



City of Pensacola

Planning Board

Agenda

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

May 14, 2024, 2:00 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-451 PLANNING BOARD MEETING MINUTES FROM FEBRUARY 13, 2024

Recommendation:

Sponsors:

Attachments: Planning Board Minutes February 13, 2024

REQUESTS

2. 24-452 REQUEST FOR FINAL AESTHETIC REVIEW - 9 S. 9TH AVENUE, ZONE GRD-1

Attachments: 9 S. 9th Avenue_Images
9 S. 9th Avenue_Application Packet
Review Comments_Aesthetic and Site Plan Review for May
Planning Board - 9 S. 9th Avenue
Sec._12_3_12(2)_Gateway Redevelopment District

3. 24-453 REQUEST FOR CONCEPTUAL AESTHETIC REVIEW - 1012 AND 1016 E. GREGORY STREET, ZONE GRD

Attachments: 1012 and 1016 E. Gregory Street_Images
1012 and 1016 E. Gregory Street_Aesthetic Review_4.19.2024
Review Comments_Conceptual Review of 1012 and 1016 E.
Gregory Street
Sec._12_3_12(1)_Gateway Redevelopment District

OPEN FORUM

DISCUSSION ITEMS

4. 24-454 STAFF UPDATE ON THE LAND DEVELOPMENT CODE ASSESSMENT
BY INSPIRE PLACEMAKING COLLECTIVE

Recommendation:

Sponsors:

Attachments: *None*

ADJOURNMENT

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ADA Statement

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



MINUTES OF THE PLANNING BOARD
February 13, 2024

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose, Board Member Sampson

MEMBERS ABSENT: Board Member Villegas

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Assistant City Attorney Lindsay, Assistant City Administrator Forte, Help Desk Technician Russo, Development Services Director Morris, City Surveyor Odom, Development Services Coordinator Statler, Executive Assistant Chwastyk, Assistant Airport Director Remington, Administrative Assistant Partington

STAFF VIRTUAL: None

OTHERS PRESENT: Douglas Wassmer, DD Gomes, Henry Gomes, Carol Conde, Renee Wilhoit, Chris Wilde, John Bullock, Royiv Rayah, Verkat Kardi, Ashok Ailtharaju, Bob Gerold, Joseph Kyle, Shankar Gadupudi, Chris Tonn, Tony Jones, Charles Liberis, Brian Spence, James Gulley, Ronnie Mart, Jawad Ayyad, Ibrahim Ayyad, Alan Gray, Amir Fooladi, Calli Sivils, John Buzzell

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from January 9, 2024
- **New Business:**
- Request for Conceptual Aesthetic Review – 920 E. Gregory Street, Zone GRD
- Request for Vacation of Alley and Street Right-of-Way – 100 Water Street and 3600 Elkton Street, Zone R-1A
- Request for Zoning and Future Land Use Map Amendment for Blount and 6th Avenue, Zone R-1AA
- Request to Recommend a New Zoning District and Future Land Use Category for the Voluntary Annexation of Three Parcels Owned by Airport Apartments, LLC
- Conditional Use Permit for Communications Tower – 2650 Creighton Road, Zone C-

- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

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

Approval of Meeting Minutes – Board Member Van Hoose made a motion to approve the January 9, 2024, minutes, seconded by Board Member Sampson, and it carried 6:0.

New Business –

Request for Conceptual Aesthetic Review – 920 E. Gregory Street, Zone GRD

Assistant Planning & Zoning Manager Harding introduced the item. SMP Architecture is requesting conceptual aesthetic review for a new 48-unit residential development with parking. Since this item is for conceptual review, staff has not examined the preliminary renderings for strict compliance with the Gateway Redevelopment District standards, stormwater requirements, landscaping, etc. At this time, the applicants are only asking for the board's feedback regarding the overall design, massing, and siting of the project and its features. This application has been routed through the various City departments and utility providers.

The purpose of the Gateway Redevelopment District was read to the board members. Brian Spencer of SMP spoke to the board. The parcel backs up to C-3, near Bagel Heads and across from the site is the back of South Market Restaurant, all businesses within the area were mentioned. Mr. Spencer point out that there's more redevelopment opportunity in GRD since a common theme among other developments is not present. Phillip Partington of SMP addressed the board next. He presented more slides for the board to view and went over what is allowed in zoning district GRD, feeling this is an appropriate use for this property; proposing 96-units, 48-units per building which is about half of the maximum density allowed. Off-street parking requires 1 space per unit, they will have 96-units they and will be providing 240 spaces all within the footprint of the building. Mr. Partington went over the required setbacks, 10 feet on Gregory side and 5 feet on other boundaries. Primary access is on Heinberg, along they may look at providing access on Old Gregory to the east of where the bridge comes in at, they would have to get FDOT approval since it's a state road, but for now access will be on Heinberg. The way they want to build will provide view corridors with 64 percent lot coverage, they will be 40 percent open. The design team met with City Arborist, and designed around a massive tree in the middle, they are preserving a number of trees and will mitigate if necessary. Board Member Grundhoefer asked about material being used and why they are no longer making it white, Mr. Partington felt it was too much white so they are using a warm mahogany tone of stucco. They plan on using a screen type material for the green wall to grow on. Balconies will have restrictions; those will be addressed in covenants. They will try to get access to Gregory towards the eastern end of their property. The pumphouse is owned by Pensacola Energy, they own property all around. It was confirmed that Gregory is a state road, any changes would have to have prior approval from the FDOT. Exit and entrance will be on Heinberg, no plans to widen. Board Member Powell appreciated the applicant

going line by line through the code. Board Member Van Hoose appreciated the representative pictures presented and inquired if they were committed to the colors in the renderings. Mr. Partington replied yes, though there may be minor changes. The development will have a deep pile foundation, so they are not concerned with noise of train tracks. Mr. John Bullock spoke and has concerns about the access only being on Heinberg since there's a possibility of 240 more cars on Heinberg with this new development. He feels a traffic study should be done. Mr. Alan Gray also spoke and hopes this will be looked at favorably. Mr. Chris Tonn spoke and has traffic concerns for Heinberg as well, and welcomes additional traffic studies. City of Pensacola transportation planner is aware of project and will be kept in the loop and will be speaking to those associated with the project. Brian Spencer mentioned the condo residents have a fluid schedule, not concentrated at specific times for those concerned about the traffic. The board offered the applicants ideas and concepts of the board's interpretation and observations and that the applicants will take those to heart. **Board Member Powell made the motion to recommend conceptual approval, seconded by Vice Chairperson Larson, and it carried 6:0.**

Request for Vacation of Alley and Street Right-of-Way – 100 Water Street and 3600 BLK Elkton Street, Zone R-1A

Assistant Planning & Zoning Manager Harding introduced the item. A request has been received from Old City Developers, LLC, for a vacation of right of way at 100 Water Street and 3600 BLK Elkton Street. This includes two rights of way: (1) an unimproved portion of Water Street and (2) an unimproved alleyway. Both are located within two parcels under a single ownership. The purpose is to develop the parcels as a subdivision which will also be reviewed by Planning Board in the future. This application is a rehearing, and the original application was presented in August 2023 where the board voted 6-0 to "deny the application without prejudice and to allow the applicant to return to Planning Board to verify concerns heard by the public". The applicant has had further discussions with neighbors. This request has been routed through the various City departments and utility providers. Mr. Charles Liberis, the applicant, addressed the board. The property is to the east side of Bayou Chico, has a right-of-way that has never been used. A vacation will not impact the neighbors to the north since they have an exit to the north of their property. He asked that the board please reconsider. Board Member Grundhoefer asked if access to water has been resolved, Liberis stated it has not been resolved and it's private property, any one going to the water that way is trespassing. This is a city right-of-way, if the vacation is approved, it will be basically deeded to the property owner or applicant. The board members had a discussion regarding access for properties surrounding the property in question. What has changed from the last meeting is the homeowner that had concerns, no longer has those concerns. Ms. Renee Wilhoit spoke and stated that would have a problem if she will be land locked if this approved. She's not against this item, she just does not want it to affect her negatively. No one uses the right-of-way currently. The homes located at 3501 and 3505 Marques still have access to public right-of-way if this vacation goes through. Staff confirmed that Ms. Wilhoit's property would not be impacted as a result of a vacation. Mr. Douglas Wassmer spoke and felt that there's no water access on Marques Street. Chairperson Ritz reiterated that his comment did not apply to the item they are discussing. Board Member Grundhoefer asked if the City could clean this right-of-way up, Assistant City Attorney Lindsay replied that it requires private parties to resolve it, but the city would cooperate in any way they can. **Board Member Grundhoefer made**

a motion to approve, seconded by Board Member Van Hoose and it carried 6:0.

Request for Zoning and Future Land Use Map Amendment for Blount and 6th Avenue, Zone R-1AA

Assistant Planning & Zoning Manager Harding introduced the item. Rajiv Rajah is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 1421 N. 6th Avenue (total of two parcels) and 1419 N. 6th Avenue. The properties are currently zoned R-1AA, Medium-Density Residential Zoning District, and the existing Future Land Use (FLU) designation is MDR, Medium-Density Residential. The applicant is proposing to amend the zoning district to R-NC, Residential/Neighborhood Commercial Zoning District, and the FLU to Residential/Neighborhood Commercial Land Use. The properties are currently “existing nonconforming” in terms of land use and setbacks. If approved, the desire is to bring the lots into zoning compliance with the intent to later subdivide, since the requested zoning would accommodate smaller setbacks and lot requirements. This application has been routed through the various City departments and utility providers. Currently R-1AA zoning allows for single-family detached, duplexes, townhomes, cemeteries, churches and currently one of the lots has three single family detached residences which would not be normally permitted in this zoning district. R-NC allows for residential design manufactured homes, retail food and drugstore, personal service shops, clothing and fabric stores, specialty shops, floral shops, bakeries, health clubs, martial arts studios, laundromats, outdoor sales of trees and shrubs and any uses permitted in R-2. It was reiterated that the board is not approving a project, they are reviewing a proposed change to the zoning, and any of those allowed uses could become by right allowed if this goes through to city council. This would have two readings before city council since ordinances are involved. Mr. Rajiv Rajah, the owner of the parcels was there to address the board. Board Member Grundhoefer wanted clarification, R-1AA does not allow multi-family, but it's already there. Multi-family is treated as commercial. All lots have structures on them, none are vacant. Board Member Van Hoose inquired as to why he needed the rezoning, applicant replied he was under the impression that it had to be rezoned in order to be able to split the lot to bring it into compliance. If existing houses remain it would be exempt from the CRA overlay requirements, defer to underlying zoning districts for minimum lot sizes. A discussion began about if re-platting the parcels would then bring it into compliance. The board discussed how R-2 is less intensive than R-NC, the board may suggest going to R-2 instead and it would be legal since it would be a transitional zone and not spot zoning. Board Member Grundhoefer stated he will not support R-NC, but will support R-2. The applicant still has the ability to lobby for his original request when it goes before city council despite what the board recommends. Board Member Van Hoose stated she sees on the map R-NC on Davis and 6th, also that zoning only changes if an applicant requests it. This will go before city council on March 21st. **Mr. Vice Chairperson Larson made the motion to recommend approval to amend the subject properties to a transitional ‘R-2’ zoning district and a future land use designation of ‘O’. Board Member Grundhoefer recommended that language be added to state that Planning Board felt the original request to rezone the property to R-NC (with a future land use of RNC) was too intense of a designation from a 6th Avenue frontage, and therefore suggest that ‘R-2’ and ‘O’ be designated instead since it is less intensive. Chairperson Ritz agreed and added that amendment to ‘R-2’ and ‘O’ would act as transitional zoning and that it still works with the applicant’s desired use of the property. Vice Chairperson Larson amended his motion to reflect**

these statements. Board Member Powell seconded the motion and it carried 6:0. Mr. Tony Jones lives adjacent to property and spoke in opposition to R-NC and R-2. He feels there's already not enough parking and this would cause other issues. He stated he would be sure to speak at the city council against this request. He's at liberty to bring as many of his neighbors to the council meeting to voice their concerns. Chairperson Ritz stated that despite his concerns he doesn't feel it would have changed the outcome. The board was asked to confirm if Mr. Jones' comments would have changed their decisions, and all board members present verbally agreed that it did not and that the board's motion stands.

Request to Recommend a New Zoning District and Future Land Use Category for the Voluntary Annexation of Three Parcels Owned by Airport Apartments, LLC

Assistant Planning & Zoning Manager Harding introduced the item. Bearing Point Properties, on behalf of Airport Apartments, LLC, has requested that the City approve a voluntary annexation to incorporate the parcels located at 422, 424, and the 400 Block of Airport Boulevard into the City limits. The annexation request for the subject parcels took place at the February 8, 2024, City Council meeting. The parcels are contiguous to the city limits, located along Airport Blvd, and encompass approximately 7.5 acres. The request indicates that the future plans for the property are to develop a 200-unit apartment complex. These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation. The city reviewed the adjacent zoning districts for the proposed use as multiple-family attached dwellings and recommends "Residential/Office Land Use District" (R-2) for the new zoning district and "Office" (O) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. Currently, Escambia County has it zoned as Commercial. There are no issues with the proposal, only if we were creating an enclave and we are not doing that. The board reviewed the map and the surrounding zones of those parcels. They chose R-2 because it is adjacent to existing R-2, and it allows multi-family without allowing all the heavy commercial uses aligning with the developer's request and intended development of the property. **Vice Chairperson Larson made the motion to recommend approval. Chairperson Ritz clarified that the motion was to recommend a zoning district of 'R-2' and a future land use of 'O' as proposed. It was further clarified that 'R-2' was an appropriate zoning assignment for the parcels since they were contiguous to other properties in the city zoned 'R-2' and 'O'. Board Member Powell seconded the motion and it carried 6-0.**

