



# City of Pensacola

## Planning Board

### Agenda

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

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July 14, 2026, 2:00 PM

Hagler-Mason, 2nd Floor

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The meeting can be watched via live stream at [cityofpensacola.com/video](https://cityofpensacola.com/video).

#### CALL TO ORDER / QUORUM

#### APPROVAL OF MINUTES

1. 26-790 PLANNING BOARD MEETING MINUTES FROM JUNE 9, 2026

*Recommendation:*

*Sponsors:*

*Attachments: Planning Board Minutes June 9, 2026*

#### REQUESTS

2. 26-791  
FINAL AESTHETIC REVIEW - 57 S. 9<sup>TH</sup> AVENUE - GATEWAY  
REDEVELOPMENT DISTRICT-1 (ARAGON)

*Attachments: Images  
Applicaiton and Materials\_Updated  
Aragon AARB response to comments 07.06.26  
H & H Builders 07.07.2026  
Review Comments  
Sec.\_12\_3\_12(2).\_\_\_Redevelopment\_land\_use\_district.*

3. 26-794 PROPOSED UPDATE TO THE LAND DEVELOPMENT CODE

*Attachments: None*

#### OPEN FORUM

#### DISCUSSION ITEMS

#### 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**

**June 9, 2026**

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

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Director Morris, Assistant City Attorney Goldsmith, Development Services Coordinator Statler, Executive Assistant Bilby, Public Works Director Tootle, City Engineer Hinote, City Arborist Franklin

**STAFF VIRTUAL:** None

**OTHERS PRESENT:** Renee Borden, Kyle Statan, AJ Fletcher

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from May 12, 2026

#### **New Business:**

- Request for Zoning and Future Land Use Map Amendment for 1005 W Lloyd Street
- Open Forum
- Discussion
- Adjournment

### **Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:02pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** – Board Member Powell made a motion to approve the May 12, 2026, minutes, seconded by Vice Chairperson Larson, and it carried 7:0.

### **New Business –**

#### **Request for Zoning and Future Land Use Map Amendment for 1005 W Lloyd Street**

Assistant Planning & Zoning Manager Harding introduced the item. Duet Development, LLC is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 1005 W. Lloyd Street. The property is currently zoned R-1AAA, Low-Density Residential Zoning District, and the existing Future Land Use designation is LDR, Low-Density Residential. The applicant is proposing to amend the zoning district to R-1A, Medium-Density Residential Zoning District, and the Future Land Use to MDR, Medium-Density Residential.

The property measures 150' wide and 140' deep and is 21,000 square feet in area. Under the current R-1AAA zone, it may be divided into two new parcels for single-family residential development. If the rezoning application is successful, it is the applicants' desire to subdivide the property into five new lots measuring 30'-wide for single-family residences. Under this scenario, a subdivision plat would not be required since the property contains sufficient parcel history for five lots. Additionally, new construction will be developed under the CRA Urban Design Overlay District standards, and an alleyway is to provide rear-loaded vehicular entry. A zoning analysis comparing R-1AAA and R-1A standards, along with their highest possible uses for 1005 W. Lloyd Street, is included.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet. Only residential would be allowed with this zoning change, it's just the density that would change from one zoning designation to another. The board members were provided with a zoning comparison analysis, comparing what is allowed and the maximum that could be developed for R-1AAA and R-1A and the uses between them. Assistant City Attorney Goldsmith swore in Kostyantyn Bilyayev since it is a quasi-judicial item. He stated he is passionate about affordability, wants to build smaller homes with ADU's that are functional and affordable. Out of the sixteen homes in the neighborhood only four are occupied. Fair pricing and a beautiful product are his goals. If the rezoning is successful, no need for a subdivision plat, the property has five historic parcels on it. Also, this parcel is located within the CRA, any new development would have esthetic review standards, siding standards, requirement that vehicles are loaded into the rear via the alley, as well as things like glazing and height requirements, and roof pitch. The board is appreciative of increasing density, especially in our urban areas. The board was given the boundaries of the CRA, this area is encompassed in the CRA. The applicant has spoken to neighbors, but not necessarily about this project. The board discussed the Planning Board review and recommendation checklist and the six criteria that must be met. The six criteria are what they are meant to base their decision on. They will provide their recommendation to the City Council. This type of application was publicly noticed, there was a legal ad placed in the PNJ, two signs were placed on the property and every property owner within a 500 foot radius of the property was noticed with a postcard. That will happen again as part of the City Council process. Item will go before the City Council in July.

**Board Member Powell made the motion to approve, seconded by Board Member Finn, and it carried 7:0**

**Open Forum – none**

### **Discussion**

The board discussed sections in the LDC update that they had issues with additions that



they asked to be made, and the board thanked Inspire for the additions that were made. Members of the public spoke about their thoughts on the LDC rewrite, some of their concerns were not covered in this update. Based on comments, the board discussed changes to Sec. 12-8-6 which concerns the replacement of protected trees, specifically subsection (a) which states, "*Mitigation of protected trees*. Any replacement trees that cannot be planted on site due to a lack of space, as determined and approved by the city, shall be valued at \$1,500.00, and the property owner shall pay that amount to the tree planting trust fund. Trees identified as dead and verified in writing by the city's designated arborist are not required to be replaced or otherwise mitigated." After much discussion and for clarification, the board requested that the word "Any" be retained and to add in the word "each" to read, "*Mitigation of protected trees*. Any replacement trees that cannot be planted on site due to a lack of space, as determined and approved by the city, shall be valued at \$1,500.00 each, and the property owner shall pay that amount to the tree planting trust fund. Trees identified as dead and verified in writing by the city's designated arborist are not required to be replaced or otherwise mitigated."

**Adjournment** – With no further business, the Board adjourned at 3:23 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

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**File #:** 26-791

Planning Board

7/14/2026

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### **QUASI-JUDICIAL HEARING**

#### **SUBJECT:**

Final aesthetic review - 57 S. 9<sup>th</sup> Avenue - Gateway Redevelopment District-1 (Aragon)

#### **SUMMARY:**

Charles Kunze, on behalf of H&H Properties, is requesting final aesthetic approval for a new two-story office building in the Aragon neighborhood. The building is designed to meet the Side-yard Type IVB standards and will feature a brick exterior with a black metal balcony extending over the sidewalk. Exterior materials include a metal roof, PGT windows, and fiberglass doors.

At the rear of the property, the project includes a courtyard enclosed by 8-foot brick walls and bronze-colored aluminum screening. Parking will be provided both on-site and through the adjacent Aragon parking area, as well as by on-street spaces, consistent with the Aragon Design Code requirements. 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. Applicaiton and Materials\_Updated
3. Aragon AARB response to comments 07.06.26
4. H & H Builders 07.07.2026
5. Review Comments
6. Sec.\_12\_3\_12(2).\_\_\_Redevelopment\_land\_use\_district.

## 671 Centros Street - Aesthetic Review



**Planning Board Application  
Request for Aesthetic Review**

Application Date: 6-3-2026

**Project Address:** 57 S. 9th Ave, Aragon Lot #7, Blk. I

**Applicant:** Charles Kunze - Representing H&H Properties

**Applicant's Address:** 25 W. Cedar Street, Suite 106, Pensacola, Fl. 32502

**Email:** Email on file **Phone:** 850-723-9310

**Property Owner:** H&H Properties

**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:**

**This is a new construction, business occupancy (offices). Two stories in height in Aragon Community. Each floor will be 1,981 s.f. in area. The Aragon building type is classified as "Side-yard Type IVB". The exterior vernacular will be a "Brick Vernacular". The front of the business will have a two-story "black" metal covered balcony extending out over the sidewalk, with a metal roof, to match adjacent structures. The inset entry will be finished in stucco. The exterior windows will be PGT single-hung & fixed "bronze" windows. The exterior door will be Neuma Fiberglass Doors, also painted "bronze". The brick will be "Henry Brick"- Cypress Point, with "irovy" mortar. The rear of the business will have a courtyard with 8'-0" high brick walls along the side property lines, and a "bronze" colored aluminum screening fence separating the two parking spaces from the landscaped courtyard area. The rear business elevation will have a one-story canopy with a metal roof covering the rear entry area. This will match details and material with the front balcony.**

*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

6-3-2026

Date



GENERAL NOTES:

- 1. SITE IS LOCATED IN CITY OF PENSACOLA PLANNING BOARD GATEWAY REVIEW DISTRICT
- 2. SITE IS IN ARAGON SUBDIVISION AND IS ZONED GRD-1 AS DETAILED IN CITY OF PENSACOLA LAND DEVELOPMENT CODE 12-3-12.(2)
- 3. PARKING REQUIRED BY 12-3-12.(2) IS 1 PARKING SPACE PER 500 S.F. OR 8 PARKING SPACES. ON STREET PARKING AT ROMANA ST. AND SOUTH 9TH AVENUE CAN BE UTILIZED FOR THIS REQUIREMENT. GRD-1 REQUIRES 1 PARKING SPACE FOR EACH EMPLOYEE OFF STREET. BUILDING HAS 7 EMPLOYEE OFFICES. THESE 7 SPACES ARE PROVIDED FOR ON SITE AND WITH LEASED PARKING SPACES. THIS SITE IS WITHIN THE CITY OF PENSACOLA CRA URBAN CORE DISTRICT WHICH ALLOWS FOR A 30% REDUCTION TO THE MINIMUM PARKING REQUIREMENT. THIS WOULD BE 6 PARKING SPACES.
- 4. SITE IS LOCATED IN FLOOD ZONE AE-9.
- 5. BASE FLOOD ELEVATION REQUIRED BY CITY OF PENSACOLA IS 12.0'
- 6. EXISTING SITE IS RELATIVELY FLAT WITH A SLIGHT CROWN IN CENTER AND WATER DRAINING NEARLY EQUALLY TO 9TH AVE(EAST) AND TO GATO ALLEY(WEST)
- 7. EXISTING UTILITIES ON SITE INCLUDE POTABLE WATER, SANITARY SEWER, NATURAL GAS, UNDERGROUND ELECTRICAL W/ PEDESTAL, UNDERGROUND TELECOM W/ PEDESTAL.
- 8. SITE HAS NO CURRENT IMPROVEMENTS, NO EXISTING TREES, AND NO ADJACENT STRUCTURE TO THE SOUTH.

CRA NOTES:

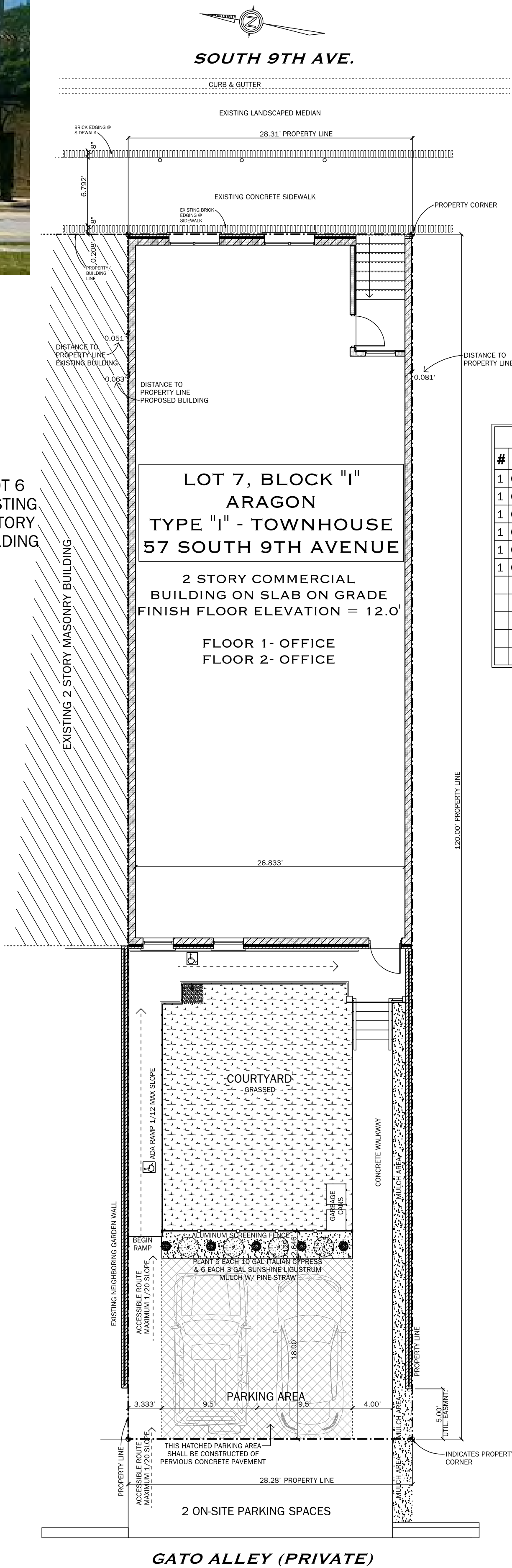
- 1. SITE IS LOCATED WITHIN CITY OF PENSACOLA CRA-URBAN CORE
- 2. TWO (2) ON SITE PARKING SPACES ARE PROVIDED. FIVE (5) LEASED PARKING SPACES WILL BE PROVIDED IN THE ARAGON OWNERS ASSOCIATION PARKING LOT. ADDITIONAL ON STREET PARKING IS AVAILABLE ON 9TH AVE AND OTHER SURROUNDING SURFACE STREETS
- 3. DESIGNATED HANDICAP PARKING IS PROVIDED IN THE ARAGON OWNERS ASSOCIATION PARKING LOT.



STREETSCAPE



VICINITY MAP



AREA SITE PLAN

SCALE: 1/8" = 1'-0"

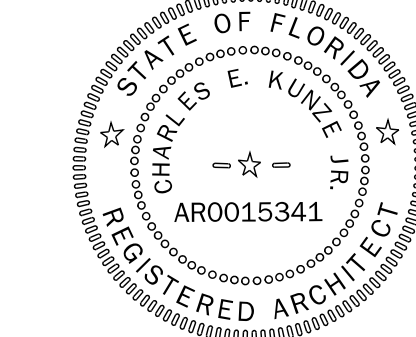
DRAWING SCHEDULE

|                           |    |
|---------------------------|----|
| COVER+AREA SITE+NOTES     | 1  |
| SITE+GRADING+UTILITY PLAN | 2  |
| MATERIAL SELECTIONS       | 3  |
| LIFE SAFETY+CODE REVIEW   | 4  |
| FIRST LEVEL FLOOR PLAN    | 5  |
| SECOND LEVEL FLOOR PLAN   | 6  |
| REFLECTED CEILING PLANS   | 7  |
| EXTERIOR ELEVATIONS       | 8  |
| EXTERIOR ELEVATIONS'      | 9  |
| FOUNDATION PLAN           | 10 |
| ELEVATED SLAB PLAN        | 11 |
| ROOF PLAN                 | 12 |
| BUILDING SECTIONS         | 13 |
| BUILDING SECTIONS'        | 14 |
| MECHANICAL PLAN           | 15 |
| PLUMBING PLAN             | 16 |
| ELECTRICAL PLAN           | 17 |

| REVISION SCHEDULE |           |                                                  |
|-------------------|-----------|--------------------------------------------------|
| #                 | DATE      | REVISION NOTE                                    |
| 1                 | 6/29/2026 | REMOVED CRA URBAN OVERLAY REFERENCE              |
| 1                 | 6/29/2026 | ADDED STREETSCAPE PHOTO                          |
| 1                 | 6/29/2026 | REVISED PARKING+LANDSCAPE AREA FOR PARKING DEPTH |
| 1                 | 6/29/2026 | CHANGED PARKING AREA TO PERVIOUS CONCRETE        |
| 1                 | 6/29/2026 | UPDATED PERVIOUS/IMPERVIOUS RATIO CALCULATIONS   |
| 1                 | 6/29/2026 | REMOVED BIKE RACKS                               |
|                   |           |                                                  |
|                   |           |                                                  |
|                   |           |                                                  |
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|                   |           |                                                  |
|                   |           |                                                  |

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

ARCHITECT'S SEAL & SIGNATURE



Creating Architecture as an Art Form  
**ARTISAN'S ARCHITECTURE LLC**  
ARTISAN'S Charles E. Kurze Jr. 25 W. Cedar St., Suite 106, Pensacola, FL 32502  
ARCHITECTURE 850-432-8438



PROJECT TITLE

57 SOUTH 9TH AVE.  
PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

SHEET TITLE

COVER+AREA SITE+NOTES

SHEET #

1 / 17





## LOOKING NORTH

## LOOKING WEST

## LOOKING EAST

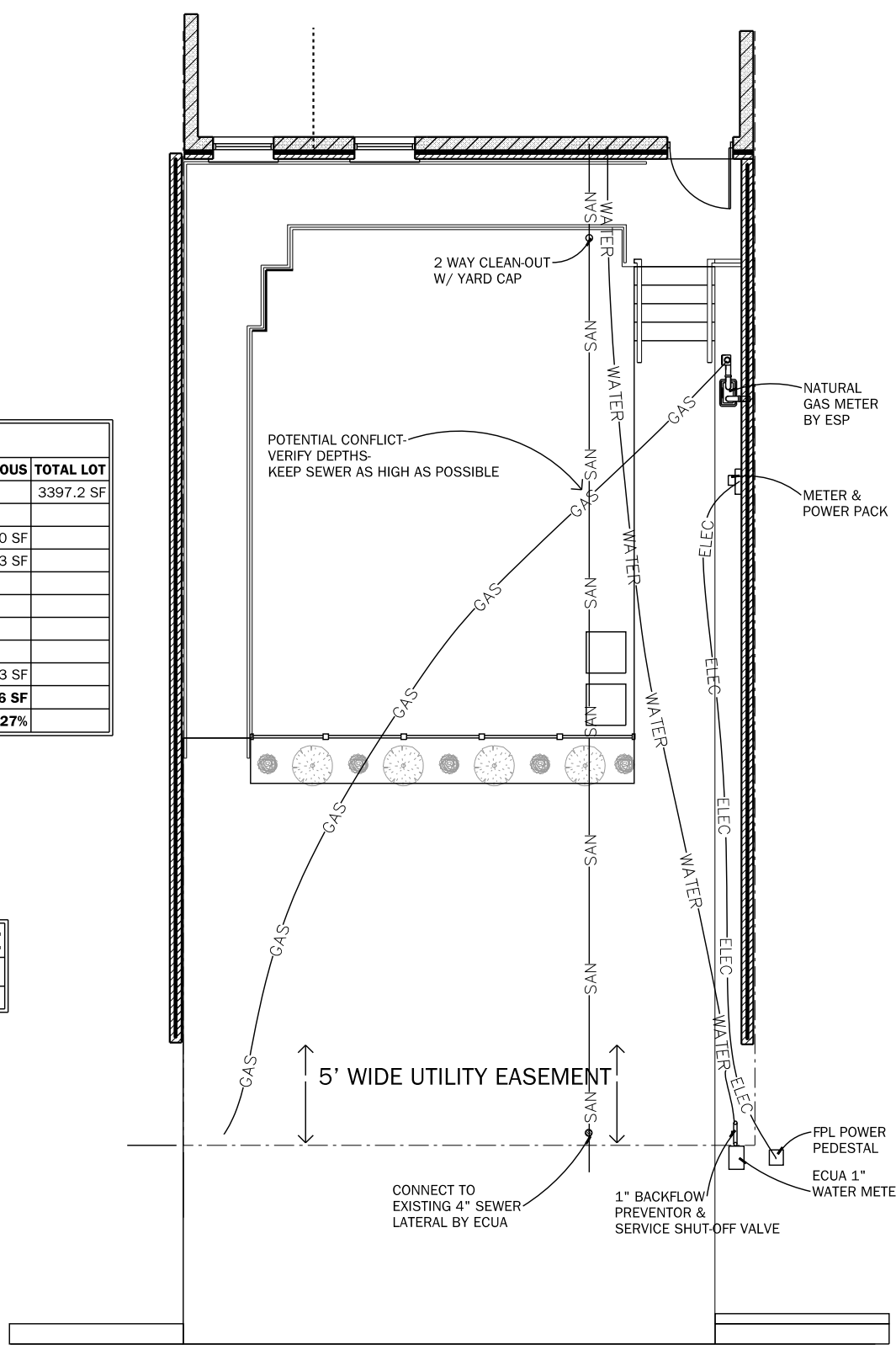
### GENERAL SITE NOTES

1. SITE IS LOCATED IN FLOOD ZONE AE9.0
2. DFE REQUIRED IS 12.0'
3. EXISTING SITE IS CROWNED IN CENTER AT ELEVATION OF APPROX 8.0' AND SLOPES TO EAST AND WEST SLIGHTLY
4. PROPOSED IMPROVEMENTS WILL KEEP SIMILAR STORMWATER FLOW TO BOTH 9TH AVE & GATO ALLEY
5. ALL PERVIOUS AREAS WILL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM
6. IRRIGATION SYSTEM WILL BE CONNECTED TO POTABLE WATER SUPPLY WITH AN APPROVED BACKFLOW PREVENTOR

0.000  
+ INDICATES FINISHED ELEVATION  
EXISTING SHOT POINTS  
ARE NOTED "EX"

| LOT COVERAGE AREAS              |                  |                 |           |
|---------------------------------|------------------|-----------------|-----------|
| LOT AREA                        | IMPERVIOUS       | PERVIOUS        | TOTAL LOT |
|                                 |                  |                 | 3397.2 SF |
| BUILDING INCLUDING BRICK VENEER | 2004.5 SF        |                 |           |
| PERVIOUS CONCRETE PARKING AREA  |                  | 342.0 SF        |           |
| COURTYARD-LANDSCAPE AREA        |                  | 512.3 SF        |           |
| BRICK SCREEN WALL               | 25.8 SF          |                 |           |
| ADA RAMPS & LANDINGS            | 198.2 SF         |                 |           |
| CONCRETE ACC. ROUTE             | 67.1 SF          |                 |           |
| CONCRETE WALKWAY & STEPS        | 175.0 SF         |                 |           |
| MULCH AREA                      |                  | 72.3 SF         |           |
| <b>TOTALS</b>                   | <b>2470.6 SF</b> | <b>926.6 SF</b> |           |
| <b>PERCENTAGES</b>              | <b>72.73 %</b>   | <b>27.27%</b>   |           |

