

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
September 2, 2014–8:35 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 August 5, 2014 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for September 2014.

C. Planning Board 6-Month Outlook for October 2014.

4. Public Hearings.

A. LDC Ordinance - Articles 3, 6 and 7, Recycling Facilities

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3, 6, and 7

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 3, 6 and 7 addressing definitions, permitted and conditional land uses and performance standards related to recycling facilities and operations.

5. Action/Discussion/Info Items.
6. Public Forum.
7. Director's Review.
8. County Attorney's Report.
9. Scheduling of Future Meetings.

- A. LDC Revision Workshop Tuesday, September 16, 2014, at 8:30 a.m.
 - B. The next Regular Planning Board meeting is scheduled for **Tuesday , September 30, 2014 at 8:35 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
Meeting Date: 09/02/2014

3.

Agenda Item:

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the August 5, 2014 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for September 2014.
- C. Planning Board 6-Month Outlook for October 2014.

Attachments

Quasi-Judicial Resume
Regular Meeting Resume
Monthly Action Follow-Up
6 Month Outlook

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL REZONING
August 5, 2014

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. – 9:06 A.M.)

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

Absent: Robert V. Goodloe
Karen Sindel

Staff Present: Ryan Ross, Assistant County Attorney
Horace Jones, Interim Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
Denise Halstead, Sr Office Assistant
Temeka Mallory, Sr. Office Assistant

1. Call to Order at 8:30 a.m.
2. Invocation and Pledge of Allegiance was given by Mr. Wingate.
3. Oath of Office Administered to New Planning Board Member by Denise Halstead.
4. Acceptance of Planning Board Meeting Package.

Motion by Tim Tate, Seconded by Dorothy Davis

Motion was made to accept the Planning Board meeting package.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)
Karen Sindel (ABSENT)

5. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Dorothy Davis, Seconded by Alvin Wingate

Motion to accept proof of publication and waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)

Karen Sindel (ABSENT)

6. Quasi-judicial Process Explanation given by Chairman.

7. Public Hearings.

A. Z-2014-11

Applicant: Bryan and Sharon
Nisewonger, Owners

Address: 3002 Stefani Road

From: VR-1, Villages Rural
Residential Districts, Gross
Density (one du/4 acres)

To: VR-2, Villages Rural
Residential Districts, Gross
Density (one du/.75 acres)

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 to accept staff findings of fact and recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)

Karen Sindel (ABSENT)

B. Z-2014-12

Applicant: Briar Ridge, LLC., Owner

Address: 100 Isaacs Lane

From: VAG-2, Villages Agricultural
Districts, Gross Density (one
du/five acres)
To: ID-2, General Industrial
District (noncumulative)

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 Dorothy Davis, Seconded by Tim Tate

Motion was made to accept Gregory S. Allen as an Expert Witness.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)
Karen Sindel (ABSENT)

Motion by Dorothy Davis, Seconded by Alvin Wingate

Motion was made to accept drawings as exhibit A from traffic.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)
Karen Sindel (ABSENT)

Motion by Tim Tate, Seconded by Dorothy Davis

Motion to accept staff findings of fact and recommend approval to the BCC

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)
Karen Sindel (ABSENT)

8. Adjournment at 9:06 a.m.

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD Regular Meeting August 5, 2014

**CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(9:14 A.M. – 11:58 A.M.)**

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

Absent: Robert V. Goodloe
Karen Sindel

Staff Present: Ryan Ross, Assistant County Attorney
Horace Jones, Interim Director, Development Services
Allyson Cain, Urban Planner, Planning & Zoning
Denise Halstead, Sr Office Assistant
Temeka Mallory, Sr. Office Assistant

Attendees: Griffin Vickery

1. Call to Order at 9:14 a.m.
2. Proof of Publication was given by Board Clerk.
3. Approval of Minutes.

Motion by Dorothy Davis, Seconded by Tim Tate

Motion to approve the minutes from the July 1, 2014 Planning Board Meeting.

Vote: 5 - 0 Approved

Other: Robert V. Goodloe (ABSENT)
Karen Sindel (ABSENT)

4. Action/Discussion/Info Items.

A. Navy Interlocal Agreement Discussion.

Stephanie Oram would like to set up a meeting with Horace Jones & County Administrator to discuss adoption of AIPD.

B. Removal of the DSAP.

Planning Board Members would like information in writing from Tallahassee before moving forward.

