



**AGENDA
COMMITTEE OF THE WHOLE WORKSHOP
BOARD OF COUNTY COMMISSIONERS**

**Board Chambers
Suite 100
Escambia County Governmental Complex
221 Palafox Place**

**November 9, 2010
9:00 a.m.**

Notice: This meeting is televised live on Cox Cable 98 and recorded for rebroadcast on the same channel.

1. Call to Order

(PLEASE TURN YOUR CELL PHONE TO THE SILENCE OR OFF SETTING.)

2. Was the meeting properly advertised?
3. The Pensacola Bay Area Chamber of Commerce Six-Month Update (For Discussion No Backup)
(Jim Hizer / Charles Wood / Craig Dalton / Ed Schroeder – 30 min)
 - A. Discussion
 - B. Board direction
4. Minority Economic Development
(Comr. Grover Robinson – 30 min)
 - A. Discussion
 - B. Board direction
5. Consolidation of Like Services for Not-for-Profit Organizations (Referred from September 2, 2010 BCC) (For Discussion No Backup)
(John Peacock – 10 min)
 - A. Discussion
 - B. Board direction

6. Housing Design Standards
(Lloyd Kerr and Keith Wilkins – 30 min)
 - A. Discussion
 - B. Board direction

7. Signs in Right-of-Way – How Many Are Being Fined? (For Discussion No Backup)
(Gordon Pike – 15 min)
 - A. Discussion
 - B. Board direction

8. Federal Lobbyist Request for Proposals (For Discussion No Backup)
(Amy Lovoy – 15 min)
 - A. Discussion
 - B. Board direction

9. Exterior Advertising on Escambia County Area Transit Buses (For Discussion No Backup)
(Marilyn Wesley / Ken Gordon – 15 min)
 - A. Discussion
 - B. Board direction

10. Health Facilities Authority – Purpose Going Forward
(Comr. Valentino – 15 min)
 - A. Discussion
 - B. Board direction

11. Florida Green Local Government Designation
(Keith Wilkins – 10 min)
 - A. Discussion
 - B. Board direction

12. Tourist Development Tax Revenue and Operations Claims Due to BP Deepwater Horizon Oil Spill – (REFERRED FROM 10/21/2010 AGENDA REVIEW SESSION) (For Discussion No Backup)
(Amy Lovoy – 15 min)
 - A. Discussion
 - B. Board direction

13. Adjourn



Board of County Commissioners

*221 S. Palafox Place, P.O. Box 1591, Pensacola, Florida
(850) 595-4940, Fax: (850) 595-4685*

*To: The Honorable Wilson Robertson, District 1
The Honorable Gene Valentino, District 2
The Honorable Marie Young, District 3
The Honorable Kevin White, District 5*

*CC: Alison Rogers, County Attorney
Larry Newsom, Interim County Administrator
Joy Blackmon, Interim Asst County Administrator
Jamie Paige, Pensacola News Journal
Mark O'Brien, Pensacola News Journal
Jim Sanborn/WCOA
Dave Hoxeng/AM 1620
Dan Thomas, Channel 3*

From: Grover C. Robinson, IV, Commissioner, District 4

Subj: Minority Economic Development

Date: September 27, 2010

Dear Fellow Commissioners

I wanted each of you to be aware of a letter I have written to Mr. Jim Hizer at Pensacola Bay Area Chamber of Commerce regarding the need to address minority economic development. In addition, I also wanted you to see it is my plan to schedule this for the November Committee-of-the-Whole for us to receive a presentation and discuss publically. I wanted you to be aware of my thoughts and intentions so that you will be prepared for that meeting.

I truly believe the budget process created some friction on this initiative; however, I feel there is an opportunity for us to work together and present a more efficient and effective program. Please do not respond in any way to this letter. Bring your thoughts and ideas to the November committee of the whole and we can discuss it as a board at that time.

Thank you for your time, interest and consideration.

Sincerely,


Grover C. Robinson, IV

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



Wilson B. Robertson
District One

Gene M. Valentino
District Two

Mane Young
District Three

Grover C. Robinson, IV
District Four

Kevin W. White
District Five

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September 27, 2010

Mr. Jim Hizer
President,
Pensacola Bay Area Chamber of Commerce
117 W. Garden Street
Pensacola, Florida 32502

RE: Minority Programs of Work

Dear Jim:

Thank you very much for attending last evening's meeting and speaking on the above referenced topic related to the Gulf Coast African-American Chamber of Commerce (GCAACC). I am writing you to request that you and your staff attend the November Committee-of-the-Whole (C/W) to discuss your programs and body of work related to minority businesses.

I believe the Board's action and words last evening indicated their desire to see the minority economic development incorporated in your body of work. It is my understanding that your board is already moving in that direction. Much like the City, I am interested in seeing programs developed and moved forward that can foster opportunities for African-Americans and other minority groups.

