

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
April 9, 2012–8:35 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Proof of Publication.
3. Approval of Minutes.
  - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 12, 2012 and March 28, 2012 Planning Board Meetings.
  - B. Planning Board Monthly Action Follow-up Report for March 2012.
  - C. Planning Board 6-Month Outlook for April 2012.
4. Public Hearings.
  - A. LDC Ordinance - Article 13 - SRIA Design Guidelines for Signs & Outdoor Display  
That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance prepared by the Santa Rosa Island Authority (SRIA) amending Article 13, Section 13.22.03 to add standards and guidelines for new and existing businesses for wall signs and outdoor displays.
5. Action/Discussion/Info Items.
  - A. Discussion - LDC Ordinance-Article 13 - Floodplain Management SRIA  
That the Planning Board review and recommend approval to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 13.20.00 "Floodplain Management on Pensacola Beach," concerning the standards for Flood Hazard reduction prepared by the Santa Rosa Island Authority.
  - B. Escambia County Comprehensive Plan Implementation Annual Report Year 2010/2011  
That the Planning Board review and recommend approval of the Fiscal Year 2010/2011 CPIC Annual Report to The Board of County Commissioners (BCC).

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

The next Regular Planning Board meeting is scheduled for **Monday, May 14, 2012 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.
11. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Planning Board-Regular**

**3.**

**Meeting Date: 04/09/2012**

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**Information**

**Agenda Item:**

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 12, 2012 and March 28, 2012 Planning Board Meetings.

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

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

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**Attachments**

Quasi-Judicial Hearing Resume'

Planning Board Regular Meeting Resume'

Monthly Action Report

Six Month Outlook

# DRAFT

RESUME' OF THE ESCAMBIA COUNTY PLANNING BOARD  
QUASI-JUDICIAL HEARING  
March 12, 2012–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

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

Absent: Patty Hightower, School Board (non-voting)

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

1. Meeting was called to order at 8:30 a.m.
2. Invocation and pledge were given by Alvin Wingate.
3. Proof of Publication was given by the Board Clerk.  
  
Motion by Dorothy Davis, Seconded by Steven Barry  
Motion to approve waiving the reading of the legal advertisement.  
  
**Vote:** 7 - 0 Approved - Unanimously
4. Quasi-judicial Process Explanation.

Motion by Dorothy Davis, Seconded by Karen Sindel  
Motion to accept rezoning packets and staff findings.

**Vote:** 7 - 0 Approved - Unanimously

5. Public Hearings.

A. Z-2012-01

Case remanded back from February 2, 2012 BCC Meeting

Address: 9869 N Loop Rd

From: RR, Rural Residential District  
(cumulative) Low  
Density

To: AMU-2, Airfield Mixed Use-2  
District  
(cumulative to AMU-1  
only)

Speakers: Jesse W. Rigby, Agent  
John Roberts, Jeff Sauer,  
Brenda Sauer, James Hinson  
Kurt Burge

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

Mr. Goodloe, Ms. Sindel and Mr. Wingate acknowledged visiting the site.

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

Motion by Robert V. Goodloe, Seconded by Karen Sindel  
Motion to accept memo from Bruce Stitt, Navy representative as  
Navy Exhibit A.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Tim Tate, Seconded by Steven Barry

Motion recommending approval of this rezoning in regard to  
criteria 1 "Consistency with the Comp Plan". We accept staff  
findings of fact specifically with AIPD concerns addressed within  
the JLUS that were agreed upon by the County and the Navy. It  
is consistent with the LDC for the same reasons. It is consistent  
with surrounding uses both accepting the staff findings of fact and  
seeing that on the ground there are other multi-family or higher  
density residential uses. The Planning Board recognizes that  
increased residential and commercial development has occurred  
immediately adjacent the subject property and north of the

subject property. As for the effect on the natural environment and development patterns, we accept the staff finding of fact. The AIPD-1 red zone area would remain RR and the yellow AIPD-2 overlay area would change from RR to AMU-2.

**Vote: 2 - 5 Failed**

Voted Yes: Tim Tate  
Steven Barry

Motion by Robert V. Goodloe, Seconded by Karen Sindel  
Motion to recommend denial Z-2012-01 of the rezoning application to the BCC. We disagree with staff finding of fact on Criterion 3, not compatible with surrounding uses, and Criterion 4 regarding changed conditions due to the implementation of JLUS. We disagree with finding of fact on Criterion 6 that it would not result in an orderly development pattern. We accept Criterion 1, 2 and 5. Testimony from the FDOT was pertinent to the issue effecting Criterion 3 & 6.

Motion was withdrawn by Mr. Goodloe.

Motion by Robert V. Goodloe, Seconded by Karen Sindel

Motion to recommend denial Z-2012-01 to the BCC and adopt Criterion 1,2 & 5. We do not accept Criterion 3 as it is not compatible with surrounding uses. We do not accept Criterion 4 as there are changed conditions. We do not accept Criterion 6 as it would not result in an orderly development pattern based upon testimony we have received before the board today.

**Vote: 5 - 2 Approved**

Voted No: Tim Tate  
Steven Barry

- B. Z-2012-02  
Address: 10095 Hillview Dr  
From: R-4, Multiple-Family District,(cumulative) Medium High Density  
To: R-6, Neighborhood Commercial and Residential District, (cumulative) High Density  
Speakers: Jesse W. Rigby, Agent  
Matt Altier, John Tice, Jr.,  
Lee Goodson, Jason Harvey, Agnolas Jonas,  
Dan Jonas, Anita Eilertsen,  
Harold Eilertsen, Donna Robertson,  
Herman Gomez, JoAnne Meyer,

Chad Coleman

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

Ms. Davis and Mr. Wingate acknowledged visiting the site.

Mr. Wingate refrained from voting on this matter due to a conflict of interest.

Motion by Karen Sindel, Seconded by Dorothy Davis  
Motion to accept into evidence Applicant's Exhibit A - University Housing Needs Data Sheet.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Dorothy Davis, Seconded by Steven Barry  
Motion to accept Mr. John Tice, Jr. as an expert witness in field of architecture.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Karen Sindel, Seconded by Steven Barry  
Motion to accept into evidence Applicant's Exhibit B - Boundary Survey.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Karen Sindel, Seconded by Robert V. Goodloe  
Motion to accept into evidence Applicant's Exhibit C - Conceptual Site Plan and Applicant's Exhibit D - Conceptual Elevation.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Steven Barry, Seconded by Robert V. Goodloe  
Recommend denial of the rezoning Z-2012-02 to the BCC and adopt the findings of fact as presented by staff. To clarify, if the locational criteria were not required to be considered and we did not have to consider everything, then Criterion 6 would not have been an issue. It would have been logical orderly development if it met the code.

**Vote:** 5 - 1 Approved

Voted No: Tim Tate

- C. Z-2012-03  
Address: 1804 Blue Angel Pkwy  
From: R-3, One-Family and Two-Family District, (cumulative)  
Medium Density

To: C-2, Retail Commercial District (cumulative)

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

Ms. Sindel and Mr. Wingate acknowledged visiting the site.

