintained by ECUA includes an 8" PVC gravity main, a pump station and a 4" force main. The proposed project will connect to the existing system. The agent is currently coordinating with ECUA on system requirements and potential upgrades.

Staff Analysis: The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider, and on the size of the non-residential water meter. The applicant must coordinate with the local provider to ensure capacity is available for the project. Once the project is submitted, all of the LOS will have to be achieved and the project will be further evaluated during the site plan review process.

Solid Waste Disposal

The agent stated that the proposed project will use dumpsters through the construction phase to dispose of waste. The solid waste will be disposed at the Perdido Landfill through commercial vendors. NFCU will provide recycle bins for operations after construction in an effort to meet LEED requirements and minimize the quantity of solid waste generated.

Staff Analysis: As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. Solid waste from the parcel will be disposed at the Perdido Landfill. The current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years. Once the project is submitted, all of the LOS will be evaluated during the site plan review process.

Stormwater Management

Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:

a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity.

However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.

b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.

c. The contribution of the new development to any existing, functioning area-wide

drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.

d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.

Analysis from the applicant states that stormwater runoff from the site primarily sheet flows to lower elevation wetland areas. The developed portions of the site have limited storm water conveyance systems with one 24" pipe that discharges the existing 4 H Camp Lake. The future site improvements include stormwater collections systems with pipes and inlets that discharge to wet detention ponds. The ponds will be designed as an amenity to the site with some capacity for irrigation demand. The stormwater management systems will be designed to accommodate all storms up to and including the 25-year, 24-hour event with post development discharges limited to the pre-development rates. The project design will be in accordance with the Escambia County Land Development Code (LDC) and requirements the State of Florida as specified in rule 62-346, F AC. Stormwater management will be permitted through the Environmental Resource Permit (ERP) process concurrently with the limited wetland impacts. A Conceptual Stormwater Master Plan will be submitted for approval with construction plans for the first phase of development.

Staff Analysis: The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth assessment by the agencies involved. The County storm water engineer will evaluate the proposed project to ensure all of the storm water management standards are met. Once the project is formally submitted, all of the LOS will be evaluated during the site plan review process.

Traffic Concurrency

*Under Comp Plan CMS 1.1.2 **Primary Tasks.** The County Administrator, or designee, shall be responsible for the five primary tasks described below:*

a. Maintaining an inventory of existing public facilities and capacities or deficiencies;

b. Determining concurrency of proposed development that does not require BCC approval;

c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;

d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and

e. Administering the Proportionate Fair Share Program as outlined in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual, if the County CMS-1 and an applicant choose to utilize this program to mitigate transportation impacts on transportation facilities found to have deficient capacity during the process of testing for concurrency.

Access to the site is currently from Nine Mile Road. The future site improvements will impact roadways in the area. Future connections to Nine Mile Road will require deceleration and turn lanes in accordance with Florida Department of Transportation (FDOT) requirements. Signalization of the primary connection to Nine Mile Road is expected when demand warrants the signalization. The applicant understands that Escambia County will require improvements to the roadway and further traffic analysis will be revisited at that time. Other improvements may be required to improve the Level of Service on Nine Mile Road and other roadways that may be impacted by the development. All roadway improvements will be permitted through FDOT and Escambia County.

Staff Analysis: Traffic Division review of the proposed project states that Future Land Use changes do not receive traffic concurrency approval; each site plan or preliminary plat submitted within this parcel will be reviewed for traffic concurrency according to the Land Development Code, Article 5. A Master Plan with a schedule of improvements and any mitigation required should be considered by the applicant. A Traffic Impact Analysis Report (TIAR) will need to be conducted to determine if any roadway segments will exceed the adopted level of service (LOS) standard. Access management will be reviewed by Escambia County and the Florida Department of Transportation (FDOT) to separate conflict points and reduce turning movements as much as possible. The development will provide adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted State and County road segments.

Mass transit shall be coordinated with Escambia County Area Transit (ECAT) during development of the property to reduce vehicle miles traveled thereby reducing greenhouse gas emissions and peak hour demand on state and county roadways.

Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to Escambia County or FDOT standards so that the roads, upon construction, may be accepted into county or state road system. Escambia County will consider public-private partnerships (P-3s) as a valid mechanism to obtain transportation funding.

Recreation and Open Space

Escambia County Comprehensive Plan, Section 3.04, Definitions.

Open space: Land or portions of land preserved and protected, whether public or privately owned and perpetually maintained and retained for active or passive recreation, for resource protection, or to meet lot coverage requirements. The term includes, but is not limited to, required yards, developed recreation areas and improved recreation facilities, natural and landscaped areas, and common areas.