Conditional Use Permit for Communications Tower—2650 Creighton Road, Zone C-1

Assistant Planning & Zoning Manager Harding introduced the item. SBA Communications along with its service provider, Verizon Wireless, has requested a Conditional Use Permit for a Communication Tower at 1224 Creighton Road (Walmart Supercenter site). This property is currently zoned Commercial (C-1), which permits this use by the granting of a Conditional Use Permit. The proposed tower will be a 90-foot-tall monopole with a 5-foot-tall lighting rod, for a total height of 95 feet. Section 12-3-108 of the Land Development Code addresses this use with specific site plan requirements which have been included in this packet for review. This application has been routed through the various City departments and utility providers, including the Airport who have no objections so long as the total height of the tower is no taller than 95 feet and so long as the structure contains red obstruction lights. Assistant Planning & Zoning Manager Harding read aloud the six standards for approval of conditional use, they are as follows: 1) The proposed use shall

be in harmony with the general purpose, goals, objectives and standards of the city comprehensive plan, the land development regulations, or any other applicable plan, program, map, or regulation adopted by the city council. 2) The proposed use will not adversely affect the public health, safety, or welfare. 3) The proposed use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses. 4) The proposed use shall be provided with adequate public facilities and services, including roads, drainage, water, sewer, and police and fire protection. 5) The proposed use will not create undue traffic congestion. 6) The proposed use shall minimize, to the extent reasonably possible, adverse effects on the natural environment. Harold Timmons, representing Tower Engineering Professionals presented the board with a slide presentation. The presentation includes why they feel the site is needed and the goal of the site. Development details were provided in the presentation; some of those provided where ingress/egress will be from Creighton Road, along an existing drive aisle located within a 20' non-exclusive access and utility easement, visitation limited to equipment support/maintenance personnel, signage is limited to safety and tower owner contact information, and lighting is required for air safety navigation. The tenant will be Verizon Wireless. The tower will be located on a part of Walmart's property that they do not utilize. Harold Timmons mentioned that Verizon complies with all Federal, state, and local requirements. The lighting on the structure is a safety feature for small aircraft that is being required by the local airport director. Board Member Sampson wanted to know why they chose that location since it's in direct path of aircraft. Harold Timmons replied, SBA has a relationship with Walmart, its heavy retail, highly commercial area, and they are willing landowners. Walmart selected the spot for the tower, it suits their needs, it's the best location to have the least amount of impact. They make sure to obtain approval from the FAA, they provide a notice of hazard of air navigation after they have studied it to make sure it's acceptable. They are bound to build what is approved by the board; they will abide by that. If they need to come back to the board for an amendment. Assistant Airport Director of Planning & Engineering Remington stated they look very closely at proposals such as this. They worked with the client to get the tower below an acceptable height from their standpoint. Their primary concern is the safety of passengers flying from the airport. It was looked at from an IFR standpoint which resulted in them lowering the height of the tower, they looked at it from a 1,000-foot extension on an 8,000 foot runway. They looked at it as if it existed today and if it was extended in the future, it would not be in conflict with the runway as it is today and in the future. Bob Gerold lives in the area, he would like the tower moved back, he does not want the red blinking light coming into his front window and feels it's an intrusion into their neighborhood. Assistant Airport Director Remington stated the obstruction lighting was a request from the airport to prevent aircraft from striking the tower, they can shield that obstruction light from the bottom so that those on the ground can't see it, it would only be visible to aircraft. Carole Conde, resident close to Walmart spoke out against the tower being put in that location, if it has to be put there, please move it to a different location in the parking lot. Chris Wilde just asked the board to consider the families that live in the neighborhood. Harold Timmons went over some of the photos in the slide presentation, he feels the trees in the neighborhood will block the visibility of the tower for the neighborhood. There has not been any discussion with Walmart about moving the tower, he feels they would not be open to doing so, they usually want you in an area they do not utilize. He will make sure to have that conversation with Walmart to see if they are willing to move it and they are willing to look at what they can do to mitigate the lighting on the

structure such as shielding that meets the Airports requirements. Airport Assistant Director Remington went over the calculations for determining the height differential for moving the tower closer to the airport. They will do some research of examples of the lights with the shields to see how it looks from a neighbor's standpoint. The red light would be a steady burning red light not a strobing light, it would always be on. The lower they take the tower the less carriers would be able to utilize the tower. The board went back over the six standards to approve the conditional use request. Assistant Airport Director Remington had made a comment earlier just because it's legal doesn't mean it's a good idea, he expanded on that comment. Building towers of any type in the direct approach of a runway is not a sound planning principle. In this instance, they have been careful to try and ensure what the requirements are for the FAA. More discussion took place regarding what would have to be done for the neighbors to help them be more accepting of the tower. Board Member Grundhoefer stated that they have met all the requirements and zoning allows for this use. Assistant Planning & Zoning Manager Harding mentioned that regardless of what the board decides, it will go before the city council. As with all conditional uses, the city reserves full authority to deny any request for a conditional use or to impose reasonable conditions on that use. **Chairperson Ritz made the motion to recommend approval of the conditional use of the tower at its current height, and that the applicant investigate using shields for the illuminated red lights as described by the Airport's representative. Board Member Grundhoefer seconded the motion and it carried 4-2, with Board Member Van Hoose and Vice Chairperson Larson dissenting.**

Open Forum – none

Discussion

Planning & Zoning Manager Cannon gave an update on the LDC assessment by Inspire and the five-day working sessions. All the information is with Inspire Placemaking to put into a report to come back to staff to make comments. The project is on track to come before the board in May for an informational presentation. Board Member Van Hoose stated that they did a great job with assessment. Staff then went over items that the board voted on that went before city council.

Adjournment – With no further business, the Board adjourned at 5.10 p.m.

Respectfully Submitted,



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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-452

Planning Board

5/14/2024

ACTION ITEM

SUBJECT:

Request for Final Aesthetic Review - 9 S. 9th Avenue, Zone GRD-1

SUMMARY:

Dalrymple Sallis Architecture is seeking final approval for a rear addition to a single-family residence in the Aragon subdivision. The renovation includes the replacement and expansion of the rear balcony, the addition of a ground-floor patio with an outdoor kitchen, and new walkways and landscaping in the rear courtyard. This packet has been approved by the Aragon Architectural Review Board.

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. 12-3-12\(2\) Gateway Redevelopment District, Aragon](#)

ATTACHMENTS:

1. 9 S. 9th Avenue_Images
2. 9 S. 9th Avenue_Application Packet
3. Review Comments_Aesthetic and Site Plan Review for May Planning Board - 9 S. 9th Avenue
4. Sec._12_3_12(2)_Gateway Redevelopment District

9 S. 9th Avenue – final aesthetic review





**Planning Board Application
Request for Aesthetic Review**

Application Date: 4/12/2024

Project Address: 9 S 9th Avenue, Pensacola, FL, 32502

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E Government St, Pensacola, FL, 32502

Email: scott@dalsal.com **Phone:** 850-470-6399

Property Owner: Amy Twitty

**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:

Renovation of exterior yard at the rear. We will be removing the existing rear balcony to create a new larger tiled balcony. A patio with an outdoor kitchen will be added on the ground floor balcony extension. New work to the rear yard to include new paved walkways, re-sodded irrigated yard, and concrete planters. This work has been approved by the Aragon Review Committee.

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.

J. Scott Sallis

Applicant Signature

04/11/2024

Date



APPROVED 3/20/24
Michael Crawford, AARB
Per email, new paint color will be
applied to entire exterior - not just on
the new construction.

APPLICATION for MINOR CHANGE in WORK

Owner: Amy Twitty	Architect/ Designer: Dalrymple Sallis Architecture	Contractor: Kevin Hagan
Address: 9 S 9th Avenue, Pensacola, FL 32502	Address: 503 E. Government St.	Address:
Phone:	Phone: (850) 470-6399	Phone: (850) 530-4226
Fax:	Fax:	Fax: (850) 254-1030

I hereby request the following change be made to my previously approved submissions to the AARB

CHANGE CATEGORY (See page 2 for description of categories and fees):		
☐ Replacement Or Repair / No Change - \$0	☐ Change In Materials or Color - \$25	☒ Other Changes to Exterior or Property - \$150
FULL DESCRIPTION OF REQUESTED CHANGE (use extra pages if needed):		
Renovation of exterior, removal of existing balcony to create a new larger tiled balcony. Kitchen patio to be added underneath new balcony. New work requires new paved walkway, re-sodded backyard, and concrete pad.		
LIST SUPPORTING DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SUBMITTED WITH THIS APPLICATION:		
Architectural sheets, AARB material sheets		

Please submit this form along with supporting documents, drawings, images and/or color swatches to:

Aragon Architectural Review Board

Michael@caldwell-assoc.com AND susan@professionalassociationmanagers.com

Send required fees to:

Michael Crawford · Caldwell Associates · 116 N Tarragona St · Pensacola, FL 32502 or by VENMO @michaelcrawfordarchitect.

APPLICATION for MINOR CHANGE in WORK

FEE SCHEDULE

TYPE OF MODIFICATION	FEE
<u>REPLACEMENT OR REPAIR / NO CHANGE:</u> No change to original materials, color, or design (includes repainting, repairs, or replacement)	\$0
<u>CHANGE IN MATERIALS OR COLOR:</u> - Change to materials or color from original - Minor landscape revisions, garden walls, solar panel additions, generator installations, pools - Interior renovations with no impact on the exterior	\$25
<u>OTHER CHANGES TO EXTERIOR OR PROPERTY:</u> Building renovations affecting the exterior, additions, new outbuildings, or other structures	\$150

NOTE: Review of request does not take place until this form and applicable fees are paid. Fees may be paid by check or VENMO to @michaelcrawfordarchitect.

Memorandum

Date: Monday, February 26, 2024
Recipient: Aragon Architectural Review Board
Project: **9 S. Ninth Avenue** Pensacola, Fl

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Grout	Boral	Ivory buff
Stucco	STO	3034 Muslin
Stucco Trim	STO	330 Ultra-White
Roof (parapet cap metal)	MS Metal Sales	Linen White (81)
Railing	NA	Iron Ore (SW 7069)
Porch Ceiling	Sealed Cypress T&G	Beechwood (SW 3132)

Stucco



Stucco Wall. Senergy. "3034 Muslin."



Stucco Trim. Senergy. "330 Ultra-White."

Paint Colors



Powder Coating

Shermin Williams:
SW 7069 Iron Ore

Wood



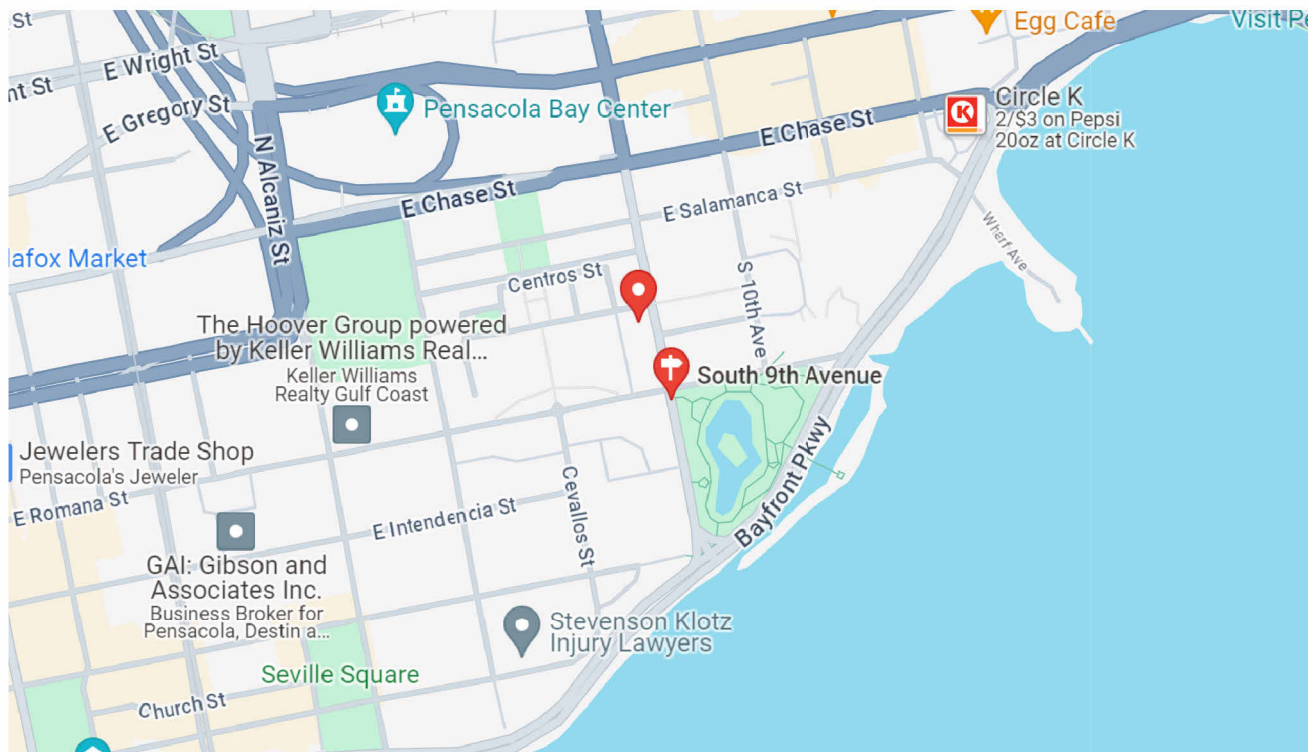
Porch Ceilings – SW 3132 Beechwood
Sealed Cypress Tongue and Groove



