



AGENDA

SPECIAL COMMITTEE OF THE WHOLE WORKSHOP BOARD OF COUNTY COMMISSIONERS

Board Chambers
Suite 100
Ernie Lee Magaha Government Building - First Floor
221 Palafox Place

June 10, 2013
1:00 p.m.

Notice: This meeting is televised live on ECTV and recorded for rebroadcast on the same channel. Refer to your cable provider's channel lineup to find ECTV.

1. Call to Order

(PLEASE TURN YOUR CELL PHONE TO THE SILENCE OR OFF SETTING.)
2. Was the meeting properly advertised?
3. Land Development Code
(Larry Newsom/Matt Mooneyham/Bonita Player - 2 to 3 hours)
 - A. Board Discussion
 - B. Board Direction
4. Adjourn

Special Committee of the Whole

3.

Meeting Date: 06/10/2013

Issue: Land Development Code

From: Larry Newsom, Assistant County Administrator

Information

Recommendation:

Land Development Code

(Larry Newsom/Matt Mooneyham/Bonita Player - 2 to 3 hours)

A. Board Discussion

B. Board Direction

Attachments

LDC Presentation

Escambia County

LAND DEVELOPMENT CODE REVIEW



INTRODUCTIONS

Matthew Mooneyham – Escambia County Public Works
Escambia County Project Manager

Bonita Player, P. E. – Engineering & Planning Resources, PC
Project Principal

Arthur Hooks, P.E. – Engineering & Planning Resources, PC
Project Engineer

Allara Mills Gutcher, AICP – The Planning Collaborative
Sub consultant - Principal



Presentation Summary

- SCOPE OVERVIEW
- PROJECT PROCESS
- TRANSPORTATION CONCURRENCY REVIEW
- SCHOOL CONCURRENCY REVIEW
- ACCESS MANAGEMENT REVIEW
- LANDSCAPE REVIEW
- ARCHITECTURAL STANDARDS REVIEW
- STORM WATER REVIEW
- WETLAND REVIEW
- RE-ZONING PROCESSES
- LAND USE PROCESS
- PLAN SUBMITTAL PROCESSES
- PERMIT FEES
- STATUTE DISCUSSION
- RECOMMENDATIONS



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1

Data gathering and Analysis

2

Review and Comparison

3

Review adopted state legislation

4

Modification Review

5

Format Review



Collected and Reviewed all of the current Land Development Codes and associated documentation of:

Escambia County LDC

Escambia County LDC Draft(not adopted)

Bay County LDC

Santa Rosa County LDC

Okaloosa County LDC

Walton County LDC

Baldwin County LDC



Analyzed and Compared the following items:

- Transportation Concurrency
- School concurrency
- Environmental/Wetland provisions
- Storm water requirements
- Landscaping requirements
- Zoning densities
- Number of Zoning Districts
- Conditional uses Architectural guidelines
- Engineering standards
- Re-zoning Processes
- Land Use Process
- Plan submittal processes (flow chart with review times)
- Permit Fees



The Statute Review work effort shall include:

Providing a summary of the current statutes that affect local Land Development Code and or Comprehensive Plan.

The Modification Review work effort shall include:

Briefly detailed the modifications that can be made to the Proposed Escambia County Comprehensive Plan as a result of the deletion of 9J-5, Florida Administrative Code and recent amendments to Chapter 163, Florida Statutes.

