



City of Pensacola

Planning Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

November 18, 2025, 2:00 PM

Hagler-Mason, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-1519 PLANNING BOARD MEETING MINUTES FROM OCTOBER 12, 2025

Recommendation:

Sponsors:

Attachments: Planning Board Minutes October 14 2025

REQUESTS

2. 25-1520 12 N. FLORIDA BLANCA STREET - GATEWAY REDEVELOPMENT DISTRICT-1 - AESTHETIC REVIEW APPLICATION

*Attachments: Images
Application and Materials
Aragon ARB Approval
Sec._12_3_12.____Redevelopment_land_use_district. (14)
Review Comments*

OPEN FORUM

DISCUSSION ITEMS

3. 25-1521 DISCUSSION ON THE LAND DEVELOPMENT CODE UPDATE, PHASE 2

Recommendation:

Sponsors:

Attachments: None

ADJOURNMENT

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will

need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ADA Statement

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



MINUTES OF THE PLANNING BOARD

October 12, 2025

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Yee, Board Member Finn, Board Member Powell, Board Member Grundhoefer, Board Member Villegas

MEMBERS ABSENT: None

STAFF PRESENT: Planning & Zoning Manager Cannon
Assistant Planning & Zoning Manager Harding, Digital Media Specialist Johnston, Development Services Coordinator Statler, Development Services Director Morris, Associate City Administrator Collins

STAFF VIRTUAL: Assistant City Attorney Goldsmith

OTHERS PRESENT: John McCorvey, Dr. Gloria Horning

AGENDA:

- Quorum/Call to Order
- Swearing In Reappointment
- Approval of Meeting Minutes from August 12, 2025
- **New Business: none**
- Open Forum
- Discussion:
 - Presentation by Inspire Placemaking Collective on the Land Development Code Update
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation. Board Members Finn and Villegas were sworn in.

Approval of Meeting Minutes – Board Member Larson made a motion to approve the August 12, 2025, minutes, seconded by Board Member Villegas, and it carried unanimously.

New Business – None

Open Forum – none

Discussion

Assistant Planning & Zoning Division Manager Harding introduced Pat Tyjeski and Emily Aguerrebere from Inspire Placemaking Collective who provided a presentation on the Land Development Code updates and public workshops. After the presentation, Chairperson Ritz commented on the massive undertaking of the project and appreciated that the new code will be more user-friendly. The update will help developers and residents understand the Land Development Code requirements more easily. The board discussed topics such as expanding housing options, constraints by the Florida Building Code and Fire Code, mixed use developments, and development bonuses. Board Member Yee had suggested having some form of design guidelines outside of special review districts for townhome developments. Board Member Grundhoefer asked about the order of the project and Ms. Tyjeski answered that both staff and the public were involved in the first draft, but the second draft would key in on comments from board members and the public. However, there may be some comments that do not align with planning best practices or that may be controversial – those comments and suggestions will be considered but may be outside the scope of the project. The board also commented and asked questions about terminology, a possible aesthetic standard process, development patterns, parking, stormwater, updated tables, grading plans, and historic preservation.

Dr. Gloria Horning spoke to the board about stormwater concerns. She asked that the board pay special attention to stormwater, greenspace, infrastructure, and smart development.

Lastly, the board asked about changes to Planning Board's duties such as review of license to use, vacation of rights of way, and conditional use applications. The board felt that the Planning Board meetings provided a venue for the public to comment on such projects and felt that such applications should continue to come to Planning Board for review and prior to City Council's review.

Adjournment – With no further business, the Board adjourned at 3:41 p.m.

Respectfully Submitted,



Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1520

Planning Board

11/18/2025

ACTION ITEM

SUBJECT:

12 N. Florida Blanca Street - Gateway Redevelopment District-1 - Aesthetic Review Application

SUMMARY:

Charles Kunze, Artisan's Architecture LLC, is requesting final aesthetic approval for a new two-story single-family residence with a detached garage / ADU in the Aragon subdivision. This project has been approved by the Aragon Architectural Review Board and it complies with the Aragon Design Code for the "Type IVB Sideyard House" interior lot developments. The proposed materials are consistent with other homes in the area including lap and shingle siding, front facing porch and balcony, and standing seam metal roof.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS

Sec. 12-3-13(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area

ATTACHMENTS:

1. Images
2. Application and Materials
3. Aragon ARB Approval
4. Sec. 12_3_12.____Redevelopment_land_use_district. (14)
5. Review Comments

12 N. Florida Blanca - Aesthetic Review





***Planning Board Application
Request for Aesthetic Review***

Application Date: **10-6-2025**

Project Address: 12N. Florida Blanca St., Pensacola, Florida, 32502

Applicant: Charles Kunze - Artisan's Architecture LLC

Applicant's Address: 25 w. Cedar St., Suite 106, Pensacola, Fl. 32502

Email: chuck@artisansarchitecture.c **Phone:** 850-723-9310

Property Owner: Mike Pinto & Emily Clay

**Redevelopment
District:**



Waterfront



Gateway



**South Palafox
Business**



**North 9th
Avenue**

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

(GRD) District. New single family residence, two-story, wood framed main house with two-story, wood framed garage/ADU. Main house has 928 s.f. of conditioned area on the first floor and 1,014 s.f. on the second. Both floors have front and rear covered porches with 351 s.f. on the first floor and 275 s.f. on the second. The main house will be separated from the garage/ADU by a private courtyard area, fenced on all sides. The exterior finishes are as follows: Brick veneer over the Cmu foundation wall, brick floor on the two first floor porch floors, Manufactured wood on the two second floor porch floors, Hardie board siding, trim and overhang soffits, PVC column wraps, handrails and pickets;satnding seam metal roofing, fiberglass exterior doors with a wood front entry door, vinyl single-hung windows, and "V" groove wood porch ceilings. All landscaping and driveway/walkway materials are shown on the site plan.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.

Charles E. Kunze Jr.

Applicant Signature

10-6-2025

Date

TYPE "B" (LAYBACK) CURB DRIVEWAY DETAIL

DRIVEWAY SHALL BE INSTALLED IN SUCH A MANNER AS TO NEITHER CREATE A STANDING WATER HAZARD, CREATE AN EROSION HAZARD, NOR DIRECT STORMWATER ONTO ADJACENT PROPERTY. INSTALLATION OF DRIVEWAY SHALL ALLOW FOR STORMWATER TO FLOW ALONG SAME COURSE AS PRE-CONSTRUCTED CONDITIONS.

FOR FURTHER INFORMATION, CONTACT THE BUILDING INSPECTION DEPARTMENT
850-438-5600

INSPECTION
DRIVEWAY/CURB & GUTTER/OTHER WORK

REQUIREMENTS:
CONSTRUCTION AND FLOW OF DRIVEWAY IS INSPECTED BY THE ENGINEERING AND CONSTRUCTION SERVICES
IF ADJOINING EXISTING CURB CUT & DRIVEWAY SECTION DOES NOT MEET STANDARDS THEN DRIVEWAY SECTION MUST BE REMOVED AND REPLACED TO MEET CITY STANDARDS.

FINAL INSPECTION
FINAL INSPECTION IS CONDUCTED AFTER THE DRIVEWAY/CURB & GUTTER, OR OTHER DRIVEWAY/CURB & GUTTER, IS COMPLETED (AFTER POURING). PLEASE CALL BETWEEN 7:30 A.M. - 4:30 P.M. TO SCHEDULE THE PRELIMINARY AND FINAL INSPECTIONS.

ALLOWABLE HEIGHT "OVER ADJACENT DISTRICT"		ALLOWABLE HEIGHT	
MIN.	MAX.	MIN.	MAX.
[] RESIDENTIAL 12'-0" (SINGLE DRIVEWAY)	20'-0"	[] RESIDENTIAL 12'-0" (SINGLE DRIVEWAY)	24'-0"
[] RESIDENTIAL 10'-0" (COUNT-USE DRIVEWAY)	22'-0"	[] RESIDENTIAL 20'-0" (COUNT-USE DRIVEWAY)	24'-0"
[] RESIDENTIAL 12'-0" (MULTI-FAMILY)	24'-0"	[] RESIDENTIAL 24'-0" (MULTI-FAMILY)	40'-0"
[] COMMERCIAL 12'-0"	40'-0"	[] COMMERCIAL 12'-0"	40'-0"

SECTION A-A

REMOVE CUTTER OR DRIVE WAY
D.P.
SECTION A-A
EXISTING CURB
WET/DRY WATER CONCRETE FINISH 1/4" R/W 8" MINOR SLOPE DOWNSIDE 1/8" IN 6" THICK CONCRETE
FLOW LINE OF GUTTER (TYPE "B" & "C" CURBS)
8" THICK CONCRETE SLOPE
SURFACE CONNECTED TO FLOW THROUGH PAVED DRIVEWAY
NOTE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE WITH #4 REINFORCEMENT SET 28 DAYS WITH FINISHES TO BE SMOOTH
PAVER DRIVEWAY DETAIL
#4 REBAR @ 12" O.C. SET IN EPOXY 6" DEEP
1'-6" MIN.
3'-0" MIN.
GROUT FILL JOINT
THE LAST 1" WILL BE 9" THICK
SECTION A-A
NEW CURB
42" MIN.
MIN. OF 3" CURB CURB PER PROPERTY
15' MIN. ALTERAL OR COLLECTOR STREETS
MIN.
3' MIN. FROM DRAINAGE INLETS
SECTION A-A
MID-BLOCK LAYOUT
CORNER LOT LAYOUT
3'-0" MIN. PRETEXT (OR APPROXIMATE EQUAL) TO EXISTING DRIVEWAY WITH FINISH
VERTICALS 1/2" DIA. OR 3/4" TIEBARS
NOTE: AT THE COMPLETION OF THE PROJECTS AND AFTER SOIL STABILIZATION AND PROPERLY NAMED WITH SIGNAGE, BE COMPLETELY REMOVED AND THE SUBSEQUENT RECONSTRUCTION SHALL BE A NATURAL CURB.