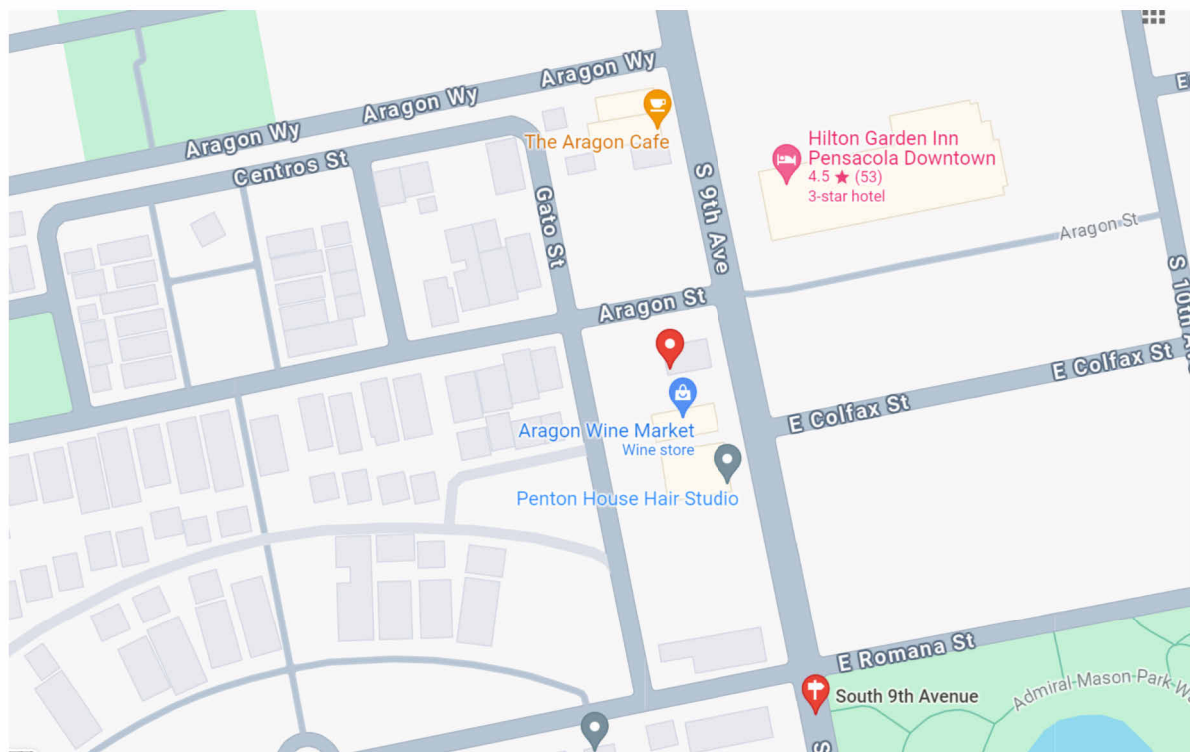
Twitty Renovation

AN OUTDOOR LIVING SPACE RENOVATION

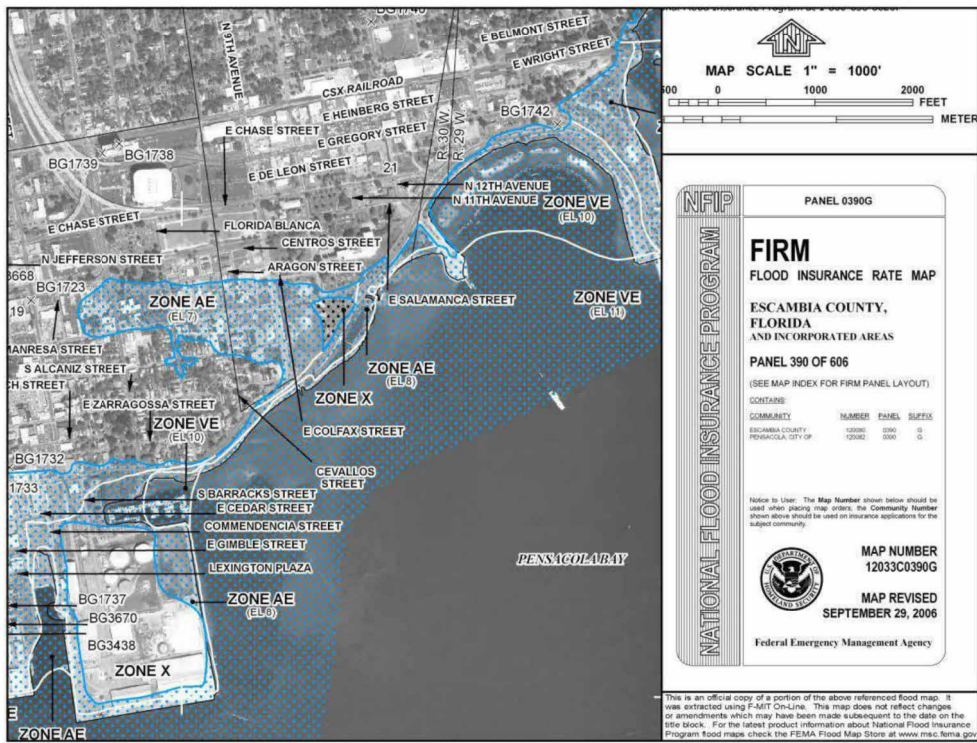
9 S 9th Avenue, Pensacola, FL



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



PROJECT TEAM:

ARCHITECT OF RECORD :
J. SCOTT SALLIS, AIA scott@dalsal.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-6399

BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE, RESIDENTIAL

CONSTRUCTION TYPE:
TYPE VB- UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

ZONED: GRD-1

FLOOD ZONE: AE (ELEV. 7)

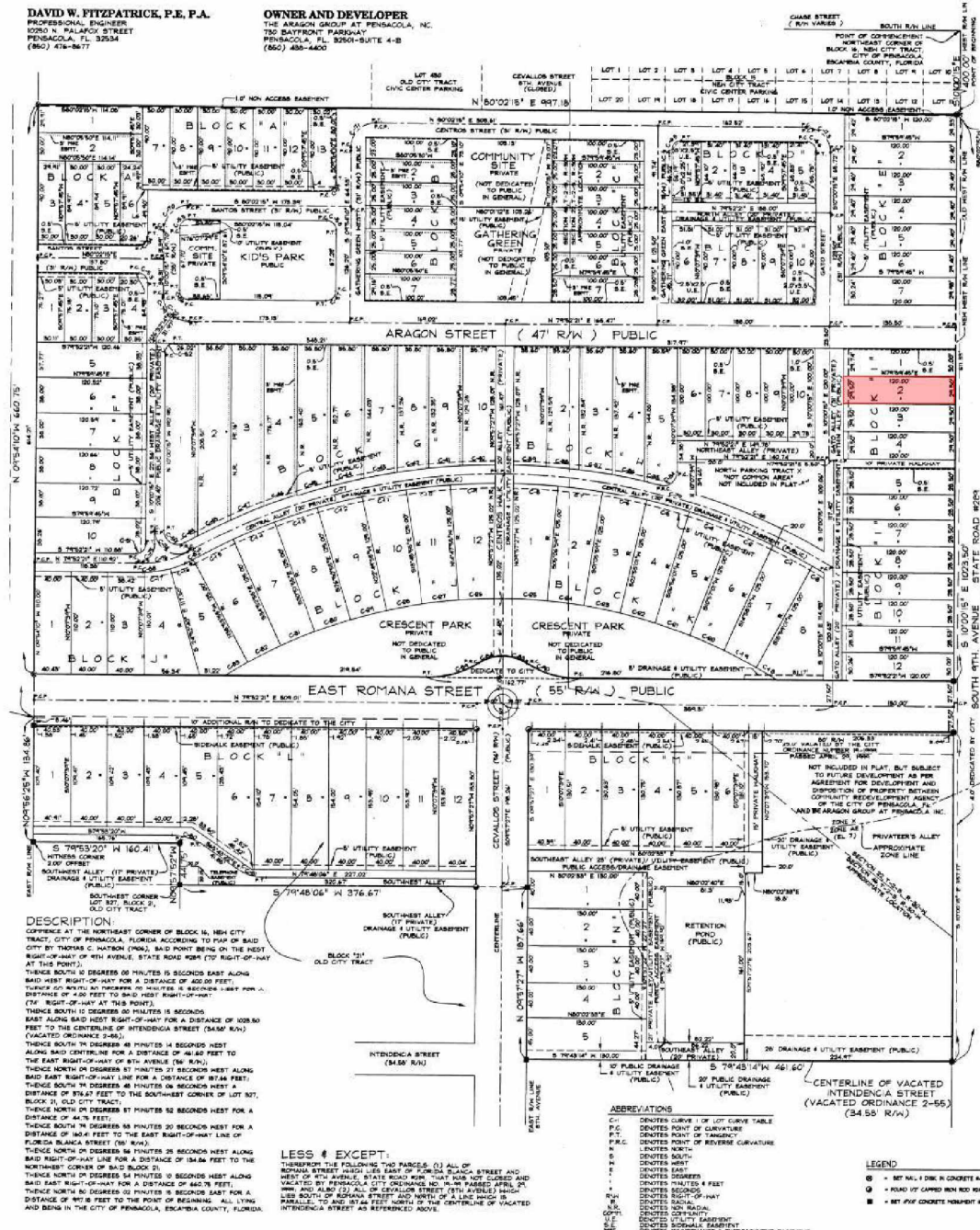
PHYSICAL PROPERTIES:
EXISTING RESIDENCE SF: 2,316 SF
BUILDING HEIGHT: 32'-0"
NO. OF STORIES: 2
NEW PORCH SF: 500 SF

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE PLAN & LANDSCAPE PLAN	
A101	FIRST FLOOR PLANS	
A102	PATIO PLANS AND DETAILS	
A201	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A501	SCHEDULES & DETAILS	



NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS



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CERTIFICATION

NOT FOR CONSTRUCTION

Twitty Renovation

9 S 9th Avenue, Pensacola, FL

DRAWN BY: CVB
CHECKED BY: JSS

ISSUE DATE:
4-12-2024

REVISIONS:
No. Desc. Date

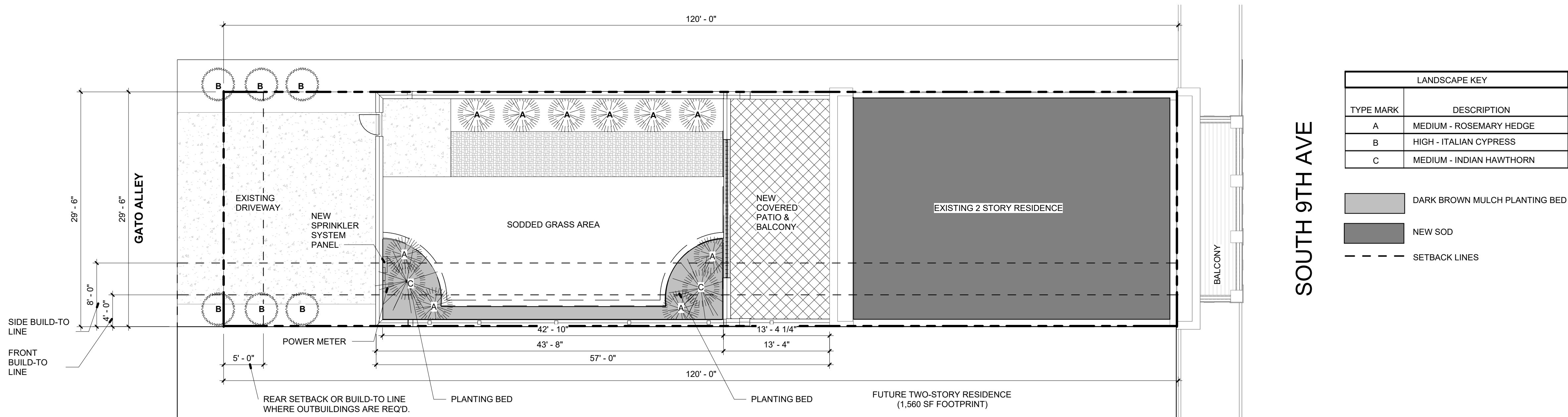
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TITLE SHEET

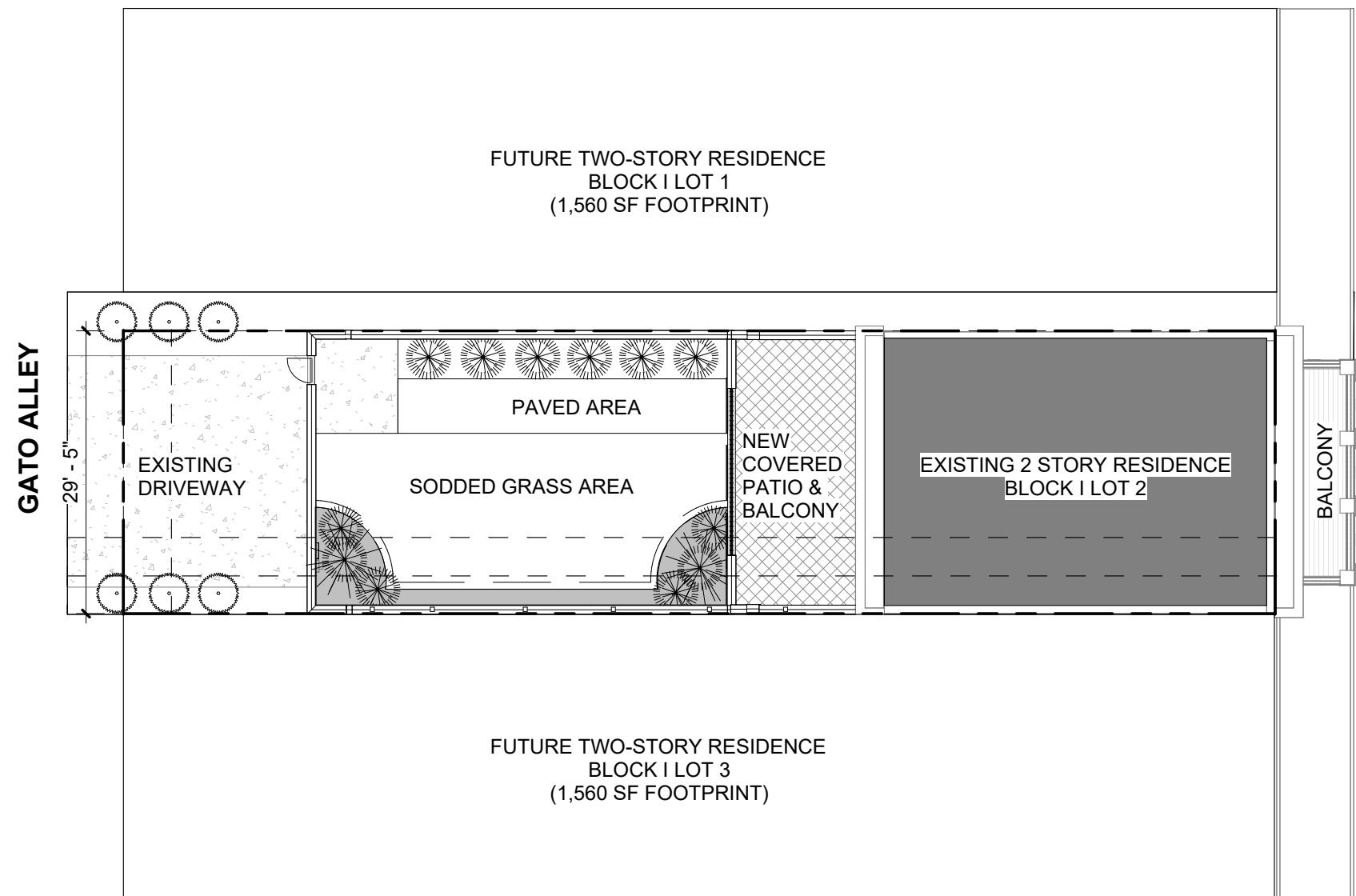
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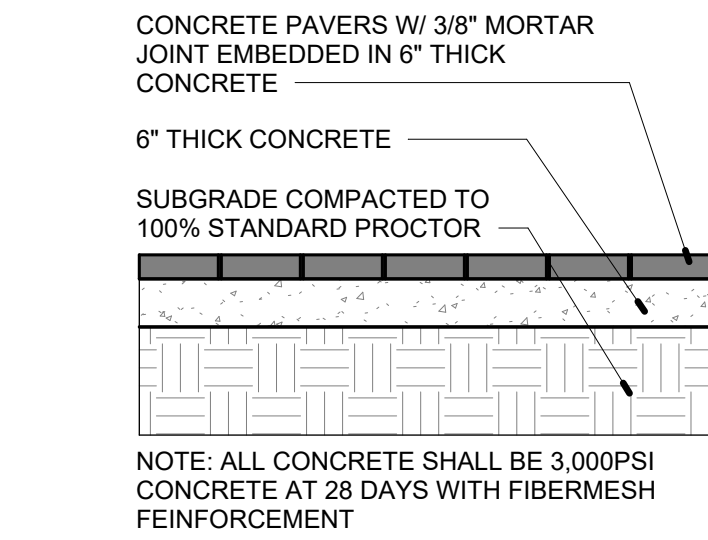
PROJECT NO:
23022