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 to accept rezoning of Z-2012-03 from R-3 to C-2 and accept staff findings of fact for Criteria 1, 2, 4, and 5. For findings of fact 3 and 6, consistent with surrounding and/or proposed uses, we find that the C-2 proposal is consistent with the uses on the ground less than 1000 ft away. There are other C-2 uses that could do the same thing on already C-2 zoned lots and as a result would be consistent with the development patterns in that area.

**Vote:** 7 - 0 Approved - Unanimously

6. Meeting adjourned at 2:47 p.m.

Motion by Robert V. Goodloe, Seconded by Steven Barry  
Motion to reschedule the Planning Board Regular Meeting to Wednesday, March 28, 2012 at 8:30 a.m.

**Vote:** 7 - 0 Approved - Unanimously

Motion by Dorothy Davis, Seconded by Karen Sindel  
Motion to establish a five minute limit for each public speaker.  
Staff to provide method of timing speakers.

**Vote:** 7 - 0 Approved - Unanimously

# DRAFT

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
March 28, 2012–8:35 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

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

Absent: Steven Barry  
Bruce Stitt, Navy (non-voting)

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

1. Meeting was called to order at 8:35 a.m.
2. Invocation and pledge were given by Mr. Wingate.
3. Approval of Minutes.

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

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

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

Motion by Robert V. Goodloe, Seconded by Alvin Wingate  
Motion to approve Meeting Resume' Minutes of the February 13, 2012  
Planning Board Meeting.

**Vote:** 6 - 0 Approved - Unanimously

4. Public Hearings.

5. Action/Discussion/Info Items.

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

Staff to work with stake-holders to address text change to the Locational  
Criteria requirements and the issue of split parcels.

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

Staff to bring revisions to the Planning Board after final ordinance template  
is received from FEMA.

6. Public Forum.

7. Director's Review.

8. County Attorney's Report.

Mr. West discussed the Sunshine Law and how it pertains to the Planning  
Board members.

9. Scheduling of Future Meetings.

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

10. Announcements/Communications.

11. Meeting was adjourned at 11:18 a.m.



T. Lloyd Kerr, AICP, Director  
Development Services

## MEMORANDUM

**TO:** Planning Board

**FROM:** Denise Halstead  
Planning & Zoning Division

**DATE:** March 30, 2012

**RE:** Monthly Action Follow-Up Report for March 2012

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

## PROJECTS, PLANS, & PROGRAMS

### **1. Perdido Key Master Plan**

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

## COMMITTEES & WORKING GROUP MEETINGS

None

## COMPREHENSIVE PLAN AMENDMENTS

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

10/10/11 PB recommended approval to the BCC

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

12/16/11 ORC received from DEO

01/19/12 BCC adopted

01/25/12 Forward to DEO

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

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

03/01/12 BCC approved transmittal to DEO

## **LAND DEVELOPMENT CODE ORDINANCES**

None

## **REZONING CASES**

### **1. Rezoning Case Z-2012-01**

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

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

03/12/12 PB recommended denial of rezoning

05/03/12 BCC to review and adopt

### **2. Rezoning Case Z-2012-02**

03/12/12 PB recommended denial of rezoning

03/22/12 Withdrawn by applicant

### **3. Rezoning Case Z-2012-03**

03/12/12 PB recommended approval of rezoning

05/03/12 BCC to review and adopt

# PLANNING BOARD MONTHLY SCHEDULE 6 MONTH OUTLOOK FOR APRIL 2012

(Revised 03/29/12)

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
<b>Monday, April 9, 2012</b>	<ul style="list-style-type: none"> <li>• Comp Plan Annual Report</li> <li>• SRIA Sign Ordinance</li> </ul>		<ul style="list-style-type: none"> <li>• Z-2012-04</li> <li>• Z-2012-05</li> <li>• Z-2012-06</li> <li>• Z-2012-07</li> </ul>	<ul style="list-style-type: none"> <li>• Flood Plain Revision-SRIA</li> </ul>
<b>Monday, May 14, 2012</b>	<ul style="list-style-type: none"> <li>• Location Criteria for Local Roads</li> </ul>			
<b>Monday, June 11, 2012</b>				<ul style="list-style-type: none"> <li>• PSFE Update</li> </ul>

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

4. A.

**Meeting Date:** 04/09/2012

**Issue:** LDC Ordinance - Article 13 - SRIA Design Guidelines for Signs & Outdoor Display

**From:** Paolo Ghio, SRIA thru Lloyd Kerr, AICP

**Organization:** Development Services

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### Information

#### **RECOMMENDATION:**

That the Planning Board review and recommend to the Board of County Commissioners (BCC) to consider an Ordinance prepared by the Santa Rosa Island Authority (SRIA) amending Article 13, Section 13.22.03 to add standards and guidelines for new and existing businesses for wall signs and outdoor displays.

#### **BACKGROUND:**

At the July 27, 2011 Santa Rosa Island Architectural & Environmental Committee meeting, Article 13, Section 13.22.03 was reviewed, the members expressed concerns and recommended that staff make the appropriate changes to be more consistent with Article 8, Section 8.07.05 of the Escambia County Land Development Code. At the August 10, 2011 SRIA Regular Board meeting, the SRIA Board approved the recommendation and has forwarded it on to the April 9, 2012 Planning Board for review.

#### **BUDGETARY IMPACT:**

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

#### **LEGAL CONSIDERATIONS/SIGN-OFF:**

The proposed Ordinance has been reviewed and approved for legal sufficiency by Ryan Ross, 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 Santa Rosa Island Authority, Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

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## **Attachments**

Legal Sign off and Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: SRIA Sign Ordinance

Date: 3/7/12

Date requested back by: 3/14/12 for 4/9/12 PB and June BCC

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by 

Date Received: 3/15/12

- Approved as to form and legal sufficiency. *REVIEWED TITLE ONLY. REFER TO NOTES FROM STEVE WEST FOR CHANGES TO ORDINANCE TEXT.*
- Not approved.
- Make subject to legal signoff.

Additional comments:

**ORDINANCE NUMBER 2012-\_\_\_\_\_**

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**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 13.22.03.D.9.b, ADDING STANDARDS AND GUIDELINES FOR NEW AND EXISTING BUSINESSES FOR WALL SIGNS AND OUTDOOR DISPLAY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, land under the jurisdiction of the Santa Rosa Island Authority is unique to Escambia County, the State of Florida and the United States of America. All property within this jurisdiction is owned by Escambia County and the Santa Rosa Island Authority is charged with the stewardship of the island to protect the public interest of the citizens of Escambia County; and,

**WHEREAS**, this unique requirement for stewardship of public property requires that the Santa Rosa Island Authority take great care in its protection of this asset. The Santa Rosa Island Authority is also responsible for ensuring compliance with the National Flood Insurance Program regulations to make certain that flood insurance is available for those residing on and investing in the island; and,

**WHEREAS**, the Santa Rosa Island Authority unanimously recommended to the Board of County Commissioners on August 10, 2011 to amend Section 13.22.03 of Article 13 of the Escambia County Land Development Code to maximize the square footage allowable for attached signage and further the Santa Rosa Island Authority's efforts for consistency with Escambia County, specifically Section 8.07.05 of the LDC; and,

**WHEREAS**, the Board of County Commissioners believes that the amendments to Article 13 to the Escambia County Land Development Code of Escambia County as recommended by the Santa Rosa Island Authority will further the Santa Rosa Island Authority's efforts for consistency with Escambia County, specifically Section 8.07.05 of the LDC.