HAYBALES & SILT FENCE DETAIL
SCALE: N.T.S.

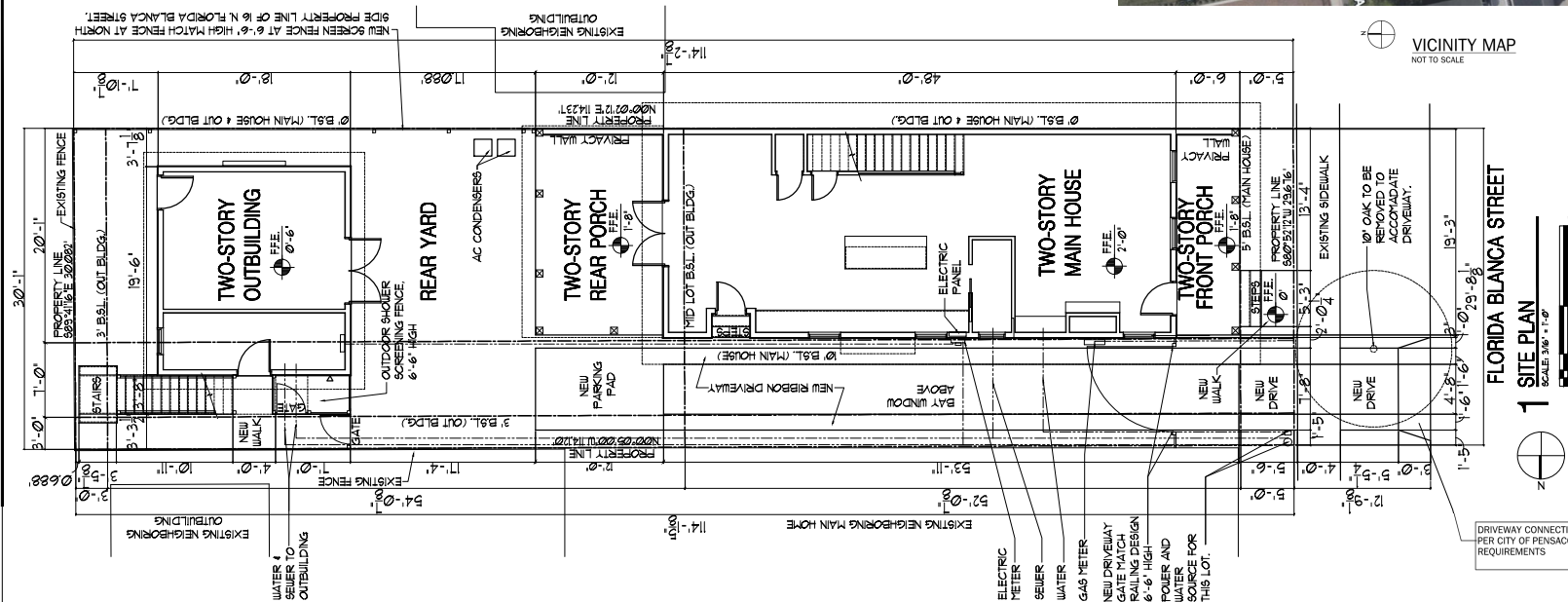
REV. 12/20/20

SITE PLAN	2
SITE PLAN DIMENSIONED	2
MATERIAL SELECTIONS	3
PHOTOS	4
LANDSCAPE PLAN	5
MAIN LEVEL FLOOR PLAN	6
UPPER LEVEL FLOOR PLAN	7
FOUNDATION PLAN	8
ROOF FRAMING PLAN	9
OUTBUILDING PLANS	10
EXTERIOR ELEVATIONS	11
SECTIONS & DETAILS	12
ELECTRICAL PLANS	13

NAME	SIZE
TOTAL LOT AREA	3,390 SF
BUILDING CONSTRUCTION	1,675 SF
DRIVES & WALKS & STEPS & PATIO	315 SF
TOTAL COMPLETELY IMPERVIOUS AREA	1,990 SF
SODDED AREAS	498 SF
LANDSCAPE BEDS AND/OR MULCH	376 SF
TOTAL COMPLETELY PERVIOUS AREA	874 SF
PERVIOUS PERCENTAGE	25.8%
CRUSHED OYSTER SHELL	526 SF
OYSTER SHELL PERCENTAGE	15.5%
IMPERVIOUS PERCENTAGE	58.7%

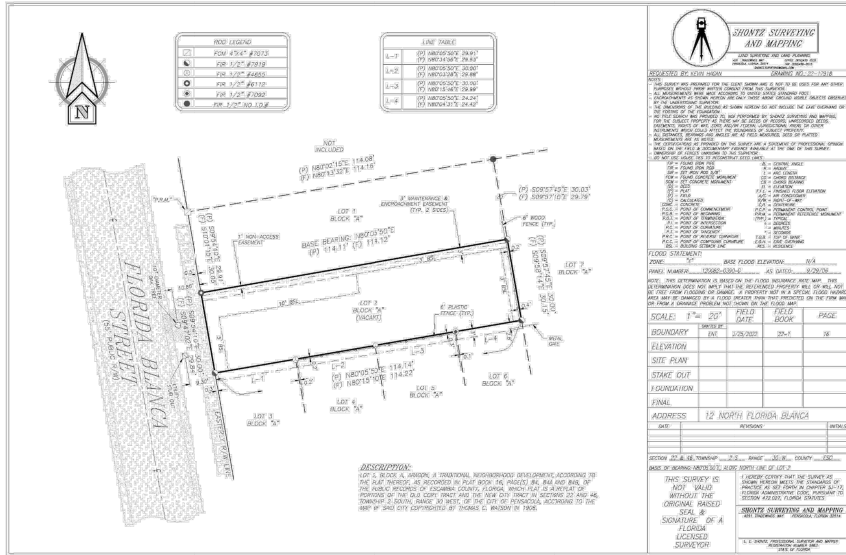


VICINITY MAP
NOT TO SCALE



DRIVEWAY CONNECTION
PER CITY OF PENSACOLA
REQUIREMENTS

John Pinto & Emily Clay FIRM: A Florida Blanca St. ADDRESS: 10000 W. Florida MOBILE: 32502		 BUILDING GROUP		H+H Building Group 27 South 1st Ave. Pensacola, FL PHONE: 904.432.8439 FAX: 904.432.8439 MOBILE: 904.432.8439 email: kenneth@buildinggroup.com		SCALE: 1" = 10'-0" DRAWN BY: DATE: Thursday, April 10, 2025				APPROVED: CHECKED BY: SECTION LETTER: A PAGE: 1/13 SHEET NUMBERS: 1/13		SITE PLAN	
 Creating Architecture as an Art Form ARTISAN'S ARCHITECTURE LLC Charles E. Kuntz Jr. 25 W. Cedar St., Suite #06, Pensacola, FL 32502 ARTISAN'S ARCHITECTURE 850-432-8439													
PINTO-CLAY RESIDENCE 12 NORTH FLORIDA BLANCA STREET, PENSACOLA, FL 32502 LOT #2, BLOCK A SHOWYARD TYPE IVB, ZONED GED-1 FIRM, INC. DATE: DRAWN BY: CHECKED BY: SHEET TITLE TITLE SHEET, INDEX, 80% PLAN, LOT COVERAGE, CURS OUT DETAIL. 804-0002 8-15-2025 C.E.K. C.E.K.													





LOOKING SOUTH



LOOKING EAST

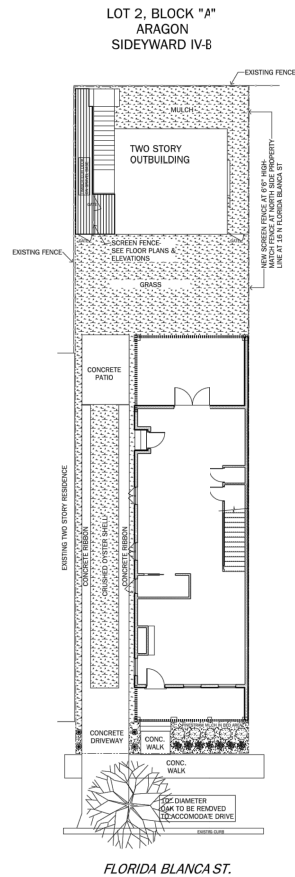


LOOKING NORTH



LOOKING WEST

John Pinto & Emily Clay 12 N. Florida Blanca St. Pensacola, FL 32502 PHONE: 850.432.4226 FAX: 850.432.4226 MOBILE: 850.432.4226		H+H Building Group 27 South Ave. Pensacola, FL 32502 PHONE: 850.432.4226 FAX: 850.432.4226 MOBILE: 850.432.4226		SCALE: As Noted DRAWN BY: [Signature] DATE: Thursday, April 10, 2025		APPROVED: [Signature] CHECKED BY: [Signature]		PAGE: 4/3 PHOTOS	
REVISIONS CONST. DOC. REVIEW ARAGON 5-13-2025									
Architect's Seal & Signature									
Creating Architecture as an Art Form ARTISAN'S ARCHITECTURE LLC Charles E. Krutz Jr. 25 W. Cedar St., Suite #106, Pensacola, FL 32502 850.432.4226									
PINTO-CLAY RESIDENCE 12 NORTH FLORIDA BLANCA STREET, PENSACOLA, FL 32502 LOT #2, BLOCK A, SIDNEYARD TYPE IVD, ZONED GRD-1 PROJ. NO. 2024-0005 DATE 5-13-2025 DRAWN BY C.E.C. CHECKED BY C.E.C. SHEET TITLE PHOTOS OF EXISTING LOT & SURROUNDING RESIDENCE									