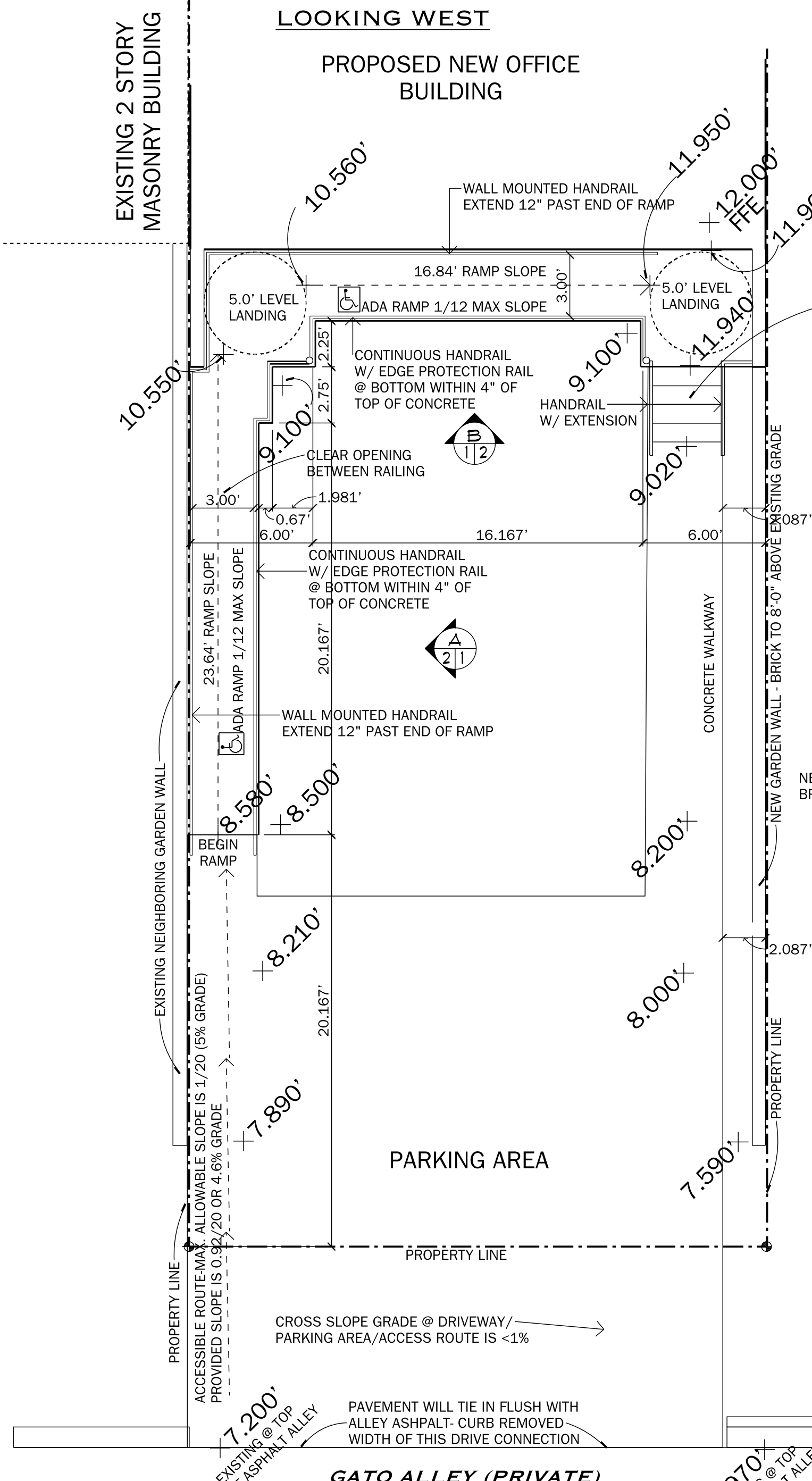
| BUILDING AREA SCHEDULE |                |
|------------------------|----------------|
| NAME                   | AREA           |
| TOTAL                  | 2004.5 SQ. FT. |



***GATO ALLEY (PRIVATE)***

## UTILITY SERVICES

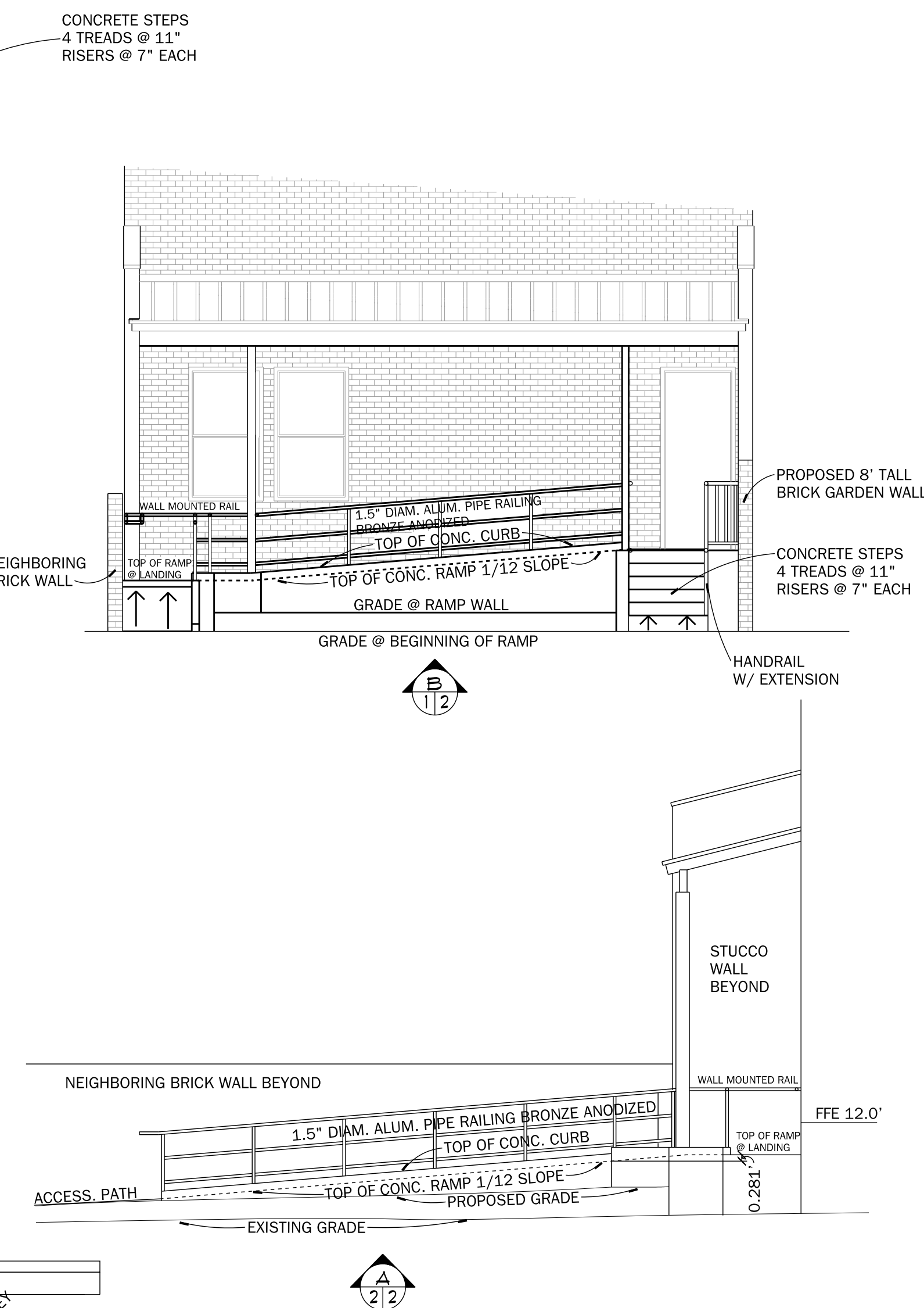
SCALE : 1/8"=1'-0"



**GATO ALLEY (PRIVATE)**

## RAMP DETAILS

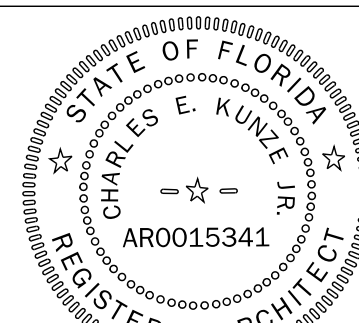
SCALE: 1" = 5'-0"



NEIGHBORING BRICK WALL BEYOND

|                      |
|----------------------|
| REVISIONS            |
| REVISIONS-2ND REVIEW |
| ARAGON 04-29-2026    |

ARCHITECT'S SEAL &amp; SIGNATURE



# Creating Architecture as an Art Form



PROJECT TITLE

57 SOUTH 9TH AVE.  
PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

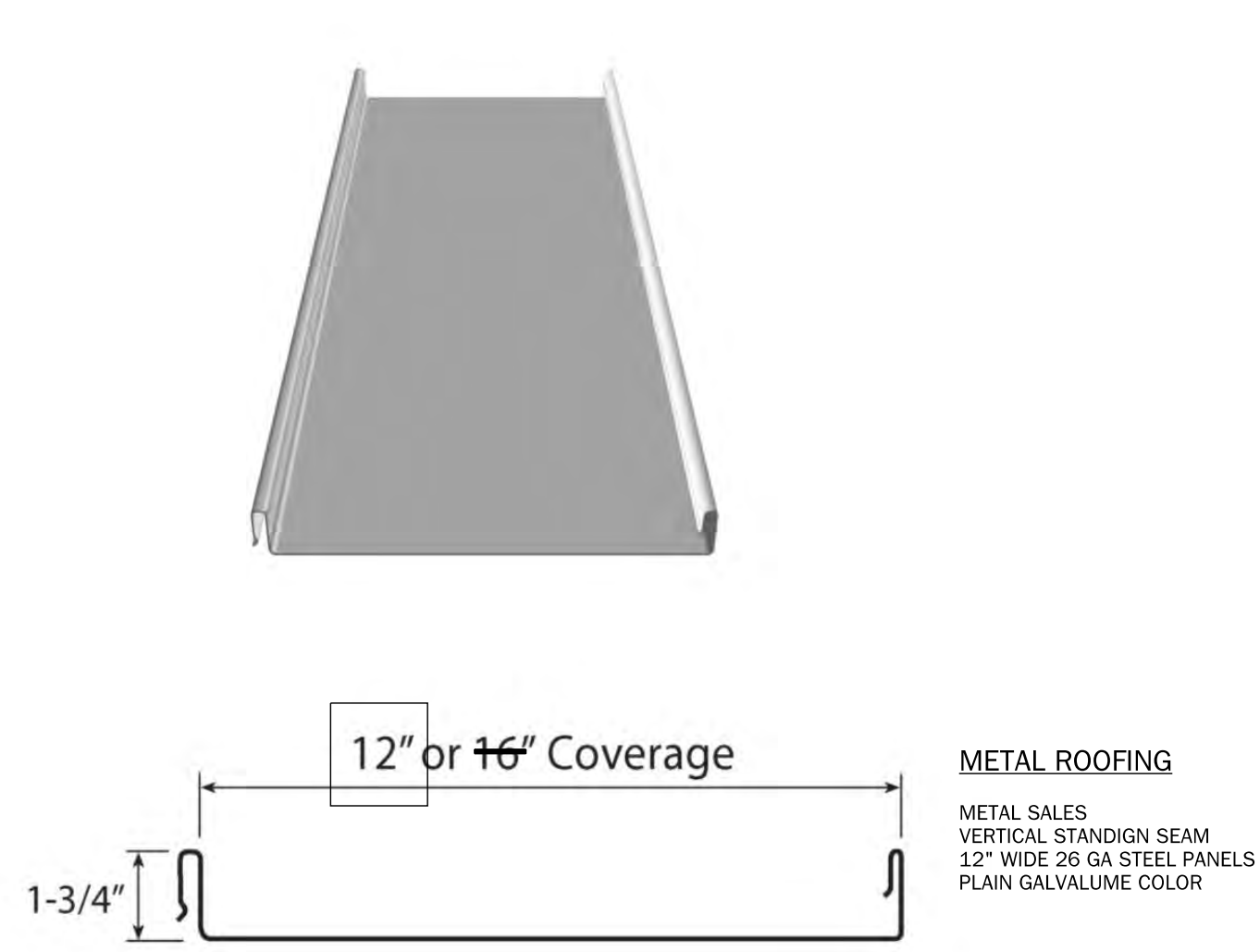
SHEET TITLE

SITE+GRADING+UTILITY PLAN

SHEET #

2 / 17





METAL ROOFING

METAL SALES  
VERTICAL STANDIGN SEAM  
12" WIDE 26 GA STEEL PANELS  
PLAIN GALVALUME COLOR

SW 7013  
Ivory Lace

STUCCO

SMOOTH SAND FINISH  
ELASTOMERIC STUCCO



EXTERIOR TRIM @ SIDING

VERSATEX-PVC TRIM BOARD  
AND/OR WOOD BOARDS  
THICKNESS PER PLANS  
SOFFIT, FASCIA, -  
PAINTED IVORY LACE



BRICK VENEER

HENRY BRICK  
"CYPRESS POINT"  
IVORY MORTAR

RECESSED LED PORCH LIGHT FIXTURE  
COMMERCIAL ELECTRIC - ULTRA SLIM 6" DIMMABLE  
WHITE



SOFFIT LIGHTING

WHITE LED RECESSED CAN TRIM  
3000K WARM WHITE COLOR  
ONLY LOCATED AT  
AND AT REAR LOWER ROOF



Bourbon Street Hanging Yoke

GAS LANTERN

FLAMBEAUX  
"BOURNON STREET" HANGING YOKE  
STANDARD AGED COPPER FINISH  
27"H x 15 1/2" x 15 1/2"



EXTERIOR LIGHTS

FLAMBEAUX  
"BOURNON STREET" STANDARD WALL BRACKET  
STANDARD AGED COPPER FINISH  
19"H x 11 1/8" x 11 1/8"



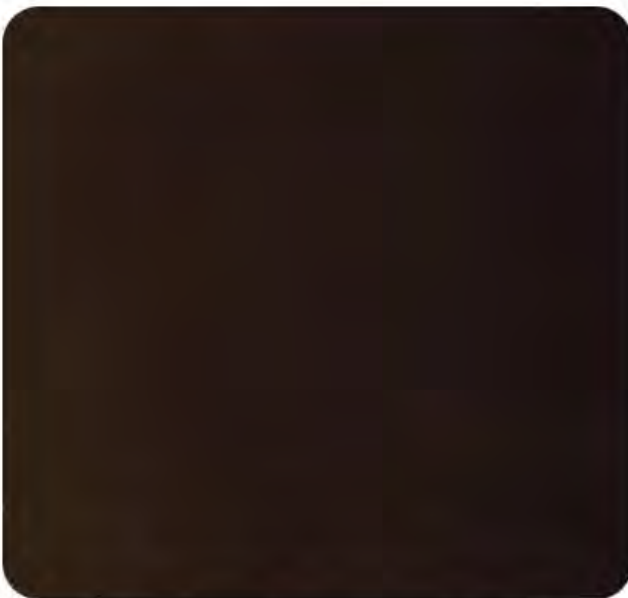
ROOF DRAIN CONDUCTOR

13" WIDE X 10" TALL X 8" DEEP  
4"X5" DOWNSPOUTS  
DARK BRONZE



WINDOWS

PGT IMPACT SH550  
SINGLE HUNG & FIXED PER PLANS  
BRONZE EXTERIOR COLOR  
7/8" SDL APPLIED DIVIDED LITES  
CLEAR GLASS



Dark Bronze Anodized FV528...

METAL SURFACES

STEEL COLUMNS, RAILINGS, FRET WORK  
ALUMINUM PARAPET FLASHING, ROOF EAVE METAL,  
RAMP RAILINGS, AND SITE FENCE.  
DARK BRONZE ANODIZED OR PAINTED OR POWDER COATED  
TO MATCH ANODIZED DARK BRONZE



FAUX FOUNDATION VENTS

CAST IRON  
22 1/2" X 14 1/2"  
PAINTED BRONZE



EXTERIOR DOOR HARDWARE

NEUMA MULTIPPOINT INTEGRAL  
LOCKING SYSTEM  
HANDLE SETS IN BRONZE FINISH

EXTERIOR DOORS

NEUMA FIBERGLASS DOORS  
FLUSH GLAZED FULLVIEW & 3/4 LITE PER PLANS  
PAINT COLOR- BRONZE TO MATCH WINDOWS



UPPER LEVEL PORCH DECKING

TIMBERTECH COMPOSITE DECKING  
CONCEALED FASTENER SYSTEM  
"WHITWASHED CEDAR" COLOR



SW 6944  
Pool Blue

PORCH CEILINGS

1X6 T&G "V" GROOVE PINE  
CEILING BOARDS- PAINTED



8849

HEIGHT: 36"  
WIDTH: 10 3/4"  
THICK: 10 3/4"  
WEIGHT: 44.0 lbs



8844

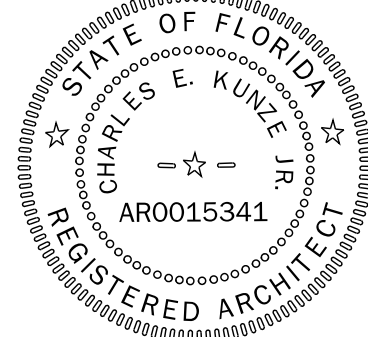
HEIGHT: 6 1/2"  
WIDTH: 8 3/4" RD  
THICK: 8 3/4" RD  
WEIGHT: 9.0"

COLUMN BASE & CAPS

POWDER COAT PAINTED TO COLOR  
MATCH ANODIZED ALUMINUM DARK BRONZE

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

ARCHITECT'S SEAL & SIGNATURE



Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kunze Jr. 25 W. Cedar St., Suite 106, Pensacola, FL 32502  
ARCHITECTURE 850-432-8438

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PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

SHEET TITLE

MATERIAL SELECTIONS

SHEET #

3 / 17







WALL TYPES

W1

W2

W3

W4

W5

W6

W7

W8

W9

W10

W11

W12

W13

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WALL TYPES

- W1

EXT. SIDE

8" CMU FULLY GROUTED  
EXTERIOR PAINTED  
INTERIOR- 1.5" FURRING STRIP  
W/ CLOSED CELL FOAM  
INSULATION & 1/2" DRYWALL  
UL- U907
- W2

EXT. SIDE

8" CMU FULLY GROUTED  
EXTERIOR BRICK VENEER OVER  
1" RIGID FOAM OVER FLUID APPLIED WRB  
INTERIOR- 1.5" FURRING STRIP  
W/ CLOSED CELL FOAM  
INSULATION & 1/2" DRYWALL
- W3

EXT. SIDE

8" CMU FULLY GROUTED  
EXTERIOR BRICK VENEER OVER  
1" RIGID FOAM OVER FLUID APPLIED WRB  
INTERIOR- PAINTED
- W4

EXT. SIDE

8" CMU FULLY GROUTED  
EXTERIOR PAINTED  
INTERIOR- PAINTED  
UL- U907
- W5

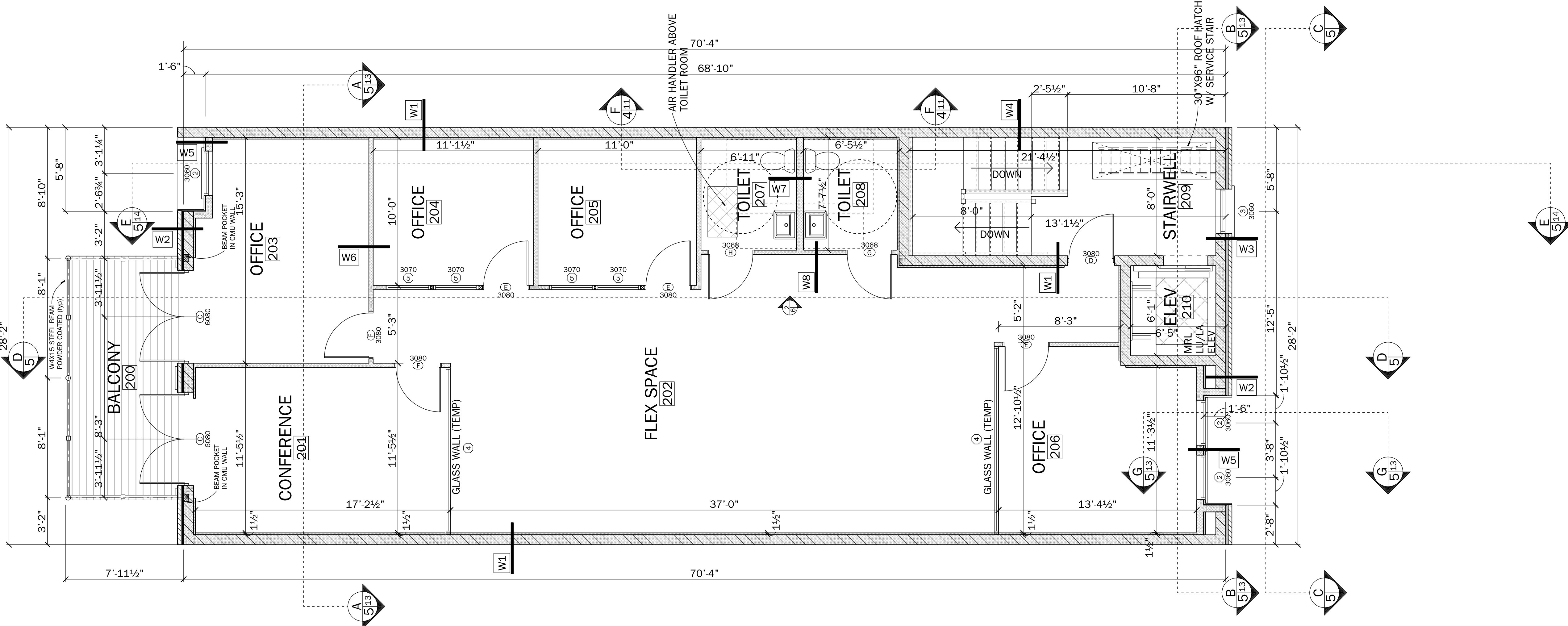
EXT. SIDE

2X6 WOOD STUD @ 16" O.C  
EXTERIOR- STUCCO OVER  
DURO-ROCK BACKER BOARD  
OVER TYKEX OVER 1/2" SHEATHING  
5" OPEN CELL FOAM INSULATED CAVITY  
INTERIOR- 1/2" DRYWALL
- W6

