

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
May 5, 2015–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication.
4. Approval of Minutes.
 - A. A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 07, 2015 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for April 2015.
 - C. Planning Board 6-Month Outlook for May 2015.
5. Public Hearings.
 - A. A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapters 7 and 11
 - B. A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapter 9 OBJ 1.6
 - C. Escambia County Comprehensive Plan Annual Report 2013/2014

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

The next Regular Planning Board meeting is scheduled for **Tuesday, June 2, 2015 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular
Meeting Date: 05/05/2015

4. A.

Information

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 07, 2015 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for April 2015.

C. Planning Board 6-Month Outlook for May 2015.

Attachments

4/7/15 Quasi-Judicial PB Mtg Resume Minutes

4/7/15 Regular PB Mtg Resume Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
April 7, 2015
8:30 a.m. - 11:29 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

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

Absent: Timothy Pyle
Bob Cordes

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Senior Planner, Planning & Zoning
Denise Halstead, Administrative Supervisor
Horace Jones, Director, Development Services
John Fisher, Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney

1. Call to Order.
2. The Pledge of Allegiance to the Flag was given by Alvin Wingate.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to waive the reading of the Legal advertisement.

Vote: 5 - 0 Approved - Unanimously

4. Quasi-judicial Process Explanation.

5. Public Hearings.

- A. Case #: Z-2015-06
Applicant: Wiley C. "Buddy" Page,
Agent for Warren T.
Brown and L. Kathleen
Horton-Brown
Address: 2900 Block Old
Chemstrand Road
Property Size: 55.10 (+/-) acres
From: V-2, Villages
Single-Family Residential,
Gross density (two units
per acre), VR-2, Villages
Rural Residential Districts,
Gross density: One unit
per 0.75 acre.
To: V-5, Villages Clustered
Residential District, Gross
Density (four units per
acre, if sewerred and
clustered), Gross Density
(one unit per acre, if
unsewered).

Alvin Wingate and Rodger Lowery 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.

Mr. Cordes came into the meeting at 8:59 a.m. and abstained from voting since he was unable to hear the entire case.

Motion by Reid Rushing, Seconded by Alvin Wingate

Motion was made to approve the rezoning, finding that Criteria 1 is compatible and recommend approval to the BCC.

Vote: 5 - 0 Approved - Unanimously

- B. Case #: Z-2015-07
Applicant: Wiley C. "Buddy" Page,
Agent for Francis &
Victoria Mariano, Owner
Address: 201 Lenox Parkway
Property Size: 0.33 (+/-) acres
From: R-6, Neighborhood
Commercial and
Residential District,
(cumulative) High Density
(25 du/acre)
To: C-2NA, General
Commercial and Light
Manufacturing District,
(cumulative) Bars,
Nightclubs, and Adult
Entertainment are
Prohibited Uses (25
du/acre)

Alvin Wingate acknowledged visiting the site.

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

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

Motion by Bob Cordes, Seconded by Reid Rushing

Motion was to accept into evidence Applicant Exhibit 1.

Vote: 6 - 0 Approved - Unanimously

Motion by Tim Tate, Seconded by Alvin Wingate

Motion was made to accept into evidence Applicant Exhibit 2.

Vote: 6 - 0 Approved - Unanimously

Motion by Bob Cordes, Seconded by Rodger Lowery

Motion was made to qualify Buddy Page as Expert.

Vote: 6 - 0 Approved - Unanimously

Motion by Alvin Wingate, Seconded by Bob Cordes

Motion was made to recommend approval of the rezoning based on Buddy Page's findings.

Vote: 5 - 1 Approved

Voted No: Tim Tate

- C. Case #: Z-2015-08
Applicant: Anthony Picheo, Agent
for John R. Martin, Owner
Address: 1100 Block Clymil Drive
Property Size: 3.1 (+/-) acres
From: VR-1, Villages Rural
Residential District (one
unit per four acres)
To: VR-2, Villages Rural
Residential District (one
unit per .75 acre)

No planning board member 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 Rodger Lowery

Motion was made to accept Staff's Finding of Fact and recommend approval to the BCC.

