



City of Pensacola

Planning Board

Agenda

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

September 8, 2026, 2:00 PM

Whibbs, 1st Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-1044 PLANNING BOARD MEETING MINUTES FROM AUGUST 11, 2026

Recommendation:

Sponsors:

Attachments: Planning Board Minutes August 11, 2026

REQUESTS

2. 26-1042 FINAL AESTHETIC REVIEW – 601 ARAGON STREET – GATEWAY REDEVELOPMENT DISTRICT-1 (ARAGON)

Attachments: Images

Application and Materials

Review Comments

Sec._12_3_12(2).___Redevelopment_land_use_district.

3. 26-1043 COMPREHENSIVE PLAN AMENDMENTS

Attachments: COMPREHENSIVE PLAN _ 2026 REVISED

Comprehensive Plan 2026 _ Detailed Edit Register _ 09.01.2026

DEO EAR Notice_DHarris

DEO Notification Letter_CCannon_CityofPensacola

OPEN FORUM

DISCUSSION ITEMS

4. 26-1045 PROPOSED TREE AND LANDSCAPE REGULATION UPDATES

Attachments:

*Proposed Ord. No. ____ - Tree and Landscape Regulation
Amendments - 9.8 Planning Board*

*Proposed Tree and Landscape Regulation Updates - Reference
Guide*

Technical Report - 3 Inch vs. 6 Inch Replacement Trees

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

August 11, 2026

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

MEMBERS ABSENT: Board Member Powell

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Director Morris, Deputy City Attorney Goldsmith, Legal Assistant Abbott, Associate City Administrator for Strategic Initiatives Collins, Development Services Coordinator Statler, Public Works & Engineering Director Tootle, Street & Traffic Operations Division Manager Gavin, Arborist Franklin

STAFF VIRTUAL: None

OTHERS PRESENT: Scott Sallis, Colin Gold, Renee Borden, Maria Rosasco

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from July 7, 2026, and July 14, 2026
- **New Business:**
- Final aesthetic review – 675 Centros Street – Gateway Redevelopment District -1 (Aragon)
- Open Forum
- **Discussion:**
- Proposed Tree and Landscape Regulation Updates
- Comprehensive Plan Amendments
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Yee made a motion to approve the July 7, 2026, minutes, seconded by Board Member Grundhoefer and it carried 5:0.

Board Member Finn made a motion to approve July 14, 2026, minutes, would like the record to reflect that there were multiple changes made to the LDC draft that the board voted on, that they were not notified of prior to meeting. They learned of several changes during the meeting, they discussed, voted in good faith that all revisions had been communicated, seconded by Board Member Villegas, and it carried 5:0.

New Business –

Final Aesthetic Review – 671 Centros Street – Gateway Redevelopment District – 1 (Aragon)

Chairperson Ritz read the quasi-judicial introductory statement. Staff were sworn in, none of the board members had any outside communication pertaining to the item. Address was corrected from 675 Centros to 671 Centros. Assistant Planning & Zoning Manager Harding introduced the item. Scott Sallis, Dalrymple Sallis Architecture, is requesting final aesthetic approval for a new two-story single-family residence with an outdoor patio and covered car port accessed from a rear alleyway. This property is located in the Aragon neighborhood, and approval has been provided by the Aragon Architectural Review Board for the “Row House VI” building type. The proposed materials are consistent with other homes in the area and will include white-washed brick veneer with Hardie board dormers and light green shutters. Landscaping includes plantings in the front and back with multiple trees such as Japanese Maple, Cedar Elm, and Yellow Poplar. Scott Sallis presented to the board and asked the board for their approval based on the drawings as submitted. There was a brief discussion as to what changes were requested by the Aragon board.

Board Member Villegas made the motion to approve 671 Centros application for the MacBeth residence in the Aragon neighborhood based on the finding that the application met the requirements of the GRD-1 district per section 12-3-12(2) of the Land Development Code, seconded by Board Member Finn, and it carried 5:0.

Open Forum – none

Discussion –

Proposed Tree and Landscape Regulation Updates

This is an initiative advanced by Mayor Reeves and Council Member Moore. City staff have prepared amendments to the updated Land Development Code to modernize the city’s tree and landscape regulations. Proposed changes include a new \$1,000 application fee for request to remove live oaks measuring 40 inches or more, an inch for inch replacement requirement for protected trees that are removed, updated mitigation fees, updated standards for replacement tree sizes, and it retains residential mitigation caps designed to maintain affordability for smaller, developed residential lots. The amendments also expand the City Arborist authority. It broadens eligibility uses for the tree trust fund to support program administration, and it clarifies how mitigation credits are applied for retaining protected trees. Collectively, these changes aim to improve our urban canopy preservation. It promotes the planting of larger and longer lasting trees and provides clearer, more consistent standards for tree removal and mitigation. City Arborist Franklin

shared a slide presentation with the board that went into detail regarding the tree and landscape regulation updates. There are three separate ordinance stages, current LDC, approved by Planning Board in June, and the new proposals, these new proposals are in this presentation. The slide covered eight key changes, #1 residential mitigation fee cap, #2 40+ inch live oak application fee, #3 inch-for-inch mitigation, #4 replacement tree sizing, #5 mitigation fee updates, #6 retention credit clarification, #7 city arborist authority, and #8 tree planting trust fund uses. The slide presentation is available at the end of these minutes. There was a discussion pertaining to the residential mitigation fee cap, the application fees, replanting credits, the board sought clarification. Board members felt incentives are not strong enough to keep people from cutting down trees or replanting trees, they feel there's not enough being done to protect trees. They continued the discussion regarding the difference between residential homeowners wanting to build on their property and having a cap on the mitigation fee and commercial builders buying lots cutting down trees and splitting parcels for a profit, they would like a distinction between the two. Assistant City Attorney Goldsmith informed the board that the mitigation caps for residential properties only applies to four or fewer dwelling units on site, and the property must already be developed. There must be a structure there for them to apply for that cap. If someone purchased a lot, then tore the structure down, they would not qualify for the cap because the property is no longer developed if that's what the ordinance language requires. The board would like to know how to prevent developers from coming in with plans to build on a lot, remove trees and then the plans completely change after the trees have been removed. What can be added to this process that would make a lot with an old growth tree more valuable to develop on and save the tree versus one where the old growth tree gets cut down. They clarified the fees on residential, the cap is \$5,000 per tree over 40 inches plus the \$1,000 application fee and they clarified the \$1,500 fee per tree, which would be for any tree that's not 40 inches or larger live oak that is a protected tree, the 40 inches is diameter, not circumference. A 40-inch live oak in Pensacola is approximately 100 years old, that's why staff chose 40 inches as the diameter. When coming up with the updates they did make comparisons to other coastal municipalities within the state of Florida. They landed on Coral Gables and Sarasota who are of the same population and same land size and similar wording in their ordinance and similar administering of their arborist program. There were three citizens that spoke on the item - Colin Gold, Renee Borden, Maria Rosasco. Clarification was made, this is just a discussion, no voting today. City Council must approve the final version of the LDC before they can move forward with voting on the tree ordinance update. Their concerns are for the preservation of trees, they feel the tree fund should only be used to plant trees, work needs to be done on the barrier zones and protecting the roots of trees when heavy equipment is onsite, and that even smaller heritage trees should be included instead of limiting it to 40 inches or larger, one speaker suggested that to differentiate a residential homeowner from commercial is to verify if the home is homestead exempted. They discussed and clarified the small tree cap of \$1,500 per tree. There was a brief discussion regarding the retention credits. The board wanted more clarification on how the tree fund will be used, especially pertaining to the administration side of it versus just using it to replant trees, also funds must be paid before the permit is released. The amendments to the tree ordinance are separate from the LDC updates in order not to hold up the LDC rewrite, there has not been the public vetting for tree amendment like the public input in the LDC rewrite.

Comprehensive Plan Amendments

A second discussion began regarding the Comprehensive Plan Amendment. At least every seven years, local governments must determine whether the need exists to amend the Comprehensive Plan to reflect changes in state requirements. The Comprehensive Plan is intended to be a broad, long-range document that guides overall growth. It is not intended to include a high level of detail, since specific regulations for growth and development are guided by the Land Development Code. The city determined that the Comprehensive Plan would need to be updated during this update cycle to be compatible with proposed changes to the Land Development Code. Other changes are proposed by the Departments and Divisions responsible for each area of the Comprehensive Plan, to make sure the document is current in its references and statutory compliance. No changes are being proposed to residential density levels or the City's Future Land Use Map.

The City Council is required to conduct a hearing and forward the proposed amendments to the State of Florida for review by November 1, 2026. The State will then prepare an Objections, Recommendations and Comments Report for the City to review and to consider any changes.

The proposed amendment package will then be presented to City Council for final adoption.

Staff will bring the proposed amendment package to the Planning Board for review and recommendation at the September meeting. For this meeting, the most recent Comprehensive Plan has been provided for general discussion and comment in advance of that meeting. Development Services Director Morris stated this process is very prescriptive and guided by state growth management law. Chapters are referred to as elements of the Comprehensive Plan; there are elements you are required to have and some that are optional. The city is not required to make any changes to the comp plan, but we are required to let the state know if we are going to be making updates. They will be making minor changes that will be due to the state by November 1st of this year. The changes will be brought before the Planning Board but the goal is to bring it to the city council in October. There weren't any appeals to the Hawkshaw item, they can now apply for permits.

Adjournment – With no further business, the Board adjourned at 4:13 p.m.

Respectfully Submitted,



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



Tree and Landscape Regulation Updates



Additional Amendments Following the 2026 LDC Rewrite

→ Three Separate Ordinance Stages

CURRENT LDC

In effect today • Chapter 12-6



APPROVED BY PLANNING BOARD 06/2026

2026 LDC Rewrite • Baseline for these amendments



NEW PROPOSALS

Additional tree amendments • This presentation

→ Agenda | Eight Proposed Changes

Key Change #1 | Residential Mitigation Fee Cap

Key Change #2 | 40+ Inch Live Oak Application Fee

Key Change #3 | Inch-for-Inch Mitigation

Key Change #4 | Replacement Tree Sizing

Key Change #5 | Mitigation Fee Updates

Key Change #6 | Retention Credit Clarification

Key Change #7 | City Arborist Authority

Key Change #8 | Tree Planting Trust Fund Uses

→ Key Change #1 | Residential Mitigation Fee Caps

2026 LDC REWRITE

- \$1,500 protected tree mitigation cap **per qualifying developed residential property.**
- No separate cap for 40+ inch DBH Live Oaks.
- City rights-of-way are not expressly excluded.

ADDITIONAL TREE AMENDMENT

- \$1,500 cap **per protected tree.**
- \$5,000 cap per 40+ inch DBH Live Oak, including the mature-canopy fee.
- Applies only to developed residential property with four or fewer units.
- City rights-of-way excluded.
- Application fee remains separate

→ Key Change #1 Example | Two Residential Caps

24-INCH PROTECTED TREE ELIGIBLE PROPERTY

No space to plant:

$$24 \times \$500 = \$12,000$$

Mitigation fee cap: \$1,500

Maximum total: \$1,500

42-INCH LIVE OAK ELIGIBLE PROPERTY

No space to plant:

$$42 \times \$500 + \$1500^* = \$22,500$$

Mitigation fee cap: \$5,000

Separate application fee: \$1,000

Maximum total: \$6,000

*The Mature Canopy Mitigation Fee **is included** in the residential mitigation fee cap.

→ Key Change #2 | 40+ Inch Live Oak Application Fee

2026 LDC REWRITE

- No separate fee applies to a request to remove a 40+ inch DBH Live Oak.
- Public utilities are exempt from the scaled-drawing submittal requirement.

ADDITIONAL TREE AMENDMENT

- One \$1,000 application fee applies to each application involving removal of one or more 40+ inch DBH Live Oaks.
- Public utilities remain fee exempt but must provide any submittals not exempted by law.

→ Key Change #2 Example | One Request, One Fee

ONE 42-INCH LIVE
OAK

One application

Application fee:
\$1,000

THREE 40+ INCH LIVE
OAKS

Application fee:
\$1,000

PUBLIC UTILITY
REQUEST

\$0 application fee

Non-exempt
submittals remain

→ Key Change #3 | Inch-for-Inch Mitigation

2026 LDC REWRITE

- A tiered table requires 2–11 replacement trees based on the removed tree's DBH range.
- Each replacement tree must be at least 3-inch caliper.
- The table controls the number planted.

ADDITIONAL TREE AMENDMENT

- Replacement caliper inches must equal or exceed protected-tree DBH removed.
- The fixed-count table is replaced by an inch-for-inch standard.
- 3- to 6-inch caliper replacement trees are allowed.

→ Key Change #3 Example | A 24-Inch Tree

2026 LDC REWRITE

5 trees × 3-inch caliper

15 replacement
caliper inches

ADDITIONAL AMENDMENT

24-inch DBH removal

24 caliper inches
required

PRACTICAL EFFECT

9 more caliper inches

Approved caliper mix
sets tree count

→ Key Change #4 | Replacement Tree Sizing

2026 LDC REWRITE

- Replacement trees must be at least 3-inch caliper; larger stock receives only 3 caliper inches of credit.
- The table fixes the number planted.
- Tree protection barrier zone (TPZ) placement follows the dripline standards.

ADDITIONAL TREE AMENDMENT

- 3- to 6-inch caliper replacement trees may be used.
- Larger approved stock receives its actual caliper credit.
- Tree protection barrier zone (TPZ) placement may be adjusted for site conditions by the City-designated arborist.

→ Key Change #4 Example | Fewer, Larger Trees

24 REPLACEMENT CALIPER INCHES

8 trees × 3-inch caliper
OR
4 trees × 6-inch caliper
OR
An approved mix

6-INCH CALIPER OPTION

59% more canopy
at year 10
vs 3-inch caliper

TREE PROTECTION BARRIER ZONE (TPZ)

Site dependent;
placement based on
City Arborist approval

→ Key Change #5 | Mitigation Fee Updates

2026 LDC REWRITE

- Each required replacement tree that cannot fit on site is valued at \$1,500.
- No separate mature-canopy fee applies to a 40+ inch DBH Live Oak.

ADDITIONAL TREE AMENDMENT

- Each required replacement caliper inch that cannot fit on site is valued at \$500.
- The City must approve that site space is insufficient.
- **Each** 40+ inch DBH Live Oak adds a \$1,500 mature canopy mitigation fee.

→ Key Change #5 Example | Four Payment Scenarios

24-INCH TREE | FULL REPLANT

24 caliper inches planted

TTF payment: \$0

Two 42-INCH LIVE OAK | NO REPLANT

$(84 \times \$500) + \$1,000 + \$1,500 + \$1,500$

TTF payment: \$46,000

24-INCH TREE | HALF REPLANT

12 caliper inches planted

$(12 \times \$500)$

TTF payment= \$6000

Two 42-INCH LIVE OAK | PARTIAL REPLANT

24 caliper inches planted

$(60 \times \$500) + \$1,000 + \$1,500 + \$1,500$

TTF payment: \$34,000

→ Key Change #6 | Retention Credit Clarification

2026 LDC REWRITE

- Proposed development sites retain at least 10% of protected-tree DBH.
- Each inch retained above the minimum earns one inch of credit.
- No percentage limit is stated
- If retention credits exceed mitigation requirements, no payment is made into the TTF.

ADDITIONAL TREE AMENDMENT

- The 10% minimum remains.
- Credit applies through a tree protection plan for proposed development.
- Total retention credit cannot exceed 50% of the mitigation requirements.
- Mature canopy mitigation fees are not credited. Developed property and ROW permits are excluded.
- Developed property and ROW permits are excluded.

→ Key Change #6 Example | 100 Inch DBH On site

2026 LDC REWRITE

100 Inches DBH on site predevelopment

Minimum retention required:
10 inches DBH (10%)

DBH retained on site:
80 inches total

- **Required retention:** 10 inches
- **Retention credit:** 70 inches
- **DBH removed:** 20 inches

Result:
The 70 inches of retention credit fully offsets the 20 inches removed.

Planting or Tree Planting Trust Fund payment required:
None

ADDITIONAL TREE AMENDMENT

100 Inches DBH on site predevelopment

Minimum retention required:
10 inches DBH (10%)

DBH retained on site:
80 inches total

- **Required retention:** 10 inches
- **Retention credit:** 70 inches
- **DBH removed:** 20 inches

Result:
Only 50% of the removed DBH can be offset by retention credit.

Planting or Tree Planting Trust Fund payment required:
10 inches (50% of 20 inches removed)

→ Key Change #7 | City Arborist Authority

2026 LDC REWRITE

- One mayoral designee serves as the City-designated arborist.
- The designee must hold ISA TRAQ.
- The role administers and enforces the tree provisions.

ADDITIONAL TREE AMENDMENT

- The mayor may designate one or more qualified employees or retained professionals.
- Each designee must hold ISA TRAQ.
- Nontechnical work may be delegated.
- The City-designated arborist(s) retains responsibility for all determinations and enforcement.

→ Key Change #7 Example | What Can Be Delegated

TEAM SUPPORT

- Administrative support for Code Enforcement and Permitting
- Maintenance Contract Management
- Permitting Questions
- Inspection Scheduling
- Non-technical Field Support

City-designated Arborist(s)

- Technical Recommendations
- Risk Assessments
- Inspections
- Violation Enforcement

→ Key Change #8 | Tree Planting Trust Fund Uses

2026 LDC REWRITE

- Funded by violation fines and mitigation fees.
- Used for public tree planting and maintenance.
- Local canopy restoration remains the top priority.
- Spending over \$25,000 requires Environmental Advisory Board review and City Council approval.

ADDITIONAL TREE AMENDMENT

- Existing priorities and oversight remain.
- Adds reasonable staffing, third-party professional services, and program costs tied to administration and enforcement.

→ Key Change #8 Example | Tree Planting Trust Fund Use

PAYMENT RECEIVED

A \$6,000 payment for 12 unplanted replacement caliper inches is deposited into the Tree Planting Trust Fund.

AUTHORIZED USE

- Local restoration priority and approval rules remain
- Public tree planting and maintenance
- Reasonable program staffing
- Third-party professional services

→ Other Protections and Flexibilities Remain

- Tree Planting Trust Fund restoration priorities and oversight remain in place.
 - Only replacement inches not able to be planted on site must be paid into the TTF.
- Dead trees verified in writing and applicable statutory exemptions remain.
- Same species replanting remains the standard; the City-designated arborist may approve a same category substitute.

→ Staff Review Workflow

1. Confirm applicability, exemptions, species, DBH, condition, and location.
2. Identify any 40+ inch DBH Live Oak and apply application fee.
3. Calculate the inch-for-inch replacement obligation.
4. Approve the replacement species and 3- to 6-inch caliper planting mix.
5. Determine on-site capacity and value only the unplanted inches.
6. Apply any mature-canopy fee, residential cap, and retention credits.
7. Document planting and deposit any Tree Planting Trust Fund payment.





Eight Changes. Eight Clear Examples.



Each amendment is tied to its practical effect under the 2026 LDC
Rewrite baseline



THE CITY OF
PENSACOLA





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1042

Planning Board

9/8/2026

QUASI-JUDICIAL HEARING

SUBJECT:

Final aesthetic review – 601 Aragon Street – Gateway Redevelopment District-1 (Aragon)

SUMMARY:

Scott Sallis is requesting final aesthetic approval for a new two-story single-family residence with a detached two-story garage. This development has been designed to comply with the Side Yard House building standards of the Aragon Design Code. The proposed materials are consistent with other homes in the area and will include white-washed brick and composite siding and an asphalt shingle roof. Landscaping includes plantings in the front and side with multiple trees and ground cover.

RECOMMENDED CODE SECTIONS

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

ATTACHMENTS:

1. Images
2. Application and Materials
3. Review Comments
4. Sec._12_3_12(2).___Redevelopment_land_use_district.

601 Aragon Street - Aesthetic Review





**Planning Board Application
Request for Aesthetic Review**

Application Date: 08/03/26

Project Address: 601 Aragon St. Pensacola, FL 32502

Applicant: John Scott Sallis

Applicant's Address: 503 E Government St

Email: Scott@DalSal.com **Phone:** 850-470-6397

Property Owner: John and Tanya Shaffer

**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:

Located at 601 Aragon Street, this project is a new, 3,614 SF, two-story, wood-framed, single-family residence. It is a Type IVA - Side Yard House (Corner lot) with alley access. The foundation is helical pier-supported slab-on-grade with poured concrete footings and a CMU stem wall. The scope of the project also includes a 751 SF detached garage and carriage house above.

The front facade is a painted brick veneer with board & batten accents. Exterior elements include a semi-permeable hardscape courtyard and irrigated softscaping in the front and side yard.

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

08.05.2026

Date

Date: Friday, June 12, 2026

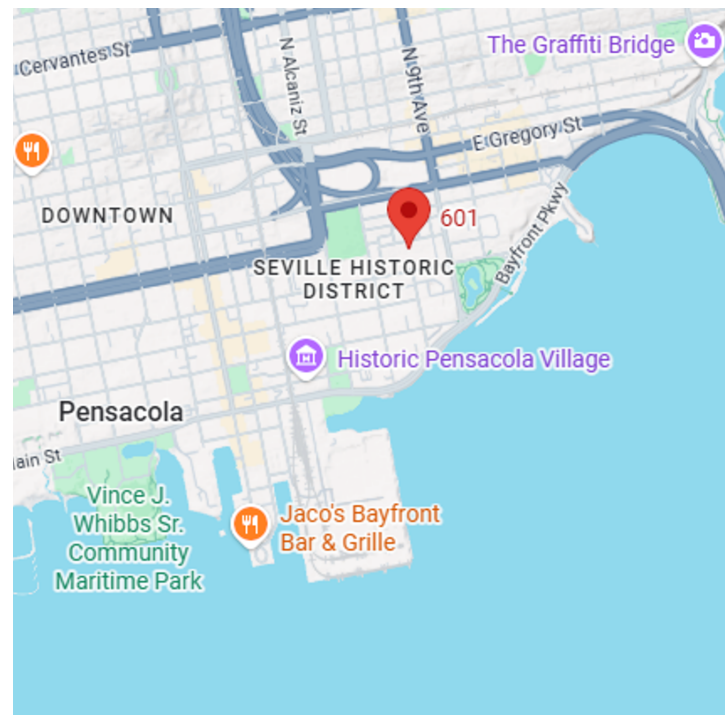
Project: 601 Aragon St
Pensacola, FL 32502

Recipient: Pensacola Planning Board

Existing Conditions



601 Aragon St.



Existing Conditions



View from Aragon St looking South



View from Aragon St looking East

Exterior Color Schedule

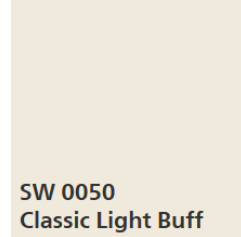
ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Brick Veneer	Paint-grade Brick Veneer	SW 0050 "Classic Light Buff"
Siding	Sherwin Williams	SW 0050 "Classic Light Buff"
Entry Door	Jeld-Wen	Knotty Alder Mocha
Windows	Jeld-Wen	Black
Shingle roofing	GAF	Timberline HDZ Driftwood
Facias	Sherwin Williams	SW 2829 "Classical white"
Exterior Trim	Sherwin Williams	SW 2829 "Classical white"
Lighting	Bevolo	Copper
Trash Enclosure	Painted Wood	SW 2829 "Classical white"
Garden Wall	Paint-grade Brick Veneer	SW 0050 "Classic Light Buff"
Gutters and Downspouts	Powder Coated Alum.	Black
Exterior Ceilings	Sherwin Williams	SW 2829 "Classical white"
Soffits	Sherwin Williams	SW 2829 "Classical white"
Permeable Pavers	Belgard	Amaretto
Entry Columns	Sherwin Williams	SW 2829 "Classical white"
Beams	Sherwin Williams	SW 2829 "Classical white"
Back Door	Jeld-Wen	Rustic Cherry Camber
Gate	Powder Coated Aluminum	Black
Railings	Powder Coated Aluminum	Black

SHINGLE ROOF



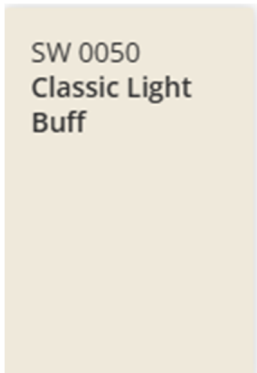
Timberline® HDZ Lifetime Shingles
Color/Finish: Driftwood

Brick

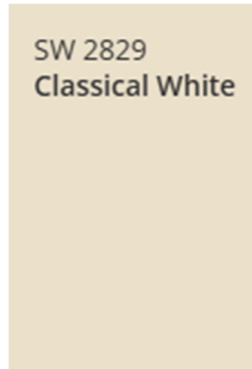


Paint-grade Brick Veneer
Color/Finish: SW 0050 "Classic Light Buff"

PAINT COLORS



Siding
Sherwin Williams:
SW 0050 "Classic Light Buff"



Exterior Trim
Sherwin Williams:
SW 2829 "Classical white"



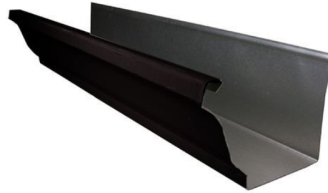
Permeable Pavers
Belgard
Apian stone - Amaretto

LIGHTING



Exterior Sconce/ Hanging
Finish: Copper

GUTTERS



Alum K Style gutter



Gutter and Down Spout
Finish: Black

WINDOWS



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
28 Interior Finish Options

SCREEN & TRIM OPTIONS
2 Exterior Trim Options

FRAME OPTIONS
Pocket Replacement Window

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
1 Wood Option



Black

Jeld-Wen:
Siteline® Clad-Wood Window: Double-Hung Pocket
MODEL: Double Hung
COLOR: Chestnut Bronze

Board and Batten Siding



SW 0050
Classic Light
Buff

Siding
Sherwin Williams:
SW 0050 "Classic Light Buff"

DOORS



Front Door - Top 1/2 View 1-Panel,
8-Light Glass Panel

Finish: Knotty Alder Mocha

FINISH OPTIONS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



Knotty Alder Amaretto Finish



Knotty Alder Coffee Bean Finish



Knotty Alder Espresso Finish



Knotty Alder Hazelnut Finish



Knotty Alder Milk Chocolate Finish



Knotty Alder Mocha Finish



Back Door - Top 3/4 View
1-Panel, Glass Panel

Finish: Rustic Cherry Camber

Trash enclosure

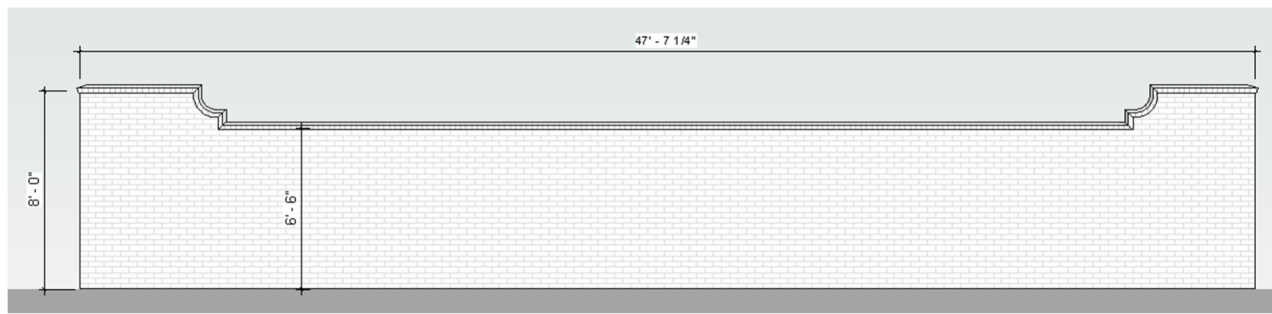
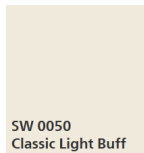
SW 2829
Classical White

Painted Composite Trash enclosure located under stairs off detached garage
COLOR: SW 2829 "Classical white"

Garden Wall Details

Paint-grade Brick Veneer

Finish: SW 0050 "Classic Light Buff"



Garden Wall dimensions



Gate and Railings

Powder Coated Aluminum

Finish: Black



Black

Landscaping

Agapanthus



Inidan Hawthorn



Lantana



White Iris



Medium Gardenia



Loropetalum



Landscaping

Japanese Yew



Tulip of Yellow Poplar



Japanese Maple



Cedar Elm



In Addition:

- Pine Straw Mulch
Planting Beds

Color Renderings

Front view



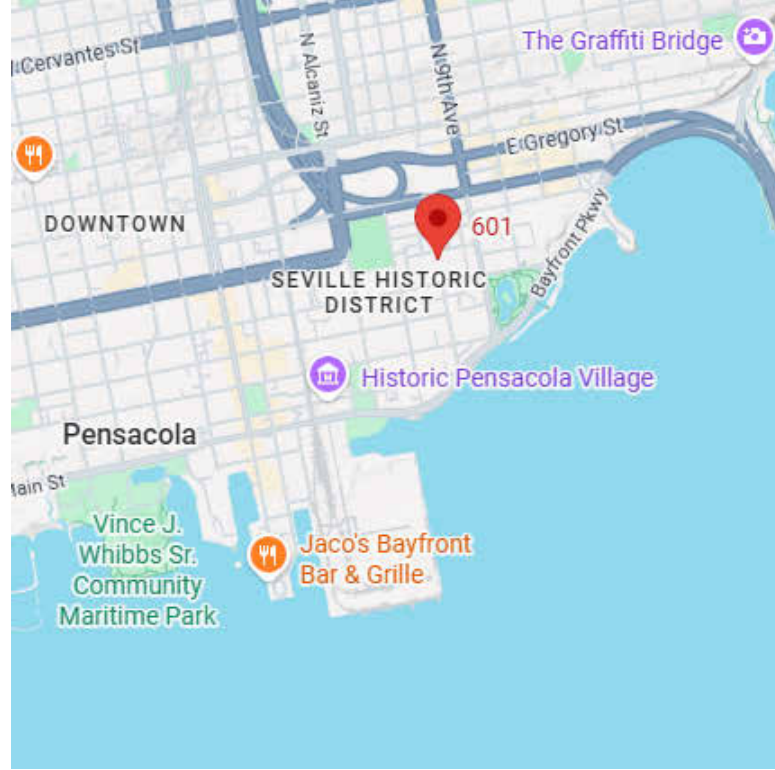
Rear View



Shaffer Residence

NEW BUILD IN THE ARAGON NEIGHBORHOOD

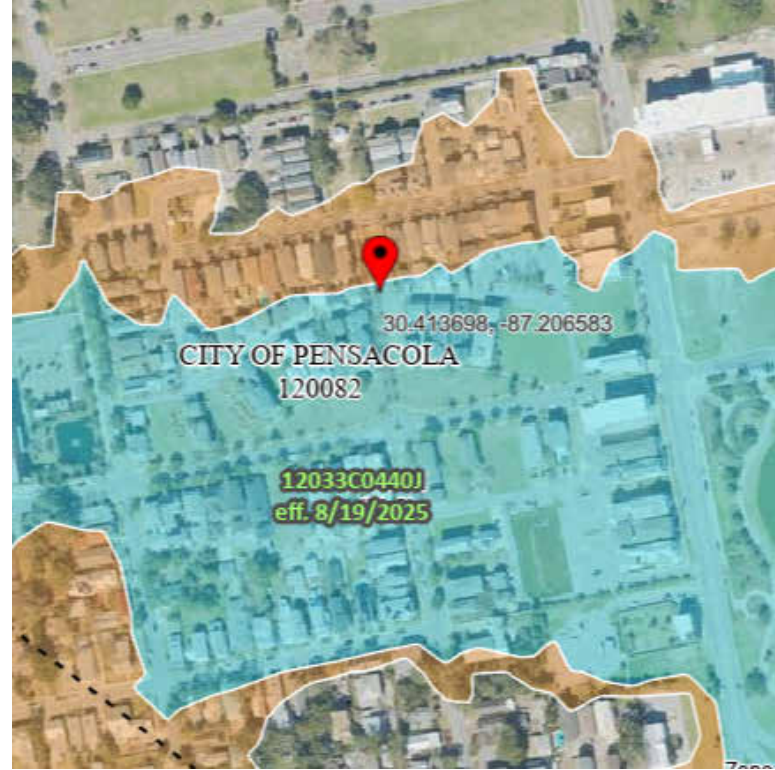
601 Aragon St. Pensacola, FL 32502



VICINITY MAP



SITE MAP



FEMA FLOOD MAP

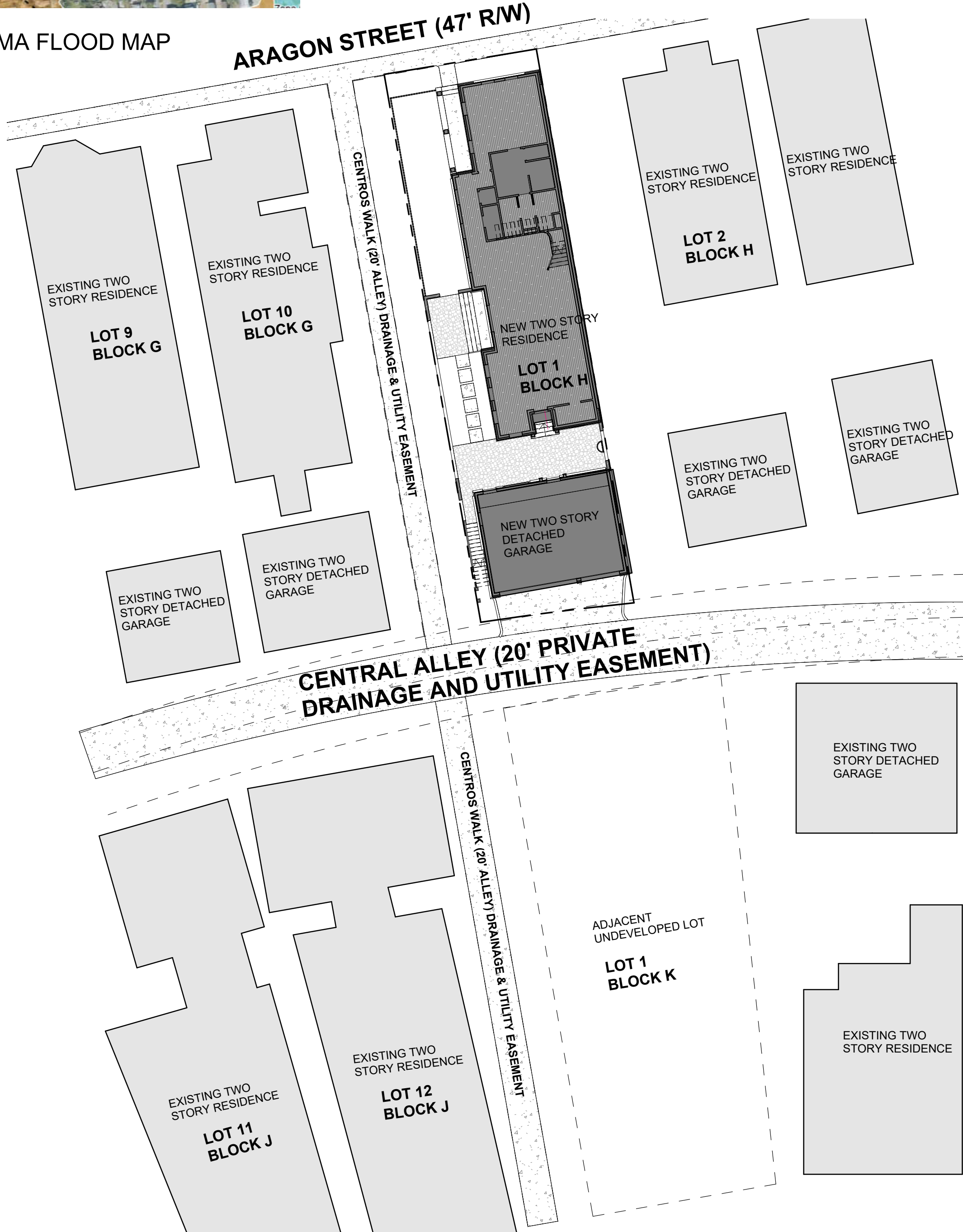


3D RENDER VIEW

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

INDEX OF DRAWINGS		
Sheet Number	Sheet Title	Rev. #
GENERAL		
G001	TITLE SHEET	
ARCHITECTURAL		
A001	SITE PLAN	
A002	LANDSCAPE PLAN & ROOF PLAN	
A101	FIRST FLOOR PLAN	
A102	SECOND FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	BUILDING SECTIONS	
A401	WALL SECTIONS	
A601	DETAILS	
A701	SCHEDULES AND DIAGRAMMS	
A801	3D RENDER VIEWS	
Grand total: 14		

BUILDING AREA TOTALS		
LEVEL	AREA	COMMENTS
UNCONDITIONED GARAGE		
FIRST LEVEL	751 SF	
CONDITIONED PRIMARY HOME		
FIRST LEVEL	1,799 SF	
SECOND LEVEL	1,816 SF	
CONDITIONED LOFT		
SECOND LEVEL	723 SF	
TOTAL BUILDING AREA		
5,088 SF		



1 AREA SITE PLAN
1" = 20'-0"

BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA RESIDENTIAL BUILDING CODE, 8TH EDITION;
FLORIDA FIRE PREVENTION CODE, 8TH EDITION

CONSTRUCTION TYPE FBC TABLE 601:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

PENSACOLA LDC ZONED: GRD-1

FLOOD ZONE: ZONE X @ UPPER 3/4 OF LOT
ZONE AE - 9 @ LOWER 1/4 OF LOT

PHYSICAL PROPERTIES:
BUILDING HEIGHT PER TABLE 504.3:
MAX BUILDING HEIGHT: 45'
BUILDING HEIGHT: 33'-2 1/2"

NO. OF STORIES PER TABLE 504.4:
REQUIRED NUMBER OF STORIES
NUMBER OF STORIES: 2 1/2 MAX
2

APPLICABLE ARAGON DESIGN CODE:
USE TYPE: TYPE IVA-1

PRINCIPAL BUILDING SETBACKS:
FRONT: 5' MIN
SIDE: 10' MIN @ SIDE YARD
REAR: 5' MIN

OUTBUILDING SETBACKS:
FRONT: 50% LOT LENGTH
SIDE: 3' BUILD-TO-LINE
REAR: 5' MIN

PRINCIPAL BUILDING ELEVATIONS:
FIRST FLOOR: 1'6" TO 3'0" OFF GRADE AND > 9'0" ABOVE SEA LEVEL

OUTBUILDING ELEVATIONS:
FIRST FLOOR: GRADE

HEIGHTS:
PRINCIPAL BUILDING: 55' MAX.
OUTBUILDINGS: 35' MAX.
GARDEN WALLS: 6'6" MIN.
FRONT FENCES: 4'0" MIN

NO. STORIES:
PRINCIPAL BUILDING: 2 1/2 MAX
OUTBUILDINGS: 2 MIN - 2 1/2 MAX

PORCHES AND BALCONIES:
SIDE TYPE: SIDE PORCH @ 1ST/2ND STORIES
SIDE DEPTH: 5' MIN
SIDE WIDTH: 20' MIN

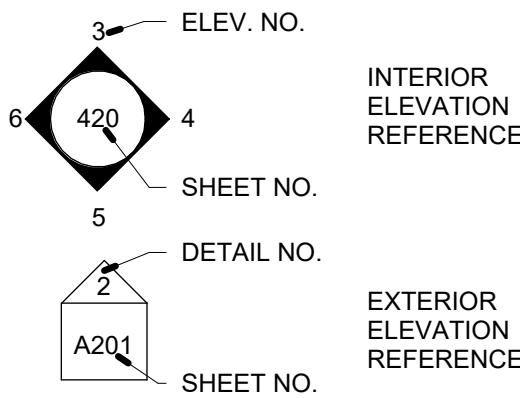
REAR/OUTBUILDING:
REAR HEIGHT: OPT. - MAY ENCROACH INTO REAR SETBACK
8' MIN VERTICAL CLEARANCE REQ'D

LOT COVERAGE: 75% MAX. OF IMPERMEABLE AREA

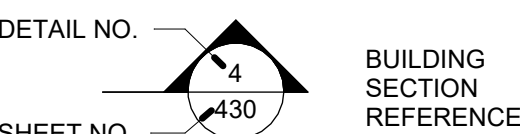
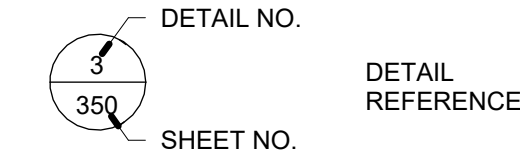
GENERAL NOTES

- 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.

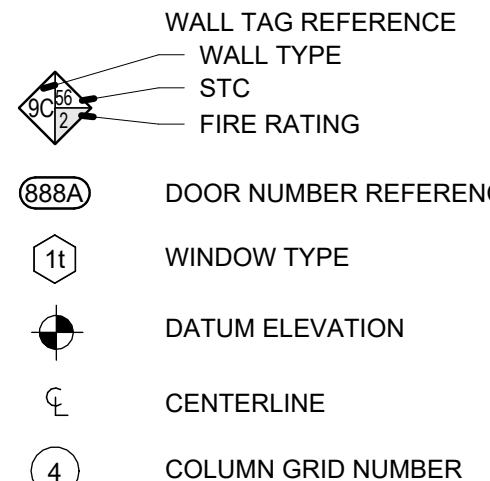
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



ROOM



REVISION NUMBER REFERENCE



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsol.com

AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION
SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY: ML
CHECKED BY: JSS

ISSUE DATE:
2026-08-04

REVISIONS
No. Des. Date

SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

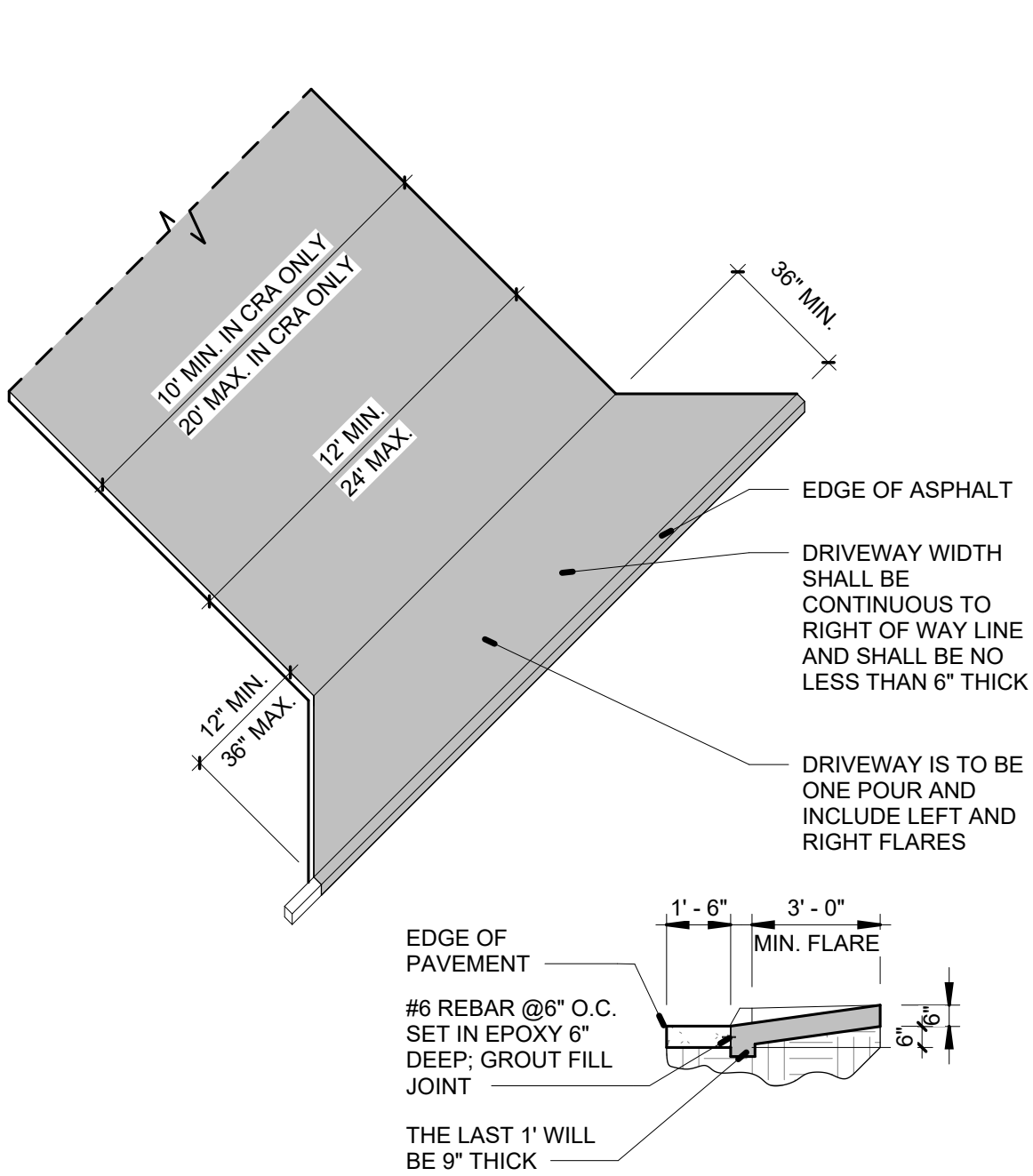
PROJECT NO:
26015

PORCH COVERAGE CALCULATION

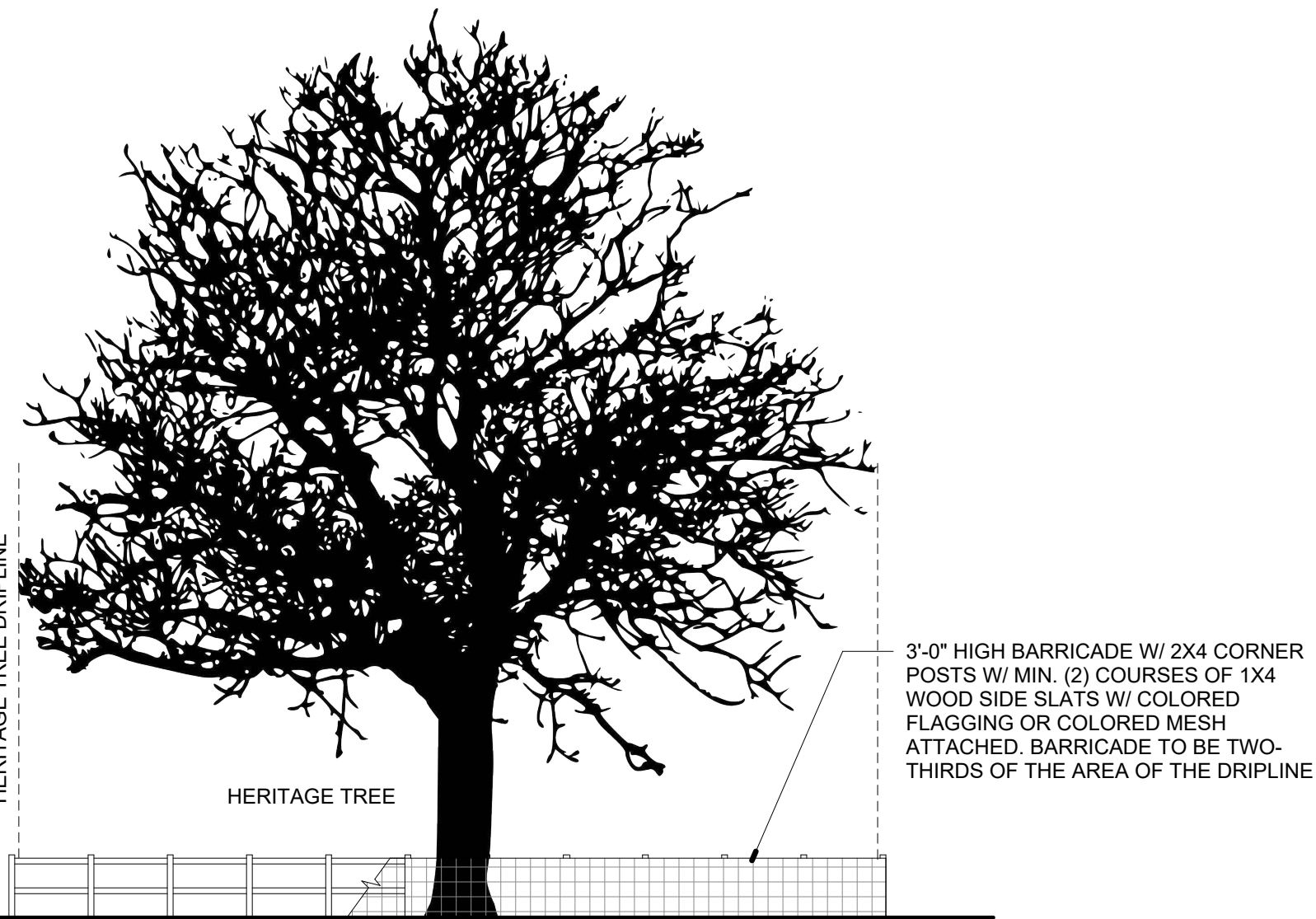
TOTAL BUILDING WIDTH: 23'-4"
MINIMUM PORCH ROOF WIDTH: 23'-4" x .25= 5'-10" (25%)
PORCH ROOF WIDTH: 6'-11" (>25%)

LOT COVERAGE CALCULATION

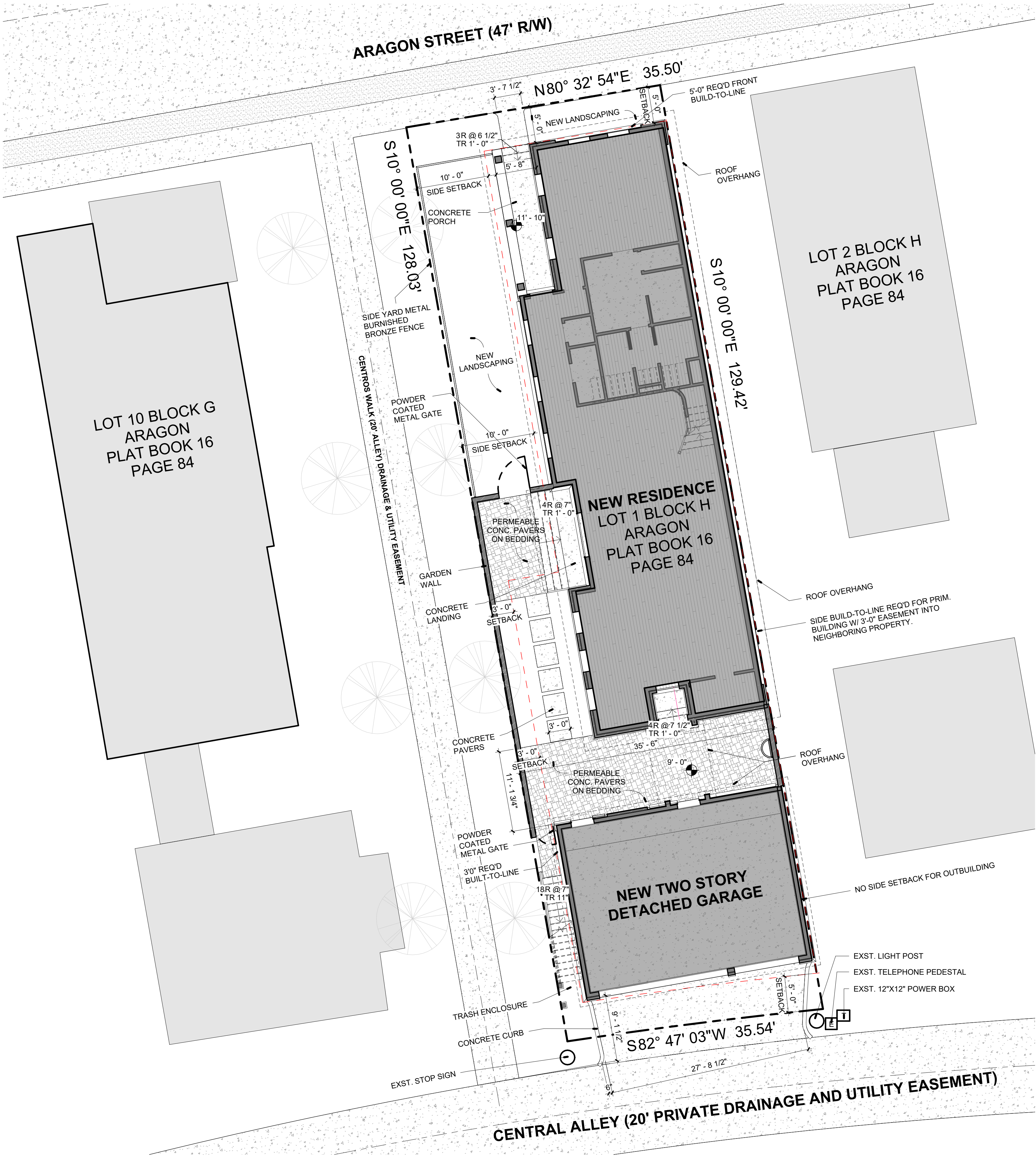
TOTAL LOT AREA: 4,570 SF
MAXIMUM IMPERVIOUS AREA: 4,570 x .75= 3,428 SF OR (75%)
BUILDING FOOTPRINT: 1,799 SF
GARAGE FOOT PRINT: 751 SF
PORCH: 129 SF
CONCRETE STEPS: 179 SF
PERVIOUS CONCRETE PAVERS 611 SF x .4 = 244 SF (40%)
TOTAL IMPERVIOUS PROPOSED: 3,102 SF (<75%)
PLANTING BEDS: 725 SF