2X4 WOOD STUD @16" O.C  
EXTEND TO CEILING  
R-13 SOUND BATT INSULATION  
1/2" DRYWALL EACH SIDE
- W7

2X6 WOOD STUD @16" O.C  
EXTEND TO CEILING  
R-13 SOUND BATT INSULATION  
1/2" DRYWALL EACH SIDE
- W8

2X4 WOOD STUD @16" O.C  
EXTEND TO 8" A.F.F  
R-13 SOUND BATT INSULATION  
1/2" DRYWALL EACH SIDE

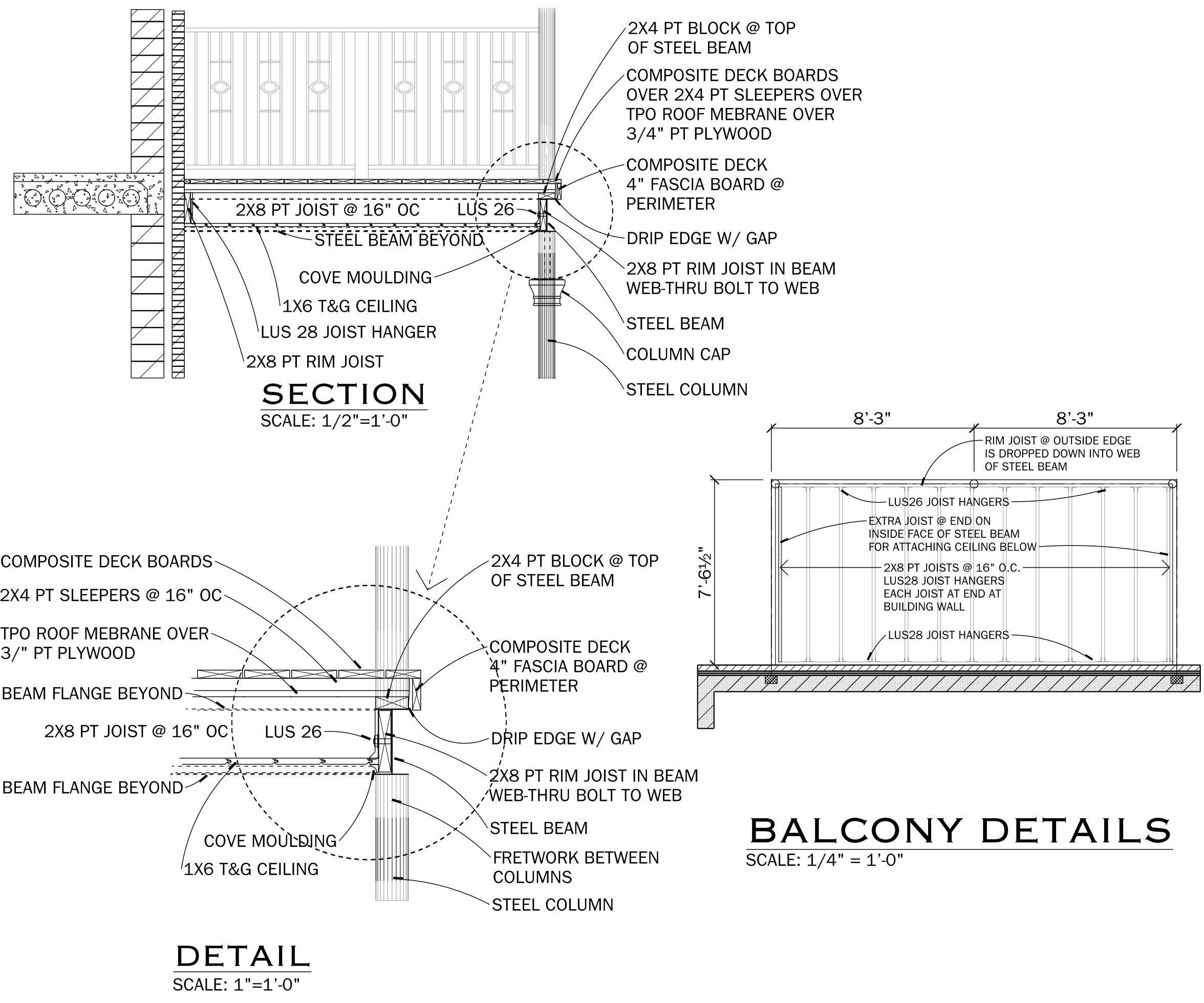


UPPER LEVEL FLOOR PLAN OFFICE  
SCALE: 1/4" = 1'-0"

| ROOM FINISH SCHEDULE |            |                   |                         |                         |              |                       |
|----------------------|------------|-------------------|-------------------------|-------------------------|--------------|-----------------------|
| ROOM ID              | ROOM NAME  | FLOORING          | CEILING MAT.            | CEILING FIN.            | CEILING HGT. | COMMENT               |
| 200                  | BALCONY    | Composite Decking | Clear Pine T&G 1x6      | Painted Exterior #2     | 10'-9"       |                       |
| 201                  | CONFERENCE | SEALED CONCRETE   | Acoustical Ceiling Tile | Acoustical Ceiling Tile | 9'-8"        | 4" Wood Paint Int. #4 |
| 202                  | FLEX SPACE | SEALED CONCRETE   | NA                      | NA                      | NA           | 4" Wood Paint Int. #4 |
| 203                  | OFFICE     | SEALED CONCRETE   | Acoustical Ceiling Tile | Acoustical Ceiling Tile | 9'-8"        | 4" Wood Paint Int. #4 |
| 204                  | OFFICE     | SEALED CONCRETE   | Acoustical Ceiling Tile | Acoustical Ceiling Tile | 9'-0"        | 4" Wood Paint Int. #4 |
| 205                  | OFFICE     | SEALED CONCRETE   | Acoustical Ceiling Tile | Acoustical Ceiling Tile | 9'-0"        | 4" Wood Paint Int. #4 |
| 206                  | OFFICE     | SEALED CONCRETE   | Acoustical Ceiling Tile | Acoustical Ceiling Tile | 10'-0"       | 4" Wood Paint Int. #4 |
| 207                  | TOILET     | SEALED CONCRETE   | Drywall                 | Paint Interior #1       | 8'-0"        | 4" Wood Paint Int. #4 |
| 208                  | TOILET     | SEALED CONCRETE   | Drywall                 | Paint Interior #2       | 8'-0"        | 4" Wood Paint Int. #4 |
| 209                  | STAIRWELL  | SEALED CONCRETE   | NA                      | NA                      | NA           | Pre-finished Elev.    |
| 210                  | ELEV       | LVP               | NA                      | Pre-finished Elev.      | NA           | LVP Floor in Cab      |

| OPENING SCHEDULE |      |                        |       |       |                      |
|------------------|------|------------------------|-------|-------|----------------------|
| OPENING ID       | SIZE | TYPE                   | COUNT | HINGE | R.O. SIZE TEMP. GLS. |
| 2                | 3060 | WINDOW SINGLE HUNG     | 3     | U     | R.O. 3060            |
| 3                | 3060 | WINDOW FIXED           | 1     | N/A   | R.O. 3060            |
| 4                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 5                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 6                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 7                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 8                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 9                |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 10               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 11               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 12               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 13               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 14               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 15               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 16               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 17               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 18               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 19               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 20               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 21               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 22               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 23               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 24               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 25               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 26               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 27               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 28               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 29               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 30               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 31               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 32               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 33               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 34               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 35               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 36               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 37               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 38               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 39               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 40               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 41               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 42               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 43               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 44               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 45               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 46               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 47               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 48               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 49               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 50               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 51               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 52               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 53               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 54               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 55               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 56               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 57               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 58               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 59               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 60               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 61               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 62               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 63               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 64               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 65               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 66               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 67               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 68               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 69               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 70               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 71               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 72               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 73               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 74               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 75               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 76               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 77               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 78               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 79               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 80               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 81               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 82               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 83               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 84               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 85               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 86               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 87               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 88               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 89               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 90               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 91               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 92               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 93               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 94               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 95               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 96               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 97               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 98               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 99               |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |
| 100              |      | TOTAL WALL WIDTH X8'0" | 1     | N     | N/A                  |

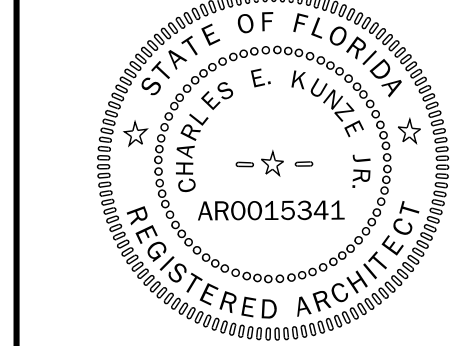
| AREA SCHEDULE       |                |
|---------------------|----------------|
| NAME                | AREA           |
| STAIRWELL/ELEV      | 228.6 sq. ft.  |
| SECOND FLOOR OFFICE | 1752.5 sq. ft. |
| TOTAL               | 1981.1 sq. ft. |



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

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

ARCHITECT'S SEAL & SIGNATURE



Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kurze Jr. 25 W. Cedar St., Suite 406, Pensacola, FL 32502  
ARCHITECTURE 850-432-8438

PROJECT TITLE

57 SOUTH 9TH AVE.  
PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

SHEET TITLE

SECOND LEVEL FLOOR PLAN

SHEET #

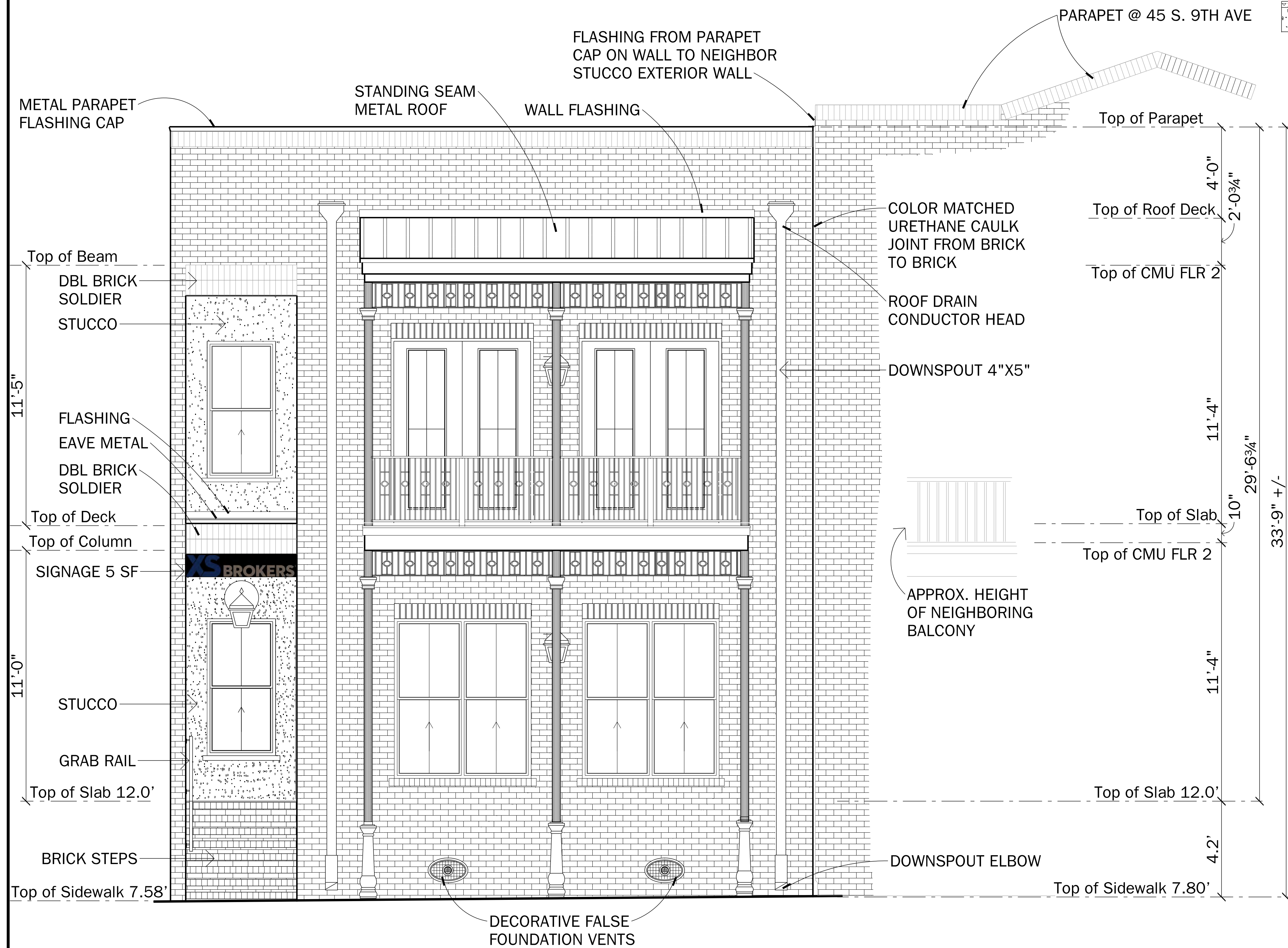
6 / 17





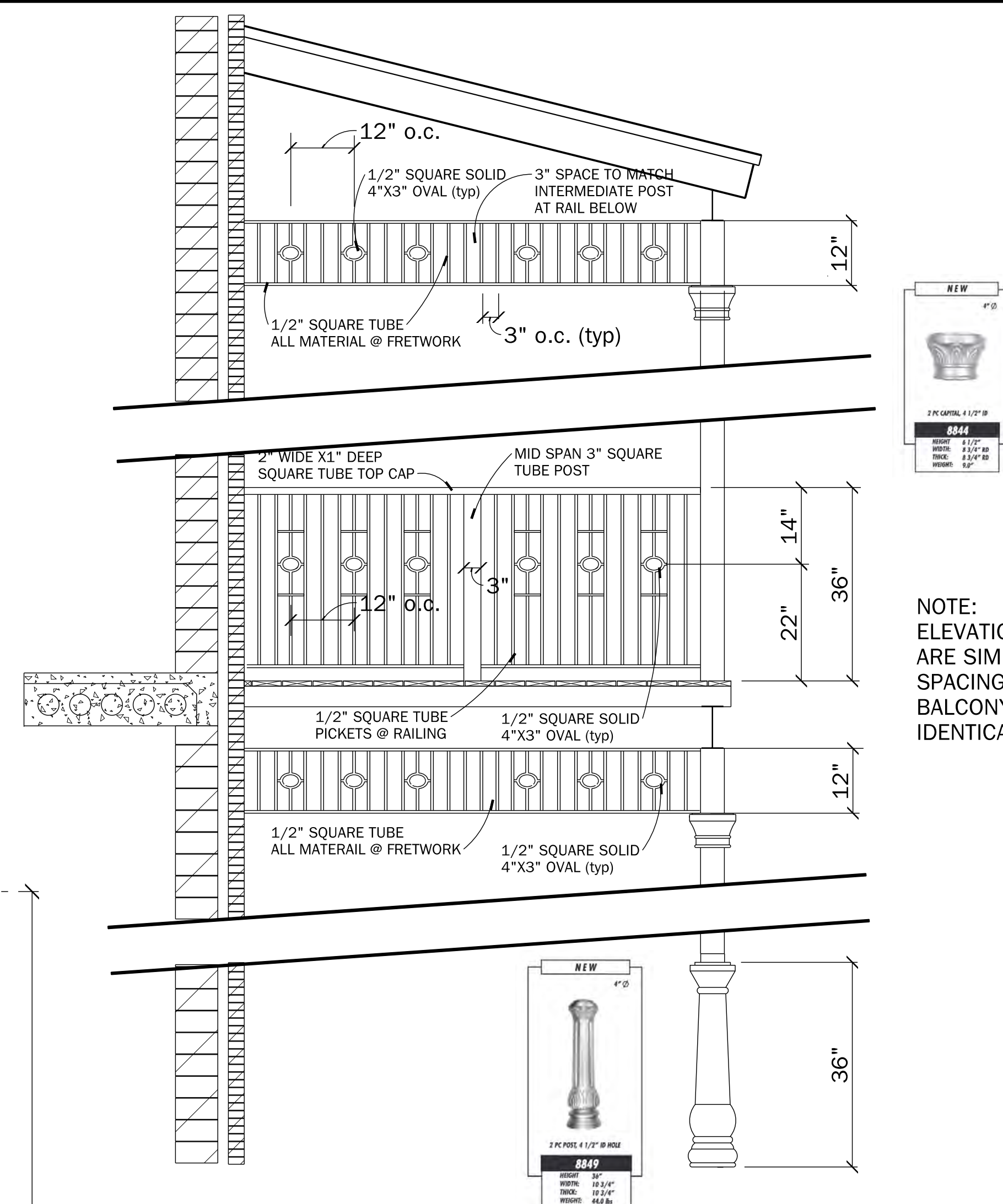
7 / 17





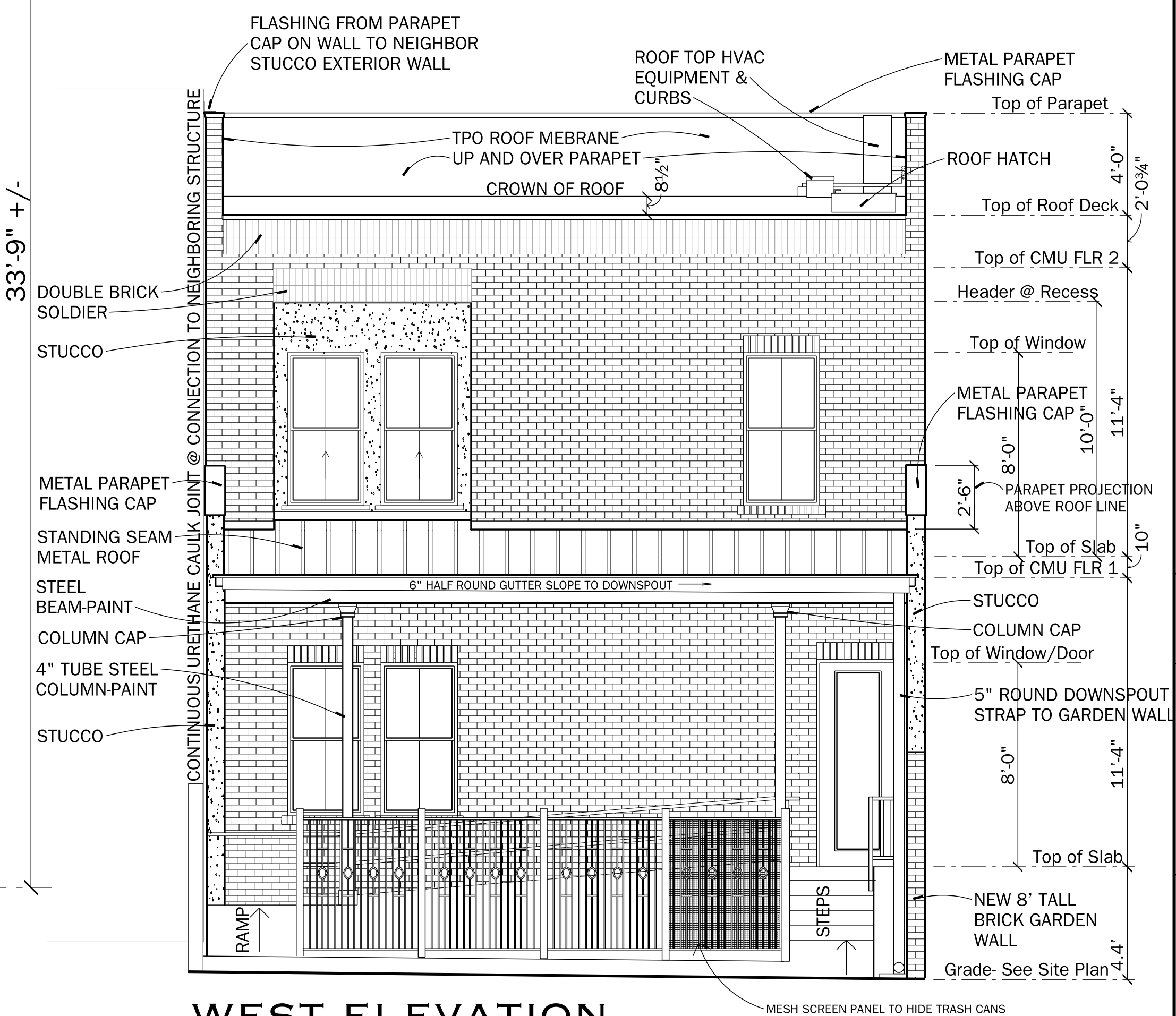
# EAST ELEVATION

SCALE: 3/8" = 1'-0"



## RAIL AND FRET DETAILS

SCALE: NOT TO SCALE



# WEST ELEVATION

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

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

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**ARTISAN'S ARCHITECTURE LLC**



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PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

|             |                       |
|-------------|-----------------------|
| PROJ. NO.   | 2025-017C             |
| DATE:       | Tuesday, July 7, 2026 |
| DRAWN BY:   | C.E.K.J.              |
| CHECKED BY: | C.E.K.J.              |