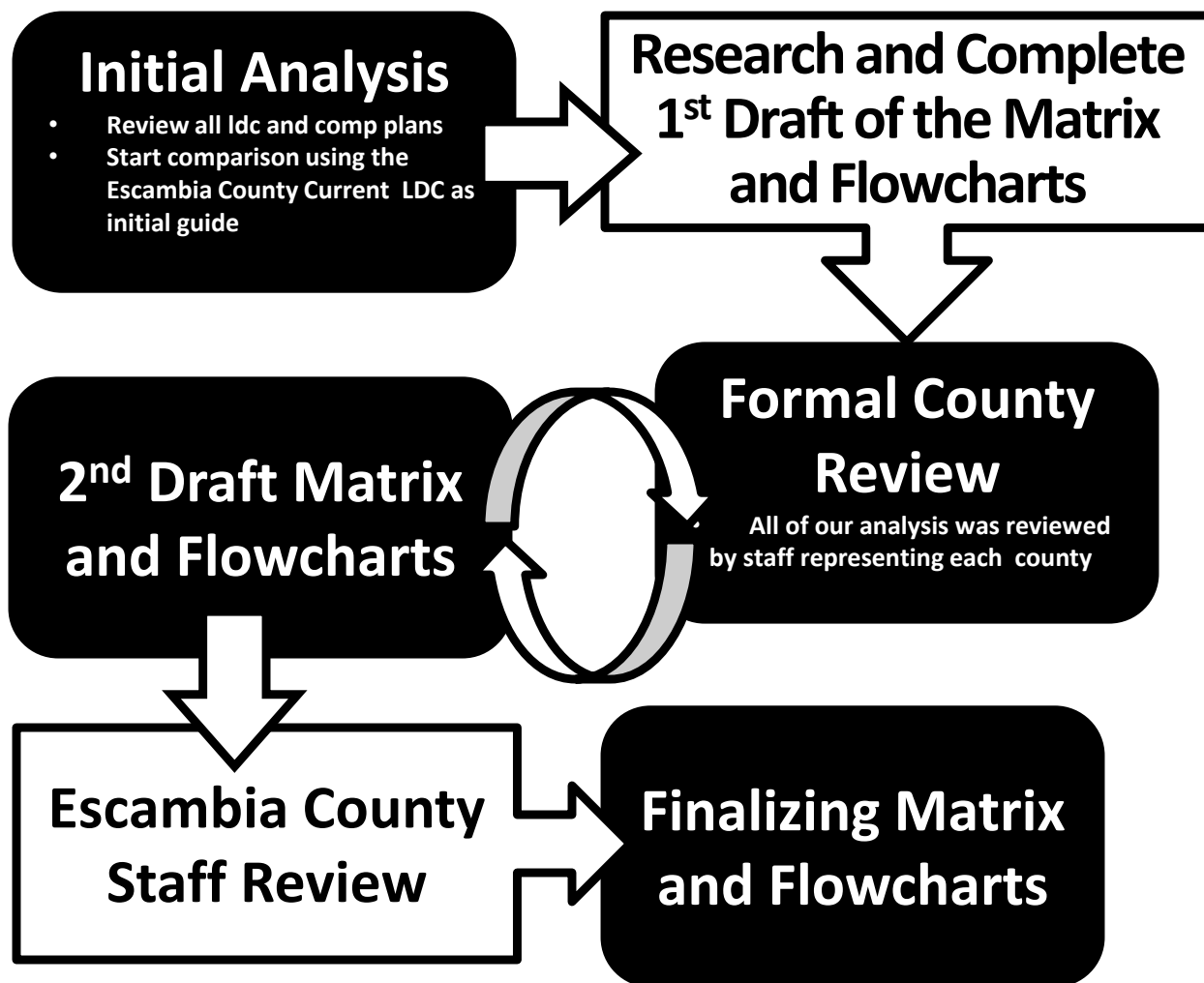
The Format Review work effort shall include:

A basic review of the format of the LDC.








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	Escambia County Adopted LDR	Escambia County (Nov. 9, 2012 Draft LDR)	Bay County	Santa Rosa County	Okaloosa County	Walton County	Baldwin County
Transportation Concurrency Requirements <i>stated in LDC and/or Comprehensive Plan</i>	Yes	Yes	Yes	Yes	Yes	Yes	No, but traffic study is required
Developer required to adhere to Transportation Concurrency Guidelines	Yes	Yes	Yes	No	Yes	Yes	No, but traffic study is required
Database Maintained	Yes	Yes	Yes	Yes	No	Yes	No
Proportionate Fair Share Formula	Yes	Yes	Yes	No	Yes, but no formal formula	Yes	No
Proportionate Fair Share Credits	No	No	No	No	No	Yes	No
Notes:	1. Only two counties are currently using the Proportionate Fair Share formula. 2. Look at using credits to reduce the cost to developers. 3. Add intersection analysis to concurrency analysis.						