3 CITY OF PENSACOLA CURB CUT DETAIL
1/4" = 1'-0"



2 CITY OF PENSACOLA TREE PROTECTION
1/8" = 1'-0"



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



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
ML	JSS
ISSUE DATE:	
2026-08-04	
REVISIONS	
No. Des. Date	

SHEET TITLE:

SITE PLAN

SHEET NO:

A001

PROJECT NO:
26015

LANDSCAPE KEY	
TYPE MARK	DESCRIPTION
A	MEDIUM- GARDENIA, LOROPETALUM, JAPANESE YEW
B	LOW- INDIAN HAWTHORN
C	LOW- WHITE IRIS, LANTANA, AGAPANTHUS
D	HIGH - JAPANESE MAPLE, CEDAR ELM, TULIP OF YELLOW POPLAR

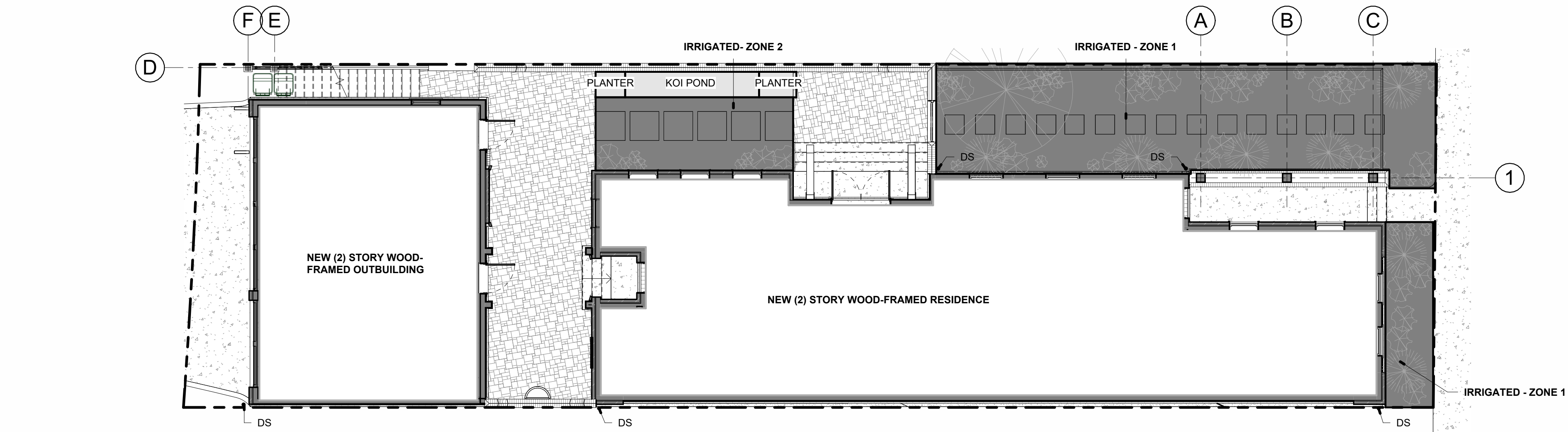
PINE STRAW MULCH PLANTING BED

UNDERGROUND STORM WATER PIPE

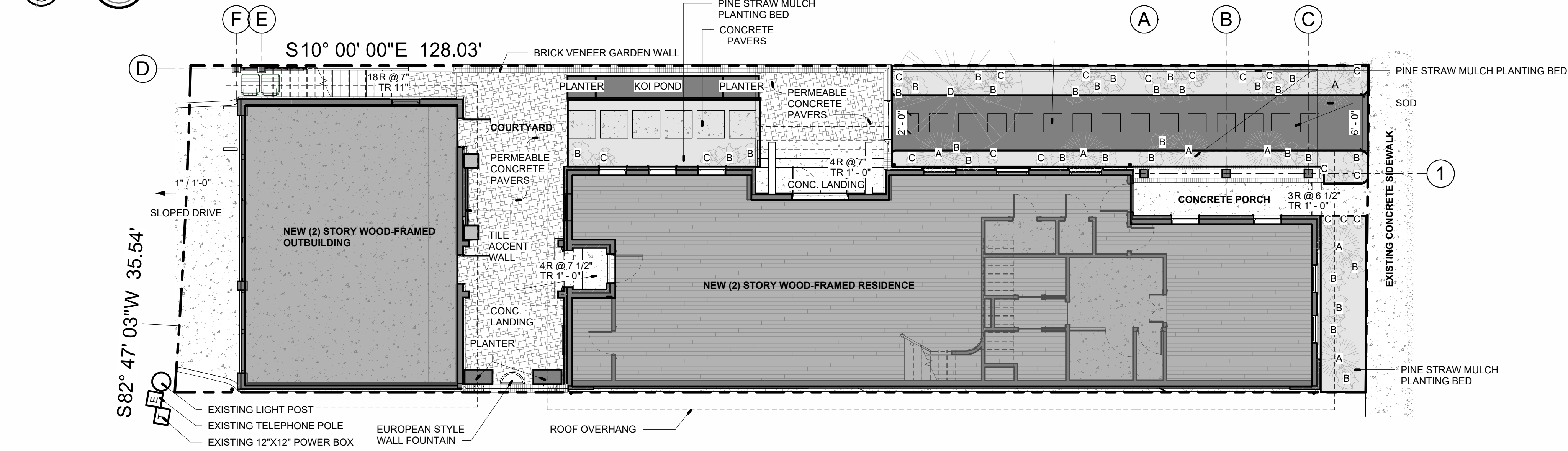
STORM WATER PIPE POP-OFF

DS DOWNSPOUT

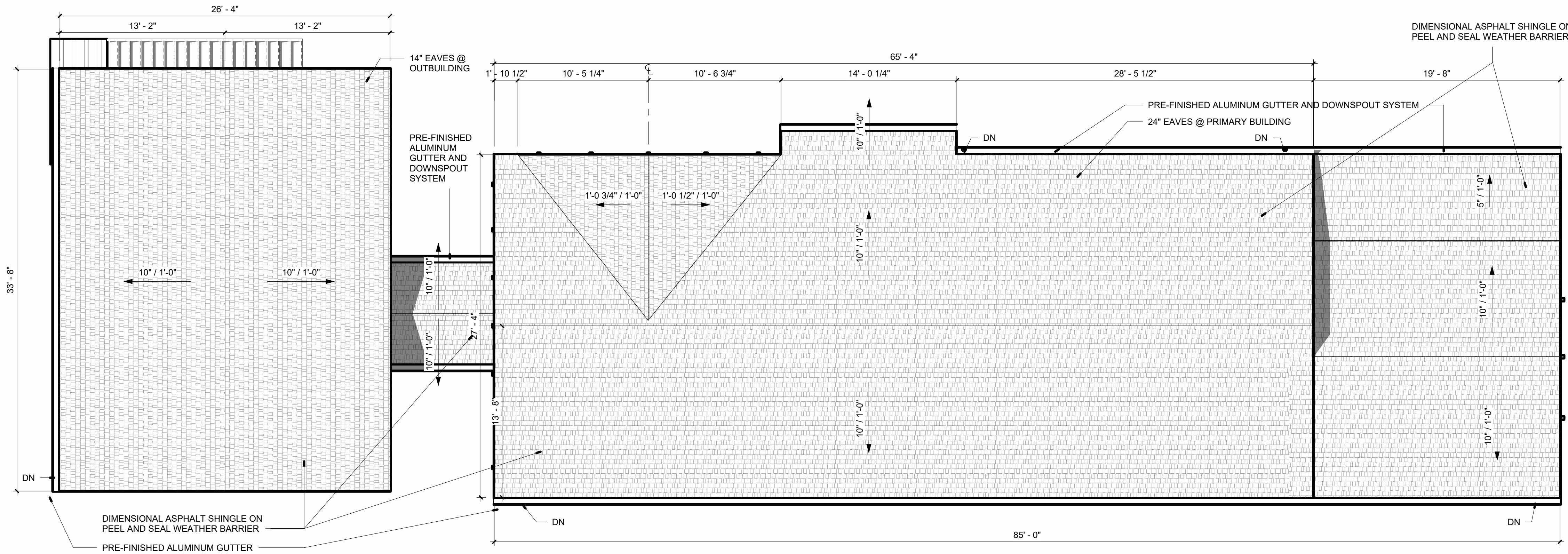
NOTE: CONNECT ALL DOWNSPOUTS TO LEADER AND DRAIN TO STORM SEWER.



2 IRRIGATION PLAN
1/8" = 1'-0"



1 LANDSCAPE PLAN
1/8" = 1'-0"



3 ROOF PLAN
3/16" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY: ML
CHECKED BY: JSS

ISSUE DATE:
2026-08-04

REVISIONS
No. Des. Date

SHEET TITLE:
LANDSCAPE PLAN & ROOF PLAN

SHEET NO:
A002
PROJECT NO:
26015

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK. VERIFY LOCATION OF A/V EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS A/V EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHULTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
8. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
9. PROVIDE COMPOSITE ACRYLIC STRETCH TAPE FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS. HUBER ENGINEERED WOODS, ZIP-SYSTEM BRAND OR ARCHITECT APPROVED EQUAL.
10. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsol.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY: ML
CHECKED BY: JSS

ISSUE DATE:
2026-08-04

REVISIONS
No. Des. Date

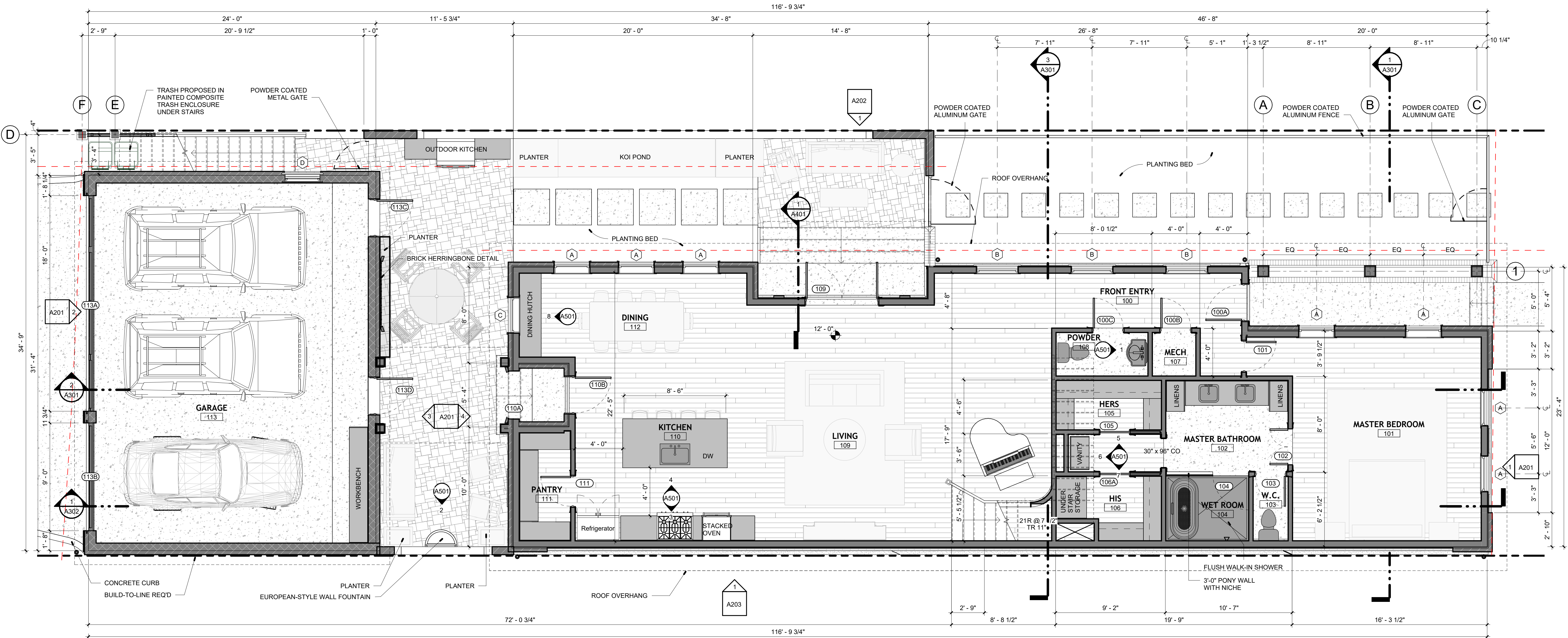
SHEET TITLE:

FIRST FLOOR PLAN

SHEET NO:

A101

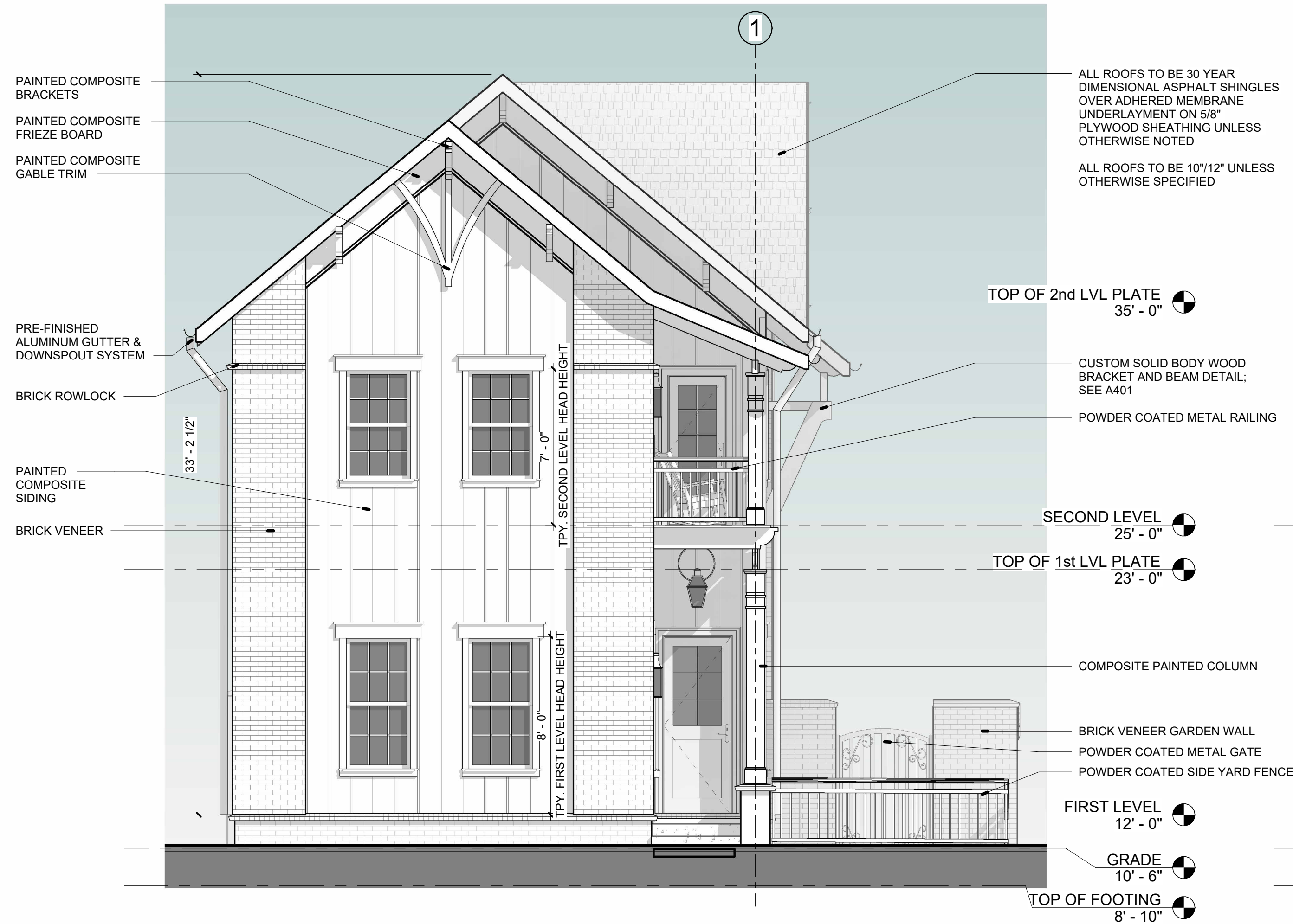
PROJECT NO:
26015



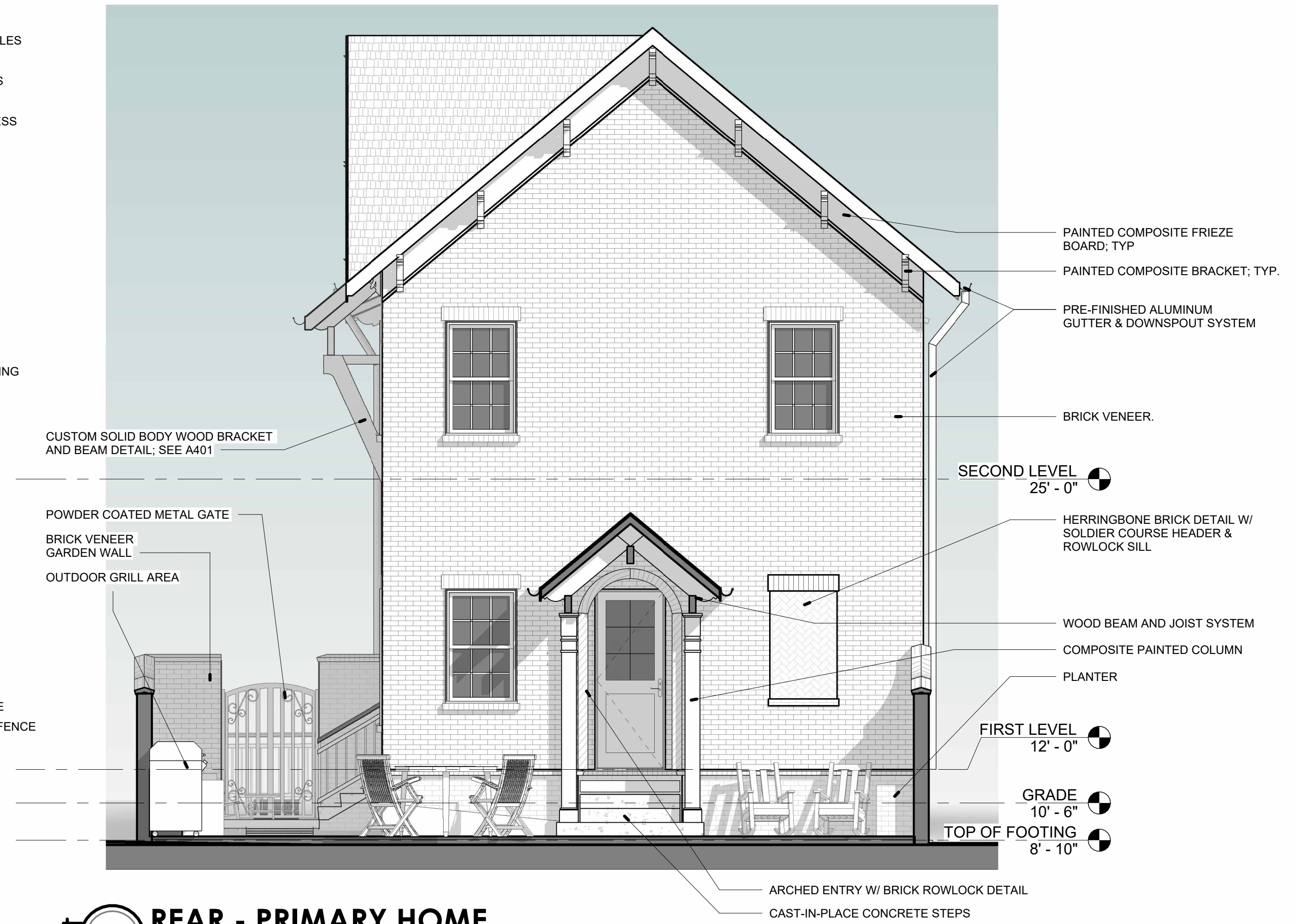
1 FIRST FLOOR PLAN
1/4" = 1'-0"

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNERS/SUBCONTRACTOR FOR ALL AUDIOTAPING WORK. VERIFY LOCATION OF ALL EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS AV EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHLUTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
8. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
9. PROVIDE COMPOSITE ACRYLIC STRETCH TAP FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS. LIGHTER ENGINEERED WOODS, ZIP-SYSTEM BRAND OR ARCHITECT SPECIFIED EQUIV.
10. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.

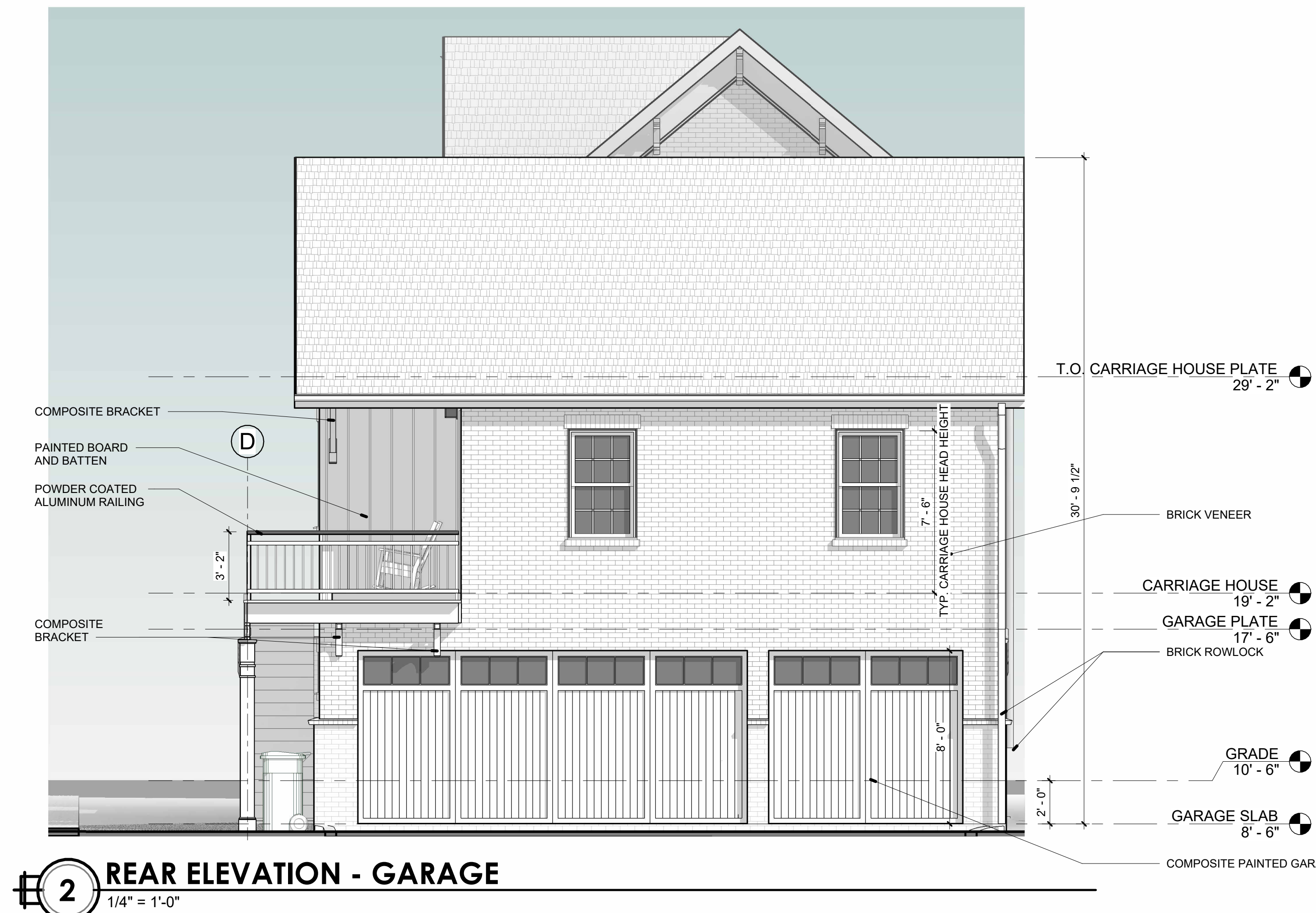




1 FRONT - PRIMARY HOME
1/4" = 1'-0"



4 REAR - PRIMARY HOME
1/4" = 1'-0"



2 REAR ELEVATION - GARAGE
1/4" = 1'-0"



3 FRONT - GARAGE
1/4" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

**CONSTRUCTION
SET**

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY: ML
CHECKED BY: JSS

ISSUE DATE:
2026-08-04

REVISIONS
No. Des. Date

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO:

A202

PROJECT NO:
26015



1 **SIDE A ELEVATION**
1/4" = 1'-0"



03 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

DOCUMENT SHOWS ORIGINAL AND
PUBLISHED WORK OF THE ARCHITECT
MAY NOT BE DUPLICATED IN ANY
MANNER WITHOUT WRITTEN CONSENT OF
THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

OWN BY:	CHECKED BY:
ML	JSS

DATE:
2026-08-04

DESIGNS	
Des.	Date

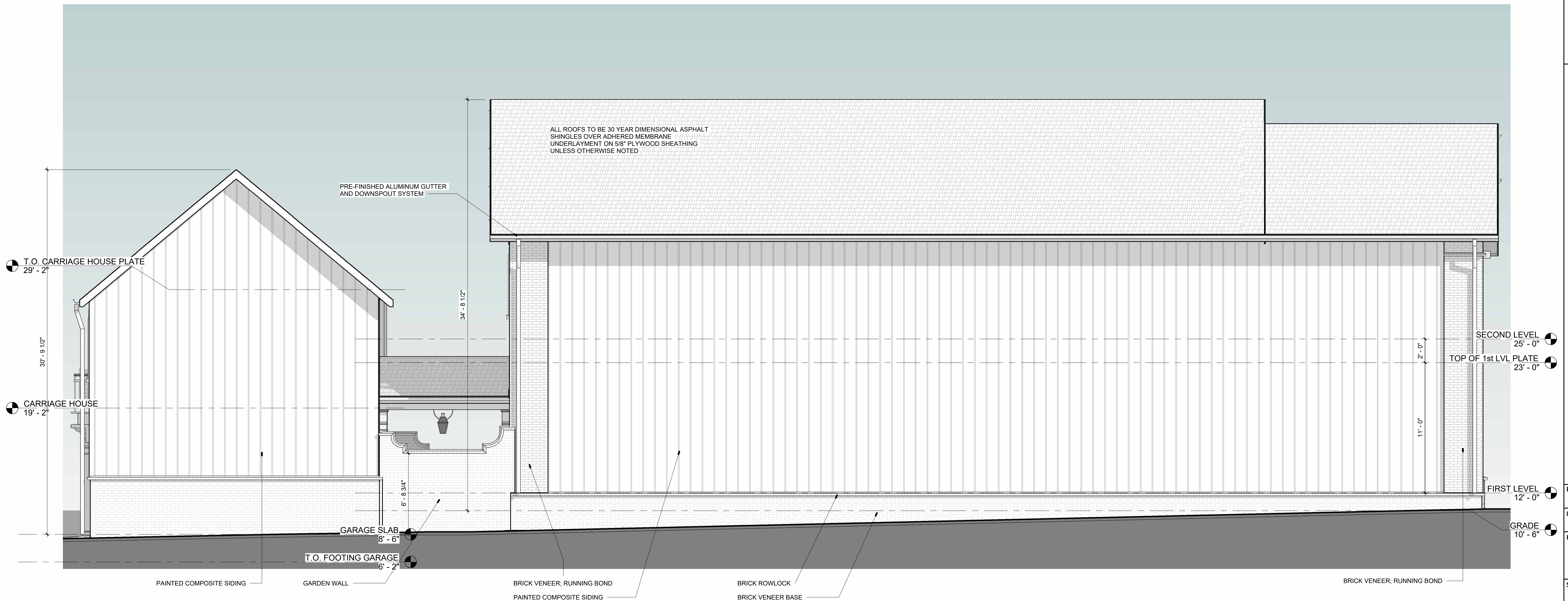
PROJECT TITLE:

EXTERIOR ELEVATIONS

T NO:

A203

ECT NO:
15



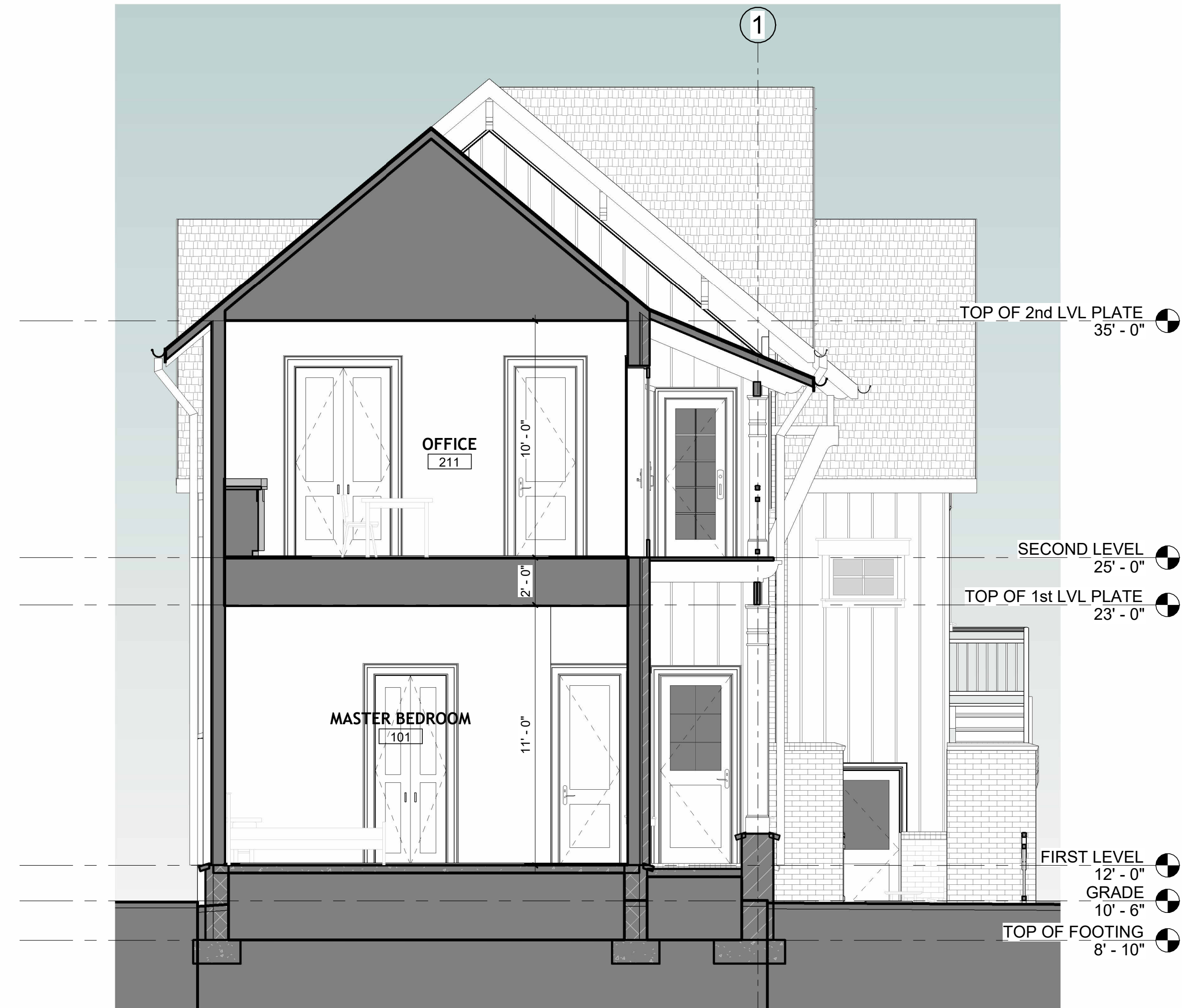
1 SIDE B ELEVATION
1/4" = 1'-0"



2 LONGITUDINAL BUILDING SECTION
1/4" = 1'-0"



3 SHORT SECTION @ STAIR
1/4" = 1'-0"



1 SHORT BUILDING SECTION @ MASTER
1/4" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
ML	JSS

ISSUE DATE:
2026-08-04

REVISIONS	No.	Des.	Date
-----------	-----	------	------

SHEET TITLE:

BUILDING SECTIONS

SHEET NO:

A301

PROJECT NO:
26015



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence
601 Aragon St. Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
ML	JSS

ISSUE DATE:
2026-08-04

REVISIONS	No.	Des.	Date
-----------	-----	------	------

SHEET TITLE:

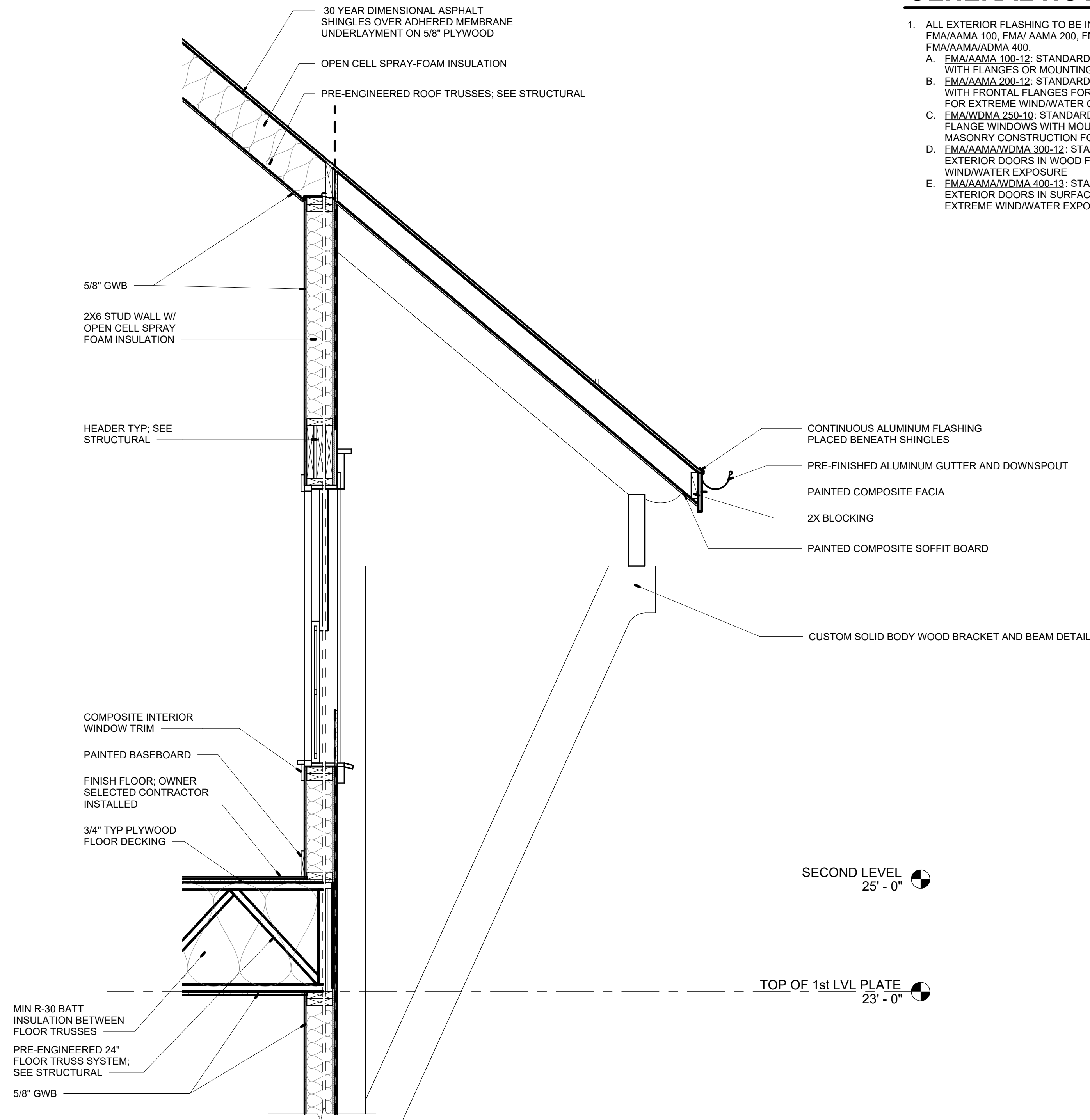
BUILDING SECTIONS

SHEET NO:

A302

PROJECT NO:
26015





GENERAL NOTES

- ALL EXTERIOR FLASHING TO BE INSTALLED PER THE FOLLOWING STANDARDS:
FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMRA/AAMA/WDMA 300 or FMA/AAMA/ADMA 400.
A. FMA/AAMA 100-12: STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH FLANGES OR MOUNTING FINS IN WOOD FRAME CONSTRUCTION
B. FMA/AAMA 200-12: STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH FRONTAL FLANGES FOR SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER CONDITIONS
C. FMA/WDMA 250-10: STANDARD PRACTICE FOR INSTALLATION OF NON-FRONTAL FLANGE WINDOWS WITH MOUNTING FLANGES FOR SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER CONDITIONS
D. FMA/AAMA/WDMA 300-12: STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR DOORS IN WOOD FRAME CONSTRUCTION FOR EXTREME WIND/WATER EXPOSURE
E. FMA/AAMA/WDMA 400-13: STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR DOORS IN SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER EXPOSURE



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com

AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
ML	JSS

ISSUE DATE:
2026-08-04

REVISIONS	No.	Des.	Date
-----------	-----	------	------

SHEET TITLE:

WALL SECTIONS

SHEET NO:

A401

PROJECT NO:
26015

WS01 @ EXTERIOR WALL
3/4" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION
SET

Shaffer Residence
601 Aragon St. Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
ML	JSS

ISSUE DATE:
2026-08-04

REVISIONS	No.	Des.	Date
-----------	-----	------	------

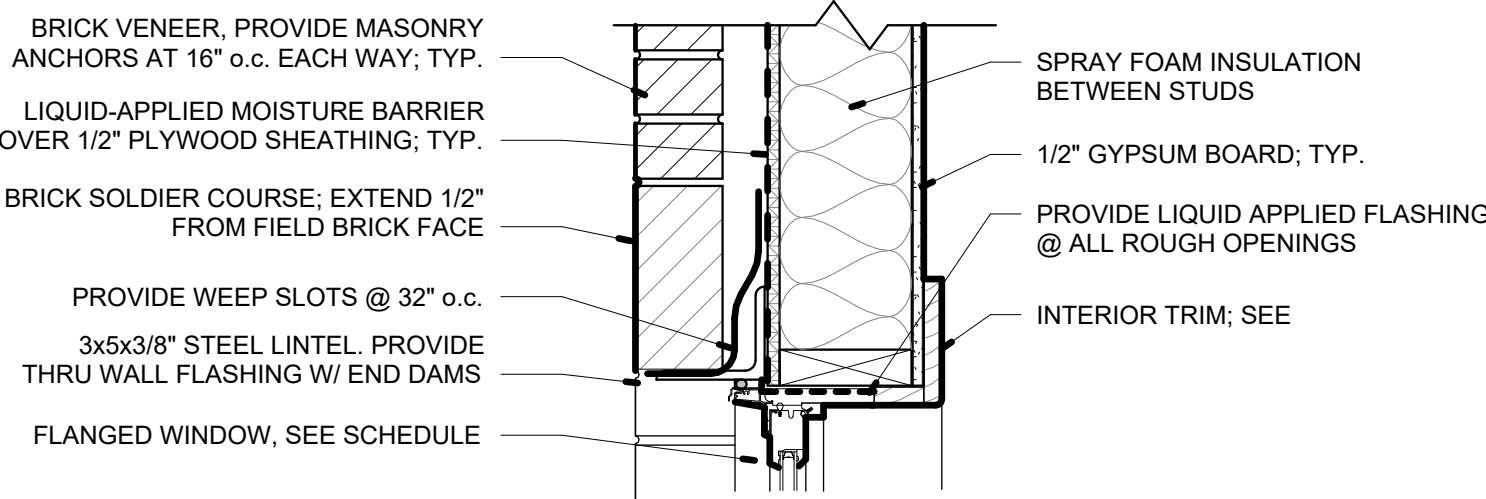
SHEET TITLE:

DETAILS

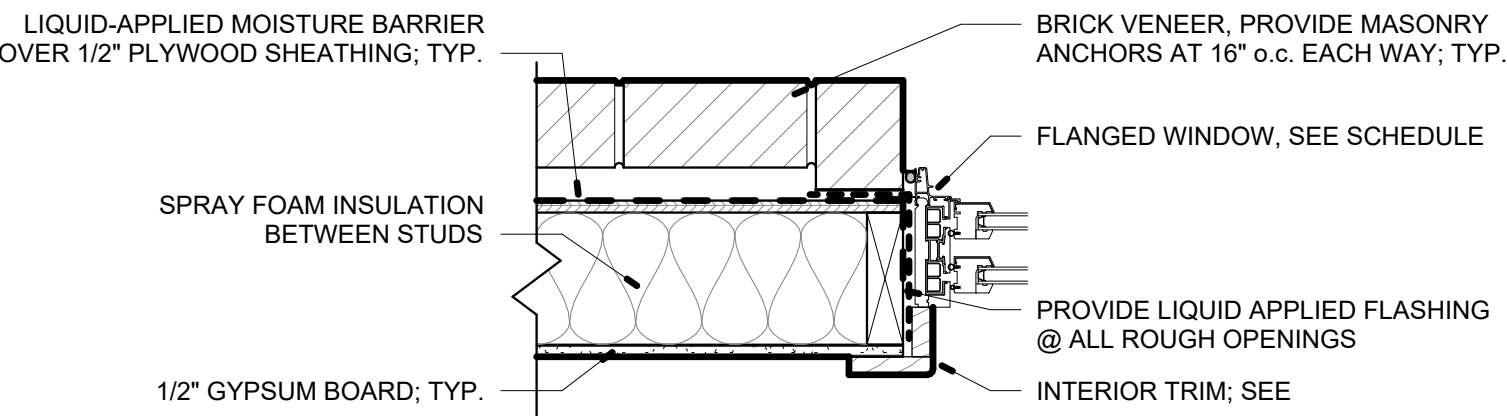
SHEET NO:

A601

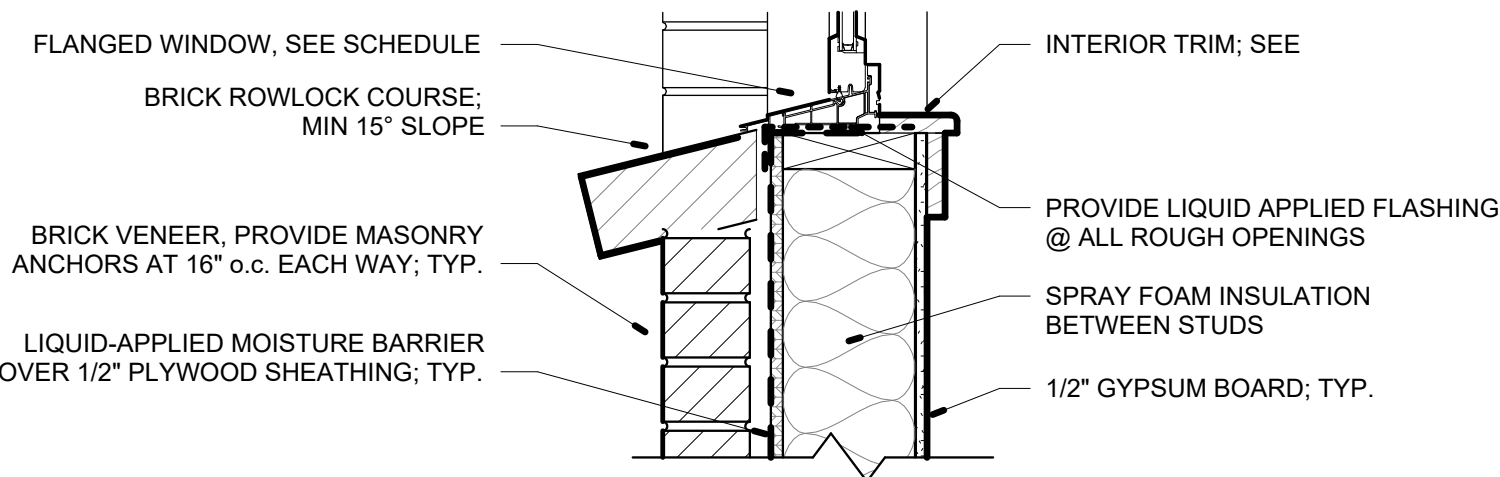
PROJECT NO:
26015



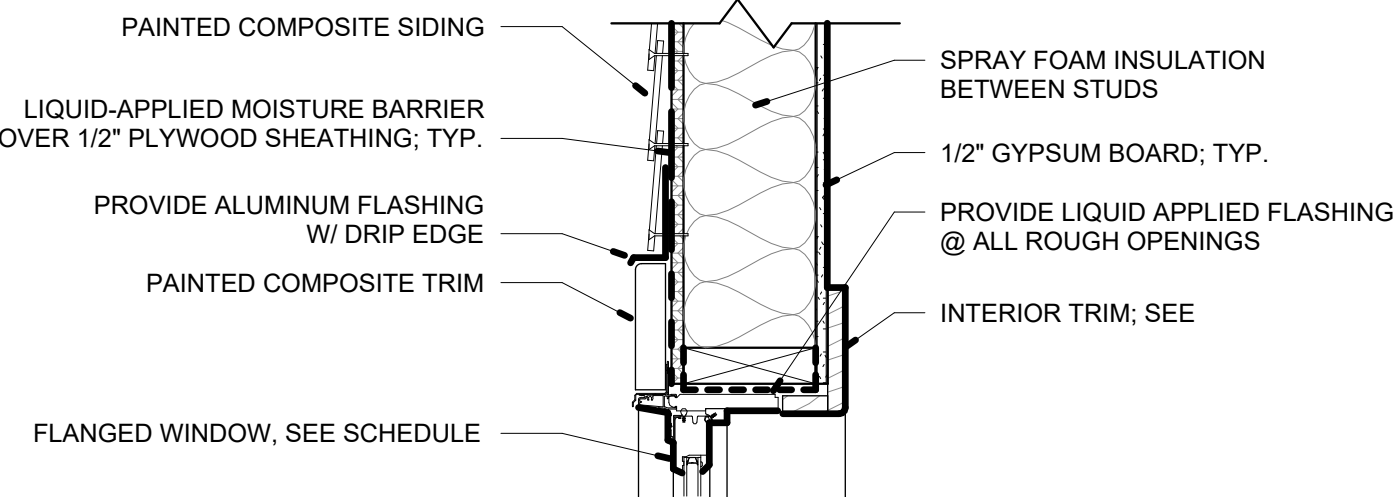
1 TYP. WINDOW HEAD IN BRICK
1 1/2" = 1'-0"



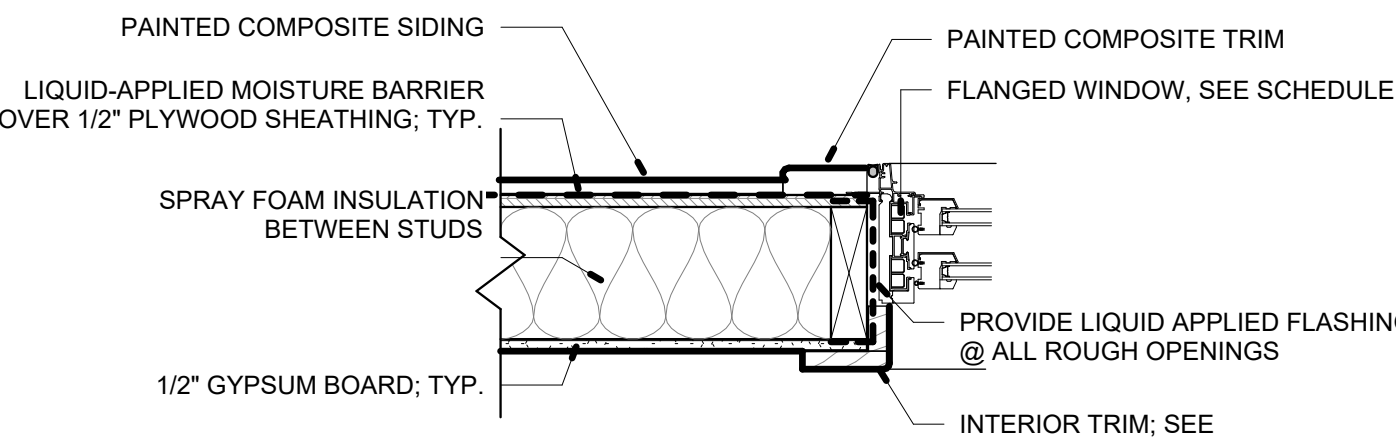
2 TYP. WINDOW JAMB IN BRICK
1 1/2" = 1'-0"



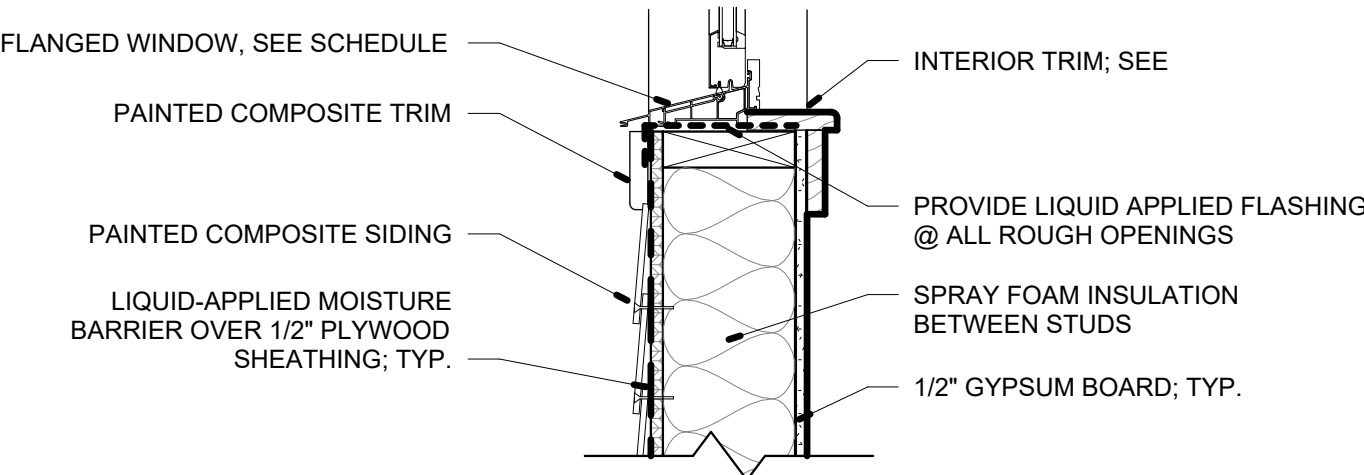
3 TYP. WINDOW SILL IN BRICK
1 1/2" = 1'-0"



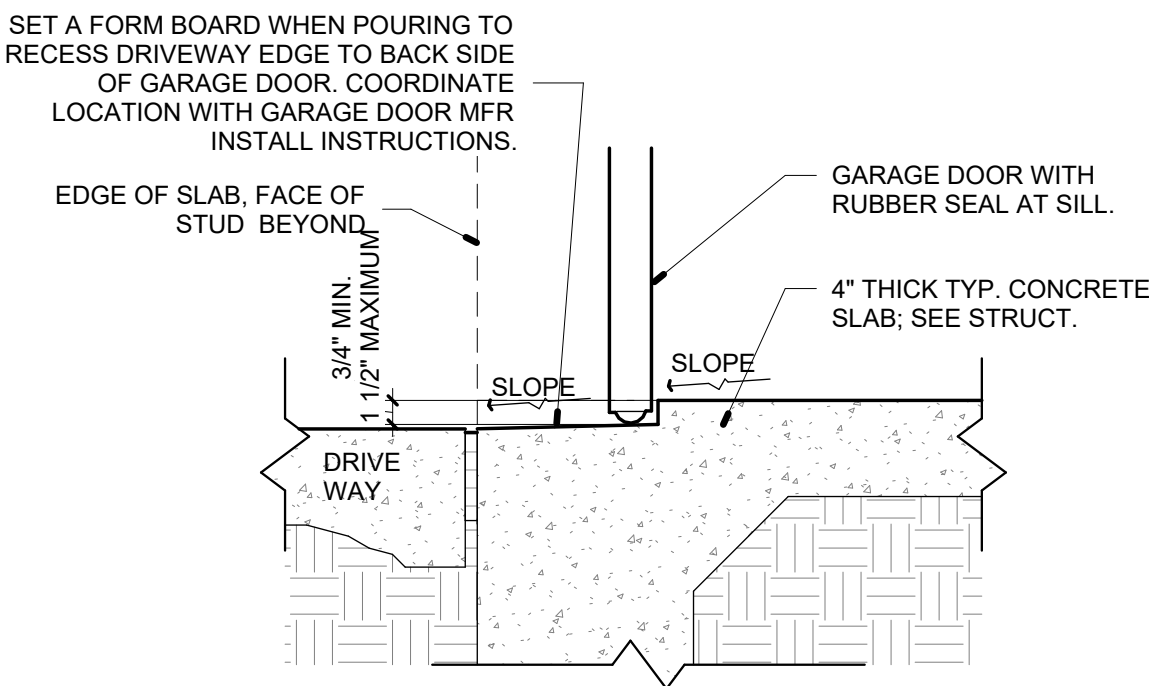
4 TYP. WINDOW HEAD IN SIDING
1 1/2" = 1'-0"