Vote: 6 - 0 Approved - Unanimously

6. Adjournment.

DRAFT

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 7, 2015
11:29 a.m. - 12:13 p.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Rodger Lowery
Alvin Wingate
Bob Cordes
Reid Rushing

Absent: Patty Hightower, School Board (Non-Voting)
Stephanie Oram, Navy (Non-Voting)
Timothy Pyle

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Senior Planner, Planning & Zoning
Denise Halstead, Administrative Supervisor
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Kerra Smith, Assistant County Attorney

1. Call to Order.
2. Proof of Publication.
3. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 3, 2015 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for March 2015.

C. Planning Board 6-Month Outlook for April 2015.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to approve the meeting resume minutes of the March 3, 2015 Planning Board Meeting.

Vote: 6 - 0 Approved - Unanimously

4. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC), for transmittal to the Department of Economic Opportunity, an Ordinance amending the 2030 Future Land Use Map from MU-S to C.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to move forward to the BCC and accept Staff's Findings of Fact.

Vote: 5 - 1 Approved

Voted No: Bob Cordes

B. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use Map

That the Board review and recommend to the Board of County Commissioners (BCC), for transmittal to the Department of Economic Opportunity, an Ordinance amending the 2030 Future Land Use Map.

Motion by Tim Tate, Seconded by Rodger Lowery

Motion was made to move forward to the BCC.

Vote: 6 - 0 Approved - Unanimously

5. Action/Discussion/Info Items.

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 **Tuesday, May 5, 2015 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



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

Memorandum

TO: Planning Board
FROM: Kayla Meador, Board Clerk
DATE: April 21, 2015
RE: Monthly Action Follow-Up Report for April 2015.

The following is a status report of Planning Board (PB) agenda items for the prior month of **April**. 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:**

- **Map Amendments:**

SSA-2015-01

400 Neal Road

04-07-15 PB recommended approval

05-07-15 BCC meeting

LSA-2015-01

9600 Blk Tower Ridge Road

04-07-15 PB recommended approval

05-07-15 BCC meeting

LAND DEVELOPMENT CODE ORDINANCES

Maximum Building Height

01-06-15 PB recommended approval

02-05-15 BCC approved

Borrow pits and reclamation activities

01-13-15 PB recommended approval
02-19-15 BCC approved

Proposed LDC, Repeal and Replace Escambia County Land Development Code

02-09-15 PB recommended approval
03-19-15 First of two public hearings before the BCC
04-16-15 BCC approved

S/D Regulations, Procedures, and Submissions

03-03-15 PB recommended approval with changes
03-19-15 First of two public hearings before the BCC
04-09-15 Second of two public hearings before the BCC, BCC approved

CRA Ordinance, Article 2 changes

03-03-15 PB recommended approval with changes
03-19-15 BCC approved

REZONING CASES

1. **Rezoning Case Z-2015-01**
01-06-15 PB recommended approval
02-05-15 BCC Denied
2. **Rezoning Case Z-2015-02**
01-06-15 PB recommended approval
02-05-15 BCC Denied
3. **Rezoning Case Z-2015-04**
03-03-15 PB recommended approval
04-09-15 BCC Approved
4. **Rezoning Case Z-2015-06**
04-07-15 PB recommended approval
05-07-15 BCC meeting
5. **Rezoning Case Z-2015-07**
04-07-15 PB recommended approval
05-07-15 BCC meeting
6. **Rezoning Case Z-2015-08**
04-07-15 PB recommended approval
05-07-15 BCC meeting

Miscellaneous Items

- Discussion of Compatibility Analysis

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR MAY 2015

(Revised 4/21/15)

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, May 5, 2015		<ul style="list-style-type: none"> • CPA-2015-03 • CPA-2015-04 	<ul style="list-style-type: none"> • Z-2015-09 • Z-2015-10 	<ul style="list-style-type: none"> • Annual Report
Tuesday, June 2, 2015		<ul style="list-style-type: none"> • SSA-2015-02 • SSA-2015-03 • SSA-2015-04 • SSA-2015-05 • CPA-2015-05 		
Tuesday, July 7, 2015				
Tuesday, August 4, 2015				
Tuesday, September 1, 2015				
Tuesday, October 6, 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

5. A.

Meeting Date: 05/05/2015

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapters 7 and 11

From: Horace Jones, Department Director

Organization: Development Services

Information

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapters 7 and 11.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to Comprehensive Plan Chapters 7 and 11.

BACKGROUND:

Staff has been directed by the BCC to amend Comp Plan Chapters 7 and 11 to provide language discouraging rezonings to higher densities under the MU-PK future land use map designation.

