



City of Pensacola

Planning Board

Agenda

Tuesday, December 13, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

1. [22-01146](#) MINUTES FOR THE MEETING OF NOVEMBER 8, 2022

Attachments: [Planning Board Minutes November 8, 2022](#)

REQUESTS

2. [22-01147](#) CONDITIONAL USE PERMIT APPLICATION - 716 N 9TH AVENUE, UNITY CHURCH - DISTRICT 6

Attachments: [716 N 9th Ave Conditional Use Permit Application](#)
[Review Comments Conditional Use Permit](#)
[Sec. 12 3 107. Conditional Use Permit](#)

3. [22-01149](#) PRELIMINARY PLAT MAIN STREET CROSSINGS TOWNHOMES - DISTRICT 7

Attachments: [Preliminary Plat Application MAIN STREET CROSSING](#)
[Review Comments Main Street Crossing Preliminary Plat.pdf](#)

OPEN FORUM

DISCUSSION

4. [22-01150](#) PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE SEC. 12-3-60 (2) - BOATHOUSES, PIERS AND DOCKS, ALL RESIDENTIAL ZONES

Sponsors: Grover C. Robinson, IV

Attachments: [LDC Amendment Application - Boat House Height](#)
[Loftis Marine Letter of Support](#)

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 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.

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 to be based.

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 435-1606 (or TDD 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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01146

Planning Board

12/13/2022

SUBJECT:

Minutes for the Meeting of November 8, 2022



MINUTES OF THE PLANNING BOARD

November 8, 2022

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Villegas, Board Member Sampson

MEMBERS ABSENT: Board Member Powell, Board Member Van Hoose

STAFF PRESENT: Planning & Zoning Division Manager Cannon, Assistant Planning & Zoning Manager Harding, City Attorney Lindsay, Help Desk Technician Johnston, Executive Assistant Chwastyk

STAFF VIRTUAL: Development Services Director Morris, Development Services Coordinator Statler

OTHERS PRESENT: John Loftis, Paul Battle

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from October 11, 2022
- **New Business:**
- Final Plat Grove Park Townhomes
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:05 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Vice Chairperson Larson made a motion to approve the October 11, 2022 minutes, seconded by Board Member Sampson, and it carried 5:0.

New Business –

Final Plat Grove Park Townhomes

Planning & Zoning Manager, Cannon introduced item and stated this item had come before the board in December of last year and was approved and that it's C-1 with no yard requirements. Paul Battle was the representative for the applicant, he asked that since there are no setbacks in C-1 he would like to change setbacks to 25 feet in the front and 20 feet in the rear. Planning & Zoning Division Manager, Cannon stated procedurally it's fine if it's clear in the board's decision and the minutes. Board Member Grundhoefer stated that would be a welcome change to the plat because it would allow more room for a sidewalk and more room for a car in the driveway which will help to prevent the car from blocking the sidewalk.

Chairperson Ritz suggested that with Board Member Grundhoefer's discussion and Paul Battle's request and unless there are no objections if a motion comes along, it could be captured in the motion in a definitive way. Board Member Sampson wanted to confirm that the plat had been approved by ECUA. Chairperson Ritz answered they still must go to ECUA for a separate approval. Chairperson Ritz stated that they have met the city's LDC requirements, we have the request to change the setbacks which he doesn't think will be a problem. Board Member Villegas made a motion to approve the plat application with the changes to 25 feet setback at the front and 20 feet setback at the rear and to have the plat updated prior to submittal to Council. Board Member Grundhoefer asked if these were zero lot townhomes, Paul Battle answered yes. Board Member Grundhoefer asked what the 4 feet setbacks were for, Paul Battle answered it was an easement so that they could maintain access to repair common walls. Board Member Grundhoefer asked is the intention to have Grove Park Drive a continuation of the street across the street and will it be deeded to the city to maintain. Paul Battle answered the plan is to dedicate it to the city. Board Member Grundhoefer asked if they required a turnaround or a 3-way backup, Paul Battle answered he has an easement through Golden Corral so that the fire department could have access to the subdivision. **Board Member Villegas made a motion to approve the plat application with the changes to 25 feet setback at the front and 20 feet setback at the rear, seconded by Vice Chairperson Larson and it carried 5:0.**

Open Forum – none

Discussion – Proposed Amendment to The Land Development Code Sec. 12-3-60 (2) – Boathouses, Piers and Docks, All Residential Zones

John Loftis is requesting an amendment to the height restrictions for boathouses, currently it reads "nor shall any boathouse extend to a height of more than 15 feet from the above mean low tide" to "nor shall any boathouse extend to a height more than 25 feet from the above mean high water". Chairperson Ritz stated if you do the math, it means that they would be adding 11 feet to the height of the boathouse. John Loftis stated they want to bring an outdated code up to date and mirror other codes in other jurisdictions. John Loftis mentioned they must raise the docks higher for grass beds, naturally they must get the boathouse to be higher to have head room. They have changing boat sizes with higher towers and radar equipment, there are times when people could not raise their boats high enough to not get damaged by storm surge, so by adding this footage they are hoping to minimize damage to boats in lifts. He feels they are not doing anything excessive, and they realize there will be view issues and concerns with line of site and they want to be sensitive to those concerns. Chairperson Ritz asked