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

LANDSCAPE SCHEDULE		
SYMBOL	NAME	QUANTITY
•	SOD- ST. AUGUSTINE	653 SF
•	PINE STRAW MULCH	626 SF
☼	PITTOSPORIUM- 3 GALLON	5
☼	ITALIAN CYPRESS- 5 GALLON	13
•	LORAPETULEM - 3 GALLON	6
•	DWARF HYDRANGEA- 1 GALLON	4
•	MONDO GRASS- 1 QUART	45
•	SUNSHINE LIGUSTRUM- 1 GALLON	7

NOTE: ALL SODDED & PLANTED AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CONCEALED SPRINKLER HEADS AND/OR DRIP LINES. IRRIGATION SYSTEM SHALL BE CONNECTED TO POTABLE WATER SUPPLY WITH AN APPROVED BACKFLOW PREVENTOR

LOT COVERAGE CALCULATIONS	
NAME	SIZE
TOTAL LOT AREA	3,390 SF
BUILDING CONSTRUCTION	1,675 SF
DRIVES & WALKS & STEPS & PATIO	315 SF
DECK ON GRAVEL BED	98 SF
TOTAL COMPLETELY IMPERVIOUS AREA	2,088 SF
SODDED AREAS	498 SF
LANDSCAPE BEDS AND/OR MULCH	376 SF
TOTAL COMPLETELY PERVIOUS AREA	874 SF
PERVIOUS PERCENTAGE	25.8%
CRUSHED OYSTER SHELL	428 SF
OYSTER SHELL PERCENTAGE	12.6 %
IMPERVIOUS PERCENTAGE (SHELLS @ 100% IMPERVIOUS)	74.2 %

PAGE: 5/13
LANDSCAPE PLAN

APPROVED: _____
CHECKED BY: _____



SCALE: 1" = 10'-0"
DRAWN BY: _____
DATE: Thursday, April 10, 2025

H+H Building Group
27 Sun 8th Ave.
Pensacola, FL 32502
PHONE: 904.332.4298
FAX: 904.332.4299
MOBILE: 904.332.4299
WWW.HHBUILDINGGROUP.COM



John Pinto & Emily Clay
12 N. Florida Blanca St.
Pensacola, FL 32502
PHONE: 904.332.4298
FAX: 904.332.4299
MOBILE: 904.332.4299
WWW.JPC&EC.COM

REVISIONS
CONST. DOC. REVIEW
ARAGON 5-13-2025

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form
ARTISAN'S ARCHITECTURE LLC
Charles E. Kurze Jr. 25 W. Cedar St., Suite #106, Pensacola, FL 32502
TEL: 904.332.4298
WWW.ARTISANSARCHITECTURE.COM



PINTO-CLAY RESIDENCE
12 NORTH FLORIDA BLANCA STREET,
PENSACOLA, FL 32502
LOT #2, BLOCK A,
SIDEYARD TYPE IVD,
ZONED GRD-1

TWO: NO.
DATE: 5-13-2025
DRAWN BY: J.P.C.
CHECKED BY: E.C.
SHEET TITLE: LANDSCAPE PLAN



OPENING SCHEDULE									
OPENING ID	PRODUCT CODE	SIZE	TYPE	HINGE	COUNT	R.O. WIDTH	R.O. HEIGHT	TEMPERED GLASS	COMMENT
1	UH12828 WITH UDI1 2814 TRANSOM	21070	COMBINED UNIT	UN	3	2' 10"	7' 0 1/4"	No	MULLED TRANSOM
2	KUL14	2640	WINDOW	L	1	2' 6 1/4"	4' 0 1/4"	No	CRANK OUT STAINLESS HW
3	KUS24	2840	WINDOW	LR	2	2' 8 1/4"	4' 0 1/4"	No	CRANK OUT STAINLESS HW
A	CUSTOM WOOD DOOR 3080 W/ 2 LITES	3080	DOOR	L	1	3' 3"	8' 1 1/2"	Yes	THIN 3/4 LITE THIN PANELS BELOW
B	HEMLOCK SINGLE 2480 3/4 LITE	2480	DOOR	L	1	2' 7"	8' 1 1/2"	Yes	3/4 LITE
C	NEUMA TWIN 3080 FRENCH	3080	DOOR	R	1	2' 3"	8' 1 1/2"	Yes	PULL UP LITE
D	28396 SCWD	2480	DOOR	R	1	2' 6"	8' 1"	No	PULL DOWNER DOOR
E	28396 SCWD	2480	DOOR	R	1	2' 6"	8' 1"	No	2 PANEL
F	32396 SCWD	2880	POCKET	N	1	5' 4"	8' 0"	No	HEAVY DUTY TRUCK

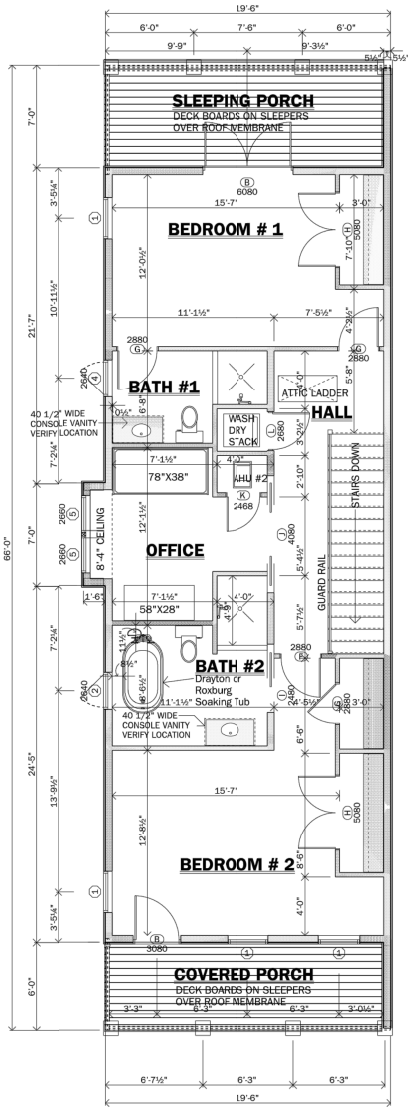
AREA SCHEDULE	
NAME	AREA
Total Living Area	928 sq ft.
Covered Porches	351 sq ft.



John Pinto & Emily Clay
12 N. Florida Blanca St.
Pensacola
Florida
32502

PHONE:
LIC #:
MOBILE:

PROJ. NO.	2024-0002
DATE:	8-13-2025
DRAWN BY:	C.H.K.I.
CHECKED BY:	C.H.K.I.
SHEET TITLE	
FIRST FLOOR PLAN	



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE						
ROOM NAME	FLOORING	CEILING FINISH	CEILING MATERIAL	WALLCOVERING	BASEBOARD	CEILING HEIGHT
BEDROOM # 1	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
BEDROOM # 2	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
BEDROOM #2 - CLOSET	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
BEDROOM #1 - CLOSET	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
BATH #1	Tile 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
BATH #2	Tile 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
OFFICE	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
MECHANICAL	Hardwood 1	NA	Drywall	NA		10'
LAUNDRY	Tile 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
HALL	Hardwood 1	Painted	Drywall	Paint 1	Baseboard/colonial	10'
SLEEPING PORCH	Composite Decking	Stained	Tongue & Groove	Shiplap Sliding Painted		10'6"
COVERED PORCH	Composite Decking	Stained	Tongue & Groove	Shiplap Sliding Painted		VARIES

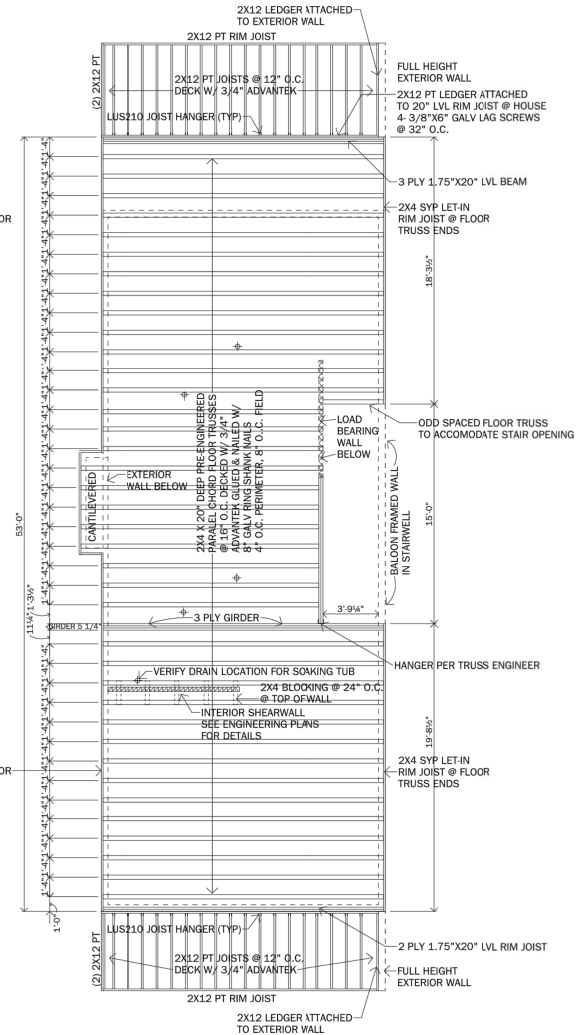
OPENING SCHEDULE									
OPENING ID	PRODUCT CODE	SIZE	TYPE	HINGE COUNT	R.O. WIDTH	R.O. HEIGHT	TEMP. GLASS	COMMENT	
1	UDH2828 WITH UGHT 2814 TRANSOM	21070	COMBINED UNIT	UN	4	2' 10"	7' 0 1/2"	No	MULLED TRANSOMS
2	KULX14	2640	WINDOW	L	1	2' 6 1/2"	4' 0 1/2"	Yes	CRANK OUT STAINLESS HW
4	KULX14	2640	WINDOW	R	1	2' 6 1/2"	4' 0 1/2"	Yes	CRANK OUT STAINLESS HW
5	KULX16	2660	WINDOW	N	2	2' 6 1/2"	6' 0 1/2"	No	CRANK OUT STAINLESS HW
B	NEUMA SINGLE 3080 3/4 LITE	3080	DOOR	L	1	3' 3"	8' 1 1/2"	Yes	3/4 LITE PANEL BELOW
B	NEUMA TWIN 3080 FRENCH	6080	DOOR	LR	1	6' 3"	8' 1 1/2"	Yes	FULL VIEW LITE
F	32X96 SCWD	2880	DOOR	L	1	2' 10"	8' 1"	No	VERIFY PANEL DESIGN
G	32X96 SCWD	2880	DOOR	R	2	2' 10"	8' 1"	No	VERIFY PANEL DESIGN
G	32X96 SCWD	2880	DOOR	R	1	2' 10"	8' 1"	No	VERIFY PANEL DESIGN
H	60X96 SCWD	5080	DOOR	LR	2	5' 2"	8' 1"	No	VERIFY PANEL DESIGN
I	28X96 SCWD POCKET	2480	POCKET	N	1	4' 8"	8' 0"	No	VERIFY PANEL DESIGN
J	48X96 SCWD TWIN POCKET	4080	COMBINED UNIT	NN	1	8' 0"	8' 0"	No	VERIFY PANEL DESIGN
K	28X80 FULL LOUVER	2480	DOOR	R	1	2' 6"	6' 9"	No	FULL LOUVERED
L	30X96 SCWD	2680	DOOR	L	1	2' 8"	8' 1"	No	VERIFY PANEL DESIGN