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 Kerra Smith, 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 Comprehensive Plan and distribution of a copy of the adopted Ordinance to interested citizens and staff.

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

Attachments

Draft Ordinance

ORDINANCE NUMBER 2015-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES; THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "FUTURE LAND USE ELEMENT", POLICY FLU 1.3.1, "FUTURE LAND USE CATEGORIES" TO DISCOURAGE REZONING TO HIGHER DENSITIES IN THE FUTURE LAND USE CATEGORY MIXED-USE PERDIDO KEY (MU-PK); AMENDING CHAPTER 11, "COASTAL MANAGEMENT ELEMENT", POLICY COA 1.1.7, "FUTURE LAND USE AND ZONING" TO DISCOURAGE REZONING TO HIGHER DENSITIES IN FUTURE LAND USE CATEGORY MU-PK; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Escambia County Board of County Commissioners adopted the Escambia County Comprehensive Plan: 2030 (Comprehensive Plan) on April 29, 2014; and

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

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

Section 1. Part II of the Escambia County Code of Ordinances, the Comprehensive Plan 2030, Chapter 7, "Future Land Use Element", Policy FLU 1.3.1 "Future Land Use Categories" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

FLU 1.3.1 Future Land Use Categories. General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County are outlined in below.

FLUM Mixed-Use Perdido Key (MU-PK)

General Description: Intended for a complementary mix of residential, commercial and tourism (resort) related uses. Residential development in the MU-PK FLUM category shall be limited to 7,150 dwelling units and 1,000 lodging units. Rezoning to higher densities is discouraged within the MU-PK- FLUM due to the limitations on dwelling and lodging units.

1 **Section 2.** Part II of the Escambia County Code of Ordinances, the Comprehensive
2 Plan 2030, Chapter 11, "Coastal Management Element", Policy COA 1.1.7 "Future Land
3 Use and Zoning" is hereby amended as follows (words underlined are additions and
4 words ~~stricken~~ are deletions):

5
6 COA 1.1.7 **Future Land Use and Zoning.** Escambia County will, through FLU
7 categories, zoning districts, and LDC provisions, regulate land use and development to
8 reduce the exposure of people and property to natural hazards. Within the Mixed Use-
9 Perdido Key FLUM designation, rezoning to a higher density is discouraged due to
10 acreage limitations imposed through the Habitat Conservation Plan (HCP).

11
12
13 **Section 3. Severability.**

14
15 If any section, sentence, clause or phrase of this ordinance is held to be invalid
16 or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect
17 the validity of the remaining portions of this ordinance.

18
19 **Section 4. Inclusion in the code.**

20
21 The Board of County Commissioners intends that the provisions of this ordinance
22 will be codified as required by Section 125.68, Florida Statutes, and that the sections of
23 this ordinance may be renumbered or relettered and the word "ordinance" may be
24 changed to "section," "article," or such other appropriate word or phrase in order to
25 accomplish its intentions.

26
27 **Section 5. Effective date.**

28
29 Pursuant to Section 163.3184(3) (c) 4, Florida Statutes, this ordinance shall not
30 become effective until 31 days after the Department of Economic Opportunity notifies
31 Escambia County that the plan amendment package is complete. If timely challenged,
32 this ordinance shall not become effective until the Department of Economic Opportunity
33 or the Administration Commission enters a final order determining the ordinance to be in
34 compliance.

35
36 DONE AND ENACTED this ____ day of _____, 2015.

37
38 BOARD OF COUNTY COMMISSIONERS
39 ESCAMBIA COUNTY, FLORIDA

40
41
42 By: _____
43 Steve Barry, Chairman

44
45 ATTEST: Pam Childers

1 Clerk of the Circuit Court

2

3 By: _____ Date Executed: _____

4

Deputy Clerk

5

6 (SEAL)

7

8 ENACTED:

9

10 FILED WITH THE DEPARTMENT OF STATE:

11

12 EFFECTIVE DATE:

13

DRAFT



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. B.

Meeting Date: 05/05/2015

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapter 9 OBJ 1.6

From: Horace Jones, Department Director

Organization: Development Services

Information

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Comprehensive Plan Chapter 9 OBJ 1.6

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Comprehensive Plan Chapter 9 OBJ 1.6

BACKGROUND:

These proposed changes are being made to reflect housing program text changes.