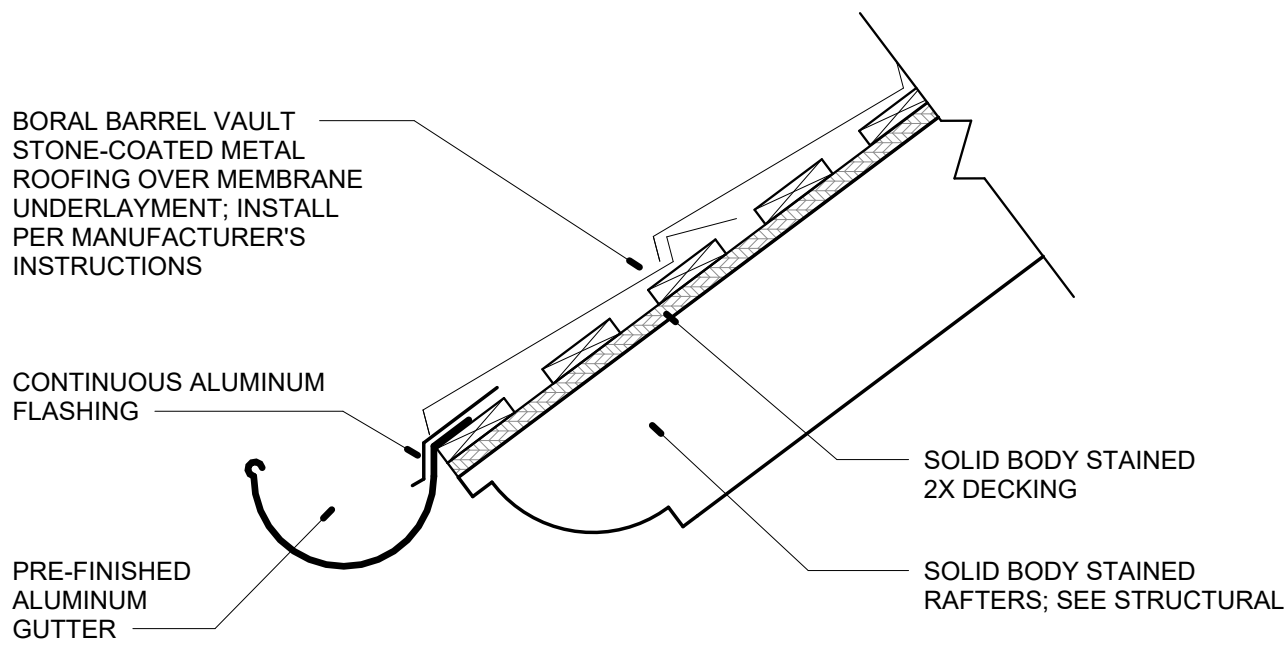
5 TYP. WINDOW JAMB IN SIDING
1 1/2" = 1'-0"



6 TYP. WINDOW SILL IN SIDING
1 1/2" = 1'-0"



7 GARAGE DOOR SILL
1 1/2" = 1'-0"

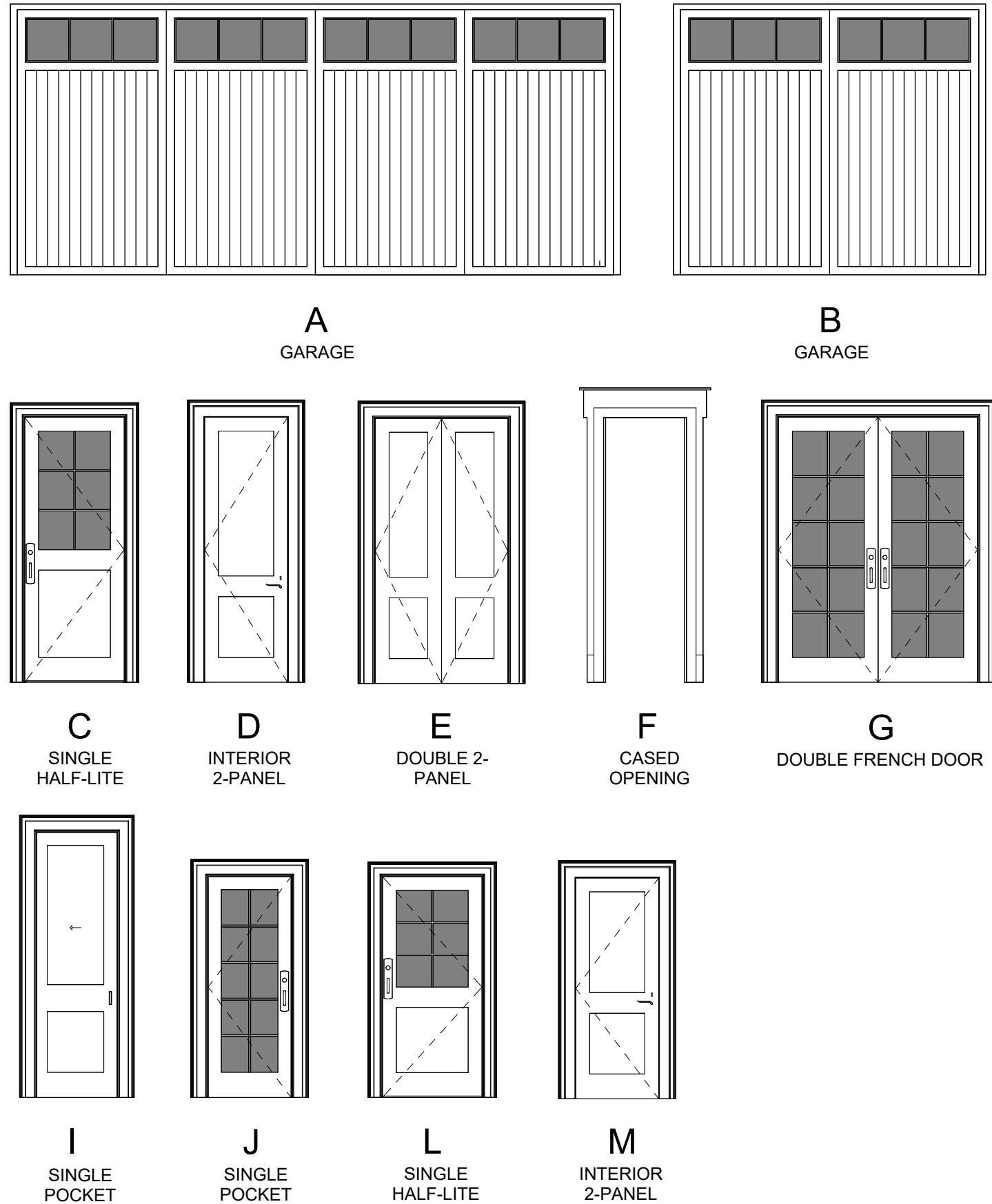


8 RAFTER & GUTTER DETAIL
1 1/2" = 1'-0"

DOOR SCHEDULE

DOOR NO.	ROOM NO.	DOOR		TYPE MARK	Comments
		WIDTH	HEIGHT		
GARAGE SLAB					
113A	113	18' - 0"	8' - 0"	A	
113B	113	18' - 0"	8' - 0"	B	
113C	113	3' - 0"	6' - 8"	L	
113D	113	3' - 0"	6' - 8"	L	
FIRST LEVEL					
100A	100	3' - 0"	8' - 0"	C	
100B	100	2' - 6"	8' - 0"	D	
100C	100	2' - 6"	8' - 0"	D	
101	101	2' - 6"	8' - 0"	D	
102	102	3' - 0"	8' - 0"	F	
102B	102	2' - 6"	8' - 0"	F	
103	103	2' - 6"	8' - 0"	D	
104	102	3' - 0"	8' - 0"	K	3080 GLASS SHOWER
105	105	2' - 6"	8' - 0"	I	
106A	106	2' - 6"	8' - 0"	I	
109	109	6' - 0"	8' - 0"	G	
110A		4' - 0"	8' - 8"	H	4088 ARCHED OPENING
110B	112	3' - 0"	8' - 0"	C	
111	111	2' - 6"	8' - 0"	D	
CARRIAGE HOUSE					
200		3' - 0"	8' - 0"	C	
SECOND LEVEL					
200A	209	4' - 0"	8' - 8"	H	4088 ARCHED OPENING 4088 ARCHED OPENING
200B	200	4' - 0"	8' - 8"	H	
201	201	4' - 0"	8' - 0"	E	
202	201	2' - 6"	8' - 0"	D	
203	202	2' - 6"	8' - 0"	D	
204	204	2' - 6"	8' - 0"	D	
205	204	2' - 6"	8' - 0"	D	
206	206	2' - 6"	8' - 0"	D	
207	207	2' - 6"	8' - 0"	D	
208	208	2' - 6"	8' - 0"	D	
209	209	2' - 6"	6' - 8"	J	
210A	209	2' - 6"	6' - 8"	M	
210B	210	2' - 6"	8' - 0"	D	
210C	210	2' - 6"	8' - 0"	D	
211A	209	2' - 6"	8' - 0"	D	
211B	211	6' - 0"	8' - 0"	G	
211C	211	4' - 0"	8' - 0"	E	

DOOR TYPES



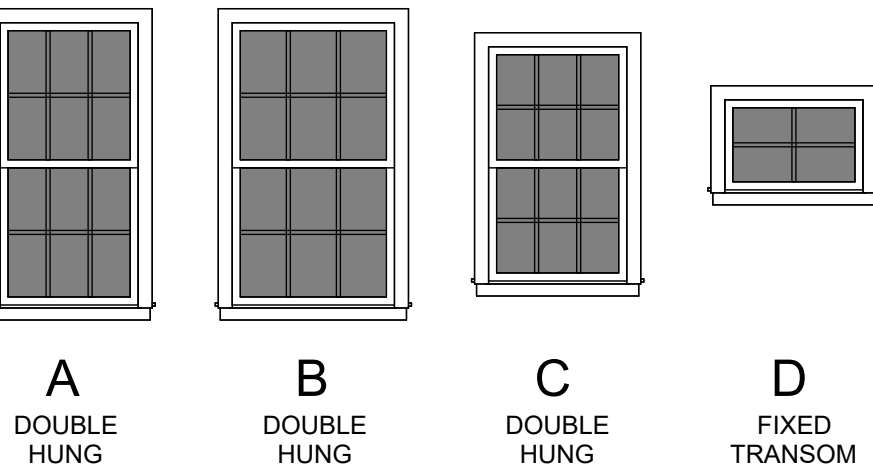
DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
- ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
- WOOD DOORS TO BE SOLID CORE, STAINED. [If doors are painted, specify all door material as MDF].
- PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.
- ALL POCKET DOORS TO BE "CAVITY SLIDER" BRAND FRAMES WITH SOFSTOP BRAND SOFT CLOSE/OPEN SLIDER HARDWARE. (cavitysliders.com). CONSIDER CS CL400 MAGNETIC HANDLE/LOCK HARDWARE FOR POCKET DOORS.

WINDOW SCHEDULE

Type Mark	Width	Height	Head Height	Material	Comments
A	3'-0"	6'-0"	8'-0"		
B	3'-6"	6'-0"	8'-0"		
C	3'-0"	5'-0"	<varies>		
D	3'-0"	2'-0"	<varies>		

WINDOW TYPES

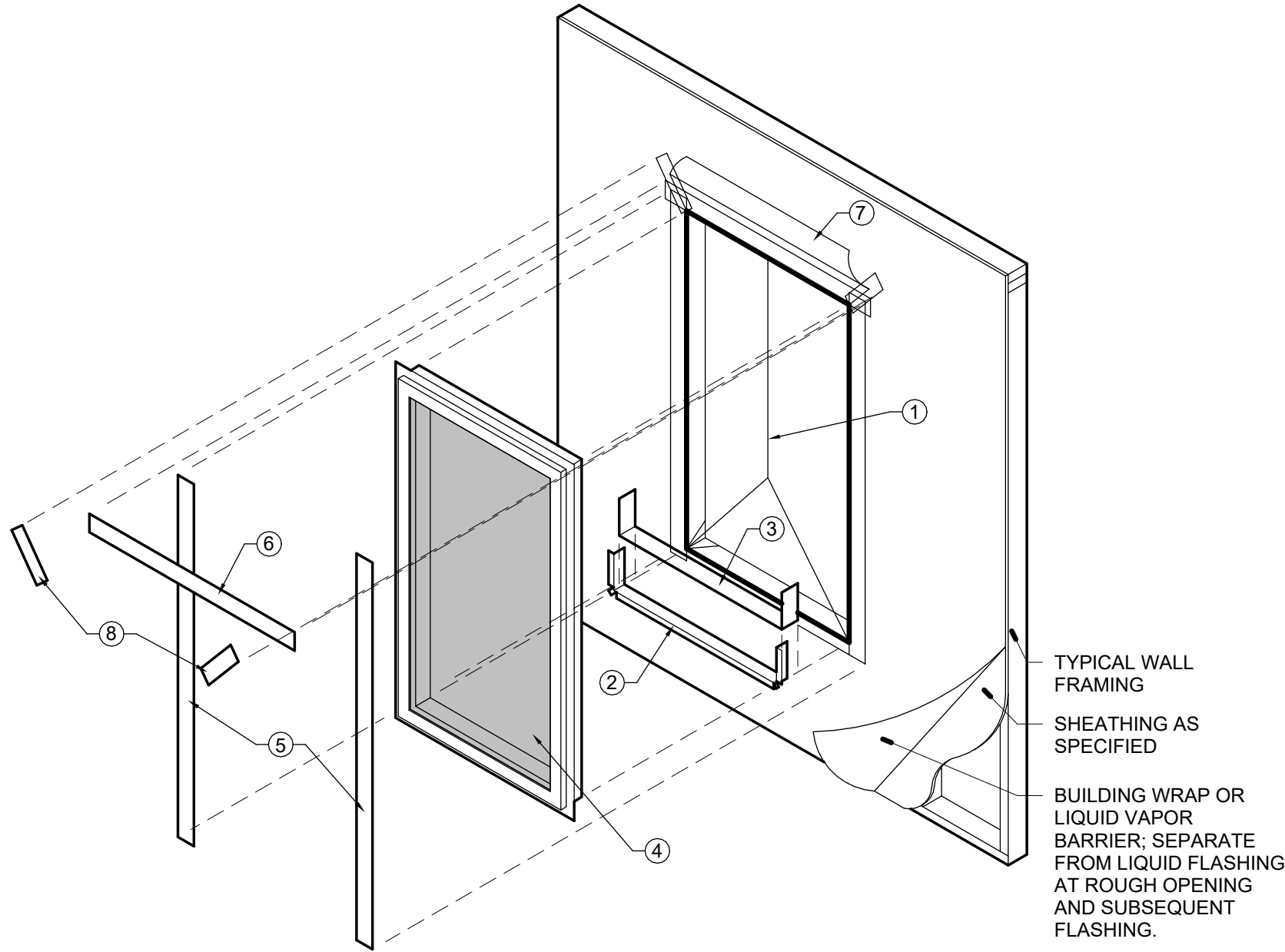


WINDOW NOTES

- ALL WINDOWS TO BE VINYL, IMPACT-RATED PRODUCT, ENSURE EXPOSURE CATEGORY AND WIND PRESSURES SHOWN ON STRUCTURAL ARE MET.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.
- OPERABLE WINDOWS ABOVE FIRST FLOOR SHALL COMPLY WITH WOOD PER SECTION 1015.8.1

FLASHING PROCESS FOR NEW WINDOWS

- IF LIQUID VAPOR BARRIER IS NOT USED, CUT BUILDING WRAP VAPOR BARRIER AS SHOWN. FOLD BOTTOM AND TOP SIDE FLAPS INTO OPENING AND FASTEN. TEMPORARILY HOLD TOP FLAP UP ABOVE OPENING. IF LIQUID VAPOR BARRIER IS USED, PAINT BARRIER INTO OPENING.
- PROVIDE SILL FLASHING TAPE OR ADDITIONAL LIQUID FLASHING THAT OVERHANGS OPENING 1" AND EXTENDS UP OPENING SIDES A MINIMUM OF 6".
- PROVIDE 2ND LAYER OF SILL FLASHING OR LIQUID FLASHING TO OVERLAP FIRST LAYER BY 1". DO NOT EXTEND SILL FLASHING PAST INTERIOR FACE OF FRAMING.
- INSTALL WINDOW FROM EXTERIOR OF BUILDING, PLUMB, SQUARE AND VERIFY OPERATION. FASTEN WINDOW IN OPENING WITH 2" GALVANIZED ROOFING NAILS AT 6" O.C.
- PROVIDE SIDE FLASHING TAPE OR ADDITIONAL LIQUID FLASHING TO EXTEND 2" ABOVE TOP AND BOTTOM OF OPENING.
- PROVIDE TOP FLASHING TAPE OR LIQUID FLASHING TO EXTEND PAST EDGE OF SIDE FLASHING TAPE BY 1". DO NOT TAPE OR SEAL BOTTOM NAILING FIN.
- IF LIQUID VAPOR BARRIER IS NOT USED, FOLD DOWN TOP FLAP OF BUILDING WRAP VAPOR BARRIER.
- IF LIQUID VAPOR BARRIER IS USED, APPLY ADDITIONAL LAYER OF LIQUID FLASHING ABOVE WINDOW.
- PROVIDE FLASHING TAPE/ADDITIONAL LIQUID FLASHING AT DIAGONAL CUTS AT LEAST 1" LONGER THAN CUT.
- WHERE EXTERIOR SEALANT IS REQUIRED, USE OSI QUAD MAX CHEMICALLY CURING SEALANT, OR ARCHITECT APPROVED EQUAL.



1 FLANGED WINDOW FLASHING DETAIL
1/2" = 1'-0"

ABBREVIATION KEY

INTERIOR FINISHES	
ACT	ACOUSTICAL CEILING TILE
CONC	CONCRETE
CPT	CARPET
FRP	FIBERGLASS RESIN PANEL
GWB	GYPSUM WALL BOARD
LVT	LUXURY VINYL TILE
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
RBR	RUBBER
TILE	TILE
VCT	VINYL COMPOSITION TILE
WD	WOOD
TOILET ACCESSORIES	
BGS	BABY CHANGING STATION
FD	FLOOR DRAIN
GB	GRAB BAR
HD	HAND DRYER (MOUNTED @ X" AFF)
HK	HOOK (MOUNTED MAX. 48" AFF)
MR	MIRROR
PTD	COMBO PAPER TOWEL/WASTE UNIT
SD	SOAP DISPENSER
SND	SANITARY NAPKIN DISPOSAL
TP	TOILET PAPER DISPENSER



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsol.com

AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION
SET

Shaffer Residence

601 Aragon St. Pensacola, FL 32502

DRAWN BY: ML
CHECKED BY: JSS

ISSUE DATE:
2026-08-04

REVISIONS
No. Des. Date

SHEET TITLE:

SCHEDULES AND
DIAGRAMS

SHEET NO:

A701

PROJECT NO:
26015



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

Department:	Comments:
Planning	No comments or concerns.
FIRE	No comments.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA has no comment on the aesthetic review of the residence.
FPL	No comments.
ATT	AT&T does not have an issue with this.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	They seem to meet the 12' DFE on the house, but the garage will need flood vents since it is below that design flood elevation. I will need to see their placement on the elevation sheets. To be resolved during permitting.
Traffic Operations	No comments.

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

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

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

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

4. *GRD-1, miscellaneous uses.*

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

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

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

d. *Procedure for review.*

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

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

2. *Decisions.*

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

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

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

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

iii. *Exterior elevations.*

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

iv. *Miscellaneous.*

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

4. *Submission of photographs.*

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

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

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

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

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

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

4. *Fences.*

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

5. *Signage.*

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

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

(a) Permitted signs.

(1) Temporary accessory signs.

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

(2) Permanent accessory signs.

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

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

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

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

-
- 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.

-
- (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.

-
- (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 #: 26-1043

Planning Board

9/8/2026

ACTION ITEM

SUBJECT:

Comprehensive Plan Amendments

SUMMARY:

At least every seven years, local governments must determine whether the need exists to amend the Comprehensive Plan to reflect changes in state requirements. The Comprehensive Plan is intended to be a broad, long-range document that guides overall growth. It is not intended to include a high level of detail, since specific regulations for growth and development are guided by the Land Development Code.

The City determined that the Comprehensive Plan will need to be updated during this update cycle to be compatible with proposed changes to the Land Development Code. Other changes are proposed by the Departments and Divisions responsible for each area of the Comprehensive Plan, in order to make sure the document is current in its references and statutory compliance. No changes are being proposed to residential density levels or the City's Future Land Use Map.

The City Council is required to conduct a Transmittal Hearing and forward the proposed amendments to the State of Florida for review by November 1, 2026. The State will then prepare an Objections, Recommendations and Comments (ORC) Report for the City to review and to consider any changes.

The proposed amendment package, as amended per the contents of the ORC Report, will then be presented to City Council for consideration at a subsequent Adoption Hearing.

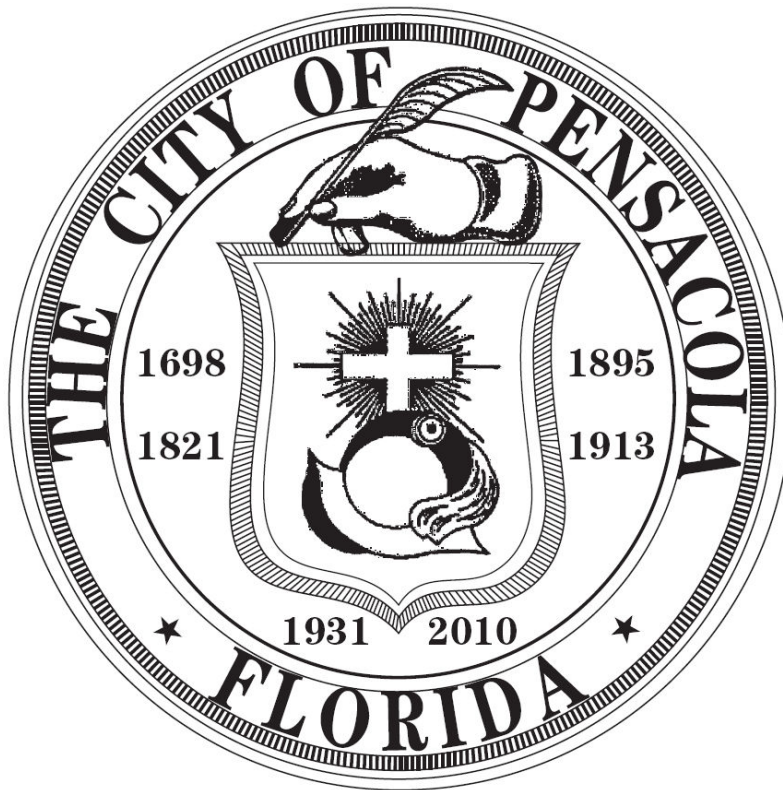
ATTACHMENTS:

1. COMPREHENSIVE PLAN _ 2026 REVISED
2. Comprehensive Plan 2026 _ Detailed Edit Register _ 09.01.2026
3. DEO EAR Notice_DHarris
4. DEO Notification Letter_C Cannon_CityofPensacola

COMPREHENSIVE PLAN

VOLUME I

Goals, Objectives, and Policies



**City of Pensacola
Pensacola, Florida**

2026

CITY OF PENSACOLA COMPREHENSIVE PLAN

VOLUME I GOALS, OBJECTIVES, AND POLICIES

TABLE OF CONTENTS

CHAPTER

1	FUTURE LAND USE
2	TRANSPORTATION
3	HOUSING
4	PUBLIC FACILITIES
5	COASTAL MANAGEMENT
6	CONSERVATION AND SUSTAINABILITY
7	RECREATION AND OPEN SPACE
8	INTERGOVERNMENTAL COORDINATION
9	CAPITAL IMPROVEMENTS
10	HISTORIC PRESERVATION
11	PUBLIC SCHOOLS AND FACILITIES
12	PROPERTY RIGHTS ELEMENT

CHAPTER 1

FUTURE LAND USE

GOAL FLU-1: Maximize the use of land both from an economic standpoint, and from the standpoint of minimizing threats to the health, safety and welfare of residents and to the continued well-being of the natural environment.

Objective FLU-1.1: Specify the desired development pattern through a land use category system that provides for the location, type, density and intensity of development and redevelopment based on natural conditions and dependent on the availability of services as shown on the Future Land Use Map and controlled through the adopted Land Development Code.

Policy FLU-1.1.1: All development orders and building permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet adopted level of service standards are available concurrent with the impacts of the development.

Policy FLU-1.1.2: The City will amend its Land Development Code as needed to remain consistent with Chapter 163, Part II, Florida Statutes, and the Comprehensive Plan so that future growth and development will continue to be managed through consistent land development regulations. ~~The City will amend its Land Development Code as needed to remain consistent with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-5.022 and 9J-5.023, F.A.C. so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.~~

Policy FLU-1.1.3: The Land Development Code will be evaluated during the EAR-based amendment process to identify revisions that are needed to implement the goals, objectives and policies of the Comprehensive Plan. The Land Development Code includes:

1. Zoning District Regulations
2. Neighborhood Preservation Standards
3. Off-Street Parking
4. Signage
5. Tree/Landscape Regulations
6. Subdivisions
7. Control of Erosion, Sedimentation and Runoff
8. Flood Plain Management
9. Airport Zoning

Policy FLU-1.1.4: Each future land use category shall have a set of zoning districts that may be permitted within that future land use category, and zoning

that is not consistent with the category shall not be approved. The zoning ordinances shall include a table which sets forth the different zoning districts which are permitted within each future land use category, and designations which are not consistent with the table shall not be approved.

Policy FLU-1.1.5: Future land use categories, including densities and intensities of use for each category, shall be established as described below. No building shall exceed 150 feet in height, as defined in the Land Development Code. Lot coverage at a maximum range of 75% to 100% (or less) is permitted in applicable nonresidential zoning districts.

Conservation District: The Conservation Land Use District is established to preserve open space as necessary for protecting water resources, preserving scenic areas, preserving historic sites, providing parklands and wilderness reserves, conserving endemic vegetation, preventing flood damage and soil erosion. This future land use category shall apply to environmentally sensitive areas identified on the Future Land Use Map and protected from development pursuant to site plan review. The following generalized uses are permitted:

- (a) Wildlife and vegetation conservation:
 - Wildlife refuge, nature trails and related facilities
- (b) Recreational facilities:
 - Passive recreation
 - Bike trails
 - Jogging trails
- (c) Other similar and compatible conservation and recreational uses:
 - Boat moorings, fishing piers, drainage areas, etc.

Residential Districts: The Residential Land Use Districts are established for the purpose of providing and preserving areas of predominantly low, medium or high residential development. A variety of residential uses shall be allowed, based on zoning classification, at the following maximum densities:

- * Low Density Residential - 5 or fewer residential dwelling units per acre.
- * Medium Density Residential - 18 or fewer residential dwelling units per acre. Conditional use permits for the following land uses may be approved in the Medium Density Residential Land Use District based on site plan review and public notification procedures: ~~Residential design manufactured homes, bB~~ed and breakfast, day care centers and accessory office units subject to intensity standards for the Office and Residential/Neighborhood Commercial Land Use Districts.
- * High Density Residential - 35 or fewer residential dwelling units per acre allowed pursuant to lot coverage, landscape area, parking

and recreational area development requirements provided in the adopted Land Development Code.

Office District: The Office Land Use District is established for the purpose of providing for a mixture of residential and office uses, developed separately or within the same structure. When located in older, developed areas of the City, the district is intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In newer, vacant areas of the City, the district is also intended as a transition area between residential and commercial uses. Residential and office uses are allowed at the following maximum densities and intensities:

- * Residential - density not to exceed 35 dwelling units per acre.

Residential/Neighborhood Commercial District: The Residential/ Neighborhood Commercial Land Use District is established for the purpose of providing for a mixture of residential, professional and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When located in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the districts intended to provide for infill development at a density, character and scale compatible with the surrounding area. When located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the district is intended to provide for mixed office, commercial and residential development. Residential, office and low-intensity commercial uses are allowed at the following maximum densities and intensities:

- * Residential - density not to exceed 35 dwelling units per acre.
- * Commercial uses shall be restricted to a maximum floor area subject to regulations set forth in the adopted Land Development Code.

Commercial District: The Commercial Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Light industrial uses such as fabrication, assembly and warehousing are permitted. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development. Residential, office and commercial uses are allowed at the following maximum densities and intensities:

- * Residential - density not to exceed 35 dwelling units per acre outside the dense business area and density not to exceed 135 dwelling units per acre in the dense business area.

Industrial District: The Industrial Land Use District is established for the purpose of providing areas for industrial development for community and regionally oriented service areas. The district is intended to facilitate the more intense, large-scale manufacturing, warehousing, distribution, wholesaling and other industrial functions of the City and the region. The uses in this district would typically be of a scale and intensity that are more likely to be capable of having an adverse affect (through sound, vibration, odor, etc) on adjacent properties if they are not of a compatible character (i.e. residential, office, and general commercial land uses). Office, commercial and a mixture of light industrial, heavy industrial and industrial park uses are allowed.

Neighborhood District: The Neighborhood Land Use District is established to provide for land uses and aesthetic considerations which are distinctive and unique to neighborhoods defined by specific geographic boundaries on the Future Land Use Map.

A variety of residential, office and commercial uses will be allowed at the following maximum densities or intensities:

- * Residential – density not to exceed 35 dwelling units per acre.

Historic and Preservation District: The Historic and Preservation Land Use District is established to preserve the development pattern and distinctive architectural character of these unique areas through the restoration of existing buildings and construction of compatible new buildings. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. 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 districts. The district is an established business area, residential neighborhood and tourist attraction, containing historic sites and museums, a variety of specialty retail shops, restaurants, small offices, and residences.

A variety of residential, office and commercial uses will be allowed at the following maximum densities or intensities:

- * Residential – density not to exceed 35 dwelling units per acre in the Pensacola (Seville) Historic District, the North Hill Preservation District and the Old East Hill Preservation District and density not to exceed 135 dwelling units per acre in the Palafox Historic Business District.

Redevelopment District: The Redevelopment Land Use District is established to promote the orderly redevelopment of the southern gateway to the City and portions of the Pensacola Bay waterfront area in order to enhance visual appearance, preserve unique shoreline vistas, provide public shoreline access, preserve or provide working waterfront activities, improve traffic safety and encourage a high quality of site planning. Site specific analysis of each development proposal within the district is intended to ensure that the scenic orientation and open space image of the shoreline is maintained, that the development characteristics are upgraded and the boundary of the adjacent special districts are positively reinforced.

A variety of residential, office and commercial uses will be allowed at the following densities or intensities:

- * Residential - density not to exceed 100 dwelling units per acre in the Gateway Redevelopment District and 60 dwelling units per acre in the Waterfront Redevelopment District.

Business District: The Business Land Use District is established to promote the compatible redevelopment of the City's historic downtown waterfront by encouraging high quality site planning and architectural design which is compatible with both the historic character of the existing structures and the waterfront activities.

- * Residential - density not to exceed 108 dwelling units per acre in the South Palafox Business District.

Airport District: The Airport Land Use District is established to regulate land owned by the Pensacola ~~Regional~~ International Airport or immediately adjacent to the airport which is considered sensitive due to its relationship to the runways and its location within noise zones. Land owned by the City allows only open space, recreational or commercial and industrial uses customarily related to airport operations. Low density residential and a variety of office and commercial uses will be allowed on privately owned land, based on the zoning classification and subject to the requirements of Chapter 333 of the Florida Statutes, at the following maximum densities:

- * Residential - density not to exceed 5 dwelling units per acre.
- * Office and Commercial - subject to airport height limitations.

Interstate Corridor District: The Interstate Corridor Land Use District is established to provide for non-highway land uses both below and adjoining the Interstate I-110 corridor on land owned by the Florida Department of Transportation and leased by the City of Pensacola as shown in the Site Development Plan in the DOT *Corridor Location, Design and Multiple Use*

Report: Interstate 110, Pensacola, Escambia County, Florida, 1972. The following land uses are allowed at the land use mix composition shown below, with site plan review and City Council approval:

- * Residential – density not to exceed 35 dwelling units per acre up to a maximum 3% of the developable land.
- * Service, tourist and community commercial and light industrial uses up to a maximum 25% of developable land.
- * Recreation and open space facilities, and community centers owned and operated by the City up to a maximum 35% of developable land.
- * Public utilities, City government buildings and facilities and public transportation facilities up to a maximum 37% of developable land.

Policy FLU-1.1.6: The following uses shall be allowed in all future land use districts, except for Conservation and Interstate Corridor, subject to regulations set forth in the adopted Land Development Code, and Chapter 333 of the Florida Statutes: Community residential homes, schools with curriculum the same as public schools, libraries, churches, home occupations and accessory structures incidental to any permitted use. Parks and playgrounds and utility structures shall be allowed in every district.

Policy FLU-1.1.7: Adaptive reuse of vacant public, semipublic, institutional or historically significant structures within the Medium and High Density Residential Land Use Districts and the Residential Neighborhood Commercial Land Use District shall be allowed subject to issuance of a conditional use permit.

Applicants for a conditional use permit must submit development plans, undergo site review process through the Planning Board, provide for public notification of property owners within an established radius and obtain approval from the City Council. To ensure the compatibility of the conditional use development with the surrounding residential neighborhood the City Council may prescribe appropriate conditions and safeguards as follows:

- * Limit or otherwise designate the following: the manner in which the use is conducted; the height, size or location of a building or other structure; the number, size, location, height or lighting of signs; the location and intensity of outdoor lighting or require its shielding.
- * Establish special or more stringent buffer, yard or other open space requirements.
- * Designate the size, number, location or nature of vehicle access points.
- * Require berming, screening, landscaping or similar methods to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.

- * Designate the size, height, location or materials for a fence or wall.

Objective FLU-1.2: Existing nonconforming land uses which are incompatible or inconsistent with the Future Land Use Plan will not be allowed to expand, to be enlarged, or to be rebuilt or reopened if destroyed, pursuant to provisions adopted in the Land Development Code and consistent with the requirements of Chapter 163, F.S.

Policy FLU-1.2.1: Expansion or replacement of land uses, which are incompatible with the Future Land Use Plan, shall be prohibited. Existing nonconforming uses will be permitted as provided in the City's Land Development Code.

Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code.

Objective FLU-1.3: The City shall protect its natural resources and its historic, architectural and archaeological resources in accordance with the City's Land Development Code.

Policy FLU-1.3.1: Continue to protect natural open space areas within the City as designated in the Recreation and Open Space Element.

Policy FLU-1.3.2: Public access to the waterfront shall be maintained or improved by the City (i.e., boat ramps, street rights-of-way). Private property rights will be protected in providing public access to the waterfront.

Policy FLU-1.3.3: Wetlands and other natural vegetative and wildlife habitats identified, as Conservation Districts on the City's Future Land Use Map will be protected from development through provisions in the Land Development Code.

Policy FLU-1.3.4: Regulate the location of hazardous waste disposal, storage and treatment facilities within the City through enforcement of land development regulations.

Policy FLU-1.3.5: The City shall coordinate with West Florida Historic Preservation, Inc. by providing technical assistance in its efforts to identify, designate and preserve historic architectural resources and shall continue to enforce the regulations in the adopted Historic District zoning ordinance.

Policy FLU-1.3.6: The City shall abide by the guidelines of its archaeological resolution whenever development is planned for City-owned property.

Policy FLU-1.3.7: The City shall utilize maps contained in the *Wellhead Protection Area Delineation In Southern Escambia County, Florida, Water*

Resources Special Report 97-4, December 1997, prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and shall continue to cooperate with the Escambia County Utilities Authority in reviewing land use regulations within these areas.

Policy FLU-1.3.8: Land uses delineated by the Future Land Use element shall be permitted based on the availability of water supplies in addition to the availability of public water facilities consistent with the requirements of Chapter 163, F.S.

Objective FLU-1.4: All development and redevelopment in the Coastal High Hazard Area shall be consistent with the Coastal Management Element and shall be coordinated with appropriate regional hurricane evacuation plans.

Policy FLU-1.4.1: For City-funded developments, water-dependent and water-related activities shall be given a higher priority for permit approval.

Policy FLU-1.4.2: Public access to the waterfront shall be encouraged in all developments utilizing City funds except for industrial developments.

Policy FLU-1.4.3: Future residential land use developments in the CHHA shall be limited to the following densities by location:

- * Low density - along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou Texar.
- * Medium density - along Pensacola Bay (except for the Historic District), and along Bayou Chico.
- * High density - Historic District.

Policy FLU-1.4.4: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by future land use category may be transferred to portions of the development site outside the CHHA.

Objective FLU-1.5: The City shall coordinate with other local governments and agencies to reduce or minimize adverse impacts in the region due to development in the City.

Policy FLU-1.5.1: The City shall develop procedures for review of requests for development orders which might affect or be affected by another government or agency and coordinate appropriately.

Policy FLU-1.5.2: The City shall review and contribute to any updates of the Comprehensive Plans in surrounding jurisdictions and other policy plans that would affect implementation of local resource protection goals.

Objective FLU-1.6: Ensure that suitable land is available for utilities necessary to support proposed developments through enforcement of subdivision ordinances which require the provision of adequate land for utilities infrastructure.

Policy FLU-1.6.1: Pursue an interlocal agreement and an informal coordination mechanism, to the extent possible, with Emerald Coast Utilities Authority and other utilities providers in locating public facilities and utilities to maximize the efficiency of services provided, to minimize their cost and to minimize their impacts on the natural environment.

Objective FLU-1.7: Facilitate efficient and reliable delivery of electric service.

Policy FLU-1.7.1: New electric distribution substations shall be a permitted use in all land use categories and zoning districts within the City except those designated as preservation, conservation, or historic preservation on the future land use map or duly adopted ordinance pursuant to F.S. 163.3208.

Policy FLU-1.7.2: Standards for set-backs, landscaping, buffering, screening, and other aesthetic compatibility-based standards shall apply to new distribution electric substations pursuant to F.S. 163.3208 to achieve compatibility with adjacent and surrounding land uses to the maximum extent practicable.

Policy FLU-1.7.3: The City shall grant or deny a properly completed application for a permit to locate a new distribution electric substation within a residential land use category or zoning district pursuant to the requirements of F.S. 163.3208.

Objective FLU-1.8: Provide for effective land development opportunities while allowing for innovative solutions through the Land Development Code.

Policy FLU-1.8.1: The land development regulations shall be modified and/or expanded to reflect the goals, objectives and policies of all the Comprehensive Plan elements.

Policy FLU-1.8.2: Land development regulations shall allow flexibility, within some zoning districts to provide for affordable housing and other redevelopment opportunities.

Policy FLU-1.8.3: Land development regulations shall include standards for residential density bonuses and density transfers above the limit otherwise established by future land use category in exchange for the construction of affordable housing and as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, and provide public benefit uses including access to the waterfront.

- Density bonuses for superior building and site design, preservation of environmentally sensitive lands and open space, and provision of

public benefit uses shall not exceed 10% of the limit otherwise established by land use category and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- Density transfers of up to 50% of the limit otherwise established by the land use category of the donor site may be approved for superior building and site design, preservation of archeologically and environmentally sensitive lands and open space, and provision of public benefit uses, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.
- Density bonuses and transfers for superior building and site design, preservation of environmentally sensitive lands and open space, and provision of public benefit uses shall be based upon clear and convincing evidence that the proposed design will result in a superior product that is compatible with the surrounding land uses and produces a more desirable product than the same development without the bonus.
- Density bonuses for the provision of affordable housing shall not exceed 25% of the limit otherwise established by land use category and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.
- Density transfers of up to 50% of the limit otherwise established by land use category of the donor site may be permitted for the provision of affordable housing, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.
- Density bonuses and transfers for the provision of affordable housing shall be based upon ratios of the amount of affordable housing to

market rate housing within a proposed residential development and shall include mechanisms to assure that the units remain affordable for a reasonable timeframe such as resale and rental restrictions and rights of first refusal.

- Density transfers of up to 50% of the limit otherwise established by the land use category of the donor site may be permitted for proposed developments that are compatible with adopted neighborhood and Community Redevelopment Area plans, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.
- The maximum combined density bonus for superior building and site design, preservation of environmentally sensitive lands and open space, provision of public benefit uses and affordable housing provided to any single development shall not exceed 35% of the limit otherwise established by land use category.
- Density transfers shall be a direct transfer of unutilized density from a donor site to a receiving site, subject to the City's land development and density transfer regulations.
- All density bonuses and density transfers shall be approved by the City Planning Board.

Objective FLU-1.9: Direct development in the City to areas where infrastructure exists to reduce development outside of the City limits which would cause further urban sprawl.

Policy FLU-1.9.1: Promote infill development of vacant and underutilized parcels within City limits through use of appropriate land development regulations, and provision of effective urban services.

Policy FLU-1.9.2: Encourage mixed-use development as a means to increase density in the designated urban core and inner-city redevelopment areas of the City in accordance with adopted redevelopment area plans through EAR-based amendments of the Comprehensive Plan and revisions of the Land Development Code.

Policy FLU-1.9.3: Support increased density in proximity to existing and proposed urban elementary schools, and seek to use such schools as neighborhood focal points by collocating public facilities such as parks and community centers with schools to the extent possible.

Policy FLU-1.9.4: Continue to encourage mixed use development through the use of innovative land development techniques such as planned unit developments, cluster housing, mixed-uses on individual parcels and other approaches as provided in the land development code.

Policy FLU-1.9.5: Promote innovative arrangements of development types and promote a complimentary mix of residential/commercial/recreation uses along primary vehicular corridors of neighborhoods so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another.

Policy FLU-1.9.6: Allow development of a mixture of residential, commercial and office land uses in the mixed residential/office/commercial zoning districts along primary vehicular corridors of the Urban Core and inner-city Community Redevelopment Areas, through review and revision of the Land Development Code.

Objective FLU-1.10: Increase and enhance Traditional Neighborhoods

Policy FLU-1.10.1: Identify and revise incompatible zoning designations and approved land uses to ensure suitable development in support of existing traditional neighborhoods and a cohesive urban fabric.

Policy FLU-1.10.2: Encourage new Neo-Traditional Neighborhood Development and compatibly designed infill within the urban core and inner-city redevelopment areas through review, and revision where necessary, of the land use regulations in the Land Development Code.

Policy FLU-1.10.3: Explore Neighborhood Conservation Overlay Districts to ensure compatible infill development in existing traditional neighborhoods.

Policy FLU-1.10.4: Explore the use of State and Federal redevelopment programs to encourage Neo-Traditional Neighborhood Developments that include a mix of uses and provide housing for a range of incomes.

Objective FLU 1.11: Promote development in the downtown urban core areas of the City.

Policy FLU-1.11.1: Promote through the redevelopment process, the introduction of mixed-use development to enhance retail viability, establish truly pedestrian-oriented shopping districts, create more attractive buildings and public spaces, support transit viability, and reduce vehicle trips.

Policy FLU-1.11.2: Review land use regulations in the Land Development Code and revise where necessary to support walkability and pedestrian activity, arts, and entertainment uses in the City's downtown.

Policy FLU-1.11.3: Review land use regulations in the Land Development Code and revise where necessary to encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non- residential uses that address the needs of families and other household types living in downtown neighborhoods.

~~Policy FLU-1.11.4: Pursue the establishment of a downtown railroad "quiet zone" to facilitate downtown development.~~

Policy FLU-1.11.~~54~~⁵⁴: Continue to coordinate with the Downtown Improvement Board on parking enforcement and management to provide adequate parking for downtown patrons.

Policy FLU-1.11.~~65~~⁶⁵: Continue to waive off-street parking requirements in the HC-1 and HC-2 districts, for residential land uses in the dense business area, and for qualifying buildings in the South Palafox Business District and C-2A district to encourage downtown and urban core development.

Policy FLU-1.11.~~76~~⁷⁶: Continue to allow the off-site provision of parking through a shared parking agreement in qualifying zoning districts to promote downtown and urban core development.

Objective FLU-1.12.: Implement plans for redevelopment and renewal of blighted areas in Census Tracts 1 through 8, and particularly in the downtown urban core and inner-city Community Redevelopment Areas.

Policy FLU-1.12.1: Continue to undertake redevelopment projects and programs as outlined in the *Urban Core Community Redevelopment Plan* (2010 Update), the *Pensacola Waterfront Redevelopment Plan* (2000/Update 2010), the *Pensacola Historic District Master Plan*, (2004) and the *Belmont DeVilliers Land use Plan* (2004) and promote increased density.

Policy FLU-1.12.2: Continue to engage in redevelopment activities within the designated Urban Infill and Redevelopment Area in accordance with the *Urban Infill and Redevelopment Area Plan*.

Policy FLU-1.12.3: Implement redevelopment efforts as identified in the *Westside Community Redevelopment Area Plan* (2007).

Policy FLU-1.12.4: Encourage Brownfield and grayfield redevelopment and adaptive reuse within the urban core and inner-city development areas.

Policy FLU-1.12.5: Promote redevelopment of existing automobile-oriented corridors and the upgrading of existing commercial development to create vibrant, mixed-use boulevards that balance efficient movement of motor vehicles with the creation of attractive pedestrian-friendly districts that serve the adjoining neighborhoods as well as passing motorists pursuant to adopted redevelopment plans.

Policy FLU-1.12.6: Provide infrastructure improvements as part of a redevelopment program in the above mentioned areas in such a way that will not strain the economic resources of the City's existing and new residents.

Policy FLU-1.12.7: Provide for some economic incentives for development in the cited neighborhoods including the following:

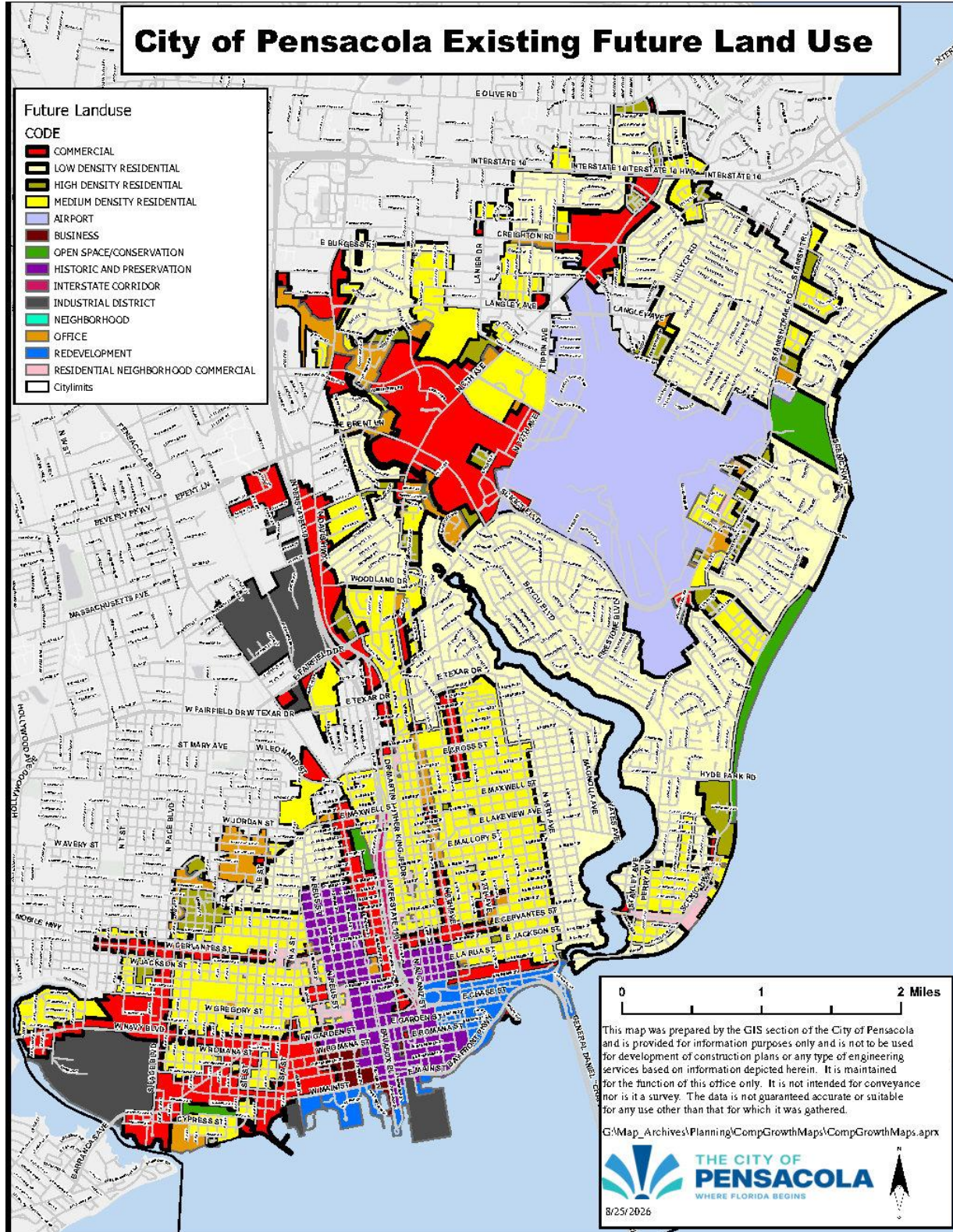
- * Establishing lower level of service standards for some facilities in developed neighborhoods so that costs of upgrading facilities will not be prohibitive; and
- * Establishing lower or abolishing impact fee assessments in these neighborhoods if the use of impact fees are adopted in the Plan.

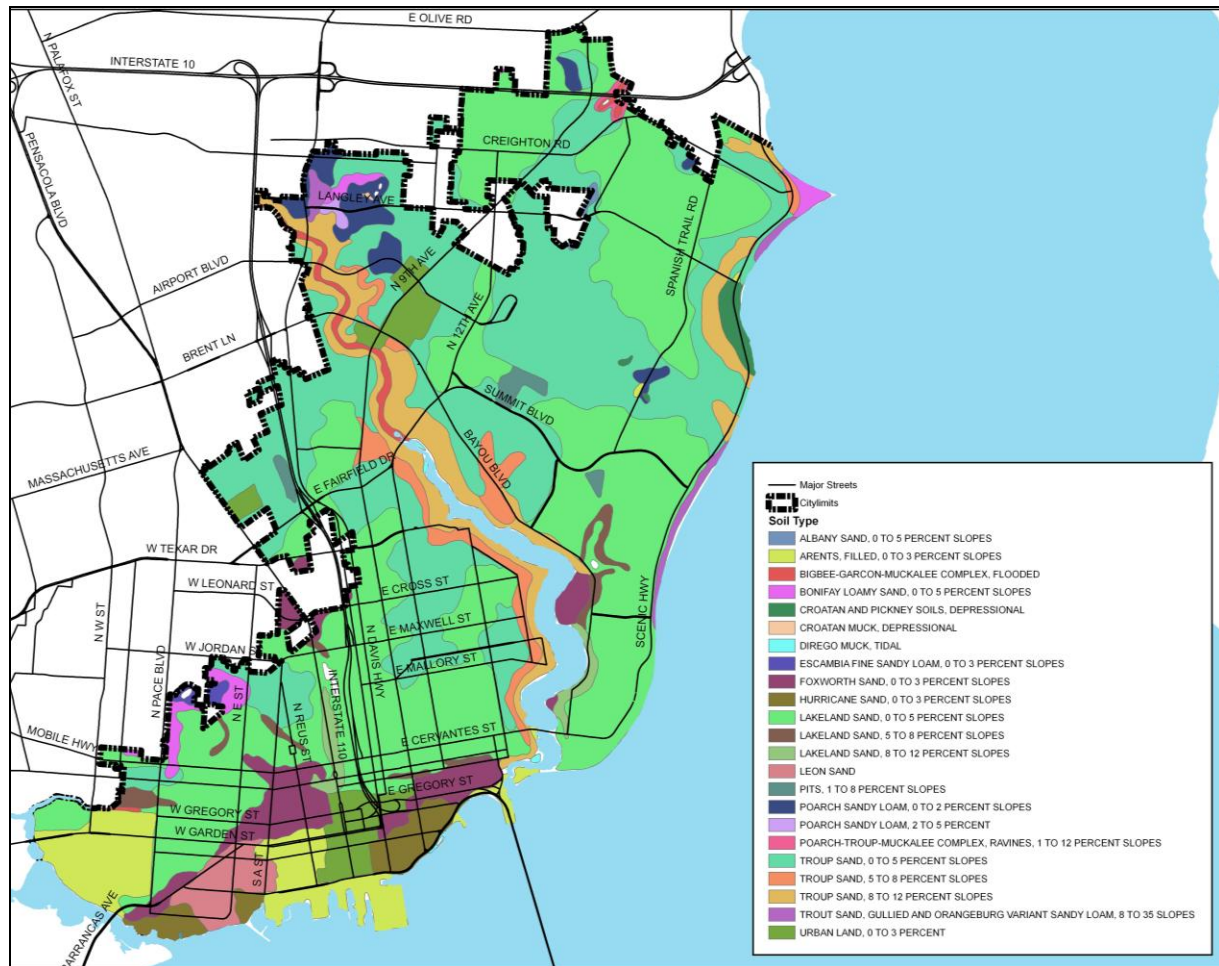
Objective FLU-1.13: Opportunity for dispute resolution in consideration of revisions to the Comprehensive Plan.

Policy FLU-1.13.1: Opportunity shall be afforded, pursuant to F.S. 163.3181 (4), for informal mediation or other alternative dispute resolution to a property owner ~~who's~~whose request for an amendment to the Comprehensive Plan pertaining to his property is denied. The costs of the mediation or other alternative dispute resolution shall be borne equally by the local government and the property owner. If the owner requests mediation, the time for bringing a judicial action is tolled until the completion of the mediation or 120 days, whichever is earlier.