how many agencies Mr. Loftis goes through to get a permit on Bayou Texar. John Loftis answered they go through the Florida Department of Environmental Protection, Army Corps of Engineers, and the City of Pensacola. Board Member Grundhoefer stated his heartburn is with the line of sight for property owners who have paid a lot of money for these properties. Board Member Grundhoefer feels it's excessive to build these high boathouses, if it was for marinas, he could understand but not for residential properties. He stated if property owners knew about this they would be upset and fill the room. John Loftis stated he polled his clients, and they are all in favor of the change. Board Member Villegas asked where his clients are predominantly based. John Loftis answered on the eastside of Bayou Texar and one on the westside of Bayou Texar, he has a long list of people in favor of the increase in height. Board Member Villegas wanted clarification on John Loftis statement that people were unable to get their boats hauled prior to a hurricane because they can be caught off guard. Board Member Villegas stated that she would hope that one would take those extra precautionary measures which leads her to the point of where that now falls onto the board needing to accommodate people's personal choices. John Loftis stated that was a good point. Board Member Sampson wanted to know how many did not approve of this change; John Loftis answered he has not received any objections. Board Member Villegas stated this is not a guarantee of protection against a major storm but just raising it higher with the hopes that there would be less destruction. Board Member Grundhoefer stated he spoke to someone who had concerns about this large structure causing damage to his property if a storm comes. John Loftis answered he has never lost a boat house due to a storm. Board Member Villegas asked is this is preparing for the worst and hoping for the best and is this the best that could be done to solve the problem. John Loftis stated they are required to build the docks higher in certain instances, accommodating more than just one thing not just the safety of the boats but also to allow more sunlight to the grass beds. Vice Chairperson Larson stated he didn't have any questions for John Loftis at this time, but he would be asking an independent person separate question as far as the environment goes. John Loftis clarified that they could build a dock and build it higher if there are grass beds, but they are not allowed to build the boathouse roof. If there's grass beds in certain places where they want to put the roof, they must find an open spot and move to a different location on the property and build the roof there. If there are grass beds everywhere on the property, they would not be allowed to build the roof. Board Member Villegas asked who determines if it can be built. John Loftis explained that before they come to the city they have to apply to the State and the Army Corps of Engineers for a 2-to-3-month process. They must do a grass beds survey and let them know the details of what they find including photos and video footage of the grass beds. John Loftis stated they also must demonstrate 25-foot side setbacks from the riparian line and that the DEP is more stringent than the city and county. They also must do a riparian line study when they submit their application to the FDEP and the Army Corps of Engineers. They are more stringent with their setbacks than the side setbacks of the city. Assistant Planning & Zoning Manager Harding added that he or Development Services Coordinator Statler will review the plans for compliance with the Land Development Code and Building Inspections Specialist Weekley will review for Building Code Compliance and that most permits are for Bayou Texar. Board Member Grundhoefer stated that from an architectural standpoint you know how a building impacts the environment and how it looks and that his concerns are aesthetic and protecting other homeowners' views. A discussion began about the different means of notification for different boards, Planning

& Zoning Division Manager, Cannon stated that amendments such as this would get the standard media notices provided for Planning Board and City Council meetings. Board Member Grundhoefer wanted to know since this is city wide, how do you announce to 60,000 citizens that they could be affected by this, granted not everyone would be affected. Chairperson Ritz stated it's on the diligence of the citizen to pay attention to their government, other than that there's no vehicle for the city to address the property owners along Bayou Texar. Board Member Grundhoefer asked if it would be beneficial to ask for a variance on an individual basis. Planning & Zoning Division Manager, Cannon stated the Land Development Code does allow variances to certain building design standards which includes building height, so if that also applies to boat houses then that would be an option. Board Member Grundhoefer asked if any individual could come before the board and make a proposal to change the Land Development Code, Chairperson Ritz stated yes, it's the citizens right to do so. John Loftis stated that this was the vehicle put before him to follow the process and do it the right way and out of respect they are before the board to try and make this change. There was discussion regarding who determines what can go before the Zoning Board for a variance. Planning & Zoning Division Manager, Cannon wanted to clarify an earlier statement regarding variance definitions and stated that a variance can be applied for based on height, area and size of structure, yards, and open spaces. Planning & Zoning Manager, Cannon added typically we see height for houses but legal says it can apply to boathouses then that's acceptable. Assistant Planning & Zoning Manager Harding stated to be issued a variance by the Zoning Board of Adjustments there's seven hardship criteria that must be met and that they've never seen a height variance come before the board for the height of boat probably because it would be very hard to prove it's a hardship. Assistant Planning & Zoning Manager Harding added that a variance cannot be granted based on a self-imposed hardship. Chairperson Ritz stated that you must address all seven criteria and there are even some areas where there are 2 additional ones. Assistant Planning & Zoning Manager Harding answered yes. City Attorney Lindsay clarified that they would not be working on this at all unless you as majority tell staff to work on this item, also the concerns about notification can be addressed by letting the mayor's office know of concerns and perhaps do a press release. City Attorney Lindsay further stated if it's determined the change should be worked on it would come back before the board for further review which would give more time for notification and assuming it passes it would then go before city council for two readings with further notifications. Chairperson Ritz asked did the board want to push this forward in a discussion manner, have staff do further research, or have a workshop held. Planning & Zoning Manager, Cannon suggested they could also continue this as a discussion item on the next planning board meeting. Board Member Grundhoefer would like to have a third-party environmentalist to say whether it does or does not have an impact on the environment. Board Member Villegas would also like an environmentalist to come in and help them understand better their responsibility to the community and perhaps a workshop. Board Member Sampson feels we should have notification be given to everyone involved. Chairperson Ritz would like it to move forward since John Loftis is also working behalf of his clients that live on Bayou Texar. Vice Chairperson Larson would like more education on how this would affect sea grasses and the environment and the implications of what they are taking on. Assistant Planning & Zoning Manager Harding shared an email from Mr. Johnson of Wetland Sciences in support of the change, but the board still had questions pertaining to the email. Planning & Zoning Manager, Cannon gave suggestions of others that could