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



2 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



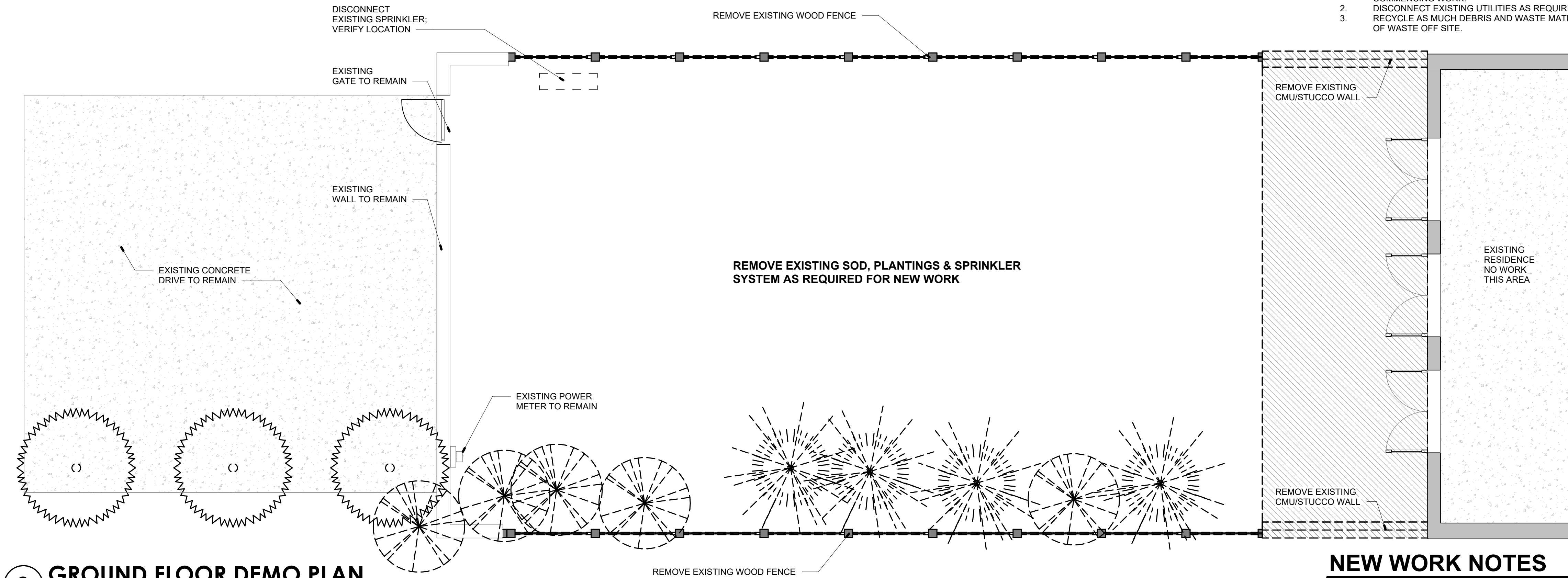
4 PAVER DETAIL
1/4" = 1'-0"

LOT COVERAGE CALCULATIONS

PROPOSED IMPERVIOUS AREA:			
EXISTING RESIDENCE:	1106 SF x 1%	=	1106 SF
EXISTING DRIVE IMPERMEABLE:	602 SF x 1%	=	602 SF
CONCRETE IMPERMEABLE PAVERS	473 SF x .65%	=	307 SF
CONCRETE PERMEABLE PAVERS	195 SF x .65%	=	127 SF
CONCRETE IMPERMEABLE	86 SF x 1%	=	86 SF

TOTAL PROPOSED LOT COVERAGE: 2,228 SF (50%)

TOTAL LOT AREA: 4485 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA: 3,363 SF OR 75%



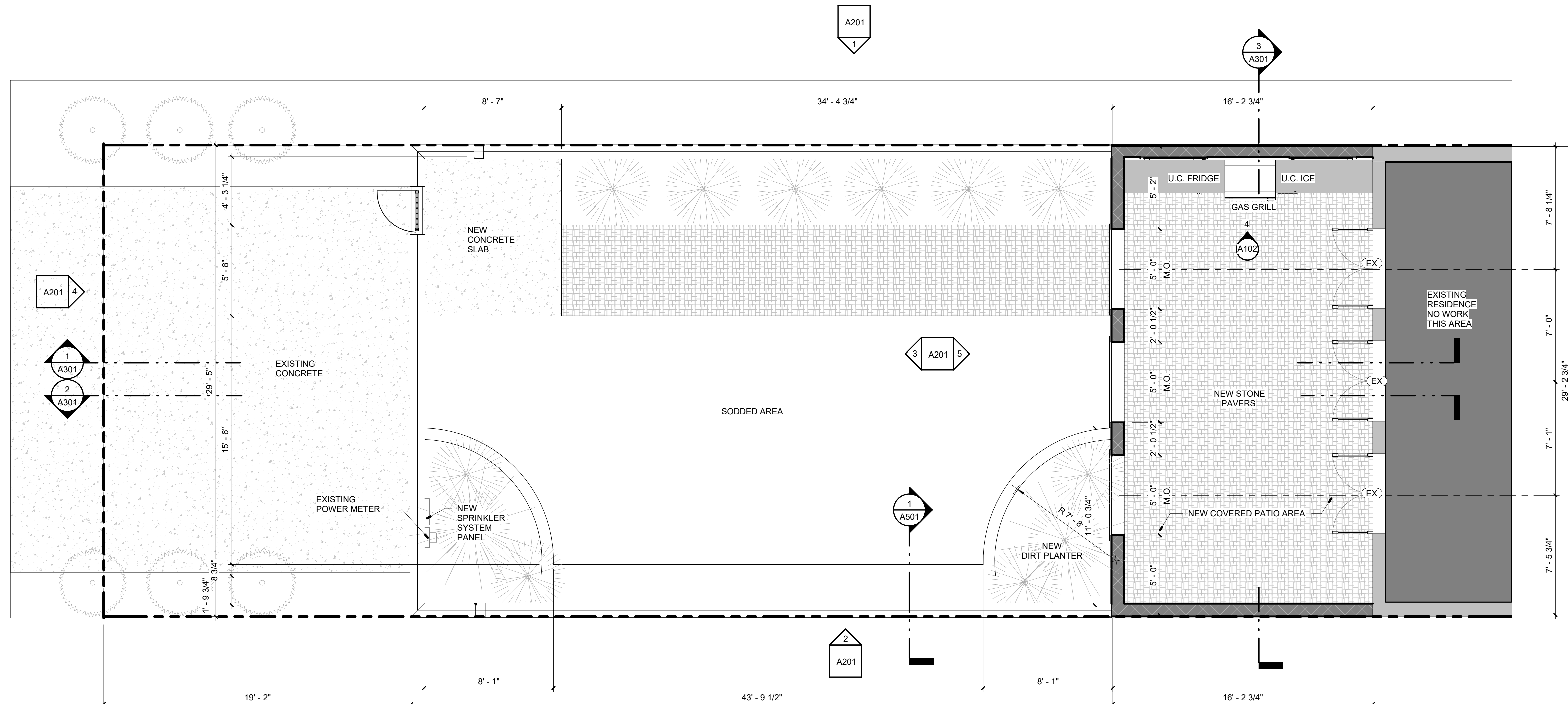
2 GROUND FLOOR DEMO PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.

NEW WORK NOTES

1. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/INTERIOR ARCHITECT.
2. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
3. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.



1 GROUND FLOOR PLAN
1/4" = 1'-0"



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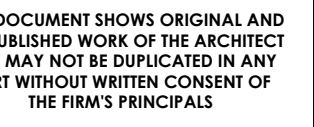
DRAWN BY: CVB
CHECKED BY: JSS

ISSUE DATE:
4-12-2024

REVISIONS
No. Des. Date

SHEET TITLE:
FIRST FLOOR PLANS

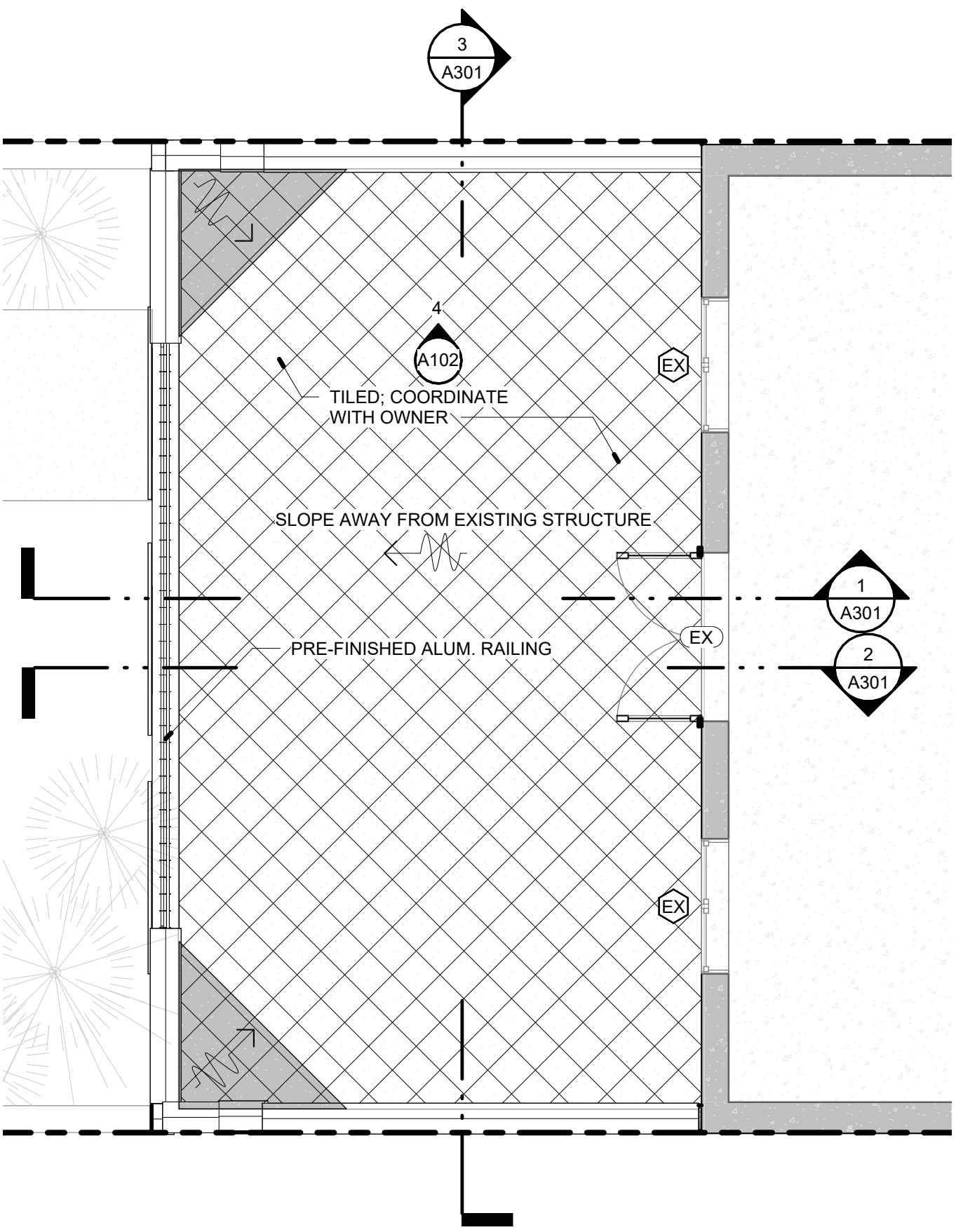
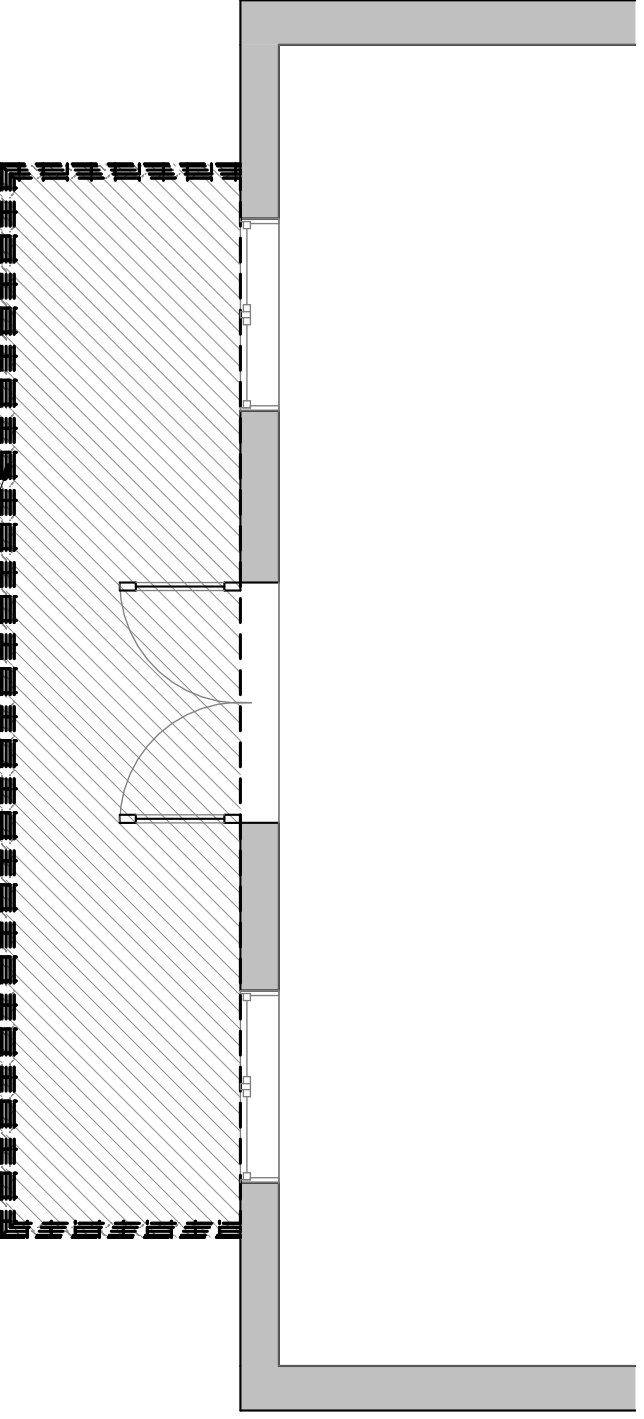
SHEET NO:
A101
PROJECT NO:
23022