REC1.3.2 Open Space Requirements. *Escambia County shall require the provision of open space by private development when such development is a planned unit*

development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.

The site is currently used by the 4H camp with agricultural and recreational facilities. The future improvements include managed development of upland areas and limited impacts to wetlands at roadway crossings. Upland buffers will be provided adjacent to wetland areas. The majority of the site will remain undisturbed as open space. These open space areas will include recreational amenities such as nature trails and parks.

Staff Analysis: Once the project is submitted, all of the LOS will be evaluated during the site plan review process. The proposed future development will have to meet the existing adopted open space and recreation requirements of the LDC.

Schools

OBJ PSF 2.1 Level of Service Standards

The narrative from the applicant states that the requested future land use amendment would limit the property to commercial development and prohibit residential growth on the site. Therefore, the proposed amendment will not adversely impact school related levels of service.

Staff Analysis: It appears that the nature of the proposal would not have an impact on the LOS provided by the Escambia County School District, as there will be no residential allowances for the site. A representative from the Escambia County School District does review and comment on all proposals that could have an impact in the projected school capacities and LOS.

SUMMARY: Staff concludes that the proposed development could satisfy all of the requirements listed within the infrastructure analysis.

ANALYSIS OF SUITABILITY

Suitability: *The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.*

Impact on Wellheads, Historically Significant Sites and the Natural Environment: Wellheads:

CON 1.4.1 Wellhead Protection. *Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.*

The site is approximately 7,500 feet west from the nearest wellhead as illustrated in Map Direct provided by Florida Department of Environmental Protection. The wellhead is owned by ECU A and is located near the intersection of Nine Mile Road and Gullede Lane. The Source Water Assessment and Protection Program indicate a 1,000 foot radius buffer surrounding the well. The site is located beyond the 1000 foot radius and the future development poses no impact to the well. A map indicating the location of the well with the surrounding buffer is attached with this request.

Staff Analysis: Further evaluation by the Environmental Division will be required to ensure standards for wellhead protection areas will be maintained. Once the project is submitted, all of the LOS will be evaluated during the site plan review process.

Historically Significant Sites

*FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.*

Staff Analysis: Evaluation submitted by the applicant of the proposed site and produced by John C. Phillips, M.A. Archaeologist, Research Associate/Instructor, Archaeology Institute, University of West Florida, concluded that there are no recorded archaeological sites or historic structures within or adjacent to the parcel. The report stated that in 2001, UWF conducted an archaeological survey of an adjacent parcel to the south in which extensive logging disturbances had significantly impacted the land form. The 2001 survey area is environmentally similar to the Navy Federal 4-H Camp parcel. The experts concluded that 2001 archaeological survey identified no archaeological sites.

Wetlands

*CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval. The Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.*

Wetland areas throughout the property have been located and identified and can be found on the Boundary Survey.

Staff Analysis: The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth evaluation by the agencies involved. The County will evaluate the proposed project to ensure all of the standards for wetlands protection indicated in the LDC, are met. Once the project is formally submitted, it will be evaluated during the site plan review process

SUMMARY: The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the subject parcel. Staff concludes that the proposed development could satisfy all of the requirements listed within the suitability analysis.

Urban Sprawl:

A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed amendment is part of a strategy directing this type of intense development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North; furthermore the proposed amendment would allow for the consolidation of the subject property with the Mixed-Urban designation of the parcel to the East. The proposed Mixed-Urban expansion will direct economic growth and the associated land development to an area that will complement the existing corporate headquarter facilities in the vicinity of the property, thereby minimizing the adverse impacts to natural resources and the existing ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed amendment is in close proximity to the extensive infrastructure that is accessed by other similar industrial uses within the area. The expansion of the existing development promotes the principle of compact development and is aimed at reducing the capital and operating costs of providing public infrastructure and services such as roads, utility lines and garbage collection. This co-location also increases the efficiency of activities that involve *distribution* (products delivered to a destination) or *interaction* (people and materials brought together). As a result of the proximity to similar existing uses, the proposed amendment would reduce transportation costs, including the per

capita costs to consumers to own and operate vehicles, road and parking facility costs, traffic accidents and pollution emissions.

3. Promotes conservation of water and energy.

The proposed amendment will ensure that the expansion of existing development is conducted in an efficient manner. Specifically, the proximity of the subject property to existing development will provide for an efficient integration of infrastructure and services that will conserve both water and energy. As stated in the application, the proposed amendment will aim at the construction of a LEEDs rated facility, similar to the already existing Navy Federal building, while at the same time providing open space areas to include recreational amenities such as nature trails and parks.

4. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

In the same manner as the nearby Sector Plan, this amendment would support economic development. The expansion will direct economic growth to an area that will complement the existing corporate headquarters facilities in the vicinity, thus promoting a comprehensive mix of uses that will lead to a symbiotic relationship between the existing facilities and future non-residential development. This increase of non-residential uses will lead to additional job growth in the area, as the existing corporate infrastructure is utilized to leverage growth of both new and existing business.

Staff Analysis: It appears that the proposed amendment has met four of the eight criteria to discourage the proliferation of urban sprawl.

Comprehensive Plan Consistency and Relevant Policies:

Urban Sprawl:

A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner and failing to provide a clear separation between urban and rural uses.

FLU 1.3 Future Land Use Map Designations:

“Designate land uses on FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.”

Mixed Use Urban Future Land Use Category:

FLU 1.3.1 states that the Mixed Use Urban FLU “provides for and allows intensive mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses.”

Staff Analysis: As previously elaborated, the site has been evaluated for potable water, sanitary sewer, solid waste disposal, stormwater management, and traffic concurrency.

The adopted levels of service would appear to be maintained with the proposed industrial development of the parcels. New industrial uses in the MU-U category may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. If the amendment is approved, the parcel must go through the quasi-judicial rezoning process. The completed application packet will then be reviewed and evaluated for concurrency as part of the site development review process.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 12/10/2012

Information

Agenda Item:

Letter from Planning Board Chairman to Board of County Commissioner Chairman

Attachments

Letter to BCC Chairman

November 20, 2012

Gene M. Valentino, Chairman
Escambia County Board of Commissioners
221 Palafox Place, Suite 400
Pensacola, FL 32502

RE: Direction from Board of County Commissioners Concerning Re-Write of Escambia County Land Development Code and/or Escambia County Comprehensive Plan

Dear Chairman Valentino,

On May 6, 2010, the Board of County Commissioners (BCC) adopted Resolution R2010-81, establishing the Escambia County Land Development Code (LDC) Advisory Committee consisting of fifteen (15) members, as outlined in the attached Resolution.

During the Workshop for review of the November 19, 2012, LDC Draft, the Planning Board Members wished to send forth a letter to the BCC formally recognizing and thanking the members of the LDC Advisory Committee for the extensive time and efforts spent working on the LDC re-write.

Additionally, the Members wished to seek guidance with regard to the current November 19th LDC Draft, with regard to whether the BCC's direction would be for the Planning Board to:

- A) Review the Draft, in its current form, chapter-by-chapter, with input from citizens in open forum with a definite deadline and within a short period of time;
 - 1. Realizing there were elements of concern within the current Comprehensive Plan, as noted by Mr. Dan Gilmore, former LDC Advisory Committee Chairman;
 - 2. Realizing review of the LDC would occur in conjunction with those noted elements of concern with the current Comprehensive Plan, which would remain in effect through 2017; and
 - 3. Requesting BCC direction with regard to re-establishment of the LDC Advisory Committee, noting that the remaining members would need to be contacted to determine their continued interest in participating on the Committee (note that some of the original members have been replaced); **OR**
- B) Re-write the Comprehensive Plan in conjunction with the LDC.

The Planning Board further noted that if the LDC Advisory Committee was re-established, it would like to entertain the possibility of utilizing web-based material/input to articulate changes, and inquired as to the legality of this method as it related to the Sunshine Law.

Sincerely,

Wayne Briske, Chairman
Escambia County Planning Board

Attachment

5/6/2010 CATI-5

RESOLUTION NUMBER R2010 - 81

A RESOLUTION ESTABLISHING AN ESCAMBIA COUNTY LAND DEVELOPMENT CODE CITIZEN ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Sections 125.01 and 163.3167, Florida Statutes, the Escambia County Board of County Commissioners has adopted the Escambia County Land Development Code; and

WHEREAS, the Land Development Code implements the land use provisions of the Escambia County Comprehensive Plan and establishes standards for new development and redevelopment in the unincorporated areas of Escambia County; and

WHEREAS, the Escambia County Development Services Bureau is leading the effort to review and revise certain provisions of the Land Development Code; and

WHEREAS, the Board of County Commissioners and the Development Services Bureau believe that this effort would be greatly enhanced through increased public participation in the review and revision process; and

WHEREAS, establishing a citizen advisory committee comprised of subject-matter experts and other interested citizens is an optimal method for securing increased public participation in the review and revision process; and

WHEREAS, establishing such a citizen advisory committee would therefore advance the public interest.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The aforementioned recital clauses are hereby incorporated into this Resolution.