Policy FLU-1.13.2: The City may participate in mediation or other alternative dispute resolution concerning a comprehensive plan compliance proceeding when authorized by applicable law and determined to be appropriate.~~Prior to an administrative hearing conducted pursuant to review of the comprehensive plan or plan amendment by the state land planning agency, opportunity to mediate or otherwise resolve the dispute of any affected person who intervenes as a party to that proceeding shall be afforded pursuant to F.S. 163.3184 (10)(c). The costs of the mediation or other alternative dispute resolution shall be borne equally by all the parties to the proceeding.~~

City of Pensacola Future Land Use Map

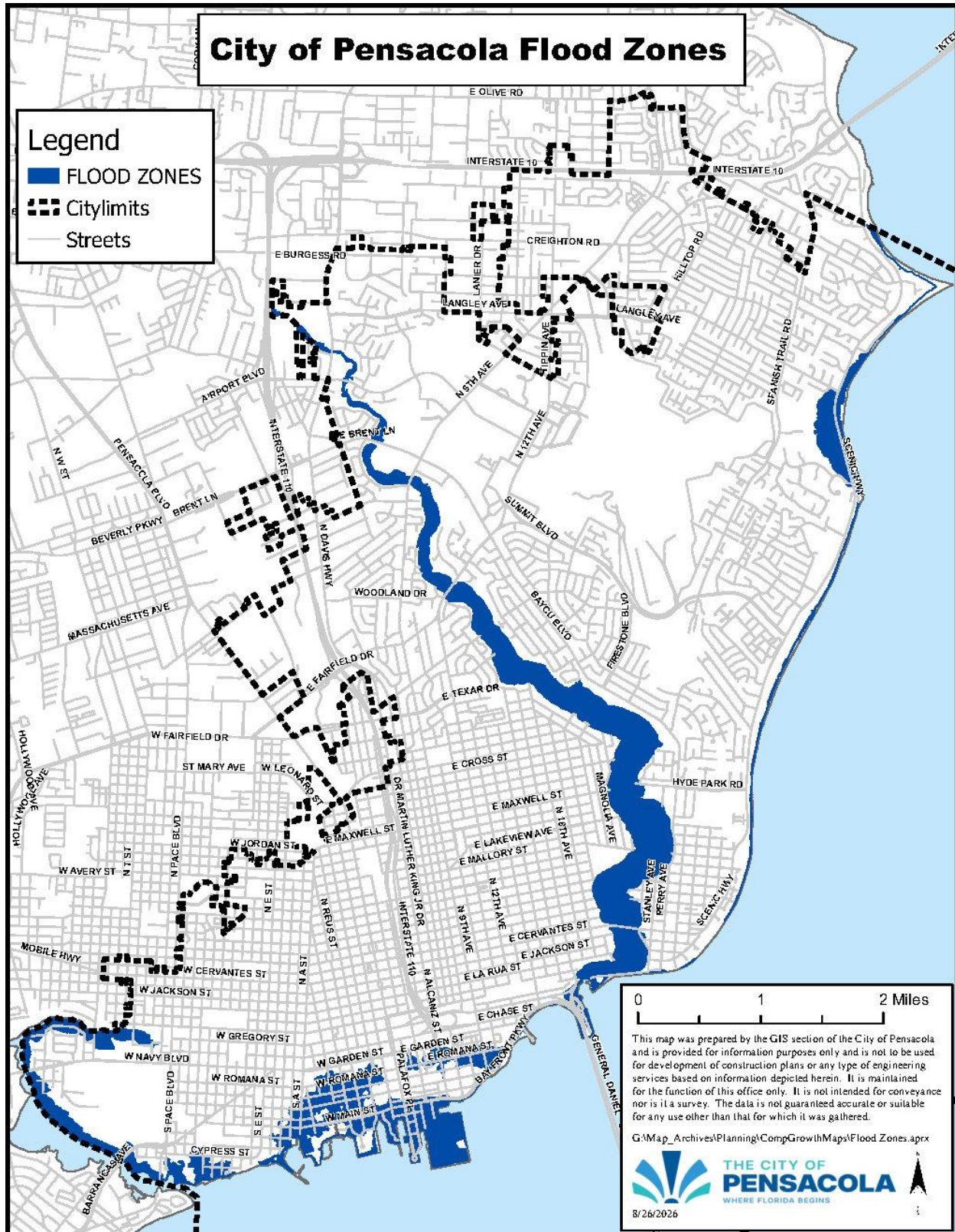




City of Pensacola Flood Zones **REPLACE THIS MAP WITH CURRENT MAP**



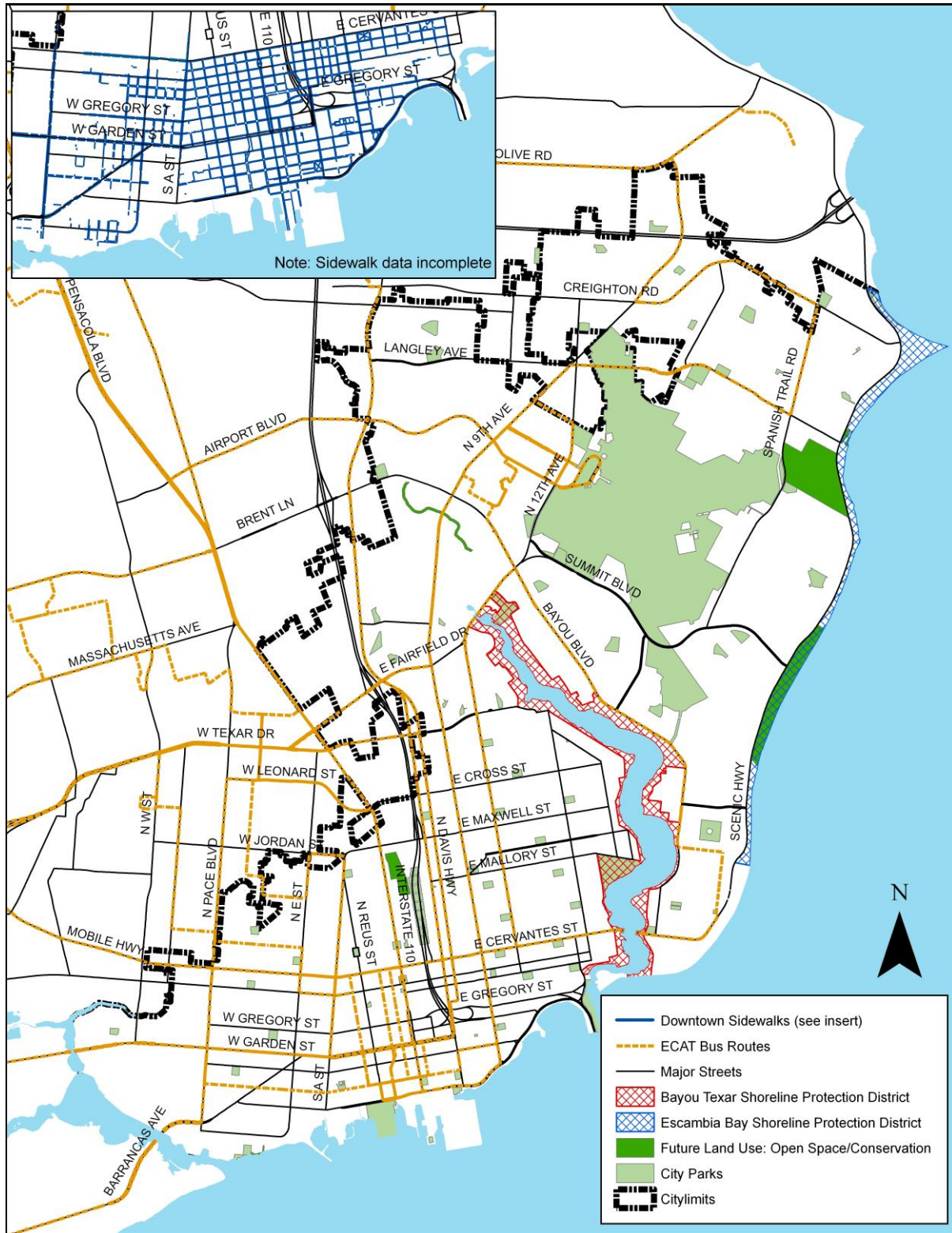
PROPOSED NEW MAP



City of Pensacola Wellhead Protection Zones



City of Pensacola Energy Conservation



Policy H-1.2.3: Encourage the efficient use of infrastructure by focusing on designed new and redeveloped housing on vacant, infill or underdeveloped land.

GOAL H-2: Sufficient quality affordable housing to support the needs of present and future residents.

CHAPTER 2

Objective H-2.1: Identify very low, low, moderate income and workforce housing needs and provide safe, decent and sanitary housing for existing and future residents at a

GOAL T-1: A safe, convenient, and efficient street system.

Objective T-1.1: The City ~~shall~~ may maintain Level of Service standards and implement recommendations to address existing and forecasted LOS deficiencies.

Policy T-1.1.1: The City of Pensacola has adopted Florida Department of Transportation (FDOT) Quality/Level of Service Handbook standards to determine maximum volumes for adopted level of service on the Florida Intrastate Highway System. In addition, the City has adopted the following Level of Service standards on the other roadway types within the City limits to determine maximum volumes:

Roadway Type	LOS (Peak hour)
State Roadways	
Intrastate	C
Other State Roads	E
Roads Within the TCEA	Exempt
Local Roadways	
Local Collector Roads	E
Other Local Roads	C

Policy T-1.1.2: The City of Pensacola shall continue to examine traffic impacts associated with development as needed on roadways within the City to ensure that adopted Level of Service standards are not degraded.

Policy T-1.1.3: The City will periodically review ~~annually~~, adopted Level of Service standards, traffic volumes, and system demands in order to monitor impacts of new development on the traffic circulation of the City.

Policy T-1.1.4: The City of Pensacola has designated an Urban Redevelopment Transportation Concurrency Exception Area (TCEA) within the boundaries of the Community Redevelopment Area as established pursuant to Resolution 54-80. The boundary of the Urban Redevelopment TCEA is shown on the adopted Future Traffic circulation Map.

Objective T-1.2: The City of Pensacola shall continue to cooperate with the local comprehensive transportation planning process in the Pensacola urbanized area.

Policy T-1.2.1: The City will continue to coordinate with the ~~West Florida Regional Planning Council~~ Emerald Coast Regional Council, FDOT, and the TPO

regarding transportation planning and programs within the Pensacola urbanized area.

Policy T-1.2.2: The City will continue to participate in the preparation of the Florida Alabama Transportation Planning Organization's (TPO's) long-range transportation study to evaluate transportation needs and alternatives to improve traffic circulation between the Gulf Breeze peninsula and the City of Pensacola. The City will request the FDOT prepare an analysis of land use and traffic impacts of landfill locations proposed for the western terminus of a new Pensacola Bay bridge.

Policy T-1.2.3: The City shall coordinate with the FDOT, the TPO, the Federal Highway Administration (FHWA), Escambia County, and other Corridor Management Entity partners, where feasible, in implementing elements of the Corridor Management Plan (CMP) for the Scenic Bluffs Highway Corridor.

Objective T-1.3: The City of Pensacola shall continue to maintain, protect, and improve the existing and future coordinated network of streets.

Policy T-1.3.1: The City will use the following definitions from the Land Development Code section 12-14-1 to classify streets within City limits. The City will identify the classification of local streets on the ~~Future Transportation Map~~Roadway Functional Classification Map which shall be contained in the City's Land Development Code, and updated periodically to reflect current roadway function.

Street means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated. The word "street" includes the following terms, further described as follows:

Streets, major arterial means streets which provide for through traffic movement between areas and across the City, and direct access to major employment locations and commercial uses.

Streets, minor arterial means street which provide for traffic movement between major neighborhoods.

Streets, collector means streets which provide for the movement of traffic between major arterials and local streets and direct access to abutting property.

Street, local means streets which provide for direct access to abutting land and used for local traffic movements only.

Streets, marginal access are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

Policy T-1.3.2: The City shall periodically review updates and progress based on recommendation in the Active Transportation Plan. ~~follow and annually update its 5-year Master Plan for City streets and roadways.~~

Policy T-1.3.3: The City will continue to coordinate land use decisions with the future traffic circulation system by coordinating traffic circulation improvements with the Future Land Use Map.

Policy T-1.3.4: The City shall incorporate safety measures such as signage, pavement markings, and engineering improvements into all transportation improvements.

Policy T-1.3.5: The City will review periodical ~~accident-crash~~ frequency reports about applicable roads within the City limits and make necessary roadway improvements whenever and wherever applicable.

Policy T-1.3.6: The City shall preserve and protect the capacity of all major streets by minimizing points of ingress/egress, wherever possible, and by closing or relocating unnecessary curb cuts to provide efficient access to the roadway system when development occurs. The City will review, and revise where necessary, its existing standards for providing access and spacing in the Land Development Code. The City will periodically coordinate this review activity with Escambia County and the FDOT through continued participation with the Florida-Alabama TPO.

Policy T-1.3.7: The City shall protect existing and future transportation corridors by implementing the requirements of the subdivision ordinance. This includes mandatory dedication of rights-of-way, where required, as a condition of plat approval.

Objective T-1.4: The City shall continue to implement Transportation System Management strategies to improve the overall performance and quality of the existing transportation network.

Policy T-1.4.1: The City shall coordinate additional segments of the existing computerized signal system with Escambia County, the TPO, and FDOT.

Policy T-1.4.2: The City will review the elimination of one way streets in the current street network

Policy T-1.4.3: The City shall work to reduce excess surface parking along new and existing development through revisions to the Land Development Code where appropriate.

Policy T-1.4.4: The City shall continue to explore the replacement of traffic signals with stop signs at appropriate intersections.

Policy T-1.4.5: The City shall continue to implement “right sizing” strategies where appropriate to reduce lane widths and number of lanes to enhance the quality of the local transportation network.

Policy T-1.4.6: The City shall continue to integrate traffic calming measures including curb extensions, roundabouts, speed tables, raised intersections, textured crosswalks, and the addition of on-street parking to improve the overall quality of the motorized and non-motorized transportation network.

Policy T-1.4.7: In order to promote urban redevelopment within the Urban Redevelopment Area TCEA, the City will consider parking control and pricing policies, transportation demand management programs, transportation system management programs, availability of public transportation, and the use of creative financing tools for the provision of transportation services and facilities.

Policy T-1.4.8: The City shall ~~coordinate with the DIB to~~ implement the recommendations incorporated in the City of Pensacola Parking Study (Emerald Coast Regional Council – 2016) and Downtown Parking/Mobility Study (Structured Parking Solutions – 2018) ~~CRA Downtown Parking Study (May 1999) and Parking Management Analysis Findings and Recommendations (2006)~~ including the following: traffic operation improvements; providing for pedestrian and bicyclists; identification of sites for on-grade parking lots or parking garages; identification of satellite parking locations linked to a downtown closed loop trolley to provide a "park and shuttle" alternative in the TCEA to reduce vehicle traffic in the central business district, and; a financial feasibility analysis to address costs of the improvements and possible funding sources.

Policy T-1.4.9: The City shall ~~coordinate with the Downtown Improvement Board (DIB) and West Florida Historic Preservation, Inc. to~~ periodically review the feasibility and joint funding of the existing closed loop trolley or shuttle service within the TCEA boundary.

GOAL T-2: An economically sound, safe, energy-efficient, and equitable mass transportation system.

Objective T-2.1: The City shall encourage Escambia County Area Transit (ECAT) in the provision of fixed route mass transit service linking major trip generators and attractors.

Policy T-2.1.1: The City shall continue to coordinate with the ~~WERPC-ECRC~~ and the TPO regarding the promotion of alternative modes of transportation (i.e., ridesharing, mass transit).

Policy T-2.1.2: The City shall endorse the promotion of the ECAT in order to relieve traffic and parking congestion and in order to foster energy conservation.

Policy T-2.1.3: The City shall coordinate with ECAT and Escambia County in evaluating transit routes and service utilizing route ridership, headways, or other appropriate performance standard.

Policy T-2.1.4: The City will encourage "ride sharing" programs in coordination with Escambia County in order to reduce the number of vehicles on the road during peak hours.

Policy T-2.1.5: The City will develop land use and site design guidelines to assure the accessibility of new development to mass transit service.

Objective T-2.2: The City shall assist in developing coordinated transportation systems for transportation-disadvantaged citizens.

Policy T-2.2.1: The City will support the provision of the para-transit system developed by the Community Transportation Coordinator as required by Chapter 427, Florida Statutes.

Policy T-2.2.2: The City will assist the TPO in the recommendation for a new coordinator by participating in the development of a Request for Proposals and in the evaluation of proposals received.

Objective T-2.3: The City shall encourage the pursuit of new sources of funding for mass transportation.

Policy T-2.3.1: The City shall work with ECAT, the County and the FDOT to provide for increased Service Development and Urban Corridor funding.

Policy T-2.3.2: The City will support Florida Transit Association in efforts to provide state operating assistance for mass transit.

Policy T-2.3.3: The City will support efforts to provide for a designated funding source for the local contribution.

Goal T-3: A complete network of pedestrian and bicycle facilities that enhances the City's livability, accessibility, and safety.

Objective T-3.1: The City shall continue to provide facilities in support of a safe, non-motorized transportation system.

Policy T-3.1.1: The City of Pensacola shall accommodate non-motorized forms of transportation in the design of transportation improvement projects.

Policy T-3.1.2: The City shall consider in its design of all future roadway improvements for major arterial streets, the accommodation of bicycle transportation needs where appropriate.

Policy T-3.1.3: The City shall encourage the development of a comprehensive bicycle education program in coordination with the TPO and Escambia County.

Policy T-3.1.4: The City shall continue to coordinate with the ~~WERPC-ECRC~~ and the TPO regarding the promotion of walking and bicycling as alternative modes of transportation.

Policy T-3.1.5: The City shall ~~coordinate with and~~ encourage the deployment of ~~DIB-purchased and installed of~~ bicycle racks within the TCEA boundary.

Objective T-3.2: The City shall coordinate all development in order to produce walkable communities and neighborhoods throughout the City.

Policy T-3.2.1: The City will continue to repair and construct new sidewalks where feasible through the Penny for Progress sidewalk program and other applicable funding sources like the Community Development Block Grant.

Policy T-3.2.2: The City will continue to include requirements for provision of sidewalks by developers around future commercial developments to aid in pedestrian transportation needs.

Policy T-3.2.3: In accordance with the City's Public Schools and Facilities Element of the Comprehensive Plan, new residential developments within two miles of an existing or planned school shall be required to provide sidewalks. In addition, sidewalks shall be placed along all collector, arterial, and local roads abutting the subdivision to the subdivision property line, where it has been determined that the most direct route from the subdivision to the school is along those roadways.

Policy T-3.2.4: The City shall continue to improve accessibility for citizens with mobility limitations throughout the City by providing curb cuts along all proposed sidewalks and through improvements to existing sidewalks where feasible.

Policy T-3.2.5: The City shall strive to upgrade existing and design new pedestrian crossings and intersections with the appropriate "intersection geometry" to allow for visibility, ease of crossing, and pedestrian connectivity.

Policy T-3.2.6: The City shall continue to install countdown-type pedestrian signals at the most appropriate and highly-traveled pedestrian crossings.

Policy T-3.2.7: The City shall, through coordination with the FDOT, the TPO, the Federal Highway Administration (FHWA), design and operate a comprehensive network of “Complete Streets,” consisting of arterial, collector and local streets, that enables safe access and a full range of daily activities by all user groups, including pedestrians, bicyclists, motorists, and transit vehicles.

Policy T-3.2.8: The City ~~will develop~~ may refer to the Active Transportation Plan for Street Design Tools based on street type and context classification. ~~a typology of Complete Streets amenities, and~~ identify the most appropriate enhancements for the range of streets within the City. ~~This typology will be included as part of the Land Development Code or as a stand-alone supplement, and will be used to systematically plan public transportation upgrades and bicycle and pedestrian enhancements.~~

Policy T-3.2.9: The downtown Community Redevelopment Agency (CRA) will continue to develop and consider funding streetscape improvement projects to enhance pedestrian use of sidewalks as an alternative to vehicle use in the TCEA boundary.

Policy T-3.2.10: The City will continue to support pedestrian access and community beautification through proposed streetscape improvement projects in adopted neighborhood and revitalization plans where feasible.

Policy T-3.2.11: The City will pursue, where feasible, “Complete Street,” and intersection improvements along the corridors identified in adopted neighborhood and redevelopment plans to provide for aesthetics, accessibility and safety for pedestrians, bicycles and motorized vehicles. Such improvements may include traffic calming measures such as adequate lighting, shade trees, wider sidewalks, bike paths, street furniture, gateway treatments, directional signage and area identity markers where feasible.

GOAL T-4: Rail service that allows for the safe and efficient transportation of cargo and passengers while enhancing livability.

Objective T-4.1: The City shall coordinate for safe and efficient railroad operations along the existing system within the city limits.

Policy T-4.1.1: The City shall utilize available legal methods in order to provide that railroad companies will continue to maintain the roadway for vehicular traffic at railroad crossings.

Policy T-4.1.2: The City shall strive to be the first responder to any hazardous material incidents within the city limits and maintain an on-going training program to ensure maximum response capabilities in the event of derailments.

Policy T-4.1.3: The City shall monitor any modifications to the railroad trestle at Bayou Texar to provide for maximum enhancement of tidal circulation.

Policy T-4.1.4: The City shall coordinate with the appropriate railroad company to seek removal and/or replacement of the overpass at 17th Avenue that would allow for the continued improvements of 17th Avenue.

Policy T-4.1.5: The City shall encourage the return and continued service of Amtrak or other passenger rail service along existing rail lines.

Objective T-4.2: The City shall coordinate with the rail companies serving the area in order to achieve compatibility of rail facilities and operations with community planning efforts.

~~Objective T-4.2.1: The City shall work for the establishment of a rail quiet zone within the City limits for the benefit of local residents and businesses.~~

Policy T-4.2.2: The City shall coordinate with rail companies to identify unused railroad spurs and trackage and require or encourage their removal by the appropriate party.

Policy T-4.2.3: The City shall take action to secure abandoned railroad rights-of-way in the event that track removal or relocation occurs and determine the best land use for the impacted rights-of-way.

Policy T-4.2.4: The City shall explore the restoration of unused rails lines to be used for public recreational use.

GOAL T-5: The stimulation of economic development and generation of positive economic and employment benefits in the City of Pensacola and surrounding area by promoting the use of the waterfront and Port facilities to cargo shippers and water-dependent businesses, and coordinating with the Pensacola International Airport when feasible.

Objective T-5.1: The Port shall continue to attract new and expanded waterborne commerce.

Policy T-5.1.1: Sufficient financial resources shall be made available annually within the Port's departmental budget to facilitate the continued promotion of Port facilities to prospective users.

Policy T-5.1.2: The Port shall maintain a business development plan and facilities development strategy which identifies the annual marketing targets and long-range facility development objectives required to attract new and expanded business to the Port.

Policy T-5.1.3: The Port shall maintain close working relationships with applicable federal, state, regional and local economic development agencies, as well as with the Pensacola International Airport, and port-associated businesses (i.e. trucking companies, railroads, shipping lines, etc.) to enhance economic development opportunities, and to identify and pursue waterborne commerce opportunities.

Policy T-5.1.4: The Port shall review, and if necessary, revise its Terminal Tariff so as to maximize revenues while maintaining a competitive position within the industry.

Objective T-5.2: The Port shall diversify its business base in order to strengthen the Port's contribution to the economic vitality of the Pensacola area.

Policy T-5.2.1: The Port shall make its maritime knowledge and experience available to tourism officials, inter- and intra-governmental departments and agencies, political leaders and others to assist in exploring the development of excursion, cruise, or amenity vessel operations at public access areas of the downtown waterfront including, but not limited to, Commendencia Slip, Plaza de Luna, and the Vince Whibbs Community Maritime Park, etc.

Policy T-5.2.2: The City ~~and Port shall should continue support to work with the TPO, the~~ National Park Service, ~~and the Department of the Navy to review the feasibility and benefits of establishing a local and regional passenger and its~~ ferry system to support tourism and water-related commerce in the area.

Policy T-5.2.3: The Port may acquire, by lease or purchase, land or buildings for the purpose of leasing to potential Port customers, or to provide the same for use by transient cargo users of the Port.

Policy T-5.2.4: The Port shall actively market its deep draft docks, berths, pier-side warehouses and other infrastructure to traditional and non-traditional waterborne commerce and water-dependent maritime industry interests.

~~Policy T-5.2.5: The Port shall market its northeastern boundary for development of a commercial/restaurant/retail venture.~~

Policy T-5.2.65: The Port shall market unimproved land ~~roughly in the north central-located in the northeast~~ portion of the Port for development of ~~light advanced~~ manufacturing/assembly type operations with significant employment potential.

Policy T-5.2.~~76~~: The Port may collaborate with other government agencies and private waterfront and inland landholders to develop strategic alliances and public-private partnerships which expand and enhance the Port's ability to serve new and expanded cargo and water-dependent business activities.

Objective T-5.3: The Port shall maintain a 5-year capital improvement and replacement plan to address Port facility construction and maintenance requirements.

Policy T-5.3.2: The City shall consider the potential impact on the Port of Pensacola of non-maritime related developments in the areas immediately adjacent to the Port property.

Policy T-5.3.3: The City, through the annual Port Department budget with support from state and federal grant resources where applicable, shall identify and commit funding as available to provide and maintain facilities necessary to facilitate the Port's business activities as described in Objective 5.2.

Policy T-5.3.4: Port capital improvement and expansion plans will be coordinated and consistent with applicable federal, state, and local laws, ordinances and regulations and shall be sensitive to environmental issues in consideration of the economic policy of Port operations.

Objective T-5.4: The Port shall develop and implement a comprehensive facilities maintenance program.

Policy T-5.4.1: The City, through the annual Port Department budget, shall provide sufficient personnel and financial resources, as available, to implement the facilities maintenance program.

Policy T-5.4.2: Port facilities shall be maintained so as to minimize the requirement for replacement and thereby extend the useful and productive life of Port assets.

Objective T-5.5: The City will limit public expenditures in the Coastal High Hazard Area except in the provision of facilities necessary for Port maintenance and operations.

Policy T-5.5.1: Future Port related public expenditures in the Coastal High Hazard Area shall be limited to: those which provide evidence of natural disaster mitigation planning and design; those which restore or enhance natural resources; or, those which are necessary for operation and expansion to accommodate Port activity as determined by the City.

GOAL T-6: Port operations and developments that are undertaken in a manner which minimize or mitigate negative impacts on the basic functions and productivity of the City's

natural land, coastal and water resources; and that eliminate, reduce or avoid Port related health and safety concerns for present and future residents of the City of Pensacola.

Objective T-6.1: The Port shall endeavor to protect, conserve, and enhance wetlands, living marine resources, coastal barriers, and other natural resources within its immediate geographic area of operation.

Policy T-6.1.1: The Port will conduct its operations in accordance with all state, federal, and local regulations designed to protect wetlands, aquatic wildlife and creatures, and water quality.

Policy T-6.1.2: The Port will protect to the extent reasonably feasible, living marine resources from any permanent effects of Port related dredging by providing that all dredging activity will be permitted and conducted in accordance with applicable state and federal regulations designed to reasonably ensure that dredging impacts are short-term and limited.

Policy T-6.1.3: All future Port developments shall be designed to meet Northwest Florida Water Management District standards for the control of stormwater runoff. Recommendations outlined in the City's Stormwater Management Plan will be implemented during new construction activities on the Port site.

Policy T-6.1.4: All Port users discharging coolant or ballast water into Port area waters must comply with the pertinent state and federal regulations.

Objective T-6.2: Port operations, development, and expansion plans will be integrated into all City plans for the downtown and waterfront areas and compatible with the surrounding land uses, including the plans of the City Planning & Zoning Division ~~Department~~ and the Community Redevelopment Agency, as a water-dependent land use.

Policy T-6.2.1: The Port shall work with other City departments to reasonably ensure that Port transportation requirements are analyzed and reflected in the plans of the TPO as well as federal and state DOT plans by participating in the development and adoption process of these plans.

~~Policy T-6.2.2: City Council Resolution 12-05 and City Council Policy on Port Operations and Administration will be incorporated into the City of Pensacola Comprehensive Plan.~~

Policy T-6.2.~~32~~: The Port will work with other City, County, State and Federal departments and agencies to explore transportation planning and management solutions which seek to segregate Port vehicular and rail traffic from other traffic types along Main Street and in the downtown Pensacola corridor to the extent practical.

Policy T-6.2.~~54~~⁴³: The City shall consider the economic impact of the Port in all future coastal and waterfront land use planning or development.

Policy T-6.2.~~54~~: Future Port development shall be visually compatible with adjacent development in the downtown and Historic District to the extent reasonably possible.

Objective T-6.3: The Port shall maintain a petroleum products and hazardous waste management program.

Policy T-6.3.1: The Port shall maintain a consolidated hazardous waste and petroleum products contingency/emergency response plan, which implements the guidance in the *Florida Coastal Pollutant Spill Contingency Plan*.

Policy T-6.3.2: The Port shall coordinate all disaster/ hazardous waste and petroleum products contingency planning with the Escambia County Emergency Management Director, State Department of Environmental Protection and the U.S. Coast Guard.

Policy T-6.3.3: All future Port expansion planning will, to the extent financially feasible, incorporate the appropriate technology for the safe handling of hazardous wastes and petroleum products.

Policy T-6.3.4: All handlers of petroleum products shall be required to have a U.S. Coast Guard approved spill contingency plan.

Policy T-6.3.5: The Port shall maintain a current file of the U.S. Coast Guard inspection reports and the various industry/company hazardous materials and petroleum products operations and handling manuals.

Policy T-6.3.6: The Port will maintain a comprehensive inventory of hazardous materials and petroleum products and inventory of spill cleanup equipment.

Objective T-6.4: All Port projects shall be consistent with the Future Land Use, Coastal Management and Conservation Elements of the City's Comprehensive Plan.

Policy T-6.4.1: Revisions to the Port development plan shall be reviewed to ensure consistency with the City's Comprehensive Plan.

Objective T-6.5: The Port will continue to coordinate operations and expansion plans with the TPO, the FDOT, and other appropriate transportation planning entities to ensure an integrated traffic circulation system.

Policy T-6.5.1: Port development plans will be reviewed for consistency with transportation plans of applicable transportation planning agencies.

Objective T-6.6: The Port shall continue to coordinate operational and expansion activities with the U. S. Army Corps of Engineers, the TPO, the Department of Defense, the *Escambia/Santa Rosa Coastal Resource Planning and Management Plan* and the FDOT 5-Year Transportation Plan.

Policy T-6.6.1: The Port will continue to construct and operate Port facilities in cooperation with appropriate federal, state and local agencies.

Policy T-6.6.2: The Port development plans will be coordinated with appropriate plans of other agencies including FDOT's 5-Year Transportation Plan and the TPO's adopted Transportation Improvement Plan (TIP).

Policy T-6.6.3: The Port shall coordinate with the appropriate City departments to assure that Port transportation requirements are consistent with and included in the plans of the TPO.

GOAL T-7: The reduction of vulnerability of Port occupants to hurricanes and other natural disasters.

Objective T-7.1: The Port evacuation time will be consistent with that of the County from Evacuation Zone 12.

Policy T-7.1.1: The Port shall maintain a disaster evacuation, response, and recovery plan as part of its comprehensive Port Security Plan approved by the United States Coast Guard and Florida Department of Law Enforcement.

Policy T-7.1.2: The Port shall coordinate with the County to ensure that its plan is consistent with that for County Evacuation Zone 12.

Policy T-7.1.3: The Port shall coordinate with the County in the development of a revised update of the Escambia County and City Hurricane Preparedness Plan which considers revised evacuation routes, the Port's role in the evacuation process, the orderly evacuation of Port workers, resident businesses, and cargo, and the post-hurricane recovery process.

Policy T-7.1.4: The Port shall conduct an annual review of its disaster evacuation, response, and recovery plan with all Port tenants, users, and resident businesses.

Objective T-7.2: The Port shall fully implement compliance with life safety, fire prevention, construction and flood plain management codes of the City and state.

Policy T-7.2.1: The Port area building standards shall continue to be consistent with or in excess of the most current construction, life safety and fire prevention codes.

Policy T-7.2.2: The City's land development regulations shall identify priorities for shoreline land uses which provide for a range of water-dependent uses, in-water related activities, economic growth stimuli, hurricane contingency planning, and protection of the natural and water quality of the environment.

Objective T-7.3: The Port shall provide immediate response to post-hurricane and natural disaster situations as requested or required by the Escambia County Civil Defense Organization.

Policy T-7.3.1: The Port-assigned recovery task forces shall be recommended to be incorporated in the current version of the Escambia County Emergency Management Organization and shall include a Port representative and, if available, a City Engineer.

Policy T-7.3.2: The Port shall coordinate with the County to develop plans and ordinance amendments, as necessary, which reflect any Port related recommendations in any inter-agency hazard mitigation reports or reports pursuant to Port or coastal operations.

Policy T-7.3.3: The Port shall develop the procedures for the Recovery Task Force to evaluate and recommend to the City and County various replacement options and priorities for damaged public/commercial facilities.

GOAL T-8: Airport facilities that promote economic development, including new industry, business and tourism, while meeting existing and future demand.

Objective T-8.1: Future development or expansion of the Pensacola International Airport shall be consistent with the 2018 Airport Master Plan Update and ~~F.A.A.~~FAA approved Airport Layout Plan or subsequent updates.

Policy T-8.1.1: The City shall coordinate the future updates of the Airport Master Plan with updates to the City's Comprehensive Plan.

Policy T-8.1.2: As an integral component of the airport master planning process, the City shall make provisions for regional transportation facilities for the efficient use and operation of the airport.

Policy T-8.1.3: The City shall coordinate the future expansion and/or development of Pensacola International Airport with Escambia County to ensure land use compatibility consistent with Chapter 333 of the Florida Statutes.

Objective T-8.2: As identified in the ~~2000 and~~ 2018 Airport Master Plan, the Airport shall continue to work towards ~~the~~ development of ~~the 65 acres of vacant~~ property

~~adjacent to the~~ located in the northwest, northeast, and southwest quadrants of the Airport.

Policy T-8.2.1:

Policy T-8.2.2: The Airport will explore the development of the area through build-to-suit development, third-party developers, design-build contracts, or other types of processes.

Policy T-8.2.3: The Airport shall explore alternative funding sources and partnerships to finance the development of the area.

Policy T-8.2.4: The Airport shall explore the creation of partnerships with local and regional economic development agencies to attract appropriate businesses and firms to the area to foster agglomeration economies.

Policy T-8.2.5: The Airport shall consider the development of a free-trade zone at the Commerce Park to attract firms and industries and enhance their economic competitiveness.

~~Policy T-8.2.6: The Airport will explore coordination with the Port of Pensacola for the provision of helicopter or air service at the proposed inland Port facility.~~

Objective T-8.3: The Airport will continue to coordinate operations and expansion plans with the appropriate transportation planning entities to ensure an integrated traffic circulation system.

Policy T-8.3.1: If the City undertakes future construction projects at the airport, the City shall develop a traffic circulation and parking plan to accommodate the impacts of that construction project.

Policy T-8.3.2: The City shall ensure that future airport development or expansion is consistent with the transportation element of this comprehensive plan and applicable TPO long-range transportation plans.

Policy T-8.3.3: The City shall coordinate with FDOT in reviewing the a comprehensive airport signage plan to include all interstate and major streets leading to the airport from all directions.

Policy T-8.3.4: Airport development plans and capital improvement program will be reviewed for consistency with transportation plans of the MPO, the FDOT and other applicable transportation planning agencies.

Objective T-8.4: The Airport shall continue to coordinate operational and expansion activities with the Federal Aviation Administration (FAA), the TPO and the FDOT.

Policy T-8.4.1: Cost estimates of proposed airport improvements shall be submitted for utilization in the Joint Automated Capital Improvement Program (JACIP) of the FDOT and FAA, the TPO transportation improvement plan, and the City's Capital Improvements Element.

Policy T-8.4.2: The Airport Director shall provide planning and budgeting information to FDOT, the MPO, and the City's Comprehensive Plan Capital Improvements Element to encourage the inclusion of airport expansion projects and related traffic corridor improvements in their budgets.

Objective T-8.5: The City shall actively participate in the *Northwest Florida Steering Committee of the Continuing Florida Aviation Systems Planning Process (CFASPP and Strategic Intermodal Systems Development Plan)*, to assure that the service needs of the Pensacola International Airport are considered in the coordination of air transportation in the Northwest Florida area.

Policy T-8.5.1: ~~The development of new airports to support economic growth will take into consideration the use of existing airports.~~ Airport development will take into account the competitive nature of commercial air service in Northwest Florida and Southern Alabama, and infrastructure will be prioritized that incentivizes passenger air travel in Florida.

Objective T-8.6: Coordinate with the United States Navy and the ~~F.A.A.~~ FAA in the periodic review of the *Naval Aviation Training System (NATS) Plan* to reasonably assure that both military and civilian air space operations are compatible.

Policy T-8.6.1: Through the Airport Master Plan Update process, the City shall communicate the ~~long-range~~ long-range forecasting of airport operations for airport facilities to reasonably assure that civilian air space needs can be identified.

Objective T-8.7: All airport projects shall be consistent with the Future Land Use, Coastal Management and Conservation Elements of the City's Comprehensive Plan.

Policy T-8.7.1: Revisions to the Airport Master Plan Update shall be reviewed to ensure consistency with the City's Comprehensive Plan.

GOAL T-~~89~~: Airport improvements and operations that consider environmental impacts and compatibility with surrounding land uses.

Objective T-~~89~~.1: The City shall enforce the Airport Land Use Regulations to prevent incompatible land use that have a potential for being hazardous to aircraft operations as well as to the persons and property on the ground in the vicinity of the incompatible land use.

Policy T-~~89~~.1.1: The City shall continue to require via City Code real estate agents to notify potential property owners that their property is within the Airport Impact District noise zones.

Policy T-~~89~~.1.2: The City shall continue to enforce Section 12-2-11, Airport Land Use District, and Section 12-11, Airport, of the Land Development Code to reasonably ensure that obstructions do not intersect the airport's runway protection zones, or impact the airspace surfaces around the airport approach surfaces.

Policy T-~~89~~.1.3: The City shall ensure that future changes to the Land Development Code shall be consistent with Chapter 333 of the Florida Statutes.

Policy T-9.1.4: The City shall require entities seeking a development permit submit a Form FAA 7460-1 Notice of Proposed Construction of Alteration for (a) any development over 200-feet in height above ground level, (b) any development within 20,000-feet of an airport runway, and (c) any development located on airport property.

Objective T-~~89~~.2: The City shall continue to examine the concept of multiple land uses within Airport Restricted Zoned property.

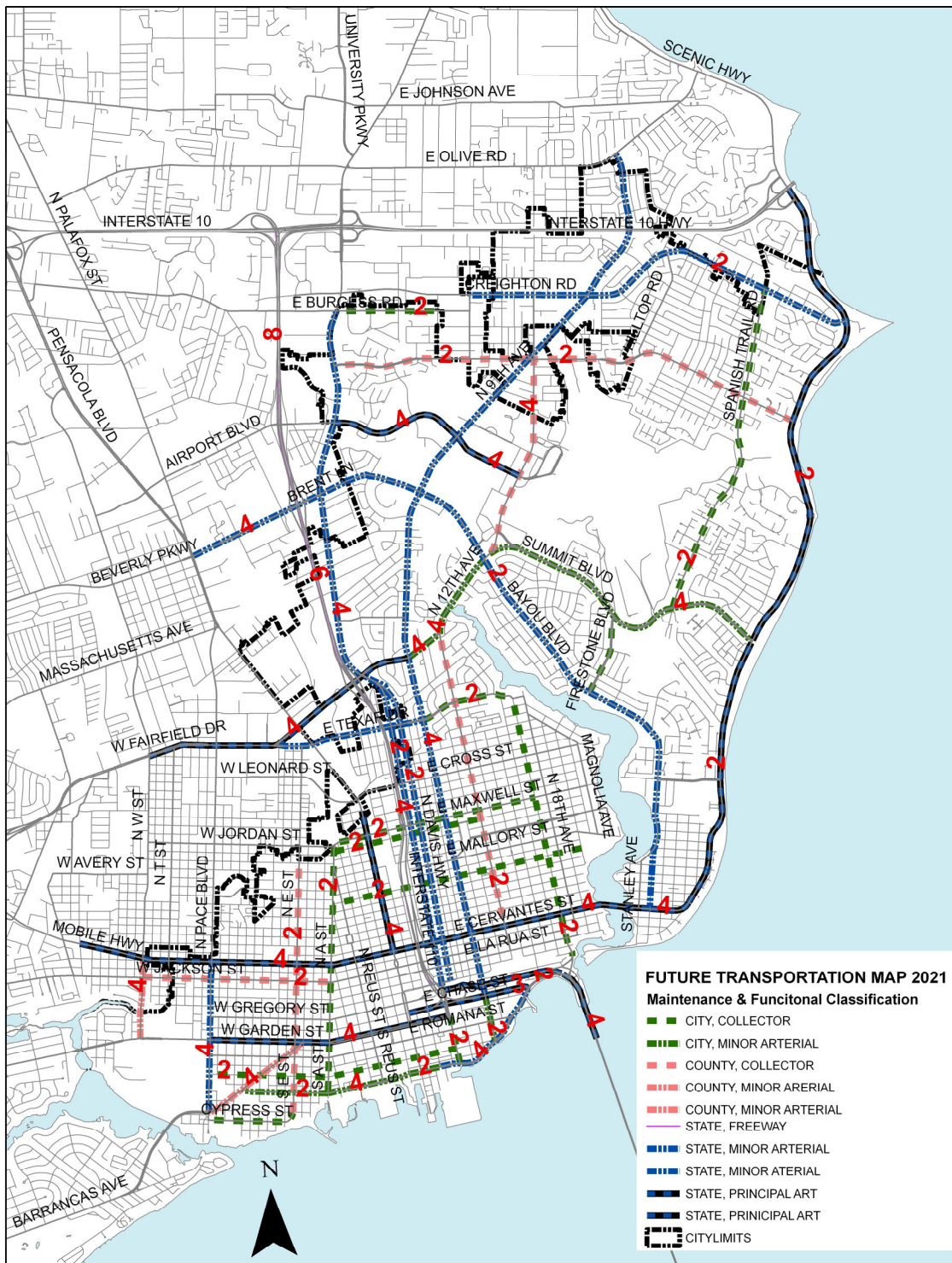
Policy T-~~89~~.2.1: The City shall consider a compatible multiple use concept for the open space area at the end of Runway 8/26, considering the environmental sensitivity of the Gaberonne wetland area.

Policy T-~~89~~.2.2: The City shall consider the development of airport-related commercial activities within the Airport Restricted Zone (ARZ) zone but outside of runway protection zones, consistent with Chapter 333 of the Florida Statutes.

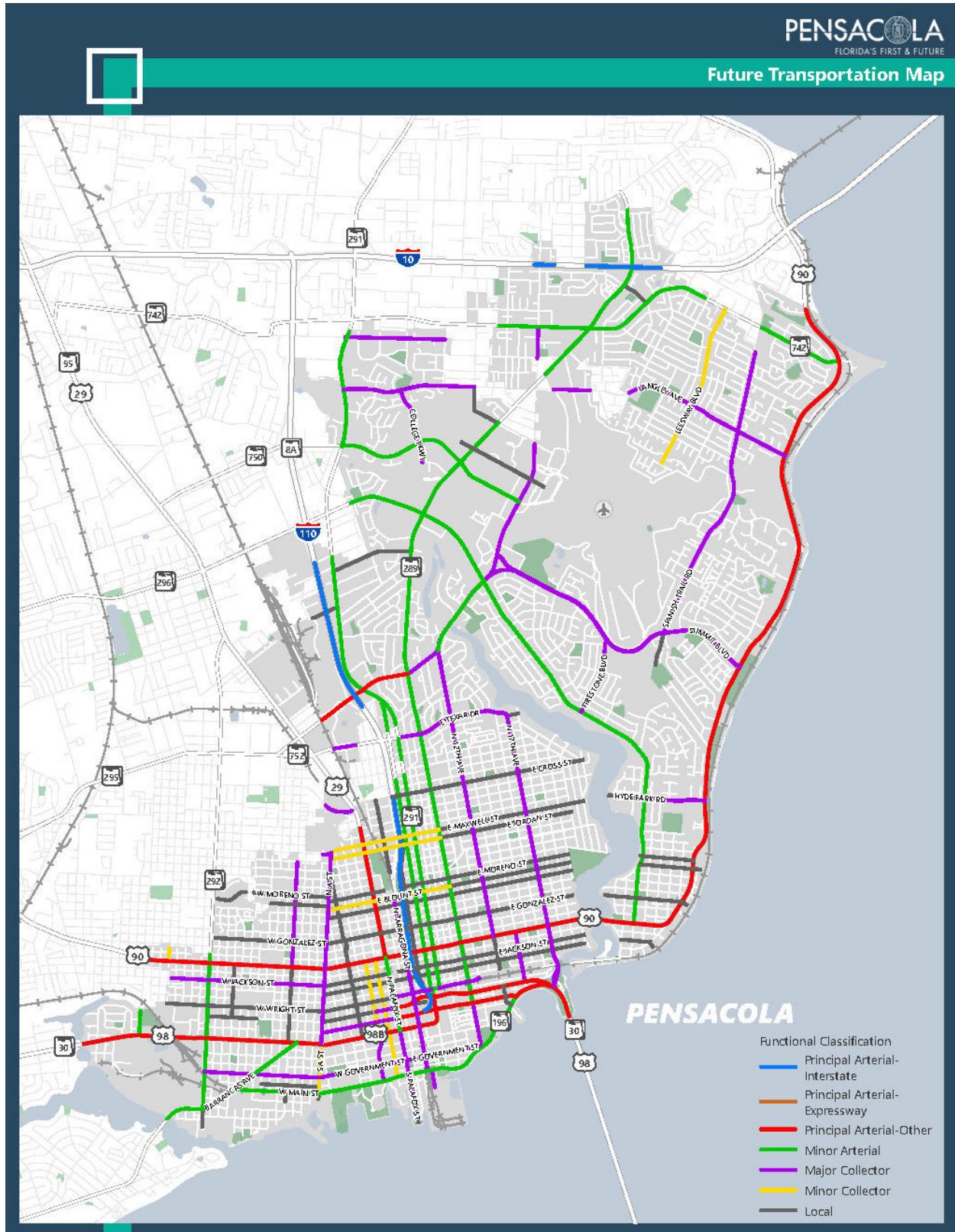
Objective T-~~89~~.3: The City shall continue to encourage Escambia County to enforce its airport land use compatibility regulations in the unincorporated area around the Pensacola International Airport.

Policy T-~~89~~.3.1: The City should continue to coordinate with the County; ~~particularly after the approval regarding implementation~~ of the approved FAR Part 150 Noise Study, to assure that the County enforcement of noise regulations around the Pensacola International Airport is compatible with the City's noise regulations.

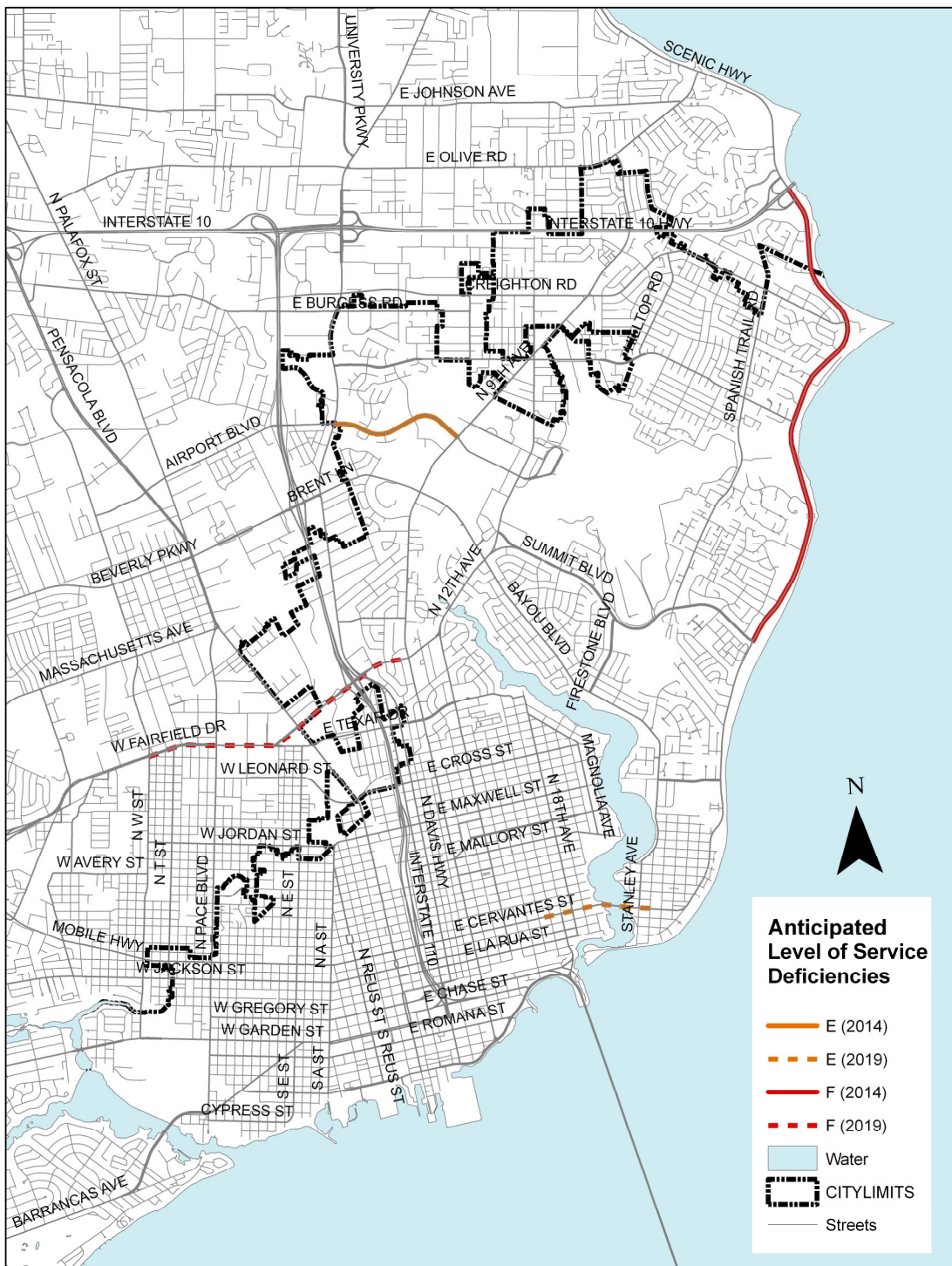
City of Pensacola Future Transportation Map 2025
 REMOVE THIS MAP:



INSERT THIS MAP:



City of Pensacola Anticipated Roadway Level of Service Deficiencies
 REMOVE THIS MAP:



CHAPTER 3

HOUSING

GOAL H-1: An adequate supply of quality housing available to meet the needs of Pensacola households, now and in the future, in all neighborhoods.

Objective H-1.1: Monitor and evaluate the housing market within the City to assess how well supply addresses present and expected future needs in the planning period.

Policy H-1.1.1: Review population trends and new construction figures to identify future housing needs of City residents.

Policy H-1.1.2: Conduct periodic surveys to identify substandard housing structures.

Policy H-1.1.3: Coordinate with public agencies and the private sector to ensure that a sufficient quantity of dwelling units exists to meet the housing needs of the existing and anticipated population in the City, including households with special needs.

Objective H-1.2: Encourage the creation and conservation of a wide variety of housing development and redevelopment types throughout the City.

Policy H-1.2.1: Continue to provide incentives for the development of new dwelling units in situations where housing needs are not being adequately met by the private sector with special emphasis on the elderly, handicapped, very low to moderate income and workforce households. These incentives could include density bonuses, donation of City-owned property, payment of utility connections and impact fees, assistance with obtaining financing from local lending institutions, and expedited permitting.

Policy H-1.2.2 Encourage the efficient use of existing housing by promoting rehabilitation and adaptive re-use of non-residential buildings.

Policy H-1.2.3: Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill or underdeveloped land.

GOAL H-2: Sufficient quality affordable housing to support the needs of present and future residents.

Objective H-2.1: Identify very low, low, moderate income and workforce housing needs and provide safe, decent and sanitary housing for existing and future residents at a

sufficient volume and variety and at an affordable price range as defined in Chapter 420, Florida Statutes.

Policy H-2.1.1: Conduct a periodic housing needs assessment plan to determine actual housing needs for very low, low, moderate income and workforce households.

Policy H-2.1.2: Continue to provide information about and pursue state and federal sources of funding designated for very low, low, and moderate income housing.

Policy H-2.1.3: Continue to work to improve the conditions of the housing stock by applying for and utilizing funds available through federal and State grants and programs.

Policy H-2.1.4: Continue to distribute applicable Federal and State funds for housing assistance throughout the City to provide for a wide variety of neighborhood settings and housing choices for very low, low and moderate income families while avoiding undue concentration in any given neighborhood.

Policy H-2.1.5: Research the possibility of obtaining dwelling units through donation, tax deed, purchase or other relevant means of acquisition for the purpose of making them available to low and moderate income families

Objective H-2.2: Continue to participate in the Community Development Block Grant Program to rehabilitate substandard owner-occupied housing units within the City in order to maintain existing residential neighborhoods.