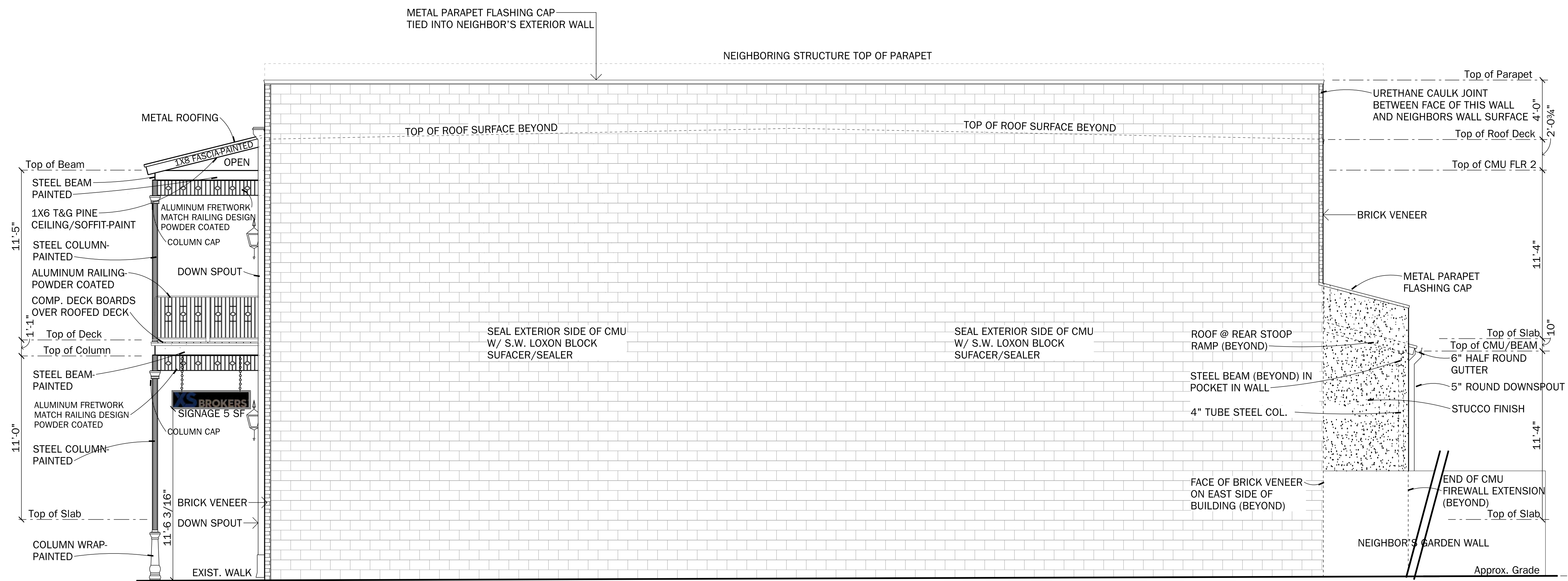
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## EXTERIOR ELEVATIONS

SHEET # /

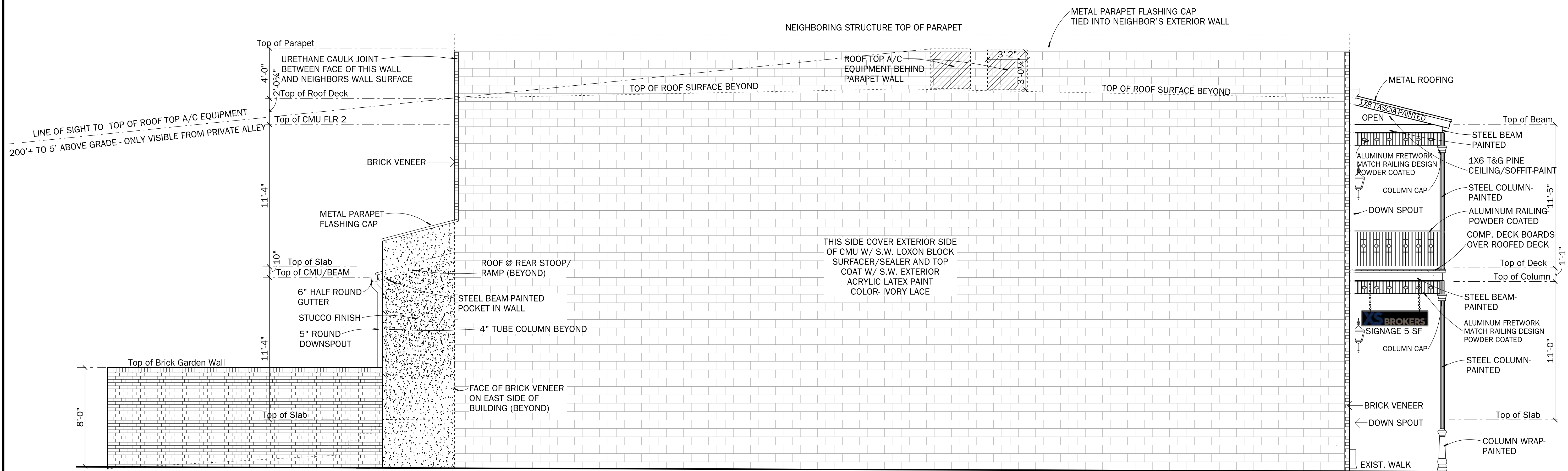
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NORTH ELEVATION

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

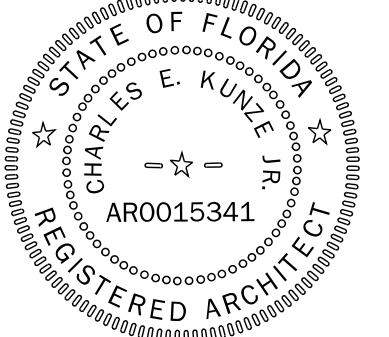


SOUTH ELEVATION

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

REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

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**ARTISAN'S ARCHITECTURE LLC**

**ARCHITECTURE** 850-432-8438

PROJECT TITLE

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PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

SHEET TITLE

## EXTERIOR ELEVATIONS

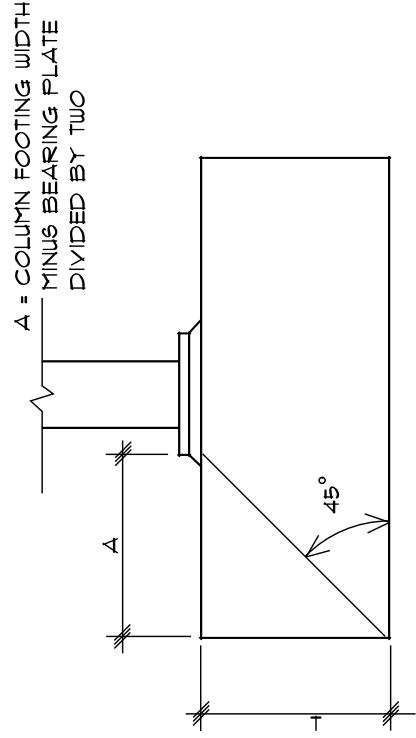
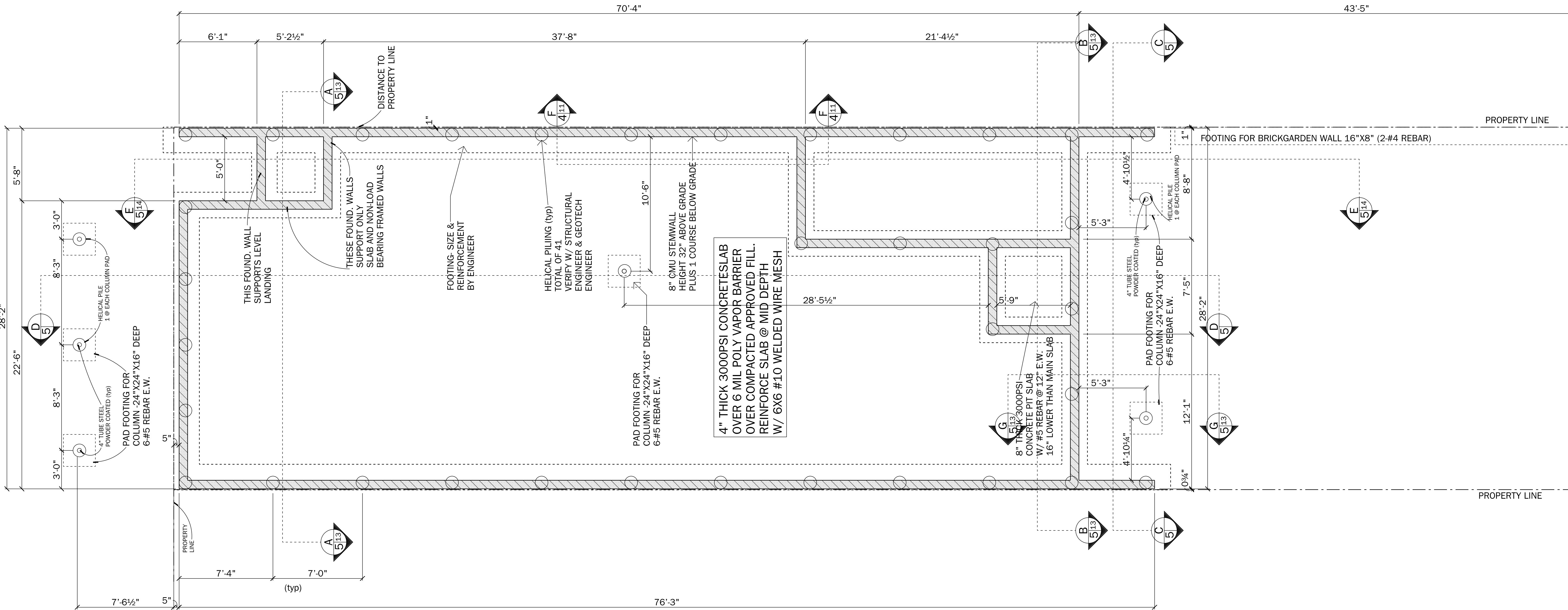
SHEET # /

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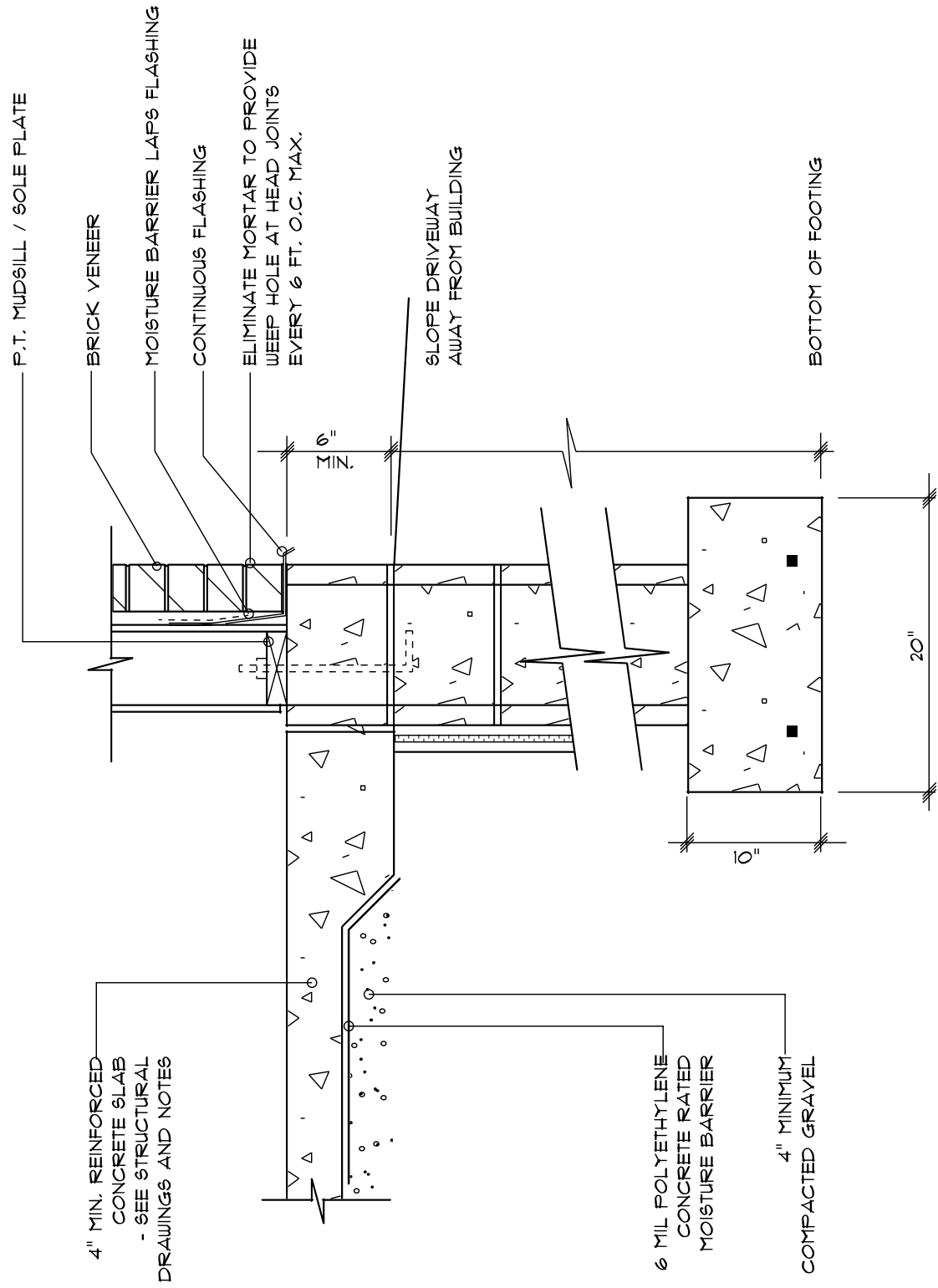


FOUNDATION PLAN

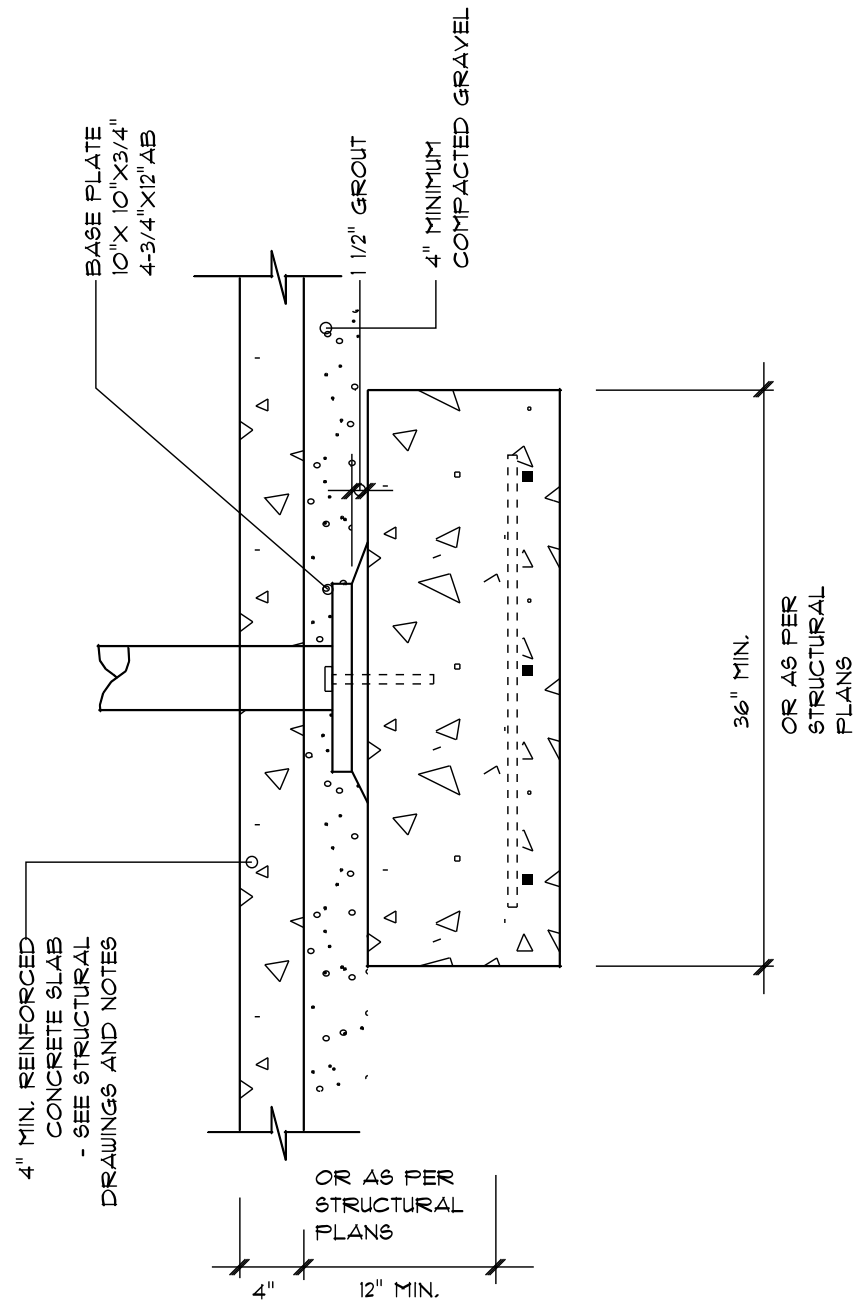
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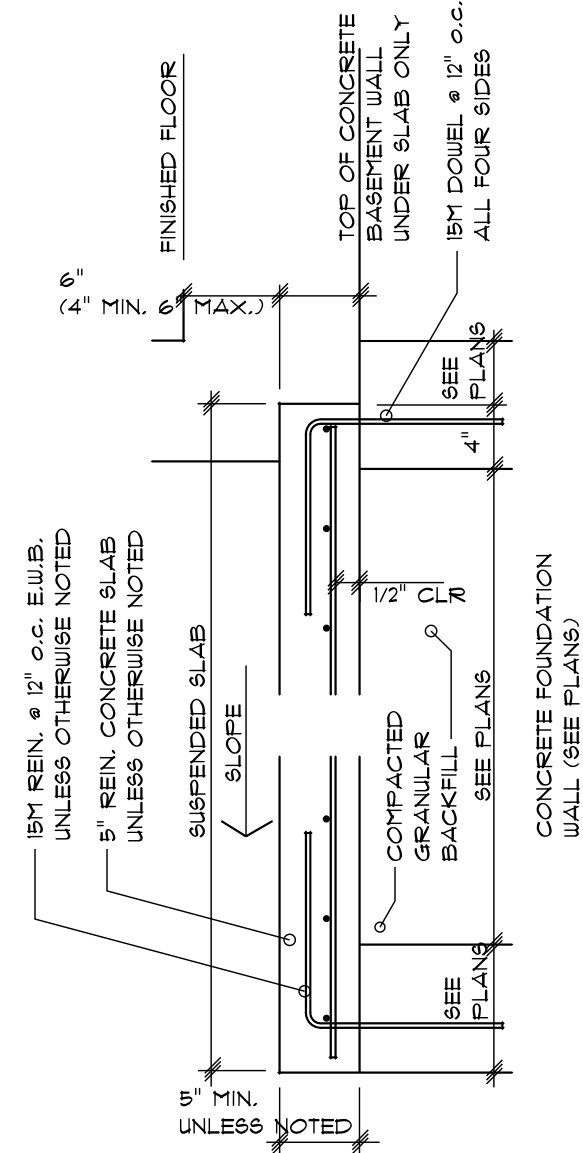
COLUMN FOOTING



CMU FOOTING DETAIL



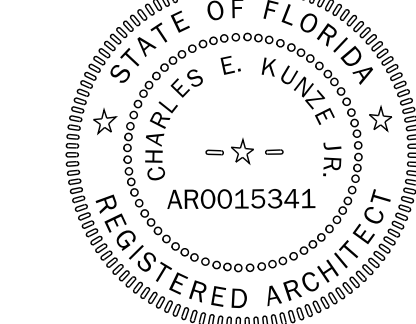
TYP. PIPE COLUMN ANCHORAGE DETAILS RECESSED PAD



TYPICAL SUSPENDED SLAB

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

ARCHITECT'S SEAL & SIGNATURE



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ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kunze Jr. 25 W. Cedar St., Suite 106, Pensacola, FL 32502  
ARCHITECTURE 850-432-8438

PROJECT TITLE

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PENSACOLA, FL 32502

LOT #7, BLOCK I,  
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ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

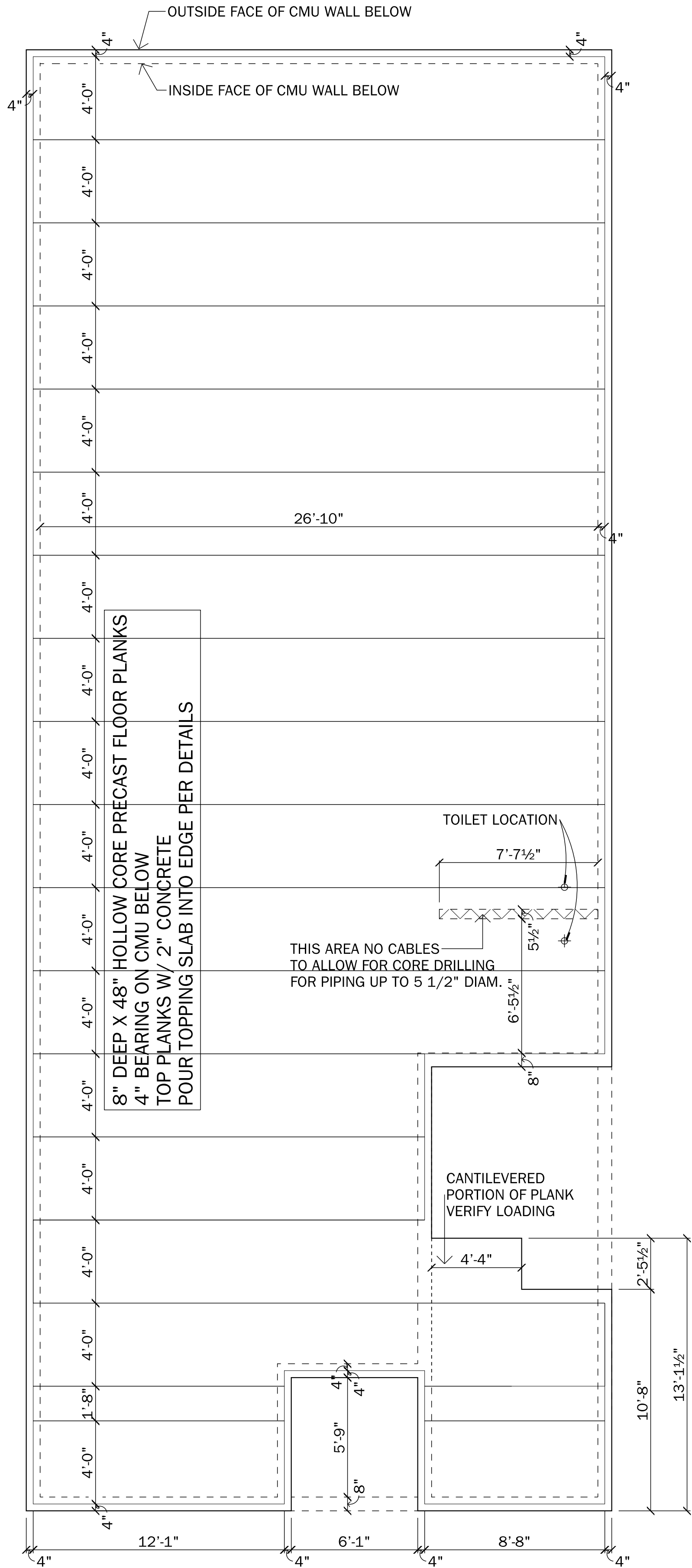
SHEET TITLE

FOUNDATION PLAN

SHEET #

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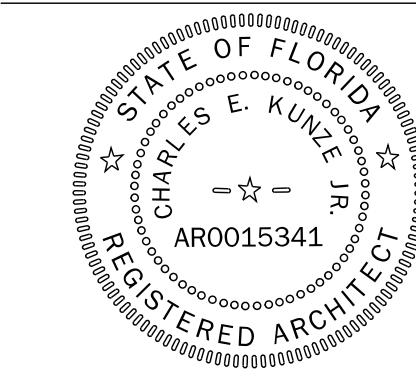