I would like to share my history on this issue with you. In the late 90s and early 2000s, I was a member of the Pensacola Bay Area Chamber Board. At that time we (PBACOC) were attempting to merge with the GCAACC under the leadership of Eugene Franklin. We worked close enough together to get to that point of true merger and mission when it was derailed by members of each organization. Since that time it has been my belief and action to find ways to bring cooperation and collaboration together. Towards that end, I believe the Pensacola Bay Area Chamber of Commerce should have some program of work to address minority business concerns.

If any individuals want to go out and start their own organization that is fine if it is truly membership driven; however, it should not compete for public dollars. At the same time, the organization that received public dollars should be demonstrating that it is a broad enough program to reach all members of the greater public.

Please feel free to contact me via phone or email to discuss. I will be forwarding this letter to Administration and request its placement on the November C/W to provide you at least some time to prepare. Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Grover C. Robinson, IV". The signature is fluid and cursive, with a long horizontal stroke at the end.

Grover C. Robinson, IV
Chairman
Escambia County Commission

CC: Collier Merrill
Larry Newsom
Blaise Adams



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

TO: Board of County Commissioners

FROM: Keith Wilkins, Deputy Bureau Chief
Community & Environment Bureau

DATE: November 02, 2010

ISSUE: Infill Housing Design

Background:

There are currently numerous single family detached homes under construction, in established neighborhoods, on individual vacant lots within the county urbanized areas. Many of these projects lie within the various CRAs and are helping to fulfill the need for low and moderate income housing.

Concerns have been expressed that the architecture of many of these homes is not compatible with surrounding residences, causing them to be conspicuous and in some cases detract from the neighborhood aesthetics. Homes in older neighborhoods generally do not follow one particular style of architecture. Instead, they share many of the same types of architectural elements even though dates of construction may be years apart. Roof types, size or existence of porches, exterior cladding materials, window and door types, are examples. Ideally, designers of infill homes would take these elements into consideration. However, in order for a building to be compatible, it does not need to look exactly like the neighboring properties. It is possible to obtain compatibility by determining whether the proposed construction conforms to other homes in the neighborhood in terms of massing, scale, materials, height, and texture.

Current Status:

The City of Pensacola established Design Guidelines for Infill Housing Development that utilizes City appropriated funds. Escambia County has 24 affordable low to moderate income level homebuilders on contract that provide services consistent with this goal. Fully private construction costs on these units are \$80-90 per square foot. Organizations such as Habitat drive that cost down to \$70 per square foot by utilizing volunteer labor where appropriate. Escambia County does not have any guidelines in place at this time.

Objective:

Many of our urban neighborhoods are in transition. Some are improving, and some are still declining. The County's objective is to stem the decline and create livable, desirable neighborhoods. Improved neighborhoods will appreciate property values and the viability of these transitional areas. Providing safe, attractive housing that accomplishes these objectives enables economic development and reinvestment that enhances the entire community and creates positive impacts to the tax digest.

Following are possible solutions to alleviate the stated concerns:

1. Develop Design Guidelines
2. Rely on voluntary compliance by the home builders.
3. Utilize grant funds to alleviate additional cost, if any of compliance with Design Guidelines
4. Adopt ordinances to accompany Design Guidelines
 - a. Target CRA
 - b. Urbanized areas
 - c. County wide

Attached is a copy of the City of Pensacola regulations and draft language for a county-wide ordinance.

Board Direction:

Staff is currently discussing the various solutions and is seeking comment and direction from the Board. Does the Board wish staff to pursue development of Design Guidelines and follow which scenario above.

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Escambia County: DRAFT Design Guidelines for Infill Housing Development Using County Appropriated Funds

These design guidelines pertain to primary structures on all residential infill development in the County's Redevelopment areas (same as County's Urban Infill areas) and Enterprise Zone that use County appropriated funds. The objective of these design guidelines is to ensure that building designs are compatible with the characteristics of the neighborhood.

- (a) **Building height and width.** The height and width of new buildings shall be similar in scale to the majority of existing buildings on facing blocks, plus or minus 3 feet. *Height for buildings with pitched roofs shall be measured to the bottom of the eaves.*
- (b) **Colors.** Fluorescent and pure primary colors (except white) may not be used. Base color and trim color should be complementary. *The choice of colors shall be compatible with the intent of the neighborhood and shall not have an adverse visual impact on surrounding properties.*
- (c) **Duplicate building facades.** Duplicate building facades shall not be permitted within 100 feet of one another for single-family residences.
- (d) **Finished floor elevation.** A finished floor elevation that is a minimum of 18 inches above final grade, measured at the front of the building (house) is required where the majority of homes on facing blocks also are elevated. This may be accomplished by using stem wall or block piers with off grade floor system. Higher elevations may be required in some areas to meet the current FEMA flood zone requirements.
- (e) **Front Entry.** The front façade shall include the primary entry door, be street facing, and include a porch or stoop.
 - (a) **Front Porches.** Front porches shall be provided where a majority of existing buildings on facing blocks have a front porch and shall be a minimum width of 50% of the front yard building line, a minimum width of ten (10) and a minimum depth of six (6) feet. Front porches located under a separate roofline are preferred. An open, unenclosed and uncovered paved terrace or a covered porch may project into the required front yard for a distance of not more than ten feet.
 - (b) **Stoops.** Stoops provide connections to building entrances or porches where residential buildings are elevated above grade. Stoops shall be a minimum of five (5) feet wide.
- (f) **Front and side yards.** *Front and side yards shall be consistent with adjacent properties.* In facing blocks where 50 percent or more of the lots