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 Kerra Smith, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

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

IMPLEMENTATION/COORDINATION:

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

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

Attachments

Draft Ordinance

ORDINANCE NUMBER 2015-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 9, "HOUSING ELEMENT", OBJECTIVE 1.6 "HOUSING PROGRAMS"; REMOVING REFERENCES TO THE NEIGHBORHOOD ENTERPRISE FOUNDATION AND PROVIDING FOR AFFORDABLE HOUSING ASSISTANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Escambia County Board of County Commissioners adopted the Escambia County Comprehensive Plan: 2030 (Comprehensive Plan) on April 29, 2014; and

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

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

Section 1. Part II of the Escambia County Code of Ordinances, the Comprehensive Plan 2030, Chapter 9, "Housing Element", Objective 1.6 "Housing Programs" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

HOU 1.6.1 Program Information. Escambia County will continue its housing outreach program to assure dissemination of housing information.

HOU 1.6.2 Non-discrimination. Escambia County will enforce its nondiscrimination policies and provisions so as to ensure access to housing opportunities by all segments of the County's population.

HOU 1.6.3 Low-interest Mortgage Loans. Escambia County will cooperate with appropriate local, state, and federal agencies to facilitate bond-backed low-interest mortgage loans for homes purchases by qualified individuals of families.

HOU 1.6.4 Housing Finance Authority. Escambia County will participate with the Escambia County Housing Finance Authority (HFA) in the issuance of bonds to provide low interest mortgage loans for home purchases by qualified families.

~~HOU 1.6.5 Neighborhood Enterprise Foundation Reports.~~ Escambia County shall receive, review and respond to the annual reports produced by NEFI as such reports relate to this comprehensive plan and/or the provision of safe, sanitary and affordable

1 ~~housing for all citizens of Escambia County.~~

2
3 **HOU 1.6.65 State and Federal Assistance.** Escambia County will participate in
4 affordable housing programs as made available by the state, federal, or other
5 appropriate agencies.

6
7 **HOU 1.6.76 Neighborhood Enterprise Division Foundation.** Escambia County shall
8 provide ~~assistance, through NEFI to provide~~ affordable homeownership and home
9 repair assistance opportunities for moderate, low and very-low income homebuyers-
10 and homeowners.

11
12 **HOU 1.6.87 SHIP Fund Initiatives.** Escambia County will use State Housing Initiatives
13 Partnership (SHIP) Program funds to expand and/or enhance ongoing activities
14 designed to develop new affordable housing initiatives conforming to the statutory
15 requirements of Florida Statutes.

16
17
18 **Section 2. Severability.**

19
20 If any section, sentence, clause or phrase of this ordinance is held to be invalid
21 or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect
22 the validity of the remaining portions of this ordinance.

23
24 **Section 3. Inclusion in the code.**

25
26 The Board of County Commissioners intends that the provisions of this ordinance
27 will be codified as required by Section 125.68, Florida Statutes, and that the sections of
28 this ordinance may be renumbered or relettered and the word "ordinance" may be
29 changed to "section," "article," or such other appropriate word or phrase in order to
30 accomplish its intentions.

31
32 **Section 4. Effective date.**

33
34 Pursuant to Section 163.3184(3)(c)(4), Florida Statutes, this ordinance shall not
35 become effective until 31 days after the Department of Economic Opportunity notifies
36 Escambia County that the plan amendment package is complete. If timely challenged,
37 this ordinance shall not become effective until the Department of Economic Opportunity
38 or the Administration Commission enters a final order determining the ordinance to be in
39 compliance.

40
41 DONE AND ENACTED this ____ day of _____, 2015.

42
43 BOARD OF COUNTY COMMISSIONERS
44 ESCAMBIA COUNTY, FLORIDA
45

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

By: _____
Steven Barry, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

By: _____ Date Executed: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:

DRAFT



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

5. C.

Meeting Date: 05/05/2015

Issue: Escambia County Comprehensive Plan Annual Report 2013/2014

From: Horace Jones, Department Director

Organization: Development Services

Information

RECOMMENDATION:

A Public Hearing Concerning the Review of the Comprehensive Plan Annual Report 2013/2014

That the Planning Board review and recommend approval to the Board of County Commissioners (BCC) the 2013/2014 Comprehensive Plan Annual Report.

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:

N/A.