get involved to help educate the board. Board Member Villegas asked if there's any archeological weight on this. John Loftis informed the board that the Army Corps of Engineers can red-flag certain locations if an archaeologist is needed to either sign off on the project or not sign off. Assistant Planning & Zoning Manager Harding mentioned as a registered professional archeologist he could speak to the quality of the review done by the Army Corps of Engineers. John Loftis suggested that they should investigate forming a Marine Advisory Board. Chairperson Ritz stated without objection let us continue discussion on this item at the December 13th meeting. Chairperson Ritz invited John Loftis and others to bring anyone they would like to come speak on the matter. Planning & Zoning Manager Cannon will reach out to individuals to speak on the environmental side of it.

Adjournment – With no further business, the Board adjourned at 3:18 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01147

Planning Board

12/13/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Planning & Zoning Division Manager

DATE: 12/13/2022

CITY COUNCIL DISTRICT: 6

SUBJECT:

Conditional Use Permit Application - 716 N 9th Avenue, Unity Church - District 6

BACKGROUND:

Jamie Sanders is requesting a Conditional Use Permit to allow for the adaptive reuse of the existing structure at 716 N 9th Avenue, Unity Church of Christianity of Pensacola, Inc. The purpose of the conditional use is to convert the existing structure into an event and meeting facility.

The subject property is located in the R-1AA, medium-density zoning district. Per Sec. 12-3-107. - Conditional Use Permit, any proposed development or redevelopment of property within the R-1AA zoning district may apply for conditional uses listed under the zoning regulations for that district.

The following summarizes the allowed conditional uses and the standards for approval:

(b) Applicability

(2) Vacant public, semi-public, institutional, **church** or historically significant structures within the **R-1AA**, R-1A, R-ZL, R-2A and R-2 zoning districts. To allow for adaptive reuse of vacant public, semi-public, institutional, church or historically significant structure...

(d) *Standards for approval.* A conditional use may be approved by the city council only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- (1) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the city comprehensive plan, the land development regulations, or any other applicable plan, program, map or regulation adopted by the city council.
- (2) The proposed use will not adversely affect the public health, safety or welfare.

- (3) The proposed use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.
- (4) The proposed use shall be provided with adequate public facilities and services, including roads, drainage, water, sewer, and police and fire protection.
- (5) The proposed use will not create undue traffic congestion.
- (6) The proposed use shall minimize, to the extent reasonably possible, adverse effects on the natural environment.

This application has been routed through the various City departments and utility providers. The comments received to date have been included in the attachments.



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

CONDITIONAL USE

Fee: \$2,000.00
Rehearing/Rescheduling Planning Board: \$100.00
Rehearing/Rescheduling City Council: \$250.00

Applicant Information:

Name: Jamie Sanders
Address: 716 N 9th Ave, Pensacola, FL 32501
Phone: 850-438-2277 Fax: _____ Email: unity@unityofpensacola.org

Property Information:

Owner Name: Unity Church of Christianity of Pensacola, Inc Phone: 251-597-9497
Location/Address: 716 N 9th Ave, Pensacola, FL 32501
Parcel ID: 0 0 _ 0 S _ 0 0 _ 9 0 2 5 _ 0 0 1 _ 0 8 2
Square Feet/Acres: 0.5574

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of conditional use: This property has been occupied as a church since 1906.
Church to be used as event and meeting facility.

