



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Barrier Islands
LDC Revisions Citizens Advisory Committee
Meeting Held 3:05 – 5:05 p.m., July 20, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Amy DiRusso
Scott Jernigan

Members Absent:

none

Project /Support Team Members:

Griffin Vickery, DSB Urban Planner II
Charlie Gonzalez, Division Manager, GIS
Tim Day, Environmental Programs Mgr.

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 3:05 p.m. with all members present.

2. Minutes

none.

3. Unfinished Business

none.

4. New Business

Subcommittee discussed with staff:

- The need to address some current definitions
- The general course of the review
- The similarities and dissimilarities of Perdido Key and Pensacola Beach, particularly different zoning and ownership, but shared environmental constraints
- The need to have uniformity in LDC treatment of barrier islands where possible
- Those parts of the proposed LDC structure and content that pertain to the subcommittee and primarily or secondarily should be the focus of its review

5. Announcements

Next subcommittee meeting on Tuesday, August 10, 2010 at 3:00 p.m. in the library conference room, 1190 W. Leonard Street.

6. Adjourn

Meeting adjourned at 5:05 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Barrier Islands
LDC Revisions Citizens Advisory Committee
Meeting Held 3:05 – 4:40 p.m., August 19, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Amy DiRusso
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, PCP
Horace Jones, Div. Mgr., Dev. Review

Members Absent:

none

Other Attendees:

Mae Dean
Dan Henderson

Agenda:

1. Call to Order

Meeting called to order at 3:05 p.m. with all members present.

2. Minutes

Minutes of July 20, 2010 meeting approved.

3. Unfinished Business

none.

4. New Business

Subcommittee reviewed Committee's August 12, 2010 discussion of perceived SRIA duplication of development.

Results of an earlier county staff meeting with SRIA staff summarized for subcommittee. Staff urged subcommittee to take the lead in working on any identified SRIA issues and to develop some practical and mutually acceptable solutions.

Subcommittee requested staff to schedule a September 7, 2010 subcommittee meeting with SRIA staff at SRIA offices to discuss the SRIA role in development review and other issues.

Subcommittee generally deferred SRIA issues until possible meeting with SRIA staff.

5. Announcements

Next subcommittee meeting on Tuesday, August 24, 2010 at 3:00 p.m. in the library conference room, 1190 W. Leonard Street. Members should be prepared to discuss previously selected "single-subject" reviews in LDC Chapter 3.

6. Adjourn

Meeting adjourned at 4:40 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Barrier Islands
LDC Revisions Citizens Advisory Committee
Meeting Held 3:10 – 4:00 p.m., August 24, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Amy DiRusso
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, PCP
Tim Day, Environmental Programs Mgr.

Members Absent:

Christian Wagley (Chair)

Other Attendees:

None

Agenda:

1. Call to Order

Meeting called to order at 3:10 p.m. with all members present.

2. Minutes

Minutes of August 19, 2010 meeting approved.

3. Unfinished Business

none.

4. New Business

Subcommittee discussed lead role of subcommittee in SRIA issues and preparation for meeting with SRIA staff.

Subcommittee deferred SRIA issues until meeting with SRIA staff.

At next committee meeting, August 26, the subcommittee will request committee approval to change the subcommittee name and to designate specific sections of the proposed LDC structure to be principally their areas of review.

5. Announcements

As requested at the August 19 meeting, the subcommittee will hold a meeting with SRIA development staff on Tuesday, September 7, 2010 at SRIA offices, One Via DeLuna, Pensacola Beach, to discuss the SRIA role in development review and related issues.

6. Adjourn

Meeting adjourned at 4:00 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Barrier Islands
LDC Revisions Citizens Advisory Committee
Meeting Held 3:00 – 5:10 p.m., September 7, 2010
SRIA Board Room at One Via DeLuna, Pensacola Beach**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, PCP

Members Absent:

Amy DiRusso

Other Attendees:

Paolo Ghio, SRIA
Sue Smith, SRIA
Jamee Thompson, SRIA

Agenda:

1. **Call to Order**

Meeting called to order at 3:00 p.m. with two members present.