**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, Section 13.22.03 D. 9.b., is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

1 13.22.03. D. *Design guidelines for signs and outdoor displays.*

2 9. Attached signs are defined as those which are attached to or incorporated  
3 into a building.

4 ~~b. In order to keep signs proportional to the building, they shall be limited in~~  
5 ~~size to ten percent of the area of the first floor, street elevation of the building~~  
6 ~~with an allowable minimum of 32 square feet and an allowable maximum of~~  
7 ~~96 square feet. In those instances where a business also has a freestanding~~  
8 ~~sign, the attached sign shall be limited to eight percent of the area of the first~~  
9 ~~floor, street elevation of the building with an allowable minimum of 32 square~~  
10 ~~feet and an allowable maximum of 96 square feet. In those cases where the~~  
11 ~~letters are attached directly to the building with no background difference in~~  
12 ~~color or texture from the building, the size of the sign will be determined as~~  
13 ~~the area of the smallest rectangle that will enclose the letters. (Amended~~  
14 ~~10/26/94).~~

15 b. Wall Signs. The maximum square footage for a wall sign shall not exceed  
16 10 percent of the wall surface facing the addressed street. For those  
17 businesses with more than one store front, the maximum square footage for a  
18 wall sign shall not exceed 15 percent of the wall surface facing the addressed  
19 street. Any one sign shall not exceed 200 square feet. The wall surface shall  
20 be measured by determining the total vertical wall surface and the horizontal  
21 wall surface and can include the roof surface when the roof slope is steeper  
22 than 45 degrees.

23 1. New commercial businesses: For commercial businesses not operating  
24 in a zone lot prior to the enactment of this ordinance, the square footage  
25 of wall signs are deducted from the total allowable square footage  
26 permitted for the zone lot.

27  
28 2. Existing commercial businesses: For commercial businesses operating in  
29 a zone lot prior to the enactment of this ordinance, the square footage of  
30 wall signs is calculated by using the elevation of each individual store  
31 front. The square footage is calculated separately from free standing  
32 signs.

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

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**Section 3. Severability.**

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

**Section 4. Inclusion in Code.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 5. Effective Date.**

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

**DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

**By: \_\_\_\_\_  
Wilson B. Robertson, Chairman**

**ATTEST: ERNIE LEE MAGAHA  
Clerk of the Circuit Court**

**By: \_\_\_\_\_  
Deputy Clerk**

**(SEAL)**

**ENACTED:**

**FILED WITH THE DEPARTMENT OF STATE:**

**EFFECTIVE DATE:**



## BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

### Planning Board-Regular

5. A.

**Meeting Date:** 04/09/2012

**Issue:** Discussion - LDC Ordinance-Article 13 - Floodplain Management SRIA

**From:** Paolo Ghio, SRIA thru Lloyd Kerr, AICP

**Organization:** Development Services

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### Information

#### **RECOMMENDATION:**

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

#### **BACKGROUND:**

The Floodplain Ordinance was prepared to further the practice for higher standards on Pensacola Beach. To maintain consistency in the floodplain, all structures need to be built to VE standards, regardless of the zone. Cross bracing has shown to trap debris during a flood and puts the structure at risk from excessive lateral forces. We also agree with the recommendations found in ASCE 24-98. After inspecting a dozen pools and their equipment, it is apparent that no provision exists to condition the end user to prevent the filter from becoming a battering ram during a flood. Floodproofing of non residential buildings cannot be permitted, as all structures need to be built to VE standards which in turn does not allow for flood proofing a structure.

The SRIA Board approved the Floodplain Ordinance on October 12, 2011.

#### **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, Santa Rosa Island Authority and all interested citizens. The Development Services Department will ensure proper advertisement.

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### **Attachments**

Legal Sign-Off, Email and Draft Ordinance

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Flood Plain Revision- SRIA -Written by SRIA

Date: 12/22/12

Date requested back by: 1/18/12 for 2/13/12 PB

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by 

Date Received: Dec. 22, 2011

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

*See my memo to Paolo Ghio, dated Dec. 7, 2011.*



**ESCAMBIA  
COUNTY**

**INTER-OFFICE MEMORANDUM**

TO: Paolo Ghio, CFM, Director of Development Services  
FROM: Stephen G. West, Assistant County Attorney  
DATE: December 7, 2011  
RE: Santa Rosa Island Authority Flood Plain Ordinance

I have reviewed your first and second drafts of the ordinance amending Section 13.20.00, Escambia County Land Development Code. Regrettably, I must recommend that you revise the ordinance.

My primary concern is the improper use of definitions. Your apparent intent is to create several new, more stringent, standards for development on Santa Rosa Island. I suspect that you were unsure of where within Article 13 to incorporate these standards and opted to insert them in new and existing definitions. The two new definitions appear to have been created for no purpose other than to provide a location for the standards. Generally, terms should be defined only if they are not commonly understood, and the definitions should not contain development standards that can be incorporated somewhere more appropriate in Article 13.

I will leave it to your discretion as to where in Article 13 these standards may be more appropriately incorporated. However, please consider the following: Section 13.20.08.A *General Standards* [for flood hazard reduction]; Section 13.20.08.B *Specific Standards for* [flood hazard reduction in] *AE zones*; and Section 13.11.00. *Swimming Pools*. Please do not feel restricted to these sections if you find that the standards are more appropriately incorporated somewhere else in Article 13.

I will also leave it to your discretion as to whether the terms *cross bracing* and *pool equipment* still need to be defined once you relocate the standards. Both terms strike me as being commonly understood and not needing further definition. However, if you do intend to retain the definitions, I recommend that you refrain from using the defined term within its own definition. Also note that the definitions include confusing, stray punctuation marks (semicolon on page 2, line 12 of your most recent draft and a parentheses on page 2, line 21).

On page 2, line 18, I do not know if you are intending to use *commercial* as a synonym for *nonresidential*, which is more commonly used in the ordinance. If you are, I recommend that you rephrase that standard to reflect that *all* structures in AE zones must be constructed to meet VE zone standards.

You may also wish to confirm with FEMA that none of your proposed changes have any adverse consequences under the National Flood Insurance Program or the Flood Insurance Rate Map.

I apologize for the delay in responding. I certainly want to work with the SRIA in any way I can, but it is difficult to give priority to issues like this when I am often unable to give the Board of County Commissioners and its staff all the attention they deserve. Please feel free to call me or, alternatively, consult with the SRIA attorney if you have any questions or require any additional information.