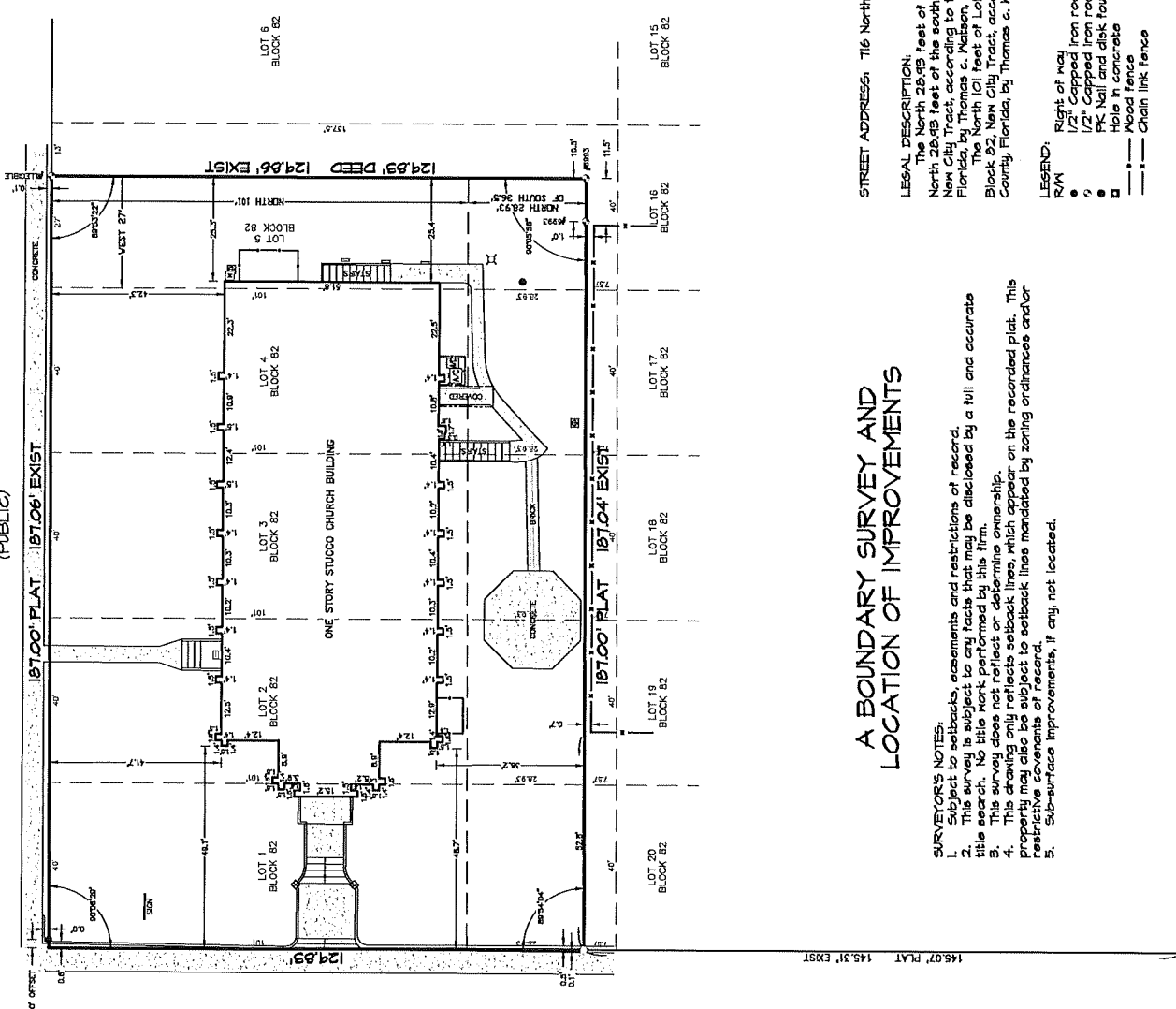
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this conditional use and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

J Sanders 11-2-23
Signature of Applicant Date
(Owner of Property or Official Representative of Owner)

FOR OFFICE USE ONLY

Zone: _____ District: _____ Date Received: _____
Case Number: _____ Date Postcards mailed: _____
Planning Board Date: _____ Recommendation: _____
Council Date: _____ Council Action: _____

JACKSON STREET 70' R/W
(PUBLIC)



NORTH SCALE 1" = 20'

**A BOUNDARY SURVEY AND
LOCATION OF IMPROVEMENTS**

STREET ADDRESS: 716 North Ninth Avenue

LEGAL DESCRIPTION:
 The North 28.49 feet of the South 96.5 feet of Lots 1 to 4, inclusive and the North 28.49 feet of the south 96.5 feet of the West 27.00 feet of Lot 5, Block 82, New City Tract, according to the map of the city of Pensacola, Escambia County, Florida, by Thomas C. Matson, copyrighted in 1906.
 The North 101 feet of Lots 1 through 4, inclusive, and the West 27 feet of Lot 5, Block 82, New City Tract, according to the map of the city of Pensacola, Escambia County, Florida, by Thomas C. Matson, copyrighted in 1906.

- LEGEND:**
- R/W Right of way
 - 1/2" capped iron rod set #1078
 - 1/2" capped iron rod found
 - PK PK Nail and disk found #6183
 - Hole in concrete
 - Wood fence
 - Chain link fence

- SURVEYOR'S NOTES:**
1. Subject to setbacks, easements and restrictions of record.
 2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
 3. This survey does not reflect or determine ownership.
 4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
 5. Sub-surface improvements, if any, not located.

LA RUA STREET 80' R/W
(PUBLIC)

NINTH AVENUE 70' R/W
(PUBLIC)

Source of Information: PUBLIC RECORDS, ATLAS SHEET #69, MAP OF PENNSACOLA BY T.C. WATSON (1906)

Bearing Reference: N.A.

Order By: _____

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 54-17.050, 54-17.051 and 54-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze
PSM #5605
PSM #6190

This survey is valid only if it contains the original seal and original signature of the signing surveyor.