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are developed, the front and side yards required shall be the average setback of the dwellings already constructed on the facing blocks. In facing blocks where less than 50 percent of the lots are developed, front and side yard requirements shall be those established in the Land Development Code for the underlying zoning district.

- (g) **Garages.** For residential uses, there shall be no front facing garages unless they are setback an additional ten (10) feet from the primary front façade and do not exceed 25 percent of the street facing building façade. If the lot width is forty feet or less, the 25 percent requirement shall not apply. All other garages must face the side or rear of the parcel.
- (h) **Landscaping.** The entire front and side yards shall be covered with sod, except for paved driveways or paved parking areas. The front yard shall provide one canopy tree and one under story tree. Additional shrubbery shall be planted along the foundation.
- (i) **Lot preparation.** See "Subdivisions and Site Plans, Subdivision regulations, Procedures and Submission Requirements" in Land Development Code, Section 4.02.06 D. Applies to all infill residential - platted subdivision or not.
- (j) **Off Street Parking.** All off-street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage.
- (k) **Orientation.** *The front façade shall include the primary entry door, be street facing, and include a porch or stoop. (Same as Front Entry)*
- (l) **Other.** In addition to the above requirements, any construction must comply with all other applicable rules and regulations. Where these may differ from the above guidelines, the more stringent rules shall apply.
- (m) **Roof overhang.** Roof overhang shall be a minimum of 16 inches. A 12 inch roof overhang may be constructed on the front and rear of a gable roof.
- (n) **Roof pitch.** The roof pitch of new buildings shall be the same as the majority of existing buildings on facing blocks and shall be appropriate to the style of architecture of the building proposed. Roof pitches that are a minimum of 6 inches in 12 inches (6 inch vertical for each 12 inches of horizontal run) are preferred. Roof pitches below 5 inches in 12 inches (5 inch vertical rise for each 12 inches of horizontal run) will not be acceptable unless such roof pitches exist on the majority of lots on facing blocks.

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Definitions:

Block means a tract of land bounded by streets, alleys, shorelines, waterways or other definite boundaries.

Facing block means the same one block of the street the infill site abuts and the one block section directly across the street. In the event an infill site abuts more than one street, facing block means the one block section of each street the infill site abuts and the one block section that is directly across each street opposite the infill site.

Note: These guidelines do not specifically address multi-family residential structures. More guidelines to address such infill structures may be forthcoming.

H:\CRA\Neighborhood Restoration Program\In fill housing\Design Guidelines for Infill housing Development- Edited 1-19-06.doc

**Design Guidelines for Infill Housing Development
Using City Appropriated Funds**

These design guidelines pertain to all residential infill development that utilizes City appropriated funds. The objective of these design guidelines is to ensure that building designs are compatible with the characteristics of the neighborhood.

- (a) *Setbacks.* The front and side yard setbacks of new buildings shall be compatible with existing buildings on facing blocks.
- (b) *Orientation.* The front of the building and main entry shall be oriented toward the street.
- (c) *Building height and width.* The height and width of new buildings shall be compatible with existing buildings on facing blocks.
- (d) *Finished floor elevation.* A finished floor elevation that is a minimum of 18 inches above finished grade measured at the front of the building is required. Finished floor elevations less than 18 inches may be permitted consistent with the majority of lots on facing blocks.
- (e) *Roof pitch.* The roof pitch of new buildings shall be compatible with existing buildings on facing blocks and shall be appropriate to the style of architecture of the building proposed. Roof pitches that are a minimum of 6 inches in 12 inches (6 inch vertical rise for each 12 inches of horizontal run) are preferred. Roof pitches below 5 inches in 12 inches (5 inch vertical rise for each 12 inches of horizontal run) will not be acceptable unless such roof pitches exist on the majority of lots on facing blocks or are a specific architectural style which dictates a lower slope (i.e. Craftsman).
- (f) *Roof overhang.* Roof overhang shall be a minimum of 16 inches. A 12 inch roof overhang may be constructed on the front and rear of a gable roof. Roof overhang shall not be required where the specific architectural style dictates no overhang.
- (g) *Front porches.* Front porches shall be provided and shall be a minimum width of 50% of the building width and a minimum depth of four (4) feet. Side porches that extend to the front wall of the building may be constructed provided they are a minimum width of 50% of the building width and a minimum depth of four (4)

feet. Front porches located under a separate roofline on at least one side are preferred.