2. **Minutes**

Minutes of August 24, 2010 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

Subcommittee heard from SRIA and county staff regarding the current development review processes of both. Opportunities to reduce the review timeline, avoid any duplication of review, clarify the LDC's presentation of the processes, and otherwise improve the processes from an applicant's perspective were discussed. SRIA staff expressed some reservations about the loss of a separate Pensacola Beach chapter within the code, especially regarding floodplain management provisions, but was generally accepting of the proposed consolidated organization of the revised LDC.

County staff will work to prepare one or more development review process alternatives that incorporate some of the suggested changes to both processes and solicit comment by SRIA staff.

5. **Announcements**

Next subcommittee meeting Tuesday, September 21, 2010, 3:00 pm at new county Central Office. Room to be determined.

6. **Adjourn**

Meeting adjourned at 5:10 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee (formerly Barrier Islands)
LDC Revisions Citizens Advisory Committee
Meeting Held 3:05 – 4:30 p.m., September 21, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan
Amy DiRusso

Project /Support Team Members:

Griffin Vickery, Urban Planner II, PCP

Members Absent:

none

Other Attendees:

Ellen Roston

Agenda:

1. **Call to Order**

Meeting called to order at 3:05 pm.

2. **Minutes**

Minutes of September 7, 2010 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

Subcommittee reviewed last subcommittee meeting: Discussed meeting with SRIA staff to understand the role of the SRIA and opportunities to streamline the development review process for Pensacola Beach.

Subcommittee reviewed last committee meeting: Discussed subcommittee name change and subject areas approval, and the resolution-based advisory role of the committee.

Subcommittee provided staff a markup of referenced text from portions of the proposed revised LDC structure.

Staff requested by subcommittee to begin obtaining more definitive responses from the SRIA regarding proposed changes in development review, moving from sequential to parallel review. Specifically, can development that requires both SRIA and county review have application submittal to the county and distribution to the SRIA as occurs with the Health Department. Also, determine what if any role the SRIA may have in the various "single-subject" reviews.

5. **Announcements**

Next subcommittee meetings: Tuesday, October 12 and 26, 2010, 3:00 pm,
Central Office, room 116.

6. **Adjourn**

Meeting adjourned at 4:30 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee (formerly Barrier Islands)
LDC Revisions Citizens Advisory Committee
Meeting Held 3:00 – 4:40 p.m., October 12, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan
Amy DiRusso

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

none

Other Attendees:

Matt Mooneyham, Proj. Coordinator, PWB

Agenda:

1. **Call to Order**

Meeting called to order at 3:00 pm.

2. **Minutes**

Minutes of September 21, 2010 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

Staff provided an update regarding the subcommittee request to obtain a more definitive response from the SRIA regarding proposed changes in development review; specifically, that the SRIA be a distribution point in development review by the county, like fire safety and the Health Department, not a separate earlier application, review and approval.

The subcommittee concurred with the common placement and formatting of Perdido Key and Pensacola Beach zoning districts with those of the rest of the county; the combination of special flood hazard provisions of the county and Pensacola Beach; the relocation of marina requirements to use-specific standards; and the general placement of other "coastal" provisions within Chapter 4. The subcommittee will continue with review of specific requirements within these and other sections.

The subcommittee discussed with Matt Mooneyham, formerly with the SRIA, the feasibility of the unified review proposals. Mr. Mooneyham reminded the subcommittee of the SRIA's responsibilities as record keepers for all development on Pensacola Beach and the need to insure that is supported within any process changes. The need to better define "conceptual approval" or move to a "pre-application" process, and to prescribe some specific minimum plan content for both, was discussed.

5. **Announcements**

Next subcommittee meeting: Tuesday, October 26, 2010, 3:00 pm, Central Office, room 116.

6. **Adjourn**

Meeting adjourned at 4:40 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee (formerly Barrier Islands)
LDC Revisions Citizens Advisory Committee
Meeting Held 3:10 – 4:10 p.m., October 26, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Amy DiRusso

Other Attendees:

none

Agenda:

1. **Call to Order**

Meeting called to order at 3:10 pm.