NOT VALID WITHOUT SEAL AND SIGNATURE

SHEET 1 OF 1

FILE NO. 7073

ES-52

Job No. 25175-22

Scale 1/4" = 100'

Date of Survey 10-21-2022

Date of Plat 11-1-2022

Date of Revision

FB 1783 PC 50-60

PC

Entrenchments

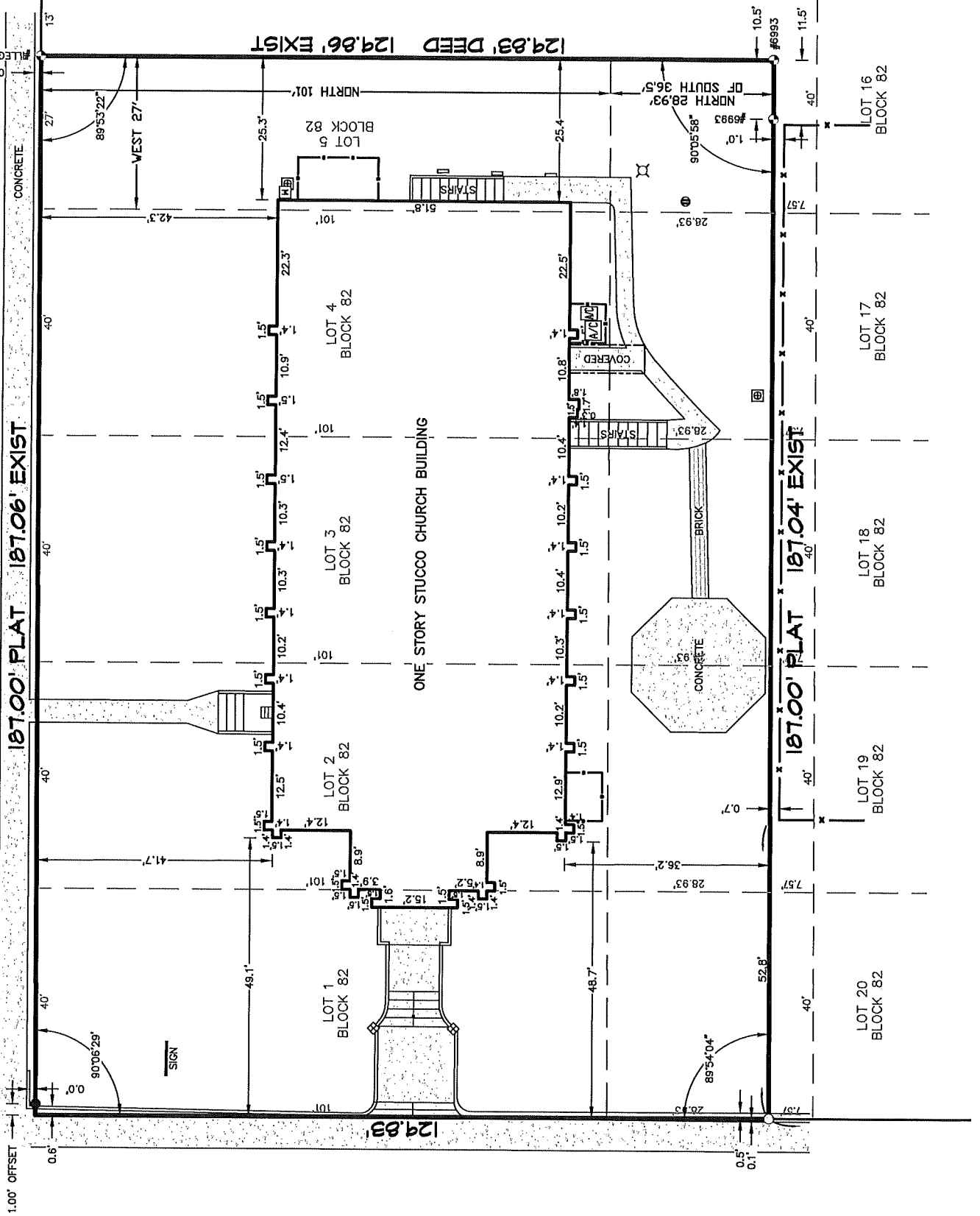
Drawn By: ENL

Checked By: DDS

LAND SURVEYORS
PITTMAN, GLAZE AND ASSOCIATES, INC.
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32503
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pgsurvey@bellsouth.net

JACKSON STREET 70' R/W
(PUBLIC)

187.00' PLAT 187.06' EXIST



ONE STORY STUCCO CHURCH BUILDING

LOT 1
BLOCK 82

LOT 2
BLOCK 82

LOT 3
BLOCK 82

LOT 4
BLOCK 82

LOT 5
BLOCK 82

LOT 19
BLOCK 82

LOT 18
BLOCK 82

LOT 17
BLOCK 82

LOT 16
BLOCK 82

LOT 15
BLOCK 82

14TH AVENUE 70' R/W
(PUBLIC)

Department:	Comments:
Planning	See attached.
PW/Engineering	No comments.
FIRE	The conditional use for this property will be required to come up to current code. An automatic fire sprinkler system and an approved fire alarm system will be required based on the square footage and occupant load. Please review NFPA 101: Life Safety Code, 2018 Edition Chapter 12 and the 2020 FBC, 7th Edition. Chapter 9 for code requirements.
Inspection Svcs	No comments.
ESP	No comments.
ECUA	No comments.
FPL	No comments.
ATT	No comments.