ALL WINDOWS ARE KOLBE ULTRA SERIES
PORCH & SIDE DOOR ARE NEUMA FIBERGLASS FLUSH GLAZED
FRONT DOOR IS CUSTOM SCWD MAHOGANY BY SOUTHEASTERN SASH

AREA SCHEDULE	
NAME	AREA
Living Area Upper Level	1014 sq. ft.
Covered Porches	273 sq. ft.

2X4 SYP LET-IN
RIM JOIST @ FLOOR
TRUSS ENDS

2X4 SYP LET-IN
RIM JOIST @ FLOOR
TRUSS ENDS



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISIONS
CONST. DOC. REVIEW
ARAGON 3-13-2025

APPROVED:
CHECKED BY:

SECTION:
DATE: Thursday, April 10, 2025

SCALE: 1/4" = 1'-0"

DRAWN BY:
DATE: Thursday, April 10, 2025

DATE: Thursday, April 10, 2025

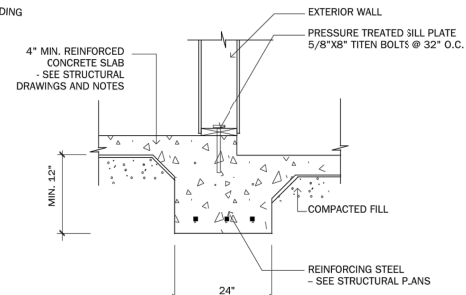
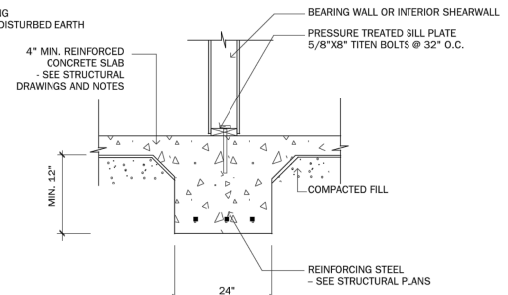
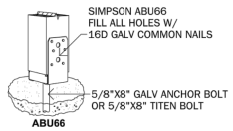
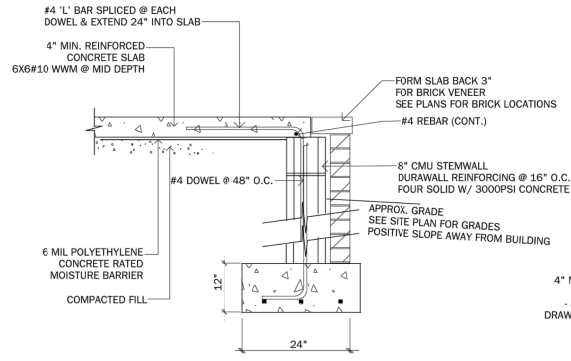
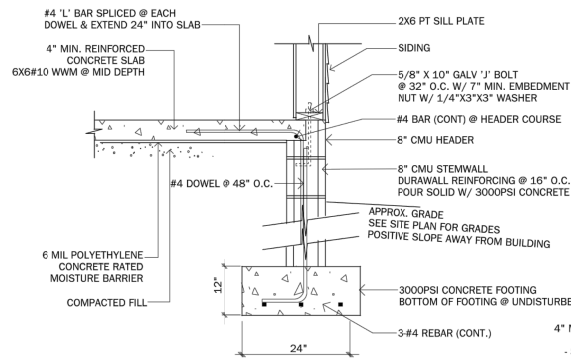
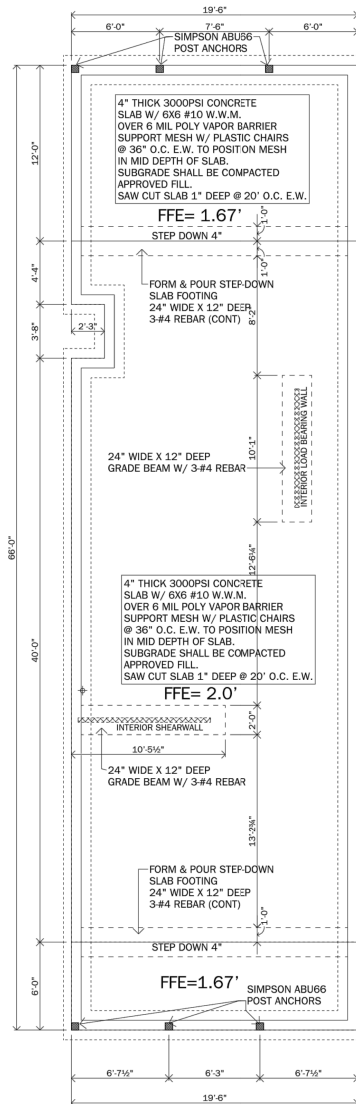
Creating Architecture as an Art Form
ARTISAN'S ARCHITECTURE LLC
Charles E. Kurze Jr. 75 W. Cedar St., Suite 406, Pensacola, FL 32502
Charles E. Kurze Jr. 75 W. Cedar St., Suite 406, Pensacola, FL 32502

John Pinto & Emily Clay
12 N. Florida Blanca St.
Pensacola, FL 32502
PHONE: 904.333.4288
MOBILE: 904.333.4288

PINTO-CLAY RESIDENCE
12 NORTH FLORIDA BLANCA STREET, PENSACOLA, FL 32502
LOT #2, BLOCK A, SIDNEY TYP. ITR, ZONED GBD-1

PROJ. NO. 2024-0005
DATE 3-13-2025
DRAWN BY C.E.C.
CHECKED BY C.E.C.

PROJECT TITLE
SECOND FLOOR PLAN, FLOOR FRAMING PLAN, FLOOR SCHEDULE, FLOOR SCHEDULE



PAGE: 8/13 FOUNDATION PLAN	APPROVED: [Signature] CHECKED BY: [Signature]	SCALE: 1/4" = 1'-0" DRAWN BY: [Signature] DATE: Thursday, April 10, 2025	H+H Building Group 27 South Bay Ave. Pensacola, FL 32502 PHONE: 904.333.4298 FAX: 904.333.4299 MOBILE: 904.333.4299 h+hbuildinggroup.com	John Pinto & Emily Clay 12 N. Florida Blanca St. Pensacola, FL 32502 PHONE: 904.333.4298 FAX: 904.333.4299 MOBILE: 904.333.4299
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REVISIONS
CONST. DOC. REVIEW
ARAGON 3-13-2025

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

Charles E. Kurze Jr. 75 W. Cedar St., Suite #106, Pensacola, FL 32502

ARTISAN'S ARCHITECTURE

PINTO-CLAY RESIDENCE

18 NORTH FLORIDA
BLANCA STREET,
PENSACOLA, FL 32502

LOT #2, BLOCK A,
SIDNEY TYPY IVE,
ZONED GRD-1

PROJ. NO. 2024-0005
DATE 4-13-2025
DRAWN BY C.E.C.
CHECKED BY C.E.C.