Escambia County LDC Review

Transportation Concurrency Requirements



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School Concurrency Required/Practiced (per LDC and Comprehensive Plan)	Yes	Yes	Yes	No	Yes	Yes, but currently the county is not requiring developers to follow the requirements	No
Concurrency Service Areas	School District	School District	School District	N/A	Yes	N/A	N/A
Proportionate Fair Share Formula	Yes	Yes	Yes	N/A	Yes	N/A	N/A
Proportionate Fair Share Alternatives	Yes	Yes	No	N/A	No	N/A	N/A
Notes:							

Escambia County LDC Review

School Concurrency Requirements



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Intersection Spacing	No	No	Yes	No	Yes	No	No information supplied
Driveway Spacing Requirements	Yes	Yes	Yes	Yes	Yes	Yes	No information supplied
Driveway Design Standards	No	Yes	Yes	Yes	No	No	No information supplied
Notes:							

Escambia County LDC Review

Access Management Requirements



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Right of Way	No	No	Yes	Yes	No	No	NO
Building Frontage	Yes	Yes	Yes	No	Yes	Yes	?
Interior Planting Areas	No	No	Yes	Yes	Yes	No	No
Buffers	Yes,existing material	No	Yes	Yes, existing material	Yes, existing materials	Yes, existing materials	Yes, existing materials
Notes:							

Escambia County LDC Review

Landscape Requirements



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Signage	Yes	Yes	Yes	Yes	Yes	Yes	No
Lighting	Yes	Yes	Yes	Yes	Yes	Yes	No
Architectural Review Committee	Yes	Yes	No	Yes	Yes	No	No
Special Corridors or Overlay Districts	Yes	Yes	Yes	Yes	Yes	Yes	No
Standards per Zoning Districts	Yes	Yes	Yes	Yes	Yes	Yes	
Notes:							

Escambia County LDC Review

Architectural Standards Requirements



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Exemptions based on amount of impervious	Yes	Yes	Yes	Yes	Yes	Yes	--
Variances	Yes	Yes	Yes	No	Yes	Yes	--
Stormwater structures (attenuation storm event)	25 year/24 hour event	25 year/24 hour event unless no outfall, then 100 year/24 hour event	25 year event	100 year/24 hour storm event	25 year/24 hour event unless no outfall, then 100 year/24 hour event	25 year/24 hour event unless no outfall, then 100 year/24 hour event	--



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Permit Required	Yes	Yes	Yes	Yes	Yes	Yes	--
Exemptions	Yes	Yes	Yes	Yes	No	Yes	--
Administrative Variance	Yes	Yes	Yes	No information provided	No	No	--
Board Variance	Yes	Yes	Yes	No information provided	No	No	--
Buffer	30'	30'	30'	15'	25'	25'	--

Notes:

Escambia County Comprehensive Review

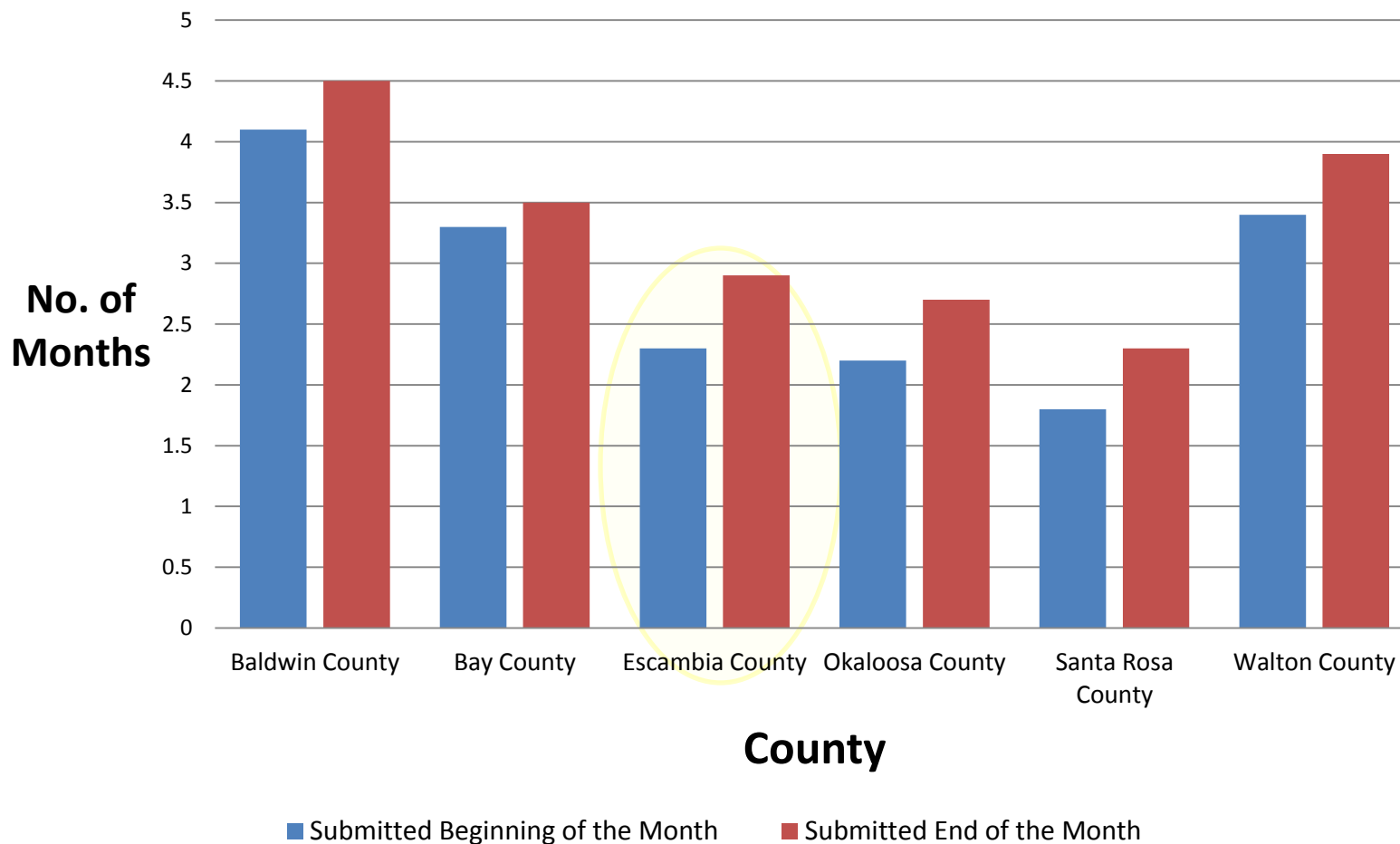
Wetland Requirements



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Rezoning Process