Policy H-2.2.1: Continue to designate areas with high incidences of substandard dwelling units and low overall incomes as identified by census tract and other identified areas for timely and efficient rehabilitation activity and program implementation.

Policy H-2.2.2: Continue to provide temporary housing to households having their homes rehabilitated under the CDBG single-family owner-occupied housing rehabilitation program.

Objective H-2.3: Coordinate with other housing providers to foster efficient collaboration and provision of affordable housing.

Policy H-2.3.1: Continue to strive for a high level of intragovernmental and intergovernmental coordination between the City of Pensacola, Escambia County, and other public and private housing providers for all housing assistance efforts for very low, low and moderate income families.

Policy H-2.3.2: Coordinate with the major housing agencies in the area in developing, promoting, and maintaining housing counseling and training services to aid low and moderate income families in finding and maintaining housing compatible with their needs and income capabilities.

Policy H-2.3.3: Continue to implement regulations that are compatible with region-wide regulations for the allocation of very low, low and moderate income housing. ~~as stated in the Northwest Strategic Regional Plan Policy, and~~ Coordinate with Escambia County and other local regional planning agencies to provide ~~for~~ consistency in housing policies, regulations, and incentives.

Policy H-2.3.4: Continue to support the efforts of the Area Housing Commission by having City Council appoint representation ~~on to~~ their commission, and assisting in their efforts to locate and develop sites and housing programs for very low, low, and moderate income families.

Objective H-2.4: Encourage and facilitate the creation of quality affordable housing throughout the City.

Policy H-2.4.1: Continue to coordinate, support, and encourage attempts of private enterprises, non-profit groups, and civic organizations to build attractive, quality new dwelling units for households across the full spectrum of income ranges and for those with special needs.

Policy H-2.4.2: Encourage new housing units available to low and moderate income persons by lowering the cost of developing such units through incentive programs to the developers and applying for and utilizing available and eligible federal and state housing programs designed to assist low and moderate income families.

Policy H-2.4.3: Continue to initiate new, and support existing, public or public/private partnership for the provision of new rental units and new owner-occupied housing units for very low, low and moderate income households.

Objective H-2.5: Develop innovative programs and policies to create and preserve sustainable affordable housing.

Policy H-2.5.1: Continue to establish partnerships with local lending agencies that will explore, develop and promote creative ways of financing owner occupied housing for low and moderate income families, the improvement of substandard units and the development of standard ones. All agencies involved in the provision of affordable housing within the City are invited to participate in this "partnership."

Policy H-2.5.2: Encourage the replacement of obsolete public housing units with a quality mixture of for-sale and mixed-income rental properties with supportive services on site, subject to the availability of funding resources.

Policy H-2.5.3: Encourage affordable housing through the exploration of innovative design and regulations in the Land Development Code.

Policy H-2.5.4: Continue to offer incentive for infill housing development through its liens waiver policy for affordable housing.

Policy H-2.5.5: Present a periodic progress report in creating and preserving sustainable affordable housing to the Planning Board of the City of Pensacola and the Mayor.

GOAL H-3: A range of housing options to support the spectrum of a diverse and vibrant population.

Objective H-3.1: Encourage a variety of quality housing types to meet the needs, financial abilities and preferences of present and future Pensacola residents.

Policy H-3.1.1: Encourage the provision of quality affordable housing in areas where it is determined that the demand for housing affordable to low, moderate and workforce families has not been addressed by the local market.

Policy H-3.1.2: Continue to provide for different intensities of attractive single family development to reflect differences in the existing and desired character of single family areas across the City.

Policy H-3.1.3: Continue to permit and encourage accessory dwelling units in appropriate residential zoning districts, subject to regulations designed to limit impacts and protect neighborhood character, in order to create attractive and affordable rental opportunities and provide greater flexibility for homeowners.

Policy H-3.1.4: Support mixed-income housing developments including quality, affordable, rental or for-purchase workforce housing, especially along transit lines in the inner city and urban core.

Policy H-3.1.5: Encourage mixed-income rental housing that allows both market-rate and subsidized units of equal quality and aesthetic appeal in the same development.

Policy H-3.1.6: Continue to allow residentially designed manufactured home units on individual lots in the R-1A, R-2A, R-NC, C-1, C-2, and C-3 zoning districts and as a conditional use in the R-1AA zoning district. Residentially

designed manufactured home units shall be permitted in approved mobile home parks existing as of May 1, 1991, and in approved manufactured home parks. Standard design manufactured home units shall be permitted in approved mobile home parks existing as of May 1, 1991, and in approved manufactured home parks.

Policy H-3.1.7: Continue to identify opportunities and encourage redevelopment and attractive infill development that maintains the single-family character of an area, but allows for a greater range of residential housing types, i.e. garage apartments, cottages, tandem houses.

Policy H-3.1.8: ~~Explore the creation of an~~ Continue collaborating with the independent not-for-profit entity to ~~perform~~ administer the land trust and sustain land banking activities to preserve and promote a range of housing options.

Objective H-3.2: Promote a range of housing options to support the population throughout all life stages and capabilities.

Policy H-3.2.1: Improve the balance in the City's population by attracting a proportionate share of the region's families with children through appropriate housing options in order to encourage stabilized neighborhoods and a vital public school system.

Policy H-3.2.2: Facilitate people who are aging to remain in their own neighborhoods and homes as their needs change by supporting shared housing, accessory dwelling units, adult foster homes, and other assisted residential living arrangements.

Policy H-3.2.3: Encourage the development of housing accessible to people with physical limitations and the adaptation of existing homes to improve accessibility for people of all ages and capabilities.

Policy H-3.2.4: Support and technical assistance shall be given through intergovernmental coordination to handicapped service organizations within the City to help provide them with the infrastructure and public facilities necessary to support and encourage independent living for clients of their programs.

Policy H-3.2.5: Continue to include measures in the Land Development Code that assure that group homes and foster care facilities can be developed in residential zones in proximity to convenient support services in accordance with federal, state and local regulations.

Policy H 3.2.6: The City continues to uphold the principles of the Fair Housing Act and will comply with the current adopted regulations.

Objective H-3.3: Recognize the importance of housing to economic development efforts, and encourage the provision of a wide variety of housing types that support the retention, expansion and creation of desirable employment opportunities and a competitive workforce.

Policy H-3.3.1: Support housing development by considering the cumulative impact of City regulations on the protection and improvement of existing housing and on the ability of housing developers to provide quality under-represented housing types that are affordable to and appeal to the full spectrum of the workforce.

Policy H-3.3.2: City ordinances, codes, land development regulations and the permitting process shall be reviewed from time to time and amended, where necessary, for the purpose of eliminating excessive requirements in order to increase private sector participation in meeting housing needs.

Policy H-3.3.3: Allow an exemption from concurrency, pursuant to F.S. 163.3180, for certain affordable workforce housing units developed consistent with s.380.0651(3).

Policy H-3.3.4: Continue to provide expeditious and timely review of development and permit applications.

Policy H-3.3.5: Continue to promote a variety of housing development that will support and increase a diverse residential population.

Objective H-3.4: Promote context-appropriate residential redevelopment in the downtown, urban core and inner-city areas.

Policy H-3.4.1: Promote and encourage the use of higher density within the downtown and inner city to creating sufficient mass to establish cohesive residential neighborhoods.

Policy H-3.4.2: Support downtown mixed-use development consistent with the Goals of the Comprehensive Plan's Land Use Element and CRA Downtown Master Plan strategies.

Policy H-3.4.3: Encourage utilization of vacant upper floors in the downtown business district for residential development for loft and non-suburban style apartments.

Policy H-3.4.4: Encourage production of high quality multi-family rental and for-sale units such as apartments, condominiums or co-ops and single family attached units such as townhouses and rowhouses in the downtown area at rents and prices

affordable to the majority of younger professionals, empty nesters and urban families with above moderate, but below upper level incomes through development incentives.

Policy H-3.4.5: Physically revitalize and modernize inner-city neighborhoods by providing appropriate incentives for mixed-income home ownership opportunities combined with multi-family rental units and retail space that reflect traditional neighborhood design.

GOAL H-4: Vibrant, stable neighborhoods that represent the unique diversity of Pensacola’s past, present, and future.

Objective H-4.1: Maintain the stability of existing neighborhoods while expanding opportunities for housing choices.

Policy H-4.1.1: Encourage conservation, where appropriate, of the existing supply of standard housing by continued code enforcement and demolition of deteriorated structures which are beyond repair.

Policy H-4.1.2: Continue to encourage private investment in the conservation of residential structures within the City limits.

Policy H-4.1.3: Continue to encourage revitalization of neighborhoods not designated as a formal “historic district” and provide adequate control over the new development and redevelopment by establishing development guidelines that will maintain the aesthetic quality of the area. These guidelines will be included in a Land Development Code amendment.

Objective H-4.2: Increase opportunities for new housing development while balancing the equally important objective of ensuring that new development is compatible with neighborhood character.

Policy H-4.2.1: In order to maintain a consistent and appealing character in residential areas, seek to ensure through development standards that new and converted structures are aesthetically compatible with existing development and reflective of the character of that development in terms of scale, open space, setbacks, siting and unit orientation.

Policy H-4.2.2: Promote denser, but still human-scaled neighborhoods by permitting multifamily building types with height limits and development standards that promote a strong relationship between individual dwellings and the ground level.

Objective H-4.3: Preserve and enhance the unique identities and character of housing in traditional or older neighborhoods.

Policy H-4.3.1: Encourage the rehabilitation and maintenance of existing sound housing to conserve physical assets that contribute to a neighborhood's desired character.

Policy H-4.3.2: Encourage housing design that supports the conservation, enhancement and continued vitality of areas of the City with special scenic, historic, architectural or cultural value.

Policy H-4.3.3: In addition to exploring the development of "special district" ordinances, the City shall continue to provide ordinances to preserve neighborhood character and viable housing stock with the support of public agencies and neighborhood-based organizations.

Objective H-4.4: Redevelopment of the housing stock in distressed and deteriorated neighborhoods.

Policy H-4.4.1: Maintain housing quality by encouraging the revitalization of housing stock to meet minimum building construction standards.

Policy H-4.4.2: Promote housing opportunities that build a sense of community and neighborhood pride through quality design and aesthetic appeal.

Policy H-4.4.3: Continue to enhance the quality of the design of new infill residential development.

Objective H-4.5: Quality schools that support vibrant, attractive neighborhoods.

Policy H-4.5.1: Recognize the interconnected importance of quality neighborhood school retention with community economic development, neighborhood stability, diversity and sustainability efforts.

Policy H-4.5.1: In partnership with other agencies, encourage the maintenance and improvement of urban schools to preserve and enhance neighborhood quality and vitality.

Policy H-4.5.2: Support the viability of urban schools by encouraging residents and families to locate or remain in underutilized urban school districts.

Policy H-4.5.3: Utilize, where appropriate, homeownership and rehabilitation incentives to attract families to underutilized school districts, including incentives to the private sector to maintain a housing production capacity sufficient to meet the needs of workforce families.

GOAL H-5: Sustainable, environmentally-friendly neighborhoods that enhance the City's livability.

Objective H-5.1: Encourage the greatest concentration of housing in areas with convenient access to transit, a mix of activities, a range of residential services and amenities and opportunities to live within walking distance of employment.

Policy H-5.1.1: Encourage “walkable,” mixed-use, mixed-income communities that offer a variety of services, multiple housing options and diverse residents to create a stimulating urban lifestyle.

Policy H-5.1.2: Encourage economic development, retail opportunities and incentives for the downtown CRA and inner-city redevelopment districts to support a vibrant urban living experience.

Policy H-5.1.3: Continue to support low-impact home-based businesses and “cottage industries” in mixed-use districts and residential areas while ensuring that those proposed for residential areas do not negatively impact residential neighborhoods.

Policy H-5.1.4: Promote a residential development pattern with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

Objective H-5.2: Ensure that new residential development is consistent with the environmental capacity of the site and the character of the surrounding area.

Policy H-5.2.1: Continue to utilize flexible development options, including cluster development, to preserve the environmental integrity and viability of the site and surrounding area.

Policy H-5.2.2: Foster flexibility in the division of land and the siting of dwellings and other improvements to reduce the development's impact on environmentally sensitive areas and resources.

Policy H-5.2.3: Continue to provide supporting infrastructure improvements and maintenance of leisure services facilities, such as parks and open space, available to existing neighborhoods and new housing developments.

Policy H-5.2.4: Continue to offer reduced parking requirements for housing where impacts on surrounding neighborhoods are minimal as identified in the land development code.

Policy H-5.2.5: Minimize the exposure of housing to excessive off-site environmental impacts including pollution, noise, vibration and odors associated with industrial or commercial uses through landscaping and streetscape screenings.

Objective H-5.3: Energy-efficient homes that minimize their impact on the environment while energy decreasing costs to residents.

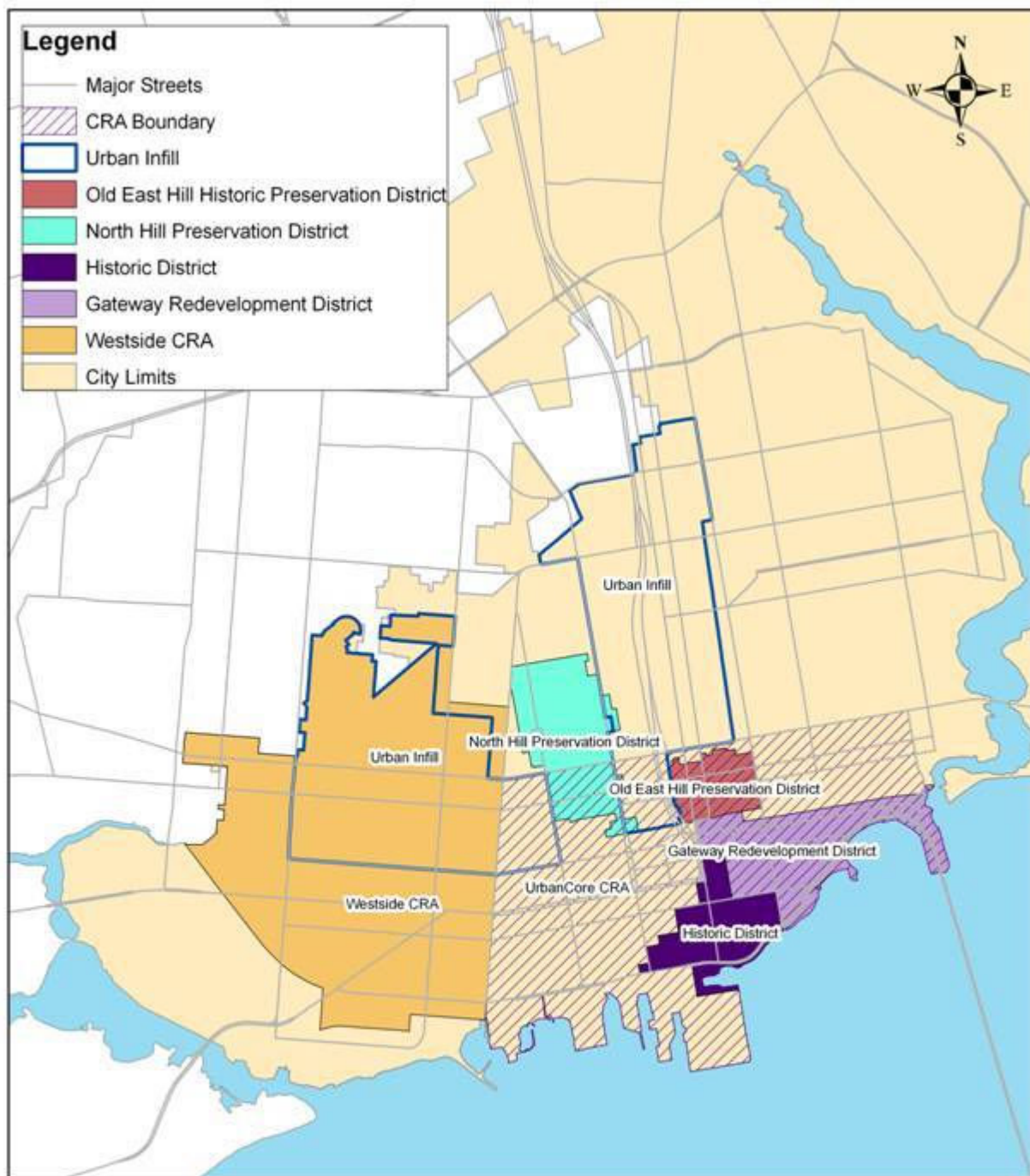
Policy H-5.3.1: Consider, where appropriate, revisions to the land development code that will support the development of energy efficient infill housing.

Policy H-5.3.2: Encourage the use of eco-friendly, “green,” sustainable building standards in residential projects.

Policy H-5.3.3: Encourage the use of the most feasible, safe and energy-efficient systems and methods for constructing rental and home ownership housing to increase its useful life.

Policy H-5.3.4: For qualifying households and homes, the City shall utilize existing weatherization programs and encourage the use of energy efficiency programs available through local agencies. ~~like Gulf Power and Energy Services of Pensacola.~~

City of Pensacola Special Districts



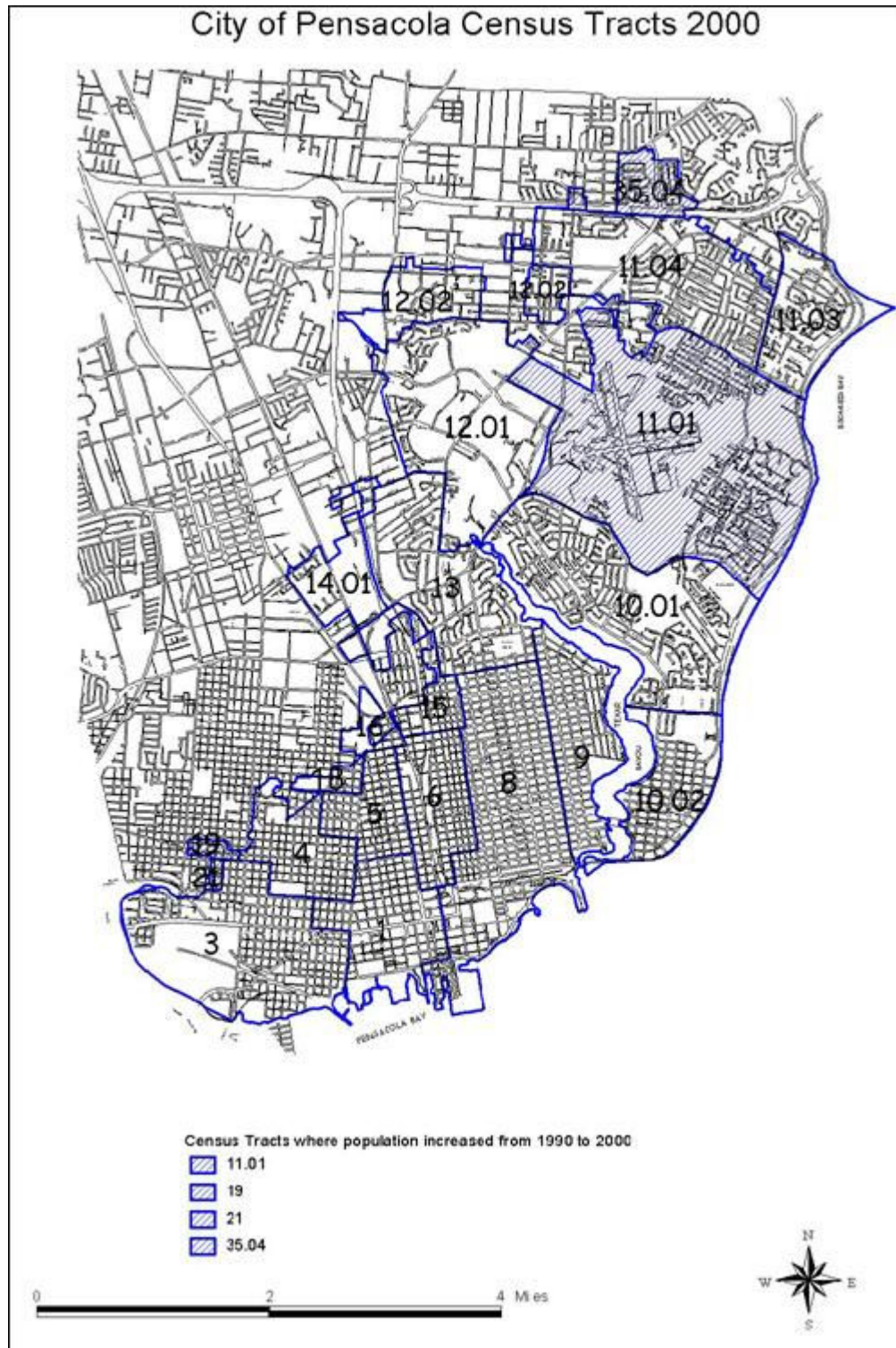
**Special Districts
City of Pensacola**



Date: 2010

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

City of Pensacola Census Tracts



CHAPTER 4

PUBLIC FACILITIES

GOAL PF-1: The City shall make provision of the necessary solid waste, sanitary sewer, stormwater drainage and potable water facilities for the purpose of meeting existing and projected public facility demands within the City of Pensacola.

Objective PF-1.1: The City and/or the appropriate agency shall correct public facilities deficiencies as described in the Public Facilities and the Capital Improvements Chapters of the Comprehensive Plan.

Policy PF-1.1.1: The following level of service standards shall be utilized so that development permits are issued concurrent with adequate public facilities capacity:

Solid Waste - 4.52 pounds per capita per day

Drainage - LOS A - tolerates street flooding to a depth of 3 inches or less in the gutters when the rest of the pavement is passable, and allows open or green space flooding of up to 12" as long as there is no threat to public health or safety, or permanent impediment to the intended use of the property; LOS B - tolerates flooding of entire street surface up to 4" at centerline of roadway; LOS C - tolerates structure flooding; based on the following design criteria:

- * In existing developments adequate drainage capacity to accommodate run-off associated with a ~~3-year, 12-hour~~ 10-year critical duration design storm for collection systems;
- * In new developments adequate drainage capacity to accommodate a 100-year, ~~24-hour~~ critical duration design storm (pre-development rate) for collection systems and for retention and detention ponds. As a minimum the first 1" of runoff must be retained on the site of the development. At the discretion of the City Engineer, retention standards may be increased beyond the 1" minimum retention standards and the 100-year design storm on a site specific basis.

Objective PF-1.2: The City shall participate with the Emerald Coast Utilities Authority (ECUA) in the preparation of the ECUA's 5-Year Capital Improvements Plan to ensure the future provision of sanitary sewer and potable water facilities.

Sanitary Sewer - No existing deficiencies identified

Potable Water - No existing deficiencies identified

Policy PF-1.2.1: The following level of service standards shall be utilized so that development permits are issued concurrent with adequate public facilities capacity:

Sanitary Sewer - 100 gallons per capita per day (gpcd) for average flow capacity and 200 gpcd for peak flow capacity.

Potable Water - 118 gallons per capita per day for Zone 1 and 146 gallons per capita per day for Zone 2.

Objective PF-1.3: The City shall:

1. Coordinate the extension of, or increase in the capacity of, sanitary sewer or potable water facilities with ECUA based on population projections and the development of land as described in the Future Land Use Chapter and delineated on the Future Land Use Map Series.
2. Routinely update the City's current Stormwater Master/Management Plan, dated April, 2019, in order to assess need to extend or increase capacity of the municipal drainage system.

Policy PF-1.3.1: The City shall monitor and verify the availability and capacity of public facilities prior to issuing development permits so that a determination can be made as to whether adequate capacity will be available concurrent with the impacts of the development.

Policy PF-1.3.2: No City development permits will be issued for new development, which will result in increased demand on City or ECUA controlled public facilities beyond their design capacities based on adopted level of service standards, unless the necessary facilities are available concurrent with the impacts of the development.

Policy PF-1.3.3: The City ~~may shall~~ prepare ~~an annual a~~ summary of capacity and demands for drainage and solid waste facilities and the ECUA will prepare ~~annual~~ summaries of capacity and demand for sanitary sewer and potable water facilities within the City limits pursuant to the Uniform Special District Accountability Act of 1989.

Objective PF-1.4: The City shall maximize the use of existing drainage facilities through efficient and timely maintenance and shall propose an interlocal agreement with Escambia County and the ECUA, which will describe provisions under which sanitary sewer and potable water facilities will be expanded so as to discourage urban sprawl.

Policy PF-1.4.1: The following priorities shall be established in providing for public facility needs:

1. Correction of existing deficiencies;
2. Replacement of existing facilities as they deteriorate, unless these facilities are located in an area that is deemed hazardous to human safety or environ-mentally unsound; and,
3. Provision of future facility needs when developments comply with all other requirements of the Comprehensive Plan.

Policy PF-1.4.2: Through provisions of the proposed interlocal agreement, ECUA shall be required to upgrade, maintain and expand sanitary sewer and potable water facilities in existing developed areas in the City and the County at a higher priority than that of construction and/or expansion into undeveloped areas, especially when such expansion fosters urban sprawl.

Objective PF-1.5: The City of Pensacola has implemented, and will continue to operate, a solid waste management programs for the separation of domestic waste into recyclable and non-recyclable categories in order to reduce overall quantities of landfilled waste by 30% in accordance with Chapter 187.201(13), F.S., to the maximum extent economically feasible.

Policy PF-1.5.1: Projected solid waste landfill demands through the year 2019 will be met through the interlocal agreement with Escambia County regarding the utilization of the County's resource recovery facility.

Policy PF-1.5.2: The City of Pensacola will continue to conduct solid waste separation programs using the most feasible separation techniques.

Policy PF-1.5.3: The City will continue a public information/education campaign concerning the City's solid waste management program.

Policy PF-1.5.4: The City shall encourage the use of xeriscaping© (i.e., the use of native vegetation in its natural state by residents so that less yard waste will be generated by mowing and pruning activities) through education of City residents.

Policy PF-1.5.5: The City of Pensacola will conduct periodic studies on future solid waste management techniques.

GOAL PF-2: Provision of sanitary sewer, solid waste, drainage and potable water facilities shall be done in a manner which reasonably ensures the maintenance and integrity of environmental quality, as well as protection and maintenance of groundwater aquifer recharge areas, surface groundwater and receiving waters.

Objective PF-2.1: The City shall coordinate with the ECUA and Escambia County in efforts to reduce effluent discharge to surface water.

Policy PF-2.1.1: When considering a site for a sewage treatment plant, the City shall encourage ECUA to consider locations close to facilities, crop lands, etc., which can use the effluent generated by the plant.

Policy PF-2.1.2: The City will coordinate with the ECUA and the Escambia County Health Department to identify the location of individual septic tanks in the City for the purpose of discontinuing septic tank use and requiring utilization of the sewer collection system.

Policy PF-2.1.3: The City will review cumulative impact of new development on natural resources.

Policy PF-2.1.4: The City shall continue to monitor the implementation actions of the Escambia/Santa Rosa Coast Resources Planning and Management Committees and recommend area-wide compliance with the policies pertaining to wastewater facilities planning.

Policy PF-2.1.5: Where economically feasible, the City will support ECUA's efforts to require impact fees on developments which create a demand for additional public facilities, sufficient to finance the development's share of the cost.

Objective PF-2.2: The City shall continue to require all new development, and redevelopment where economically feasible, to protect natural drainage features and sensitive environmental resources by implementing stormwater management and erosion control practices, which comply with regulations adopted in the revised Land Development Code.

Policy PF-2.2.1: The City shall monitor stormwater management facilities on City-owned lands that are adjacent to or contain natural water systems to minimize impact.

Policy PF-2.2.2: The City shall continue to develop cooperative approaches to restoring and managing regionally significant natural systems through implementation of the recommendations from the *Escambia County/City of Pensacola Stormwater Plan* and the *Pensacola Bay System S.W.I.M. Plan*.

Objective PF-2.3: The City's Land Development Code shall be revised where necessary to assure that development, which adversely affects functioning natural systems, is minimized or prevented.

Policy PF-2.3.1: The City shall protect the hydrologic and ecologic function of estuarine systems by designating areas as Conservation Land Use Districts and through the implementation and enforcement of “Resource Protection Overlay Districts”.

Overlay Zoning Districts are as follows:

- X Wellhead Protection District - The purpose of this district is to avoid risks of damage to sources of drinking water by prohibiting within close proximity of public water wells certain land uses, facilities and activities which involve a reasonable likelihood of discharges of pollutants into or upon surface of ground waters.
- X Bayou Texar Shoreline protection District - The purpose of this district is to establish standards which recognize and protect the environmental resources of the Bayou Texar shoreline. This district ensures the preservation of the natural buffering effect of open spaces along the shoreline for storm surge abatement and the filtering of stormwater runoff.
- X Escambia Bay Shoreline Protection District - The purpose of this district is to establish standards, which recognize and protect the unique scenic vistas and environmental resources of the Escambia Bay shoreline.

Policy PF-2.3.2: The City shall continue to enforce all ordinances, which relate to drainage, stormwater management, litter, and sedimentation and erosion control.

Policy PF-2.3.3: The City shall continue to provide technical assistance for the development of non-structural approaches to stormwater drainage control.

Policy PF-2.3.4: The City shall continue to encourage use of permeable surfaces for parking lots, patios, sidewalks, driveways, etc.

Objective PF-2.4: The City shall develop a public information campaign about watershed management (either on its own or in conjunction with other applicable agencies or governmental entities).

Policy PF-2.4.1: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA and the NFWFMD in funding and/or developing educational materials which will be utilized for public information purposes on watershed management.

Policy PF-2.4.2: The City shall coordinate with the Escambia County Agriculture Extension Service and/or other appropriate agencies in developing landscape design and/or urban forestry programs, which promote the preservation of native vegetation for the purpose of sedimentation and erosion control.

Objective PF-2.5: The City of Pensacola shall coordinate with the County, the ECUA and the NFWFMD to promote water conservation through identifying methods of reducing sanitary sewer flows and pumping of potable water.

Policy PF-2.5.1: The City shall coordinate with the Emerald Coast Utilities Authority (ECUA) to develop a public information campaign concerning water conservation.

Policy PF-2.5.2: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA and the NFWFMD in the continued funding and/or development of educational materials which will be utilized for public information purposes on water conservation.

Policy PF-2.5.3: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA, and the NFWFMD in researching all funding mechanisms which are available for establishing a water conservation campaign.

Policy PF-2.5.4: The City shall continue to enforce codes and ordinances requiring water-saving devices in new and rehabilitated construction and encouraging or requiring use of permeable surfaces for parking lots. The City shall consider incentives for developments, which utilize water conservation technology, not to exclude energy conservation technology such as water-sourced heat pumps.

Policy PF-2.5.5: The City shall coordinate with ECUA in studying the development of irrigation systems, which utilize water sources other than the groundwater aquifer for City-owned building sites, recreational sites or public rights-of-way.

Policy PF-2.5.6: The City shall coordinate with the Escambia County Agriculture Extension Service and/or other appropriate agencies in developing landscape design and/or urban forestry programs, which promote the use of indigenous vegetation for the purpose of conserving water used for irrigation. This coordination may be either in the form of shared funding or manpower.

Objective PF-2.6: The City shall continue to enforce its Land Development Code regulations protecting the function of the Sand and Gravel Aquifer.

Policy PF-2.6.1: The City shall utilize maps contained in the *Wellhead Protection Area Delineation In Southern Escambia County, Florida, Water Resources Special Report 97-4, December 1997*, prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and shall continue to cooperate with the Emerald Coast Utilities Authority in reviewing land use regulations within these areas.

Policy PF-2.6.2: The City shall protect all water recharge areas within the City through enforcement of all existing ordinances adopted in the Land Development Code, including but not limited to the following:

1. Open space requirements;
2. Amount of impervious surfaces permitted in critical water recharge areas;
3. Stormwater management;
4. Erosion control; and
5. Landscaping and vegetation protection.

Objective PF-2.7: The City shall continue to cooperate in developing a hazardous waste management program in coordination with State and County governments and agencies for the proper collection, storage, disposal and transport of hazardous wastes generated within the City.

Policy PF-2.7.1: The City shall continue to respond to all hazardous materials incidents in the City in compliance with Title III of the Superfund Amendment and Re-authorization Act of 1986 and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988.

Policy PF-2.7.2: The City shall promote the use of scheduled amnesty days for the appropriate collection of hazardous wastes.

Policy PF-2.7.3: All industries with hazardous wastes shall be required to develop a spill clean-up plan, provide storage facilities for hazardous wastes generated on site, and provide for safe transport of any hazardous waste.

Policy PF-2.7.4: The City shall coordinate with County, State and Federal agencies in the development and compliance of hazardous waste management programs.

Policy PF-2.7.5: The City shall regulate the use and disposal of hazardous materials and wastes within critical aquifer protection areas and within wellhead protection zones.

GOAL PF-3: The City shall encourage the use of energy efficient and environmentally-beneficial activities and products for public facility use.

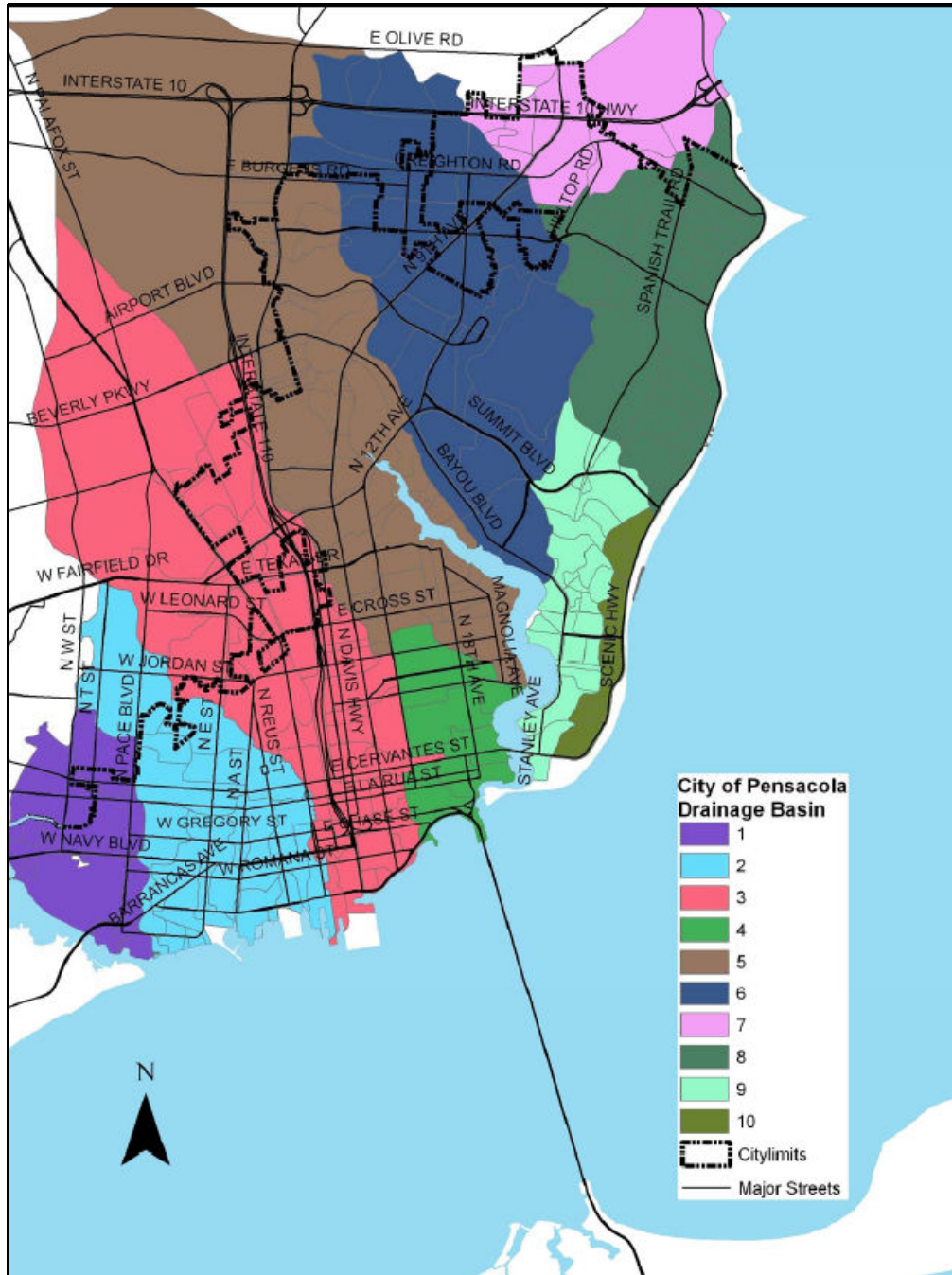
Objective PF-3.1: The City shall encourage construction of new facilities and purchase of equipment to be used with environmentally beneficial equipment.

Policy PF-3.1.1: The City shall encourage all new public facilities to be constructed utilizing energy and resource efficient techniques and systems

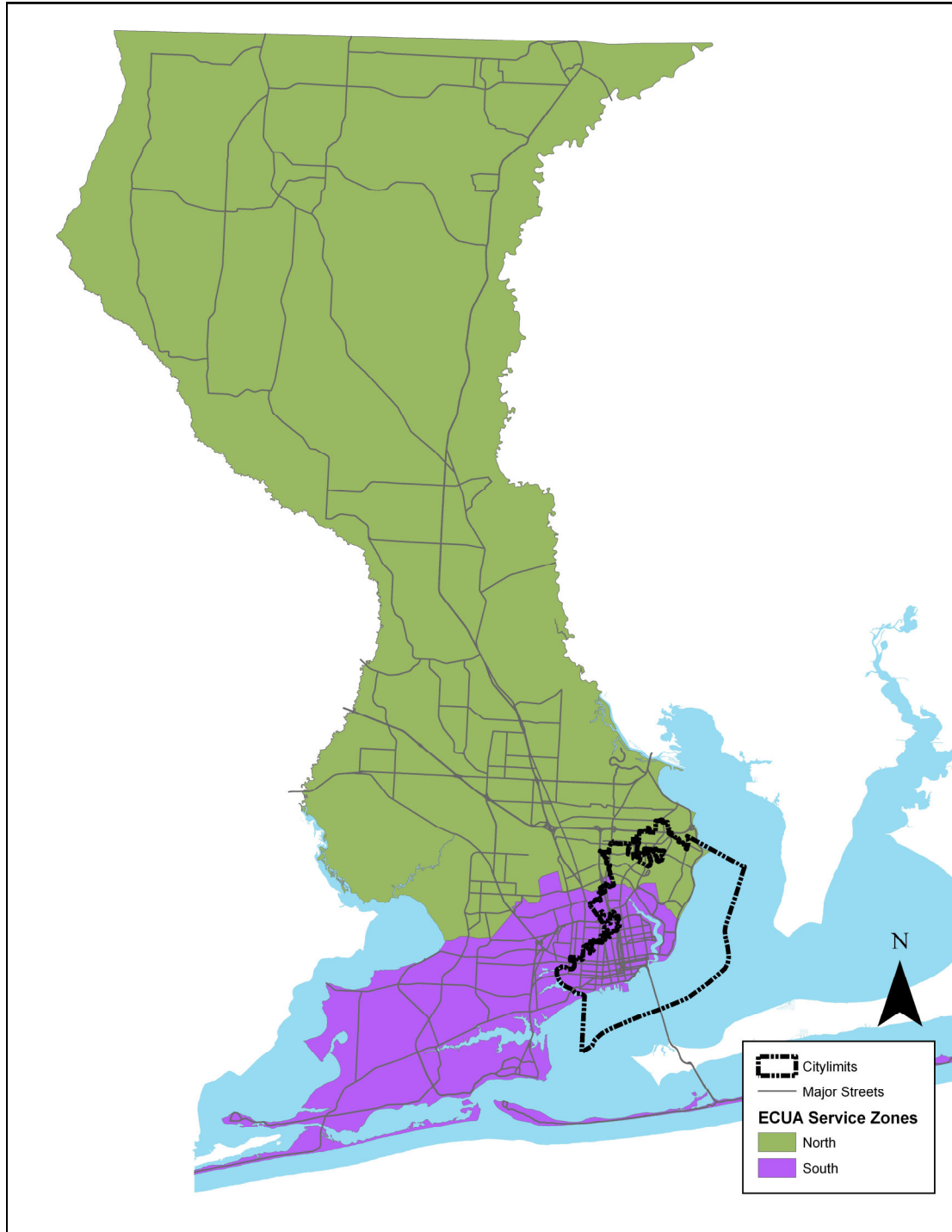
including benchmarks from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating Systems. The City shall also encourage LEED certification where appropriate and feasible.

Policy PF-3.1.2: The City shall exclusively purchase environmentally-beneficial equipment such as Energy-Star qualified products when cost feasible.

City of Pensacola Drainage Basins



Emerald Coast Utility Authority Service Zones



CHAPTER 5

COASTAL MANAGEMENT

GOAL CM-1: The City shall manage the coastal system natural resources within the City limits in a manner that will maintain or enhance environmental, recreational, historic and economic qualities, protect human life, provide resiliency benefits and limit public expenditures in coastal areas.

Objective CM-1.1: The City shall encourage resilient shoreline development of those land uses which are dependent on or related to access to the water.

Policy CM-1.1.1: Shoreline development in Coastal High Hazard Area (CHHA) shall be prioritized as follows to the maximum extent feasible

- A. Water dependent uses
 - 1. Commercial
 - 2. Light industrial
- B. Water related recreation
- C. Residential
- D. Commercial

Policy CM-1.1.2: All City owned or City financed waterfront development, except for industrial uses, shall provide for public waterfront access and shall be constructed considering future flood risk and sea level rise. All City owned and financed waterfront development using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S.

Policy CM-1.1.3: The City shall encourage and coordinate in the development of additional marina facilities and fishing piers provided they meet the following criteria:

- * The use is compatible with surrounding land uses.
- * Upland support services are available.
- * A hurricane contingency plan is in place.
- * The water quality concerns have been addressed.
- * A plan is in place for mitigation actions in the event that the environment is adversely affected.
- * Buildings and supporting infrastructure is planned to incorporate considerations of impacts from future flood risk and sea level rise.
- * The economic need and feasibility for the facility have been established.

Policy CM-1.1.4: The City shall continue to provide for the siting of water-dependent and water-related uses through the zoning guidelines of the appropriate land use districts.

Policy CM-1.1.5: The City shall continue to utilize and develop its deepwater port, coordinating the port's activities with other City, County, regional, state and federal agencies in the following areas: transportation, land use, resiliency, natural and man-made hazards, protection of natural resources.

Policy CM-1.1.6: The City shall maintain the urban waterfront through proper land use planning, the public acquisition of land for parks and open space, resiliency planning and adaptation, and the establishment of downtown waterfront pedestrian connections.

Objective CM-1.2: The City shall limit public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) except for restoration, resiliency and adaptation projects, or enhancement of natural resources.

Policy CM-1.2.1: The Coastal High Hazard Area (CHHA) will be the area seaward of the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy CM-1.2.2: Public funds shall be expended in the CHHA only in developments: that comply with residential densities adopted in this plan that will produce no adverse affects to the surrounding land uses or the environment without approved mitigation or adaptation plans; and/or, that would further open up the waterfront to public access.

Policy CM-1.2.3: The City shall take actions so that all new public facilities located near the City's shoreline or in the CHHA are resistant to storm events and meet all the building standards for the hurricane-force winds and floods including future flood risk from sea level rise. This may include the relocation of such facilities if they could be better protected to avoid impacts from future flood risk.

Objective CM-1.3: In accordance with the City's land development code, the City shall continue to direct high density population developments away from the City's CHHA.

Policy CM-1.3.1: Future residential land use in the CHHA shall be limited to the following densities by location:

- * Low density - along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou

Texar.

- * Medium density - along Pensacola Bay (except for the Historic District), and along Bayou Chico.
- * High density - Historic District.

Policy CM-1.3.2: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by future land use category may be transferred to portions of the development site outside the CHHA.

Objective CM-1.4: The City shall maintain, and if feasible increase public access to available shoreline consistent with estimated need.

Policy CM-1.4.1: The City will limit vacations of public rights-of-way to maintain the public access to shorelines.

Policy CM-1.4.2: The City will continue to work with Escambia County to maintain and, if feasible, increase shoreline access to the public.

Policy CM-1.4.3: The City shall review and enforce the public access requirements of the Coastal Zone Protection Act of 1996.

Policy CM-1.4.4: The City shall coordinate land use plans for shoreline access to include proper circulation routes and parking facilities necessary for the particular locations and uses.

Policy CM-1.4.5: The City shall coordinate with the Escambia County Transit System for provision of public transportation to shoreline facilities.

Policy CM-1.4.6: The City shall promote public access and increase overall connectivity between existing neighborhoods and Pensacola Bay.

Objective CM-1.5: The City shall allow development in the CHHA only if it will not create a deficiency in the adopted minimum levels of service.

Policy CM-1.5.1: Level of service standards in the CHHA shall be consistent with those of the rest of the City to the extent practicable.

Objective CM-1.6: The City shall coordinate with State, regional and county agencies in evaluating major evacuation routes and determining where operational improvements can be made to maintain or reduce hurricane evacuation times or flood risk and shall work with the Civil Defense and Red Cross in identification and provision of adequate emergency shelter.

Policy CM-1.6.1: In the event of a natural disaster, the City shall respond to the instruction and guidance of the Escambia County Civil Defense office and follow the recommendations from the *Tri-State Hurricane Evacuation Study* for evacuation procedures.

Policy CM-1.6.2: The City shall periodically review the natural disaster plan, taking into consideration the capacity of evacuation routes as compared to the predicted population density listed in the Future Land Use Plan Element and other publications relating to natural disaster planning and vulnerability to sea level rise and other future flood risk.

Objective CM-1.7: The City will update post-disaster redevelopment plans based on building and construction regulations, city codes, and intergovernmental reports in coordination with Escambia County in order to minimize or eliminate the exposure of human life and property to natural disaster hazards, as necessary.

Policy CM-1.7.3: Following a natural disaster, the City will seek Federal Acquisition and donation of properties along CHHA that have been damaged beyond repair, provided for by section 1362 of the NFIP.

Policy CM-1.7.4: The City shall identify all areas needing redevelopment to reduce or eliminate unsafe conditions and inappropriate uses in the CHHA.

Policy CM-1.7.5: The Post-Disaster Redevelopment Plan shall establish policies for the following: differentiating between repair and clean-up actions which are needed to protect public health and safety and those actions which constitute long-term repair and redevelopment activities; practices for removal, relocation or structural modification of damaged infrastructure and unsafe structures; limiting redevelopment in areas of repeated damage; and incorporating recommendations of interagency hazard mitigation reports into the local Comprehensive Plan.

Policy CM-1.7.6: The City shall develop regulatory or management techniques for general hazard mitigation including regulation of: beach alteration; stormwater management; and sanitary sewer facilities.

Policy CM-1.7.7: The City shall incorporate the recommendations of the hazard mitigation annex of the local peacetime emergency plan and applicable existing interagency hazard mitigation reports.

GOAL CM-2: The City shall plan for, and adapt to, the perils of flood associated with the potential impacts of sea level rise to become a more resilient community and eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

Objective CM-2.1: The City shall include in its planning efforts development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas across the community, which results from the potential impacts of sea-level rise.

Policy 2.1.1: By 2021, the City shall conduct a vulnerability assessment that incorporates sea level rise projections for 2040, 2070 and 2100 to inform adaptation priorities. The vulnerability assessment shall help prioritize capital improvements planning to address near term vulnerabilities. Subject to funding availability, it is recommended that the vulnerability assessment be updated no less than every 10 years and incorporate a review of data to determine the most recent and appropriate sea level rise projections. Subsequent updates of the vulnerability assessment shall be consistent with state law including but not limited to Section 380.093, F.S. related to requirements for conducting vulnerability assessments.

Policy 2.1.2: By 2024, the City will include potential sea level rise projections in planning for development and redevelopment projects.

Policy 2.1.3: City shall promote strategies that include best practices that prioritize elevation and flood proofing, protection of building mechanical systems, onsite retention and pervious surfaces, shoreline protection and accommodation, site-specific flood management techniques, green infrastructure, maintaining access to services and managed retreat.

Policy 2.1.4: The City shall collaborate with its infrastructure, other service providers, the Florida Department of Transportation, the Florida Department of Environmental Protection, Escambia County, the Pensacola & Perdido Bays Estuary Program, Northwest Florida Water Management District and other regional partners to exchange climate and sea level rise data, plans, projects, programs and solutions to address future vulnerability and flood risks. The City shall actively coordinate with the Florida Department of Environmental Protection on the Resilient Florida Grant Program, Comprehensive Statewide Flood Vulnerability and Sea level Rise Dataset, Assessment and Plan developed pursuant to Section 380.093, F.S.

Policy 2.1.5: All City owned and financed projects initiated and undertaken by a state- financed constructor in the coastal building zone related to major and non-habitable major structures, as defined in Section 161.54, F.S., using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S. and Rule 62S-7, F.A.C.

Objective CM-2.2: The City shall encourage the use of best practices development and redevelopment principles, strategies, development techniques and engineering solutions at the site level that will result in the reduction of losses due to flooding and claims made under flood insurance policies. This shall include the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 2.2.1: All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in the City's Floodplain Management provisions or the Florida Building Code, shall be located and constructed to minimize flood damage, meet floodway requirements, be appropriately anchored, including flood damage-resistant materials and have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE24.

Policy 2.2.2: In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.

Policy 2.2.3: The floodplain administrator / building official shall review all permit applications and plans to determine that the proposed development or redevelopment can be constructed such that it is reasonably safe from flooding. If a proposed development or redevelopment site is located in a flood hazard area, all site development activities including new construction and substantial improvements shall be designed and constructed with methods, practices and materials that will minimize the potential for flood damage.

Policy 2.2.4: The City shall continue to enforce setback and elevation requirements to promote the protection and safety of life and property. Expansions to the existing setback requirements contained in the land development regulations shall be considered as a means of reducing property damage caused by storms.

Policy 2.2.5: The City shall require that, to the greatest extent practicable, development activity, such as land clearing, grading and filling will not disturb natural drainage patterns.

Policy 2.2.6: The City shall enforce all elevation requirements for structural, ancillary, electrical, water, wastewater and mechanical systems to mitigate risk from flooding impact.

Policy 2.2.7: Manufactured home construction must meet requisite elevation requirements, minimize flood damage and be reasonably safe from flooding, must be installed by licensed installers, must adhere to all Florida Building Code foundation, anchoring, elevation, enclosure and utility equipment requirements. New installations of manufactured homes shall not be permitted in floodways.

Policy 2.2.8: All public utilities and facilities such as sewer, gas, electric, communications, and water systems must be located and constructed to minimize or eliminate flood damage. Specifically, adequate drainage must be provided to reduce exposure to flood hazards; in at risk flood zones (AH and AO), adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

Policy 2.2.9: No development, including but not limited to site improvements, and landdisturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless a floodway encroachment analysis demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation. Fill shall be designed to be stable under conditions of flooding including rapidrise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

Policy 2.2.10: The City shall continue to provide public information related to the revisions, development and adoption of FEMA's FIRM Flood Maps as well as strategies to increase resiliency to storm events and flooding in vulnerable areas.

Policy 2.2.11: Within one (1) year of final adoption of any updates to FEMA's Flood Insurance Rate Maps (FIRMs), the City shall review land development and floodplain management regulations to reflect updated flood risk data.

Policy 2.2.12: The City shall consider floodplain management and CHHA issues in making public acquisition decisions.

Policy 2.2.13: The City shall align housing policies focusing on affordability and workforce housing, code compliant reconstruction, elevation, floodproofing, relocation and other mitigation strategies to reduce losses from flooding and claims made under flood insurance policies.

Objective CM-2.3: The City shall maintain regulations consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy 2.3.1: The City will enforce and/or establish any necessary building and development codes to minimize damage to human life and property from a natural disaster.

Policy 2.3.2 The City shall maintain, review and update, at least every five (5) years, its Floodplain Management Regulations (Chapter 12-9):

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development that may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas; and
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.

Policy 2.3.3: The City shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 2.3.4: The City shall maintain and review regulations in special flood hazard areas to require construction by methods and practices that minimize flood damage, including but not limited to, anchoring by pilings or columns to prevent flotation, collapse and lateral movement of the structure; preventing the expansion, improvement or repair of construction below elevated post-FIRM buildings; prohibiting manmade alteration of dunes, mangrove stands or wetlands which would increase the potential of flood damage and elevation or freeboard standards for structures, electrical and mechanical equipment.

Objective CM-2.4: The City shall participate, and seek to enhance participation, in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 2.4.1: The City shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall continue to seek to improve its current CRS Class rating.

Policy 2.4.2: The City shall continue to coordinate intergovernmental efforts related to participation in CRS, public outreach, sea level rise planning and disaster preparedness and recovery, to maximize County and flood insurance policy holder benefits.

Policy 2.4.3: The City shall consider the development of a CRS-compliant Watershed Management Plan as part of its next cycle visit for CRS participation.

GOAL CM-3: The City shall ensure the highest environmental quality feasible, the City will seek to conserve, protect, and properly manage its natural resources.

Objective CM-3.1: The City shall protect, conserve or enhance coastal wetlands, living marine resources and wildlife habitat.

Policy CM-3.1.1: The City shall limit the specific and cumulative impacts of development and redevelopment which will have adverse effects on wetlands, water quality, wildlife habitat, living marine resources and beach systems by prohibiting these developments unless mitigation actions are specified or by withholding public funds from these projects.

Policy CM-3.1.2: By the year 2021, the City shall restore or enhance disturbed or degraded natural areas for City-owned property including beaches, estuaries, wetlands, shoreline ecosystems, and drainage systems and shall establish programs to mitigate future disruptions or degradations.