***Planning Services Division
Zoning Review***

Address: 716 NORTH 9TH AVE
Request: CONDITIONAL USE FOR ADAPTIVE REUSE OF A CHURCH WITHIN R-1AA
Reviewed: 11-28-2022

USE: ALTHOUGH THE PROPOSED USE IS NOT SPECIFICALLY LISTED WITHIN SEC. 12-3-107(b)(2), IT IS COMPARABLE TO A "RESTAURANT" WHICH IS ALLOWED.

PARKING: THIS PROPOERTY IS LOCATED WITHIN THE URBAN CORE CRA. AS SUCH, IT IS ELIGIBLE FOR REDUCED PARKING REQUIREMENTS. EATING AND DRINKING ESTABLISHMENTS ARE ALLOWED A 100% REDUCTION.

COMPATIBILITY: THE SURROUNDING USES ARE GENERALLY A MIX OF BUSINESS/PROFESSIONAL AND RECREATIONAL USES. IMMEDIATELY ADJACENT TO THE SOUTH IS AN PROFESSIONAL OFFICE. TO THE EAST IS THE MALCOLM YONGE CENTER. ACROSS EAST JACKSON STREET TO THE NORTH IS GADSDEN STREET UNITED METHODIST CHURCH. ACROSS NORTH 9TH AVE TO THE WEST IS A MEDICAL OFFICE AND A SINGLE-FAMILY RESIDENCE WHICH WAS RECENTLY REVERTED BACK FROM A LAW OFFICE.

Sec. 12-3-107. Conditional use permit.

- (a) *Authorization and purpose.* The city council may, under the prescribed standards and procedures contained herein, authorize the construction of any use that is expressly permitted as a conditional use in a particular zoning district; however, the city reserves full authority to deny any request for a conditional use permit or to impose reasonable conditions on the use. Provisions for a conditional use permit are intended to establish a process for submitting a site plan for specific uses that require further review by the planning board and city council to assess the impacts of the proposed use on the surrounding neighborhood.
- (b) *Applicability.*
- (1) Conditional uses listed under zoning district regulations, or in this section for a specific land use type. Any proposed development or redevelopment of property within the R-1AAA, R-1AA, R-1A, R-ZL, R-2A, R-2, HR-1, HR-2, PR-1AAA, PR-2 and PC-1 zoning districts may apply for conditional uses listed under the zoning regulations for the district.
 - (2) Vacant public, semi-public, institutional, church or historically significant structures within the R-1AA, R-1A, R-ZL, R-2A and R-2 zoning districts. To allow for adaptive reuse of vacant public, semi-public, institutional, church or historically significant structure within the R-1AA, R-1A, R-ZL, R-2A and R-2 zoning districts which, by nature of its size, structural layout, site layout or other unique features, could not feasibly be redeveloped for adaptive reuse under existing zoning regulations, a conditional use permit may be granted. Redevelopment of an existing building may occur within its existing footprint or may be expanded subject to compliance with the lot coverage, intensity and height standards for the applicable zoning district. Existing buildings that exceed 45 feet may be redeveloped within the existing building envelope height; buildings that are less than 45 feet in height may not be expanded to exceed 45 feet in height. The following uses or combinations of uses shall be eligible to apply for a conditional use permit:
 - a. Any type of residential development at a maximum density of 35 units per gross acre, dormitories.
 - b. Child care facilities, nursing homes, rest homes, convalescent homes.
 - c. Studios, with no outside storage or work permitted.
 - d. Banks, office buildings.
 - e. Restaurants.
 - f. Retail food and drugstores; personal service shops; clothing and fabric stores; home furnishing stores, hardware and appliance stores; specialty shops; pastry shops; floral shops.
 - g. Fitness centers, martial arts studios.
 - h. Laundry and dry-cleaning pick-up stations.
 - (3) Mobile restaurant facilities may be permitted on private property having frontage on South Palafox Place in the area located between the southern right-of-way line of Main Street and Pensacola Bay. Mobile restaurant facilities shall only be permitted as an accessory use to an adjacent existing and operational restaurant subject to the following conditions:
 - a. Mobile restaurant units will be permanently fixed to the ground (the attachments can be removed in the event the mobile restaurant needs to be moved due to lease termination or declaration of emergency).
 - b. Storage areas and mechanical equipment shall be screened from view.
 - c. Mobile restaurant units shall be connected to the sewer system and utilize a grease trap.