SHEET TITLE
FOUNDATION PLAN
FOUNDATION DETAILS

REVISIONS
CONST. DOC. REVIEW
ARAGON 3-13-2025

ARCHITECT'S SEAL & SIGNATURE

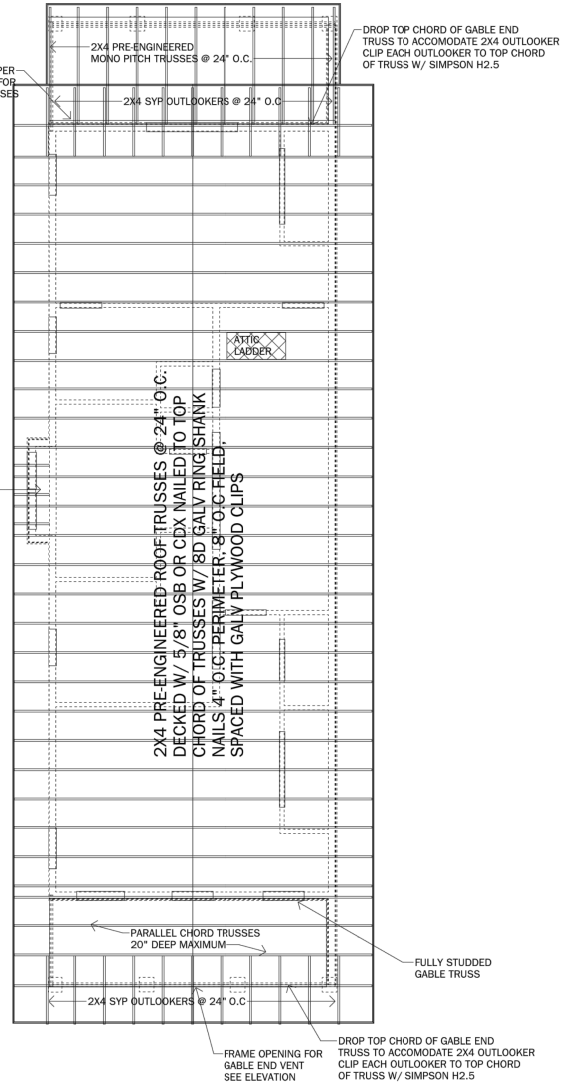
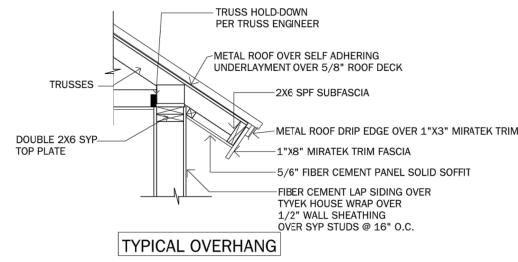
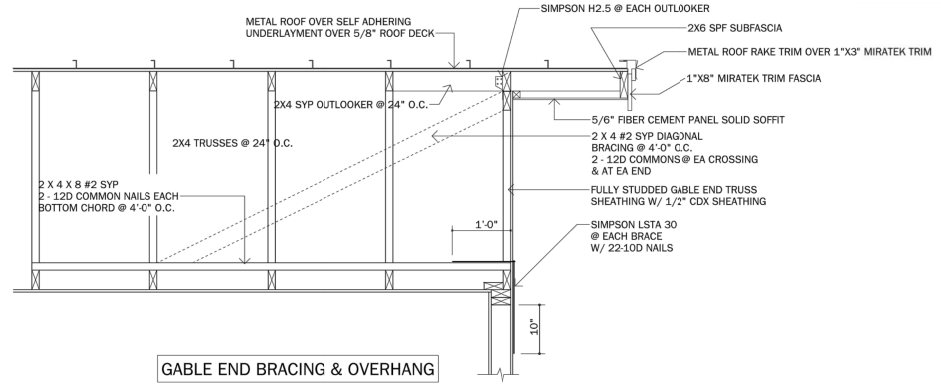
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ARTISAN'S ARCHITECTURE LLC
Charles E. Kurtz Jr. 75 W. Cedar St., Suite #106, Pensacola, FL 32502
P. Kurtz, Architect

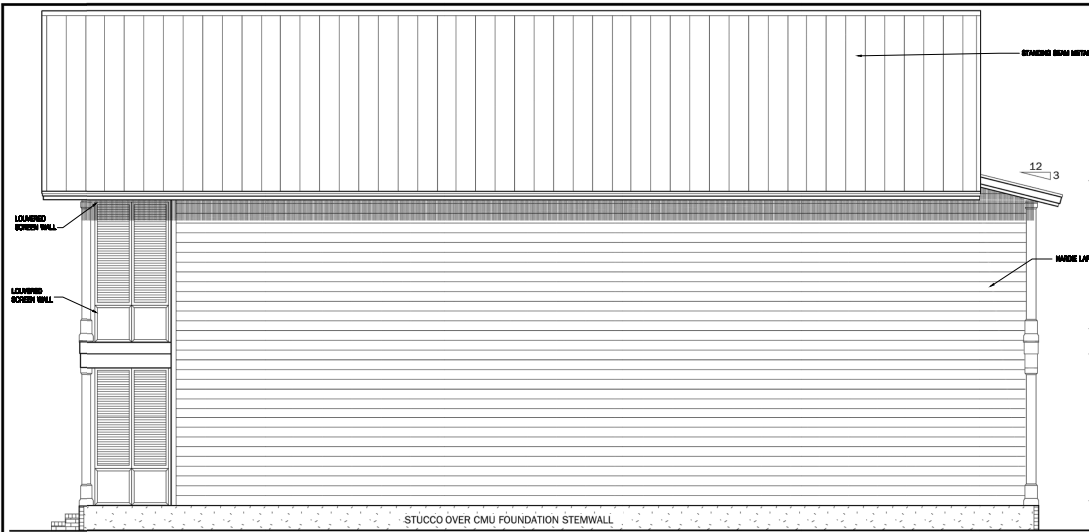


PINTO-CLAY RESIDENCE
18 NORTH FLORIDA
BLANCA STREET,
PENSACOLA, FL 32502
LOT #2, BLOCK A,
SIDNEY TYPH IYR,
ZONED GRD-1
PROJ. NO. 2024-0005
DATE 6-13-2025
DRAWN BY C.E.K.
CHECKED BY C.E.K.
SIDNEY TYPH
ROOF FRAMING PLAN,
ROOF DETAILS

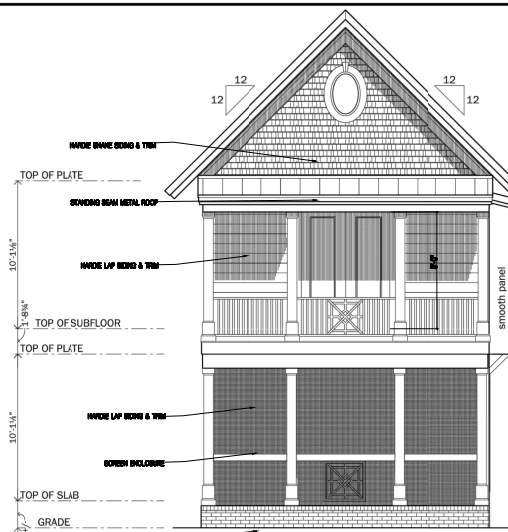
APPROVED: 9/13
CHECKED BY: ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
DRAWN BY: H+H Building Group
DATE: Thursday, April 10, 2025
H+H Building Group
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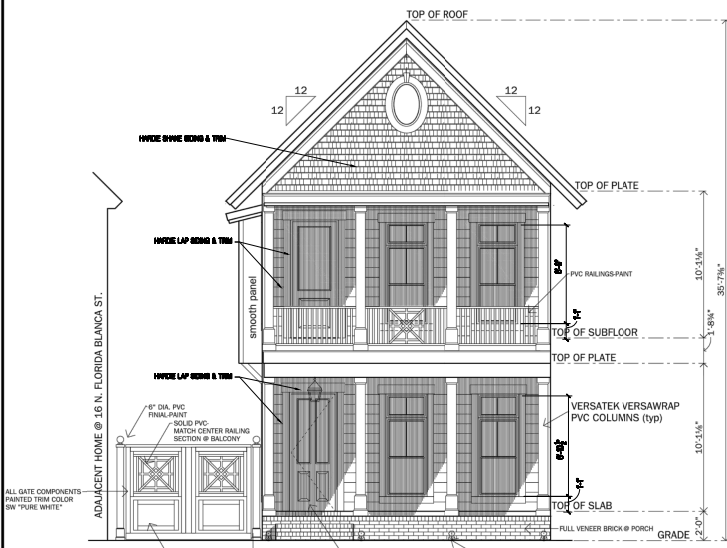




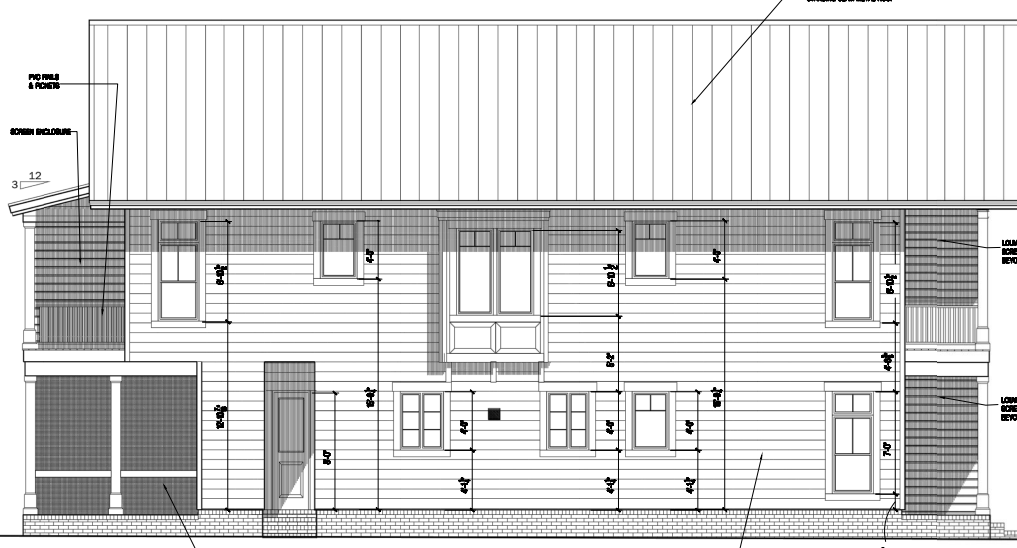
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS CONST. DOC. REVIEW ARAGON 3-13-2025	
PAGE: 11/13 EXTERIOR ELEVATIONS	APPROVED: 11/13 CHECKED BY:
SCALE: 1/4" = 1'-0" DRAWN BY:	DATE: Thursday, April 10, 2025
H+H Building Group 27 South Bay Ave. Pensacola, FL 32502 PHONE: 850.532.4258 FAX: 850.532.5000 MOBILE: 850.532.5000 EMAIL: h+h@h+hgroup.com	
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ARTISAN'S ARCHITECTURE LLC