SGW:bjs

## ORDINANCE NUMBER 2012-\_\_\_\_\_

1  
2  
3 **AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING**  
4 **PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES**  
5 **(1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY,**  
6 **FLORIDA, AS AMENDED; AMENDING SECTION 13.20.00, AMENDING**  
7 **THE DEFINITION OF ELEVATED BUILDING, ADDING GENERAL**  
8 **STANDARDS FOR FLOOD HAZARD REDUCTION, AMENDING**  
9 **SPECIFIC STANDARDS FOR FLOOD HAZARD REDUCTION IN AE**  
10 **ZONES; PROVIDING FOR SEVERABILITY; PROVIDING FOR**  
11 **INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE**  
12 **DATE.**

13  
14 **WHEREAS**, land under the jurisdiction of the Santa Rosa Island Authority is  
15 unique to Escambia County, the State of Florida and the United States of America. All  
16 property within this jurisdiction is owned by Escambia County, and the Santa Rosa  
17 Island Authority is charged with the stewardship of the island to protect the public  
18 interest of the citizens of Escambia County; and

19  
20 **WHEREAS**, this unique requirement for stewardship of public property requires  
21 that the Santa Rosa Island Authority take great care in its protection of this asset. The  
22 Santa Rosa Island Authority is also responsible for ensuring compliance with the  
23 National Flood Insurance Program regulations to make certain that flood insurance is  
24 available for those residing on and investing in the island; and

25  
26 **WHEREAS**, the Santa Rosa Island Authority unanimously recommended to the  
27 Board of County Commissioners on October 12, 2011 to amend Section 13.20.05 of  
28 Article 13 of the Escambia County Code of Ordinances and modify the definition of  
29 "elevated building," to amend the standards under Section 13.20.08 of Article 13 of the  
30 Escambia County Code of Ordinances and add general standards for the use of cross-  
31 bracing and the placement of pool equipment, and amend specific standards for the  
32 substantial improvement of nonresidential structures for flood hazard reduction for  
33 nonresidential structures to further the Santa Rosa Island Authority's compliance efforts  
34 with the National Flood Insurance Program; and

35  
36 **WHEREAS**, the Board of County Commissioners believes that the amendments  
37 to Article 13 to the Escambia County Code of Ordinances of Escambia County as  
38 recommended by the Santa Rosa Island Authority will further the Santa Rosa Island  
39 Authority's compliance efforts with the National Flood Insurance Program and are  
40 consistent with the Santa Rosa Island Authority's responsibility for ensuring compliance  
41 with the National Flood Insurance Program regulations to make certain that flood  
42 insurance is available for those residing on and investing in the island.

# DRAFT

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

3  
4 **Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development  
5 Code of Escambia County, Article 13, Section 13.20.05, is hereby amended as follows  
6 (words underlined are additions and words ~~stricken~~ are deletions):  
7

8 13.20.05 Definitions.

9  
10 *Elevated building* means a non-basement building built to have the lowest floor  
11 elevated above the ground level by foundation walls, shear walls, posts, piers, pilings,  
12 or columns. Residential and nonresidential structures in AE zones must be constructed  
13 to meet VE zone standards.  
14

15 **Section 2.** Part III of the Escambia County Code of Ordinances, the Land Development  
16 Code of Escambia County, Article 13, Section 13.20.08 is hereby amended as follows  
17 (words underlined are additions and words ~~stricken~~ are deletions):  
18

19 Section 13.20.08.A General Standards.

20  
21 **11.** Cross bracing means an industry accepted form of diagonal timber bracing used on  
22 foundations under coastal homes. Cross bracing is NOT permitted except above BFE  
23 and perpendicular to the shoreline on a structure that has no breakaway walls. Cross  
24 bracing may not be used as part of the structural calculations to meet the required  
25 design criteria.  
26

27 **12.** Pool equipment means any electrically powered equipment (pool pumps and  
28 accessories) servicing the pool, excluding pool heaters. All pool equipment must be  
29 strapped down or elevated above BFE to prevent floatation during a storm.  
30

31 Section 13.20.08.B Specific standards for AE zones.

32  
33 2. Nonresidential structures. All newly ~~construction~~ constructed or substantial  
34 ~~improvements of substantially improved~~ nonresidential structures shall ~~have the lowest~~  
35 ~~floor (including basement) be elevated so that the bottom of the lowest horizontal~~  
36 structural member of the lowest floor (excluding the pilings) is elevated to at least three  
37 feet above the base flood elevation. Nonresidential structures may ~~not~~ be flood proofed  
38 in lieu of being elevated. ~~provided that together with all attendant utility and sanitary~~  
39 ~~facilities, be designed so that below the base flood elevation plus one foot the structure~~  
40 ~~is watertight with walls substantially impermeable to the passage of water, and with~~  
41 ~~structural components having the capability of resisting hydrostatic and hydrodynamic~~  
42 ~~loads and the effect of buoyancy.~~  
43

44 ~~A registered professional engineer or architect, who is authorized to certify such~~  
45 ~~information in the state, shall develop and/or review structural design, specifications and~~

**DRAFT**

~~plans for construction, and shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting this provision. The FEMA flood proofing certificate shall be prepared and submitted to the floodplain administrator along with the corresponding operational and maintenance plans. These plans shall include, at a minimum, the storage location of the flood proofing measures (panels, gaskets, sealants, etc.), entities responsible for transportation to, and installation at the structure within the available flood warning time for the site.~~

**Section 3. Severability.**

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

**Section 4. Inclusion in Code.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 5. Effective Date.**

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

**DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

By: \_\_\_\_\_  
**Wilson B. Robertson, Chairman**

**ATTEST: ERNIE LEE MAGAHA  
Clerk of the Circuit Court**

By: \_\_\_\_\_  
**Deputy Clerk**

**(SEAL)**

**ENACTED:**

**FILED WITH THE DEPARTMENT OF STATE:**

**EFFECTIVE DATE:**



## BOARD OF COUNTY COMMISSIONERS

### Escambia County, Florida

#### Planning Board-Regular

5. B.

**Meeting Date:** 04/09/2012

**Issue:** Escambia County Comprehensive Plan Implementation Annual Report Year 2010/2011

**From:** T. Lloyd Kerr, AICP, Department Director

**Organization:** Development Services

---

#### Information

##### **RECOMMENDATION:**

That the Planning Board review and recommend approval of the Fiscal Year 2010/2011 CPIC Annual Report to The Board of County Commissioners (BCC).

##### **BACKGROUND:**

As required by the Comprehensive Plan Capital Improvement Element, the Comprehensive Plan Implementation Committee (CPIC) provides an annual report of the status of growth management activities and the Capital Improvement Program (CIP) to the Planning Board. The Planning Board reviews the report and makes recommendations to the BCC for use during its deliberations on the annual budget and CIP.

##### **BUDGETARY IMPACT:**

No budgetary impact is anticipated by the approval of this report.

##### **LEGAL CONSIDERATIONS/SIGN-OFF:**

NA

##### **PERSONNEL:**

No additional personnel are required for implementation of this report.

##### **POLICY/REQUIREMENT FOR BOARD ACTION:**

This Annual Report is prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan.