Verified By: *d. wood*
Date: 5/7/10

SECTION 2. ESTABLISHMENT.

The Escambia County Board of County Commissioners hereby establishes an Escambia County Land Development Code Citizen Advisory Committee.

SECTION 3. DUTIES OF THE LAND DEVELOPMENT CODE ADVISORY COMMITTEE.

The Development Services Bureau, through a designated Project Manager and Support Team, shall coordinate and assist Advisory Committee meetings. The Committee shall have the duty and responsibility to review and provide input for those Land Development Code standards, regulations, and provisions it may find obsolete, contradictory, confusing, insufficient, or otherwise contrary to the adopted 2007 Evaluation and Appraisal Report or the goals, objectives, and policies of the Escambia County Comprehensive Plan,

SECTION 4. COMPOSITION AND SELECTION OF THE ADVISORY COMMITTEE.

The Advisory Committee shall consist of fifteen (15) members. Each County Commissioner shall nominate one individual from among the general citizenry to serve on the Advisory Committee. The remaining ten (10) members shall be nominated by the following interest groups and organizations:

- a. One (1) from the "architectural community," as represented by the American Institute of Architects, Northwest Florida.
- b. One (1) from the Home Builders Association of West Florida.
- c. One (1) from the Associated General Contractors of America, Alabama Chapter, Northwest Florida Section.
- d. One (1) from the Pensacola Association of Realtors.

- e. One (1) from the National Association of Industrial and Office Properties, Northwest Florida Chapter.
- f. One (1) from the environmental community, as represented by Emerald Coastkeeper with the concurrence of at least three (3) other local environmental organizations.
- g. One (1) from the League of Women Voters of the Pensacola Bay Area.
- h. Three (3) from the engineering community as represented by the Florida Engineering Society, Northwest Florida Chapter.

All nominees shall be subject to confirmation by a majority vote of the Board of County Commissioners. All Advisory Committee members shall be electors of Escambia County.

SECTION 5. TERMS OF ADVISORY COMMITTEE MEMBERS.

a. ***Terms.*** Advisory Committee members confirmed by County Commissioners shall serve a term that runs concurrently with the timeline for review and revision as established by the Bureau of Development Services.

b. ***Removal.*** Should any Advisory Committee member cease to be an elector of the County, he or she shall cease to be an Advisory Committee member. Replacement of an Advisory Committee member shall be made by the County Commissioner or interest group that nominated him or her, subject to confirmation by the Board of County Commissioners. Advisory Committee members may also be removed by the Board of County Commissioners at the will of the Board. Additionally, the Advisory Committee shall recommend to the Board of County Commissioners the removal of any Advisory Committee member who accrues three unexcused absences from regularly-scheduled meetings of the Advisory Committee during the calendar year. Absences may be excused by a vote of the members present at any meeting.

SECTION 6. OFFICERS.

a. ***Chairperson.*** The Advisory Committee shall elect a Chairperson to preside at all meetings. The Chairperson shall be elected during the first meeting and shall serve until the first meeting in January of the following year. There shall be no term limits for a member to serve as Chairperson.

b. ***Vice-Chairperson.*** The Advisory Committee shall elect a Vice-Chairperson to preside and act on behalf of the Chairperson during his or her absence. The term of office and method of election for the Vice-Chairperson shall be the same as the Chairperson.

c. ***Secretary.*** The Advisory Committee shall elect a Secretary to take meeting minutes, maintain all records of the committee, and arrange with the Project Manager adequate public notice of all meetings. The term of office and method of election for the Secretary shall be the same as the Chairperson and Vice-Chairperson.

SECTION 7. REGULAR MEETINGS.

The Development Services Bureau, through the Project Manager, shall ensure a schedule of regular meetings, which shall be held monthly. A schedule of regular meetings shall be distributed to all Advisory Committee members reasonably in advance to assure proper public notice.

SECTION 8. QUORUM AND VOTING.

Ten (10) Advisory Committee members shall constitute a quorum for the purpose of conducting business. Each member shall exercise one vote on all matters subject to a vote of the Advisory Committee. All matters shall be decided by a majority vote of the members present. No member shall abstain from voting unless the member has a conflict of interest.

SECTION 9. SPECIAL MEETINGS.

The Chairperson may call a special meeting of the Advisory Committee on his or her initiative and shall call a special meeting at the request of any ten (10) members.