Policy CM-3.1.3: The City shall establish standards for new development adjacent to wetlands to reasonably assure that the quality and quantity of their stormwater discharge does not adversely impact the physical and/or ecological features of those habitats.

Policy CM-3.1.4: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance coastal wetlands, living marine resources and

wildlife habitat unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Objective CM-3.2: The City shall maintain and improve estuarine environmental quality.

Policy CM-3.2.1: The City shall coordinate with Escambia County and the City of Century through the existing interlocal agreement to conduct stormwater management plans which will provide recommendations for preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.

Policy CM-3.2.2: The City shall review and contribute to any updates of the Comprehensive Plans in surrounding jurisdictions and other policy plans that would affect implementation of local estuarine protection goals.

Policy CM-3.2.3: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance estuarine environmental quality unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Policy CM-3.2.4: The City shall work with local organizations, regional, state agencies to establish procedures to protect and increase the water quality near existing shorelines.

Objective CM-3.3: The City shall reasonably assure that impacts of man-made structures on beach systems are minimal.

Policy CM-3.3.1: Construction in the CHHA shall conform to regulations set forth in the Land Development Code for floodplain management.

Objective CM-3.4: The City shall coordinate with the West Florida Historic Preservation, Inc. and other appropriate agencies in the protection, preservation or sensitive reuse of historic resources.

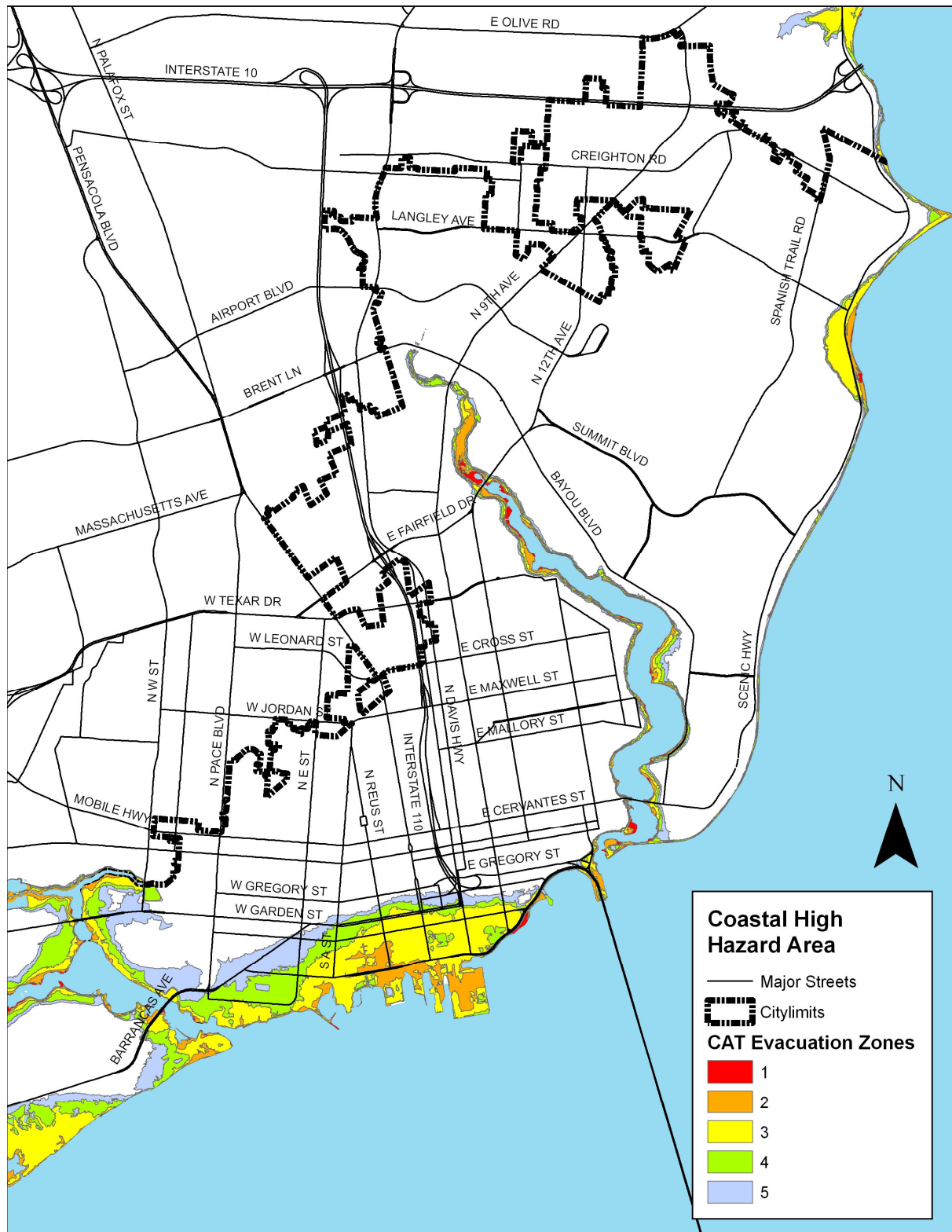
Policy CM-3.4.1: The City shall continue to support the Historic Pensacola Preservation Board in its efforts to identify historic sites and register them with the proper agencies.

Policy CM-3.4.2: Through historic zoning district guidelines and building codes, the City shall continue to establish controls for safe construction practices and for retaining the character of development within the districts.

Objective CM-3.5: The City shall continue to discourage off shore oil and gas drilling in the coastal areas of North Florida, and the City shall continue to demand accountability for clean- up of any leaks or spills of oil or oil products as well as other contaminants and pollutants.

Policy CM-3.5.1: The City shall continue to cooperate with other local and state agencies in opposition to the leasing of coastal area waters for offshore oil and gas drilling through appropriate actions. Further, the City shall cooperate with local, stateand federal agencies in the clean-up efforts following the Deepwater Horizon oil spill and any other oil leak or spill as well as other contaminants and pollutants that affectwaterways within the city limits.

City of Pensacola Coastal High Hazard Areas



CHAPTER 6

CONSERVATION AND SUSTAINABILITY

GOAL C-1: The City of Pensacola will seek to properly manage and protect the environment and its natural resources to the highest level possible.

Objective C-1.1: The City will work with the appropriate agencies to preserve and protect air quality within the City and the Pensacola Urbanized Area to meet ambient air quality standards as currently required by the Florida Department of Environmental Protection (FDEP).

Policy C-1.1.1: The City shall support and cooperate with Escambia County, ~~the~~ ~~DER~~ FDEP and FDOT in monitoring air pollution sources in the area.

Policy C-1.1.2: The City shall ensure that new industrial development is located in compatible land use areas where impact on air quality can be monitored and minimized.

Policy C-1.1.3: The City shall reduce automobile emission pollution by:

- a. Improving traffic flow patterns.
- b. Encouraging carpooling, the "ride-share" program, and other mass transit options.
- c. Encouraging buffer vegetation along arterial roadways and residential areas.
- d. Developing bicycle paths and pedestrian walkways within the City to encourage use of "clean" transportation.
- e. Encourage efforts to require compliance with emission standards.

Policy C-1.1.4: The City shall continue to enforce City regulations which prohibit or restrict the practice of open fire burning within the City.

Objective C-1.2: The City shall, through its land development regulations, protect, to the maximum extent feasible, all ecologically significant plant and animal communities identified by the U. S. Fish and Wildlife Service, the ~~Florida Game and Fresh Water Fish Commission~~ Florida Fish and Wildlife Conservation Commission and other governmental and non-governmental agencies.

Policy C-1.2.1: The City take into consideration endangered or threatened plant and animal species, habitat conditions, occurrences and disturbances, in reviewing development proposals.

Policy C-1.2.2: The City shall require that development proposals upon request include a survey for endangered and threatened plant or animal communities,

utilizing data information provided by the Florida Natural Areas Inventory or equivalent resource indicated that such plant or animal communities occur or are likely to occur with the goal that no documented endangered or threatened natural vegetative or animal communities are destroyed.

Policy C-1.2.3: In areas where protected resources or unique vegetative communities are anticipated or documented, utilizing data and/or information provided by the Florida Natural Areas Inventory or equivalent resource, development plans shall include an inventory of these resources and vegetative communities.

Policy C-1.2.4: The Land Development Code shall ensure reasonable protection and preservation of indigenous tree species, and where degradation has occurred, restoration shall take place by planting native species.

Policy C-1.2.5: The City shall maintain regulations requiring the responsible party to mitigate where development activities result in the degradation of environmentally sensitive areas. ~~The City shall adopt regulations which require the responsible party to mitigate impacts where degradation of environmentally sensitive areas, as defined in 9J-5.003(41), F.A.C., occurs as a result of development activities (cost to be incurred by the proposed development affecting the environmentally sensitive areas).~~

Policy C-1.2.6: The City will study the design of low-impact parks at Carpenter Creek and Gaberonne Swamp using native plants and other natural features that will not alter the wildlife values of the park.

Policy C-1.2.7: The City will coordinate efforts to conserve, appropriately use or protect unique vegetative communities located within more than one local jurisdiction with adjacent local governments and public or private agencies, including but not limited to the Florida Department of Environmental Protection, The Florida Fish and Wildlife Conservation Commission, and local chapters of groups such as the Sierra Club and Audubon Society.

Policy C-1.2.8: With respect to acquisition, the City, where feasible, shall protect ecologically significant plant and animal communities unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Objective C-1.3: The City will coordinate with the County and other regional agencies to encourage a greater abundance and diversity of aquatic vegetation and fish species in Bayou Texar, Bayou Chico and Pensacola Bay.

Policy C-1.3.1: Through coordinated efforts with ECUA, the City will encourage alternative methods of gray-water discharge, such as a recycling program, reducing the volume of wastewater discharged into area waters.

Policy C-1.3.2: The Land Development Code will include provisions that require stream bank and shoreline buffer zones adjacent to surface water bodies to enhance filtration of stormwater run-off.

Policy C-1.3.3: The City will permit shoreline development only when such development would not destroy or degrade the estuarine or deepwater environment, provided it meets the following criteria:

1. A plan is in place for mitigation actions in the event that the environment is adversely affected.
2. The economic need and feasibility for the development has been established.

Policy C-1.3.4: The City, in coordination with Escambia County and the ECUA, will implement a public information program to educate residents on the type and use of pesticides that are environmentally safe.

Policy C-1.3.5: The City shall take necessary measures to reduce the quantity and improve the quality of stormwater discharged to area bodies of surface water as follows:

1. Implementation of the Pensacola Bay System S.W.I.M Plan recommendations.
2. Implementation of the Escambia County/City of Pensacola Stormwater Management Plan recommendations.
3. Improvements to the municipal drainage system shall be designed with appropriate water quality control techniques.
4. Continuing maintenance of stormwater systems will be performed in a timely and adequate manner which minimizes adverse environmental impacts.

Policy C- C-1.3.6: The City will encourage further development of artificial reefs to enhance fish populations.

Objective C-1.4: The City shall participate in the development of a hazardous waste management program, in coordination with the State and County, for the proper collection, storage, disposal, and transport of hazardous wastes generated within the City.

Policy C-1.4.1: The City shall continue to respond to all hazardous material incidents in the City in compliance with Title III of the Superfund Amendment

and Re-authorization Act of 1986 and the Florida Hazardous Materials Emergency Response and Community Right-to Know Act of 1988.

Policy C-1.4.2: The City, in coordination with Escambia County and the ECUA, shall provide educational material and schedule amnesty days to provide for the collection of hazardous wastes from City residents and small commercial and industrial hazardous waste generators.

Policy C-1.4.3: The City shall coordinate with County, State, and Federal agencies in the development and compliance of hazardous waste management programs.

Objective C-1.5: The City shall regulate future development on or near floodplain areas to reduce the exposure of human life and property to damage from natural hazards.

Policy C-1.5.1: The City shall establish limits on public expenditures and capital improvement for developments located in Coastal High Hazard Areas (CHHA).

Policy C-1.5.2: The City will actively enforce minimum building standards identified in the adopted Flood Plain Management Ordinance for construction within the 100-year flood plain.

Policy C-1.5.3: The City shall cooperate with the Federal Emergency Management Agency (FEMA) to regularly update the 100-year flood plain and to continue FEMA regulations.

Objective C-1.6: The City shall establish responsibility for the alleviation of the harmful and damaging effects of on-site generated erosion, sedimentation, runoff, and the accumulation of debris on adjacent downhill and/or downstream properties.

Policy C-1.6.1: The City shall require that no person may subdivide or make any change in the use of land or construct or change the size of a structure, except for individual single-family and duplex home construction, without first submitting a stormwater management plan to the City Engineer and obtaining a stormwater management permit from the building official.

Policy C-1.6.2: The City shall require that all land development plans include measures to minimize soil erosion in sensitive soil erosion areas. These plans should utilize native species for landscaping to the maximum extent possible.

Policy C-1.6.3: The City shall review and update its Stormwater Management and Control of Erosion, Sedimentation, and Runoff ~~Control~~ ordinance as necessary.

Objective C-1.7: The quality of Pensacola's surface and ground waters should meet or exceed the minimum requirements set by the Florida Department of Environmental Protection.

Policy C-1.7.1: The City shall protect all water recharge areas within the City through enforcement of the Land Development Code, and periodic review and amendment of these regulations, as necessary, to strengthen the overall protection of water recharge areas including but not limited to the following:

1. Open space requirements;
2. Amount of impervious surfaces permitted in critical water recharge areas;
3. Stormwater management;
4. Erosion control;
5. Landscaping and vegetation protection.

Policy C-1.7.2: The City shall utilize maps contained in the *Wellhead Protection Area Delineation in Southern Escambia County, Florida, Water Resources Special Report 97-4, December 1997*, prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and shall continue to cooperate with the ~~Escambia County~~ Emerald Coast Utilities Authority (ECUA) in reviewing land use regulations within these areas.

Policy C-1.7.3: The City shall continue to coordinate its efforts with ~~those of~~ federal and State agencies to complete the clean-up of hazardous waste sites and abandoned dump areas to protect the groundwater from toxic leaching.

Policy C-1.7.4: The City shall regulate, minimize or prohibit development which can be expected to cause or increase salt-water intrusion, interfere with water use rights, or pollute or damage ecosystems within the City.

Policy C-1.7.5: The City shall coordinate with the NFWFMD to prohibit the extraction of water where use exceeds the available recharge, or in areas of concern near utility wells "cones of influence".

Policy C-1.7.6: The City will continue to coordinate with the ECUA and the Escambia County Health Department to identify the location of individual septic tanks in the City for the purpose of discontinuing septic tank use and requiring future utilization of the sewer collection system.

Objective C-1.8: The City shall encourage the conservation of fresh groundwater and the reuse of existing water supplies.

Policy C-1.8.1: The City shall encourage the development of building codes that provide for the installation of water saving devices in new construction and renovation projects.

Policy C-1.8.2: The City will coordinate with ECUA to investigate the feasibility of establishing a graywater system throughout the City for irrigation and other suitable purposes.

Policy C-1.8.3: To reduce the quantity of potable water used for irrigation, the Land Development Code will include provisions encouraging the use of native vegetation for all development or redevelopment activities, whenever feasible.

Policy C-1.8.4: New development shall not be permitted unless a continual source of potable and/or non-potable water is available to meet the projected needs of the population.

Policy C-1.8.5: The City of Pensacola shall support the water management plans and water shortage plans of the Northwest Florida Water Management District through cooperation with ECUA and through enforcement of water conservation provisions.

Objective C-1.9: The City shall identify and cooperate in the protection of all endangered or threatened species by including appropriate regulations within the Land Development Code.

Policy C-1.9.1: The City shall use a current and complete inventory, prepared by other reliable sources, which includes endangered or threatened plant and animal species, habitat conditions, occurrences and disturbances, in reviewing development proposals.

Policy C-1.9.2: The City shall include regulations within the Land Development Code that prohibits any development that would destroy the habitat of endangered or threatened species, when the habitats ~~has~~have been identified and documented.

Objective C-1.10: The City's wetlands shall be conserved and protected, to the greatest extent feasible, from any adverse physical or hydrological alteration without proper mitigation.

Policy C-1.10.1: The City shall require review and approval of dredge and fill permits by the Florida Department of Environmental Regulation for wetlands within its jurisdiction.

Policy C-1.10.2: Where alteration of wetlands is necessary in order to allow for reasonable use of property, then the restoration of disturbed wetlands shall be

provided for or additional wetland areas will be created to replace the area that was destroyed.

Policy C-1.10.3: The City shall designate the Gaberonne Swamp area owned by the City as an environmentally sensitive area to be used only for purposes of low-intensity recreation activities, with construction activities limited to those which will not disturb the natural environment pursuant to FAA approval.

Objective C-1.11: The City shall, as feasible, establish and implement a systematic plan for reforesting its urban fabric that optimizes the resources available in the City Tree Planting Trust Fund.

Policy C-1.11.1: The plan should contain an audit and condition analysis of protected trees existing on public properties, and prioritized replanting plan in roadway rights of way between specific intersections on specific roadways.

Policy C-1.11.2: The plan shall coordinate with regulations in the Land Development Code to produce aesthetic uniformity along roadways and biodiversity throughout the total urban forest, promotion of minimum tree spacing, and planting and maintenance specifications should prescribe best practices to optimized tree life.

GOAL C-2: The City of Pensacola will seek to promote sustainable development which meets the needs of the present without compromising the ability to meet the needs of the future through the protection of the natural environment.

Objective C-2.1: The City will encourage green site development in which the design, construction, and operation promote the preservation of resources and environmentally sensitive construction practices, systems and materials.

Policy C-2.1.1: The City shall promote and encourage the construction of buildings with design by recognized environmental rating agencies including the Florida Green Building Coalition, the National Home Builder Association and the U.S. Green Building Council.

Policy C-2.1.2: The City shall establish land use regulations that provide incentives for the construction of LEED certified buildings or equivalent certification.

Policy C-2.1.3: The City shall continue to promote, through its Land Development Code regulations, the use of Florida landscape materials that promote water conservation and the principals of Xeriscape.

CHAPTER 7

RECREATION AND OPEN SPACE

GOAL R-1: The City of Pensacola shall ensure that all Pensacola residents have access to a wide range of recreational facilities and City Parks.

Objective R-1.1: The City will acquire, develop and maintain parks and recreational facilities to meet the needs of the city's current and projected population.

Policy R-1.1.1: The City will adopt a recreational level of service of .5 acres/1000 persons for mini-parks (at a 1/4 mile radius); 2 acres/1000 persons for neighborhood parks (at a 1/2 mile radius); 1.5 acres per 1,000 persons for community parks (city-wide radius); and, 1 acre per 1,000 persons for open space (citywide radius). Activity based level of service standards shall be adopted as follows:

Swimming Pools	1 pool/ 25,000 <u>48,000</u> population
Tennis Courts	1 court/ 2,000 <u>5,800</u> population
Basketball Courts	1 court/ 5,000 <u>8,500</u> population
Baseball/Softball Fields	1 field/ 3,000 <u>4,500</u> population
Football/Soccer/Rugby Fields	1 field/ 4,000 <u>5,000</u> population
<u>Disc</u> Golf Course (9-hole)	1 course/25,000 population
Golf Course (18-hole)	1 course/50,000 population

Policy R-1.1.2: The City will acquire and/or develop recreation sites and correct or improve existing deficiencies consistent with the Capital Improvements Element as follows:

- ❖ ~~Baars Park—develop neighborhood park.~~
- ❖ ~~Develop soccer complex at Hitzman Park.~~
- ❖ Acquire land near Sanders Beach-Corinne Jones Center.
- ❖ ~~Acquire land or implement interlocal agreement for ball fields near “T” and “W” Streets.~~
- ❖ Coordinate Master Plan construction for Hollice Williams Park with CRA/Engineering completion by 2045.
- ❖ ~~Construct Community Center in District 2.~~
- ❖ Develop Mallory Heights Park III, adding 6 fields for soccer/lacrosse use.
- ❖ Convert 2 tennis courts at Hollice T. Williams Park to 6 pickleball courts.
- ❖ Convert 6 basketball courts to alternative recreation spaces – examples include volleyball court (1), bicycle training tracks/skate spaces (5).
- ❖ Add one (1) Inclusive Playground by 2030 – Tippin Park.
- ❖ Explore locations for synthetic turf football field(s).

Policy R-1.1.3: The City will periodically review demographic changes within Pensacola and update needs assessment survey to determine necessary equipment and services for City parks and recreational facilities.

Policy R-1.1.4: The City will reduce maintenance cost of parks and recreational facilities by using native plants for landscaping in appropriate areas.

Policy R-1.1.5: Where feasible, the City shall provide additional recreation and open space opportunities including, but not limited to, sites/facilities required to meet LOS standards, and/or sites that would further objectives to protect natural environments, through establishment of public or private conservation easements, or through other available means as deemed appropriate

Policy R-1.1.65: Where feasible in the redevelopment of existing recreation and open space sites or development of new sites, the City shall provide facilities for outdoor recreation activities, including, but not limited to, nature trails or boardwalks, interpretive displays, wildlife observation areas, or picnic areas, if applicable.

Policy R-1.1.76: The City shall identify and prioritize for acquisition, properties that provide for open space amenities, especially if they are located within the urban core or provide access to scenic vistas or waterways.

Policy R-1.1.87: The City shall manage natural areas and waterfront open spaces appropriate for the resources that are contained within, or are being protected by such lands. At a minimum, this shall include removal of non-native and invasive vegetation.

Policy: R-1.1.98: The City shall strive to maintain the quality and availability of recreational facilities for residents throughout the City.

Policy: R-1.1.109: The City shall strive to ensure the quality of the recreational equipment will be provided equally to all recreational facilities in the City.

Objective R-1.2: The City will continue to analyze and improve accessibility of recreational facilities and natural resources.

Policy R-1.2.1: The City will encourage the Pensacola Transportation Planning Organization (TPO) to conduct a study of roadways adjacent to park and recreational facilities and develop a plan for a coordinated system of bicycle lanes and sidewalks/paths linking residential areas with these facilities. This system will be coordinated with plans for existing or proposed state or federal scenic highway corridors and/or greenway trail systems.

Policy R-1.2.2: The City will coordinate with Escambia County Transit System to reasonably assure, when feasible, provision of service to major recreational facilities.

Policy R-1.2.3: The City will maintain existing public access to the greatest extent possible, and if deemed feasible will increase opportunities for public access to the shoreline through establishment of public or private conservation easements or through other available means as deemed appropriate. Private property rights will be protected in providing additional public access to the shoreline.

Objective R-1.3: The City shall coordinate public and private resources to meet development and maintenance needs for recreation by execution of existing interlocal agreements with public agencies and by assistance to private resources through technical help or through co-sponsorship of activities.

Policy R-1.3.1: The City shall ~~continue to contribute funding to the Keep Pensacola Beautiful for their monitoring of the develop and maintain an~~ "Adopt-A-Park" program which coordinates private resources to maintain City parks and rights-of-way.

Policy R-1.3.2: The City shall continue the interlocal agreement for coordination between the City and the Escambia County School Board in the provision and maintenance of shared recreational facilities.

Policy R-1.3.3: The City shall continue to cosponsor recreational programs and events, such as events, races and festivals, using City facilities and maintenance.

Objective R-1.4: Open space areas, which are accessible to the public for low-intensity use shall be provided through implementation of the open space requirements of the Land Development Code.

Policy R-1.4.1: The City will designate corridor open space areas for new roadways and for reconstruction of existing roadways wherever adequate rights-of-way exist.

~~Policy R-1.4.2: The City will accept or acquire easements and/or right-of-ways for portions of Gaberone Swamp and Carpenter Creek from the end of Ellyson Drive north to Bayou Boulevard to protect these areas in their natural state by designating them as conservation districts.~~

Policy R-1.4.~~34~~³⁴: The City shall maintain open space areas by implementing Title 12 of the Land Development Code, specifically Chapter 12-2 (zoning district setback requirements) and Chapter 12-8 (subdivision regulations which require a donation of 5% of land for open space or recreation).

Policy R-1.4.43: Open space definitions and standards as described in the Recreation and Open Space Chapter of the Comprehensive Plan will be included in the City of Pensacola Land Development Code.

GOAL R-2: The City shall continue encouraging greater usage of recreational facilities and open spaces.

Objective R-2.1: The City will pursue efforts to promote interconnectivity with existing recreational facilities and open spaces.

Policy: R-2.1.1: The City will review existing park locations to determine when interconnections could be established that would promote greater use.

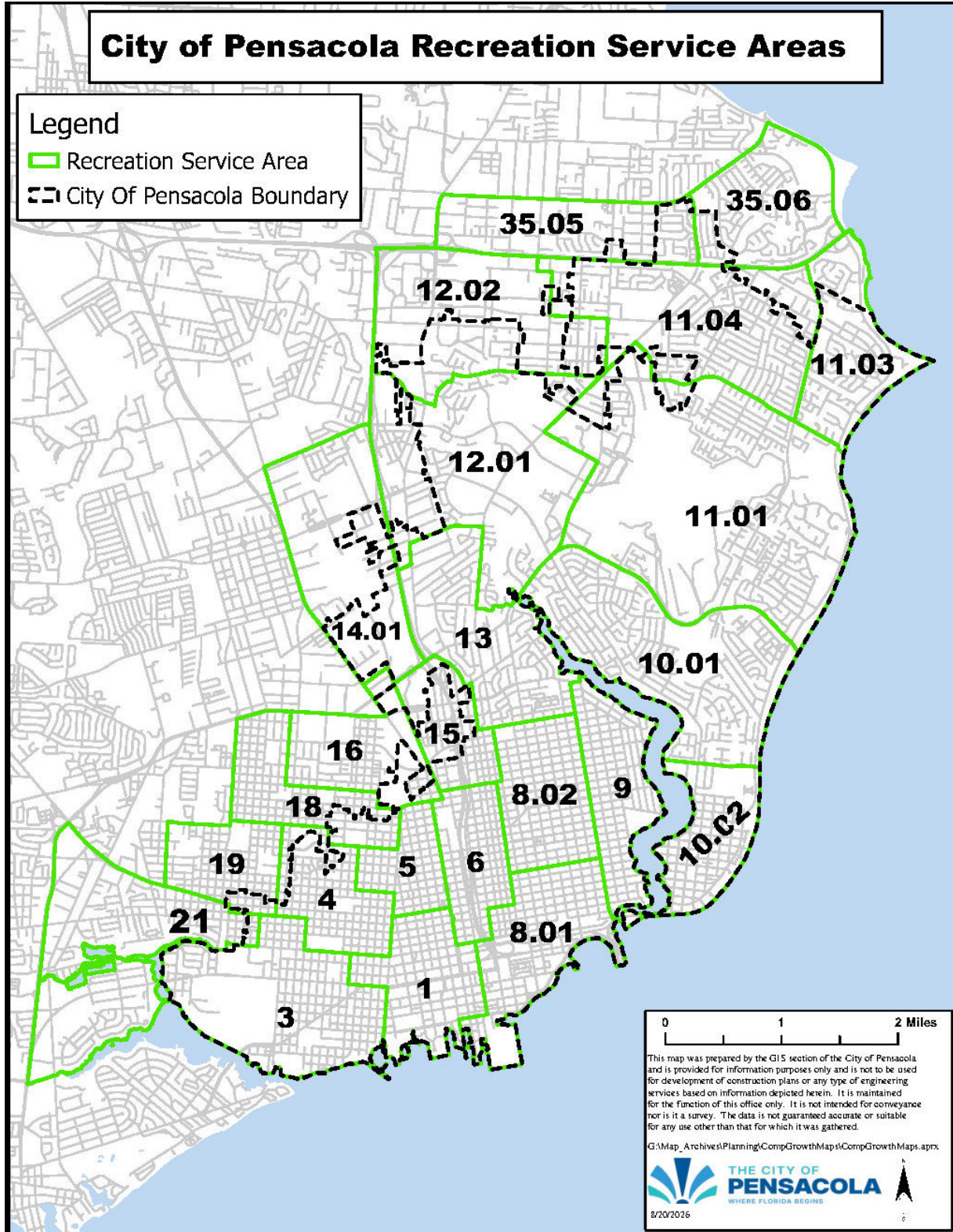
Objective R-2.2: The City will pursue efforts to promote interconnectivity with Escambia County recreational facilities and open space with City resources.

Policy R-2.2.2: The City will work with Escambia County to promote the concept of interconnecting County recreational facilities and City recreational facilities to be used by residents.

City of Pensacola Recreation Service Areas
REMOVE MAP; REPLACE WITH CURRENT



CURRENT MAP:



CHAPTER 8

INTERGOVERNMENTAL COORDINATION

GOAL IC-1: The City of Pensacola shall foster and encourage intergovernmental coordination with Escambia County, other adjacent local governments, and local, regional, State and Federal agencies.

Objective IC-1.1: The City will prepare or update existing interlocal agreements with appropriate governmental entities in Escambia County to provide continued intergovernmental coordination.

Policy IC-1.1.1: The City will continue to review all existing interlocal agreements to evaluate their effectiveness and to assure that any new requirements from the Comprehensive Plan will be addressed in the agreement.

Policy IC-1.1.2: The City will prepare interlocal agreements with Escambia County and/or the ECUA to assure coordination regarding infrastructure development which affects both the City and the County.

Policy IC-1.1.3: ~~The City shall coordinate with the School Board pursuant to the Interlocal Agreement for Public School Facility Planning (herein “Interlocal Agreement”) and the Public School Facilities Element of this Comprehensive Plan. The City will prepare an interlocal agreement with the District School Board in order to assure collaborative planning of educational facilities and infrastructure development.~~

Policy IC-1.1.4: The City will coordinate with the Pensacola State College and the University of West Florida in order to assure collaborative planning of infrastructure development.

Policy IC-1.1.5: The City will continue to promote compatibility with local military service.

Objective IC-1.2: The City will participate in ~~and develop new appropriate~~ committees or informal coordination mechanisms which will further intergovernmental coordination.

Policy IC-1.2.1: ~~The City will coordinate with Escambia County and ECUA, as appropriate, regarding future development plans and available utility-facility capacity. The City will assist in the development and participate in a joint City/County/ECUA coordinating committee to review future development plans with the ECUA facilities capacities.~~

Policy IC-1.2.2: The City will continue to participate in existing intergovernmental coordination committees (i.e., Transportation Planning

Organization, Bay Area Resource Council, Chamber of Commerce) and expand some of the functions of these committees to address problem areas identified in the Comprehensive Plan.

Policy IC-1.2.3: The City shall establish a regular exchange of City Planning Board agendas and Escambia County Planning Board agendas for the purpose of providing information to each entity regarding certain issues with potential intergovernmental impacts.

Policy IC-1.2.4: The City will coordinate with Escambia County to identify potential adverse effects of development decisions made within a one-half (1/2) mile on either side of the City limits.

Policy IC-1.2.5: The City of Pensacola shall routinely review and coordinate the level of service standards with the ~~WERPCECRC~~, TPO, DCA, DEP, FDOT and all other appropriate State, regional and local agencies in the development of each element of the Comprehensive Plan.

Policy IC-1.2.6: The City shall continue to coordinate with the ~~WERPCECRC~~ and other appropriate agencies to ensure that the impacts of development proposed in the City's plan are coordinated with adjacent local governments (i.e., expansion of marinas, airport, ports, bridges and new roads).

~~Policy IC-1.2.7: The City shall continue to coordinate with the School District to insure that the School Board has an opportunity to review and comment on the effect of proposed residential development, the effect of comprehensive plan amendments and rezonings on the public school facilities plan.~~

Objective IC-1.3: The City will continue to enforce LOS standards with Escambia County, the ECUA, and the FDOT, and to coordinate with the District School Board ~~facilities work program.~~

Policy IC-1.3.1: The City will continue to annually review enforce adopted LOS standards and coordinate with the ECUA in planning for future growth.

Policy IC-1.3.2: The City will continue to enforce adopted roadway LOS standards with Escambia County and FDOT, which are consistent, particularly where roadways pass through jurisdictional boundaries.

~~Policy IC-1.3.3: The City will coordinate with the District School Board facilities work program, which is used to plan for future growth.~~

~~Policy IC-1.3.4: The City will coordinate population estimates and projections with the School Board at a minimum of once each year as part of the review of the DSB facilities work program (5-year plan).~~

~~Policy IC-1.3.5: In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the City, representative of the City and the School Board will meet by June 2000 to develop mechanisms for coordination of educational facilities planning. The City will amend the Plan by January 2001 to incorporate the coordination mechanisms developed.~~

Objective IC-1.4: The City shall ensure that the impacts of development proposed in the City's Comprehensive Plan are coordinated with adjacent municipalities, Escambia County, ~~WERPCECRC~~, the State of Florida, the TPO and other appropriate agencies.

Policy IC-1.4.1: The City will coordinate comprehensive planning with local governmental agencies including the School Board, the ~~WERPCECRC~~, the Northwest Florida Water Management District, etc. for all developments that will have a significant impact on the region.

Policy IC-1.4.2: The City will participate in the update of the *West Florida Strategic Regional Policy Plan*.

Policy IC-1.4.3: In order to coordinate the management of environmental systems that fall under the jurisdiction of more than one local government, the City shall:

- * Monitor and evaluate updates to the *Escambia/Santa Rosa Coastal Resource Management Plan*.
- * Participate in the Florida-Alabama TPO.
- * Participate in the formulation of, and coordinate in the implementation of, the *Pensacola Bay System S.W.I.M. Plan* and the *Escambia County/City of Pensacola Stormwater Management Plan*.

Objective IC-1.5: The City will provide for formal or informal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

Policy IC-1.5.1: The City will utilize the services of the ~~West Florida Regional Planning Council~~ ~~Emerald Coast Regional Council (ECRC)~~ for informal conflict mediation where appropriate.

Policy IC-1.5.2: The City will provide for joint meetings of the City Council and the County Commission to resolve issues relating to intergovernmental coordination

Objective IC-1.6: The City of Pensacola may periodically participate in ~~shall periodically sponsor~~ workshops with the Escambia County School District, other units of

local government, and the ECUA to discuss future expansion plans and identify any proposed land use or facility impacts.

Policy IC-1.6.1: The City of Pensacola shall annually review the master plans of the Escambia County School District, other units of local government, the ~~WFRPCECRC~~, the State, and the ECUA in the comprehensive planning process and shall advise the respective bodies concerning inconsistencies.

Objective IC-1.7: The City shall comply with Florida laws for review of annexation requests and for resolving annexation issues.

Policy IC-1.7.1: City and County staff will exchange and review data regarding levels of service and land use for areas that are being considered for annexation.

Policy IC-1.7.2: The City will consider conducting an opinion survey of any area(s) being considered for annexation to determine the feasibility of conducting a referendum prior to initiating an annexation action.

Policy IC-1.7.3: The City will coordinate with State legislators in addressing State laws concerning annexation.

~~GOAL IC 2: The City of Pensacola shall coordinate and plan with the Escambia County District School Board for the provision of adequate and readily accessible educational sites and the timely construction of school facilities.~~

~~Objective IC 2.1: The City will cooperate with the School District in siting individual facilities in an orderly and timely manner that is responsive to alleviating overcrowding, providing special facilities, and meeting the demands of new development through, but not limited to, the following policies.~~

~~Policy IC 2.1.1: The City Planning Department will coordinate with the School District staff in the siting of school facilities throughout the City so that their location is consistent with and, to the degree possible, will further the Goals, Objectives, and Policies of the Comprehensive Plan.~~

~~Policy IC 2.1.2: The City will evaluate the ability for the co-location of public parks, public library facilities, or other public facilities as appropriate, when school sites are chosen and the development plans prepared. The technical inter-relationships of the Capital Improvements Programs will in part, identify co-location/joint use opportunities.~~

~~Objective IC 2.2: The City will provide the School District an opportunity for coordinated, on-going review of the impacts of development.~~

~~Policy IC 2.2.1: The City will inform the School District of proposed amendments to the Future Land Use Map of the City.~~

~~Policy IC 2.2.2: The City will request that the School District, prior to final consideration by the School Board, formally contact the City regarding any existing school in the City that is being considered for closure, capacity change, or programmatic change, so that the City can assess the impact of the school closure upon the community and provide formal comments if desired.~~

CHAPTER 9

CAPITAL IMPROVEMENTS

GOAL CI-1: The City shall utilize development standards which will effectively maximize facilities and will provide for new facilities as growth occurs in a manner consistent with the City's Future Land Use element.

Objective CI-1.1: The City shall utilize ~~the capital improvements element~~ a methodical and budget-driven approach to correct existing deficiencies ~~within the framework of the 5-year Schedule of Improvements~~ as funding allows; to accommodate desired future growth; and to replace worn-out or obsolete facilities.

Policy CI-1.1.1: The Capital Improvements Element shall include Sanitary Sewer, Solid Waste, Drainage, Potable Water, Transportation, Parks and Recreation, and Public School Facilities, consistent with the concurrency requirements established in this Comprehensive Plan ~~only those facility types explicitly required in Chapter J-5, FAC, which are Sanitary Sewer, Solid Waste, Drainage, Potable Water, Transportation and Parks and Recreation.~~

Policy CI-1.1.2: All existing deficiencies ~~defined in the CIE~~ shall be evaluated and necessary facilities upgraded and/or replaced utilizing the follow method for prioritizing the year the projects will be implemented:

- * Highest priority will be given to projects which directly affect the health and safety of the public.
- * Second priority will be given to those projects, which would be more cost-effectively ~~undertaken with other facilities under the 5-year Schedule of Improvements.~~

~~Policy CI-1.1.3: The Capital Improvement Element's 5-year Schedule of Improvements will be included in the City's Capital Improvement Program and will have priority over any other City capital needs.~~

Policy CI-1.1.4: Proposed capital improvements projects shall be evaluated based on their direct relationship to the Comprehensive Plan Elements and shall include consideration of:

1. The elimination of existing capacity deficiency;
2. The elimination of public hazards;
3. The project's financial feasibility and impact on the local budget;
4. The project's ability to increase the efficiency of use of existing facilities, prevent or reduce future improvement cost, provide service to developed areas lacking full service, or promote infill development; and,

5. Plans of state agencies and water management districts that provide public facilities within the City.

Policy CI-1.1.5: The City Administrator, Chief Financial Officer, Administrator, Public Works and Facilities Director, City Engineer, Parks and Recreation Director, Sanitation Director, and the Port Director will serve as the internal review group for the purpose of evaluating and ranking in order of priority projects proposed for inclusion in the 5-year Schedule of Improvements. Other appropriate City officials may, from time to time, be requested to serve on the committee or provide assistance to the committee as circumstances and issues require.

Objective CI-1.2: Infrastructure improvement costs required due to increased use of existing facilities by future development will be proportionately shared by the City and the developer in order to maintain adopted LOS standards taking into account the costs associated with adequately documenting the degree to which future development is responsible for causing such improvements.

Policy CI-1.2.1: The City will implement a stormwater utility fee, if necessary, to assess costs for future drainage improvements and continue to utilize local funding and State and federal grants to adequately maintain adopted LOS standards for drainage. In addition, the City will continue to utilize local optional gas tax to fund local roadway improvements for the purpose of maintaining adopted LOS standards. The City will pursue new revenue sources and methods to fund local roadway and drainage projects.

Policy CI-1.2.2: The City shall continue to implement its program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

Objective CI-1.3: The City shall coordinate its land development process and fiscal resources with its adopted Capital Improvements schedule to ensure all development orders and building permits for future development and redevelopment will only be issued if adopted level of service standards for public facilities are maintained.

Policy CI-1.3.1: All development orders and building permits for future development and redevelopment activities shall be issued by the City only if public facilities necessary to meet the following adopted level of service standards are available concurrent with the impacts of the development.

- * Sanitary Sewer - 100 gallons per capita per day average flow.
- * Solid Waste - 4.52 pounds per capita per day.
- * Drainage - LOS A - tolerates street flooding to a depth of 3 inches or less in the gutters when the rest of the pavement is passable, and allows open or green space flooding of up to 12" as long as there is

no threat to public health or safety, or permanent impediment to the intended use of the property; LOS B - tolerates flooding of entire street surface up to 4" at centerline of roadway; LOS C - tolerates structure flooding; based on the following design criteria:

In existing developments adequate drainage capacity to accommodate run-off associated with a 10-year, critical duration design (pre-development rate) storm for collection systems.

In new developments adequate drainage capacity to accommodate a 100-year, ~~24-hour~~ critical duration design storm (pre-development rate) for collection systems and for retention and detention ponds. As a minimum the first 1" of runoff must be retained on the site of the development. At the discretion of the City Engineer, retention standards may be increased beyond the 1" minimum standards and the 100-year design storm on a site-specific basis.

- * Potable Water - 118 gallons per capita per day (gpcd) for Zone 1, 146 gpcd for Zone 2.

*	Roadway Type	LOS (Peak hour)
	State Roadways	
	Intrastate	C
	Other State Roads	E
	Roads Within the TCEA	Exempt
	Local Collector Roads	E
	Other Local Roads	C

- * Recreation Standards
Acreage - .5 acres/1000 persons for mini parks (1/4 mile radius); 2 acres/1000 persons for neighborhood parks (1/2 mile radius); 1.5 acres/1000 persons for community parks (citywide radius), and; 1 acre/1,000 persons for open space (citywide radius).

Swimming Pool	1 pool/25,000 persons
Tennis Court	1 court/2,000 "
Basketball Court	1 court/5,000 "
Baseball/Softball Field	1 field/3,000 "
Football/Soccer/Rugby Field	1 field/4,000 "
Golf Course	1-9-hole course/25,000
Golf Course	1-18-hole course/50,000

- * Public School Facilities – The following uniform, districtwide level-of-service standards shall apply for public school concurrency, consistent

with the Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning:

<u>TYPE OF SCHOOL</u>	<u>LEVEL OF SERVICE</u>
<u>Existing or New Schools</u>	<u>100% of permanent FISH capacity</u>
<u>Centers (Special Purpose)</u>	<u>100% of permanent FISH capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest</u>

Public school concurrency shall be implemented in accordance with the Public School Facilities Element and the Interlocal Agreement for Public School Facility Planning.

Policy CI-1.3.2: The City will not issue development orders unless public facilities that meet adopted LOS standards are available or meet the requirements of the City's adopted Concurrency Management System.

Policy CI-1.3.3: The City shall make provision for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

~~Policy CI-1.3.4: The City shall track all de minimis impact of development for annual submittal of the CIE through the established concurrency management system.~~

Objective CI-1.4: The City shall utilize all funding resources and mechanisms which are necessary for capital improvements.

Policy CI-1.4.1: The City shall study the feasibility of implementing as many local funding mechanisms as possible for capital improvements.

Objective CI-1.5: The City shall follow ~~the 5 year Schedule of Improvements (as amended from time to time) as set forth in the Capital Improvements Element (CIE)~~a methodical budgeting process with the projects prioritized, except in the instance of unforeseen natural disasters or cut-backs in funding sources, either of which could change funding or expenditure priorities.

Policy CI-1.5.1: The City shall ~~produce an annual budget review the CIE on an annual basis~~ to ensure that the required fiscal resources are available to provide public facilities to support adopted LOS standards.

~~Policy CI-1.5.2: The City shall adopt a monitoring and evaluation program for the review of the CIE.~~

Policy CI-1.5.3: The public-school capital facilities schedule shall be updated annually, consistent with the School Board's adopted educational facilities plan and financially feasible five-year work program, in accordance with the Interlocal Agreement for Public School Facility Planning.

Objective CI-1.6: Proposed expenditure of public funds that subsidize or enable land development in Coastal High Hazard Areas shall be limited to those projects identified in the Coastal Management Chapter.

Policy CI-1.6.1: The use of City funds for shoreline development in the CHHA will be based on the following priorities:

- A. Water dependent uses
- B. Water related recreation
- C. Residential
- D. Commercial

Objective CI-1.7: The City shall adopt ~~its CIE at the same time that it adopts~~ its Annual Operating Budget. ~~The CIE shall to~~ include those projects necessary to maintain the adopted level of service standards set forth in Policy 1.3.1.

Policy CI-1.7.1: The ratio of general government debt service expenditures to general government total expenditures shall not exceed 15 percent (as measured by either the most recent comprehensive annual financial report or the adopted current year budget) except when a proposed borrowing is necessitated to finance reconstruction following emergencies (such as a hurricane or natural disaster).

REMOVE TABLES BEGINNING ON PAGE 9-6

CAPITAL IMPROVEMENTS FY 2011 - FY 2015																	
(S) Source	2011			2012			2013			2014			2015				
PROJECT	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	TOTAL PROJECTS	CITY'S SHARE
PORT																	
Maintenance Dredging	640,000	320,000 (1) Port	320,000 (2) FSTED													640,000	320,000
Port Intermodal Rail Enhancements	2,750,000	0	2,750,000 (18) TIGER II													2,750,000	0
America's Marine Highways Terminal & Facilities Development, Phase I				900,000	225,000 TBD	675,000 (16) MARAD	900,000	225,000 TBD	675,000 (16) MARAD							1,800,000	450,000
America's Marine Highways Terminal & Facilities Development, Phase II										450,000	112,500 TBD	337,500 (16) MARAD	450,000	112,500 TBD	337,500 (16) MARAD	900,000	225,000
Dockside Utility Improvements	150,000	75,000 (1) Port	75,000 (2) FSTED													150,000	75,000
On-dock Rail Switch Repairs	60,000	60,000 (1) Port	0													60,000	60,000
Entrance Gate Relocation and Improvements	250,000	50,000 (1) Port	200,000 (3) TSA													250,000	50,000
Intermodal Rail Replacement				1,000,000	0	1,000,000 (18) TIGER II	1,000,000	0	1,000,000 (18) TIGER II							2,000,000	0
Dock & Wharf Apron Strengthening (Berth 6 Rehabilitation)				1,100,000	0	1,100,000 (18) TIGER II	1,100,000	0	1,100,000 (18) TIGER II							2,200,000	0
Berth 6 Fender System Replacement							1,000,000	0	1,000,000 (18) TIGER II							1,000,000	0
Port Total	3,850,000	505,000	3,345,000	3,000,000	225,000	2,775,000	4,000,000	225,000	3,775,000	450,000	112,500	337,500	450,000	112,500	337,500	11,750,000	1,180,000
STORMWATER PROJECTS																	
Davis Highway at Valley Drive							309,700	309,700 (5) SWCP		255,000	255,000 (5) SWCP					564,700	564,700
Sanders Beach Storm Sewer Reconstruction										370,000	370,000 (5) SWCP		500,000	500,000 (5) SWCP		870,000	870,000
Gaberonne Swamp Stormwater Enhancements				200,000	200,000 (5) SWCP											200,000	200,000
Land Acquisition Retention Pond Sites										35,000	35,000 (5) SWCP		300,000	300,000 (5) SWCP		335,000	335,000
Baywoods Gulley Stormwater Enhancements				200,000	200,000		295,300	295,300 (5) SWCP								495,300	495,300
Carpenters Creek at Brent Lane				370,000	370,000 (5) SWCP		200,000	200,000 (5) SWCP								570,000	570,000
"L" and Zarragossa Street Drainage Improvements				340,000	340,000 (5) SWCP		104,200	104,200 (5) SWCP								444,200	444,200
12th Avenue at Carpenter's Creek	20,000	20,000 (5) SWCP		250,000	250,000 (5) SWCP		180,800	180,800 (5) SWCP								450,800	450,800
Bayou Chico Stormwater Outfall Retrofits	500,000	500,000 (5) SWCP		300,000	300,000 (5) SWCP											800,000	800,000
Birnam Woods S/D Discharge at Bayou Texar	340,000	340,000 (5) SWCP														340,000	340,000
Scenic Heights Discharge (Langley into Escambia Bay)										500,000	500,000 (5) SWCP		500,000	500,000 (5) SWCP		1,000,000	1,000,000

Bayou Blvd at Tyler Discharge													360,000	360,000		360,000	360,000
Stormwater Vaults Citywide	14,200	14,200 (5) SWCP		250,000	250,000 (5) SWCP		250,000	250,000 (5) SWCP		250,000	250,000 (5) SWCP		250,000	250,000 (5) SWCP		1,014,200	1,014,200
DeSoto Street @ Bayou Texar (Western Shore)							450,000	450,000 (5) SWCP								450,000	450,000
Stormwater Capital Maintenance	162,600	162,600 (5) SWCP		326,800	326,800 (5) SWCP		326,800	326,800 (5) SWCP		326,800	326,800 (5) SWCP		326,800	326,800 (5) SWCP		1,469,800	1,469,800
Northmoor Court @ Carpenter's Creek							120,000	120,000 (5) SWCP		500,000	500,000 (5) SWCP					620,000	620,000
Admiral Mason Park	800,000	800,000 (5) SWCP														800,000	800,000
Stormwater Total	1,836,800	1,836,800	0	2,236,800	2,236,800	0	2,236,800	2,236,800	0	2,236,800	2,236,800	0	2,236,800	2,236,800	0	10,784,000	10,784,000
TRANSPORTATION																	
Street Rehabilitation (Formerly Street Resurfacing)	853,400	853,400 (6) LOGT		853,400	853,400 (6) LOGT		853,400	853,400 (6) LOGT		853,400	853,400 (6) LOGT		853,400	853,400 (6) LOGT		4,267,000	4,267,000
Street Reconstruction	521,900	521,900 (6) LOGT		521,900	521,900 (6) LOGT		521,900	521,900 (6) LOGT		521,900	521,900 (6) LOGT		521,900	521,900 (6) LOGT		2,609,500	2,609,500
Intersection/Traffic Improvements	118,300	118,300 (6) LOGT		118,300	118,300 (6) LOGT		118,300	118,300 (6) LOGT		118,300	118,300 (6) LOGT		118,300	118,300 (6) LOGT		591,500	591,500
Transportation Total	1,493,600	1,493,600	0	1,493,600	1,493,600	0	1,493,600	1,493,600	0	1,493,600	1,493,600	0	1,493,600	1,493,600	0	7,468,000	7,468,000
AIRPORT																	
2011																	
Install Pedestrian Sidewalks and Bike Path - GA	600,000	300,000 (7) CIA (9) PFC	300,000 (8) FDOT													600,000	300,000
Parking Garage Expansion	30,000,000	0	30,000,000 (17)													30,000,000	0
Relocate Fuel Farm Phase I	200,000	10,000 (7) CIA (9) PFC	190,000 (11) FAA													200,000	10,000
Landside Access Road Improvements	250,000	12,500 (7) CIA (9) PFC	237,500 (11) FAA													250,000	12,500
Areawide Wayfinding Signage	400,000	400,000 (7) CIA (9) PFC														400,000	400,000
Acquisition of Army Reserve Center and Construction of Parking Lot	6,900,000	5,150,000 (7) CIA (9) PFC	1,750,000 (8) FDOT													6,900,000	5,150,000
Acquire Land - Commerce Park Phase I	1,333,400	333,400 (7) CIA (9) PFC	1,000,000 (8) FDOT													1,333,400	333,400
Apron Joint Seal Replacement and Line Removal	600,000	30,000 (7) CIA (9) PFC	570,000 (11) FAA													600,000	30,000
Expand GA Apron - Design	351,000	17,550 (7) CIA (9) PFC	333,450 (11) FAA													351,000	17,550
Additional GA Ramp - Design	400,000	20,000 (7) CIA (9) PFC	380,000 (11) FAA													400,000	20,000
Landside Signage Improvements Phase I	400,000	20,000 (7) CIA (9) PFC	380,000 (11) FAA													400,000	20,000
Master Plan Update	1,200,000	60,000 (7) CIA (9) PFC	1,140,000 (11) FAA													1,200,000	60,000
Terminal Roadway Improvements Phase 1	1,900,000	95,000 (7) CIA (9) PFC	1,805,000 (11) FAA													1,900,000	95,000

- (1) *PORT* - Port Funds
- (2) *FSTED* - Florida Seaport Transportation Economic Development Council
- (3) *PI* - Private Investment
- (4) *TSA* - Transportation Security Administration Grant
- (5) *SWCP* - Stormwater Capital Projects Fund
- (6) *LOGT* - Local Option Gas Tax
- (7) *CIA* - Capital Improvements Fund, Airport
- (8) *FDOT* - Florida Department of Transportation
- (9) *PPC* - Passenger Facility Charge
- (10) *CFC* - Customer Facility Charge
- (11) *FAA* - Federal Aviation Administration Entitlements
- (12) *SISGM* - Strategic Intermodal System Growth Management
- (13) *Band* - Airport Bonds
- (14) *MARA* - American Recovery & Reinvestment Act Port Security Grant Program (funding pending grant award)
- (15) *MARA* - US Maritime Administration America's Marine Highways Program (projected future funding source)
- (16) *Economic Recovery Funds* (to be constructed if funds are awarded)
- (17) *TIGER II* - National Infrastructure Investments funding pending grant award)

CHAPTER 10

HISTORIC PRESERVATION

GOAL HP-1: The City shall continue to preserve its existing historic buildings, historic sites, and historic and preservation districts.

Objective HP-1.1: The City shall continue to enforce its existing historic preservation ordinances.

Policy HP-1.1.1: The City shall, through its historic preservation ordinances, continue to provide zoning categories that support the purpose and character of each historic and preservation district and identify appropriate permitted and conditional uses in those districts.

Policy HP-1.1.2: The City shall, through its historic preservation ordinances, continue to provide procedures for review and for the continuation of the Architectural Review Board as the principal review authority.

Policy HP-1.1.3: The City shall, through its historic preservation ordinances, continue to reference the “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” as a guiding document for historic preservation efforts.

Policy HP-1.1.4: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for restoration, rehabilitation, alterations, and additions, to existing contributing structures within its historic and preservation districts.

Policy HP-1.1.5: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for restoration, rehabilitation, alterations, and additions, to existing non-contributing and modern in-fill structures within its historic and preservation districts.