ELEVATED SLAB PLAN

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

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

ARCHITECT'S SEAL & SIGNATURE



Creating Architecture as an Art Form



ARTISAN'S ARCHITECTURE LLC

ARTISAN'S ARCHITECTURE

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

850-432-8438

PROJECT TITLE

57 SOUTH 9TH AVE.  
PENSACOLA, FL 32502

LOT #7, BLOCK I,  
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DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
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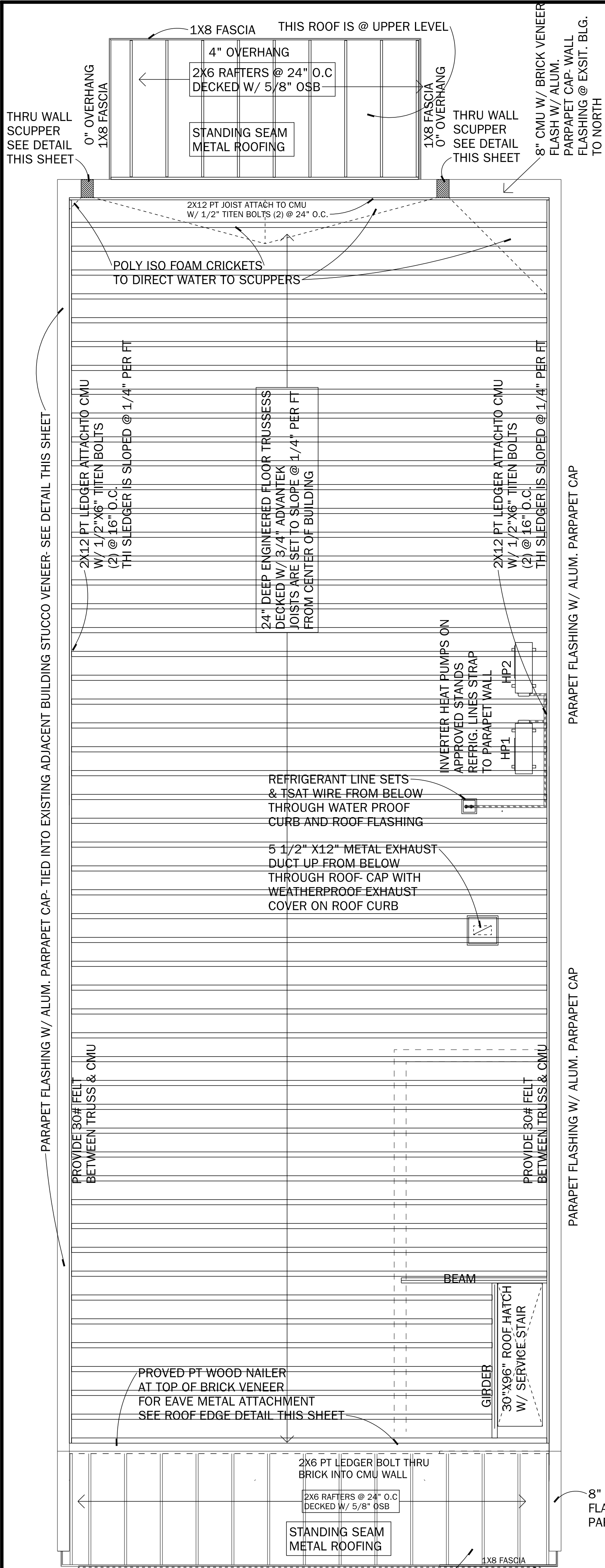
SHEET TITLE

ELEVATED SLAB PLAN

SHEET #

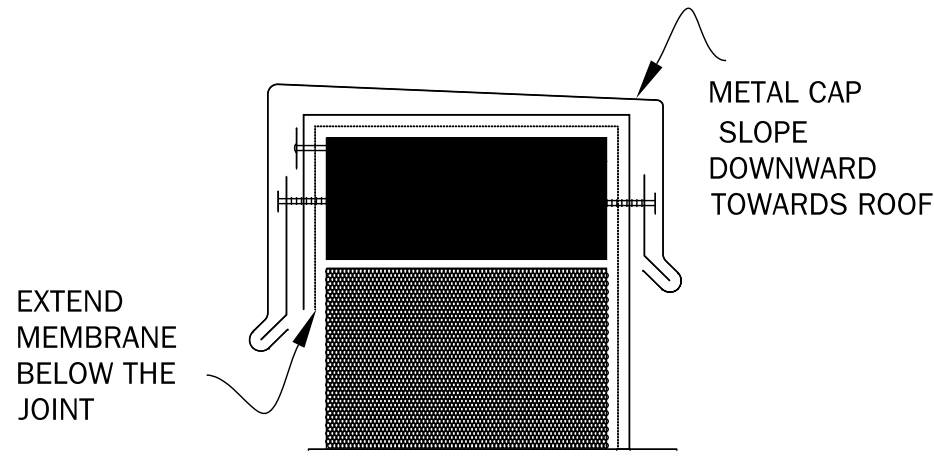
11 / 17



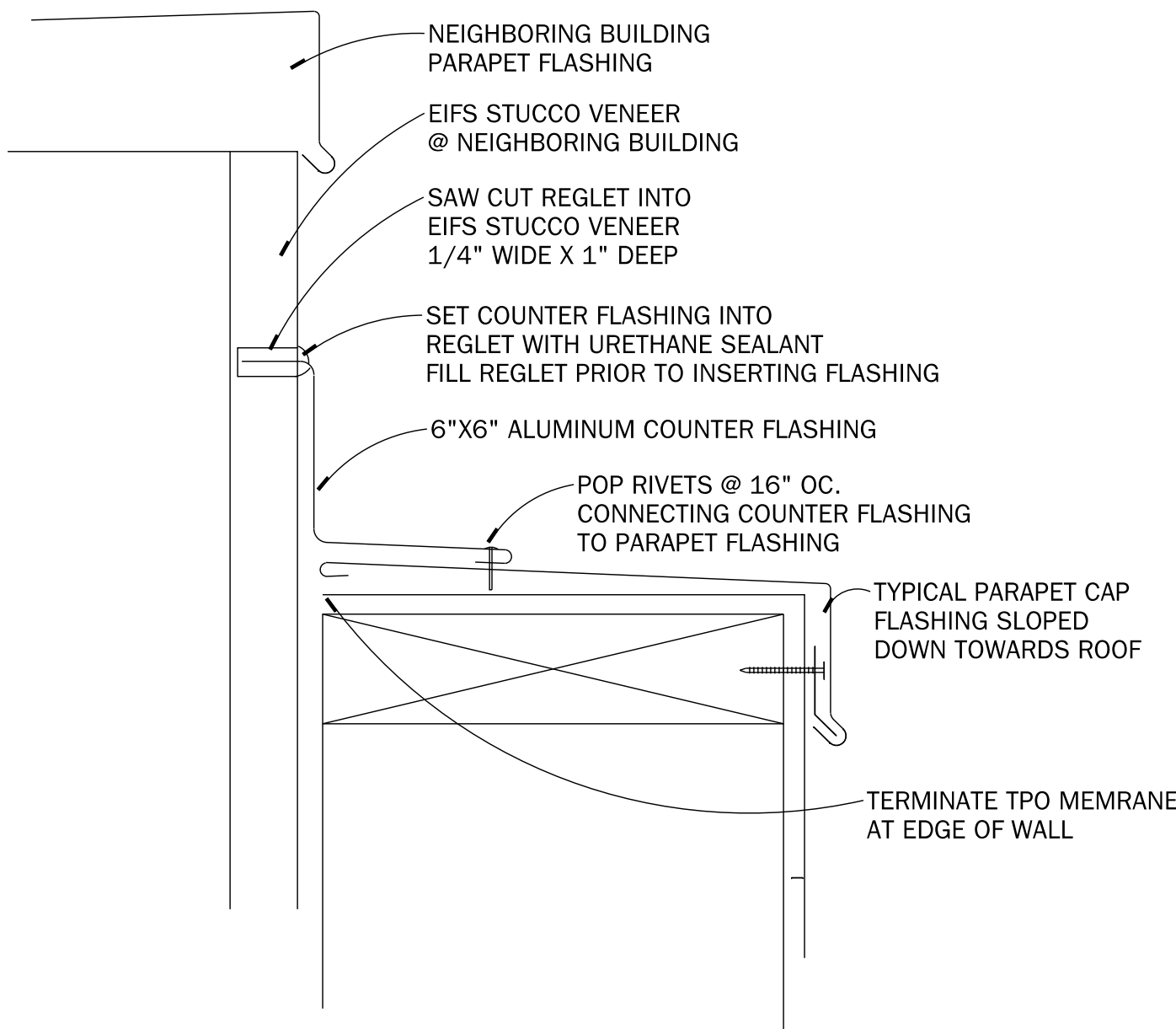


ROOF PLAN  
SCALE: 1/4" = 1'-0"

9F SHEET METAL COPING



TPO PARAPET FLASHING DETAIL



PARAPET FLASHING ADJACENT BUILDING

| DIMENSIONS | cm  |      |
|------------|-----|------|
| (A) 2"     | 5   | MIN. |
| (B) 1/2"   | 1.5 | TO   |
| 1"         | 2.5 |      |

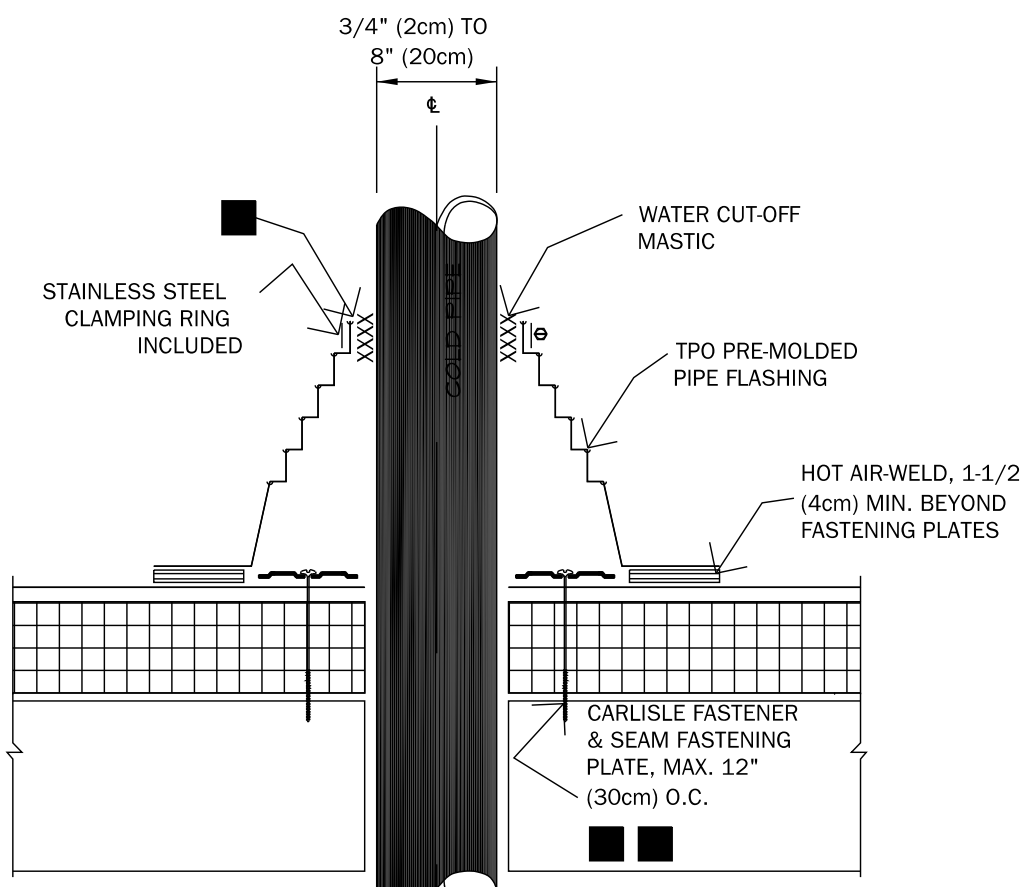
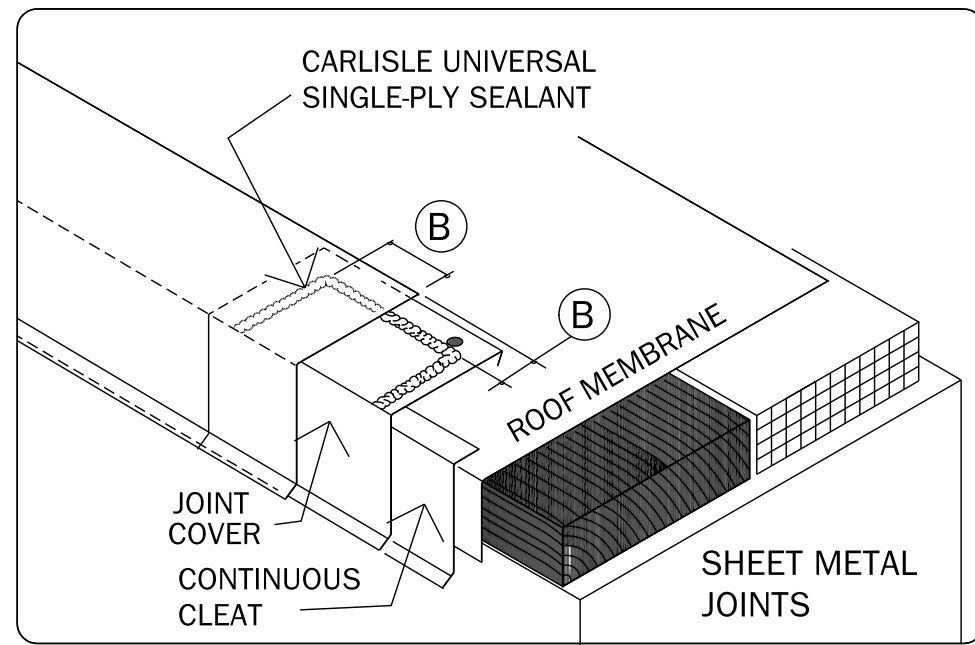
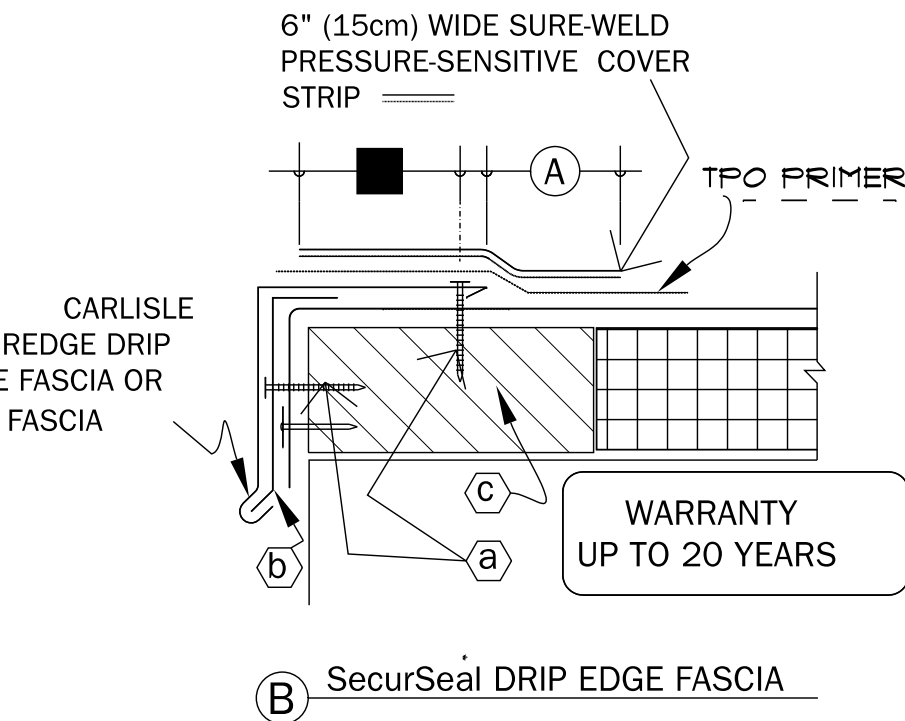
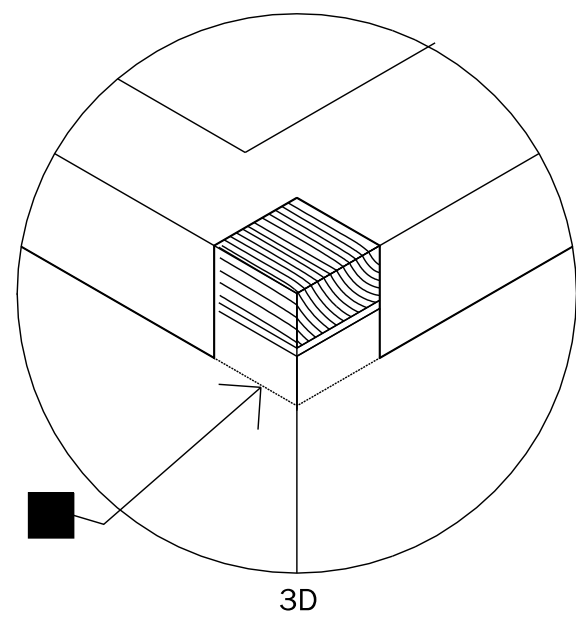
- (A) M1-1/2" (3.8cm) RING SHANK NAILS 6" (15cm) O.C. MAX.
- (B) MINIMUM 22-GAUGE CONTINUOUS CLEAT.
- (C) WOOD NAILER

NOTES:

1. METAL FASCIA DECK FLANGE MUST BE TOTALLY COVERED BY TPO PRESSURE-SENSITIVE COVER STRIP WITH MINIMUM 2" (5cm) COVERAGE PAST NAIL HEADS.
2. TO REMOVE FINISHING OILS, SCRUB METAL FLANGE WITH WEATHERED MEMBRANE CLEANER; ALLOW TO DRY PRIOR TO APPLYING TPO PRIMER.
3. WHEN METAL FASCIA BY OTHERS IS USED, FASTENER TYPE AND FASTENING FREQUENCY SHALL BE RECOMMENDED BY METAL EDGE MANUFACTURER.
4. TO ENSURE TPO PRESSURE-SENSITIVE COVER STRIP CONFORMS TO STEP-OFFS, HEAT COVER STRIP AT SPLICE INTERSECTIONS PRIOR TO ROLLING.

DRIP EDGE FASCIA WITH TPO FLASHING

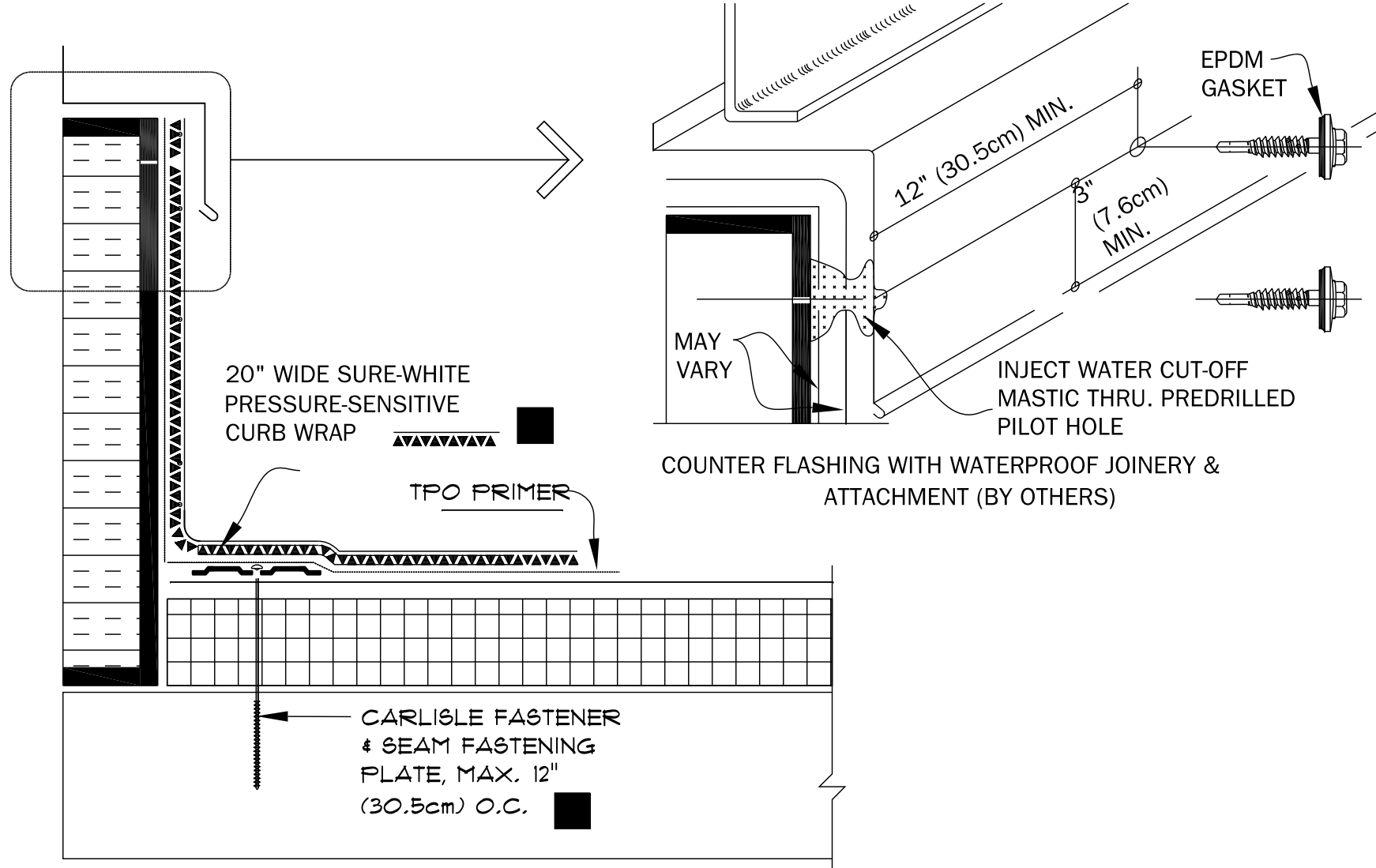
TPO ROOF EDGE DETAIL



NOTES:

1. REMOVE ALL EXISTING LEAD AND FLASHING MATERIAL BEFORE INSTALLING PRE-MOLDED PIPE FLASHING.
2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 160°F (71°C).
3. PRE-MOLDED PIPE FLASHING MUST HAVE INTACT RIB AT THE TOP EDGE REGARDLESS OF PIPE DIAMETER.
4. INSTALL A MINIMUM OF 4 FASTENERS AND PLATES AROUND THE PIPE, EQUALLY SPACED. IF FASTENERS AND PLATES CANNOT BE INSTALLED AS SHOWN, THEY MAY ALSO BE POSITIONED OUTSIDE THE PIPE MAXIMUM 12" (30cm) O.C. AND FLASHED WITH TPO REINFORCED MEMBRANE / TPO CUT-EDGE SEALANT. REFER TO
5. FASTENERS AND PLATES ARE NOT REQUIRED ON ADHERED SYSTEMS UNLESS PIPE DIAMETER EXCEEDS 18" (46cm).