Charles E. Kurze Jr. 25 W. Cedar St., Suite #106, Pensacola, FL 32502

ARTISAN'S ARCHITECTURE

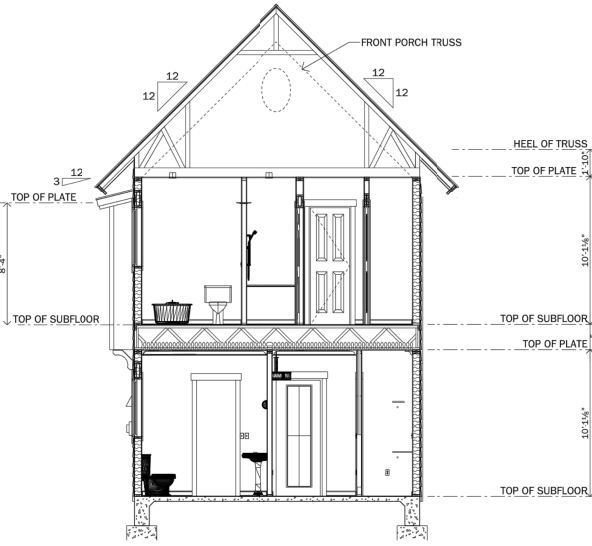
PINTO-CLAY RESIDENCE

38 NORTH FLORIDA BLANCA STREET, PENSACOLA, FL 32502

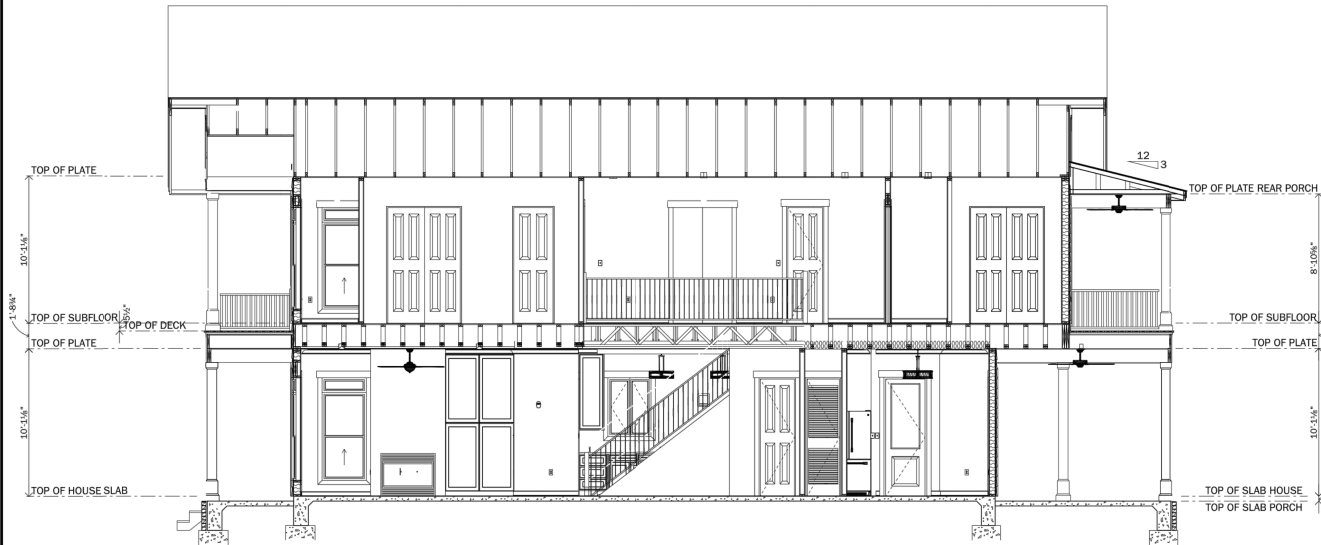
LOT #2, BLOCK A, SIDESTAD TYPE IIV, ZONED GED-1

PROJ. NO. 2024-0005
 DATE 6-13-2025
 DRAWN BY C.E.C.
 CHECKED BY C.E.C.

SHEET TITLE
 MAIN ROOM ELEVATIONS



CROSS SECTION B
SCALE: 1/4" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"

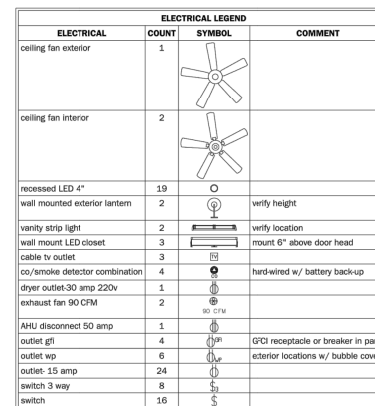
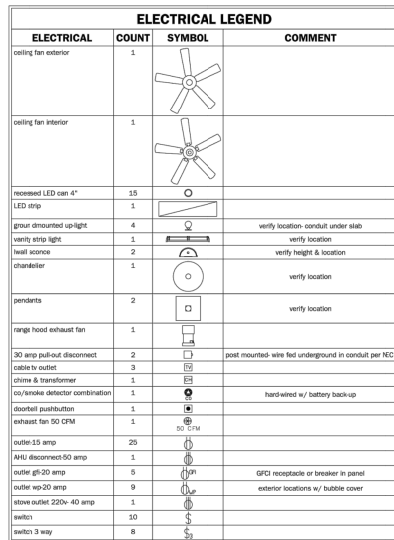
John Pinto & Emily Clay 12 N. Florida Blanca St. Pensacola, FL 32502 PHONE: 904-330-4208 FAX: 904-330-4208 MOBILE: 904-330-4208	H+H Building Group 27 South 8th Ave. Pensacola, FL 32502 PHONE: 904-330-4208 FAX: 904-330-4208 MOBILE: 904-330-4208 WWW.HHBUILDINGGROUP.COM	SCALE: 1/4" = 1'-0" DRAWN BY: DATE: Thursday, April 10, 2025	SECTION 12/13 TITLE CROSS SECTION B	APPROVED: CHECKED BY:	PAGE 12/13 SECTIONS & DETAILS
		ARCHITECT'S SEAL & SIGNATURE			

REVISIONS
 CONST. DOC. REVIEW
 ARAGON 3-13-2025

Creating Architecture as an Art Form
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 WWW.ARTISANSARCHITECTURE.COM

PINTO-CLAY RESIDENCE
 12 NORTH FLORIDA BLANCA STREET,
 PENSACOLA, FL 32502
 LOT #2, BLOCK A,
 SIDNEY TYPED TYPE ITR,
 ZONED GRD-1
 PROJ. NO. 2024-0005
 DATE 4-10-2025
 DRAWN BY C.E.C.
 CHECKED BY C.E.C.
SIDNEY TITLE
 BUILDING ARCHITECT

12



From: Michael Crawford <michael@caldwellarchitects.com>
Sent: Friday, September 26, 2025 9:05 AM
To: Charles Kunze <chuck@artisansarchitecture.com>; Kevin Hagen <kevin@hhbuildinggroup.com>
Cc: Nora Bailey <norabailey52@gmail.com>; Michelle MacNeil <michellemacneil22@gmail.com>; Kelly Wiczorek <kelly.wiczorek@gmcnetwork.com>
Subject: Re: Pinto Clay Revised to comments

Chuck - thank you for the responses which clear many of these up. Your Construction Document Review is APPROVED, but please follow up with a few minor clarifications below. We appreciate the uniqueness of this site and your coordination with the neighbors for the fencing relocation and adjustment.

- 1. For the window grids, we understand the product sample is just that - a single sample - but we assume that your exterior elevations show the actual grid patterns that will be provided - correct? If not, please clarify.
- 2. Fence height is noted on site plan, but not on the detail. Assume 6'-6" high to the top rail with posts extended 6" higher?
- 3. Car gate height - 6'-6" to top rail?
- 4. Oval window - is the center of this job built framed element actually "open" as the detail notes - i.e. with air passing through it? It appears this would be open to attic space and not a vaulted ceiling at the porch.
- 5. The window projection could be added later by variance if you prefer, without holding up the approval of this set.
- 6. We will reach out to the City to determine what is needed from the AARB regarding tree removal but note that this is a very special case for its removal consideration due to its location on this specific lot which limits intended vehicular access.

Thank you and we look forward to seeing the new addition to Aragon.

Michael Crawford AIA, LEED AP
Associate Principal, Senior Architect

**CALDWELL
ARCHITECTS**

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Pensacola, Florida 32502
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Sec. 12-3-12. Redevelopment land use district.

(2) *GRD-1, Gateway redevelopment district, Aragon redevelopment area.*

- a. *Purpose of district.* The gateway redevelopment district, Aragon redevelopment area is established to promote the orderly development of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of development proposed within the district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained and the boundary of the adjacent historic district is positively reinforced. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the adjacent historic district.
- b. *Urban character of the district.* The Aragon redevelopment area is characterized by integration of houses, shops, and work places. Mixed land use is encouraged by allowing home occupations and first floor work spaces with apartments and townhouses above. The historic district is the basis for district architectural guidelines, which reflect the scale and lot sizes, and the list of permitted uses is similar to those uses permitted in the historic district to the south.
- c. *Uses permitted.*
 1. *GRD-1, residential uses.*
 - i. Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.
 - ii. Bed and breakfast (subject to section 12-3-84).
 - iii. Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.
 - iv. Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
 - v. Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.
 - vi. Family day care homes licensed by the state department of children and family services as defined in state statutes.
 2. *GRD-1, public uses.*
 - i. Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.
 - ii. Publicly owned or operated parks and playgrounds.
 - iii. Churches, Sunday school buildings and parish houses.
 3. *GRD-1, commercial uses.*

-
- i. The following uses limited to a maximum area of 5,000 square feet:
 - (a) Antique shops.
 - (b) Art galleries.
 - (c) Bakeries whose products are sold at retail and only on the premises.
 - (d) Banks (except drive-through).
 - (e) Barbershops and beauty shops.
 - (f) Child care facilities (subject to section 12-3-87).
 - (g) Health clubs, spas, and exercise centers.
 - (h) Jewelers.
 - (i) Laundry and dry-cleaning pick-up stations.
 - (j) Office buildings.
 - (k) Restaurants (except drive-ins).
 - (l) Retail sales and services.
 - (m) Retail food and drugstore.
 - (n) Specialty shops.
 - (o) Studios.