SECTION 10. LOCATION OF MEETING.

Advisory Committee meetings shall be held in a public facility of sufficient size to accommodate those present and at such locations as the Advisory Committee may determine from time to time.

SECTION 11. RULES OF PROCEDURE.

The Advisory Committee shall conduct its meeting in accordance with the current edition of Robert's Rules of Order, except to the extent that the provision thereof is inconsistent with this Resolution.

SECTION 12. SUNSHINE LAW.

The Advisory Committee, and any subcommittees it establishes, shall be subject to and each member shall be responsible for compliance with the Florida Sunshine Law and the Florida Public Records Act.

SECTION 13. AGENDA.

The Chairperson shall prepare an agenda for all meetings. Any Advisory Committee member may request that a matter be placed on the agenda. The agenda and related materials shall be distributed at least one day prior to the meeting date.

SECTION 14. MINUTES.

Minutes shall be kept at each Advisory Committee meeting. The written summary of each meeting shall be submitted for approval of the members at the next regular meeting. Each

written summary shall reflect the persons in attendance, items discussed, each action taken at the meeting, and the vote of the members on each item presented at the meeting.

SECTION 15. NOTICE OF PUBLIC MEETING.

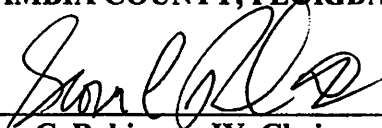
Notice of regular or special meetings of the Advisory Committee and the time and location of each meeting shall be published to the public.

SECTION 16. EFFECTIVE DATE.

That this Resolution shall become effective immediately upon adoption by the Board of County Commissioners.

ADOPTED this 6th day of May, 2010.

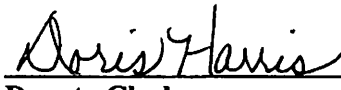
**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**



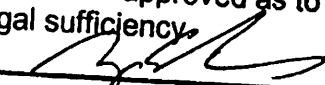
**Grover C. Robinson, IV, Chairman
Date Executed**

5/6/2010

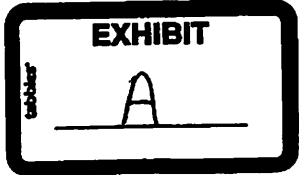
**ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court**


Deputy Clerk



This document approved as to form and legal sufficiency.
By 
Title ASST. COUNTY ATTORNEY
Date APRIL 27, 2010

Selected LDC Advisory Group Appointees				Appointees By
Name	Address	Phone	E-Mail	
Eli H. Miller	201 S. "F" Street Pensacola, FL 32502	850.435.2801 850.982.9126	elimiller@imillerconstruction.com	Assoc. of General Contractors
Steven Jernigan	720 Bayfront Pkwy, Sulte 200 Pensacola, FL 32503	850.432.0706	steve@baydesign.com	NAIOP Northwest FL.
Janice Rogers Kilgore	8026 Eight Mile Creek Road Pensacola, FL 32526	850.944.0869		Comm. Robertson
John Rasmussen	2400 West Nine Mile Road Pensacola, FL 32534	850.478.6800 Cell 393.3043	john@century21amerisouth.com	Pensacola Assoc. Realtor
Brian Spencer, AIA	P.O. Box 79 Pensacola, FL 32591	850.432.7772	brian@smbarch.com	AIA Florida Northwest
Christian M. Wagley	801 East Larua St. Pensacola, fl 32501	850.687.9968	christian@sustainabletownconcepts.com www.sustainabletownconcepts.com	Emerald Coastkeeper
J. Dan Gilmore	2142 Windermere Circle Pensacola, FL 32503	850.982.3282	jdq1949@att.net	HBA of West FL
Muriel Wagner			wags_atr@bellsouth.net	League of Women Voters
Dale E. Long, PE	119 Gregory Square Pensacola, FL 32502	850.433.6438	dale.long@fabreinc.com	Florida Eng. Society
Amy Meyers DiRusso, PE	Thompson Engineering	850.202.3030	adirusso@thompsonengineering.com	Florida Eng. Society
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John M. Harold	P.O. Box 6031 Pensacola, FL	850.477.8686	jmharoldinc@yahoo.com	Comm Valentino



Paul Flounlacker	25 E. Wright St. Suite 2512 Pensacola, FL 32501	850.912.822	paul@pensacolapropertylaw.com	Comm Young
Glenn Strange	2465 Tronjo Circle Pensacola, FL. 32503	850.324.4242	gstrange@bellsouth.net	Comm Robinson

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