TPO PIPE PENETRATION FLASHING



NOTES:

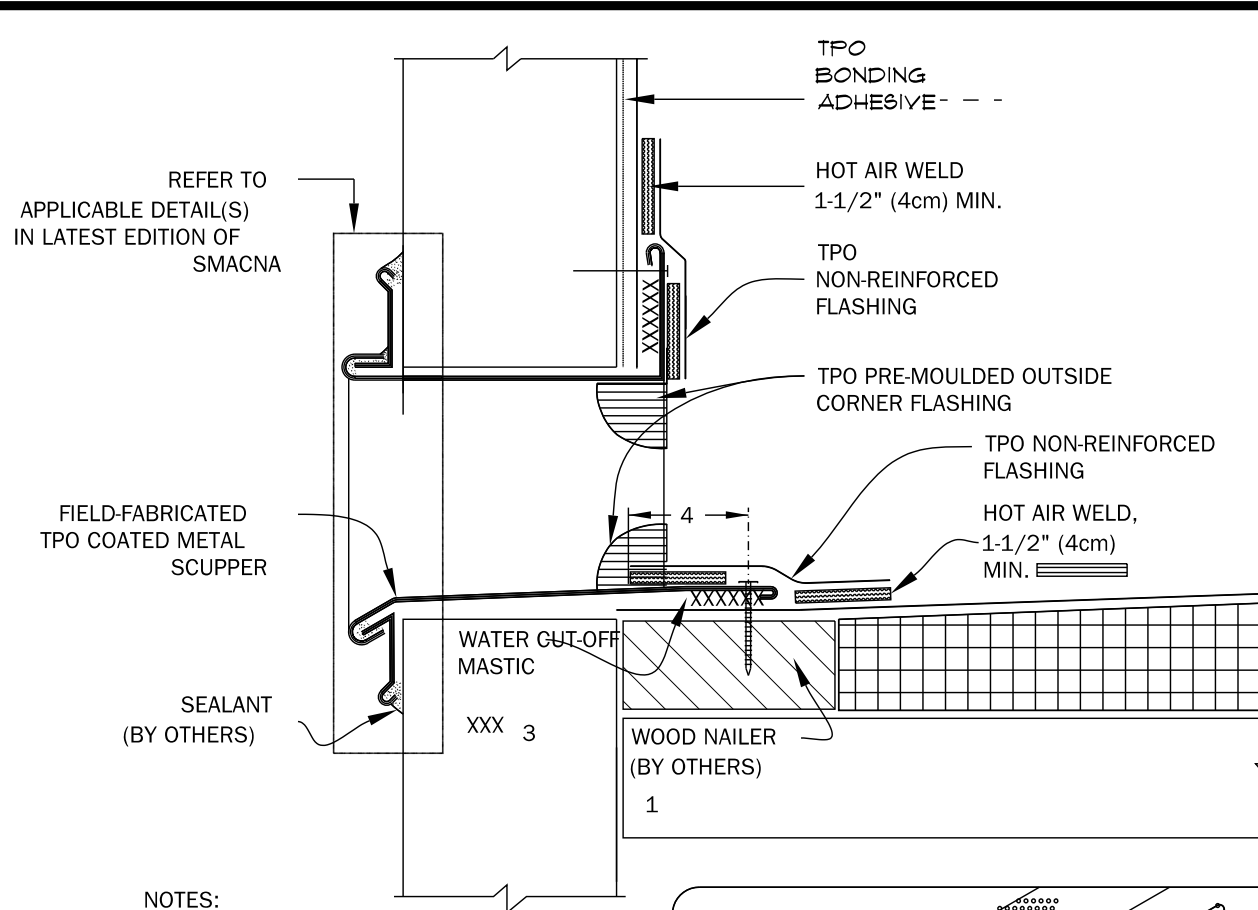
1. SEAM FASTENING PLATES/FASTENERS MAY BE INSTALLED INTO THE VERTICAL SUBSTRATE.
2. IF THE VERTICAL SPLICE ON THE CURB FLASHING IS NOT LOCATED AT THE CORNER, A 6" (15cm) WIDE PRESSURE-SENSITIVE UNCURED OR A T-JOINT FLASHING, IN CONJUNCTION WITH TPO PRIMER MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.

FASTENER & PRESSURE PLATE TYPES FOR DIFFERENT ROOF DECKS

| DECK TYPE           | OPTION | FASTENER | PLATE        |
|---------------------|--------|----------|--------------|
| STEEL OR WOOD       | A      | HP-X     | PIRANHA      |
|                     | B      | HP-XTRA  | PIRANHA XTRA |
| STRUCTURAL CONCRETE | A      | CD-10    | PIRANHA      |
|                     | B      | HD 14-10 | PIRANHA      |

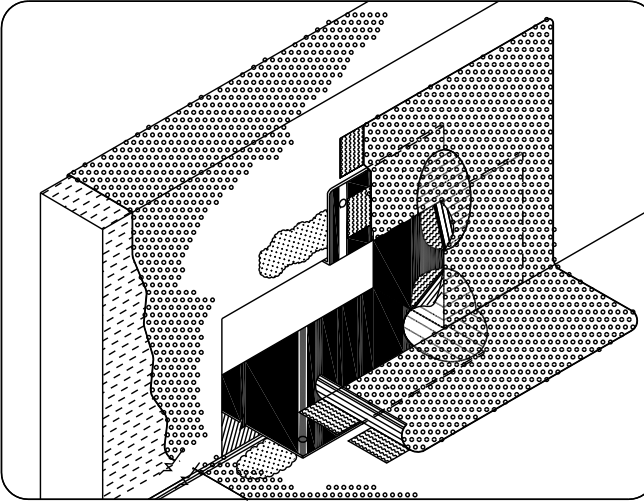
CURB WITH PRESSURE-SENSITIVE FLASHING

TPO CURB FLASHING DETAIL

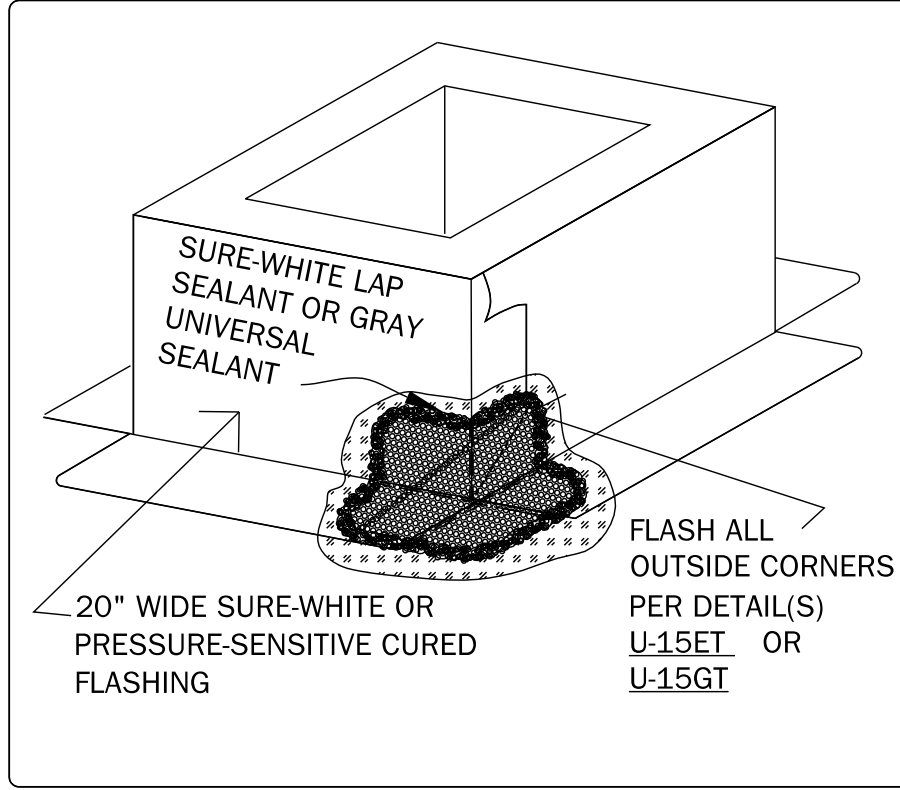
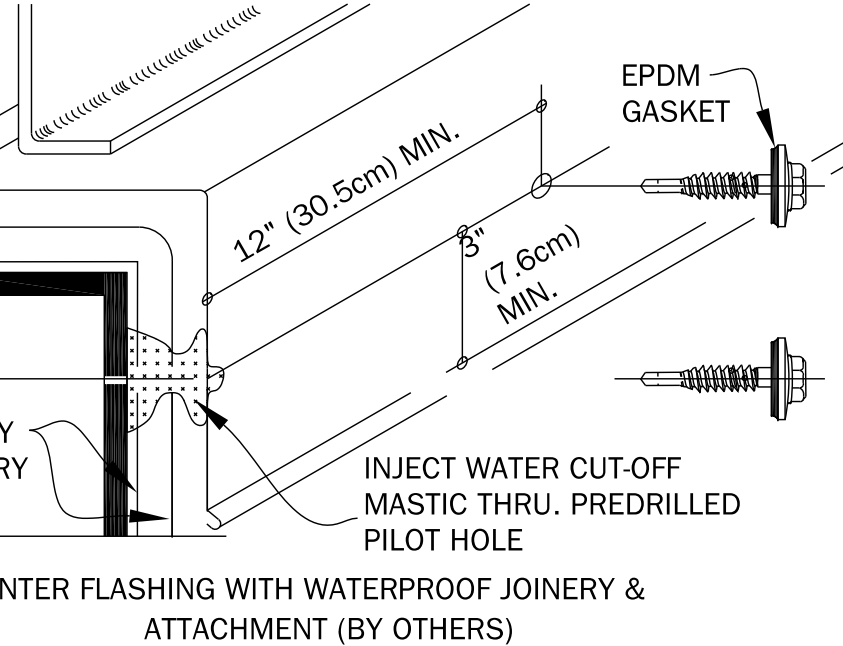


NOTES:

1. WOOD NAILERS ARE INSTALLED AT SCUPPERS TO SECURE METAL SLEEVE AND MUST EXTEND PAST THE WIDTH OF METAL SLEEVE FLANGE.
2. METAL SCUPPER BOX MUST HAVE FOLDED FLANGE CORNERS FULLY COVERED BY OUTSIDE CORNER FLASHING.
3. WATER CUT-OFF MASTIC UNDER SCUPPER FLANGES MUST BE UNDER CONSTANT COMPRESSION.
4. SCUPPER FLANGES MUST BE TOTALLY COVERED BY NON-REINFORCED FLASHING WITH MINIMUM 2" (5cm) COVERAGE PAST NAIL HEAD.

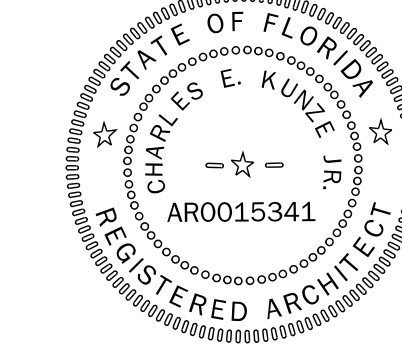


TPO SCUPPER DETAIL



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ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kurze Jr. 25 W. Cedar St., Suite 106, Pensacola, FL 32502

ARCHITECTURE 850-432-8438

PROJECT TITLE

57 SOUTH 9TH AVE.  
PENSACOLA, FL 32502

LOT #7, BLOCK I,  
TOWNHOME TYPE I,  
ZONED GRD-1

PROJ. NO. 2025-017C  
DATE: Monday, July 6, 2026  
DRAWN BY: C.E.K.J.  
CHECKED BY: C.E.K.J.

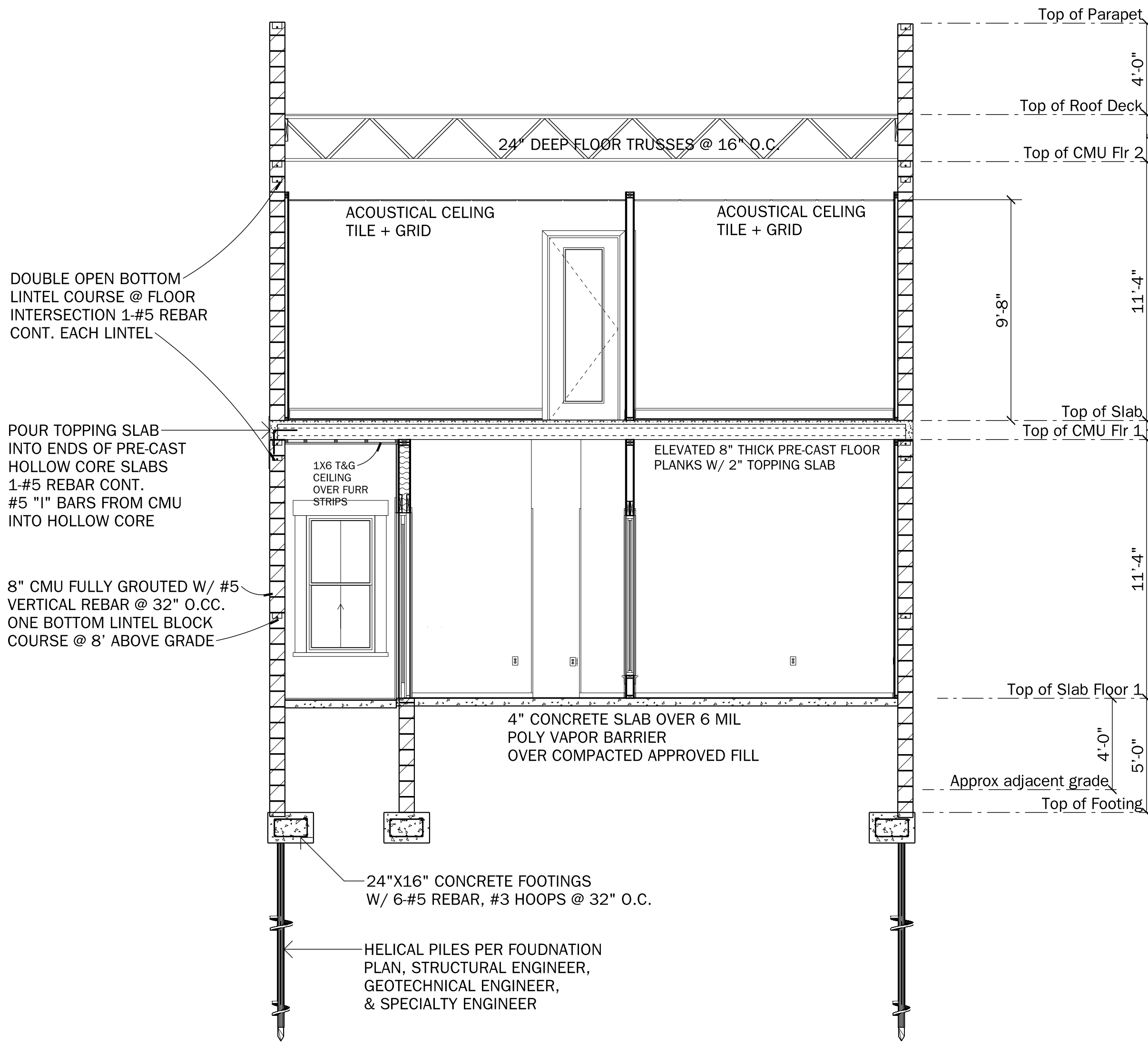
SHEET TITLE

ROOF PLAN

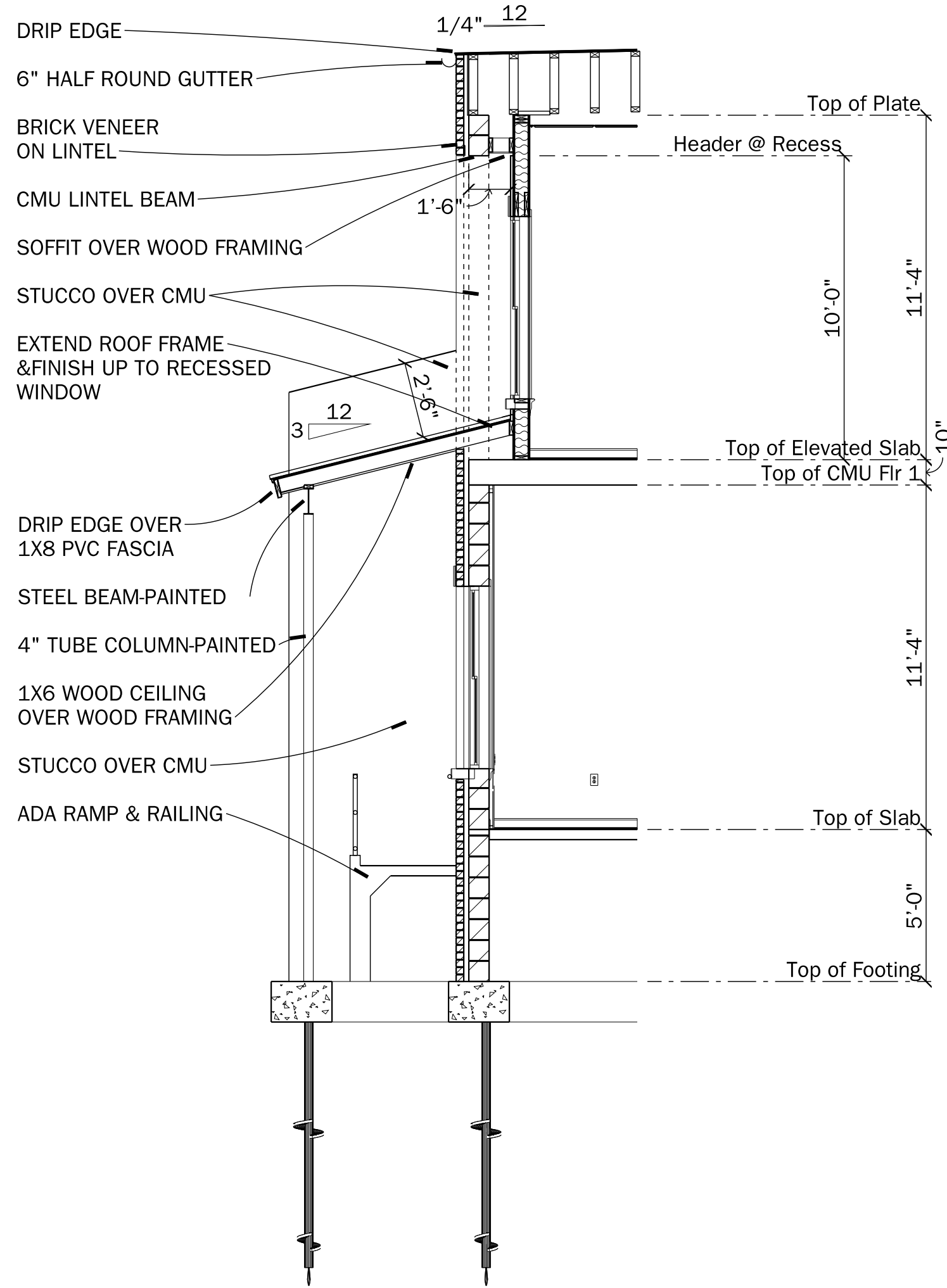
SHEET #

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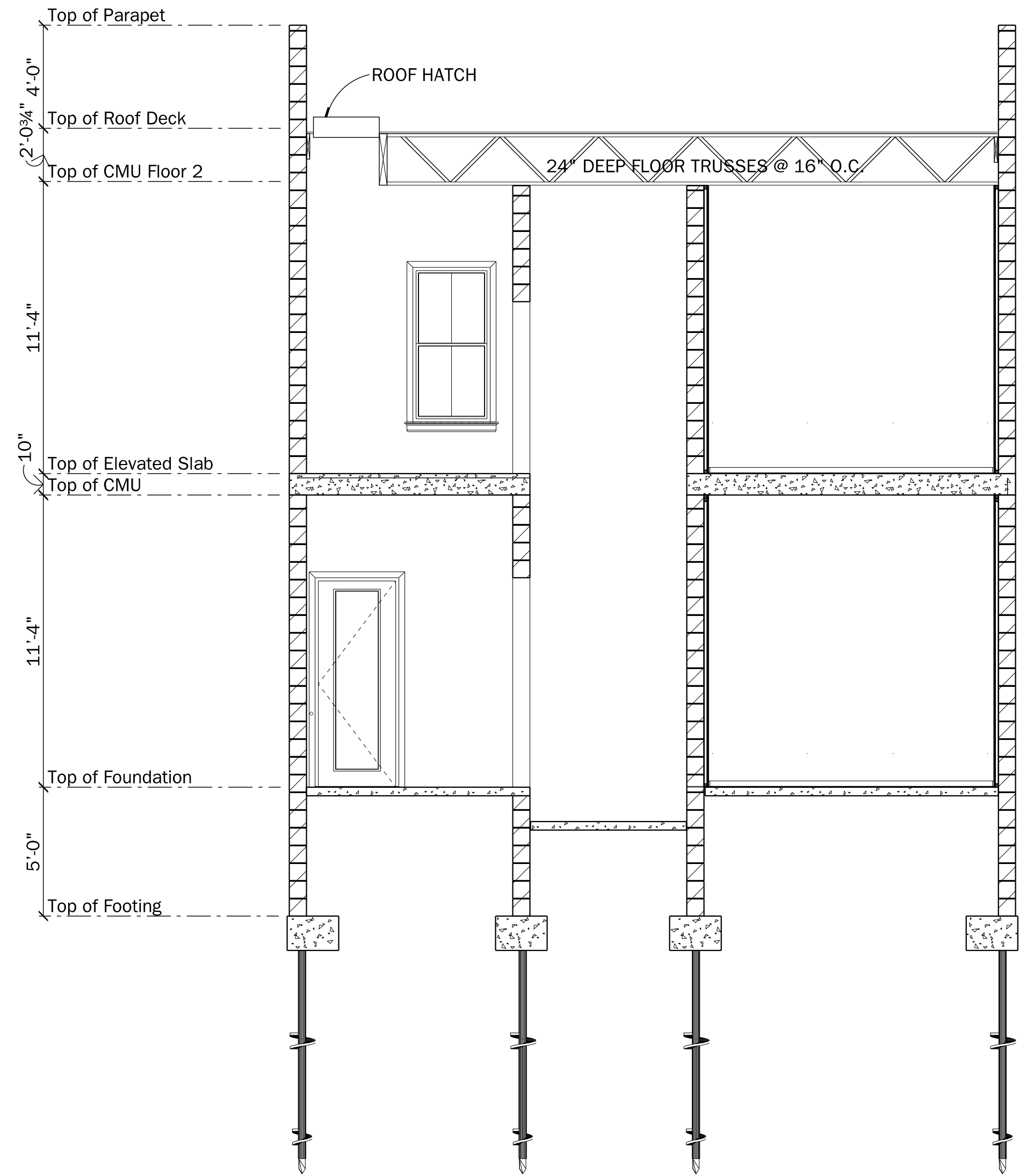