Minimum Months Required for Adoption



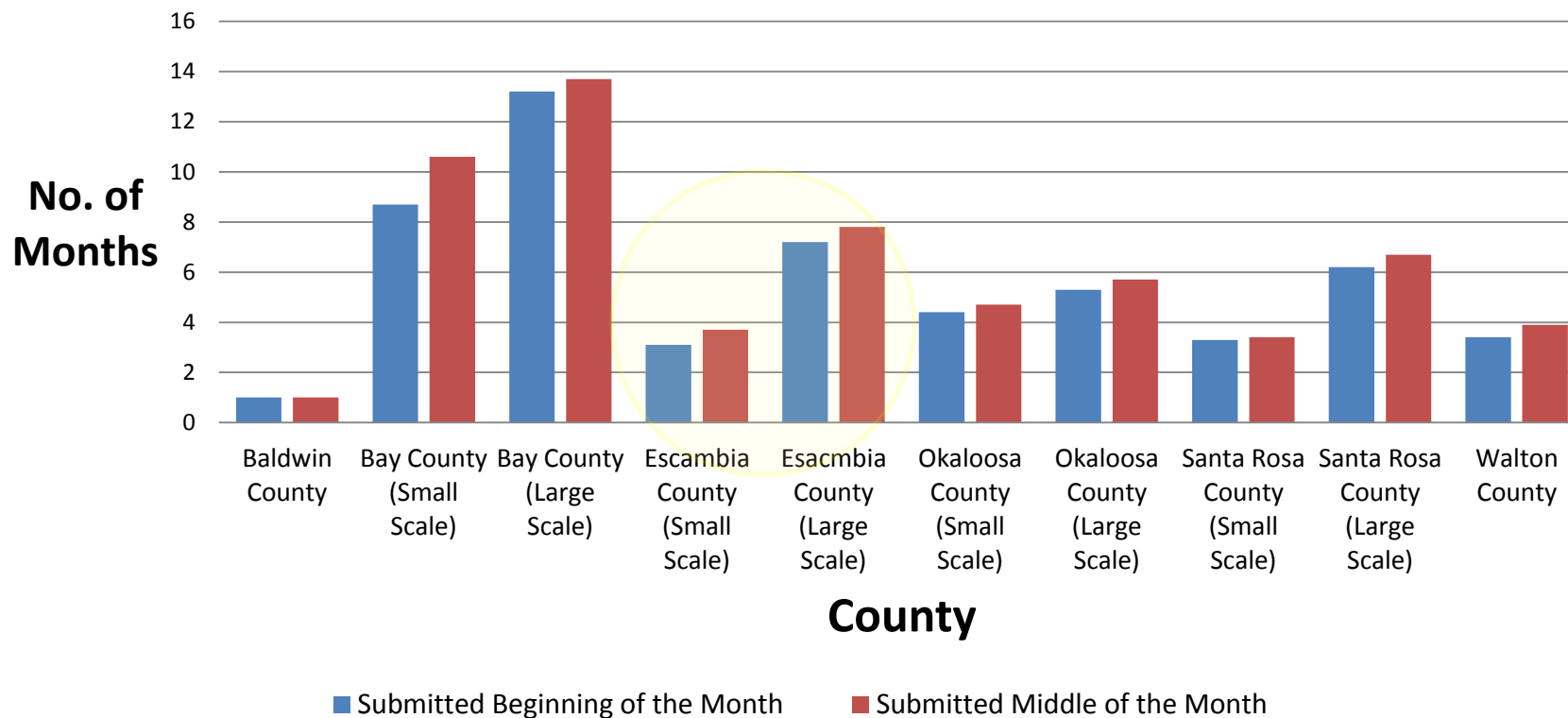
All Estimates are Based on Working Days
Except for Escambia and Okaloosa Counties