##### **IMPLEMENTATION/COORDINATION:**

The Development Services Department will distribute copies to all County Departments and make them available to interested citizens. After BCC approval, the Annual Report will be transmitted to the Department of Economic Opportunity as a courtesy copy.

Development Services Department staff has coordinated development of the Annual Report with all CPIC members.

---

#### Attachments

Comp Plan Annual Report

**Escambia County  
Comprehensive Plan  
Implementation  
Annual Report 2010/2011**



A Report of the  
Comprehensive Plan Implementation Committee and the Planning Board to the  
Escambia County Board of County Commissioners

April 9, 2012



## EXECUTIVE SUMMARY

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This Annual Report has been prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan, which requires reporting of certain data and information related to growth on an annual basis.

The purpose and intent of the Annual Report is to provide a yearly planning tool for monitoring and evaluating future implementation of the Escambia County Comprehensive Plan. The Comprehensive Plan contains policies and objectives adopted by the Board of County Commissioners to provide for “orderly growth management” and to “maintain and improve the quality of life for all citizens of the county”.

CIE 1.4.1 and 1.4.2 of the Comprehensive Plan calls for the Comprehensive Plan Implementation Committee to report by April 1 of each year, to the Local Planning Agency (LPA) on the status of capital project implementation activities as well as LOS conditions within the County. By June 1 of each year, the Escambia County LPA shall report to the BCC its evaluation of the implementation of the Capital Improvements Element and the Comprehensive Plan during the previous fiscal year. The report shall contain recommendations to maintain LOS standards and any adjustments necessary to the Capital Improvements Element and/or the County's annual capital improvement program.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on January 20, 2011 and the Florida Legislature adopted changes to Chapter 163 Florida Administrative Code in July, 2011.

As a result of the new adopted 2030 Comprehensive Plan the following elements are to be included within the Comprehensive Plan Annual Report for 2010/2011:

General Requirements-Population Projections, Mobility Element, Coastal Management Element, Conservation Element, Intergovernmental Coordination Element, Infrastructure Element, Recreation Element.

This report was prepared by the Development Services Department and reviewed by the Comprehensive Plan Implementation Committee on 3/30/12.



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

CHARLES R. "RANDY" OLIVER, *County Administrator*

LARRY NEWSOM, *Assistant County Administrator*

T. LLOYD KERR, AICP, *Development Services Director*

JOY BLACKMON, PE, *Public Works Director*

KEITH WILKINS, *Community and Environment Interim Director*

AMY LOVOY, *Management & Budget Services Director*

MIKE WEAVER, *Public Safety Director*

DANIEL R. SPILLMAN, *Fire Chief*

GORDON PIKE, *Corrections Director*

BUCK LEE, *Santa Rosa Island Authority General Manager*

Annual Report Prepared By:

*Development Services Department*

JUAN LEMOS, *Senior Planner*

ALLYSON CAIN, *Urban Planner II*

JOHN FISHER, *Urban Planner II*

BRENDA WILSON, *Urban Planner I*



# TABLE OF CONTENT

1.0	<b>POPULATION ESTIMATES AND PROJECTIONS</b>	
	Population Estimates and Projections .....	1
2.0	<b>MOBILITY ELEMENT</b>	
	TCEAs Established/CRA .....	3
	Interlocal Agreement .....	3
	Infrastructure Impact Report.....	3
	Annual Assessment.....	4
3.0	<b>HOUSING</b>	
	State and Federal Assistance.....	6
	Neighborhood Enterprise Foundation.....	7
4.0	<b>INFRASTRUCTURE</b>	
	Los Evaluation .....	8
5.0	<b>COASTAL MANAGEMENT ELEMENT</b>	
	Infrastructure Inventory.....	9
	Development Impact Analysis .....	9
	Resource Monitoring .....	9
	Beach Shoreline Regulations .....	12
6.0	<b>CONSERVATION</b>	
	Monitoring and Recommendations .....	14
7.0	<b>RECREATION</b>	
	Annual Review and Report.....	15
8.0	<b>INTERGOVERNMENTAL COORDINATION</b>	
	Growth and Development.....	16



## 1.0 POPULATION ESTIMATES AND PROJECTIONS

*A central tenant of long-range comprehensive planning is the projection of future population levels and characteristics. Population growth trends and projections can have a significant effect on forecasting the needs and demands for a variety of services such as transportation, sanitary sewer, drainage, solid waste and parks and open space. Population has a major effect on private development like housing and economic sustainability; therefore, it is important to analyze past population growth trends and attempt to make valid population projections as part of the planning process.*

The University of Florida Bureau of Economic Development and Business Research (BEBR) estimated the total population for Escambia County as of 1 April 2011 at **299,261**.

Estimates of Population by County and City in Florida: April 1, 2011						
State	(estimate) 4/1/2011	Total Change	(Census) 4/1/2010		Inmates	Estimates less inmates 4/1/2011
<b>Florida</b>	18,905,048	103,738	18,801,310		127,619	18,777,429
Incorporated	9,507,404	53,756	9,453,648		18,828	9,488,576
Unincorporated	9,397,644	49,982	9,347,662		108,791	9,288,853
County and City						
<b>Escambia</b>	299,261	<b>1,642</b>	297,619		2,741	<b>296,520</b>
Century	1,690	<b>-8</b>	1,698		0	<b>1,690</b>
Pensacola	51,939	<b>16</b>	51,923		59	<b>51,880</b>
UNINCORPORATED	245,632	<b>1,634</b>	243,998		2,682	<b>242,950</b>
<b>Source: University of Florida, Bureau of Economic and Business Research, November 1, 2011.</b>						

Components of Population Change for Counties in Florida, 2010 to 2011							
				Components of Change		Percent of Change Due to—	
		Births	Deaths	Natural Increase	Net Migration	Natural Increase	Net Migration
FLORIDA	103,738	214,519	172,509	42,010	61,728	40.5	59.5
Escambia	1,642	3,922	2,991	931	711	56.7	43.3
<b>Source: University of Florida, Bureau of Economic and Business Research, 2011.</b>							



Population Change for Counties in Florida, 1990 to 2011								
	Population					Percent change		
	2011	2010	2000	1990		2010 to 2011		
FLORIDA	18,905,048	18,801,310	15,982,824	12,938,071		0.6	17.6	23.5
Escambia	299,261	297,619	294,410	262,798		0.6	1.1	12.0

**Source: University of Florida, Bureau of Economic and Business Research, 2011.**

Escambia County Population Projections						
2010	2015	2020	2025	2030	2035	2040
297,619	300,883	304,909	308,791	312,360	315,537	318,411

**Source: University of Florida, Bureau of Economic and Business Research, 2011.**



## **2.0 MOBILITY ELEMENT**

*The purpose of the Mobility Element, serving as the Transportation Element, is to establish the desired and projected transportation system in Escambia County and to plan for future motorized and non-motorized traffic circulation systems. This element provides guidelines to prepare for and establish an effective multi-modal transportation system.*

### **MOB 1.2.1 Transportation Concurrency Exception Areas (TCEAs) Established**

*The following TCEAs are hereby established, and the TCEA Map is attached herein to this ordinance as Exhibit G:*

- a. Warrington TCEA - That area coterminous with the area approved in 1995 as the Warrington Redevelopment Area and including the Sunset Avenue Corridor of Navy Point;*
- b. Fairfield Drive TCEA - That area coterminous with the approved Englewood-Ebonwood and Palafox Redevelopment Areas and including a portion of the Brownsville Redevelopment Area.*

*The Transportation Concurrency Exception Areas will continue to be reviewed annually to ensure they meet the TCEA requirements; results of this review will be reported in the County's Comprehensive Plan Implementation Annual Report.*

Escambia County Transportation and Traffic Operations Division has reviewed the existing TCEAs for concurrency with the adopted levels of service and determined that the established TCEAs are operating within acceptable standards.