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

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.

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

Attachments

Comprehensive Plan Implementation Annual Report 2013_2014

**Escambia County
Comprehensive Plan
Implementation
Annual Report 2013/2014**



A Report of the
Comprehensive Plan Implementation Committee and the Planning Board to the
Escambia County Board of County Commissioners
April 22, 2015



EXECUTIVE SUMMARY

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”.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on February 2015 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 were to be included within the Comprehensive Plan Annual Report for 2013/2014:

General Requirements- Mobility Element, Housing Element, Coastal Management Element and Intergovernmental Coordination.

This report was prepared by the Development Services Department.



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

JACK R. BROWN, *County Administrator*

AMY L. LOVOY, *Assistant County Administrator*

HORACE L. JONES, *Development Services Director*

JOY D. BLACKMON, P.E., *Public Works Director*

KEITH T. WILKINS, *Community & Environment Director*

STEPHAN D. HALL, *Interim Management & Budget Director*

MIKE D. WEAVER, *Public Safety Director*

PATRICK T. GRACE, *Fire Chief*

MICHAEL A. TIDWELL, *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 MOBILITY ELEMENT

Interlocal Agreement	5
Infrastructure Impact Report.....	5
Annual Assessment.....	5

2.0 HOUSING

Neighborhood Enterprise Foundation.....	8
---	---

3.0 COASTAL MANAGEMENT ELEMENT

Development Impact Analysis	9
Intergovernmental Task Force.....	9
Beach and Shoreline Regulations	10

4.0 INTERGOVERNMENTAL COORDINATION

Growth and Development Trends.....	11
------------------------------------	----



1.0 MOBILITY ELEMENT

MOB 4.2.3 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 Interlocal agreement is currently being reviewed by the County Administrator and current Board of County Commissioners 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 4.2.7 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. Annual reporting of the status of the planned utility expansion and infrastructure improvements will be included in the Comprehensive Plan Implementation Annual Report.*

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

MOB 4.2.8 Annual Assessment. *Pursuant to Florida Statutes and beginning in Fiscal Year 2004/2005, the County will conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment will be based on a compilation of data for the calendar year and will compare the current year's 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 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 will review the collected data to ensure compliance with the intent of the JLUS recommendations. In addition, an 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 reports will be included in the Annual Comprehensive Plan Implementation Report and will be further analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive Plan required every seven years.



FY 2013/2014

Planning District	Zone	Sewer & Water Lines Extension	Total Dwelling Units Approved In Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variations	Conditional Use	Rezoning Approval	Future Land Use Amendment
NAS PENSACOLA												
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	1	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	1	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		*	78	78	2	1	0	0	2	0	1	0
NOLF SAUFLEY												
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	APZ-2	*	0	0	0	0	0	0	0	0	0	0
AIPD-2			0	0	0	0	0	0	1	0	0	0
NOLF SITE 8												
AIPD-1	AREA B	*	0	0	1	0	0	0	0	0	0	0
AIPD-2		*	0	0	2	0	0	0	0	0	1	0



2.0 HOUSING ELEMENT

HOU 1.6.5 Neighborhood Enterprise Foundation Reports. *Escambia County will receive, review, and respond to the annual reports produced by the Neighborhood Enterprise Foundation, Inc. (NEFI) or other designated authority as such reports relate to this comprehensive plan and/or the provision of safe, sanitary, and affordable housing for all citizens of Escambia County.*

Escambia County is no longer generating reports to HOU 1.6.5. The County is now generating reports in tandem with implementation of to the programs in HOU 1.6.1. HOU 1.6.6.

HOU 1.6.1 Program Information. *Escambia County will continue its housing outreach program to assure dissemination of housing information.*

HOU 1.6.6 State and Federal Assistance. *Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.*



3.0 COASTAL MANAGEMENT ELEMENT

OBJ COA 1.3 Population Evacuation

COA 1.3.8 Development Impact Analysis. *The Comprehensive Plan Implementation Annual Report will include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the 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.*

The Florida Division of Emergency Management, Division of Community Planning and Department of Transportation, in coordination with the WFRPC, have developed the Florida Statewide Regional Evacuation Study Program for the West Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demands. Originally released on October 5, 2010, the study covers Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington counties and their respective municipalities, and is updated as needed. There is multiple County and State transportation projects that take into account the State mandated evacuation times, as part of their development, based on the established regional evacuation modeling process. In coordination between Emergency Management, Traffic and Development Services departments, the County strives to maintain pre-established roadway clearing times for evacuation. A copy of the Evacuation Study can be viewed in its entirety at this location: <http://www.wfrpc.org/programs/evacuation-study>