- (h) *Fences.* Chain link fences constructed as part of infill housing development using City appropriated funds shall not be permitted in the front yard.
- (i) *Duplicate building facades.* Duplicate building facades shall not be permitted within 100 feet of one another.
- (j) *Landscaping.* The entire front yard and side yards shall be covered with sod or landscaping.
- (k) *Other.* In addition to the above requirements, any construction must comply with all other applicable rules and regulations. Compliance with the above requirements does not indicate compliance with design guidelines adopted by individual neighborhood associations through the Governor's Front Porch Revitalization Council of Pensacola.

Definitions

Facing block means the same one block section of the street the infill site abuts and the one block section directly across the street.



BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: Board of County Commissioners

FROM: Keith Wilkins, Deputy Bureau Chief
Community & Environment Bureau

DATE: November 02, 2010

ISSUE: Florida Green Local Government

Background:

The Florida Green Building Coalition (FGBC) is a nonprofit Florida Corporation dedicated to improving the built environment. The mission of the FGBC is to provide a statewide program that defines, promotes, and encourages sustainable efforts with environmental and economic benefits. Based on these principals, the FGBC offers a certification to local governments for practices and policies that adhere to the FGBC standards that are done in-house, foster "green practices", and promote educational awareness. Escambia County has independently instituted many practices and policies that match the standards set forth by the FGBC, thereby potentially qualifying the County for certification through the FGBC Program. This certification is expected to increase operational efficiencies and garner public recognition as a leader in "green" technology and practices.

Present Funding:

The pre-application deposit of \$500 will be provided through C&EB/Neighborhood Redevelopment Branch Admin, Fund 001, Cost Center 220101.

Future Funding Needs:

Upon first inspection and pre-approval, the final application fee of \$6,000 will be provided through NR Admin Cost Center 220101, Fund 001. There is not an annual renewal.

Board Direction:

Does the Board desire to pursue the Green Local Government Certification?



Presented to: Board of County
Commissioners

*Florida Green Building Coalition
Green Local Government Certification*

Presented by: Keith Wilkins
November 09, 2010





Certified Municipalities

- | | | | |
|-------------------------|--------|--------------------------|--------------------|
| ▪ St. Lucia County - | Gold | ▪ Plantation - | Gold |
| ▪ Indian River County - | Gold | ▪ South Daytona - | Gold |
| ▪ Martin County - | Gold | ▪ Tallahassee - | Gold |
| ▪ Orange County - | Gold | ▪ Taramac - | Gold |
| ▪ Sarasota County - | Gold | ▪ Tampa - | Gold |
| ▪ Palm County - | Silver | ▪ City of Jacksonville - | Gold |
| ▪ Flagler County - | Silver | ▪ City of Orlando - | Gold |
| ▪ Volusia County - | Silver | ▪ Palm Coast - | Gold |
| ▪ Pinellas County - | Silver | ▪ Maitland - | Silver |
| | | ▪ Clearwater - | Silver |
| | | ▪ Deland - | Silver |
| | | ▪ Dunedin - | Silver |
| | | ▪ Town of Cutler Bay - | Silver |
| | | ▪ Tarpon Springs - | Silver |
| | | ▪ St. Petersburg - | <i>First Green</i> |
| | | City in Florida | |



Benefits to FGBC Certification

- Demonstrates a Commitment to Operational Efficiency and Financial Savings
- Waste Reduction and Increased Recycling
- Quantifiable Results: CO₂ Reduction, Energy Efficiency, Multi-Pollutant Prevention
- Demonstrates Commitment to Environmental Excellence
- Increased Customer Service, Expanded Public Acceptance
- Reference Source for Future Planning



Certification Levels

Bronze: 21% - 30% of Max Applicable Pts

Silver: 31% - 50% of Max Applicable Pts

Gold: 51% - 70% of Max Applicable Pts

Platinum: > 70% of Max Applicable Pts

Total Max Pts Available: 355



Costs of Certification

Pre-Application	\$500
Full Application Population > 200,000	\$6,000



Steps to Becoming Certified

- Designate a Project Coordinator.
- Determine applicable criteria.
- Conduct a review of current criteria status.
- Conduct a gap analysis and summary report.
- Schedule implementation meeting to outline path to qualify.
- Submit application.



We believe that the FGBC Certification is in keeping with the County's stated mission to:

“Provide efficient, responsive services that enhance our quality of life, meet common needs, and promote a safe and healthy Community”.