

**MINUTES OF THE REGULAR MEETING OF THE ESCAMBIA
COUNTY PLANNING BOARD**

Regular Meeting - January 11, 2024 - 8:35 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present:	Reid Rushing, Board Member Jay Ingwell, Board Member Walker Wilson, Chairman William Van Horn II, Vice Chairman Kevin Adams, School Board Representative Stephen Opalenik, Navy Representative
Absent:	Ben Nelson, Board Member Eric Fears, Board Member Tim Pyle, Board Member
Staff Present:	Horace Jones, Director, Development Services Department Joy Blackmon, Director, Engineering Department Chris Phillips, Deputy Director, Engineering Department Allyson Lindsay, Urban Planner II Rachel Whitmire, Development Services Coordinator Christopher Shaffer, Assistant County Attorney

Chairman Wilson called the Regular Meeting of the Planning Board to order at 10:59 a.m.

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

Motion by Reid Rushing, Seconded by William Van Horn II

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

Vote : 4 - 0 Motion carried unanimously

3. Approval of Minutes.

- I. A. RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the December 5, 2023, Planning Board Regular Meeting.
- B. Planning Board Monthly Action Follow-up Report for December 2023.
- C. Planning Board 6-Month Outlook for January 2024.

Motion by Reid Rushing, Seconded by William Van Horn II

Motion was made to approve the regular minutes of the December 5, 2023,

Planning Board Regular meeting.

Vote : 4 - 0 Motion carried unanimously

4. Acceptance of Planning Board Meeting Packet.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the meeting packet.

Vote : 4 - 0 Motion carried unanimously

5. Public Hearings.

- I. A Public Hearing Concerning the review of an Ordinance Amending Chapter 1, Section 1-1.14(a) "Conflicts with the LDC Provisions", Chapter 2, Section 2-5.7(i) "Final Plats", Chapter 4, Section 4-7.13(5) "Model Homes", Chapter 4, Sections 4-7.14(12) "Zero Lot Line Subdivisions", and Chapter 5, Section 5-3.2(e) "Completion of Platting"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 1, Section 1-1.14(a) "Conflicts with the LDC Provisions", Chapter 2, Section 2-5.7(i) "Final Plats", Chapter 4, Section 4-7.13(5) "Model Homes", Chapter 4, Sections 4-7.14(12) "Zero Lot Line Subdivisions", and Chapter 5, Section 5-3.2(e) "Completion of Platting" to allow for the setbacks on a final plat, approved by the Escambia County Board of County Commissioners after January 2024, to be the prevailing requirement regardless of the required zoning district setback as codified in the Escambia County Land Development Code.

Motion was made by Reid Rushing, Seconded by William Van Horn II

Motion was made to bring the ordinance back to the PAC to accept the verbiage as written with the amenities verbiage to only apply to PUDs.

Vote : 4 - 0 Motion carried Unanimously

- II. A Public Hearing Concerning the review of an Ordinance Amending the Design Standards Manual Chapter 1, Section 2-16(a) "Connectivity", Chapter 1, Section 3-1.2 (a)-(d) "Parking Demand", and Chapter 1, Section 2-2.2 (f) "Pedestrian Access"

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Design Standards Manual (DSM) of the Land Development Code (LDC) Chapter 1, Section 2-16(a) "Connectivity", Chapter 1, Section 3-1.2 (a)-(d) "Parking Demand", and Chapter 1, Section 2-2.2 (f) "Pedestrian Access" to allocate connectivity determinations to the County Engineer and modify certain parking requirements. Additionally, this Ordinance removes old language from the DSM regarding residential density bonuses.

Motion by Jay Ingwell

Motion was made to recommend to send back the ordinance to PAC with the language change of: note 1 to remove 10x 20 parking size to 9 x 18 standard parking size and 1 car garage counts with double wide driveway in a clean document.

Motion failed with no second

Motion by William Van Horn II, Seconded by Reid Rushing

Motion was made to recommend denial to the BCC.

Vote : 4 - 0 Motion carried unanimously

6. Action/Discussion/Info Items.

I. Attached Dwelling Units Discussion

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, February 6, 2024, 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.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Regular Meeting adjourned at 12:05 p.m.