Policy HP-1.1.6: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for the construction of new structures within its historic and preservation districts.

Policy HP-1.1.7: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for demolition and relocation of all structures in the historic and preservation districts.

Objective HP-1.2: The City shall maintain an Architectural Review Board which shall have the purpose of preserving and protecting historic or architecturally-significant buildings and historic and preservation districts.

Policy HP-1.2.1: The Architectural Review Board shall review all development activities in the historic and preservation districts and apply the historic preservation ordinances adopted by the City of Pensacola.

Policy HP-1.2.2: The Architectural Review Board shall refer to “The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” in making its decisions pertaining to contributing historic structures.

Policy HP-1.2.3: The Architectural Review Board shall consider the distinct historical context, development pattern, neighborhood integrity and architectural character of each historic and preservation district in making its decisions.

Policy HP-1.2.4: The Architectural Review Board shall have the authority to grant variances to the Land Development Code when it determines that the granting of said variances are consistent with historic character of a structure or its corresponding historic or preservation district.

Objective HP-1.3: The City shall maintain the historic character and aesthetics of its historic and preservation districts.

Policy HP-1.3.1: The City shall maintain the historic street patterns and street names in each historic and preservation district.

Policy HP-1.3.2: The City shall continue to provide and maintain street lights and similar municipal appurtenances in the public rights-of-way to create aesthetically pleasing streetscapes.

Policy HP-1.3.2: The City shall continue to provide and maintain landscaping, street lights, and similar municipal appurtenances in the public rights-of-way to provide an aesthetically pleasing streetscape.

Policy HP-1.3.3: The City shall require-maintain all traffic control signs, traffic signals, transformers, switching gear and related accessory equipment ~~to be installed in the public right-of-way in the historic and preservation districts are approved by the Architectural Review Board.~~

Policy HP-1.3.4: The City shall encourage all utility providers to place their utilities underground in historic and preservation districts to protect the aesthetic character of the districts.

Policy HP-1.3.5: The City shall formulate regulations pertaining to ~~Architectural Review Board approval of~~ all new electrical, telephone and cable wires and related equipment, such as (but not limited to) utility cabinets, transmission poles and transformers, to be installed in the historic and preservation district.

Objective HP-1.4: The City shall strengthen existing ordinances, as necessary, in order to preserve the integrity of historic buildings, historic sites, and historic and preservation districts.

Policy HP-1.4.1: The City shall review its historic preservation ordinances and identify its strengths and weaknesses.

Policy HP-1.4.2: The City shall strengthen existing ordinances, as necessary, in order to enhance the preservation of the integrity of historic buildings and historic and preservation districts.

Policy HP-1.4.3: The City shall create a separate chapter in its Land Development Code which contains all new and revised regulations and guidelines pertaining to historic buildings, historic sites, and historic and preservation districts.

GOAL HP-2: The City shall continue to identify buildings, sites and neighborhoods with historic significance and deserving of preservation.

Objective HP-2.1: The City shall continue to identify and encourage the preservation, continued use or adaptive reuse of buildings that are eligible for designation as historic buildings.

Policy HP-2.1.1: The City shall provide guidance to citizens seeking to have historic structures placed on the Florida Master Site File.

Policy HP-2.1.2: The City shall provide guidance to citizens seeking to have historic structures placed on the National Register of Historic Places.

Objective HP-2.2: The City shall continue to identify established neighborhoods that may deserve designation as a historic or preservation district, subject to the approval of its residents.

~~PolicyGoal~~ HP-2.2.1: The City shall identify existing neighborhoods for designation as a locally-designated historic or preservation district.

~~PolicyGoal~~ HP-2.2.2: The City shall establish adequate standards and guidelines for these districts in its historic preservation ordinances to maintain its historic character and aesthetic quality.

~~PolicyGoal~~ HP-2.2.3: The City shall provide guidance in the nomination of qualified historic and preservation districts to the National Register of Historic Places.

GOAL HP-3: In conjunction with the University of West Florida, ~~West Florida Historic Preservation, Inc.~~UWF Historic Trust, and other community organizations, the City shall continue to support activities relating to historic preservation.

~~Objective~~Policy HP-3.1: The City shall support the historic preservation roles of the University of West Florida, ~~West Florida Historic Preservation, Inc.~~UWF Historic Trust, community organizations, neighborhood associations and individuals.

~~Policy~~Goal HP-3.1.1: The City shall encourage and support historic building surveys of its neighborhoods and the listing of historic buildings on the Florida Master Site File.

~~Policy~~Goal HP-3.1.2: The City shall encourage and support the nomination of historic buildings and sites to the National Register of Historic Places.

~~Policy~~Goal HP-3.1.3: The City shall assist ~~the Pensacola Bay Area Convention and Visitors Bureau and other~~local organizations in providing local heritage tourism programs.

~~Policy~~Goal HP-3.1.4: The City shall encourage and support activities that involve walking, bicycling and driving through historic and preservation districts.

~~Policy~~Goal HP-3.1.5: The City shall encourage community and cultural events to take place in the historic and preservation districts, with the cooperation of their residents, to enhance awareness and appreciation of the heritage and resources of these districts.

~~Policy~~Goal HP-3.1.6: The City shall have “The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings” and similar technical publications available for review by those interested in the preservation of historic structures.

~~Objective~~Policy HP-3.2: The City of Pensacola shall maintain an archaeological review procedure for all proposed construction on City-owned property.

~~Policy~~Goal HP-3.2.1: The City shall maintain an archaeological review procedure that provides for an initial determination and review of project impact for projects on City-owned property.

~~Policy~~Goal HP-3.2.2: The archaeological review procedure shall be conducted by a professional archaeologist meeting the ~~standards of the Society of Professional Archaeology~~Secretary of the Interior’s Professional Qualification Standards for Archaeology and having substantial experience in the archaeology and history of Pensacola.

~~Policy~~Goal HP-3.2.3: The City shall prepare a memorandum of agreement specifying actions to be taken to avoid or mitigate any adverse effects of construction on any archaeological resources found during the process.

CHAPTER 11

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL PSFE-1: Coordinate and maintain high quality education facilities

Coordinate with the School Board of ~~City of Pensacola~~ Escambia County (herein "School Board") to ensure high quality public school facilities that are consistent with the Comprehensive Plan and serve to enhance communities.

Objective PSFE-1.1: Schools as community focal points

Enhance communities and encourage school facilities to serve as community focal points through effective school facility design and siting standards. The location will be coordinated with the future land use map.

Policy PSFE-1.1.1: School location

New schools shall be located proximate to the student population they are intended to serve. New elementary schools shall be located within walking distance of the residential neighborhoods to be served.

Policy PSFE-1.1.2: Shared-use and co-location of school sites

Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs as described in the Interlocal Agreement for Public School Facility Planning, as amended dated August 7th, 2006 (herein "Interlocal Agreement"). The City will identify opportunities for collocation and shared use facilities when preparing updates to the Schedule of Capital Improvements and when planning and designing new community facilities.

Policy PSFE-1.1.3: Emergency shelters

City of Pensacola will continue to coordinate with the School Board on emergency preparedness issues, including the use of public schools as emergency shelters ~~as required by Section 163.3177(12)(g)(8), Florida Statutes~~ in accordance with applicable Florida law. The School Board will continue to fulfill the building code requirements of Section ~~1012.372~~ 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes.

Policy PSFE-1.1.4: School design

The School Board shall design and construct new public educational facilities in accordance with the current State Requirements for Educational Facilities, the

~~Florida Building Code, and other applicable State requirements, as amended. The School Board will design and ensure performance standards for new school facilities according to the "Design Guidelines and Technical Specifications 2006" Florida Department of Education State Requirements for Educational Facilities (SREF).~~

Policy PSFE-1.1.5: Community vitality

The City of Pensacola will continue to recognize the interconnected importance of quality neighborhood school retention with community economic development, neighborhood stability, diversity and sustainability efforts. Therefore, in partnership with other agencies, the City will encourage the maintenance and improvement of urban schools to preserve and enhance neighborhood quality and vitality.

Policy PSFE-1.1.6: Attracting new residents

The City of Pensacola will support the vitality of urban schools by encouraging new residents to locate in underutilized school districts. Where appropriate, existing homeownership and rehabilitation incentives may be utilized to attract families to such school districts and encourage the private sector to maintain a housing production capacity sufficient to meet the needs of families between moderate and upper level incomes.

Objective PSFE-1.2: Future land use and school siting

Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected need for schools.

Policy PSFE-1.2.1: Future Land Use categories.

~~Consistent with the Future Land Use Element, public schools shall be an allowable use in all future land use categories except Conservation, subject to applicable siting standards contained in the Comprehensive Planned Land Development Code and the requirements of section 1013.33, Florida Statutes, as amended. Consistent with the City's Future Land Use Element, public schools shall be an allowable use in all land use categories, except for Conservation. The Land Development Code may include siting standards for schools, consistent with the Comprehensive Plan. The City will consider the provisions of Section 1013.33(13), Florida Statutes (2007).~~

Policy PSFE-1.2.2: Flood zones and coastal high hazard area

Consistent with the City's Future Land Use Element, future schools shall not be allowed within the coastal high hazard area as delineated by the City.

Objective PSFE-1.3: School facility siting and consistency with the Comprehensive Plan

The City shall ensure that the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and consistent with the Comprehensive Plan.

Policy PSFE-1.3.1: Consistency with Comprehensive Plan

The City will coordinate with the School Board by giving an informal assessment regarding the consistency of potential new school sites, and significant expansions or potential closures of existing schools with the Comprehensive Plan, as described in the Interlocal Agreement. The informal assessment reviews, as applicable, the following: environmental suitability, transportation and pedestrian access, availability of infrastructure services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.

Policy PSFE-1.3.2: Review of school sites

The City shall review potential new school sites, and significant expansions or potential closures of existing schools for consistency with the following criteria:

- a. That school sites are compatible with present and projected uses of adjacent property.
- b. The locations of proposed new elementary schools are proximate to and within walking distance of the residential neighborhoods served.
- c. The locations of proposed new high schools are on the periphery of residential neighborhoods, with access to major roads.
- d. Existing or planned adequate public facilities are available to support the school.
- e. Safe access to and from the school site is available for by pedestrians and vehicles.
- f. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g. The proposed school location is not within a velocity flood zone or floodway, as delineated in the applicable comprehensive plan.
- h. The site is not in conflict with City stormwater management plans or watershed management plans;

- i. The proposed site can accommodate required parking, circulation, and queuing of vehicles.
- j. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

The City shall also consider the following in its review:

- a. Site acquisition and development costs;
- b. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization;
- c. Efficient use of existing infrastructure;
- d. Discouragement of urban sprawl;
- e. Environmental constraints that would either preclude or render cost infeasible the development or significant renovation of a public school on a site; and
- f. Adverse impacts to archaeological or historic sites.

Objective PSFE-1.4: Pedestrian access to schools

The City shall work with the School Board to improve safe student access to school facilities, and to reduce hazardous walking conditions consistent with the Florida Safe Ways to School Program.

Policy PSFE-1.4.1: Bicycle and pedestrian access

All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Parking at public schools will be provided consistent with the City's Land Development Code (LDC) requirements.

Policy PSFE-1.4.2: Sidewalk Master Plan

The City will continue to review the Sidewalk Master Plan to comprehensively address bicycle and pedestrian needs. The plan will continue to focus on bicycle and pedestrian needs relating to school facilities.

Policy PSFE-1.4.3: Sidewalk/pedestrian improvements

In order to ensure continuous pedestrian access to public schools, priority for City sidewalk/pedestrian improvements will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year.

Policy PSFE-1.4.4: New development adjacent to school property

New developments adjacent to existing or planned school sites shall be required to provide a right-of-way and a direct access path for pedestrian travel.

Policy PSFE-1.4.5: Sidewalk requirements for development near schools

New residential developments and redevelopment shall be required to provide sidewalks (complete, unobstructed, continuous with a minimum width of 5 feet) along collector, arterial, and local roads designed to move traffic through subdivisions. Sidewalks shall be required pursuant to the City's Community Design Standards.

Policy PSFE-1.4.6: Coordination with FL-AL TPO

Continue to coordinate with the FL-AL TPO to ensure funding for safe access to schools including participation in the Bicycle Pedestrian Advisory Committee and the Community Traffic Safety Team.

Objective PSFE-1.5: Coordinate Future Land Use Map amendments and DRIs to maintain school capacity

It is the objective of the City to coordinate petitions for future land use changes and developments of regional impact to maintain adequate school capacity to meet future growth needs. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final plat and site plans that generate students and impact the City of Pensacola school system.

Policy PSFE-1.5.1: School Board review and input

As per ~~section 7.6 of the~~ terms of the Interlocal Agreement the City shall take the School Board comments and findings on the availability of adequate school capacity into consideration when reviewing comprehensive plan amendments and other land use decisions.

Policy PSFE-1.5.2: Determining impact of Future Land Use changes and DRIs

The School Board shall use the adopted student generation rates to estimate the potential impact of a proposed future land use change or DRI on available school capacity. When such analysis projects a potential deficiency, the School Board shall include in its comments how it will propose to meet the projected demand. The City will take these comments into consideration per Policy PSFE-1.5.1 prior to approving or denying any future land use change or DRI.

GOAL PSFE-2: Implement school concurrency

The School Board will coordinate with the City to assure the future availability of public school facilities to serve new development will be consistent with the adopted level of service standards. This goal will be accomplished recognizing the School-Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the City's school system.

Objective PSFE-2.1: Level of Service standards

The City will coordinate with the School Board to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements, and the long range planning period. The adopted LOS standards shall be achieved by the conclusion of the first 5-year schedule of capital improvements and the LOS standards shall be maintained each subsequent year. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, the City, and the local municipalities.

Policy PSFE-2.1.1: Consistency

The LOS standards set forth herein shall be applied consistently by all local governments within City of Pensacola and by the School Board to all schools of the same type.

Policy PSFE-2.1.2: Level of Service standards

Consistent with the Interlocal Agreement, the following uniform, districtwide level-of-service standards shall apply for public school concurrency:

a. Existing or New Schools: 100 percent of permanent Florida Inventory of School Houses capacity.

b. Centers and Special-Purpose Facilities: 100 percent of permanent Florida Inventory of School Houses capacity or the level of service based upon the student-to-teacher ratios required by the applicable program, whichever is lower.

Permanent FISH capacity includes qualifying permanent and modular capacity as recognized under applicable state standards and excludes relocatable or portable classroom capacity, except to the extent otherwise required by Florida law. Consistent with the Interlocal Agreement, the City and School Board agree to the following level of service standards for school concurrency in City of Pensacola, based on Florida Inventory of School Houses (FISH) permanent capacity, maximum school size by type, core facility capacity. In calculating achievement of LOS relocatables are not considered permanent capacity and school enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

<u>TYPE OF SCHOOL</u>	<u>LEVEL OF SERVICE</u>
<u>Existing or New Schools</u>	<u>100% of permanent FISH capacity</u>
<u>Centers (Special Purpose)</u>	<u>100% of permanent FISH capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest</u>

TYPE OF SCHOOL	LEVEL OF SERVICE
Existing	100% of FISH permanent capacity
New or Expansion to Elementary (K-5)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 800.
New or Expansion to Middle (6-8)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 1200.
New or Expansion to High (9-12)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 2000.
New or Expansion to Combination (K-8)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 2000.
Centers	100% of FISH permanent capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest.
LEVEL OF SERVICE STANDARD FOR CORE FACILITIES (K-5, 6-8, K-8)	
Dining/Kitchen	100% of permanent Total Capacity*
* Total Capacity for Dining/Kitchen facility shall be based on a standard of three (3) feeding periods per day based on the design capacity of the core facilities.	

LEVEL OF SERVICE STANDARD FOR CORE FACILITIES (9-12)	
Dining/Kitchen	100% of permanent Total Capacity*
* Total Capacity for Dining/Kitchen facility shall be based on a standard of four (4) feeding periods per day based on the design capacity of the core facilities.	

Policy PSFE-2.1.3: Amending Level of Service standards

Potential amendments to the LOS standards shall be considered ~~at least annually at the staff working group meeting referenced in subsection 1.1 of the Interlocal Agreement through the staff working group process established by the Interlocal Agreement.~~ If there is consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the City, ~~City and Town's~~ corresponding comprehensive plans. The amended LOS shall not be effective until all plan amendments are effective, and the amended Interlocal Agreement is fully executed.

Policy PSFE-2.1.4: Financial feasibility of LOS

No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained through the five-year schedule for capital improvements.

Objective PSFE-2.2: ~~School Concurrence Service Areas~~ Geographic Application of School Concurrence

~~The City shall apply public school concurrency on a districtwide basis by school level, consistent with the Interlocal Agreement, to determine whether adequate school capacity is available under the adopted level-of-service standards. The City shall establish School Concurrence Service Areas, as the areas within which an evaluation is made to determine if adequate school capacity is available based on the adopted level of service standards.~~

Policy PSFE-2.2:1: ~~Concurrence Service areas~~ School Impact Service Areas

~~For traditional elementary schools, middle schools, combination schools, and high schools, the school impact service area shall be districtwide by school level. For nontraditional schools and special-purpose centers, the school impact service area shall be districtwide. The Concurrence Service Areas for the City as agreed in the Interlocal Agreement, shall be coterminous with the attendance zone for each individual school. For special purpose centers, charter schools, and magnet schools the concurrency service area shall be district wide.~~

Policy PSFE-2.2:2: Maximize capacity utilization

Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, achieving socio-economic, racial and cultural diversity objectives, and other relevant factors as related to determined by the School Board's policy on maximization of capacity.

Policy PSFE-2.2:3: ~~Amending concurrency service areas~~ Amendment of School Impact Service Areas

~~Any proposed change to the districtwide geographic application of school concurrency shall be considered through the process established in the Interlocal Agreement. A change requiring amendment of the Interlocal Agreement or the Comprehensive Plan shall not become effective until all required amendments have been approved and become effective. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting referenced in Subsection 1.1 of the Interlocal Agreement. If there is consensus to amend the concurrency service areas to establish boundaries other than those that are coterminous with the school attendance zones, it shall be accomplished by a written execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the City, City and Town's comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. Amendments to the concurrency service areas that keep the CSAs borders coterminous with the school attendance zones, shall be agreed upon by all parties and shall not require comprehensive plan amendments.~~

Objective PSFE-2.3: Student generation rates

The School Board will work with the City, City of Pensacola, and Town of Century to establish student generation rates that will be used to determine the impact of development on public school facilities.

Policy PSFE-2.3:1: Student generation rates

Consistent with the Interlocal Agreement, the School Board staff, working with the City staff and municipal staffs, will develop and apply student generation multipliers for residential developments by dwelling unit type (single family or multi-family) for each school type (elementary, middle, K-8, high, or center), considering past trends in student enrollment in order to project future public school enrollment.

Policy PSFE-2.3:2: Calculating student generation rates

The student generation rates shall be calculated by the School Board ~~City~~, City of Pensacola, and Town of Century in accordance with professionally accepted methodologies, and shall be reviewed and updated ~~at least every two years~~annually.

Objective PSFE-2.4: Process for school concurrency implementation

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency that includes applicability, capacity determination, and availability standards. The City shall manage the timing of residential subdivision and site plan approvals to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy PSFE-2.4.1: Applicability standards

School concurrency applies to residential development or a phase of residential development requiring an approval of subdivision plat, site plan, or its functional equivalent.

Policy PSFE-2.4.2: Exempted development

The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record that have received final subdivision plat approval prior to the effective date of the PSFE, or single family subdivision plats actively being reviewed at the time of adoption of the PSFE that have received preliminary plat approval.
2. Residential developments that have received final site plan approval prior to the effective date of the PSFE, or residential site plans actively being reviewed at the time of adoption of the PSFE.
3. Amendments to residential site plans or subdivisions, which were previously approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development based on the adopted student generation rates.
4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
5. Group quarters that do not generate students, including facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy PSFE-2.4.3: Capacity determination standards

The City shall adopt LDC provisions to establish the application procedure and process for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement. The School Board shall be responsible for conducting concurrency reviews. The City may choose to provide an informal assessment of school concurrency at the time of preliminary plat, but the test of concurrency shall be at final plat, site plan, or functional equivalent approval.

Policy PSFE-2.4.4: School board findings

The School Board's findings and recommendations shall address whether adequate capacity exists for each affected concurrency service area, based on the level of service standards. If adequate capacity does not exist, the School Board findings shall address whether appropriate mitigation can be accepted. If mitigation can be accepted, the School Board's findings shall identify the accepted form of mitigation that is consistent with the policies set forth herein.

Policy PSFE-2.4.5: Allocated capacity in CIP

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed capacity improvements in years 1, 2, or 3 of the 5-year schedule of capital improvements shall be considered available capacity for a proposed project and factored into the concurrency analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for a proposed project unless funding for the improvement is assured through School Board agreement to accelerate the proposed project, or through proportionate fair share mitigation, or some other means of assuring adequate capacity will be available within 3 years. The School Board may choose to use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Policy PSFE-2.4.6: Determination of insufficient capacity

In the event that the School Board finds that there is not sufficient capacity in the affected concurrency service area(s) to address the impacts of a proposed development, the following standards shall apply:

- The project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or
- Approval of the site plan or final plat (or functional equivalent) must be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured; or
- A condition of approval of the site plan or final plat (or functional equivalent) shall be that the project's development order and/or building

permits shall be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured.

Policy PSFE-2.4.7: Availability standard

Where capacity will not be available to serve students generated by a residential development the City shall use the lack of school capacity as a basis for denial of petitions for final ~~plats~~plats, site plans or functional equivalents. However, the City shall not deny a petition for a final plat, site plan, or functional equivalent due to a failure to achieve and maintain the adopted level of service for public school capacity where:

Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan or functional equivalent;

Adequate school facilities are available ~~in an adjacent concurrency service area~~within the applicable school impact service area and the impacts of development can be shifted to that area; or,

The developer executes a legally binding commitment with the School Board to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent) as provided in the Interlocal Agreement.

Objective PSFE-2.5: Proportionate share mitigation

The City shall coordinate with the School Board to provide proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible 5-Year Facilities Work Program.

Policy PSFE-2.5:1: Acceptable mitigation

The School Board may allow mitigation for developments that would otherwise cause the LOS standards to be exceeded. Mitigation options shall include the following:

Contribution of, or payment for, acquisition of new or expanded school sites;

Construction or expansion of permanent school facilities;

Mitigation banking, the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell excess capacity credits within the same concurrency service area; and

Charter schools, provided they are constructed to State Requirements for Educational Facilities (SREF) standards, so that it can be relied on the over the longer term as public school capacity, designed to whatever minimum size and specifications established by the School Board to ensure that if the School Board is required, it can efficiently operate the school.

Policy PSFE-2.5:2: Five-year plan and mitigation agreement~~CIP and proposed mitigation~~

Proposed proportionate-share mitigation shall be directed toward a permanent school-capacity improvement identified in the School Board's financially feasible five-year district facilities work program and shall address the capacity demand created by the proposed development. Mitigation shall be secured through a legally binding agreement among the applicant, the School Board, and the City. The agreement shall be executed before issuance of a building permit for the development, or at an earlier stage when required by the City's Land Development Code or the applicable development approval.~~Proposed mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Work Plan. However, the School Board may accept mitigation in the form of an improvement not identified on the 5-year Work Plan and commit to add the needed improvement to the 5-year Work Plan. The School Board must find that any proposed mitigation will satisfy the demands created by the proposed development consistent with the adopted level of service standards, and the mitigation shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final plat, site plan or functional equivalent.~~

Policy PSFE-2.5:3: Shifting impactsDistrictwide capacity

Proportionate-share mitigation shall not be required when sufficient capacity to accommodate the development is available within the applicable districtwide school impact service area at the affected school level. The School Board shall evaluate available and planned capacity in accordance with the adopted level-of-service standards, its financially feasible five-year work program, and the Interlocal Agreement for Public School Facility Planning.~~Mitigation shall not be required when the adopted level of service cannot be met in a specific concurrency service area if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to a contiguous concurrency service area. Where more than one concurrency service area is available to accommodate student impacts, the School Board shall evaluate how the impacts of a development shall be shifted. Measures to maximize capacity, including modifications to concurrency service areas in lieu of shifting development impacts, can be considered.~~

Policy PSFE-2.5:4: Relocatable Classrooms

Relocatable classrooms will not be accepted as mitigation.

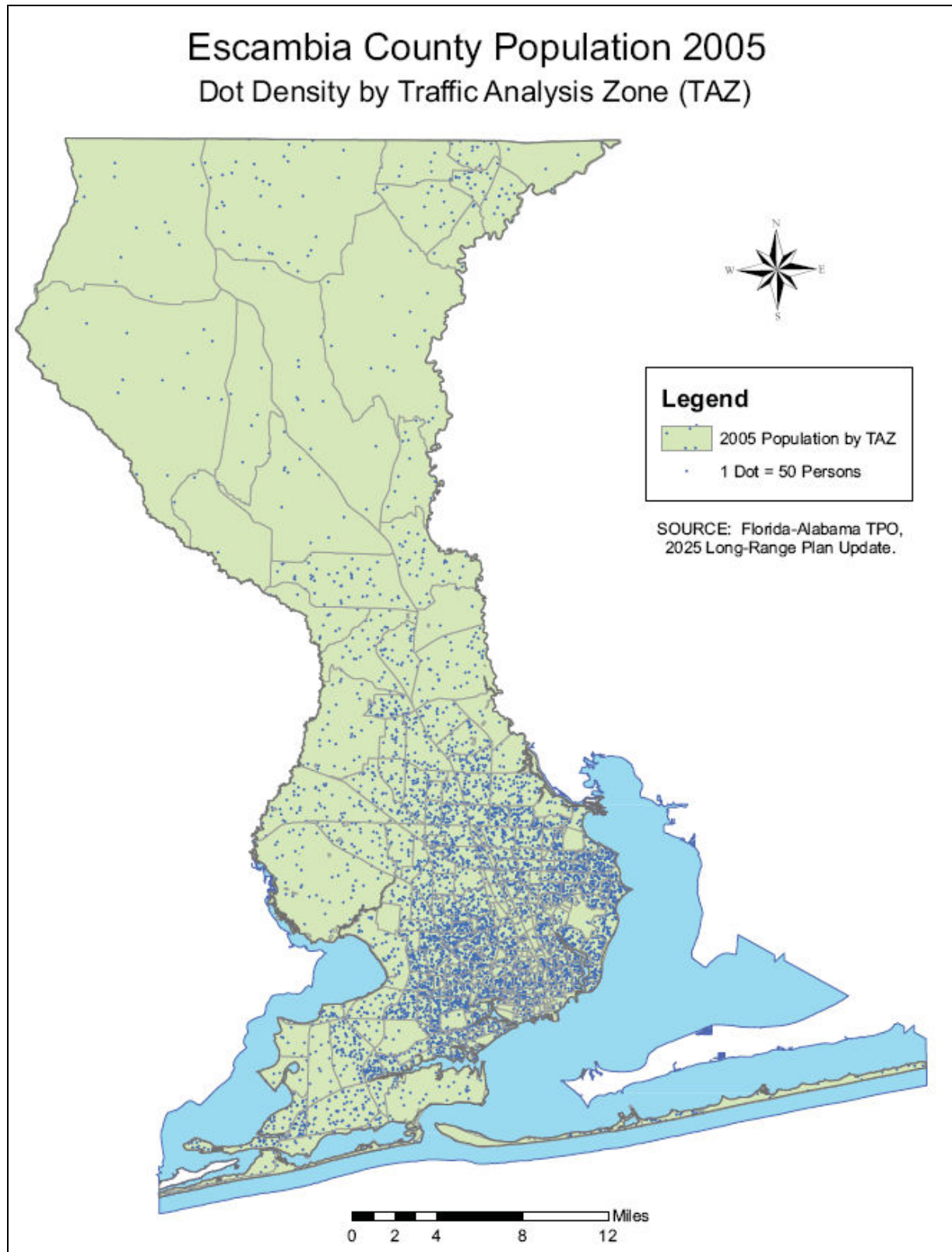
Policy PSFE-2.5:5: Calculation proportionate share mitigation

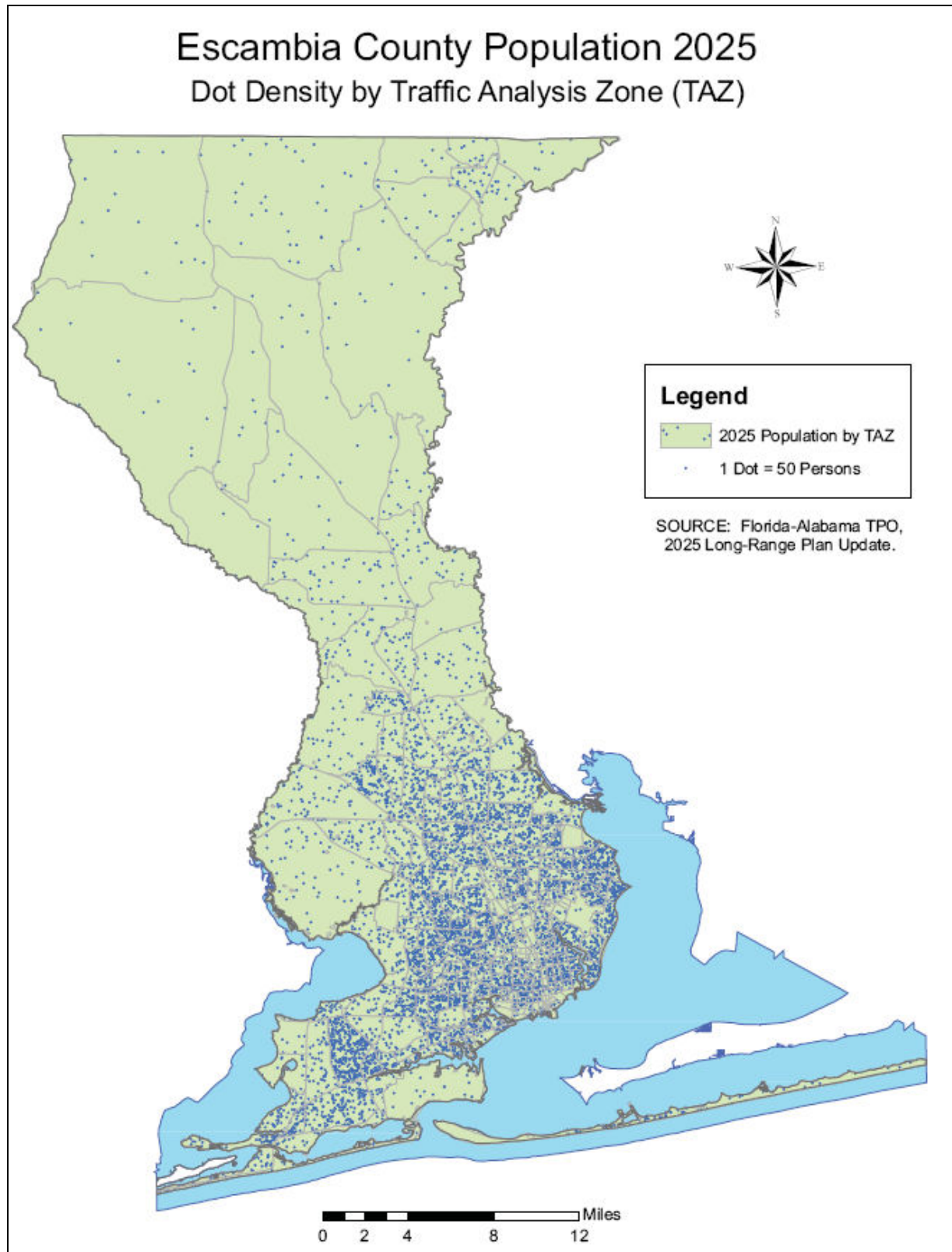
The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station and, if needed, add the additional cost of a core facility to accommodate the additional student stations. The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

School Facility Maps

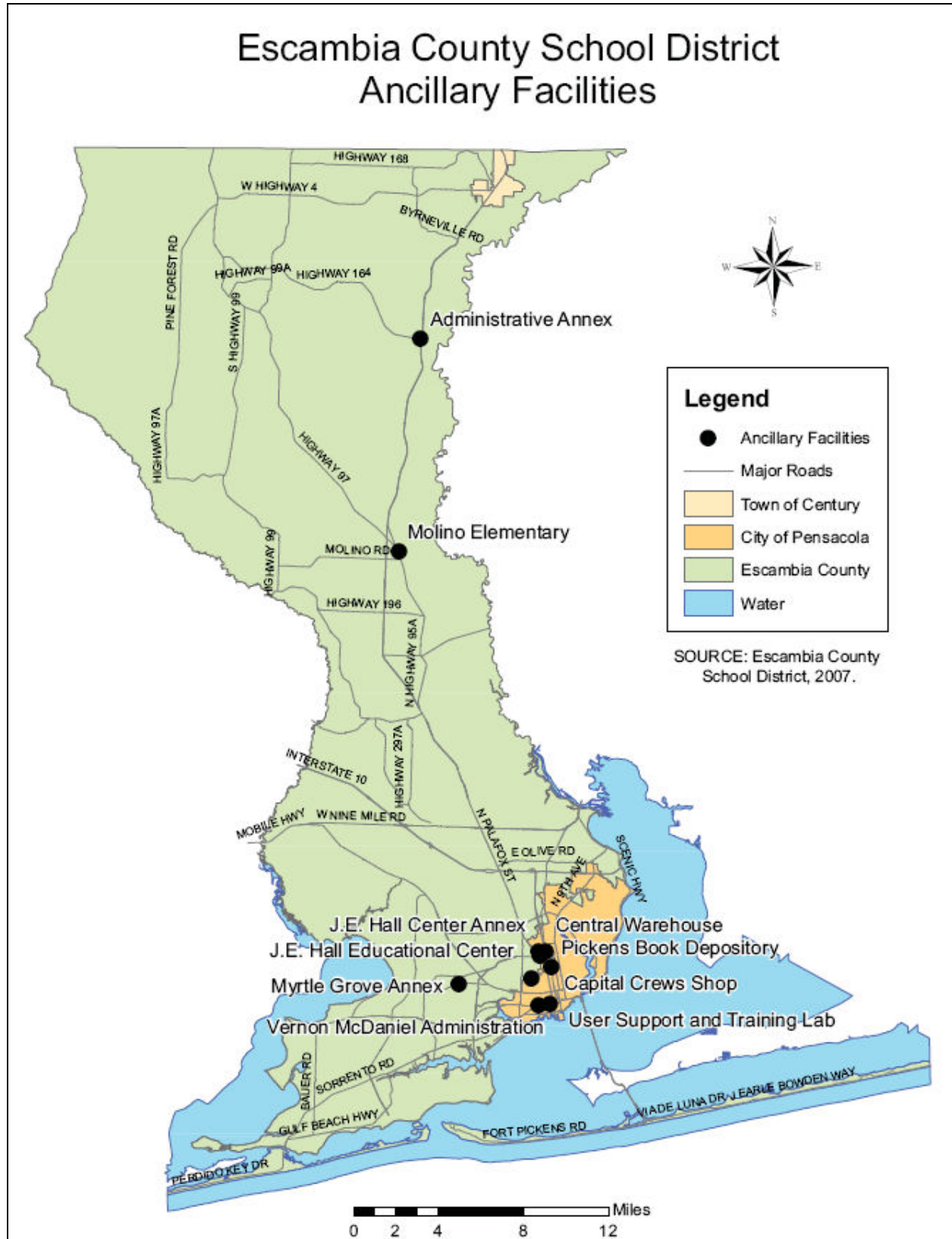
Consistent with Section ~~123.3177(12)(g)~~163.3177, Florida Statutes, as amended, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

REMOVE MAPS BELOW

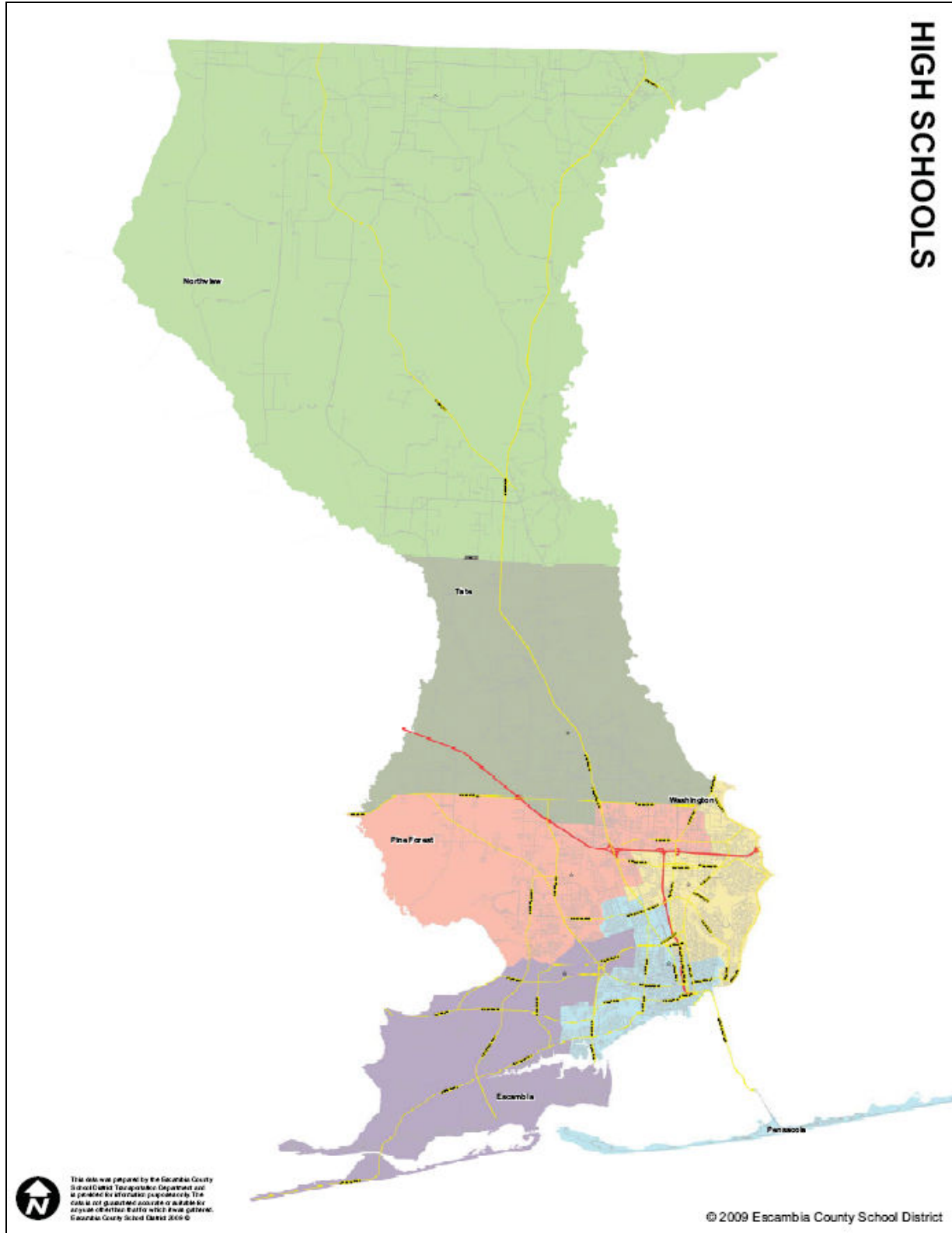




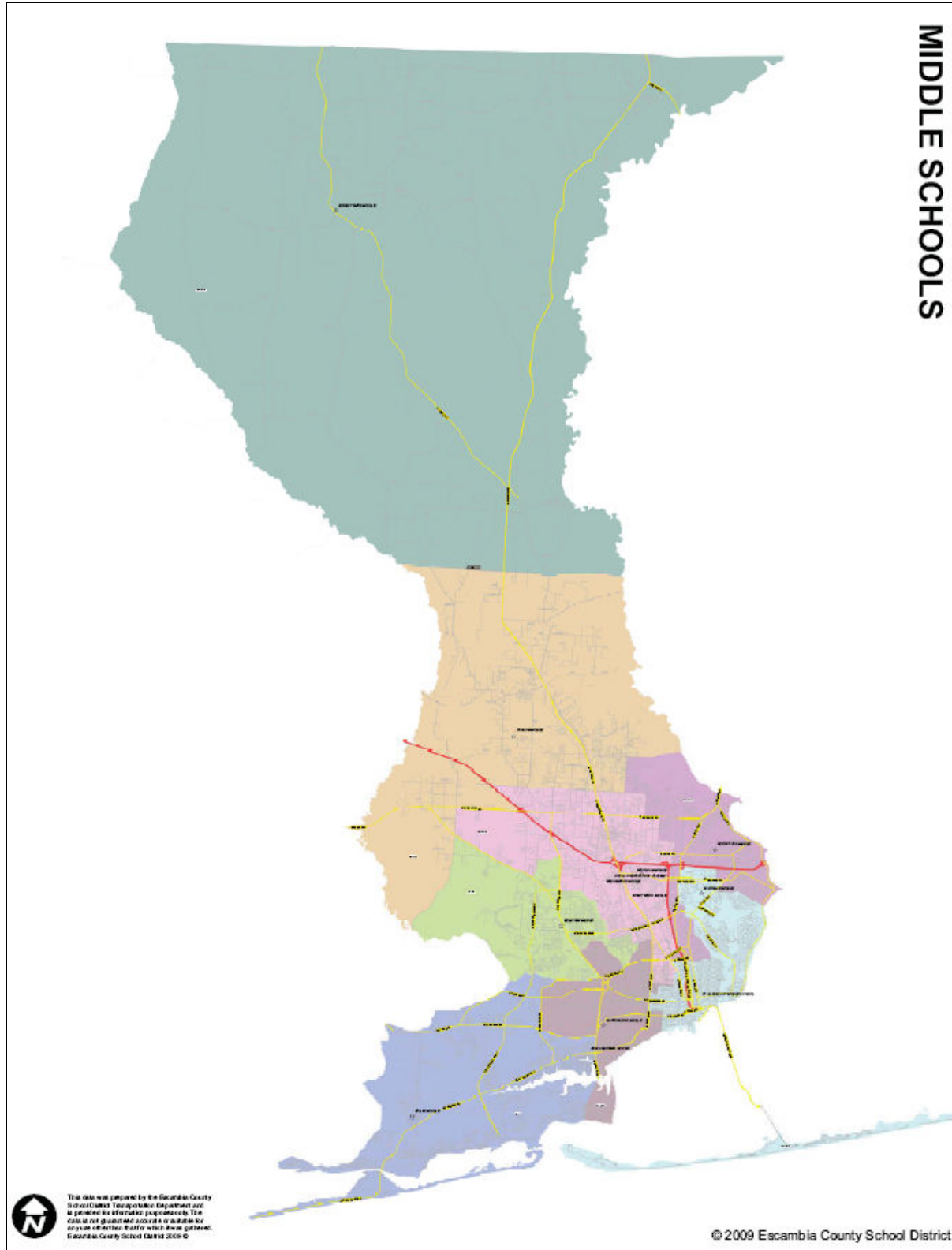
Escambia County School District Ancillary Facilities



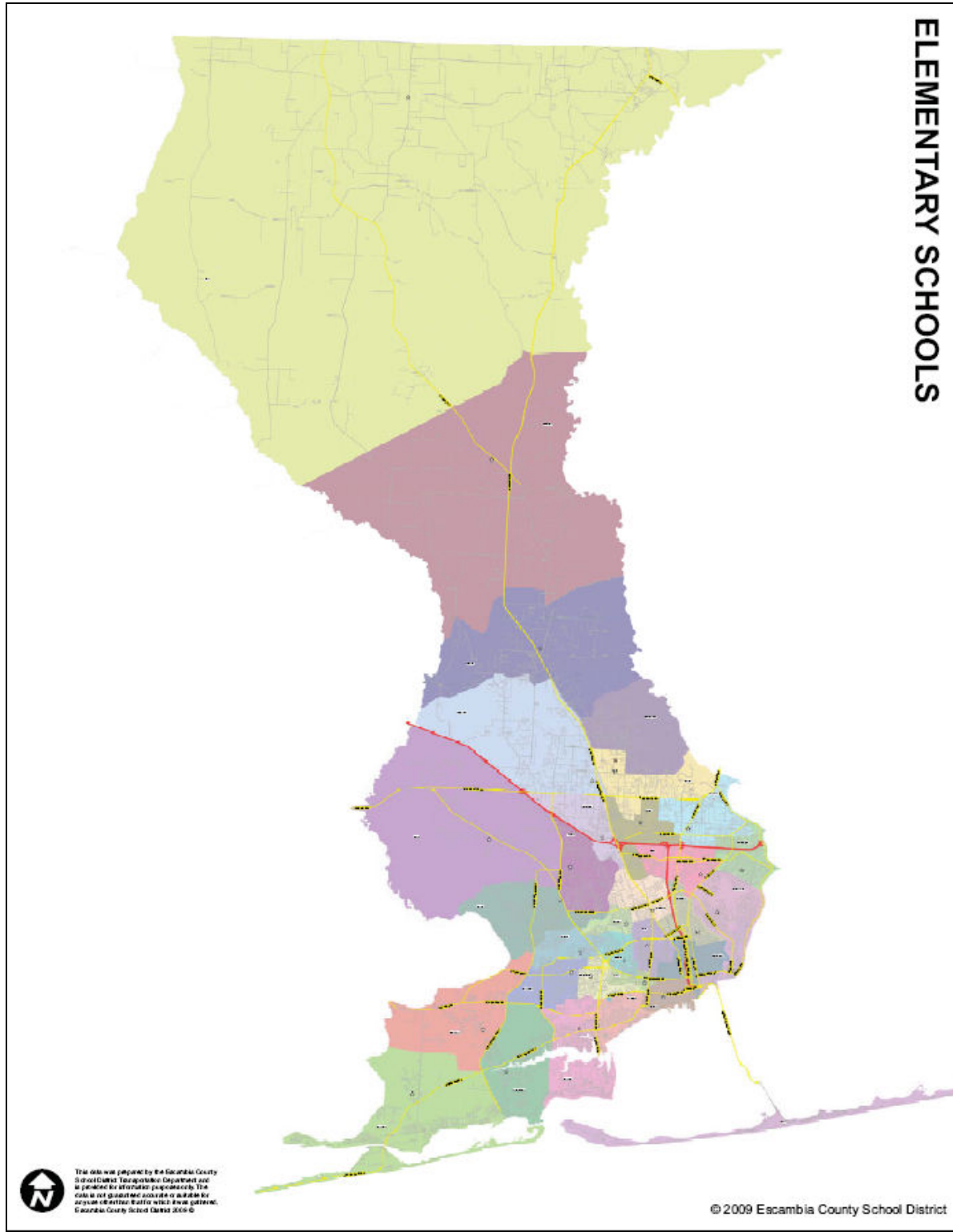
Escambia County High School Attendance Zones

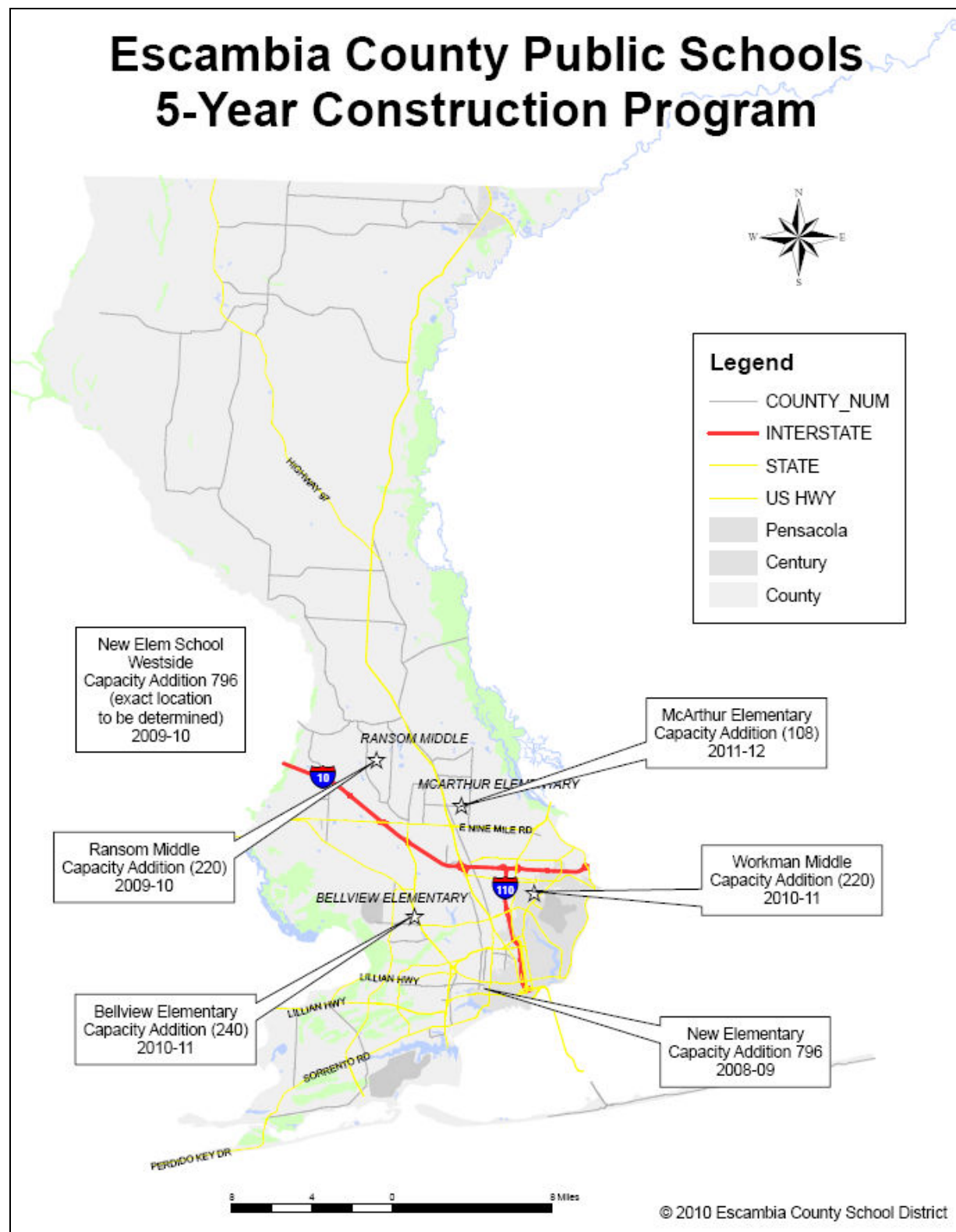


Escambia County Middle School Attendance Zones

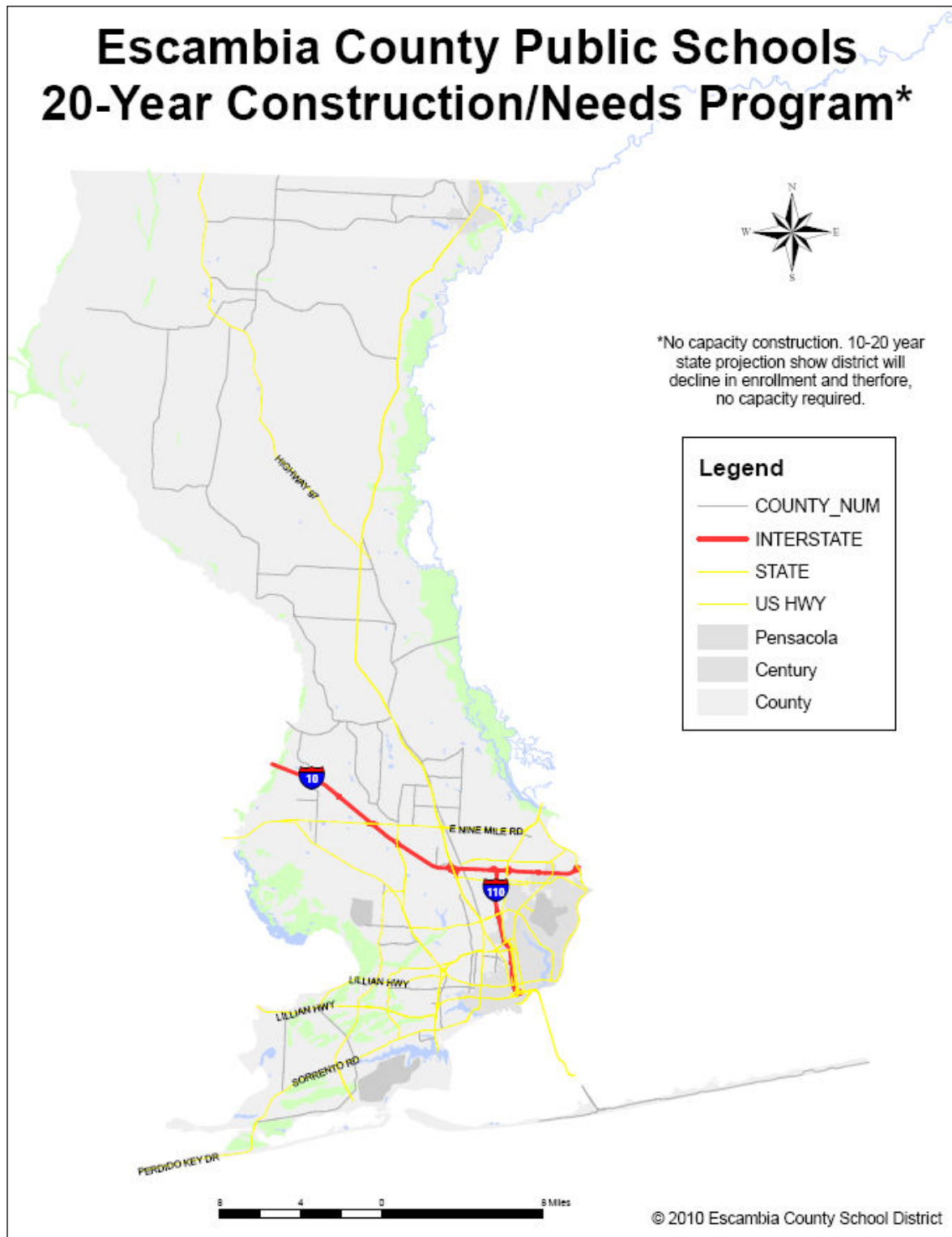


Escambia County Elementary School Attendance Zones





Escambia County Public Schools 20-Year Construction/Needs Program



CHAPTER 12

PROPERTY RIGHTS ELEMENT

GOAL PRE-1: Ensure private real property rights are considered in local decision-making and that judicially acknowledged and constitutionally protected private property rights are respected through the inclusion of a Property Rights Element within the City of Pensacola Comprehensive Plan. For purposes of the Property Rights Element, the term “property owner” or “real property owner” means the person who holds legal title to the real property that is the subject of and directly impacted by the action of the City in its local decision-making. The term does not include another governmental entity

Objective PRE-1.1: Implement and maintain mechanisms to ensure that private property rights are considered in local decision-making. Provided, nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law. Further, nothing herein shall require the City to ascertain or determine the existence of any purported private interest in real property; those matters are within the jurisdiction of the circuit courts not the City (see s. 26.012(g), Florida Statutes (2021), and Art. V, Sec. 20(c)(3), Fla. Const. as may be amended from time-to-time).