### **MOB 4.2.5 Interlocal Agreement**

*An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the Navy will appoint a Planning Board representative; the length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.*

The adopted existing interlocal agreement was reviewed this year for compliance. New joint projects that will be addressed by the County and the Navy during this year's reporting period will require review and update of the interlocal agreement by next year's report. The Navy's representative continues to participate in the decision making process of the Planning Board.

### **MOB 4.2.9 Infrastructure Impact Report**

*A formal information exchange between the County, FDOT, Emerald Coast Utilities Authority (ECUA) and other utility service providers in the area will be established to*



*explore the growth inducing impacts of utility expansion and infrastructure improvements within the AIPD overlay areas in relation to the JLUS recommendations.*

The initial calculations used during this reporting period within the AIPD Overlay Areas will be used as the baseline figures to track utility and infrastructure improvements in future reports.

#### **MOB 4.2.10 Annual Assessment**

Pursuant to Section 163.3191(n) Florida Statutes, and beginning in Fiscal Year 2004/2005, the County shall conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Section 163.3177(6)(a), Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment shall be based on a compilation of data for the calendar year and shall compare the current years' development with the previous years' development relevant to the following in each AIPD:

- a. Single-family residential building permits in each AIPD area based on the number of permits issued, and broken down by Accident Potential Zone (APZ) and AIPD area.
- b. Number of residential units (high density) approved and permitted.
- c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).
- d. Number of units approved in preliminary and final subdivision plats.
- e. Number of site plans for commercial projects approved.
- f. Number of communication towers approved.
- g. Number of variances and/or conditional use requests and approvals.
- h. Number of rezoning requests/approvals.
- i. Number of future land use amendments.

The intent is to measure the increase or decrease in residential development activity within the AIPDs to determine the effectiveness of the measures adopted to control residential density and encourage commercial development, as recommended by the JLUS. The County shall review the collected data to ensure compliance with the intent of the JLUS recommendations. In addition, analysis of the collected data over a period of time will assist in determining what future changes may be required to enhance or improve the County's efforts to control encroachment on the military installations.

The County's annual assessment of the effectiveness of the criteria adopted pursuant to 163.3177(6)(a), F.S. (2007) in achieving compatibility with military installations in areas designated as AIPD was conducted in FY 2010/2011. A compilation of AIPD data for the calendar year of 2011 is shown below.



**Calendar Year 2011 Airfield Influence Planning Districts (AIPD) Monitoring**

Planning District	Zone	Sewer & Water Lines Extension	Total Dwelling Units Approved In Prelim. Plans	Total Dwelling Units Approved In Final Plans	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variances	Conditional Use	Rezoning Approval	Future Land Use Amendment
<b>NAS PENSACOLA</b>												
AIPD-1	AREA A	*	0	0	0	0	0	0	0	0	0	0
	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1		0	0	0	0	0	0	0	0	0	0
	APZ-1 NASP	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
		*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	119	0	0	0	0	0	1	0	0
<b>NOLF SAUFLEY</b>												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	0	0	0	0	1	0	0	0
<b>NOLF SITE 8</b>												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	0	0	1	0	0	0	0	0



### 3.0 HOUSING ELEMENT

***HOU 1.6.6 State and Federal Assistance.*** *Escambia County shall participate in the following programs or any replacement or supplemental programs, which may be developed by state, federal or other appropriate agencies:*

- a. HUD Section 8 Rental Voucher Program existing housing program, for rent supplements to qualified low-income families;*
- b. The Community Development Block Grant (CDBG) Program;*
- c. The Consolidated Plan pursuant to the Cranston-Gonzalez National Affordable Housing Act;*
- d. The Home Investments Partnership Program (HOME); and*
- e. The State Housing Initiatives Partnership (SHIP) Program, among others.*

1. *U.S. Housing and Urban Development, Section 8, existing housing program, for rent supplements to qualified low-income families;*

Escambia County and the City of Pensacola consolidated the two separate Section 8 Rental Assistance programs in 1991, and the City of Pensacola Housing Office administers the Section 8 program covering the entire County. Currently over 2200 families continue to actively participate in the Section 8 Rental Assistance Voucher Program in Escambia County and the City of Pensacola. Additionally, the City Housing Office also has received Veteran Affairs Supportive Housing (VASH) vouchers to assist approximately 100 veterans with rental assistance.

2. *The Community Development Block Grant (CDBG) Program;*

Escambia County has actively participated in the CDBG Program since becoming an entitlement jurisdiction in 1988. An Annual Plan has been and continues to be prepared and mutually approved by members of the Escambia Consortium (Escambia County, City of Pensacola, Santa Rosa County and the City of Milton) detailing the plans for the respective jurisdictions with regard to allocation of CDBG funds. The funding for this program has decreased significantly over the past years, and this trend is continuing.

3. *The Consolidated Plan pursuant to the Cranston-Gonzalez National Affordable Housing Act;*

The Escambia Consortium (Escambia County, City of Pensacola, Santa Rosa County and the City of Milton) jointly prepares and the governing bodies of each body mutually approve a new Consolidated Plan every five years. The current 2010-2014 Escambia Consortium Consolidated Plan was approved by the member jurisdictions and HUD in 2011, and will remain in force until September 30, 2015. The Annual Action plan is updated annually via the



HUD Annual Plan approval process and submitted to HUD each August to outline the use of HUD funds each year.

4. *The Home Investments Partnership Program (HOME); and*

Escambia County actively participates in the HOME Program and has since 1992. The program supports the County's replacement housing program and the scattered site rental development initiative undertaken with area non-profit organizations. For many years, this has been the only significant source of funds for replacement of severely deteriorated, owner occupied housing units in the County. It is anticipated that significant funding cuts will be made by HUD to this Program.

5. *The State Housing Initiatives Partnership (SHIP) Program, among others.*

Since 1993, Escambia County and the City of Pensacola jointly participate in the SHIP Program, but funding has not been received since 2009. The program supports a range of local affordable homeownership housing programs, as well as workforce rental development (to a lesser degree). This is the State of Florida's primary affordable housing resource with dedicated funding provided through a surcharge on documentary stamps. As such, the SHIP Program has become the major housing resource, not only for Escambia County, but also for virtually all the local governments throughout the State of Florida.