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Land Use Amendment Minimum Months Required for Adoption



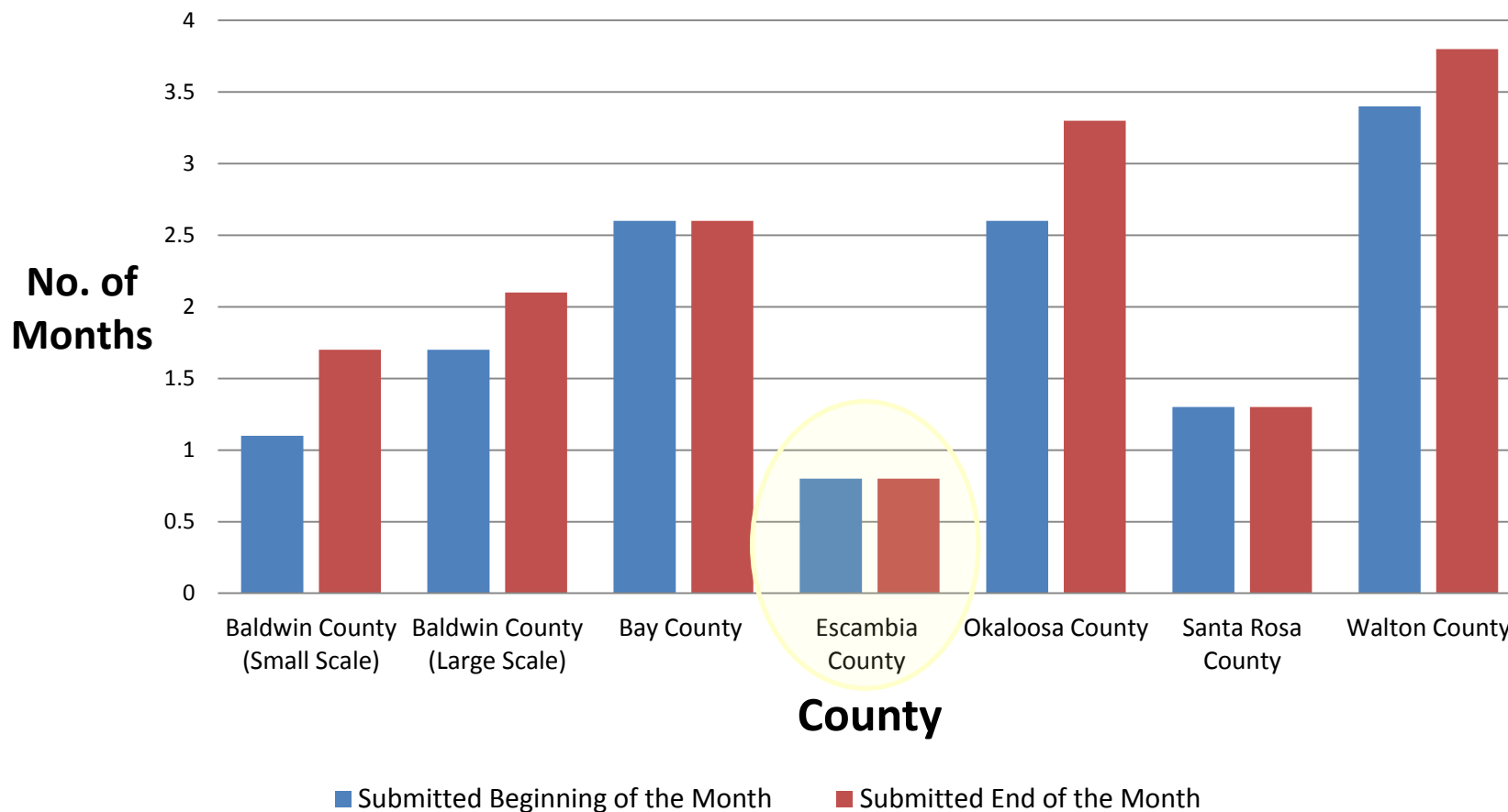
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Commercial Site Plan Review Minimum Months Required for Approval