4. *GRD-1, miscellaneous uses.*

- i. Outbuildings and uses can include:
 - (a) Garage apartments.
 - (b) Carriage houses.
 - (c) Studios.
 - (d) Granny flats.
 - (e) Storage buildings.
 - (f) Garages.
 - (g) Swimming pools.
 - (h) Hot tubs.
 - (i) Offices.

Refer to Aragon Urban Regulations in Aragon Design Code for maximum impervious surface per lot type.

- ii. Minor structures for utilities (gas, water, sewer, electric, telephone).

d. *Procedure for review.*

- 1. *Review and approval by the planning board.* All activities regulated by this subsection, including preliminary and final site plan review, shall be subject to review and approval by the planning board as established in section 12-12-2. Abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board shall be in accordance with section 12-12-2(11). If agreement cannot be reached as it pertains to such

request for abbreviated review by the board secretary and chairperson then the matter will be referred to the planning board for a decision.

2. *Decisions.*

- i. *General consideration.* The board shall consider plans for buildings based on regulations described herein. In their review of plans for new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to the immediate surroundings and to the district in which it is located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place.
- ii. *Rules governing decisions.* Before approving the plans for any proposed building located or to be located in a district, the board shall find:
 - (a) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.
 - (b) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural value of the building.

3. *Plan submission.* Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the GRD-1 district shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 20'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.

i. *Site plan.*

- (a) Indicate overall property dimensions and building size, and building setback line and building frontage zone.
- (b) Indicate relationship of adjacent buildings, if any.
- (c) Indicate layout of all driveways and parking on the site including materials.
- (d) Indicate all fences, including materials, dimensions, architectural elements and color, and signs, with dimensions as required to show exact locations.
- (e) Indicate existing trees and existing and new landscaping.

ii. *Floor plan.*

-
- (a) Indicate locations and sizes of all exterior doors and windows.
 - (b) Indicate all porches, steps, ramps and handrails.
 - (c) For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.

iii. *Exterior elevations.*

- (a) Indicate all four elevations of the exterior of the building.
- (b) Indicate the relationship of this project to adjacent structures, if any.
- (c) Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.
- (d) Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.
- (e) Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.
- (f) Indicate all porches, including ceilings, steps, and ramps, including type of materials, dimensions, architectural elements and color.
- (g) Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.
- (h) Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.
- (i) Indicate all signs, whether they are building-mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

iv. *Miscellaneous.*

- (a) Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.

4. *Submission of photographs.*

- i. Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.
- ii. Provide photographs of the adjoining "street scape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

5. *Submission of descriptive product literature/brochures.*

- i. Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

-
- ii. Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary, to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
 - iii. Provide samples or descriptive literature on roofing material and type to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.
 - iv. Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.
- e. *Regulations for any development within the GRD-1 zoning district.* These regulations are intended to address the design and construction of elements common to any development within the GRD-1 zoning district which requires review and approval by the planning board. Regulations and standards that relate specifically to new construction and/or structural rehabilitation and repairs to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established below. The Aragon Design Code describes the building types and architectural styles that are considered to be compatible with the intent of the GRD-1 regulations. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that are not appropriate for use together on the same building. Amendments to the Aragon Design Code may be made by the city council following a recommendation of the planning board and a public hearing before the city council, without necessity for amending this chapter.
- 1. *Building height limit.* No building shall exceed the following height limits: Type I Townhouses and Type III Park Houses shall not exceed 55 feet or 3½ stories. Type II Cottages, Type IV Sideyard House, Type V Small Cottage, and Type VI Row House shall not exceed 45 feet or 2½ stories. No outbuilding shall exceed 35 feet or 2½ stories. Refer to Aragon Design Code.
 - 2. *Landscaping.*
 - i. Landscaping requirements in the GRD-1 district shall be based on Aragon Design Code.
 - ii. All service areas (i.e., dumpsters or trash handling areas, service entrances or utility facilities, loading docks or space) must be screened from adjoining property and from public view by one of the following:
 - (a) Fence or wall, six feet high;
 - (b) Vegetation, six feet high (within three years);
 - (c) A combination of the above.
 - 3. *Protection of trees.* It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Aragon redevelopment area and to ensure the preservation of such trees as described below:
 - i. Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and

-
- ii. Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the GRD-1 district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.

4. *Fences.*

- i. Original fences in the older sections of the city were constructed of wood with a paint finish in many varying ornamental designs, or may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. Refer to Aragon Design Code for required types of fences at different locations.
- ii. On every corner lot on both public and private streets intersecting 9th Avenue a sight triangle described by the intersection of the projection of the outer curb (next to the driving lane) lines extended, and a line joining the points on those lines 30 feet from said intersection shall be clear of any structure, solid waste container, parked vehicles, including recreational vehicles, or planting of such nature and dimension as to obstruct lateral vision, provided that this requirement shall generally not apply to tree trunks trimmed of foliage to eight feet, and newly planted material with immature crown development allowing visibility, or a post, column, or similar structure that is no greater than one foot in cross-section diameter. Lateral vision shall be maintained between a height of three feet and eight feet above grade. All other streets and intersections within the GRD-1 district shall be exempt from the requirements of section 12-3-58, Required Visibility Triangle. In addition the following provisions apply:
 - (a) Chain-link, exposed masonry block and barbed wire are prohibited fence materials in the GRD-1 district. Approved materials will include but not necessarily be limited to wood, brick, stone (base only) and wrought iron, or stucco. Materials can be used in combination.
 - (b) All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction or at locations requiring them. "Dog ear pickets" are not acceptable. Refer to Architectural Standards in Aragon Design Code.
 - (c) Fences in the required front yard will be no higher than four feet and six feet, six inches in the side and rear yards. On corner lots, fences constructed within the required street side yard shall not exceed four feet in height if the fence would obstruct the visibility from an adjacent residential driveway. Otherwise fences within the required street side yard may be built to a maximum of six feet, six inches.

5. *Signage.*

-
- i. Informational signs. All informational signs, even if erected on private property, are subject to regulations contained in this section.
 - ii. Commercial signs. It is the intent of the Aragon redevelopment area to recapture the turn-of-the century feeling of commerce in Aragon's core neighborhood. To this end, special consideration will be given to a variety of painted signs on brick and stucco walls, building cornices, canopies and awnings, even on sidewalks and curbs.
 - iii. Sign style shall be complementary to the style of the building on the property. In the older sections of the city the support structure and trim work on a sign was typically ornamental, as well as functional.

Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the GRD-1 district. The design, color scheme and materials of all signs shall be subject to approval by the planning board. Only the following signs shall be permitted in the GRD-1 district:

(a) Permitted signs.

(1) Temporary accessory signs.

- a. One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding two square feet in area.
- b. One non-illuminated sign per street frontage, not more than 32 square feet in area in connection with new construction work related to Aragon's development, community sites, parks, or Privateer's Alley.

(2) Permanent accessory signs.

- a. Each mixed-use or commercial property shall be limited to one sign per lot for Type II through VI. The sign may be placed on the street side or alley frontage. Type I shall be limited to one sign per street and one for alley frontage. The sign may be projected from the building, a wall-mounted sign, or a painted sign. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not extend above the roof line on which it is attached. The sign may be mounted to or painted on the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, or hung from other ornamental elements on the building. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located.
- b. Advertising display area.
 - 1. GRD-1, Type II through Type VI residential home occupation and mixed-use lots are not to exceed ten square feet.

-
2. GRD-1, Type I commercial lots are not to exceed 35 square feet per street front.
 3. A combination of two attached wall signs may be used, but shall not exceed a total of 35 square feet.
 4. If fronting an alley the size shall not exceed 12 square feet.
 - c. One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building.
 - d. Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.
 - (b) Prohibited signs.
 - (1) Any sign using plastic materials for lettering or background.
 - (2) Internally illuminated signs.
 - (3) Portable signs.
 - (4) Nonaccessory signs.
 - (5) Back lit canvas awnings.
 - (6) Flashing, strobe, or neon signs.
 - (7) Neon signs placed inside a window.
 6. *Driveways and sidewalks.* The following regulations and standards apply to driveways and sidewalks in the GRD-1 district:
 - i. Driveways shall be allowed at locations indicated in the Aragon Design Code.
 - (a) Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is allowed.
 - (b) From the street pavement edge to the building setback the only materials allowed shall be brick, concrete pavers, colored or approved stamped concrete or poured concrete.
 - ii. Sidewalks, construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of concrete, a combination of concrete and either brick, concrete pavers or concrete poured and stamped with an ornamental pattern or smooth finish.
 7. *Off-street parking.* Off-street parking is required in the GRD-1 district. The requirements for off-street parking in this district recognize that the Aragon redevelopment area forms a transition neighborhood between the adjacent historic district to the south, where off-street parking is not required in the historic commercial zoning districts and the remainder of the gateway redevelopment district where conventional off-street parking requirements apply. The off-street parking requirements in the GRD-1 district reflect a land use pattern that encourages small scale commercial land uses adjacent to residential uses that are accessible through a network of pedestrian improvements, such as sidewalks, plazas and

open spaces. Because parking areas were not a common land use in the older sections of the city, their location is set forth in the standards.