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93911 Avenue, Pensacola, FL

PROJECT NO:
23022

$$\frac{1}{4}'' = 1'-0''$$




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DRAWN BY:	CVB	CHECKED BY:	JSS
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ISSUE DATE:	4-12-2024
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REVISIONS	No.	Des.	Date
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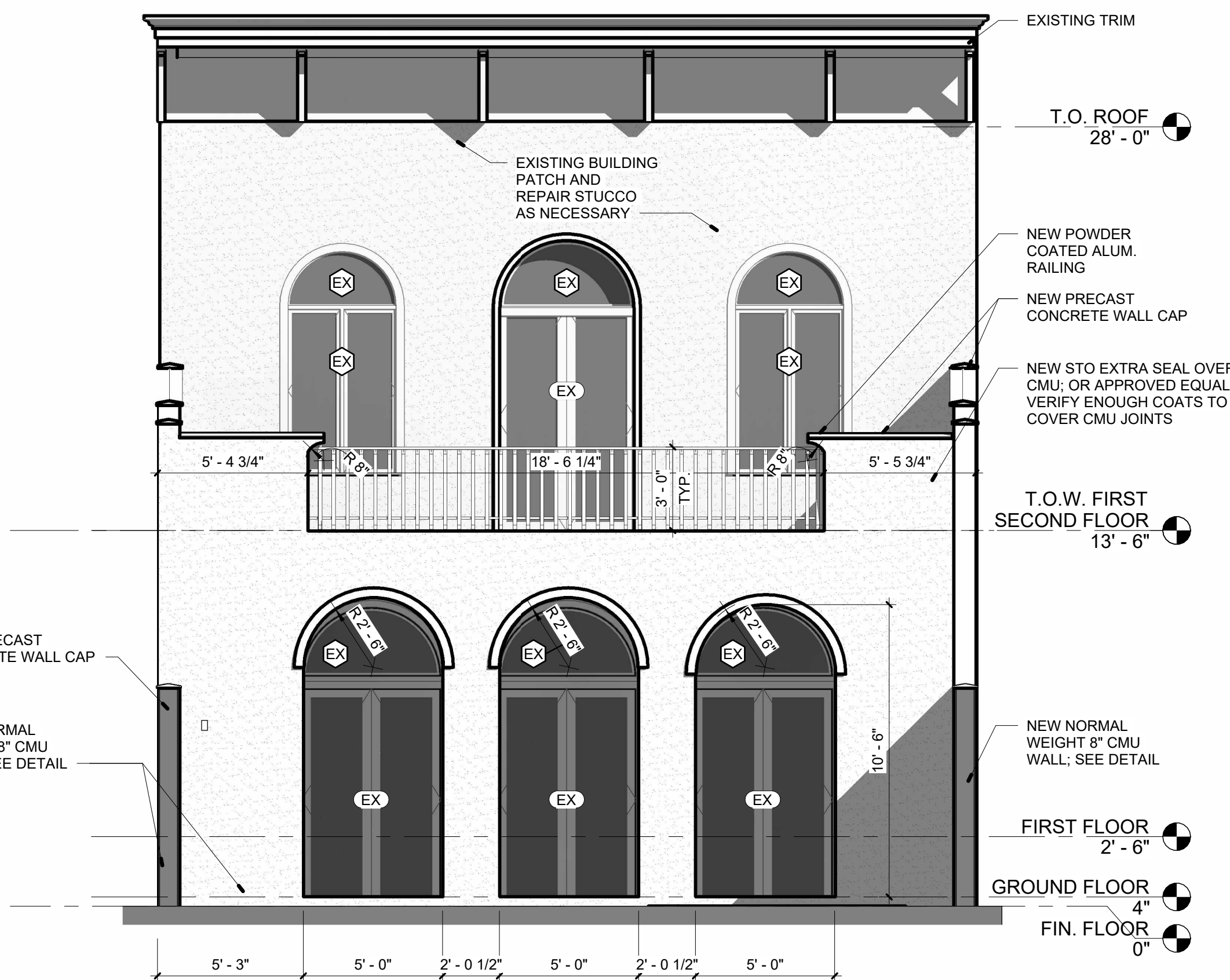
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**EXTERIOR
ELEVATIONS**

SHEET NO:

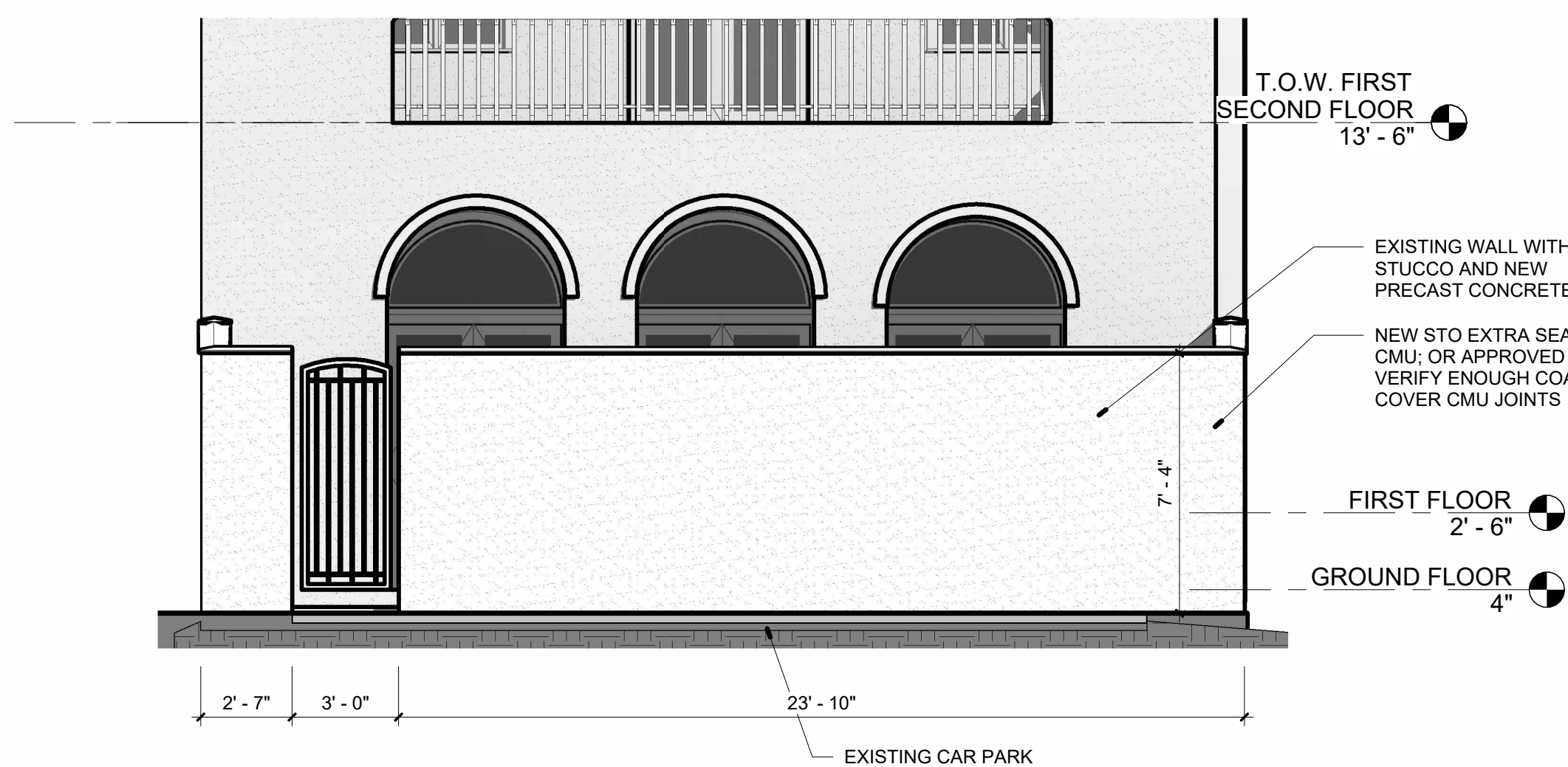
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PROJECT NO:
23022



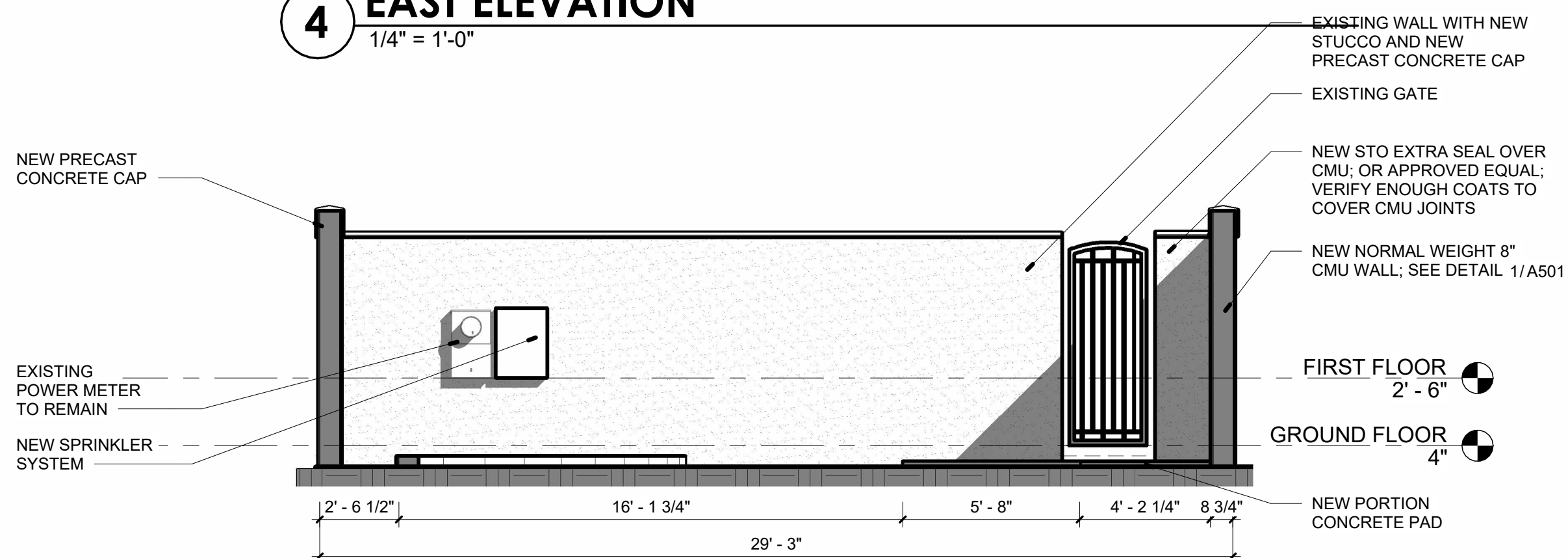
5 EAST ELEVATION

1/4" = 1'-0"



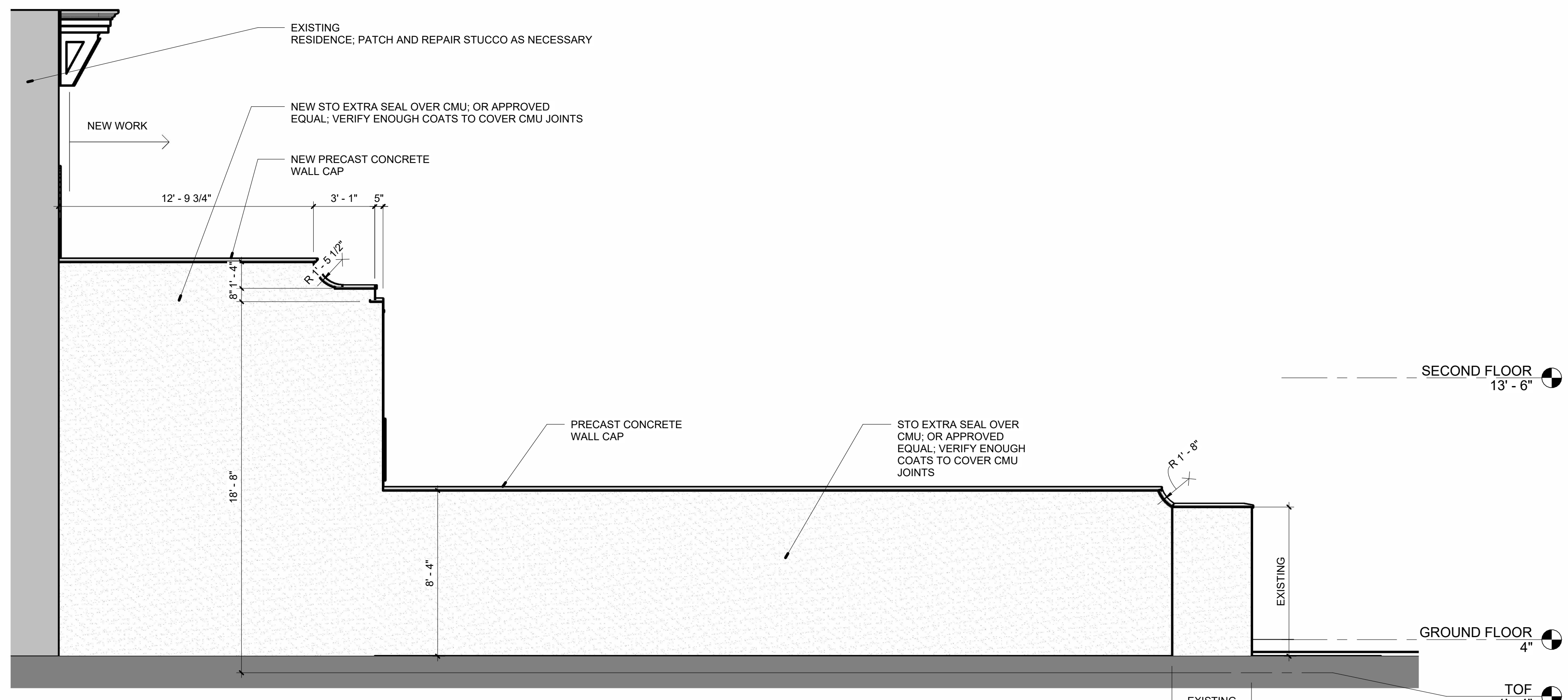
4 EAST ELEVATION

1/4" = 1'-0"