All Estimates are Based on Working Days Except for Escambia and Okaloosa Counties

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Permits & Applications Fee Schedule						
Application	Escambia County	Bay County	Baldwin County	Okaloosa County	Santa Rosa County	Walton County
Appeals Board of Adjustment	\$616.00	\$80	\$250	\$800	\$135 plus \$1.66 per notification letter	--
Appeals Development Order	\$192.50	--	--	\$450 to \$900	No Fee	--
Zoning Variance	\$385	--	\$250	\$800	\$235 plus \$1.66 per notification letter	\$450
Highway Set Back Variance	--	--	\$250	--	--	--
Rezoning	\$1,155 for a rezoning request of one parcel \$1,925 for a rezoning request of two contiguous parcels* \$1,925 plus \$77 for each additional parcel for more than two contiguous parcels*	\$1,450	\$500 for 20 acres or less, \$15 per additional acre over 20 acres	*\$1,200.00 base fee + \$10.00 per acre or fraction thereof for (0 to 9.99 acres) *\$1,700.00 base fee + \$20.00 per acre or fraction thereof for (10 or more acres)	*Rezoning/ Large Scale \$1,500.00 plus \$1.66 per letter *Rezoning/Small Scale \$1,100.00 plus \$1.66 per letter *Rezoning w/o Land Use \$1,000.00 plus \$1.66 per letter	--
Land Use Amendments	*\$2,450.00 for a large-scale amendment *\$1,750.00 for a small-scale amendment.	Large Scale \$2,750 Small Scale \$1,450.00	--	*\$1,200.00 base fee + \$20.00 per acre or fraction thereof for (0 to 9.99 acres) *\$2,500.00 base fee + \$10.00 per acre or fraction thereof for (10 or more acres)	*Large Scale \$1,500.00 plus \$1.66 per letter *Small Scale \$1,100.00 plus \$1.66 per letter	--
Plan Review Fee	--	--	--	--	--	Minor Review Fee = \$1,300; Major Review Fee = \$2,300
Development Agreement	--	\$2,200	--	No Fee	--	--
Development Order Review	--	\$800	--	Minimum \$500	--	--
Large Scale Planned Development-Conceptual Site Plan	--	--	\$500 plus \$10 per acre	--	--	--
Small Scale Planned Development-Final Site Plan	--	--	\$500.00 for 20 acres or less, \$15.00 per additional acre over 20 acres	--	--	--
Development Permit	--	--	\$500.00 plus \$50.00 per lot	\$30	--	--
Commercial Site Plan Review	*Major Plan Review - \$1,925 *Minor Plan Review - \$770	*Development Order Review - \$800 *Development Agreement - \$2,200 *Subdivision Review - \$900 *Time Extension - \$300	*Conceptual Site Plan - \$500.00 plus \$10.00 per acre *Final Site Plan - \$500.00 for 20 acres or less, \$15.00 per additional acre over 20 acres *Development Permit - \$500.00 plus \$50.00 per lot *Minor Project - (0 - 9,999 Square Feet) - \$500 *Minor Project Revised Plan Submittal - \$150 each submittal *Major Project 10,000 square feet + \$40.00 per 1,000 square feet or fraction thereof - \$500 for the first (1st) *Major Project Revised Plan Submittal - \$150 *Minor Change of Use (0-9,999 square feet) - \$250 *Revised Plan Submittal - \$125 *Major Change of use - \$500- for the first (1st) 10,000 square feet + \$20.00 per 1,000 square feet or fraction thereof *Revised Plan Submittal - \$150	*Minor Project - (0 - 9,999 square feet) - \$500.00 (Minor Revised Submittal - \$150.00 each submittal) *Major Project (10,000 square feet - and above) - \$500.00 for the first (1st) 10,000 square feet + \$40.00 per 1,000 square feet or fraction thereof (Revised Submittal - \$150.00 each submittal)	*Site Plan - Building size equal to or less than 5,000 sq. ft. \$500.00 plus \$10.00 per 100 sq. ft. *Site Plan - Building size greater Than 5,000 sq. ft. \$800.00 plus \$4.00 per 100 sq. ft. To a maximum of \$6,000.00 *Site Plan Review for Towers and Parking Lots \$350.00 *Site Plan Review for Barrow, LCD, and C&D Pits \$800.00	--
Other Review	--	--	--	*Application for Marine Construction - \$100.00 *Landscaping Review and Compliance for Certificate of Occupancy (Inspection) - \$100.00 + \$50.00 for each reinspection or temporary Certificate of Occupancy *Projects of Area Wide Impact (larger than 100,000 square feet) - 2,000.00 for the 1st 100,000 square feet + \$20.00 per 1,000 square feet or fraction thereof *Regional Activity Center (RAC) - \$2,500.00 base fee + \$20.00 per acre or fraction thereof (Revised Submittal - \$500.00 each submittal) *Master Plans - \$2,000.00 base fee + \$20.00 per acre or fraction thereof *Tall Structure Review - \$750.00 (Tall Structure Revised Plan Submittal - \$150.00 each submittal) *Temporary Use Permit (For Special Events) - \$50.00 *Temporary Use Permit (Other than Special Events) - \$200.00	*Access Management Review - \$50 *Alcohol Zoning Review - \$25 *Bagdad Architectural Advisory Board - \$50 *Coastal Construction Review - \$100 *Conditional Use Application - \$235 plus \$1.66 per letter *Development of Regional Impact - \$2,000 *Minor Subdivision Review - \$50 *Navarre Architectural Advisory Board - \$50 *Parent Parcel/Family Homestead - \$50 *Special Exception Application - \$235 plus \$1.66 per letter	--
Land Use Certification	\$25.00	--	*Residential - \$25 per dwelling unit; *Accessory Structure and Related Structures - \$25 per structure; *Commercial and Industrial - \$25 per 1,000 gross sq.ft.	Letter - \$50 Development Permit Fee - \$30	\$40	--
Time Extension	--	\$300	--	NA	--	--



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Conclusions

- Current LDC and Comprehensive Plan meets Statute requirements for Concurrency
- Escambia County DRC process appears to be among the one of shortest among the six counties, provided that there are no major issues that could delay approval
- Escambia County Re-Zoning process is on average for time to approval
- Escambia County Land Use process is on average for time to approval



General Recommendations

Customer Service

- Improve Phone Service
- Install a Gatekeeper
- Champion
- Improve Website Navigation
- Provide a Public Staff telephone directory 
- Provide a Planning and Zoning quick reference guide 

DRC

- Project Champion(Expediter)
- Follow up on projects that have not received approval within a certain time frame

General LDC and Comprehensive Plan

- Complete and enhance the update process
- Provide for Economic Development opportunities
- Provide credits to allow developers to reduce their proportionate share
- Use the matrixes as one of the tools for the redesign/reformatting of both the LDC and Comprehensive Plan
- Illustrations and Graphs
- Continue to Phase II

