

Board of County Commissioners

Date of Meeting: March 3, 2009

Date Submitted: February 13, 2009

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Melissa Coleman Corbett, Planner II

Subject: Request Board Approval to Schedule a Workshop for the Proposed Panacea Special Overlay District Ordinances and Code Language for April 7, 2009 at 5:00P.M.

Statement of Issue:

This agenda item requests Board approval to schedule a Workshop on April 7, 2009 at 5:00 P.M. to review and discuss the proposed Panacea Special Overlay District Ordinances and code language.

Background:

In July 2001, Panacea was designated as a Waterfronts Florida Community by the Florida Department of Community Affairs. This designation followed a two-year community visioning process, which resulted in the Panacea Vision 2020 Plan. It also resulted in a partnership arrangement among citizens, civic organizations, the business community, and local, state, and federal governments in assisting in the implementation of the vision plan and the revitalization of Panacea.

Through the Waterfronts Florida Program and previous Coastal Partnership Initiative Funds, the Panacea community has identified many strategies and objectives to revitalize and balance the economic development, environmental protection and community character of Panacea. In fiscal year 2005/06, funding was allocated through the Coastal Partnership Initiative to analyze and inventory the physical conditions of the Panacea Waterfront, conduct public workshops to present the data and preliminary findings to the community, and work with community volunteers, who are known as the Panacea Special Overlay Citizen's Advisory Committee or "Advisory Committee, to establish a Special Area Plan and Overlay District. The final proposed Special Area Plan and Overlay was presented to the community in a public workshop on June 25, 2007.

The Board held a workshop on February 4, 2008, which specifically discussed the language included in the Panacea Public Access Plan and Panacea Special Overlay District draft ordinances, which resulted from the previous years work. Several issues were identified at the Board Workshop, and it was determined that a public meeting should be scheduled with the Advisory Committee so that Board Members could discuss the necessity of a strong overlay with members of the public.

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The public meeting occurred on February 20, 2008 at 6:30 P.M. at the Wakulla Welcome Center in Panacea. Several Commissioners attended the meeting in addition to the Advisory Committee members and County staff. Discussions at the meeting built upon the recommendations at the Board hearing, with a need to strengthen the language and incorporate specific architectural details coming forth from the Commissioners' present. Since that time, County staff has worked with the Advisory Committee members to incorporate these recommendations through the creation of a set of proposed Panacea Special Overlay District regulations in the Land Development Code.

Analysis:

The attached draft ordinances address the community's desire to establish a Panacea Public Access Plan and a Panacea Special Overlay District (Attachments #1 and #2). These drafts remain largely unchanged from those the Board previously reviewed, as the Advisory Committee was comfortable with their intent. If approved in the future, the Panacea Public Access Plan and Panacea Special Overlay District Ordinances would be incorporated into the Comprehensive Plan's Coastal Management Element and Future Land Use Element respectively. In addition, new sections of the Land Development Code have been drafted and are provided to implement the architectural provisions, review guidelines and incentives of the proposed Panacea Special Overlay District (Attachment #3)

Staff is requesting approval from the Board to schedule a workshop to review and discuss in detail the components of the draft ordinances and codes and their potential effect on incoming developments to the Panacea area. Staff will forward these materials to the County Attorney for review prior to the April 7, 2009 Workshop.

Options:

1. Approve to schedule a Workshop on April 7, 2009 at 5:00P.M. to review and discuss the proposed Panacea Special Overlay District Ordinances and Code Language.
2. Do not approve to schedule a Workshop on April 7, 2009 at 5:00P.M. to review and discuss the proposed Panacea Special Overlay District Ordinances and Code Language.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Draft Panacea Public Access Plan Ordinance
2. Draft Panacea Special Overlay District Ordinance
3. Draft addition to Ch. 5. Zoning Regulations and Districts of the Land Development Code

[LS/mc]