***HOU 1.6.7 Neighborhood Enterprise Foundation.*** *Escambia County shall provide assistance, through NEFI to provide affordable homeownership opportunities for moderate, low and very-low income homebuyers*

This arrangement with Neighborhood Enterprise Foundation, Inc. (NEFI), which began in 1991, continues to date. NEFI manages housing and community development programs as part of the Community & Environment Department, under the authority of the BCC. Given the funding cuts for the State SHIP Program and Federal HUD programs, the actual annual production will directly relate to the level of funding actually provided by the respective agency. Housing programs address both homebuyer assistance programs as well as homeowner rehabilitation.



## 4.0 INFRASTRUCTURE ELEMENT

**INF 4.1.7 Level of Service (LOS) Standards.** *The LOS standard for potable water service within Escambia County shall be 250 gallons per residential connection per day. 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. Escambia County shall continue to work with the water providers to ensure adequate capacity is available.*

The Emerald Coast Utilities Authority (ECUA) owns and operates three (3) wastewater treatment plants/water reclamation facilities within its service area, as of the end of the 2011 calendar year. These facilities, which are shown below “Wastewater Treatment Facilities”, serve customers within the City of Pensacola and unincorporated Escambia County, including Pensacola Beach and Perdido Key. A single plant serves Pensacola Beach, while an integrated collection system ties the service areas for the Bayou Marcus Water Reclamation Facility and the new Central Water Reclamation Facility (CWRF) together on the mainland, along with Perdido Key. With the completion of the transfer of flows to the CWRF, from the Main Street Wastewater Treatment Plant (MSWWTP) the ECUA has taken the MSWWTP out of service.

A detailed summary of the capital improvements in progress or planned for those facilities and other wastewater system components can be found at [www.ecua.org](http://www.ecua.org) which includes the ECUA Capital Improvements Program (CIP) - Fiscal Years 2011 - 2015, which the ECUA Board has formally approved and adopted. Any proposed facility improvement or expansion detailed in the CIP will be financed solely by the ECUA through user fees, impact fees, bond issues, developer contributions, or state and federal grants or appropriations. The major improvements that were underway and/or completed this past year include: completion of the construction of the Central Water Reclamation Facility (CWRF), which has allowed the shut-down and abandonment of the Main Street WWTP.

**ECUA Wastewater Treatment Facilities**

Facility	Permitted Capacity (GPD)	12 Month Average Daily Flow (GPD)	Excess Capacity (GPD)
Bayou Marcus WRF	8,200,000	5,808,000	2,392,000
Central WRF	22,500,000	11,157,000	11,343,000
Pensacola Beach WWTP	2,400,000	9,100,000	1,490,000

Source: Department of Environmental Protection, Northwest District, 2011, <http://www.dep.state.fl.us/northwest/>  
Bill Evans, P.E. Domestic Wastewater Permitting Supervisor

**INF 4.1.9 LOS Evaluation and Revision.** *By December 2011, Escambia County shall develop a report evaluating the current LOS standard for potable water service provision. This report shall examine alternative LOS standards and establish a five-year*



*plan to achieve and maintain a LOS that is sufficient to meet the County’s projected needs. Upon completion of this report, recommendations for revisions to adopted LOS standards and other related policies identified within this report shall be adopted as amendments to the Escambia County Comprehensive Plan within 18 months.*

The ECUA is the primary provider of potable water service for southern Escambia County, including Pensacola Beach. The remainder of the County is served by Nine (9) smaller water supply franchises. The Florida Department of Environmental Protection receives a Monthly Operating Report (MOR) from each utility. The table below lists the water supply utilities and their capacities in gallons per capita per day.

These facilities serve customers within the City of Pensacola and unincorporated Escambia County, and on Pensacola Beach. Because the production wells pump into an inter-connected, grid distribution system and not to a specific and definable service area, the current demand on each individual well is not relevant to an analysis of the overall system. ECUA monitors and reports to the Environment Protection Agency via the Florida Department of Environmental Protection (FDEP). For more detailed data please visit

[http://www.dep.state.fl.us/northwest/OCULUS\\_08\\_public\\_revised20110106Water.pdf](http://www.dep.state.fl.us/northwest/OCULUS_08_public_revised20110106Water.pdf)

or [www.ecua.org](http://www.ecua.org).

**Water Supply Facilities Capacities in Gallons per Day (GPD)**  
**A summary of capital improvements for water production and distribution.**

<b>Facility</b>	<b>Design Capacity g/d</b>	<b>12-Mo Avg Flow</b>	<b>Excess Capacity</b>
Bratt-Davisville Water System	1,656,000	206,541	1,492,226
Central Water Works Inc.	2,304,000	352,440	1,959,976
Cottage Hill Water Works	2,160,000	420,517	1,816,000
Emerald Coast Utilities Authority	84,457,440	34,297,083	51,930,000
Farm Hill Utilities Inc.	2,736,000	560,611	2,300,000
Gonzalez Utilities Association Inc.	2,088,000	624,967	1,349,063
Molino Utilities Inc.	3,801,600	714,375	2,601,400
Peoples Water Service Company	7,416,000	2,396,704	2,413,000
Walnut Hill Water Works Inc.	1,116,000	243,370	954,000

Source: Department of Environmental Protection, Northwest District, 2011, <http://www.dep.state.fl.us/northwest/>



## 5.0 COASTAL MANAGEMENT

**COA 1.2.4 Infrastructure Inventory.** *Escambia County shall maintain an inventory of infrastructure located within the CHHA. The 1995 report on coastal infrastructure shall be updated annually. The Comprehensive Plan Implementation Committee shall produce a report for consideration by the Escambia County Board of County Commissioners (BCC) that presents opportunities to relocate or replace such infrastructure.*

The County has not issued any new permits for construction within the designated Coastal High Hazard Area. New Federal Emergency Management Agency (FEMA) guidance, will require and update and revision of the CHHA definition, designation and graphical support documents in order to meet FEMA, National Flood Insurance Program (NFIP), Florida Division of Emergency Management (FDEM), and the Florida Building Code (FBC) standards.

**COA 1.3.8 Development Impact Analysis.** *The Comprehensive Plan Implementation Annual Report shall include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the Local Planning Agency (LPA), will address any deficiencies identified in the report and take corrective measures as necessary. The report and recommendations will consider the actual development that has occurred during the evaluation period (preceding 12 months) as well as the projected development anticipated to be approved during the succeeding evaluation period. The needed corrective actions by the BCC will maintain or reduce the County's adopted roadway clearance time.*

Based on the newly released Evacuation Study and modeling tools available to the County, the Division of Emergency Management staff is evaluating the new Florida Statewide Regional Evacuation Study Program and the evacuation model to determine if there will be a need to develop a new process for evaluating the impacts of growth on evacuation times based upon the capabilities of the new model and the ability to compile current input data for the model.