C. Land Development Code Review Chapter 3 Completed.

5. Public Forum.

6. Director's Review.

A. The County Administrator and Development Services senior staff will travel to Tallahassee on July 31, 2014 to meet with the Department of Economic Opportunity.

7. County Attorney's Report.

8. Scheduling of Future Meetings.

Planning Board Members requested we move the October 21, 2014 Planning Board Mtg to September 30, 2014.

Planning Board Members requested that we have a LDC workshop on October 21, 2014.

A. LDC Revisions Workshop August 19, 2014.

Chapter 4 LDC Tim Tate & Stephanie Oram would like a hard copy.

B. The next Regular Planning Board meeting is scheduled for **Tuesday , September 2, 2014 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

9. Announcements/Communications.

10. Adjournment at 11:58 a.m.



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: Temeka Mallory, Board Clerk
DATE: August 12, 2014
RE: Monthly Action Follow-Up Report for August 2014

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

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- **Text Amendments:**

- **CPA 2014-02 (Density)**

- 6/3/14 PB asked for clarification from BCC. Will go to
 - 6/26/14 BCC Remanded Back PB

- **Map Amendments:**

- **LSA-2014-03 (9600 W Nine Mile Rd)**

- 6/3/14 PB recommended approval to BCC
 - 6/26/14 BCC Approved (Trans)

LAND DEVELOPMENT CODE ORDINANCES

REZONING CASES

1. **Rezoning Case Z-2014-09**
 - 7/1/14 PB recommended approval to BCC
 - 8/21/14 BCC Meeting
2. **Rezoning Case Z-2014-10**

7/1/14 PB recommended approval to BCC
8/21/14 BCC Meeting

3. Rezoning Case Z-2014-11

8/5/14 PB recommended approval to BCC
9/4/14 BCC Meeting

4. Rezoning Case Z-2014-12

8/5/14 PB recommended approval to BCC
9/4/14 BCC Meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR August 2014

(Revised 08/20/14)

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 and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, September 2, 2014	<ul style="list-style-type: none"> • Recycling Facilities 		<ul style="list-style-type: none"> • Z-2014-13 • Z-2014-14 • Z-2014-16 • Z-2014-18 	<ul style="list-style-type: none"> • LDC Revisions – Continued
Tuesday, September 16, 2014				<ul style="list-style-type: none"> • LDC Revisions – Continued Workshop
Tuesday, September 30, 2014				<ul style="list-style-type: none"> • LDC Revisions – Continued Workshop
Tuesday, October 14, 2014				<ul style="list-style-type: none"> • LDC Revisions – Continued Workshop
Tuesday, October 21, 2014	<ul style="list-style-type: none"> • LDC Revision 			
Tuesday, November 10, 2014				
Tuesday, December 2, 2014				
Tuesday, January 6, 2015				
Tuesday, February 3, 2015				

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: 09/02/2014

Issue: LDC Ordinance - Articles 3, 6 and 7, Recycling Facilities

From: Horace Jones, Interim Department Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Articles 3, 6, and 7

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Articles 3, 6 and 7 addressing definitions, permitted and conditional land uses and performance standards related to recycling facilities and operations.

BACKGROUND:

In May of 2013, the Board of County Commissioners directed staff to undertake a comprehensive review of the land use regulations and to formulate performance standards for the siting and operation of all recycling facilities and related operations.

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 Ryan E. 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 Solid Waste Department, Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Ordinance - Draft

1
2 Recovered materials. Metal, paper, glass, plastic, textile, or rubber materials that
3 have known recycling potential, can be feasibly recycled, and have been diverted and
4 source separated or have been removed from the solid waste stream for sale, use, or
5 reuse as raw materials, whether or not the materials require subsequent processing or
6 separation from each other, but the term does not include materials destined for any
7 use that constitutes disposal. Recovered materials as described in this subsection are
8 not solid waste.
9

10 Recovered materials processing facility (RMPPF). A facility engaged solely in the
11 storage, processing, resale, or reuse of recovered materials.
12

13 Recycling. Any process by which solid waste, or materials that would otherwise
14 become solid waste, are collected, separated, or processed and reused or returned to
15 use in the form of raw materials or products.
16

17 Resource recovery. The process of recovering materials or energy from solid
18 waste, excluding those materials or solid waste under the control of the Nuclear
19 Regulatory Commission.
20

21 Volume reduction plant. Incinerators, pulverizers, compactors, shredding and
22 baling plants, composting plants, and other plants that accept and process solid waste
23 for recycling or disposal.
24