2. **Minutes**

Minutes of October 12, 2010 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

Staff provided an update regarding the subcommittee proposal to the SRIA - their staff is still reviewing and knows that the subcommittee is anxious to begin establishing points of agreement for development review issues

The subcommittee concurred with the general placement and formatting of "coastal" provisions within Chapter 5. The subcommittee will continue with review of specific requirements within this and other LDC chapters.

Related to the relocation of specific Perdido Key landscaping provisions from the zoning districts into general LDC landscaping provisions, the difficulty in selecting and establishing trees on the barrier islands was discussed. Options may include substitution of palms or tree-form shrubs for a part of any tree requirement.

The subcommittee was reminded that all subcommittees were asked to consider definitions specific to their subject areas as their reviews continue.

The “coastal” portions of chapters 2 - 5 were divided among the subcommittee members as follows:

Scott to review Chapter 2 and 3 provisions

Christian to review Chapter 4 provisions

Amy to review Chapter 5 provisions

Scott will send mark-ups to other subcommittee members in anticipation of review and discussion at the November 9 meeting.

5. Announcements

Next subcommittee meeting Tuesday, November 9, 2010, 2:00 pm at a location near Perdido Key to be determined. Following meeting to be Tuesday, November 16, 2010, 3:00 pm, Central Office, room 116.

6. Adjourn

Meeting adjourned at 4:10 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 2:17 – 4:00 p.m., November 9, 2010
Community room, Seafarer Condominium, 16401 Perdido Key Drive**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan
Amy DiRusso

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Other Attendees:

none

Agenda:

1. **Call to Order**

Meeting called to order at 2:17 pm.

2. **Minutes**

Minutes of October 26, 2010 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

Staff provided an update in the form of a memo (attached) from Sue Smith regarding the subcommittee's proposal to the SRIA. The subcommittee discussed the response and agreed to try and accommodate as many SRIA concerns as possible in the LDC revisions process. The subcommittee asked staff to request that the SRIA provide proposals regarding the "refinements" mentioned in the memo, and to forward to SRIA any questions that come from the subcommittee's review of Article 13.

Scott began a presentation and discussion of his assigned review of "coastal" portions of chapters 2 and 3, completing all of Chapter 2 and most of Chapter 3. A strike through and underline version of existing LDC text relating to the committee's discussion of issues will be provided to staff for reference when drafting the new chapters.

5. **Announcements**

Next subcommittee meeting to be Tuesday, November 23, 2010, 3:00 pm at the Central Office. The agenda will include finishing Chapter 3 review and continuing into Chapter 4.

6. **Adjourn**

Meeting adjourned at 4:00 pm.



November 9, 2010

**SANTA ROSA ISLAND AUTHORITY
MEMORANDUM**

TO: Griffin Vickery, Urban Planner II, Development Services Bureau
Escambia County

FROM: Buck Lee, Paolo Ghio and Sue Smith

RE: Revisions to the LDC and SRIA development review

We reviewed the proposed revisions to the LDC and SRIA policies. However, this reply will concentrate on what affects the SRIA.

We do not agree with the central idea of the Subcommittee. The SRIA and Escambia County are separate entities with independent functions. There are separate functions that the SRIA conducts and has been conducting, and these policies have time frames that are not concurrent with those of the County.

Let the applicant start their process with the SRIA and we will electronically communicate the plans to Escambia County for concurrent review. The SRIA has standing committees and Board that needs to approve some plans as part of our plan check procedure, adding a month to our process.

While condensing the Articles to 6, why not make Article 13 number 7 and have all the Pensacola Beach special requirements in it. Applicants will look at Articles 1-6 and then at Article 7 to determine what the more restrictive requirements are. There are several refinements the SRIA needs to address to the current Article 13 and this will no doubt reduce the size of the content.