**COA 2.1.2 Resource Monitoring.** *The Escambia County staff shall monitor the resources referenced in Objective COA 2.1 and provide recommendations to the BCC regarding their protection, conservation, and enhancement. Monitoring data and recommendations shall be included in the Comprehensive Plan Implementation Annual Report and shall include at least:*

- a. *Changes in the total acreage of coastal wetlands and the extent of coastal wetland communities;*



<b>Individual Tree Implementation</b>	
Number of Tree Removal Permits	11
Number of Protected Trees Removed	12
Number of Mitigation Trees Required	0
<b>Development Review Projects with Wetlands</b>	
Number of DRC Projects	134
Number of Projects with Wetlands on Site Plan	23
Acres of County with Wetlands Impacted	10.53
Acres of County Buffers Impacted	2
Acres of FDEP Wetlands Impacted	368.64
Acres of ACOE Wetlands (ESL Impacted)	9
Acres of Wetlands/ESL Created/Restored	0
Acres of Wetland/ESL Preserved	113.88

Source: Escambia County Environmental Permitting

*b. Changes in the volume of the commercial fish catch and the amount of fish and shellfish annually landed;*

The preliminary 2011 Commercial Fishery Annual Landings Report for all Florida Counties can be found at the following website link:

[http://myfwc.com/media/1540768/sumcnty\\_11.pdf](http://myfwc.com/media/1540768/sumcnty_11.pdf)

### Commercial Fishery Annual Report for Escambia County

Year	Total Number of Finfish (lbs.)	Total Volume of Invertebrates (lbs.)	Total Volume of Food Shrimp (lbs.)	Total Volume of Bait Shrimp (lbs.)	Total Trips	Grand Volume Total (lbs.)
2010*	777,890	72,361	93,906	0	2,027	944,157
2011**	674,669	82,474	230,209	0	1,645	987,353

Source: Florida Fish and Wildlife Conservation Commission, Marine Fisheries Information System;

\* = Final Report; \*\* = Preliminary Report



*c. Changes in acreage of protected land on barrier islands;*

According to the County's Environmental Permitting Division, no protected lands on the Barrier Islands were impacted during FY 2010/11.

**Acreage of Protected Land on Barrier**

Owned by	Recreation or Conservation	Number of Parcels	Acreage
County	Recreation	5	3.57
SRIA	Recreation	31	541.12
State	Recreation	5	421.98
Federal	Conservation	18	3,555.40
<b>Total</b>			<b>4,522.07</b>

Source: Escambia County Geographic Information Systems (GIS)

*d. Changes in acreage of coastal lands held for conservation and recreation use*

According to the County's Environmental Permitting Division, no protected lands on the Mainland were impacted during FY 2010/11.

**Acreage of Protected Land on Mainland**

Owned by	Recreation or Conservation	Number of Parcels	Acreage
Century	Recreation	2	13.97
County	Recreation	136	1,682.69
	Conservation	35	1,013.46
Federal	Conservation	3	19.66
State	Recreation	4	929.11
	Conservation	102	23,091.54
<b>Total</b>			<b>26,750.43</b>

Source: Escambia County Geographic Information Systems (GIS)

**COA 2.3.4 Beach and Shoreline Regulations.** *Escambia County shall protect beach and shoreline systems. These regulating provisions shall be reviewed annually for the Comprehensive Plan Implementation Annual Report and updated as necessary to address concerns and issues including, but not limited to, the following:*

- a. "White Sand" regulations;*
- b. Shoreline protection zone;*
- c. CCCL-related regulations;*
- d. Dune replenishment, enhancement and re-vegetation programs; and*



*e. Wetland and environmentally sensitive area regulations.*

The regulating provisions have been reviewed for FY 2010/2011 and no updates were necessary. The most recent update, in 2005, established the 1975 Coastal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico.



## 6.0 CONSERVATION ELEMENT

**CON 1.3.4 Monitoring and Recommendations.** *Escambia County shall utilize FDEP's annual water quality assessment and other sources to monitor surface water systems. Water quality ratings shall be monitored for the Escambia River, Pensacola Bay, Perdido Bay, and Perdido River basins and other locations as appropriate. Monitoring data and recommendations shall be included in the Comprehensive Plan Implementation Annual Report.*

Surface water quality assessments, monitoring data and reporting is conducted by the Escambia County Water Quality Division to the Environmental Protection Agency via the Florida Department of Environmental Protection (FDEP). On a bi-annual basis FDEP produces a document which describe the results of their monitoring efforts in the State of Florida; the Department of Environmental Protection's Integrated Water Quality Assessment for Florida: 305(b) Report and 303(d) List Update for 2010 was the last report submitted. The 2010 305(b) Report is available and may be viewed at: [http://www.dep.state.fl.us/water/docs/2010\\_Integrated\\_Report.pdf](http://www.dep.state.fl.us/water/docs/2010_Integrated_Report.pdf)

The Escambia County Water Quality Division continues to conduct monitoring of local watershed systems as required.



## 7.0 RECREATION ELEMENT

***REC 1.1.7 Annual Review and Report.*** *Escambia County shall annually review and report upon the cooperative efforts between the public and private sectors in the provision of recreational opportunities to assure that such efforts are coordinated. In even numbered years, the report will include an inventory of public beach access facilities, including those in the coastal area.*

Community organizations and athletic associations continue to provide recreational activities to the public in Escambia County. An inventory of existing public beach access facilities will be provided in the 2012/2013 annual update.



## 8.0 INTERGOVERNMENTAL COORDINATION ELEMENT

**ICE 1.3.4 Growth and Development Trends.** *As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in geographic information system compatible format for the purpose of geo-referencing the information. This report will be in tabular, graphic, and textual formats and will include the following:*

- a. The type, number, and location of residential units that have received zoning approval, final plat and site plan approval;*
- b. Information regarding FLUM amendments;*
- c. Building permits and certificate of occupancy data for residential dwellings issued for the preceding year and their location;*
- d. Summary of vested rights determinations and other actions that affect demands for public school facilities;*
- e. Information regarding the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students and reflects the existing land use; and*
- f. The identification of any development orders issued*

### **Growth & Development Trends FY 2010/2011**

Small Scale Amendments	0
Comprehensive Plan Amendments	2
Land Development Code Changes	9
Interpretations	1
Planned Unit Developments	0
Development Agreements	0

Source: Escambia County Development Services ; Excel Database



TYPES OF CASES	# CASES APPROVED	# CASES DENIED	# CASES WITHDRAWN	# CASES PENDING	TOTAL # OF CASES
<b>Board of Adjustment (BOA)</b>					
Variance	11	0	2	0	13
Conditional Use	9	1	1	0	11
Administrative Appeal	0	1	0	0	1
Development Order Extension (Senate Bills)	500	0	0	0	500
Administrative Variances for Governmental Right of Way Takings	0	0	0	0	0
<b>Rezoning (PB)</b>					
Zoning Map Amendment Cases	22	2	0	1	25
<b>Development Review Committee (DRC)</b>					
Pre-application Meetings	84	0	0	0	84
Preliminary Plat Applications	2	0	0	0	2
Final Plat Applications	4	0	0	2	6
Unplatted Subdivision Applications	3	0	1	0	4
Master Plans Applications	0	0	0	0	0
Planned Unit Developments	0	0	0	0	0
Major Development Site Plans Application	42	0	0	4	46
Minor Development Site Plans Application	40	0	0	2	42

Source: DRC Excel database. LRP staff database.