Policy PRE-1.1: When real property is the subject of and directly impacted by a proposed action being considered by the City of Pensacola, the City shall consider as part of its decision making, the following:

Policy PRE-1.1.1: The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.

Policy PRE-1.1.2: The right of a real property owner to use, maintain, develop, and improve his or her real property for personal use or for the use of any other person, subject to applicable federal, state, and local law.

Policy PRE-1.1.3: The right of a real property owner to privacy and to exclude others from the property to protect the property owner’s legal interests in such real property, subject to applicable federal, state, and local law.

Policy PRE-1.1.4: The right of a real property owner to dispose of his or her real property interest through sale or gift.

City of Pensacola Comprehensive Plan

2026 Detailed Edit Register

Documented changes from the prior adopted plan to the 2026 proposed update

Purpose. This register presents every change entry identified in the August 2026 final proposed-updates matrix in a before-and-after format. It summarizes the prior condition and the 2026 end state without adding policy judgments beyond the supplied source documents.

Source basis. 2019 Adopted Comprehensive Plan and 2019–2022 amendments; 2026 revised element files; and MATRIX – PROPOSED UPDATES – 08.2026 – FINAL.

Summary of Documented Changes

Element	Documented Entries	Status
1. Future Land Use	8	Changes documented
2. Transportation	31	Changes documented
3. Housing	6	Changes documented
4. Public Facilities	3	Changes documented
5. Coastal Management	1	No changes proposed
6. Conservation & Sustainability	10	Changes documented
7. Recreation & Open Space	6	Changes documented
8. Intergovernmental Coordination	16	Changes documented
9. Capital Improvements	4	Changes documented
10. Historic Preservation	10	Changes documented
11. Public School Facilities	17	Changes documented
12. Property Rights	1	No changes proposed

1. Future Land Use

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy FLU-1.1.2	Contained obsolete legal/regulatory language, including superseded references.	Obsolete language removed; policy retained in updated form.	Legal/statutory cleanup	LEGAL	1
Policy FLU-1.1.3	Referenced “residential manufactured homes.”	Reference removed for consistency with current statutory language.	Terminology	DSD	2
Policy FLU-1.1.5	Referenced Pensacola Regional Airport.	Updated to Pensacola International Airport.	Agency/facility name	PNS	3
Policy FLU-1.11.4	Directed pursuit of a downtown railroad quiet zone.	Quiet-zone policy removed.	Policy removal	PORT	4
Policies FLU-1.11.5–1.11.7	Numbering followed former FLU-1.11.4 sequence.	Renumbered to account for removal of the quiet-zone policy.	Renumbering	DSD	5
Policy FLU-1.13.1	Contained a scrivener’s error in the dispute-resolution provision.	Scrivener’s error corrected.	Scrivener’s correction	LEGAL	6
Policy FLU-1.13.2	Contained prior remediation/mediation framework language.	Obsolete remediation framework removed and policy simplified to current authority.	Legal/statutory cleanup	LEGAL	7
Map	Prior Future Land Use mapping package.	Existing/current Future Land Use map included in the 2026 package.	Map update	DSD	8

2. Transportation

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Objective T-1.1	Used mandatory “shall” language regarding maintenance of LOS standards.	Revised from “shall” to “may.”	Policy discretion	PWE	1
Policy T-1.1.2	Required examination of traffic impacts without qualifier.	Adds “as needed” to clarify when traffic-impact assessments are conducted.	Operational clarification	PWE	2
Policy T-1.1.3	Required annual review of LOS standards, traffic volumes and system demands.	Review frequency changed from annual to periodic.	Operational frequency	PWE	3
Policy T-1.2.1	Referenced prior regional planning organization name.	Updated to current regional planning organization name.	Agency name	PWE	4
Policy T-1.3.1	Referenced prior transportation map name.	Map reference updated to current map title.	Map/reference update	PWE	5
Policy T-1.3.2	Referenced the older five-year street/roadway master-plan approach.	Revised to reflect current direction and the Active Transportation Plan.	Plan alignment	PWE	6
Policy T-1.3.5	Used “accident” terminology.	Changed “accident” to “crash.”	Terminology	PWE	7
Policy T-1.4.8	Referenced older parking studies and recommendations.	Updated to current parking studies and recommendations.	Study/reference update	PWE/PARKING	8
Policy T-1.4.9	Contained more prescriptive coordination language.	Language relaxed to reflect current practice.	Policy flexibility	PWE/PARKING	9
Policy T-2.1.1	Referenced prior MPO/regional planning terminology.	Updated to current organization name.	Agency name	PWE	10
Policy T-3.1.4	Referenced prior MPO/regional planning terminology.	Updated to current organization name.	Agency name	PWE	11
Policy T-3.1.5	Focused bicycle-rack deployment on a narrower set of benefactors.	Language broadened to cover a wider range of implementation partners.	Policy broadening	PWE	12
Policy T-3.2.8	Directed creation of a complete-streets typology in the plan/LDC.	Revised to recognize street-design tools addressed through the LDC update/Active Transportation Plan.	LDC alignment	PWE	13
Objective T-4.2.1	Directed establishment of a rail quiet zone.	Objective removed.	Policy removal	PORT	14
Policy T-5.2.2	Addressed feasibility of a passenger ferry system.	Revised to reflect that a ferry system exists.	Current-condition update	PORT	15
Policy T-5.2.5	Directed marketing of Port property for a commercial/restaurant/retail venture.	Policy removed as inconsistent with current development direction.	Policy removal	PORT	16
Policy T-5.2.6	Referenced an older target industry/use for Port development within a specific geographic area of the Port.	Updated to reflect current target industry, including advanced manufacturing/assembly, and updated the location for development within the Port’s boundary.	Economic-development alignment	PORT	17
Policies T-5.2.6–T-5.2.7	Numbering reflected the removed policy.	Renumbered after policy removal.	Renumbering	DSD	18
Objective T-6.2	Referenced “Planning Department.”	Updated to “Planning & Zoning Division.”	Organizational name	DSD	19
Policy T-6.2.2	Referenced 2005 Council resolution/policy framework for Port operations.	Policy removed because the 2022 Council policy accounts for Port operations.	Policy removal/current policy	PORT	20
Objective T-8.1	Used “F.A.A.”	Corrected to “FAA.”	Scrivener’s correction		21
Objective T-8.2	Described older airport expansion geography/plans.	Revised to reflect current airport expansion plans.	Facility-plan update	PNS	22
Policy/Objective T-8.2.6	Addressed coordination for helicopter/air service at a proposed inland Port facility.	Removed as not applicable to current operations.	Policy removal	PNS	23
Policy T-8.5.1	Contained older airport-development policy language.	Updated to reflect current development direction and regional commercial-air-service competitiveness.	Policy modernization	PNS	24
Objective T-8.6	Used “F.A.A.”	Corrected to “FAA.”	Scrivener’s correction	DSD	25
Policy T-8.6.1	Used “long range.”	Corrected to “long-range.”	Scrivener’s correction	PNS	26
Goal T-8 / Section numbering	Airport environmental goal was misnumbered as T-8.	Corrected to Goal T-9 and corresponding section numbering adjusted.	Renumbering	DSD	27
Policy T-9.1.4	No corresponding policy.	New policy added requiring FAA Form 7460-1 notice for specified development conditions.	New policy / FAA compliance	PNS	28
Policy T-9.2.2	Contained acronym/wording error.	Scrivener’s error corrected and acronym expanded.	Scrivener’s correction	PNS	29
Policy T-9.3.1	Contained prior direction for County airport-land-use coordination.	Revised to reflect current direction.	Policy modernization	PNS	30
Maps	Used older Future Transportation Map and Anticipated Roadway LOS Deficiency map.	Future Transportation Map replaced with updated map; Anticipated Roadway LOS Deficiency map removed.	Map update/removal	PWE	31

3. Housing

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy H-2.3.3	Referenced narrower regional housing coordination language.	Revised to broaden coordination with Escambia County and other local/regional planning agencies.	Coordination broadening	HOUSING	1
Policy H-2.3.4	Contained prior Area Housing Commission coordination wording.	Revised to clarify current policy and representation/coordination approach.	Operational clarification	HOUSING	2
Policy H-2.5.2	Encouraged replacement of obsolete public housing without an explicit funding caveat.	Adds language recognizing availability of funding resources.	Funding qualification	HOUSING	3
Policy H-3.1.8	Directed creation of an independent nonprofit entity for land-trust/land-banking functions.	Revised to reflect current collaboration with the existing independent nonprofit entity.	Current-operations update	HOUSING	4
Policy H-3.2.6	No explicit standalone Fair Housing policy.	New policy added acknowledging Fair Housing Act principles and compliance with current regulations.	New policy	HOUSING	5
Policy H-5.3.4	Named specific outside energy/weatherization agencies.	Specific outside-agency references removed; policy retains general support for applicable efficiency programs.	Reference simplification	HOUSING	6

4. Public Facilities

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy PF-1.1.1	Drainage standards differed from Chapter 9 and included older storm-design wording.	Drainage standards revised to align with Chapter 9.	Technical alignment	PWE	1
Policy PF-1.1.1	Referenced a “24-hour” critical-duration stormwater design standard.	Reference to “24-hour” critical duration removed.	Technical standard	PWE	2
Policy PF-1.3.3	Required annual capacity/demand summaries for drainage and solid waste.	Reporting language revised to current standards; annual summary requirement relaxed because of cost.	Reporting requirement	PWE	3

5. Coastal Management

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Entire element	Existing coastal-management element.	No changes proposed.	No change		1

6. Conservation & Sustainability

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Objective C-1.2	Referenced Florida Game and Fresh Water Fish Commission.	Updated to Florida Fish and Wildlife Conservation Commission.	Agency name	PWE	1
Policy C-1.2.2	Relied on a narrower source/reference approach for endangered/threatened communities.	Expanded allowable data/resources, including FNAI or equivalent sources.	Technical/resource broadening	PWE	2
Policy C-1.2.3	Relied on narrower resource identification language.	Expanded allowable data/resources for identifying protected resources and vegetative communities.	Technical/resource broadening	PWE	3
Policy C-1.2.4	Focused on protection of indigenous tree species.	Expanded to include preservation and restoration language for indigenous tree species.	Policy strengthening	PWE	4
Policy C-1.2.5	Referenced obsolete F.A.C. definition and older mitigation language.	Obsolete language removed; current mitigation requirement retained in simplified form.	Legal cleanup	LEGAL	5
Policy C-1.6.3	Referenced older ordinance title.	Ordinance title updated.	Reference update	PWE	6
Policy C-1.7.2	Referenced Escambia County Utilities Authority.	Updated to Emerald Coast Utilities Authority and acronym ECUA.	Agency name	DSD	7
Policy C-1.7.3	Redundant and unspecific language.	Revised to simplify language for outside-agency reference and clarify “toxic” leaching.	Terminology/clarification	PWE	8
Policy C-1.9.2	Contained a scrivener’s error (“has/have”).	Scrivener’s error corrected.	Scrivener’s correction	PWE	9
Policy C-2.1.2	Referenced only LEED certification.	Expanded to allow LEED or equivalent certification.	Policy broadening	PWE	10

7. Recreation & Open Space

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy R-1.1.1	Older activity-based LOS benchmarks for pools, courts and fields.	Benchmarks revised to align with national standards; disc golf added and several population ratios updated.	Service-standard update	PR	1
Policy R-1.1.2	Listed older park projects and completed initiatives.	Project list revised to current development goals, including Hollice Williams Park, Mallory Heights, pickleball, alternative recreation spaces, inclusive playground and synthetic turf exploration.	Capital/project update	PR	2
Policy R-1.3.1	Referenced older Adopt-A-Park/Keep Pensacola Beautiful program wording.	Revised to reflect current programmatic arrangement.	Program update	PR	3
Policy R-1.4.2	Referenced a completed acquisition/conservation project.	Completed-project reference removed.	Policy removal	PR	4
Policies R-1.4.3–R-1.4.4	Numbering reflected removed policy.	Renumbered after policy removal.	Renumbering	DSD	5
Map	Used older Recreation Service Area map.	Replaced with current Recreation Service Area map.	Map update	DSD	6

8. Intergovernmental Coordination

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy IC-1.1.3	Directed preparation of an interlocal agreement with the School Board.	Revised to require coordination pursuant to the existing Interlocal Agreement and Public School Facilities Element.	Existing-agreement alignment	LEGAL	1
Objective IC-1.2	Directed creation/development of new committees or coordination mechanisms.	Revised to reflect current interlocal agreement and existing coordination mechanisms.	Existing-agreement alignment	LEGAL	2

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy IC-1.2.1	Directed development/participation in a joint City/County/ECUA coordinating committee.	Revised to coordinate with Escambia County and ECUA as appropriate under current arrangements.	Operational update	LEGAL	3
Policy IC-1.2.5	Referenced WFRPC.	Updated to ECRC.	Agency name	DSD	4
Policy IC-1.2.6	Referenced WFRPC.	Updated to ECRC.	Agency name	DSD	5
Policy IC-1.2.7	Duplicated School Board review/coordination requirements.	Policy removed because Chapter 11 preserves the coordination obligation.	Duplication removal	LEGAL	6
Objective IC-1.3	Specified coordination/enforcement with named agencies and School Board work program.	Revised to remove unnecessary agency specificity and reflect current framework.	Policy simplification	LEGAL	7
Policy IC-1.3.3	Required coordination with District School Board facilities work program.	Removed because Chapter 11 addresses the requirement.	Duplication removal	LEGAL	8
Policy IC-1.3.4	Required annual population projection coordination with School Board.	Removed because Chapter 11 addresses the requirement.	Duplication removal	LEGAL	9
Policy IC-1.3.5	Contained deadlines from 2000/2001 for establishing school-facility coordination mechanisms.	Obsolete language removed.	Obsolete-policy removal	LEGAL	10
Objective IC-1.4	Referenced WFRPC.	Updated to ECRC.	Agency name	DSD	11
Policy IC-1.4.1	Referenced WFRPC.	Updated to ECRC.	Agency name	DSD	12
Policy IC-1.5.1	Referenced West Florida Regional Planning Council.	Updated to Emerald Coast Regional Council (ECRC).	Agency name	DSD	13
Objective IC-1.6	Directed periodic City-sponsored workshops under older coordination framework.	Revised to reflect current Interlocal Agreement/current coordination approach.	Existing-agreement alignment	LEGAL	14
Policy IC-1.6.1	Referenced WFRPC.	Updated to ECRC.	Agency name	DSD	15
Goal IC-2 and subordinate objectives/policies	Contained a separate school-facility coordination goal and supporting objectives/policies.	Goal IC-2 and subordinate provisions removed because Chapter 11 now addresses those requirements.	Duplication removal	LEGAL	16

9. Capital Improvements

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy CI-1.1.1	Referenced obsolete Florida Administrative Code/Chapter 9J-5 requirements and older list of required facility types.	Obsolete F.A.C. reference removed; policy aligned to current comprehensive-plan/concurrency framework.	Legal/statutory cleanup	LEGAL	1
Policy CI-1.3.1	Contained LOS standards without current ILA school-facility alignment language.	Language added to reflect current Interlocal Agreement.	Existing-agreement alignment	LEGAL	2
Policy CI-1.5.3	No current standalone policy requiring annual school capital-facility schedule update under the ILA.	New policy added for annual school-capital schedule update consistent with School Board work program and ILA.	New policy / ILA alignment	LEGAL	3
Capital tables	Contained detailed FY 2011–FY 2015 capital project tables.	Tables removed from Volume I; relevant data to be placed in Volume II, Data & Analysis.	Data relocation/removal		4

10. Historic Preservation

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Policy HP-1.3.3	Language implied ARB review/approval of certain installations in the public right-of-way.	Revised to reflect long-established practice that ARB does not have review jurisdiction in the right-of-way.	Jurisdiction clarification	DSD	1
Policy HP-1.3.5	Language implied ARB review/approval of utility equipment in the public right-of-way.	Revised to reflect long-established practice that ARB does not have review jurisdiction in the right-of-way.	Jurisdiction clarification	DSD	2
HP-2.2.1–HP-2.2.3	Misidentified subordinate provisions as “Goal.”	Corrected to “Policy.”	Scrivener’s correction		3
Goal HP-3	Referenced West Florida Historic Preservation, Inc.	Agency name updated to UWF Historic Trust.	Agency name	DSD	4
HP-3.1	Misidentified as “Policy” and referenced former agency name.	Corrected to “Objective” and agency name updated.	Scrivener’s correction / agency name	DSD	5
HP-3.1.1–HP-3.1.6	Misidentified subordinate provisions as “Goal.”	Corrected to “Policy.”	Scrivener’s correction	DSD	6
HP-3.1.3	Referenced a specific outside tourism organization.	Revised to broaden outside agencies/organizations that may support heritage tourism.	Policy broadening	DSD	7
HP-3.2	Misidentified as “Policy.”	Corrected to “Objective.”	Scrivener’s correction	DSD	8
HP-3.2.1–HP-3.2.3	Misidentified subordinate provisions as “Goal.”	Corrected to “Policy.”	Scrivener’s correction	DSD	9
HP-3.2.2	Referenced older professional archaeology standard/terminology.	Updated to Secretary of the Interior’s Professional Qualification Standards for Archaeology.	Terminology/standard update	DSD	10

11. Public School Facilities

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Goal PSFE-1	Incorrectly referenced “School Board of City of Pensacola-Escambia County.”	Corrected to Escambia County School Board.	Agency name/legal correction	LEGAL	1
Policy PSFE-1.1.2	Referenced the Interlocal Agreement by a specific 2006 date.	Date-specific language removed; refers to Interlocal Agreement as amended/current.	Reference modernization	LEGAL	2
Policy PSFE-1.1.3	Referenced older statutory citations for emergency shelters.	Updated to applicable current Florida law/statutory language.	Statutory update	LEGAL	3
Policy PSFE-1.1.4	Referenced 2006 design guidelines and detailed SREF wording.	Revised to current State Requirements for Educational Facilities, Florida Building Code and applicable State requirements.	Standard/reference update	LEGAL	4
Policy PSFE-1.2.1	Used older statutory citation and wording for school siting in future land-use categories.	Updated statutory language and simplified consistency language.	Statutory update	LEGAL	5
Policy PSFE-1.5.1	Referenced a specific section number of the Interlocal Agreement.	Revised to refer generally to the terms of the current Interlocal Agreement.	Existing-agreement alignment	LEGAL	6
Policy PSFE-2.1.2	Contained detailed older LOS tables, maximum school-size and core-facility capacity provisions.	Revised to current ILA districtwide LOS standards: existing/new schools at 100% permanent FISH capacity; centers/special-purpose facilities at 100%	LOS/ILA update	LEGAL	7

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
		permanent FISH or applicable student/teacher ratio, whichever is lower.			
Policy PSFE-2.1.3	Referenced a specific ILA subsection and “City, City and Town” wording.	Revised to current staff-working-group process and corresponding comprehensive-plan amendments.	ILA/process update	LEGAL	8
Objective PSFE-2.2	Established school concurrency service areas.	Revised to districtwide geographic application of school concurrency by school level, consistent with current ILA.	Concurrency geography	LEGAL	9
Policy PSFE-2.2.1	Used attendance-zone-based concurrency service areas, with districtwide treatment for certain special schools.	Revised to districtwide school impact service areas by school level.	Concurrency geography	LEGAL	10
Policy PSFE-2.2.3	Described annual amendments to attendance-zone-based CSAs.	Revised to current process for amending districtwide school impact service areas under the ILA.	ILA/process update	LEGAL	11
Policy PSFE-2.3.2	Required annual student-generation-rate updates and used older jurisdiction wording.	Revised so rates are calculated under professionally accepted methods and reviewed/updated at least every two years.	Operational frequency	LEGAL	12
Policy PSFE-2.4.7	Contained a scrivener’s error (“pats/plats”) and adjacency-based capacity-shifting language.	Scrivener’s error corrected; availability standard revised to current school impact service area/ILA framework.	Scrivener’s correction / ILA update	LEGAL	13
Policy PSFE-2.5.2	Allowed mitigation tied to 5-year work plan, including certain off-plan improvements, with agreement before final plat/site plan.	Revised so mitigation is directed to permanent capacity improvements in the financially feasible five-year work program and secured by binding agreement before building permit or earlier if required.	Mitigation/ILA update	LEGAL	14
Policy PSFE-2.5.3	Allowed mitigation relief by shifting impacts to contiguous concurrency service areas.	Revised so mitigation is not required where sufficient districtwide capacity exists at the affected school level.	Mitigation/concurrency geography	LEGAL	15
School Facility Maps statutory reference	Contained incorrect/older statutory reference.	Statutory reference corrected to current Section 163.3177 framework.	Statutory correction	LEGAL	16
Maps	Included older population, ancillary-facility, attendance-zone, 5-year construction and 20-year needs maps.	Maps removed from the element.	Map removal	LEGAL	17

12. Property Rights

Section	Prior / Old Condition	2026 Revised Condition	Edit Type	Dept.	#
Entire element	Existing Property Rights Element.	No changes proposed.	No change		1

Reading Notes

- 1. “Prior / Old Condition” describes the starting condition in the adopted plan. “2026 Revised Condition” describes the proposed end state documented in the final change matrix and revised element files.
- 2. This register is a change-control document, not a legal opinion. It does not independently validate whether each proposed edit is legally required or advisable.
- 3. Items marked “No change” are included so leadership can see that all 12 elements were accounted for.
- 4. For exact redline markup within a policy, refer to the corresponding 2026 revised element file; this register is designed to make every documented edit reviewable in one place.

September 3, 2025

Ms. Cynthia R. Cannon, AICP
Assistant Planning and Zoning Manager
City of Pensacola
Planning Services
222 West Main Street
Pensacola, Florida 32502

RE: City of Pensacola Evaluation and Appraisal Notification Letter Due Date

Dear Ms. Cannon:

As you know each local government in the State of Florida is required to regularly review its comprehensive plan pursuant to Section 163.3191, Florida Statutes (F.S.).

The purpose of this letter is to remind you that your Evaluation and Appraisal Notification Letter is due on **November 1, 2025**; as well as remind you of the 2023 requirements for submitting your EAR Notification Letter. Section 163.3191, F.S., states that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements, or changes in local conditions since the last update of the comprehensive plan and notify the state land planning agency as to its determination. **If the local government determines that no updates are necessary the notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.**

Section 163.3191(4) F.S., provides that a local government will be prohibited from initiating or adopting any publicly initiated amendment to its comprehensive plan if it fails to timely submit its notification letter or transmit the necessary amendment to update its plan, within one year of notification. This prohibition on plan amendments does not apply to privately initiated plan amendments.

It is important to complete the Evaluation and Appraisal notification process, and you are encouraged to comprehensively evaluate and, as necessary, update your comprehensive plan to reflect changes in local conditions. Staff of FloridaCommerce is available to assist and provide technical guidance to your questions concerning this new process.

If you have any questions concerning the processing of the Evaluation and Appraisal Notification Letter or the submittal of proposed Evaluation and Appraisal based amendments, please contact me at (850) 717-8491 or by email at donna.harris@commerce.fl.gov. You can also contact Scott Rogers, Regional Planning Administrator at (850)717-8510.

Sincerely,



Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/

Attachment-Section 163.3191, F.S. and Section 163.3177, F.S.

Select Year: 2023 ▼

The 2023 Florida Statutes

[Title XI](#)
COUNTY ORGANIZATION AND
INTERGOVERNMENTAL RELATIONS

[Chapter 163](#)
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.3191 Evaluation and appraisal of comprehensive plan.—

(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. [163.3177\(5\)](#) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. [163.3177\(5\)](#), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. [163.3184](#).

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. [163.3184\(4\)](#). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

(4) If a local government fails to submit the letter and affidavit prescribed by subsection (1) or to transmit the update to its plan pursuant to subsection (3) within 1 year after the date the letter was transmitted to the state land planning agency, it may not initiate or adopt any publicly initiated plan amendments to its comprehensive plan until such time as it complies with this section, unless otherwise required by general law. This prohibition on plan amendments does not apply to privately initiated plan amendments. The failure of the local government to timely update its plan may not be the basis for the denial of privately initiated comprehensive plan amendments.

(5) If it is determined that a local government has failed to update its comprehensive plan pursuant to this section, the state land planning agency must provide the required population projections that must be used by the local government to update the comprehensive plan. The local government shall initiate an update to its comprehensive plan within 3 months following the receipt of the population projections and must transmit the update within 12 months. If the state land planning agency finds the update is not in compliance, it must establish the timeline to address the deficiencies, not to exceed an additional 12-month period. If the update is challenged by a third party, the local government may seek approval from the state land planning agency to process publicly initiated plan amendments that are necessary to accommodate population growth during the pendency of the litigation. During the update process, the local government may provide alternative population projections based on professionally accepted methodologies, but only if those population projections exceed the population projections provided by the state land planning agency and only if the update is completed within the timeframe set forth in this subsection.

(6) The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with the requirements of this section.



September 22, 2025

Ms. Donna Harris, Senior Plan Processor
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street
Tallahassee, FL 32399

Dear Ms. Harris:

Pursuant to Section 163.3191, Florida Statutes, the City of Pensacola has determined that the need exists to amend the City's Comprehensive Plan to reflect changes in state requirements and local conditions since the last time the Comprehensive Plan was updated.

The proposed amendment will be forwarded to DEO for review prior to November 1, 2026. Please let me know if any additional information is required.

I may be reached at 850.435.1697 for questions.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia R. Cannon". The signature is fluid and cursive, with the first name "Cynthia" being more prominent.

Cynthia R. Cannon, AICP
Planning & Zoning Division Manager



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1045

Planning Board

9/8/2026

DISCUSSION

SUBJECT:

Proposed Tree and Landscape Regulation Updates

SUMMARY:

Through an initiative advanced by Mayor D.C. Reeves and Council Members Jared Moore and Delarian Wiggins, City staff have prepared amendments to the updated Land Development Code to modernize the City's tree and landscape regulations. Proposed changes include a new \$1,000 application fee for requests to remove Live Oaks measuring 40 inches or more, an inch-for-inch replacement requirement for protected trees that are removed, updated mitigation fees, updated standards for replacement tree sizes, and retains residential mitigation caps designed to maintain affordability for smaller developed residential lots.

The amendments also expand the City Arborist's authority, broaden eligible uses of the Tree Trust Fund to support program administration, and clarify how mitigation credits are applied for retaining protected trees. Collectively, these changes aim to improve urban canopy preservation, promote the planting of larger and longer lasting trees, and provide clearer, more consistent standards for tree removal and mitigation.

ATTACHMENTS:

1. Proposed Ord. No. ____ - Tree and Landscape Regulation Amendments - 9.8 Planning Board
2. Proposed Tree and Landscape Regulation Updates - Reference Guide
3. Technical Report - 3 Inch vs. 6 Inch Replacement Trees

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING CHAPTERS 12-2, 12-3, AND 12-8 OF THE LAND DEVELOPMENT CODE; REVISING TREE AND LANDSCAPE REGULATIONS; AMENDING THE DEFINITION OF CITY-DESIGNATED ARBORIST; REVISING TREE REMOVAL AND PRUNING PERMIT REQUIREMENTS; ESTABLISHING RESIDENTIAL MITIGATION CAPS AND CLARIFYING THE APPLICABILITY OF SUCH CAPS; CLARIFYING AND LIMITING CREDITS FOR RETENTION OF PROTECTED TREES; PROVIDING FOR INCH-FOR-INCH TREE REPLACEMENT AND REVISED MITIGATION FEES; REVISING TREE PROTECTION BARRIER REQUIREMENTS; REVISING AUTHORIZED USES OF TREE PLANTING TRUST FUND MONIES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

WHEREAS, the City of Pensacola has adopted land development regulations to protect the public health, safety, and welfare, including regulations related to tree protection, landscaping, stormwater, environmental quality, and preservation and restoration of the City's urban tree canopy; and

WHEREAS, the City Council finds that trees and urban canopy provide substantial public benefits, including stormwater absorption, carbon sequestration, urban heat island mitigation, wildlife habitat, biodiversity value, shade, canopy coverage, and other ecological, environmental, aesthetic, and public-infrastructure benefits; and

WHEREAS, the City Council finds that mature trees, particularly Live Oaks (*Quercus virginiana*) measuring 40 inches diameter at breast height (DBH) or greater, provide significant public benefits that are not immediately replaced by newly planted trees and that the removal of such mature canopy creates a greater public impact than the removal of ordinary protected trees; and

WHEREAS, the City Council finds that the additional mature canopy mitigation fee established herein is not intended to be punitive, but is intended to recognize the delayed replacement of mature canopy benefits and the additional time, cost, and uncertainty associated with establishing meaningful replacement canopy; and

WHEREAS, the City has reviewed technical information indicating that larger replacement trees are projected to provide substantially greater canopy coverage within the first 10 years after planting than smaller replacement trees, and that 6-inch-caliper trees are projected to provide approximately 59 percent more canopy after 10 years than 3-inch-caliper trees, with the degree of increase varying by species and growth characteristics; and

WHEREAS, the City Council finds that requiring inch-for-inch replacement, while allowing replacement trees between 3 inches and 6 inches DBH, creates an objective and predictable mitigation standard that balances faster canopy restoration with practical considerations related to transplant survivability, availability, cost, establishment, maintenance, and long-term tree health; and

WHEREAS, the City Council finds that the amendments set forth herein include flexibility-enhancing and burden-limiting provisions, including residential mitigation caps for small, developed residential properties, a single application fee for requests involving one or more 40-inch DBH or greater Live Oaks, species-substitution authority, flexibility to plant fewer larger replacement trees within the permitted size range, payment in lieu of planting only for replacement DBH inches that cannot be planted on site, and flexibility in the placement of tree protection barriers based on site conditions; and

WHEREAS, the City Council finds that preserving residential mitigation caps for small, developed residential properties is appropriate to preserve reasonable homeowner relief while still recognizing the public impact associated with removal of protected trees and mature Live Oaks; and

WHEREAS, the City Council finds that this Ordinance is mitigation-focused, does not impose a moratorium on construction, reconstruction, repair, redevelopment, or development activity, and is not intended to prohibit or delay the rebuilding, repair, or redevelopment of property damaged by any hurricane or other disaster; and

WHEREAS, the City Council intends that this Ordinance be interpreted and applied consistent with applicable state and federal law, including any applicable exemptions, limitations, or preemptions, including tree removal authorized by section 163.045, Florida Statutes, and utility-related requirements that are preempted or otherwise prohibited by state law; and

WHEREAS, the City Council finds that adoption of this Ordinance is in the best interest of the public health, safety, and welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pensacola that the following sections of the Code of Ordinances are amended as set forth below, as shown in ~~strikethrough~~ and underline format in Section 1, Section 2, Section 3, Section 4, Section 5 and Section 6.

SECTION 1. AMENDMENTS TO SECTION 12-2-1, DEFINITIONS ENUMERATED.

Section 12-2-1 of the Code of the City of Pensacola, Florida, Definitions Enumerated, is hereby amended for the limited purpose of revising the definition of “City arborist, or City-designated arborist,” with all other definitions remaining unchanged, to read as follows:

Sec. 12-2-1. Definitions Enumerated.

City arborist, or City-designated arborist. All references to the city's designated arborist shall be construed to mean the mayor's designee one or more individuals designated by the mayor, who may be a city employee or an independent contractor or consultant retained by the city, and who is are charged with administering and enforcing portions of this Ordinance, who each of whom shall have successfully completed the International Society of Arboriculture (ISA)'s Tree Risk Assessment Qualification (TRAQ), which qualifies a tree professional to use a standardized, systematic process for assessing risks presented by trees. The city-designated arborist may delegate to members of the arborist team administrative, ministerial, or field functions that do not require specialized arboricultural training, certification, or professional judgment; provided, however, that the city-designated arborist shall retain ultimate responsibility for all determinations and enforcement decisions made pursuant to this chapter.

SECTION 2. AMENDMENTS TO SECTION 12-3-92, SUBMITTAL REQUIREMENTS.

Section 12-3-92 of the Code of the City of Pensacola, Florida, Submittal requirements, is hereby amended to read as follows:

Sec. 12-3-92. Submittal requirements

The applicant must submit a copy of an accurately scaled drawing showing the location of the subject tree, noting species, size, and general condition. An application seeking removal of one or more Live Oaks (*Quercus virginiana*) measuring 40 inches DBH or greater shall be accompanied by a single application fee of \$1,000.00, which shall be in addition to any required replacement, mitigation fee, mature canopy mitigation fee, or payment into the tree planting trust fund. Public utilities shall be exempt from the application fee required by this section but shall remain subject to all submittal requirements that are not preempted or otherwise prohibited by state law. Public utilities are exempt from this requirement.

SECTION 3. AMENDMENTS TO SECTION 12-3-96, HERITAGE TREE REMOVAL MITIGATION.

Section 12-3-96 of the Code of the City of Pensacola, Florida, Heritage tree removal mitigation, is hereby amended and restated in its entirety, including retitling the section as “Protected tree removal mitigation,” to read as follows. The corresponding table of contents preceding the Land Development Code shall be updated to reflect the revised section title.

Sec. 12-3-96. Protected tree removal mitigation.

(a) In the event that a protected tree, including a heritage tree, is approved for removal, tree replacement or mitigation shall be provided in accordance with section 12-8-6, or a fee shall be paid into the tree planting trust fund in accordance with section 12-8-23.

(b) Notwithstanding any other provision of this chapter, for residential properties with four or fewer dwelling units on site where the property is already developed, the mitigation fee required for protected tree removal shall not exceed \$1,500.00 per protected tree removed, unless subsection (c) applies. This residential mitigation cap shall not apply to protected trees located within city rights-of-way.

(c) For residential properties with four or fewer dwelling units on site where the property is already developed, the mitigation fee required for removal of a Live Oak (*Quercus virginiana*) measuring 40 inches DBH or greater shall not exceed \$5,000.00 per tree removed, inclusive of any required mature canopy mitigation fee. This residential mitigation cap shall not apply to Live Oaks located within city rights-of-way.

(d) No mitigation cost shall be charged where statutorily prohibited.

SECTION 4. AMENDMENTS TO SECTION 12-8-4, RETENTION OF PROTECTED TREES.

Section 12-8-4 of the Code of the City of Pensacola, Florida, Retention of protected trees, is hereby amended to read as follows:

Sec. 12-8-4. Retention of protected trees

(a) *Retention of protected trees.* Every effort must be made to protect and retain existing protected trees on proposed development sites. A minimum of ten percent of the total combined trunk diameter inches of protected trees on a proposed development site not located within jurisdictional wetlands shall be retained in place or relocated on site. If this threshold is not met, replacement trees shall be required.

(b) *Credit for retention of protected trees above minimum requirements.* For each inch of trunk diameter above the minimum ten percent requirement that is protected in place or relocated on site, an equivalent trunk diameter inch credit shall be given against replacement and mitigation requirements required as part of the review and approval of a tree protection plan for a proposed development site. Total credits for retention of protected trees shall not exceed 50 percent of the total replacement or mitigation that would otherwise be required if no credits were applied. Any mature canopy mitigation fee required for removal of a Live Oak (*Quercus virginiana*) measuring 40 inches DBH or greater shall remain due and shall not be reduced or eliminated by credits for retention of protected trees. Such credit shall not apply to, reduce, or eliminate replacement or mitigation required for removal of protected trees pursuant to a tree removal permit for developed property or rights-of-way, unless expressly authorized elsewhere in this Code.

(c) *Barrier zones.* All protected trees to remain shall be protected by barrier zones erected prior to construction of any structures, road, utility service or other improvements or the introduction of any heavy machinery to the site. Barriers shall be placed outside of the dripline for all heritage trees and at a minimum two-thirds of the area of the dripline

for all other protected trees, to the extent feasible given site conditions as determined by the city's designated arborist. Barricades must be at least three feet tall and must be constructed of either wooden corner posts at least two inches by four (2 × 4) inches with at least two courses of wooden side slats at least one inch by four inches (1 × 4) with colored flagging or colored mesh attached or constructed of one-inch angle iron corner posts with brightly colored mesh construction fencing attached. The barrier zones must remain in place for the entirety of the project. Failure to keep barrier zones in place causing the compaction or damage of the critical root zone may result in a violation.

SECTION 5. AMENDMENTS TO SECTION 12-8-7, REPLACEMENT OF PROTECTED TREES.

Section 12-8-7 of the Code of the City of Pensacola, Florida, Replacement of protected trees, is hereby amended to read as follows:

Sec. 12-8-7. Replacement of protected trees.

If a protected tree is approved for removal, it shall be replaced with the same species for each tree removed. However, the city's designated arborist may allow substitution with another species within the same category as listed in table 12-8.1 to support ecological diversity on the site. Replacement shall be provided on an inch-for-inch basis, such that the total DBH of all replacement trees equals or exceeds the total DBH of the protected tree(s) approved for removal. The table below shows the prescribed minimum replacement standard number of trees that shall be planted for each tree removed. The replacement trees shall have a minimum trunk diameter of three inches DBH and a maximum trunk diameter of six inches DBH at the time of planting. An applicant may plant fewer replacement trees than would otherwise be required when larger replacement trees are used, provided that each replacement tree is between three and six inches DBH and the total DBH of all replacement trees equals or exceeds the total DBH of the protected tree(s) approved for removal. This section does not apply to tree removal authorized by section 163.045, F.S.

TABLE 12-8. 2. REPLACEMENT OF PROTECTED TREES

Trunk Diameter of One Tree Removed	Number of Replacement Trees with 3" DBH
4"-11"	2
12"-19"	3
20"-29"	5
30"-35"	8
36"-43"	10
44"-or greater	11

Requirement	Replacement Standard for Each Tree Removed
Replacement ratio	Inch-for-inch replacement is required. The total DBH of all replacement trees must equal or exceed the total

	DBH of the protected tree(s) approved for removal.
Minimum replacement tree size	Each replacement tree must be at least 3 inches DBH at the time of planting.
Maximum replacement tree size	Each replacement tree may not exceed 6 inches DBH at the time of planting.
Use of larger replacement trees	An applicant may plant fewer replacement trees by using larger replacement trees, provided each replacement tree is between 3 and 6 inches DBH and the total replacement DBH equals or exceeds the total DBH removed.
Replacement species	Replacement trees must be the same species as the tree removed unless the city's designated arborist approves substitution with another species within the same category listed in Table 12-8.1.
Payment in lieu of planting	Any replacement DBH inches that cannot be planted on site shall be mitigated in accordance with subsection 12-8-6(a).

- (a) *Mitigation of protected trees.* Any replacement trees required replacement DBH inches that cannot be planted on site due to a lack of space, as determined and approved by the city, shall be valued at \$1,500.00 each \$500.00 per required replacement DBH inch that cannot be planted, and the property owner shall pay that amount to the tree planting trust fund. For removal of each Live Oak (*Quercus virginiana*) measuring 40 inches DBH or greater, the property owner shall pay an additional mature canopy mitigation fee of \$1,500.00 to the tree planting trust fund, in addition to any required replacement planting or payment for required replacement DBH inches that cannot be planted on site. Trees identified as dead and verified in writing by the city's designated arborist are not required to be replaced or otherwise mitigated.
- (b) *Tree preservation incentives.*
- (1) Modifications to certain code requirements are allowed to incentivize tree preservation. See section 12-4-40.
 - (2) The city's designated arborist may authorize up to one-half of the total calculated mitigation cost to be used by the applicant for additional landscaping, which is defined as landscaping that is not required by this chapter or any other law. Additional landscaping shall meet the following minimum standards:
 - a. A minimum of 75 percent of all required plant material shall consist of evergreen species.
 - b. All landscape material shall be placed to maximize its screening and/or coverage potential at maturity.
 - c. All shrub material shall have a minimum height of 30 inches and a minimum crown width of 24 inches at the time of planting and shall be of a species

capable of achieving a minimum mature height of eight feet.

SECTION 6. AMENDMENTS TO SECTION 12-8-23, TREE PLANTING TRUST FUND.

Section 12-8-23 of the Code of the City of Pensacola, Florida, Tree planting trust fund, is hereby amended to read as follows:

Sec. 12-8-23. Tree planting trust fund

A tree planting trust fund has been established and is funded by the violation fines and mitigation fees assessed pursuant to this chapter.

- (a) Expenditures from the tree planting trust fund are hereby authorized and may be made by the mayor or designee and shall be utilized for acquiring, planting, and maintaining trees and, in cases where necessary, other vegetation for public purposes within the city, as well as reasonable staffing costs, third-party professional services, and program costs directly related to the administration and enforcement of this chapter. The first priority for expenditure of funds deposited in the tree planting trust fund is for restoration of the tree canopy in the area where trees generating the funds were removed. Any expenditure in excess of \$25,000.00 must be approved by the city council following review by the environmental advisory board.
- (b) A grant program is hereby established for community organizations such as neighborhood associations, civic organizations, and garden clubs, according to the following criteria:
 - (1) Each grant is limited to 50 percent of the cost of the proposed project up to \$5,500.00;
 - (2) The tree planting trust fund must have sufficient funds for the project requested;
 - (3) Grant requests must be submitted to the environmental advisory board for review prior to consideration by the city's designated arborist and city council;
 - (4) The city council must approve each grant request; and
 - (5) The funds must be utilized for providing trees or other appropriate vegetation along with associated irrigation that will help restore the tree canopy as deemed appropriate by proper planting location requirements and may enhance the natural beauty of the community, serve to deter graffiti or the defacement of public or private property, and may create sound buffers where desirable.

SECTION 7. SEVERABILITY.

If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. EFFECTIVE DATE.

This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk

Tree & Landscape Regulation Updates

Reference Guide | Proposed amendments to the new Land Development Code

Brief summary of proposed edits

1 40+ Inch Live Oak Application Fee

Adds a \$1,000 application fee for the City's review of a request to remove a 40+ inch DBH Live Oak.

2 Inch-for-Inch Tree Removal Mitigation

Total replacement inches must equal or exceed total protected-tree inches removed.

3 Mitigation Fee Updates

\$500 per required replacement DBH inch that cannot be replanted on site. For Live Oaks 40+ inches DBH, an additional \$1,500 mature canopy flat fee applies.

4 Replacement Tree Sizing

Replacement trees must be 3 to 6 inches DBH; applicants may plant fewer, larger trees. Tree protection barrier requirements are clarified to account for site conditions as determined by the City Arborist.

5 Residential Mitigation Caps

Developed residential properties with four units or fewer keep a \$1,500 mitigation cap per protected tree removed; 40+ inch DBH Live Oaks have a \$5,000 mitigation cap per tree removed. City right-of-way trees are not capped.

6 City Arborist Authority

The Mayor may designate qualified employees or consultants; non-technical tasks may be delegated to the arborist team.

7 Tree Trust Fund Uses

In addition to existing allowable uses, funds may also support reasonable staffing, professional services, and program costs.

8 Clarification of Credit for Retention of Protected Trees

Credits apply to proposed development sites, not developed properties or rights-of-way. Total credits cannot exceed 50% of otherwise applicable mitigation, and mature canopy mitigation fees remain due.

Mature canopy focus

Live Oak 40"+ DBH

Special review and added mature-canopy mitigation fee for Pensacola's most significant Live Oaks, with homeowner mitigation caps preserved for small, developed residential properties. All mitigation payments are paid into the Tree Planting Trust Fund.

Key numbers

\$1,000	40+ inch Live Oak application fee
\$1,500	standard residential mitigation cap per tree removed
\$5,000	residential mitigation cap per 40+ inch Live Oak removed
\$1,500	mature canopy mitigation fee
\$500/in.	payment for unplanted replacement DBH
3" - 6"	replacement tree DBH range

Technical Report: Canopy Coverage of 3-inch Caliper vs. 6-inch Caliper & DBH of 100-Year-Old Southern Live Oak Findings

Ten-Year Canopy Comparison and Southern Live Oak Age Estimate

REPORT PURPOSE

This technical report presents findings that address two questions:

- 1. What is the difference in canopy coverage after 10 years between trees planted at 3-inch and 6-inch nursery caliper?
- 2. What is the estimated DBH of a southern live oak at 100 years of age or older?

SUMMARY

- On average, 6-inch-caliper trees are projected to provide approximately **59% more canopy after 10 years** than 3-inch-caliper trees, with a modeled range of 37% to 86% based on differences in species growth rates and crown development.
- A defensible estimated size for a 100-year-old southern live oak is approximately **40 inches DBH**, with a modeled range of 35 to 45 inches.

1. TEN-YEAR CANOPY DIFFERENCE

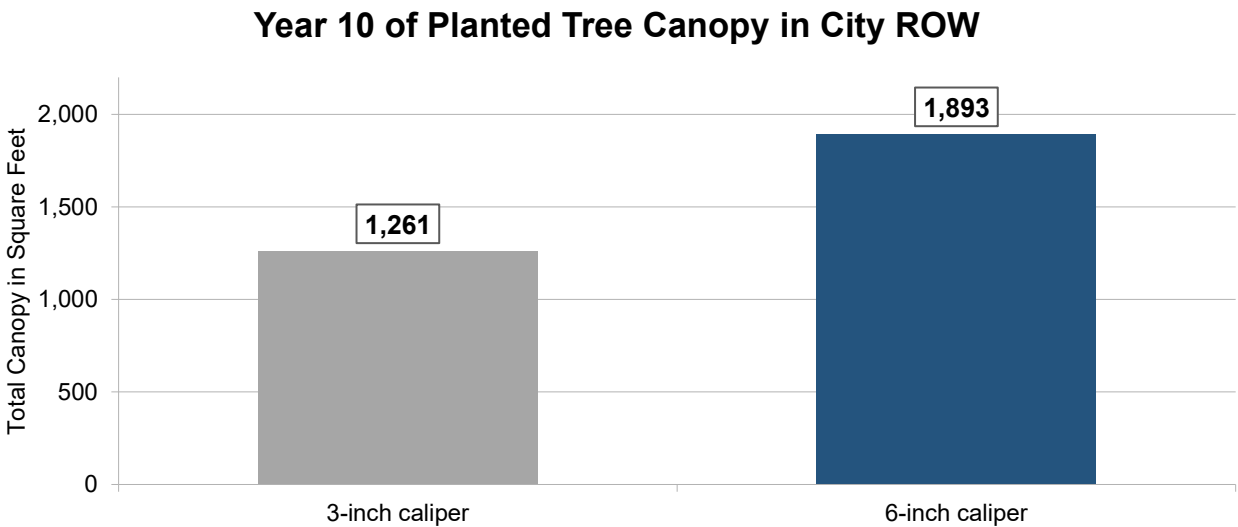
The analysis compares trees planted at 3-inch and 6-inch nursery caliper. **Planting-time DBH was estimated at 75% of nursery caliper**, based on field measurements from the February 2026 planting project. This produced starting DBH values of 2.25 inches and 4.50 inches, respectively.

Species	3-in. canopy	6-in. canopy	Added canopy	Increase
Southern live oak	210 sq. ft.	315 sq. ft.	105 sq. ft.	50%
Southern magnolia	157 sq. ft.	259 sq. ft.	101 sq. ft.	64%
Bald cypress	108 sq. ft.	147 sq. ft.	40 sq. ft.	37%
Southern red oak	195 sq. ft.	363 sq. ft.	168 sq. ft.	86%

Finding. The larger planting size produces more canopy for every species evaluated. Southern red oak has the largest modeled increase, while bald cypress has the smallest because of its narrower crown form.

2. REAL WORLD EXAMPLES OF 3" VS 6" CALIPER PLANTINGS

This example compares six southern live oaks planted along the same 300 FT section of right-of-way (ROW). The number of trees and spacing stays the same. Only the caliper size of tree at time of planting changes.



At Year 10, the six 6-inch caliper trees provided 1,893 sq. ft. of canopy or 632 sq. ft. (50%) more than the 3-inch plantings.

WHAT THIS EXAMPLE SHOWS

1,893 SQ. FT. Year-10 canopy with 6-inch trees	+632 SQ. FT. Additional canopy over 3-inch trees	10.5% OF ROW Covered after 10 years
--	--	---

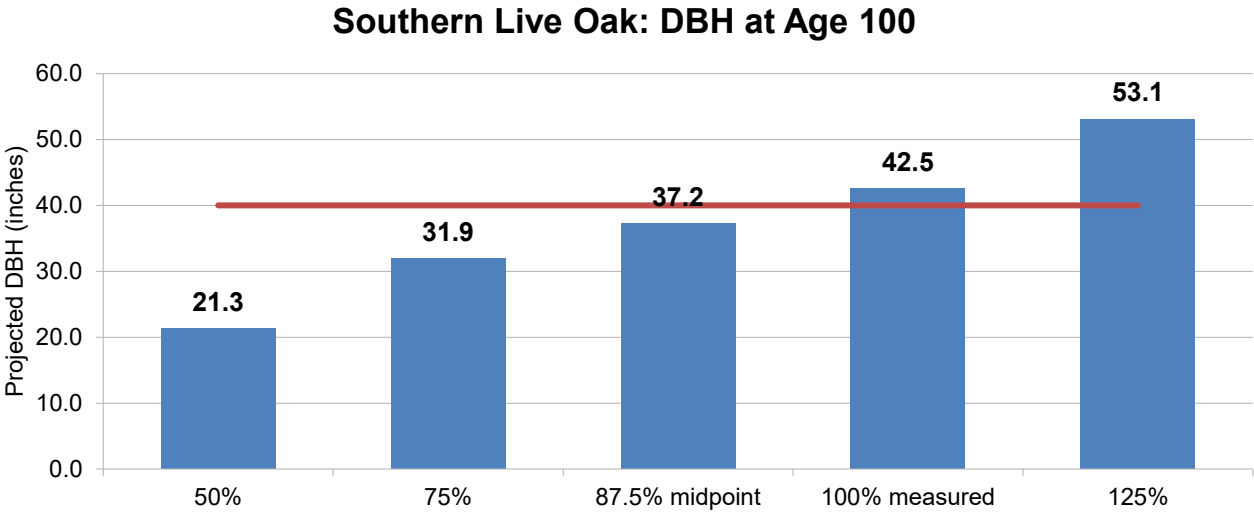
Real-world result	3-Inch Planting	6-Inch Planting
Canopy from six trees after 10 years	1,261 sq. ft.	1,893 sq. ft.
Portion of ROW covered after 10 years	7.0%	10.5%
What the 6-inch planting adds	Baseline	632 sq. ft. more canopy (50% increase)

Findings: With the same six southern live oaks planted in a 60’ by 300’ section of ROW, the 6-inch-caliper planting provides 632 additional square feet of canopy after 10 years. That is 50% more canopy and 3.5% more total ROW coverage.

3. SOUTHERN LIVE OAK DBH AT 100 YEARS OF AGE

40 INCHES DBH

Modeled estimate for 100-year-old southern live oak



Interpretation: For planning purposes, southern live oaks measuring 40 inches DBH or greater may be treated as being approximately 100 years old or older when considering enhanced “Golden Goose” protective measures. This threshold is intended as a practical planning standard rather than a precise age determination, since growth rates vary with site conditions and tree history.

USE OF FINDINGS

The canopy values are modeled gross crown areas per surviving tree. The ROW example uses six trees at 50 feet on center within a 60-foot-wide, 300-foot-long corridor and assumes no crown overlap. Actual performance will vary with establishment, irrigation, soil conditions, pruning, utilities, buildings, storm damage, and mortality. The ROW percentages are illustrative planning estimates rather than absolute planting results.

SOURCES AND NOTES

[1] February 2026 field measurements and revised R Studio canopy and ROW analysis. Internal project dataset. Nursery caliper was converted to planting-time DBH using the observed 0.75 relationship.

[2] Bechtold, W.A. 2003. “Crown-Diameter Prediction Models for 87 Species of Stand-Grown Trees in the Eastern United States.” Southern Journal of Applied Forestry 27(4):269–278.

[3] Lawrence, A.B., Escobedo, F.J., Staudhammer, C.L., and Zipperer, W.C. 2012. “Analyzing Growth and Mortality in a Subtropical Urban Forest Ecosystem.” Landscape and Urban Planning 104:85–94. DOI: 10.1016/j.landurbplan.2011.10.004.

[4] Harms, W.R. 1990. “Live Oak.” Silvics of North America. USDA Forest Service.