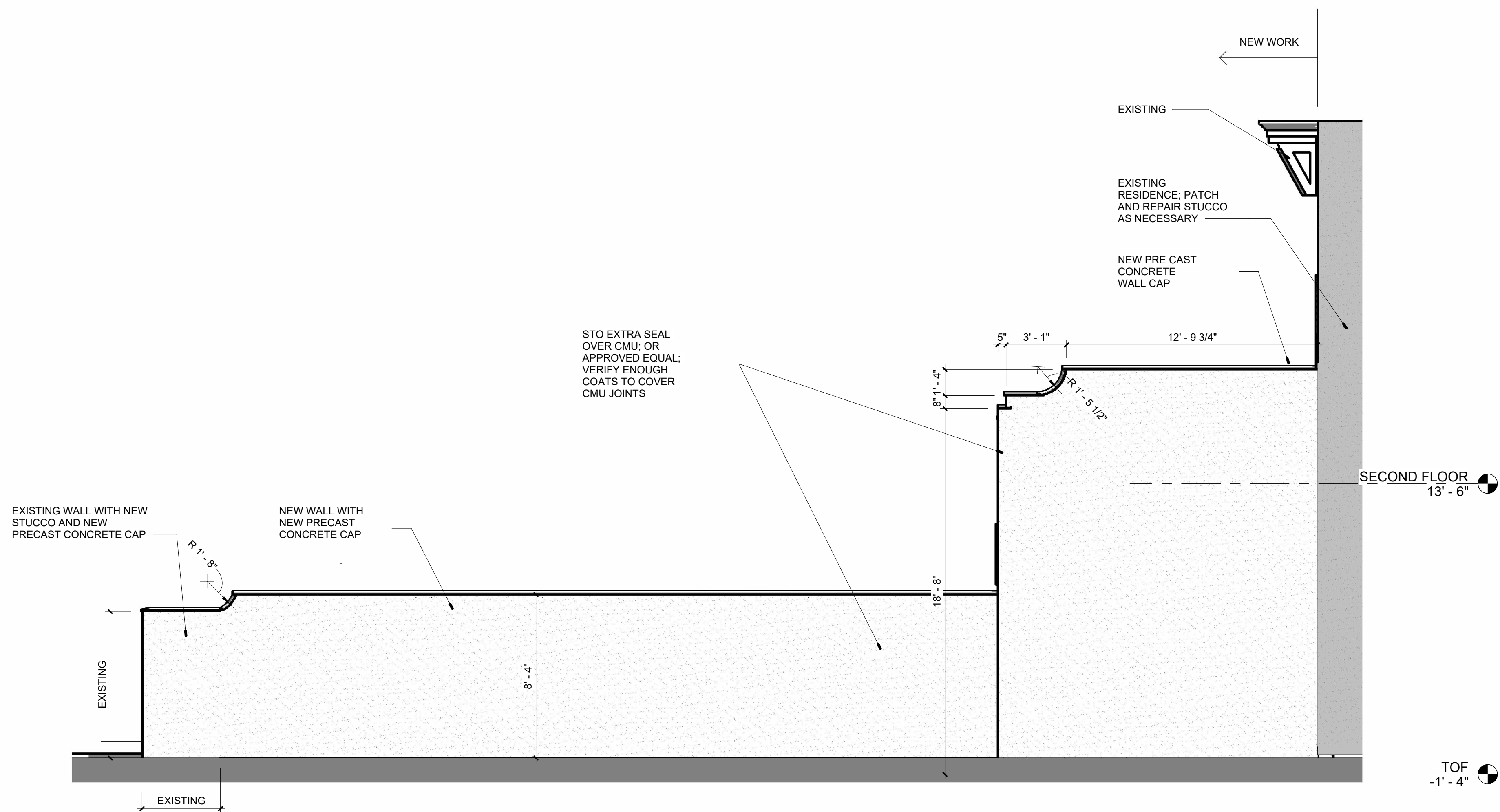
3 WEST ELEVATION

1/4" = 1'-0"



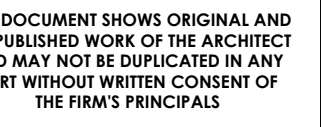
1 SOUTH ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

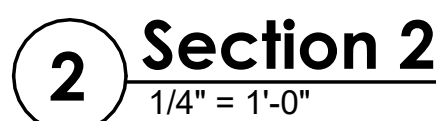
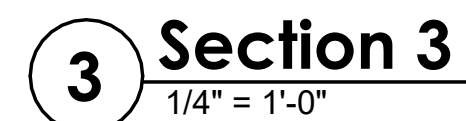
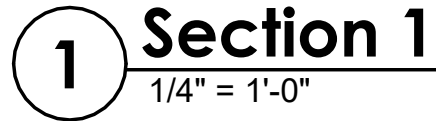
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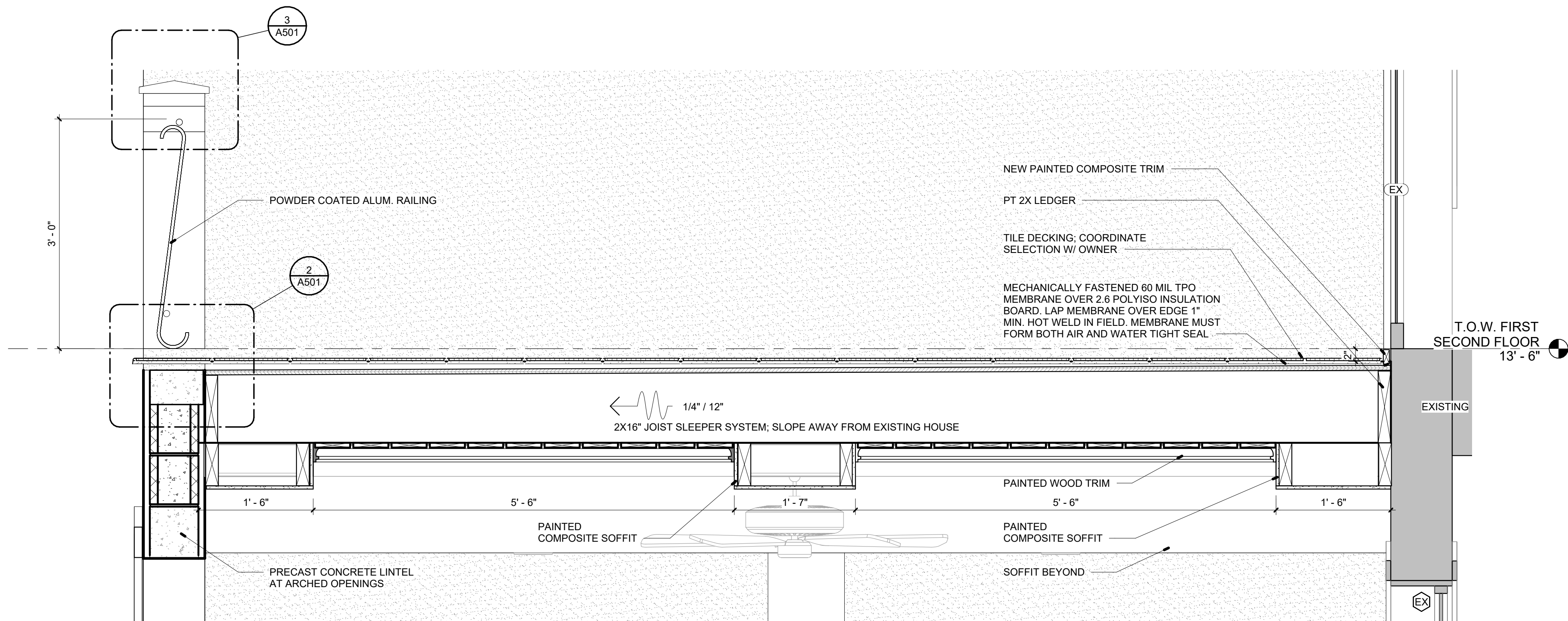


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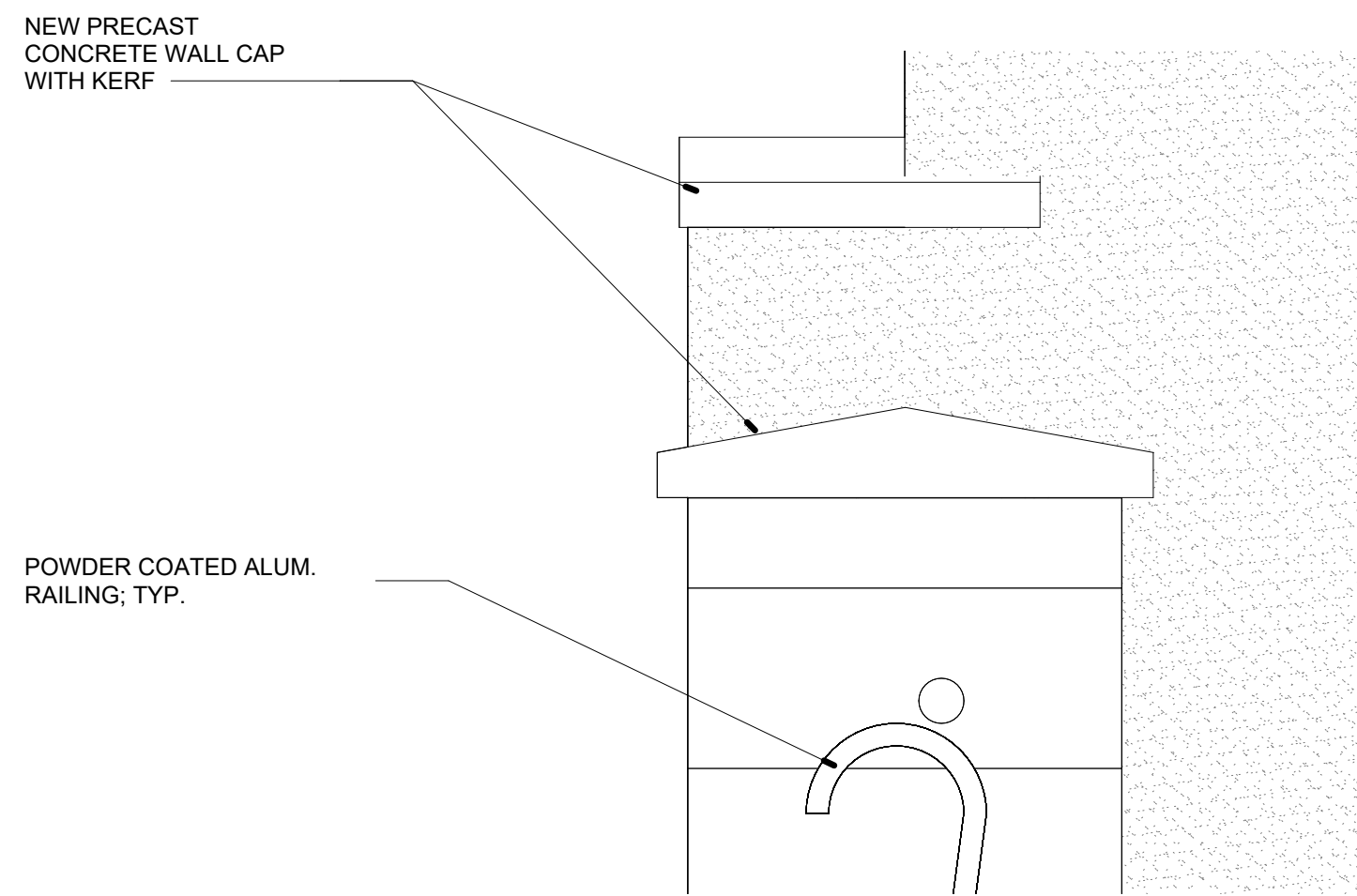
9391n Avenue, Pensacola, FL