Our reviews can be concurrent and integrated with the LDC. This will allow us to initiate the review on the Island and help the applicant understand the uniqueness of Article 13. A section of Article 13 that we don't want incorporated is 13.20 (Floodplain Management). We would prefer to keep the functions and duties surrounding the Floodplain Management Ordinance kept in the same format as existing. Pensacola Beach has its own community number and through the Floodplain Manager administers the floodplain regulations for Pensacola Beach. The SRIA has always had higher regulatory standards for this community. We currently have a Class 8 rating and expecting to move to a Class 7, with a 15% discount on the flood insurance premiums.

We appreciate the opportunity to further discuss this matter with you.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:20 – 4:50 p.m., November 23, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB
Tim Day, Environmental Programs Mgr.

Members Absent:

Amy DiRusso

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 3:20 pm.

2. Minutes

Minutes of November 9, 2010 meeting approved.

3. Unfinished Business

none.

4. New Business

Subcommittee discussed the committee's position on the SRIA expressed at the last committee meeting. Some issues the subcommittee sees as appropriate for the LDC and others, such as the number of plan copies and to whom they will be submitted, appropriate at the procedural level and to be addressed by the Planning Official.

Staff is continuing to compile questions and comments for the SRIA to respond to. The subcommittee specifically wants to know what the SRIA has identified as problems.

Tim commented on beach mouse and wildlife lighting issues on Perdido Key and Pensacola Beach.

Christian began a presentation and discussion of "coastal" portions of Chapter 4. He will follow subcommittee discussions with strike-through and underline versions of text to be provided to staff for reference when drafting the new chapters. Issues discussed included:

- Some of the building height limit information in Article 13 is poorly presented, especially regarding the "Commercial Core" and vested developments.
- The anticipated matrix presentation of zoning districts will address permitted and conditional uses, and site and building requirements by district.

- Landscaping provisions in Perdido Key districts will be incorporated into development standards.
- The notes for Pensacola Beach zoning district tables are wordy and confusing. Many could be incorporated in regular text.

5. **Announcements**

Next subcommittee meeting to be 3:00 pm Tuesday, December 7, 2010.

6. **Adjourn**

Meeting adjourned at 4:50 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:00 – 4:00 p.m., December 7, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Amy DiRusso

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Scott Jernigan

Other Attendees:

none

Agenda:

1. **Call to Order**

Meeting called to order at 3:00 pm.

2. **Minutes**

Approval deferred

3. **Unfinished Business**

none.

4. **New Business**

Subcommittee discussed the anticipated matrix presentation of uses and site and building requirements by zoning district. Development standards will be relocated from current tables to appropriate LDC chapters.

Christian continued presentation and discussion of “coastal” portions of Chapter 4. He will follow subcommittee discussions with strike-through and underline versions of text provided to staff for reference when drafting the new chapters. Article 13 issues were discussed and included:

- Table 13.03.04 appears to contain a max/min error regarding agreement with text section 13.02.00.
- In HDR/C zoning, “marina” use likely includes related uses, but needs clarification.
- Footnote (4) in Table 13.03.07 is unclear, especially regarding “may.”
- Section 13.03.10 could benefit from a rewrite
- Section 13.03.12 will be addressed in the zoning district use tables
- Section 13.03.13 should be eliminated

No update on SRIA positions on issues. Staff is continuing to compile questions for the SRIA from both subcommittee discussion and internal sources.

5. Announcements

Next subcommittee meeting to be 3:00 pm Tuesday, January 11, 2011. Approval of November 23, 2010 meeting minutes held until both attending members can vote on it.

6. Adjourn

Meeting adjourned at 4:00 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:10 – 4:55 p.m., January 13, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Amy DiRusso
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

none

Other Attendees:

Paolo Ghio
Ellen Roston

Agenda:

1. Call to Order

Meeting called to order at 3:10 pm.

2. Minutes

Minutes of November 23 and December 7, 2010 meetings approved by members attending those meetings respectively.

3. Unfinished Business

none.

4. New Business

Staff made a brief explanation of the existing document that compiles all current definitions within the LDC - primarily the content of Article 3, but portions of several other articles also. The compilation identifies conflicting definitions.