-
- d. Mobile restaurant units shall have permanent restrooms provided for customers via the adjacent principal restaurant use.
 - e. Mobile restaurant development sites shall provide one customer seat per linear foot of mobile unit on site.
 - f. In addition to minimum landscaping requirements, mobile restaurant development sites shall provide both hardscape and landscape details with sufficient quality of design to create a formalized outdoor plaza environment. This shall be accomplished through the incorporation of grated tree wells for the planting of shade and canopy trees within outdoor seating areas. Outdoor seating areas shall be constructed with a minimum of 40 percent decorative architectural pavers comprising the overall seating area.
 - g. Each individual mobile restaurant unit shall have a water source located within 30 feet behind the structure.
 - h. Mobile restaurant units shall be allowed one menu attached to the facade not to exceed 16 square feet and one identifying sign not to exceed 25 square feet.
 - i. There will be a maximum of four mobile restaurant units per development site. If a mobile restaurant development site has more than one mobile restaurant unit on the parcel then all mobile restaurant units will be of a consistent design, size, and color. Mobile restaurant units and associated developments shall comply with the regulations and reflect the character of the district in which they are located. Accent features to distinguish unique culinary concepts are encouraged.
 - j. Mobile restaurant units shall not occupy more than 25 percent of the overall development site area.
 - k. Underground utilities shall be required for each mobile restaurant unit. Generators are not permitted with the exception of during the course of emergencies and power outages.
 - l. A designated screened dumpster area shall be located within 500 feet of a mobile restaurant unit.
- (c) *Requirements.* Applicants for a conditional use must submit development plans in accordance with section 12-3-120. The conditional use development plan shall meet all design standards as required by section 12-3-121 and is encouraged to meet all design guidelines established in the same section. A building permit shall not be issued for a conditional use until the city council has approved the final development plan.
- (d) *Standards for approval.* A conditional use may be approved by the city council only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:
- (1) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the city comprehensive plan, the land development regulations, or any other applicable plan, program, map or regulation adopted by the city council.
 - (2) The proposed use will not adversely affect the public health, safety or welfare.
 - (3) The proposed use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.
 - (4) The proposed use shall be provided with adequate public facilities and services, including roads, drainage, water, sewer, and police and fire protection.
 - (5) The proposed use will not create undue traffic congestion.
 - (6) The proposed use shall minimize, to the extent reasonably possible, adverse effects on the natural environment.

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- (e) *Conditions.* The city council may prescribe appropriate conditions and restrictions upon the property benefitted by the conditional use approval as may be necessary to comply with the standards set out in subsection (d) of this section, to reduce or minimize any potentially injurious effect of such conditional use upon the property in the neighborhood, and to carry out the general purpose and intent of these regulations. Failure to comply with any such condition or restriction imposed by the city council shall constitute a violation of these regulations. Those conditional uses that the city council approves subject to conditions, shall have specified by the city council the time allotted to satisfy such conditions. In approving any conditional use, the city council may:
- (1) 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.
 - (2) Establish special or more stringent buffer, yard or other open space requirements.
 - (3) Designate the size, number, location or nature of vehicle access points.
 - (4) Require berming, screening, landscaping or similar methods to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
 - (5) Designate the size, height, location or materials for a fence or wall.
 - (6) Specify the period of time for which such approval is valid for the commencement of construction of the proposed conditional use. The city council may, upon written request, grant extensions to such time allotments not exceeding six months each without notice or hearing.

(Code 1986, § 12-2-78; Ord. No. 33-95, § 8, 8-10-1995; Ord. No. 6-02, §§ 1, 2, 1-24-2002; Ord. No. 05-12, § 1, 4-12-2012; Ord. No. 29-16, § 1, 10-13-2016)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01149

Planning Board

12/13/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Planning & Zoning Division Manager

DATE: 12/6/2022

CITY COUNCIL DISTRICT: 7

SUBJECT:

Preliminary Plat Main Street Crossings Townhomes - District 7

BACKGROUND:

GEI and Associates Engineers, LLC is requesting preliminary plat approval for Main Street Crossings Townhomes located at 555 South G Street. This property is located in the C-3 Commercial zoning district. One (1) parcel will be subdivided into thirty-two (32) lots to accommodate townhomes.

- Per Sec. 12-2-76: Subdivision of five (5) lots or more constitutes a major subdivision
- Property area: 1.87 acres
- Maximum Density: 135 units per acre
- Setback requirements:
 - No yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20 foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

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



GECI & ASSOCIATES, INC.
E N G I N E E R S

October 25th, 2022

Ms. Cynthia Cannon
Planning Department
City of Pensacola
222 W Main Street
Pensacola, Florida 32502

RE: **Main Street Crossings**
Preliminary Plat Initial Submittal
G&A Reference No. 28808

Dear Cynthia:

On behalf of aDoor Development, LLC, we are submitting Main Street Crossings for Preliminary Plat review. With this letter, please find the following items:

1. One (1) digitally certified copy of the Preliminary Plat
2. One (1) copy of the signed Preliminary Plat Application
3. One (1) copy of the executed Power of Attorney
4. One (1) copy of the Location Map
5. One (1) digitally certified copy of the Lot Grading Plan

If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'Clint Geci', written over the company name.