PROJECT NO:
23022

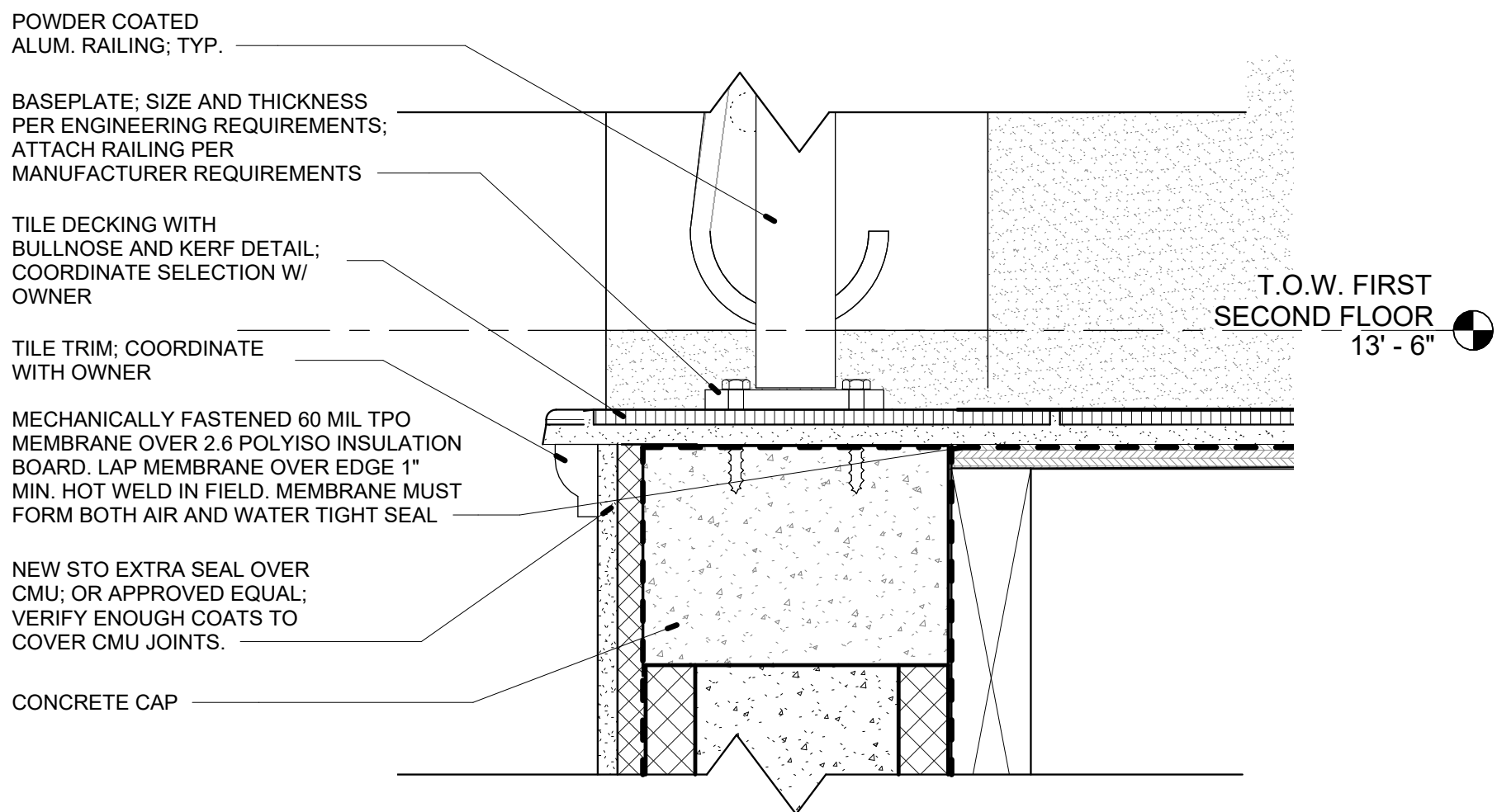




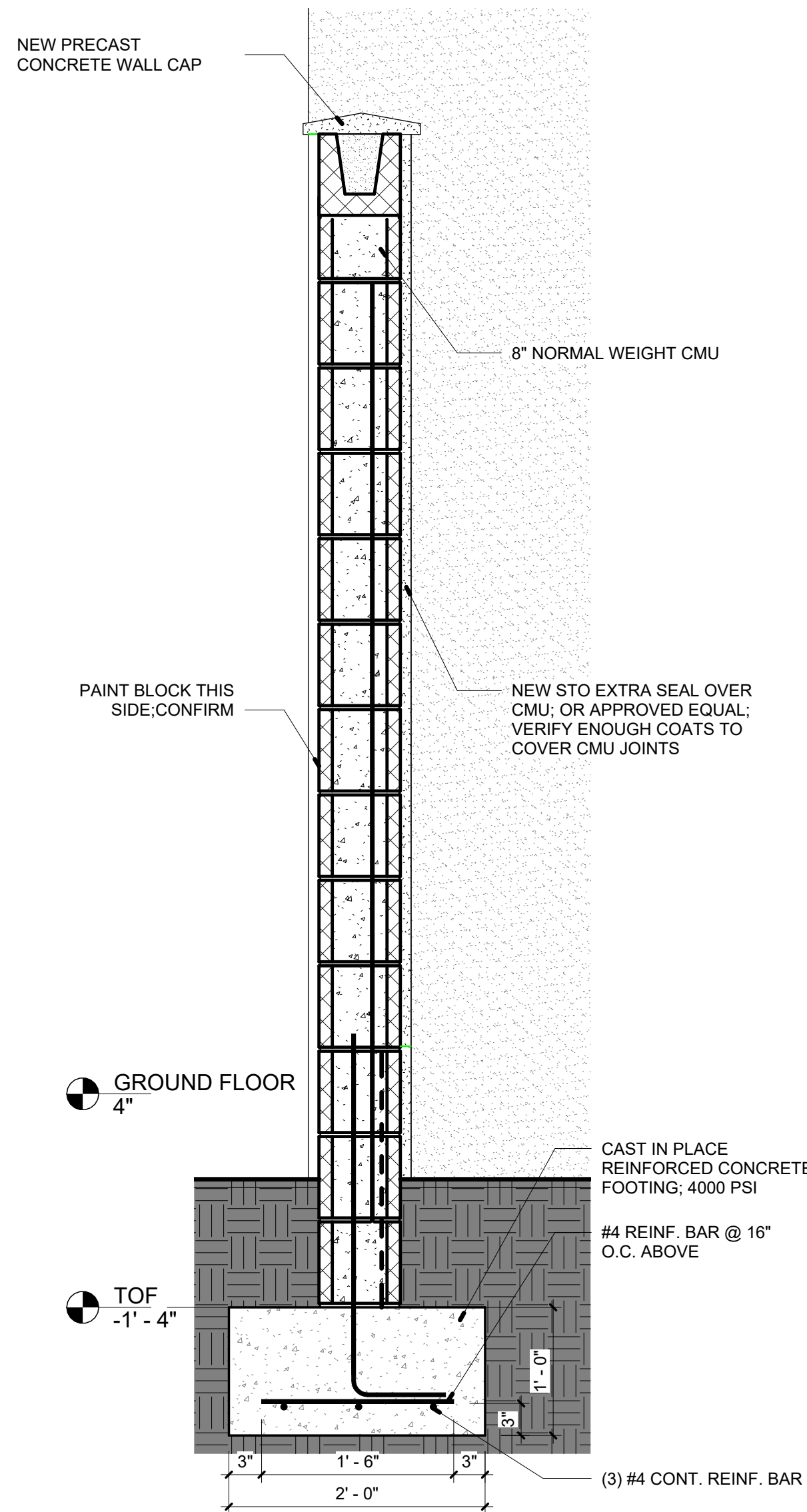
4 BALCONY/CAUFFER DETAIL
1" = 1'-0"



3 PARAPET @ BALCONY DETAIL
3" = 1'-0"



2 RAILING @ BALCONY DETAIL
3" = 1'-0"



1 WALL SECTION
1" = 1'-0"



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CERTIFICATION

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CONSTRUCTION

Twitty Renovation
9 S 9th Avenue, Pensacola, FL

DRAWN BY: CVB
CHECKED BY: JSS

ISSUE DATE:
4-12-2024

REVISIONS
No. Des. Date

SHEET TITLE:
SCHEDULES & DETAILS

SHEET NO:
A501
PROJECT NO:
23022

Department:	Comments:
Planning	No concerns or issues.
FIRE	No concerns or issues.
PW/E	No concerns or issues.
Surveyor	No concerns or issues.
Inspection Svcs	No concerns or issues.
Pensacola Energy	Pensacola Energy has no objections to this request.
ECUA	ECUA has no comment on the covered patio and balcony.
FPL	No concerns or issues.
ATT	No concerns or issues.
FDOT	No concerns or issues.
Airport	No concerns or issues.

Sec. 12-3-12. Redevelopment land use district, Aragon redevelopment area.

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

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

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

4. *GRD-1, miscellaneous uses.*

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

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

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

d. *Procedure for review.*

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

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

2. *Decisions.*

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

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

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

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

iii. *Exterior elevations.*

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

iv. *Miscellaneous.*

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

4. *Submission of photographs.*

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

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

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

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

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

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

4. *Fences.*

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

5. *Signage.*

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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

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

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

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

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

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

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

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-453

Planning Board

5/14/2024

ACTION ITEM

SUBJECT:

Request for Conceptual Aesthetic Review - 1012 and 1016 E. Gregory Street, Zone GRD

SUMMARY:

SMP Architecture is requesting conceptual aesthetic review for a new 88-unit residential development with parking. This project was also conceptually reviewed at the February 2024 Planning Board meeting. Since then, the project has been revised to show one tower with 48 residential units on ten floors located in between E. Gregory Street and E. Heinberg Street, in the Gateway Redevelopment District. The second tower, which will have 40 residential units on ten floors, is proposed to be located north of E. Heinberg Street, in the C-2 (commercial) zoning district. Since Planning Board's site and aesthetic review authority does not extend to the C-2 zoning district, only the proposed south tower development is subject to board review.

Since this item is for conceptual review, the applicants are required to return for final site and aesthetic review if this project moves forward.

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. 12-3-12\(1\) Gateway Redevelopment District](#)

ATTACHMENTS:

1. 1012 and 1016 E. Gregory Street_Images
2. 1012 and 1016 E. Gregory Street_Aesthetic Review_4.19.2024
3. Review Comments_Conceptual Review of 1012 and 1016 E. Gregory Street
4. Sec._12_3_12(1)_Gateway Redevelopment District





City of
Pensacola
*America's First Settlement
And Most Historic City*

**Planning Board Application
Request for Aesthetic Review**

Application Date: 4/12/24

Project Address: EAST GREGORY STREET
Applicant: PHILIP PARTINGTON
Applicant's Address: 205 E. INTENDENCIA STREET
Email: PHILIP@SMP-ARCH.COM **Phone:** 850-712-5765
Property Owner: ANDALA ENTERPRISE INC.

**Redevelopment
District:**



Waterfront



Gateway



South Palafox
Business



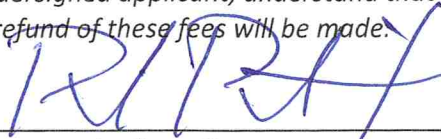
North 9th
Avenue

** 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 application is for the conceptual review for one 40 unit residential tower and
one 48 unit residential tower.**

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.



Applicant Signature

4/12/24

Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



Listen. Interpret.
Translate.

SANCTUARY ON THE BAY

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

DRAWN BY :

CHECKED BY : PDP

PROJECT NO.

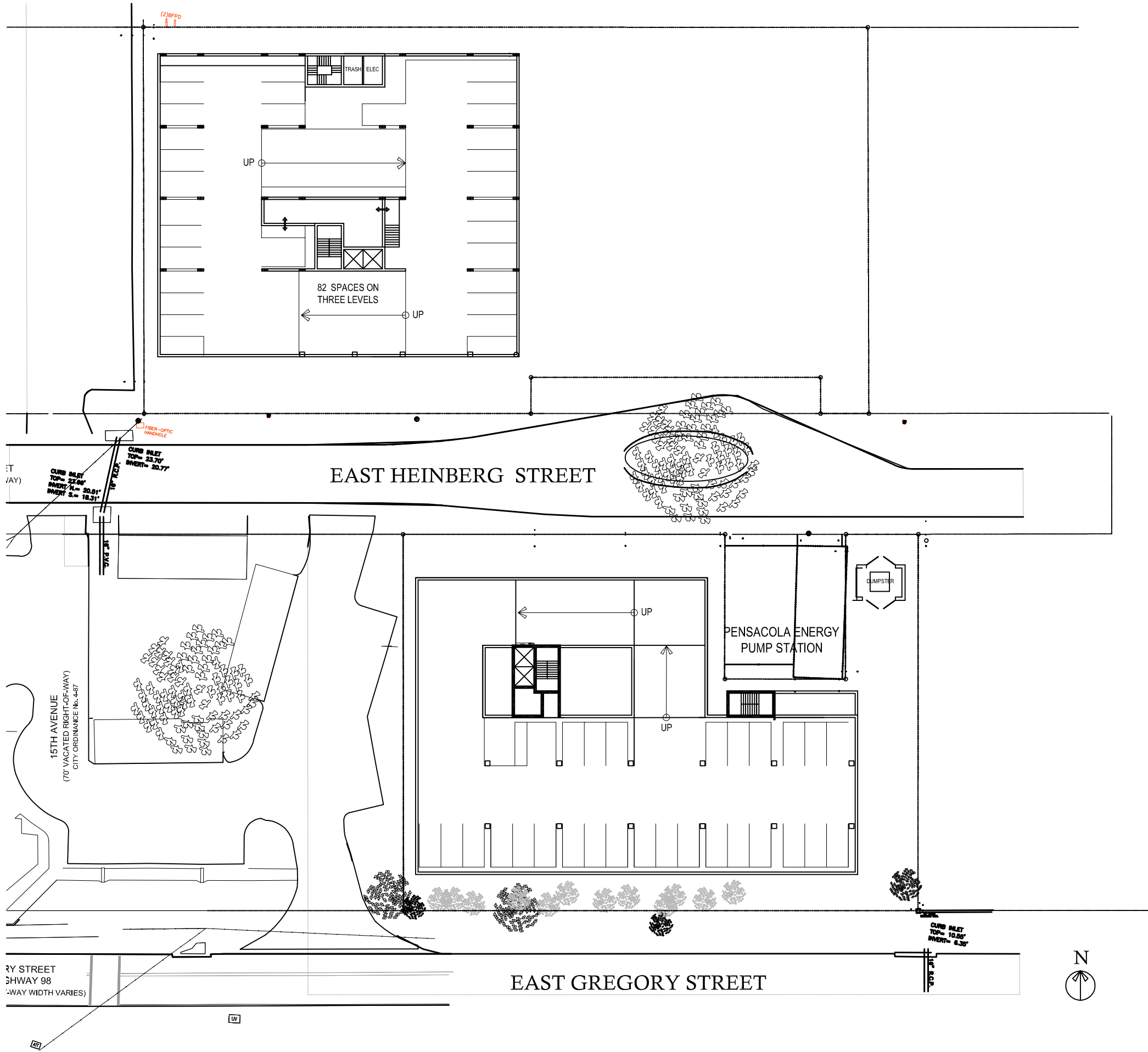
DATE : 4/12/24

SHEET TITLE :

1ST FLOOR

SHEET NO. :

A-1



Listen. Interpret.
CERTIFICATION

SANCTUARY
ON
THE BAY

ALL DRAWINGS AND WRITTEN MATERIAL
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AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
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REVISIONS :

DRAWN BY :

CHECKED BY : PDP

PROJECT NO.