COA 1.4.6 Intergovernmental Task Force. *An Intergovernmental Task Force, as outlined in the Post Disaster Redevelopment Plan, will foster cooperation between local governments during pre-disaster planning, post-disaster mitigation analysis, and redevelopment. Additionally, the task force will be activated and mobilized for a minimum of 60 days following a disaster declaration. The task force will make recommendations concerning pre-disaster planning, post-disaster mitigation analysis, and redevelopment for inclusion in the Comprehensive Plan Implementation Annual Report of every fiscal year during which it was mobilized.*

Related to the April 29, 2014 Flood Event Escambia County has worked on:



84 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency)

5 - HMGP Projects (Hazard Mitigation Grant Program)

22 - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation)

7 - NRCS Projects (Natural Resource Conservation Service)

COA 2.3.3 Beach and Shoreline Regulations. *Escambia County will protect beach and shoreline systems. These regulating provisions will 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;
- e. Wetland and environmentally sensitive area regulations.

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.

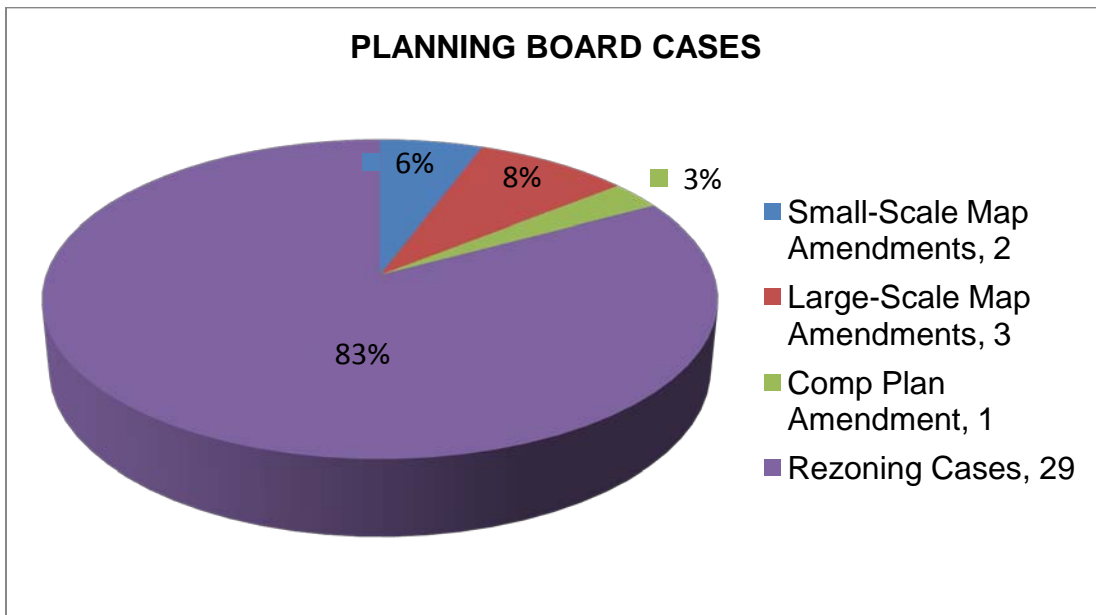
For more information: <http://www.myescambia.com/government/departments/ce>



4.0 INTERGOVERNMENTAL COORDINATION

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 a 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 data and summaries as requested by the LPA.

Growth & Development Trends FY 2013/2014



DRC PROJECTS FISCAL YEAR 2013-2014			
Final Plat	6	Preliminary Plat/Construction Plan	3
Unplatted	7	Major Site Plans	74
Masterplan	1	Minor Site Plans	20
Preliminary Plat	3	Borrow Pits	13
TOTAL			127



Escambia County Board of Adjustment Cases

(October 1, 2013 - September 30, 2014)

CASE TYPE	Total # of Cases	Approved	Denied
Administrative Appeals	1	0	1
Conditional Uses	3	2	1
Extensions to Development Orders	0	0	0
Variances	15	10	5
Total Cases	20		