- i. Residential uses.
 - (a) Single-family and accessory unit—One space/unit.
 - (b) Townhouse and multifamily—One space/unit.
 - (c) Bed and breakfast—One space per owner plus one space/sleeping room.
 - (d) Home occupation—One space/nonfamily employee.
 - (e) Community residential home—One space/two beds.
- ii. Public uses.
 - (a) Meeting hall, U.S. Post Office pavilion, buildings used exclusively for federal, state, county or city governments for public purposes—One space/500 square feet.
 - (b) Publicly owned or operated parks and playgrounds—None required.
 - (c) Churches, Sunday school buildings and parish houses—One space/four fixed seats.
- iii. Commercial uses.
 - (a) Antique shops—One space/500 square feet.
 - (b) Art galleries—One space/500 square feet.
 - (c) Bakeries (retail only)—One space/500 square feet.
 - (d) Barbershops and beauty shops—One space/station and one space/employee.
 - (e) Day care centers—One space/employee plus one space/classroom.
 - (f) Health clubs, spas and exercise centers—One space/300 square feet.
 - (g) Jewelers—One space/500 square feet.
 - (h) Laundry and dry-cleaning pick-up stations—One space/employee.
 - (i) Office buildings—One space/500 square feet.
 - (j) Restaurants (except drive-ins)—One space/500 square feet.
 - (k) Retail sales and services—One space/500 square feet.
 - (l) Retail food and drugstore—One space/500 square feet.
 - (m) Specialty shops—One space/500 square feet.
 - (n) Studios—One space/50 square feet unless owner occupied.
- iv. For Type I Townhouse the uses identified in subsections (2)e.7.i through iii of this section, on-street parking on Romana Street and 9th Avenue within 500 feet of the building may be used towards this requirement for nonemployee parking only. One off-street parking space shall be required for each employee in the building.

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- v. Parking shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board, except in alley locations.
 - vi. Materials for parking areas shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite, pea gravel or marble chips. Where asphalt or concrete are used, the use of a coloring agent is allowed. The use of acceptable stamped patterns on poured concrete is encouraged.
 - viii. For Type I Townhouse as an option to providing the required off-street parking as specified in subsections (2)e.7.i through iii of this section, the required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
8. *Paint colors.* The planning board has adopted palettes of colors considered compatible with historic colors from several paint manufacturers that represent acceptable colors for use in the GRD-1 district. Samples of these palettes can be reviewed at the office of the building inspector or the secretary of the GRD board.
9. *Outbuildings.* Outbuildings shall not exceed a maximum height of 35 feet. The accessory structure shall match the style, roof pitch, and other design features of the main residential structure.
10. *Architectural review standards.*
- i. *Exterior lighting.* Exterior lighting in the district will be post-mounted street lights and building-mounted lights adjacent to entryways or landscaping lights that are shielded. Lamps shall be typically ornamental in design and appropriate for the building style. Refer to Aragon Design Code, Architectural Standards.
 - (a) Exterior lighting fixtures must be appropriate for building style. Refer to Aragon Design Code, Architectural Standards.
 - (b) Exterior. Where exterior lighting is allowed to be detached from the building, the fixtures visible from off-premises (other than landscape lighting that is permitted) shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking. If post-mounted lights are used, they shall not exceed 12 feet in height. Exterior lights shall be placed so that they do not shine directly at neighbors.
 - (c) The light element itself shall be a true gas lamp or shall be electrically operated using incandescent, halogen, metal halide or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.
 - (d) The use of pole mounted high pressure sodium utility/security lights is prohibited.
 - ii. *Exterior building walls.* Exterior treatments will be of wood, cedar shingles, wood clapboard, board and batten or board on board, fiber-cement smooth lap siding (Hardiplank), brick, stone for Craftsman style buildings, or stucco. Building wall finish must be appropriate for building style (Refer to Aragon Design Code, Architectural Standards). Individual windows and porch openings, when rectangular, shall be square or vertical proportion and have multiple lights, unless architectural style dictates other combinations. Chimneys shall be architecturally compatible with the style. All primary structures are required to

elevate their first finished floor 18 to 36 inches above grade, except Type I Townhouse. Base treatment shall be articulated.

- (a) Vinyl or metal siding is prohibited.
 - (b) Wood siding and trim shall be finished with paint or stain, utilizing colors approved by the board.
 - (c) Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If in-fill between piers is proposed, piers shall be skirted and screened in an opaque manner. It is encouraged that in-fill panels of wood lattice be utilized or brick screens where appropriate.
- iii. *Roofs.* Roofs may be of metal, wood shake, dimensional asphalt shingle, slate, diamond shape asphalt shingles or single ply membrane or built up (for flat roofs), and must be of the appropriate architectural style. Roof pitch for sloped roofs above the main body shall be at least eight on 12 on one- and two-story buildings and six on 12 on buildings with three stories, unless architectural style dictates other slope, for example Craftsman. Eaves shall be appropriate for the architectural style. Shed roofs shall be allowed only against a principal building or perimeter wall. Flat roofs shall not be permitted without parapets, cornices, eaves overhangs boxed with modillions, dentils, or other moldings. The maximum size of the roof deck, window's walks, towers, turrets, etc., is 200 square feet, with the maximum height of ten feet above the maximum allowable building height.
 - (a) Eaves and soffits may be: wood, painted or stained; smooth finish or sand textured stucco soffits, if detailed appropriately; or fiber-cement, if detailed appropriately ("Hardisoffit" or Hardipanel" vertical siding panels). Eaves shall be appropriate for architectural style and type.
 - (b) Flashing may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.
 - (c) Gutters and downspouts may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.
- iv. *Balconies and porches.* Front porches are required for all Type II through Type V principal structures, and porches or balconies are required for Type I and Type VI principal structures. Type I principal structure balconies supported by columns, the outside edge of the columns shall be located at the outside edge of the public sidewalk, and the balcony shall not extend past the columns. Balconies shall not be cantilevered more than eight feet. See the below figures for balcony and porch dimensions.
- v. *Doors.* Entrance doors with an in-fill of raised panels below and glazed panels above were typically used in older sections of the city. Single doorways with a glazed transom above allows for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors are usually associated with a larger home or building layout.
 - (a) Doors are to be appropriate for building style and type. Entrance doors shall be fabricated of solid wood, metal, or fiberglass. Refer to Aragon Design Code, Architectural Standards and Architectural Styles.
- vi. *Windows.* Individual windows shall have vertical proportion.

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- (a) Windows are to be fabricated of wood or vinyl clad wood windows. Solid vinyl windows may be used if the components (jamb, sash, frame, sill, etc.) are sized and proportioned to duplicate wood. Steel or aluminum windows are prohibited.
 - (b) All individual windows shall conform to vertical proportions of not less than 1:1.5, unless architectural styles dictate otherwise. Assemblage of complying window units to create large window openings is acceptable. Kitchen and bathroom windows are considered exceptions and are not regulated by vertical proportions, but are subject to approval if they detract from the overall vertical orientation.
 - (c) Window sections shall be appropriate for style. Refer to Aragon Design Code.
 - (d) The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.
 - (e) Window trim or casing is to be a nominal five-inch member at all sides, head and sill.
 - (f) Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the planning board.
 - (g) Highly reflected glazing is prohibited. Insulated glass units are encouraged.
- vii. *Shutters.* Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors.
- (a) Shutters may be operable or fixed.
 - (b) If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.
 - (c) The style of the shutters must be louvered, flat vertical boards or paneled boards, with final determination being based on compatibility with the overall building design.
 - (d) Shutters to be fabricated of wood or vinyl.
 - (e) Shutters are to be appropriate for building style and type. Refer to Aragon Design Code, Architectural Styles.
- viii. *Chimneys.* Chimneys constructed of brick masonry, exposed or cement plastered, are architecturally compatible.
- (a) The chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.
 - (b) The finished exposed surface of chimneys are to be left natural without any paint finish, unless the chimney is plastered or stuccoed.
 - (c) Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.

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- (d) The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.
 - ix. *Trim and miscellaneous ornament.*
 - (a) Trim and ornament, where used, is to be fabricated of wood, stucco or stone.
 - (b) Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.
 - x. *Miscellaneous mechanical equipment.*
 - (a) Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.
 - (b) Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards.
 - (c) Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.
 - (d) Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.
 - xi. *Accessibility ramps and outdoor stairs.*
 - (a) Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.
 - (b) The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.
 - (c) Building elements, materials and construction methods shall be consistent with the existing structure.
 - xii. *Outbuildings.*
 - (a) Outbuildings shall be detailed in a manner similar to the house. Detached garages are strongly encouraged.
 - (b) Accessory dwelling units are permitted and encouraged, and shall be detailed in a manner similar to the house.
 - 11. *Additional regulations.* In addition to the regulations established above in subsections (2)e.1 through 10 of this section, any permitted use within the GRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4, Alcoholic Beverages.
 - f. *Procedures for review of renovation, alterations, and additions to structures within the GRD-1 district.* The regulations and standards established in subsections (2)a through e of this section,

shall apply to all plans for the renovation, alteration and addition to structures within the GRD-1 district.

1. Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and standards set forth in subsection (2) of this section may be approved by letter to the building official from the board secretary and the chairperson of the planning board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson, then the matter will be referred to the entire board for a decision.

Department:	Comments:
Planning	No comments - plans meet Aragon Design Code and Aragon ARB approval provided.
FIRE	No comments.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	Pensacola Energy has no comments/objections.
ECUA	ECUA has no comment on the aesthetics of the residence.
FPL	No comments.
ATT	AT&T has no problem with this new development.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	The right of way tree must be transplanted to another location or removed and mitigated through new plantings or payment into the tree fund. All tree removal / replanting activity will be reviewed by the City Arborist during permitting.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1521

Planning Board

11/18/2025

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None