25 **SECTION 2. ZONING AND USES.**

26
27 Part III of the Escambia County Code of Ordinances, the Land Development
28 Code of Escambia County, Article 6, Zoning Districts, Section 6.05.00, District
29 Regulations, is hereby amended as follows:
30

31 6.05.16. *C-2 General commercial and light manufacturing district (cumulative).*
32

33 C. *Conditional uses.*
34

35 ~~6. 7.~~ Recovered materials processing facilities, recycling facilities and
36 operations, resource recovery facilities and operations, and volume reduction plants.
37

38 6.05.17. *ID-CP commerce park, district (cumulative).*
39

40 C. *Conditional uses.*
41

42 3. Recovered materials processing facilities, recycling facilities and
43 operations, resource recovery facilities and operations, and volume reduction plants.
44
45
46

1 6.05.18. ID-1 light industrial district (cumulative) (no residential uses allowed).

2
3 C. Conditional uses.

4
5 4. Recovered materials processing facilities, recycling facilities and
6 operations, resource recovery facilities and operations, and volume reduction plants.

7
8
9 6.05.19. ID-2 general industrial district (noncumulative).

10
11 B. Permitted uses.

12
13 14. Recovered materials processing facilities, recycling facilities and operations,
14 resource recovery facilities and operations, and volume reduction plants.

15
16 44. 15. Other uses similar to those listed herein. Recommendations on other
17 permitted uses shall be made by the planning board (LPA) and based on an application
18 for such other use. Final determination shall be made by the BCC upon receipt of the
19 planning board's (LPA's) recommendation.

20 ~~45.~~ 16. Cemeteries.

21 ~~46.~~ 17. Family cemeteries.

22 ~~47.~~ 18. Funeral establishments.

23 ~~48.~~ 19. Cinerators, cremation services, direct disposal establishments.

24
25 6.05.32. P—Public district.

26
27 A. Intent and purpose of district. Publicly owned parcels for educational and
28 correctional facilities and purposes, other public institutional uses, borrow pits and
29 associated reclamation activities, materials recovery facilities, collection and/or
30 processing of solid waste, and sanitary landfills, recovered materials processing
31 facilities, recycling facilities and operations, resource recovery facilities and operations,
32 and volume reduction plants. Conversion of suitable public lands for business or
33 industrial park development is allowed. Refer to article 11 for uses, heights and
34 densities allowed in P, public districts located in the Airport/Airfield Environs.

35
36 **SECTION 3. PERFORMANCE STANDARDS.**

37
38 Part III of the Escambia County Code of Ordinances, the Land Development
39 Code of Escambia County, Article 7, Performance Standards, Section 7.22.00, is
40 hereby established as follows:

41
42 **7.223.00. – Recycling and waste diversion facilities.**

43
44 Recovered materials processing facilities, recycling facilities and operations,
45 resource recovery facilities and operations, and volume reduction plants shall conform
46 to all performance standards governing the containment, collection, and treatment of

1 leachate pursuant to Chapter 403, Florida Statutes, and any other applicable
2 regulations promulgated by the Florida Department of Environmental Protection. The
3 violation of any such statute or rule governing leachate under Chapter 403, Florida
4 Statutes, shall also constitute a violation of this land development code enforceable by
5 the Escambia County Office of Environmental Code Enforcement.

6
7 **SECTION 4. SEVERABILITY.**

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

12
13 **SECTION 5. INCLUSION IN CODE.**

14
15 It is the intention of the Board of County Commissioners that the provisions of
16 this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the
17 sections, subsections and other provisions of this Ordinance may be renumbered or re-
18 lettered and the word "ordinance" may be changed to "section," "article," or such other
19 appropriate word or phrase in order to accomplish such intentions.

20
21 **SECTION 6. EFFECTIVE DATE.**

22
23 This Ordinance shall become effective upon filing with the Department of State.

24
25 **DONE AND ENACTED** this _____ day of _____, 2014.

26
27 **BOARD OF COUNTY COMMISSIONERS**
28 **OF ESCAMBIA COUNTY, FLORIDA**

29
30 **By:** _____

31 **Lumon J. May, Chairman**

32
33 **ATTEST: PAM CHILDERS**
34 **Clerk of the Circuit Court**

35
36 **By:** _____

37 **Deputy Clerk**

38 **(SEAL)**

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ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

DRAFT