**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"



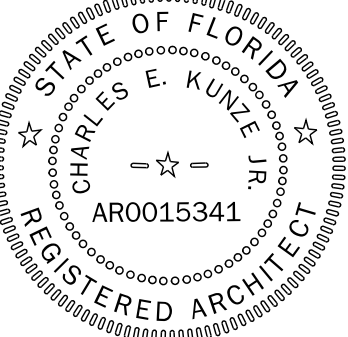
**CROSS SECTION G**  
SCALE: 1/4" = 1'-0"



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

REVISIONS  
REVISIONS-2ND REVIEW  
ARAGON 04-29-2026

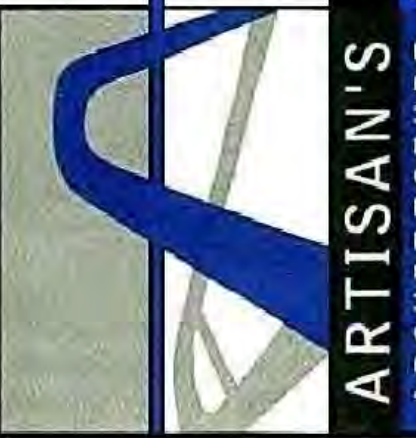
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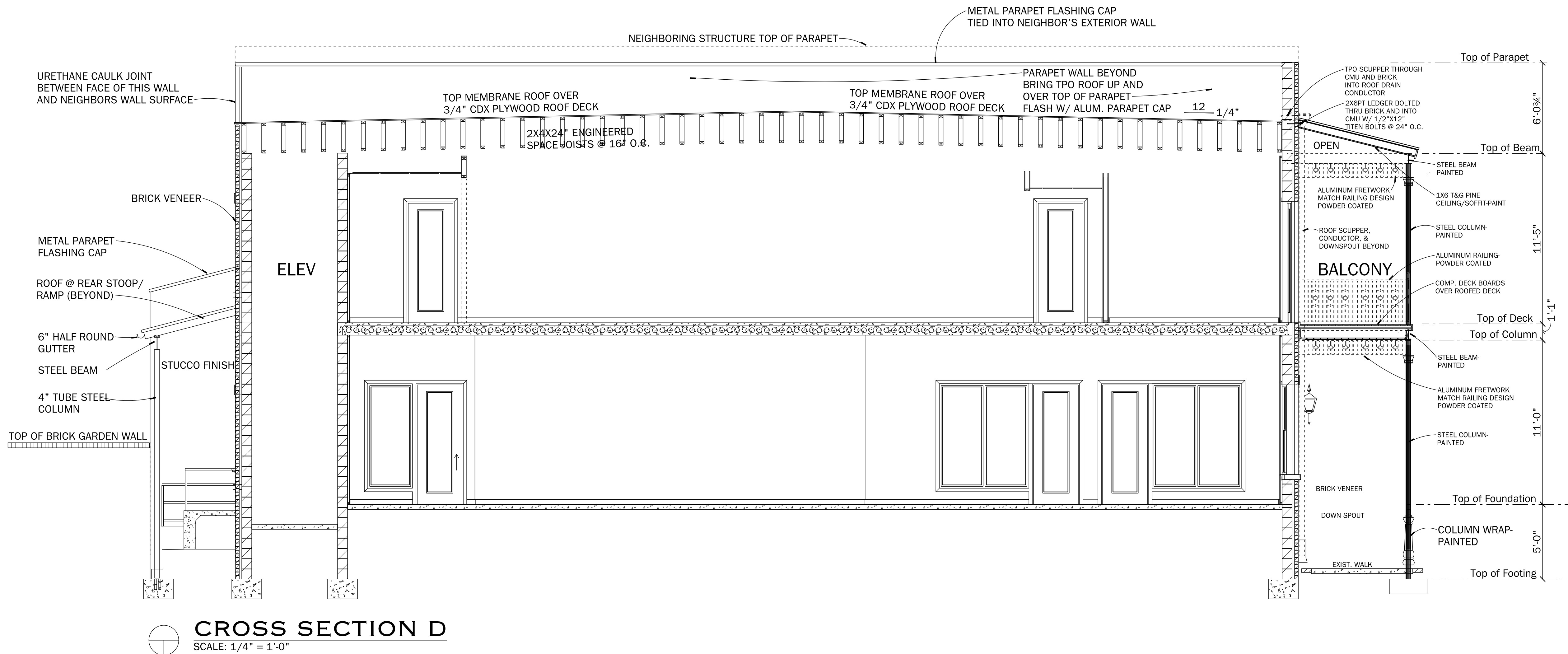
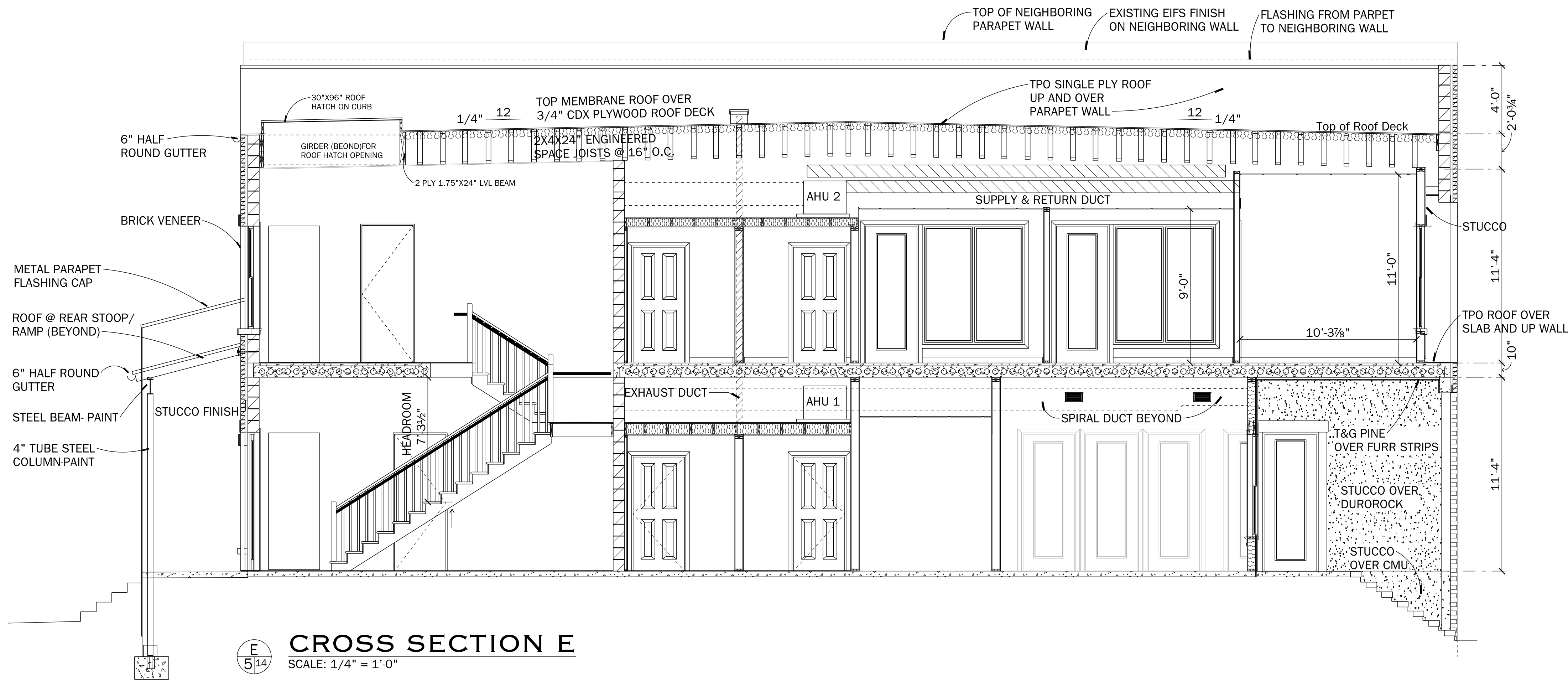
SHEET TITLE

BUILDING SECTIONS

SHEET #

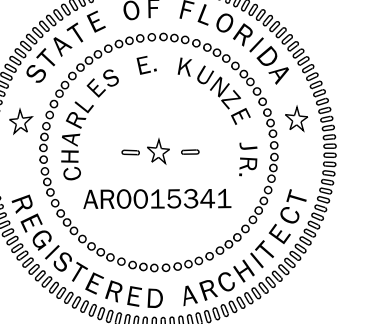
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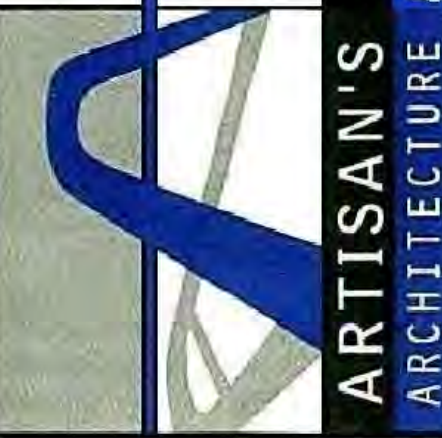


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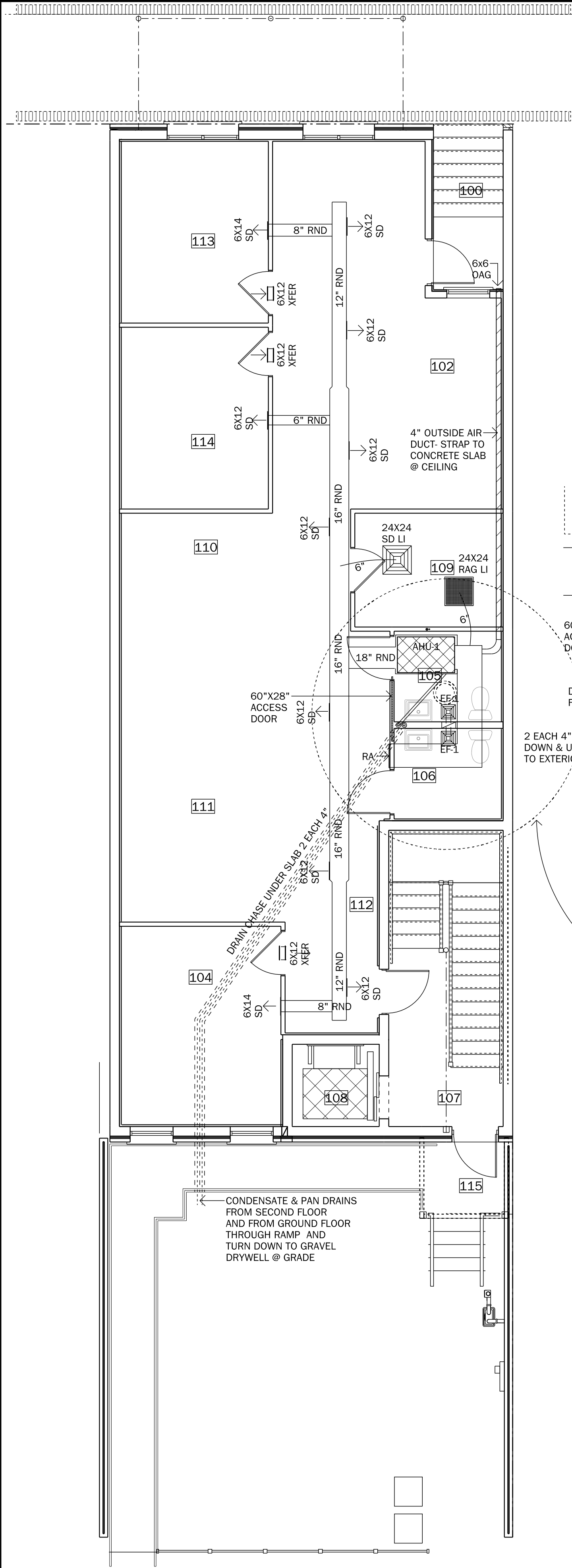
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BUILDING SECTIONS'

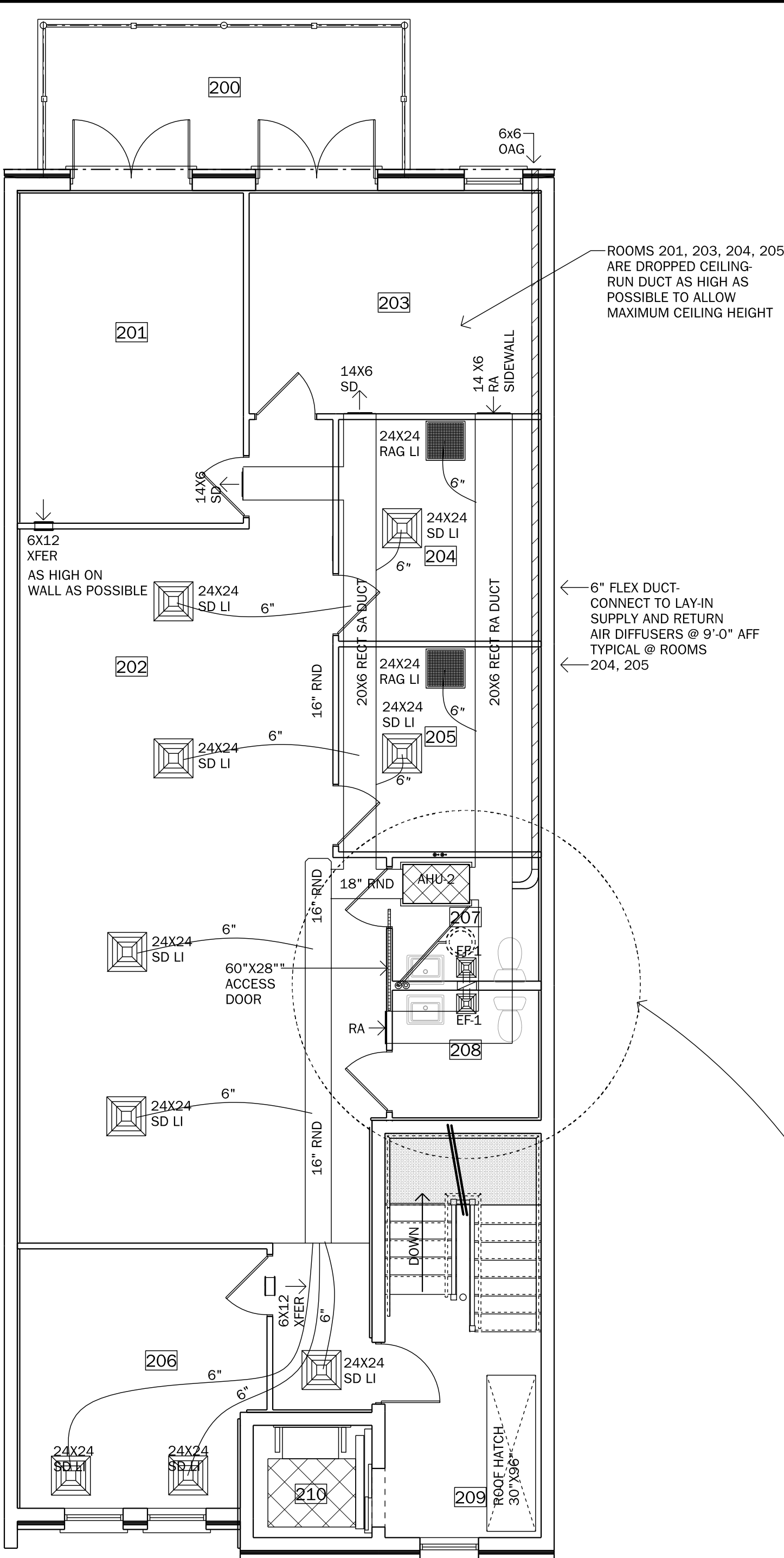
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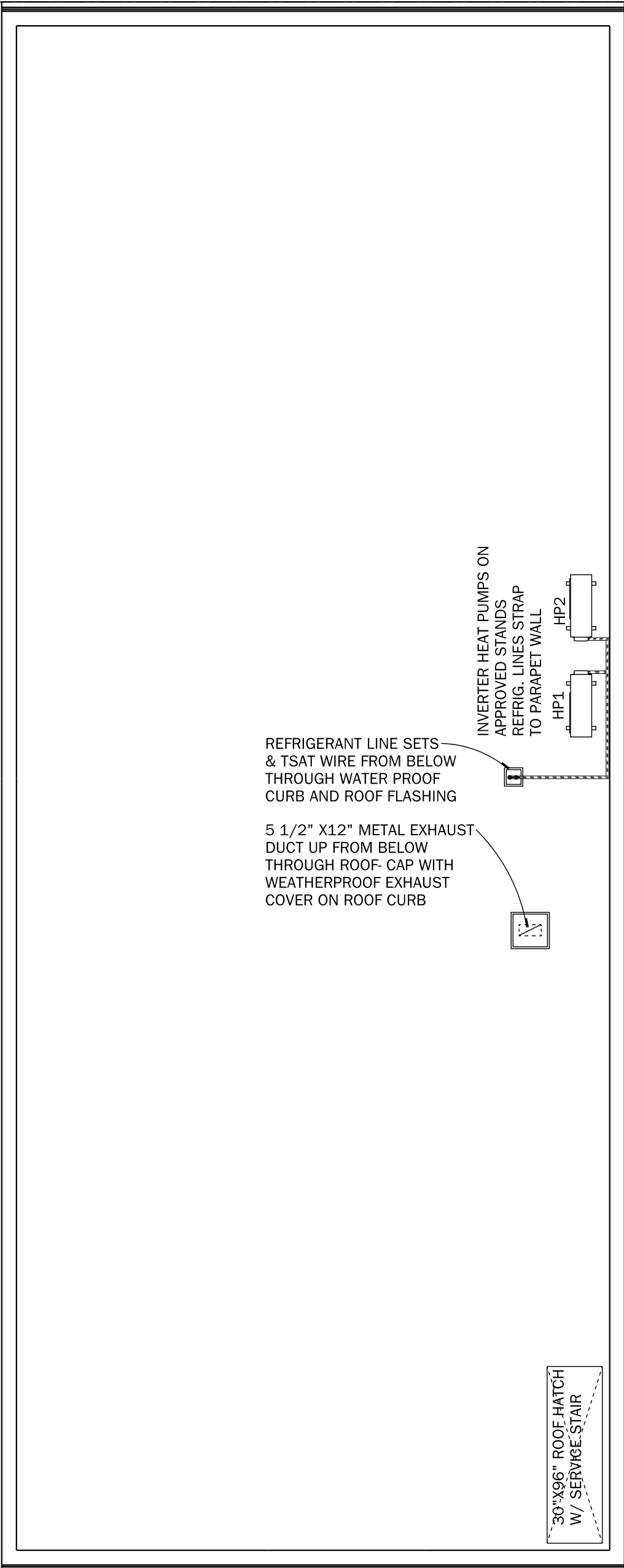




FLOOR 1 MECHANICAL  
SCALE: 3/16" = 1'-0"



FLOOR 2 MECHANICAL  
SCALE: 3/16" = 1'-0"