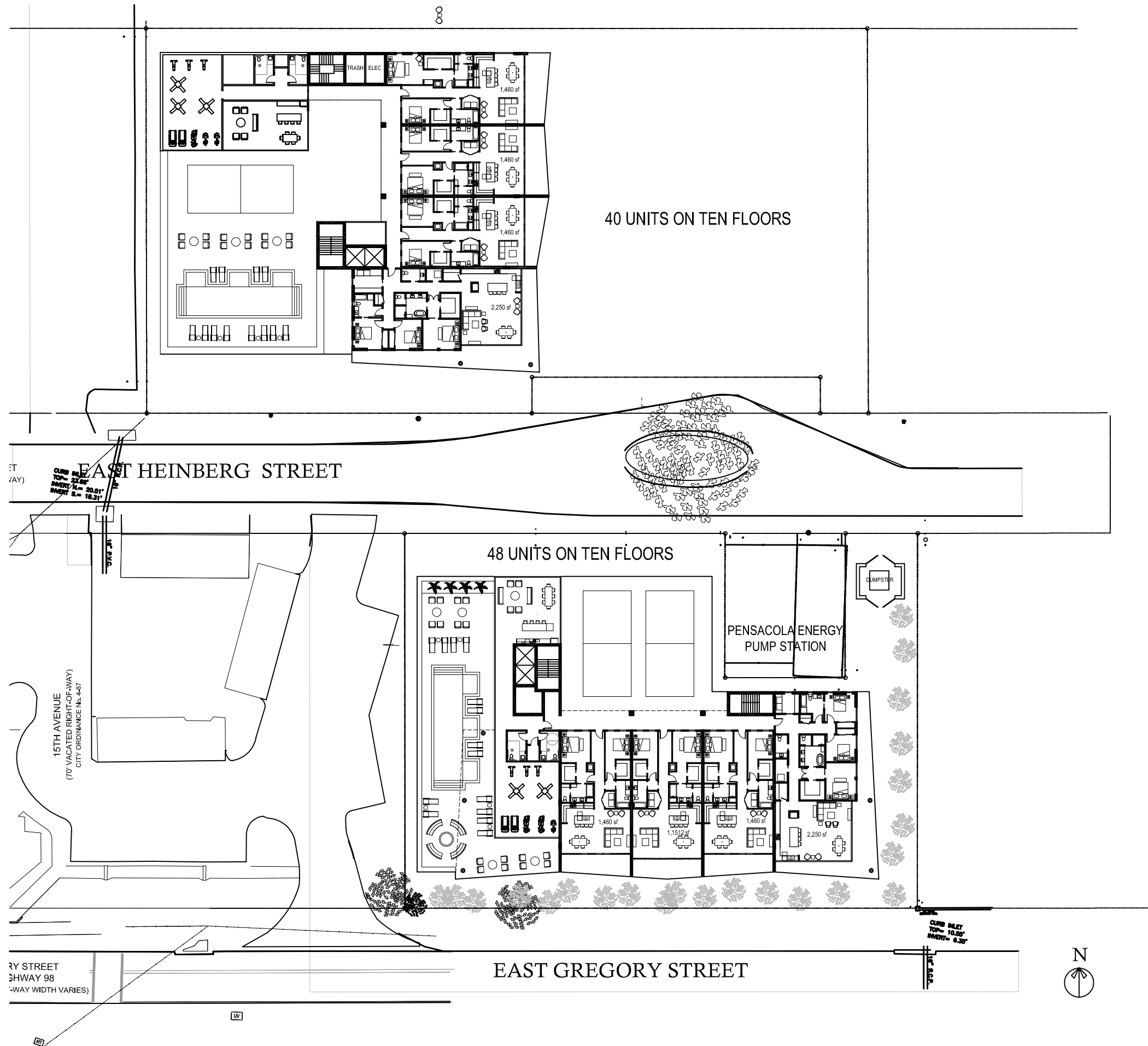
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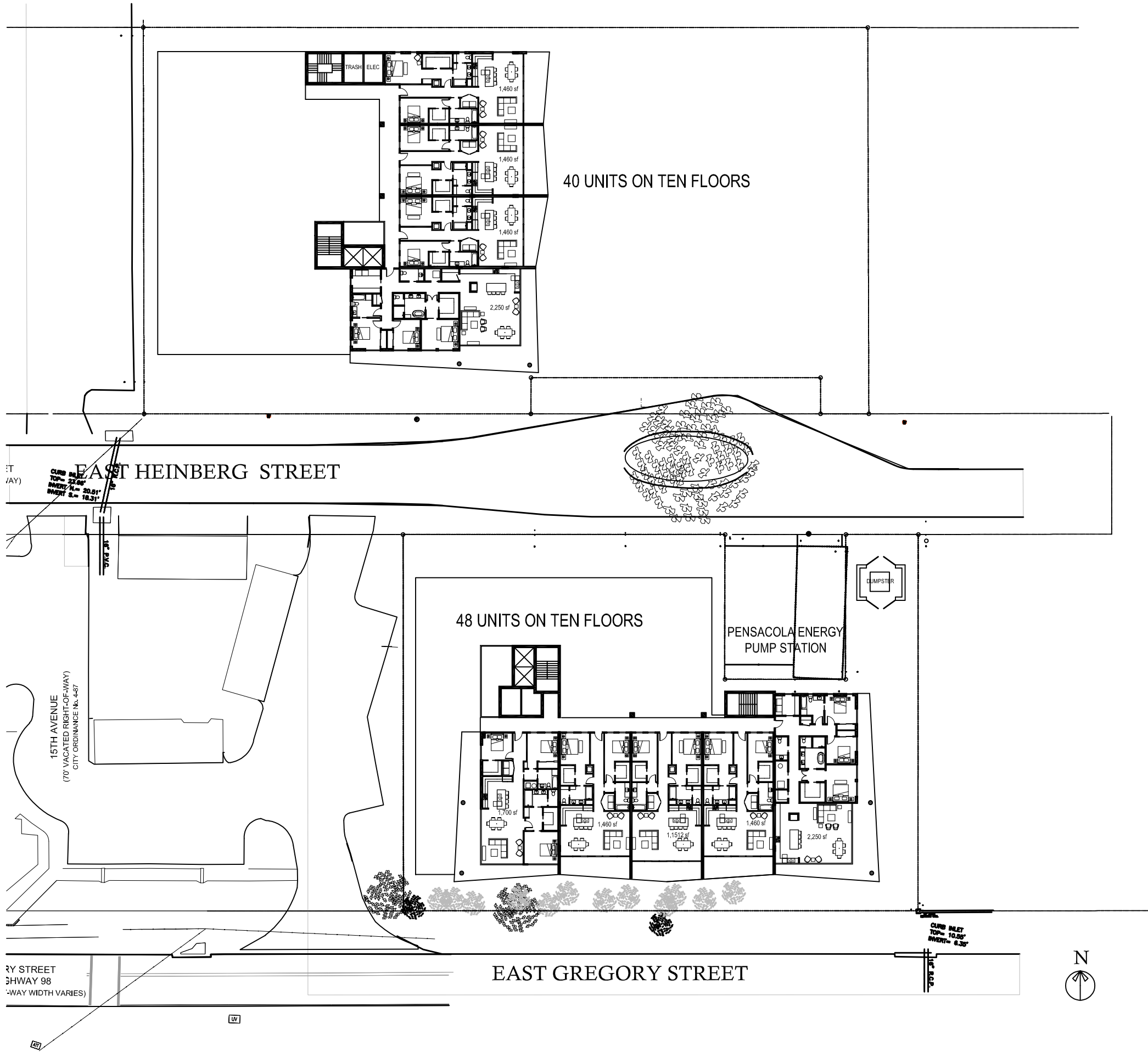
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FLOORS
2-4

SHEET NO. :

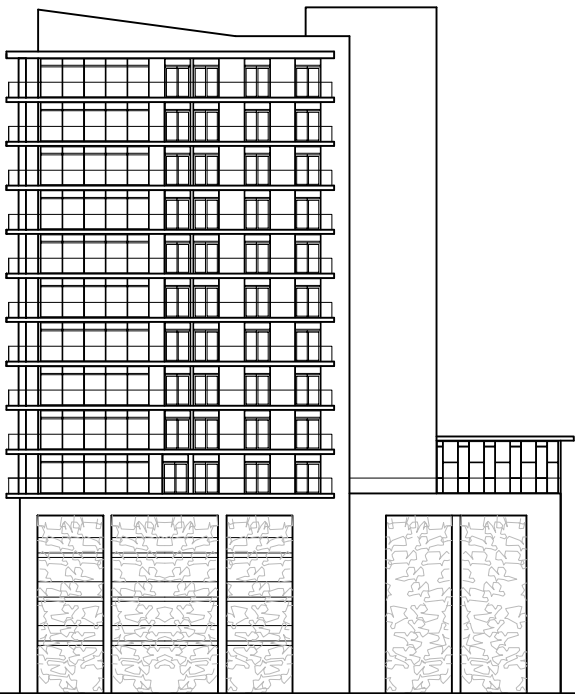
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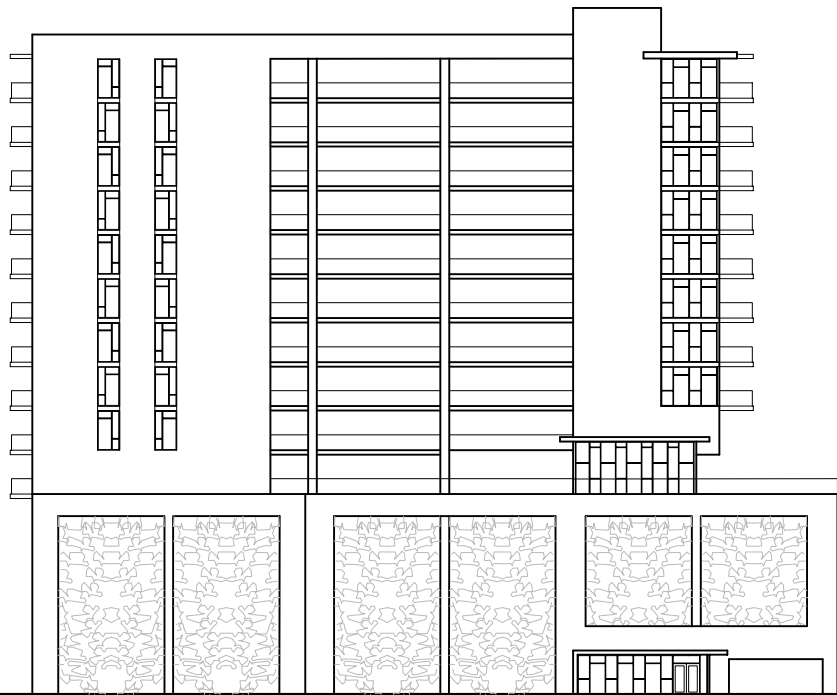




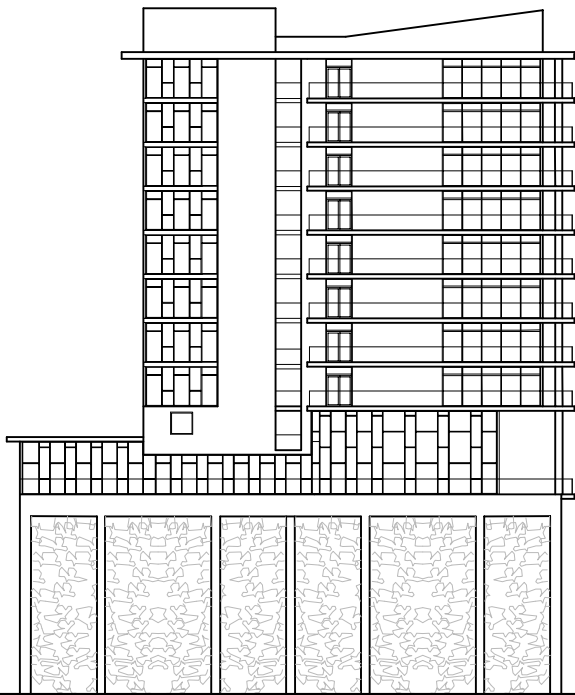
SOUTH ELEVATION



EAST ELEVATION



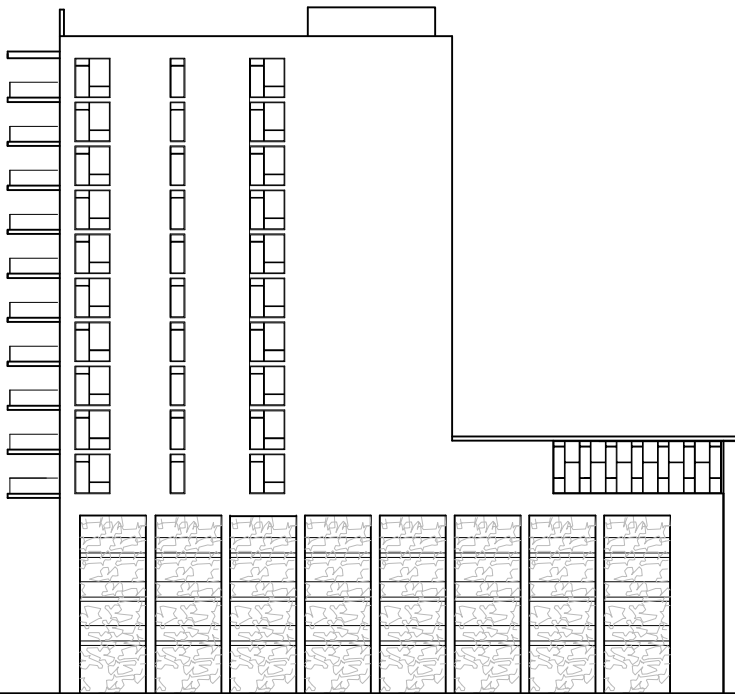
NORTH ELEVATION



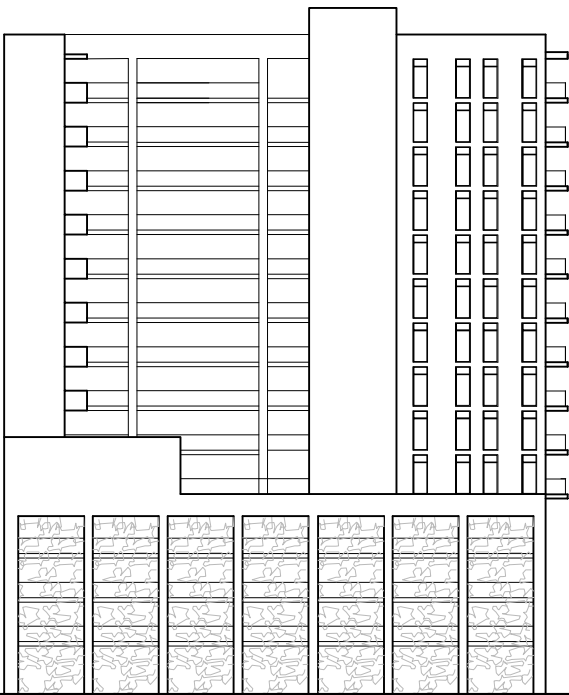
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Department:	Comments:
Planning	No issues or concerns with conceptual packet. A formal staff review will be conducted if the project moves forward to final review.
FIRE	No issues or concerns.
PW/E	No issues or concerns.
Surveyor	No issues or concerns.
Inspection Svcs	No issues or concerns.
Pensacola Energy	No issues or concerns.
ECUA	It appears that the site plan has been revised to move the proposed buildings away from the 15th Ave vacated r/w, so ECUA's concern about encroachment into the easement is alleviated at this time. My other previous comment is still applicable: As this development moves forward, it will need to apply with ECUA Engineering for water/sewer permitting. Please have the developer review Procedures 2 and 3 in the ECUA Engineering Manual for information regarding submittal and review processes. Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No issues or concerns.
ATT	No issues or concerns.
FDOT	The owner/developer of this development will need to schedule a preapplication meeting for this site with the proposed site plan.
Airport	No issues or concerns.

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment 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 each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
 1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

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- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:
 - (a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
5. Building height. No building shall exceed a maximum height of 100 feet.
6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

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14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.
 - i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 2. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 - ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

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- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

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- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-454

Planning Board

5/14/2024

DISCUSSION

SUBJECT:

Staff Update on the Land Development Code Assessment by Inspire Placemaking Collective

ATTACHMENTS:

None