Paolo expressed SRIA interests in participating in the revisions process and knowing what questions and concerns the subcommittee may have. His participation will include helping the subcommittee understand the unique SRIA perspective, identifying LDC issues, and suggesting potential solutions. The preference of SRIA staff is to retain a separate "Pensacola Beach" chapter in the LDC.

Christian completed presentation and discussion of "coastal" portions of Chapter 4. Strike-through and underline versions of text with notes will be provided to staff for reference when drafting the new chapters. Conclusions regarding article 12 and 13 issues included:

- Clarify those issues that the SRIA will review for.
- Clarify the meaning of "to the extent practical," especially regarding beach access.
- Clarify/complete the definition of shoreline protection zone 1 for the sound side - it only refers to a line, not a zone.

- What is in the SRIA policy manual referred to in 12.01.01.A.3.b?
- Is the provision in 12.01.01.D still valid? It appears to be part of Chapter 5 stormwater provisions.
- The provisions in 12.01.01.L appear to duplicate “white sands” provisions in Article 7.
- As commented by the Ch 3 & 4 subcommittee, are marina siting provisions, particularly 7.05.00.C.12, necessary? What does the state require? Integrate Article 7 and Article 13 provisions (13.12.00).

5. Announcements

Next subcommittee meeting to be 2:00 pm Tuesday, January 25, 2011.

6. Adjourn

Meeting adjourned at 4:55 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:00 – 4:45 p.m., January 25, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Amy DiRusso
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

none

Other Attendees:

Paolo Ghio
Ellen Roston
Dan Gilmore

Agenda:

1. **Call to Order**

Meeting called to order at 3:00 pm.

2. **Minutes**

Minutes of January 13, 2011 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

The subcommittee Chair requested that Paolo present concerns with Article 13 provisions that he had identified. Those concerns and subsequent discussions included:

- The wind load design standard in 13.06.02.A is outdated and should refer to current building code requirements.
- Flood zone designations in 13.05.01.C.1 are outdated and unnecessary to identify.
- Does the Florida Building Code already address the provisions in 13.05.01.C.5 for walls or enclosures below BFE? If so, is there a conflict with or necessity for such provisions in the LDC?
- Are there any airfield height limits for NAS that affect Santa Rosa Island and need to be addressed as the beginning of 13.15.00 suggests?
- The signage provisions (13.22.00) need a comprehensive overhaul.
- SRIA approvals of fences need to be integrated with Article 7 provisions.
- 13.20.08.B.2 indicates a lower waterproofing level for nonresidential structures on Pensacola Beach than for the rest of the county.
- 13.20.08.C.1.g needs to clarify when fill is allowed.

In a general discussion regarding how best to inform the SRIA Board about proposed changes to the LDC, and to Article 13 specifically, a presentation to the Board was

suggested as useful. Dan agreed to try to arrange such a presentation for the next Board meeting on February 9. Staff would provide backup material to the Board through Paolo, such as the BCC resolution creating the Citizen Advisory Committee

5. **Announcements**

Next subcommittee meeting to be 3:00 pm, February 10, 2011.

6. **Adjourn**

Meeting adjourned at 4:45 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:00 – 4:15 p.m., February 10, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Amy DiRusso

Other Attendees:

Paolo Ghio
Marilyn Badessa
Dan Gilmore

Agenda:

1. **Call to Order**

Meeting called to order at 3:00 pm.

2. **Minutes**

Minutes of January 25, 2011 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

The subcommittee discussed efforts to get information regarding the LDC revision process to the SRIA Board, particularly Article 13 changes. Efforts considered include appearances at Board meetings and provision of drafts and other written information. The subcommittee will rely on SRIA staff to determine when and how best to bring issues to the attention of the Board and to relay any requests from the Board for further information. The committee was reminded of the need to preserve the authority of the Board in any new code provisions.