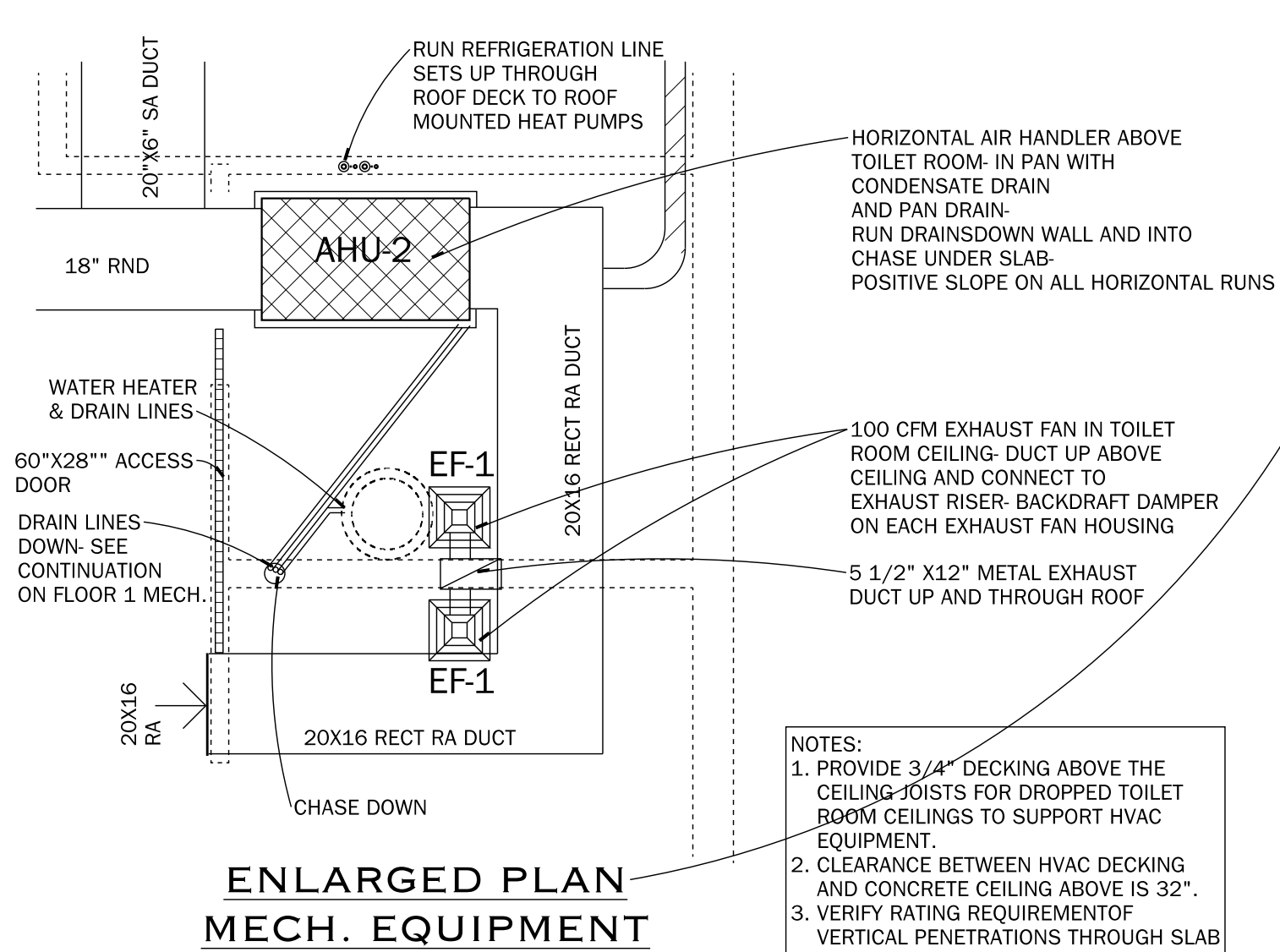
ROOF TOP MECHANICAL  
SCALE: 3/16" = 1'-0"

ENLARGED PLAN  
MECH. EQUIPMENT  
SCALE: 3/8"=1'-0"

NOTES:  
1. PROVIDE 3/4" DECKING ABOVE THE CEILING JOISTS FOR DROPPED TOILET ROOM CEILINGS TO SUPPORT HVAC EQUIPMENT.  
2. CLEARANCE BETWEEN HVAC DECKING AND CONCRETE CEILING ABOVE IS 32".  
3. VERIFY RATING REQUIREMENT OF VERTICAL PENETRATIONS THROUGH SLAB

| MARK   | EQUIPMENT                | CFM | OUTSIDE AIR REQ | SEER | AUX HEAT | ELECTRICAL REQ. |
|--------|--------------------------|-----|-----------------|------|----------|-----------------|
| HP-1   | 5 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| HP-2   | 5 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| HP-3   | 2 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| AHU-1  | AIR HANDLER HORIZONTAL   |     |                 |      |          |                 |
| AHU-2  | AIR HANDLER HORIZONTAL   |     |                 |      |          |                 |
| AHU-3A | WALL CASSETTE AIR DEVICE |     |                 |      |          |                 |
| AHU-3B | WALL CASSETTE AIR DEVICE |     |                 |      |          |                 |
| EF-1   | 100 CFM EXHAUST FAN      |     |                 |      |          |                 |

| MARK         | DEVICE                  | CFM | PLAN SYMBOL |
|--------------|-------------------------|-----|-------------|
| #X# SD       | SUPPLY AIR DIFFUSER     |     |             |
| #X# RA       | RETURN AIR FILTER GRILL |     |             |
| #X# XFER     | TRANSFER GRILL          |     |             |
| #X# OAG      | OUTSIDE AIR GRILLE      |     |             |
| CFM# SD LI   | 2'X2' LAY-IN DIFFUSER   |     |             |
| CFM# XFER LI | 2'X2' LAY-IN GRILLE     |     |             |



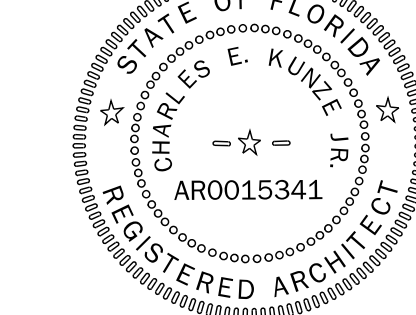
ENLARGED PLAN  
MECH. EQUIPMENT  
SCALE: 3/8"=1'-0"

| MARK   | EQUIPMENT                | CFM | OUTSIDE AIR REQ | SEER | AUX HEAT | ELECTRICAL REQ. |
|--------|--------------------------|-----|-----------------|------|----------|-----------------|
| HP-1   | 5 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| HP-2   | 5 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| HP-3   | 2 TON INVERTER HEAT PUMP |     |                 |      |          |                 |
| AHU-1  | AIR HANDLER HORIZONTAL   |     |                 |      |          |                 |
| AHU-2  | AIR HANDLER HORIZONTAL   |     |                 |      |          |                 |
| AHU-3A | WALL CASSETTE AIR DEVICE |     |                 |      |          |                 |
| AHU-3B | WALL CASSETTE AIR DEVICE |     |                 |      |          |                 |
| EF-1   | 100 CFM EXHAUST FAN      |     |                 |      |          |                 |

| MARK         | DEVICE                  | CFM | PLAN SYMBOL |
|--------------|-------------------------|-----|-------------|
| #X# SD       | SUPPLY AIR DIFFUSER     |     |             |
| #X# RA       | RETURN AIR FILTER GRILL |     |             |
| #X# XFER     | TRANSFER GRILL          |     |             |
| #X# OAG      | OUTSIDE AIR GRILLE      |     |             |
| CFM# SD LI   | 2'X2' LAY-IN DIFFUSER   |     |             |
| CFM# XFER LI | 2'X2' LAY-IN GRILLE     |     |             |

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ARTISAN'S Charles E. Kunze Jr. 25 W. Cedar St., Suite 106, Pensacola, FL 32502  
ARCHITECTURE 850-432-8438



PROJECT TITLE

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PENSACOLA, FL 32502

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PROJ. NO. 2025-017C  
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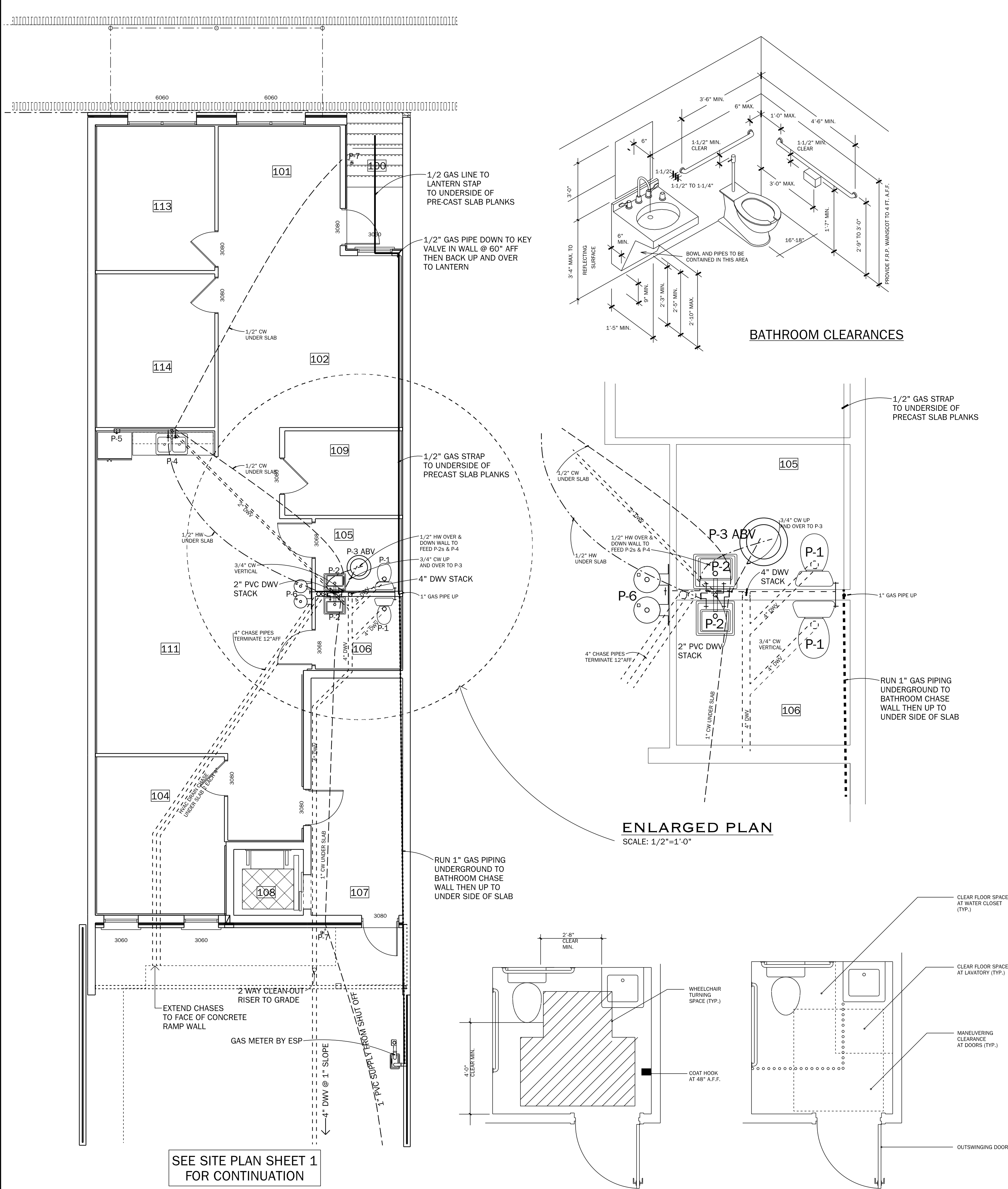
SHEET TITLE

MECHANICAL PLAN

SHEET #

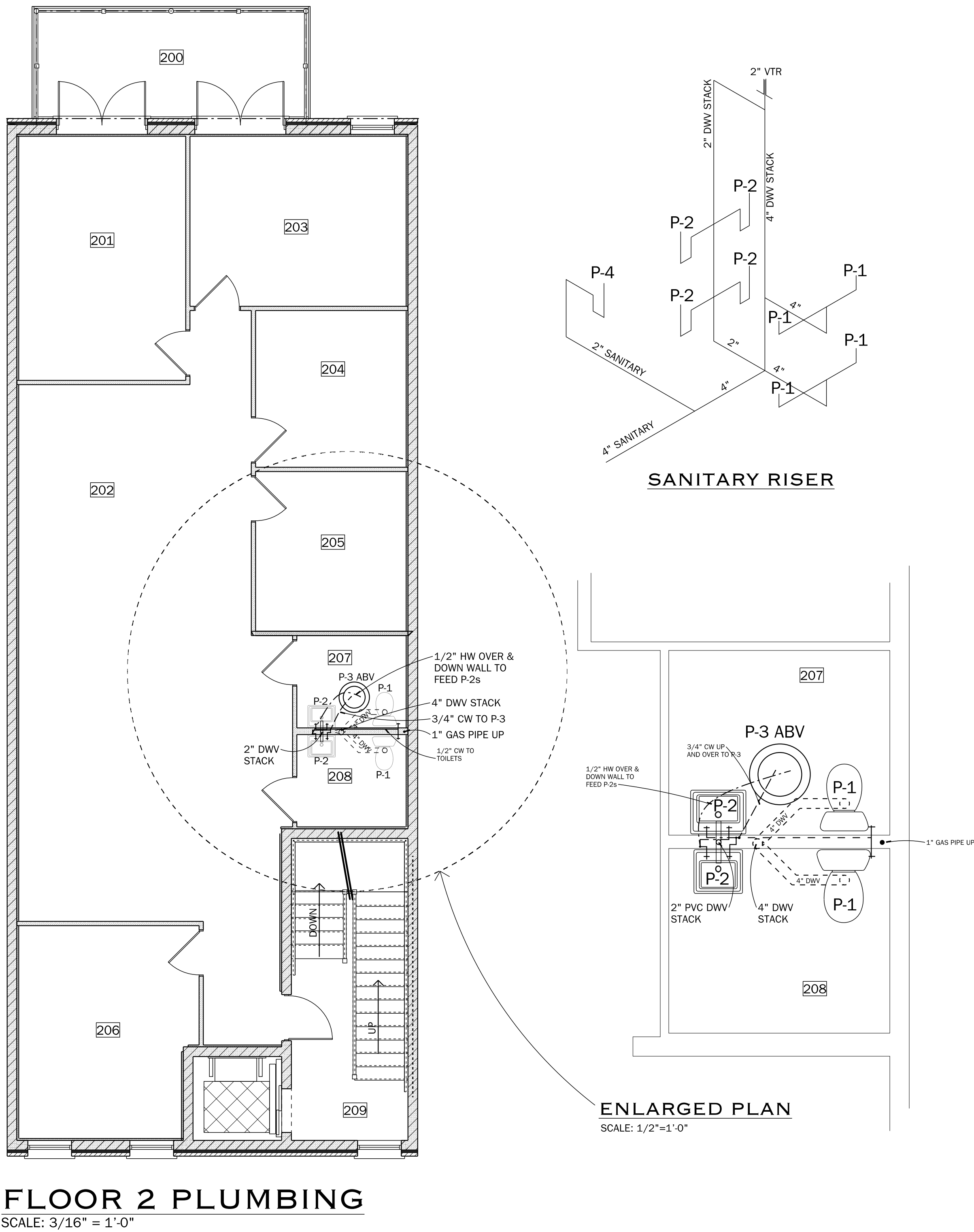
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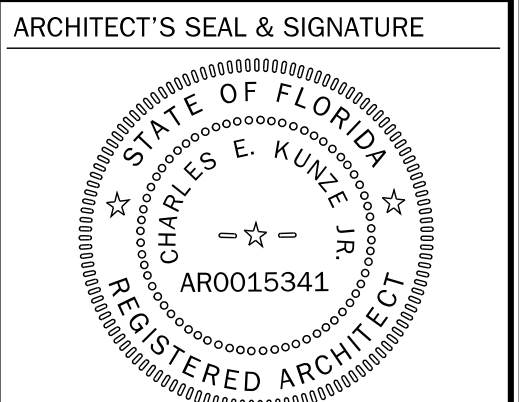
| PLUMBING FIXTURE SCHEDULE |                              |      |      |     |        |                                                    |
|---------------------------|------------------------------|------|------|-----|--------|----------------------------------------------------|
| MARK                      | EQUIPMENT                    | HW   | OW   | GAS | SAN    | ELECTRICAL REQ. COMMENT                            |
| P-1                       | ADA ELONGATED TOILET         | 3/2" | 4"   |     |        |                                                    |
| P-2                       | WALL HUNG LAV SINK           | 1/2" | 3/2" | 2"  |        |                                                    |
| P-3                       | 19 GAL ELECTRIC WATER HEATER | 3/4" | 3/4" |     |        | 20 AMP 110V DRAIN & TAP DOWN INTO CHASE UNDER SLAB |
| P-4                       | STAINLESS STEEL 8" DEEP SINK | 1/2" | 1/2" | 2"  |        |                                                    |
| P-5                       | ICE MAKE BOX                 | 1/2" |      |     |        |                                                    |
| P-6                       | W/LO DRINKING FOUNTAIN       | 3/2" |      |     | 1 1/2" | 110v OUTLET                                        |
| P-7                       | HOSE BIBB                    | 1/2" |      |     |        |                                                    |

FLOOR 1 PLUMBING  
SCALE: 3/16" = 1'-0"



FLOOR 2 PLUMBING  
SCALE: 3/16" = 1'-0"

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ARAGON 04-29-2026



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CHECKED BY: C.E.K.J.

SHEET TITLE  
PLUMBING PLAN

SHEET #  
16 / 17







1. Bike racks have been deleted. Comments from City of Pensacola review indicated that parking could be reduced but would not be exempt. Parking is required for each employee. Other parking can provide by on street City of Pensacola parking.
2. See the agreement with Aragon Owner's association. The parking are was originally provided for the commercial development opportunities on 9th Ave. The lot is currently leased out 50%-50% to residents-commercial. There are additional spaces available for commercial buildings in addition to these spaces leased for this building. The HOA board has prepared residents that in the future the entire parking lot may become needed for future commercial development.
3. The spaces other than non-private offices are for the benefits of the employees. The intent of the Flex Space is to provide couches, TV's, ping pong tables, etc. As you can see in the lighting and electrical plan there are no provisions for more workers in these areas. As of today there are only 2 current employees who will work in this building. Two more are planned to move to Pensacola within the first 2 years. Two of the offices are for high level executives who travel between multiple regions and wish to have an office for the possible 4 or so weeks per year they will be in Pensacola. No more plans are in the works after that. The majority of the company's employees work remote. They are a wholesale insurance provider. There are literally non walk-in customers.
4. That is a small section of low slope TPO roof back to the vertical wall off the recess. Added double soldier course at top of recess as shown on East Elevation Sheet 8.
5. On Material Selections Sheet 8 changed the siding to stucco. The color is Ivory to match the brick mortar color and the schmere on the face of the brick. All stucco is that color.
6. Property spaces have been deepened to 18' as shown on Site Plans Sheets 1 and 2. Parking area haas been changed to pervious concrete pavement and calculations have been corrected.
7. 12" metal roof panels have been noted on Material Selections Sheet 3.
8. Added perforated mesh panels to back side of screen fence at section at trash cans. Site Plan Sheet 2 and West Elevation Sheet 8.
9. Actual mechanical units and their size is shown South Elevation Sheet 9.
10. Lap siding material was a mistake. Changed to stucco. See Material Selections Sheet 3
11. Recessed can light removed from front Entry. Changed can light to copper wall lantern fixture. Notes about other locations were incorrect. Recessed Can lights are only at rear lower roof over ramp.
12. See added Railing and Fret Details on Sheet 8.
13. Ramp railing noted to be Anodized Bronze on Ramp Details Sheet 2
14. See revised West Elevation Sheet 8. The changes also appear on other Sheets as related
  1. Changed to steel column and steel beam
  2. Added gutter and downspout
  3. Recesses are to be. FBC requirement for openings less than 48" from an exterior wall that intersects a 2 hour fire wall. Where an 18" extension of the firewall is provided the 4' distance is no longer needed.
  4. Added double solider course at to pop brick wall on West Elevation and double soldier course at to pop recess.



**Aragon Neighborhood Association, Inc.  
PO Box 12507  
Pensacola FL 32591  
850-434-7633**

July 7, 2026

Mr. Kevin Hagen  
H & H Building Group, Inc.  
625 E. Romana St.  
Pensacola, FL 32502

RE: Aragon Neighborhood Leased Parking Spaces

Dear Mr. Hagen,

Aragon Neighborhood Association, Inc., can accommodate your request for three additional parking spaces. This brings you to five parking spaces for commercial use.

Sincerely,

*Susan Moody*  
Association Manager



| <b>Department:</b> | <b>Comments:</b>                                                                                                                                                                                                                                                                                                         |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning           | No comments.                                                                                                                                                                                                                                                                                                             |
| FIRE               | No comments.                                                                                                                                                                                                                                                                                                             |
| PW/E               | No comments.                                                                                                                                                                                                                                                                                                             |
| Surveyor           | No comments.                                                                                                                                                                                                                                                                                                             |
| Inspection Svcs    | No comments.                                                                                                                                                                                                                                                                                                             |
| Pensacola Energy   | No comments.                                                                                                                                                                                                                                                                                                             |
| ECUA               | ECUA has no comment on the aesthetic review.                                                                                                                                                                                                                                                                             |
| FPL                | No comments.                                                                                                                                                                                                                                                                                                             |
| ATT                | No comments.                                                                                                                                                                                                                                                                                                             |
| FDOT               | No comments.                                                                                                                                                                                                                                                                                                             |
| CRA                | No comments.                                                                                                                                                                                                                                                                                                             |
| Parking            | No comments.                                                                                                                                                                                                                                                                                                             |
| Airport            | No comments.                                                                                                                                                                                                                                                                                                             |
| Arborist           | No comments.                                                                                                                                                                                                                                                                                                             |
| Floodplain         | Based on the proposed elevation provided in the plans, I would need a proposed construction elevation certificate followed by an under construction and finished elevation certificate at the appropriate points of development. The plans seem to otherwise comply with flood provisions based on my precursory review. |
| Traffic Operations | No comments.                                                                                                                                                                                                                                                                                                             |



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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.*



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- 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



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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.*



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- (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.



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- 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



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- 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.*



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- 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.



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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



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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



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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,



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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.





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 26-794

Planning Board

7/14/2026

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### **ACTION ITEM**

#### **SUBJECT:**

Proposed Update to the Land Development Code

#### **SUMMARY:**

Inspire Placemaking Collective has prepared an update to the Land Development Code. The LDC establishes the standards that guide land use and development within the City, addressing topics such as zoning, development regulations, parking, signage, and more. This update aims to reorganize the code to eliminate redundancies and internal conflicts, clarify and consolidate language, streamline development procedures, modernize outdated regulations, and improve the overall usability and effectiveness of the LDC.

Phase 2 of this project began in December 2024 and has included a variety of public engagement and review activities. These efforts have involved public workshops and open houses, monthly Planning Board discussions, and meetings with staff and stakeholders to produce a clearer and more concise code. A draft of the updated LDC and all relevant documents may be found on the project's website here - <https://www.inspire-engagement.com/pensacola-ldc>.

#### **ATTACHMENTS:**

None