The subcommittee continued with discussion of Article 13 provisions, including:

- The “intent” language regarding the authority and duties of the SRIA will be condensed and presented in Chapter 2.
- How “public” parking is allocated among users. Specifically, when is all parking required on site and when is established public parking available to fulfill LDC minimums? The subcommittee requested clarification from the SRIA that could be incorporated in the LDC.
- The subcommittee requested Paolo to prepare suggested changes to signage provisions (13.22.00) which were previously identified as in need of a comprehensive

overhaul. Staff will provide a Word version of the current Article 13 to Paolo for this and other purposes.

5. **Announcements**

Next subcommittee meeting to be 3:00 pm, February 22, 2011.

6. **Adjourn**

Meeting adjourned at 4:15 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:15 – 4:15 p.m., February 22, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Christian Wagley (Chair)
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Amy DiRusso

Other Attendees:

Sue Smith, SRIA
Dan Gilmore

Agenda:

1. Call to Order

Meeting called to order at 3:15 pm.

2. Minutes

Minutes of February 10, 2011 meeting approved.

3. Unfinished Business

none.

4. New Business

Christian summarized the code revision process and the subcommittee's role. Sue was asked to address any SRIA issues she had identified. The resulting discussion among all attendees included:

- SRIA staff will require more time to complete proposed revisions to Article 13 signage regulations and present them to the SRIA Board for approval. It is anticipated that Board-approved changes could be provided to the subcommittee in early April.
- The monetary thresholds that currently determine SRIA levels of development review could be changed to floor area square footage, and possibly coordinated with other county thresholds.
- Some clarifications to what SRIA staff and the AEC actually review could be made, especially if that has changed over time and is not currently reflected in the LDC.
- Even with a consolidation of county and SRIA review - from sequential to parallel - applicants will need to be informed of time constraints/schedules when AEC or Board action is required. Required pre-application meetings can be used to assure that applicants are fully informed.
- It may be useful to have the LDC further address the role of lease requirements in development - requirements beyond those of the LDC.

- Some parking ratios could benefit from an increase to better reflect actual use, and the LDC should clarify the “when, where and how” public parking on the beach can be used to satisfy LDC parking requirements.

5. **Announcements**

Next subcommittee meeting to be 3:00 pm, March 15, 2011.

6. **Adjourn**

Meeting adjourned at 4:15 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Coastal Subcommittee
LDC Citizens Advisory Committee
Meeting Held 3:10 – 5:00 p.m., March 15, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Amy DiRusso
Scott Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Christian Wagley (Chair)

Other Attendees:

Paolo Ghio, SRIA
Sue Smith, SRIA
Dan Gilmore
Ellen Roston

Agenda:

1. **Call to Order**

Meeting called to order at 3:10 pm.

2. **Minutes**

Minutes of February 22, 2011 meeting approved.

3. **Unfinished Business**

none.

4. **New Business**

SRIA staff reported that Buck Lee, Executive Director, wanted a whole draft of the revised LDC to be presented to the SRIA board rather than parts, so there will be no separate board presentation of staff-proposed signage provision changes. In the absence of earlier SRIA board involvement in the revision process, SRIA staff were encourage to anticipate the desires of the board as best as possible as they continue to work with the subcommittee and county staff in proposing revisions to Article 13 content.

A general discussion of SRIA issues followed, with attention given to the role of the Architectural Environmental Committee (AEC). Possible revisions regarding SRIA review included:

- threshold values (floor area, impervious cover, etc.) coordinated with those of the county
- elimination of some or the entire formal AEC role.
- minimization of the subjective review elements

SRIA staff will continue to work on signage regulation revisions, particularly regarding sign lighting. Few changes anticipated for sign dimensions, location and list of prohibited signs.

County staff needs to go through Article 13 zoning district provisions with SRIA staff to assure an accurate conversion to a new format that will be used for all county zoning.

Amy reviewed Chapter 5 "coastal" issues and will provide a strike-through and underline version of existing text to county staff.

5. Announcements

Next subcommittee meeting to be determined by Chair and confirmed with members.

6. Adjourn

Meeting adjourned at 5:00 pm.