Clint Geci, PE

Cc: Mr. Austin Tenpenny

SUBDIVISION PLAT

APPLICATION FOR SUBDIVISION PLAT APPROVAL CHECKLIST

1. At least thirty (30) calendar days prior to the Planning Board meeting, submit to staff:
 - Original Application. Please complete and return the Application and the Open Space Dedication Calculation table.
 - Five (5) copies of the plat – must be folded
 - One (1) PDF copy of the plat and supplemental information – either emailed to the City at PlanningApplications@CityOfPensacola.com or provided on a CD. Flash drive are NOT accepted.
 - Fees (cash or check made payable to the City of Pensacola)
 - Preliminary Plat Approval:
Upon INITIAL submittal: \$1,000.00 + \$25 per lot
Each RESUBMITTAL: One-half (1/2) the initial fee
 - Final Plat Approval:
Upon INITIAL submittal: \$1,500.00 + \$25 per lot
Each RESUBMITTAL: One-half (1/2) the initial fee
2. After Planning Board recommends approval of the Final Plat, the Final Plat will be transmitted to the City Council.
3. Within 180 days of City Council approval, the applicant shall:
 - Record the approval plat with Escambia County Clerk of Courts.
 - Satisfy the open space/park dedication requirement by either (A) land dedication; or (B) fee in lieu of dedication. Fees are 5% of the appraised value of the land; checks should be made payable to the City of Pensacola.
4. After recording, applicant shall provide the City of Pensacola Planning Services Division with notice of the applicable Book and Page for the recording. Building permits will not be issued until the City is notified of the recording.

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

SUBDIVISION PLAT

Preliminary Plat

Fee: \$1,000.00 + \$25/lot

Final Plat

Fee: \$1,500.00 + \$25/lot

1. Applicable Parks/Open Space Fees are due prior to recording the Final Plat;
2. Resubmittal: 1/2 the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

<u>Applicant Information</u> Name: <u>aDoor Development LLC</u> Address: <u>401 E Chase Street</u> <u>Pensacola, Florida 32502</u> Phone: <u>(850) 637-1880</u> Email: <u>austin.tenpenny@adoorproperties.com</u>	<u>Owner Information (If Different from Applicant)</u> Name: <u>See Applicant</u> Address: _____ Phone: _____ Email: _____
--	--

Property Information

Location Address: 555 South G Street, Pensacola, FL 32502

Subdivision Name: Main Street Crossings

Parcel ID #: 0 0 - 0 S - 0 0 - 9 0 8 0 - 0 0 1 - 1 3 9

of EXISTING Parcels to be Subdivided: 1 # of PROPOSED Lots: 32 Total Acreage: 1.61

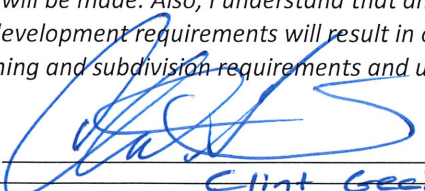
Type of Subdivision: Residential Non-Residential/Commercial

Legal Description: Attached a full legal description from deed or survey

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? YES NO

If YES, Please specify the exact Variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based upon non-compliance with the City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Signature of Owner:  Date: 10/25/22

<u>For Office Use Only</u>		
Zoning: _____	FLUM: _____	Council District: _____
Date Received: _____	Case Number: _____	
Application Fee: _____	Receipt #: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: _____ FINAL: _____	Recommendation: _____	
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

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SUBDIVISION PLAT

Sec. 12-7-6. Sites for public use.

- (a) *School sites.* The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) *Sites for park and recreation or open space.* Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
 - (1) *Dedication of land for park, recreation or open space needs.* The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
 - (2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) *Public streets.* All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

Open Space Requirements (only applicable to residential subdivision)

Sec. 12-7-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check the preferred method of meeting the requirement:

(a) Total Land Area: 1.61 acres

5% for land dedication: N/A acres

(may NOT equal less than 1/4 acre)

(b) Value of Land \$ 403,200
(per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ 20,160.00

(Check payable to the City of Pensacola. Due after plat approval, *prior to receiving signatures*)

SUBDIVISION PLAT

Sec. 12-7-3. Procedure for subdivision approval.

- (a) Procedure for subdivision requiring a plat.
- (1) Approval of preliminary plat by the planning board.
- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and Florida Statute § 472.027.
 - b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter (1/4) of a mile.
 - c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
 - d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
 - e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
 - f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
 - g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-1.
- (2) Approval of final plat by the planning board and city council.
- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one-year (365 days) of the date of the approval of the preliminary plat. If more than one-year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the planning services department a new application, new application fee and revised documentation and begin the process at section 12-7-1.
 - b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from

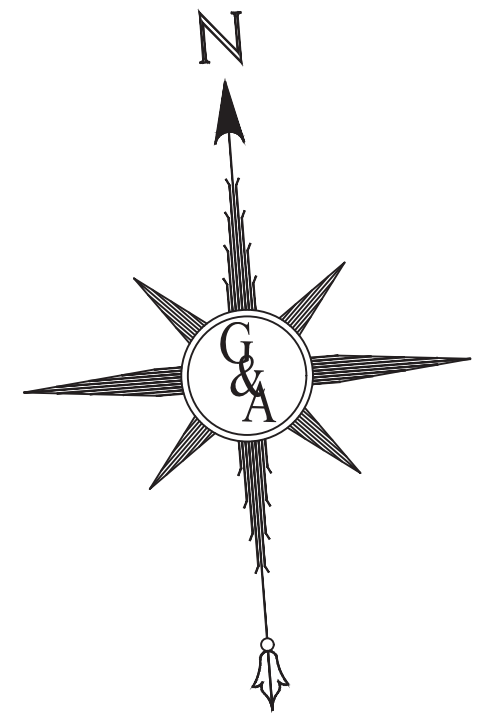
***Planning Services
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SUBDIVISION PLAT

the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.

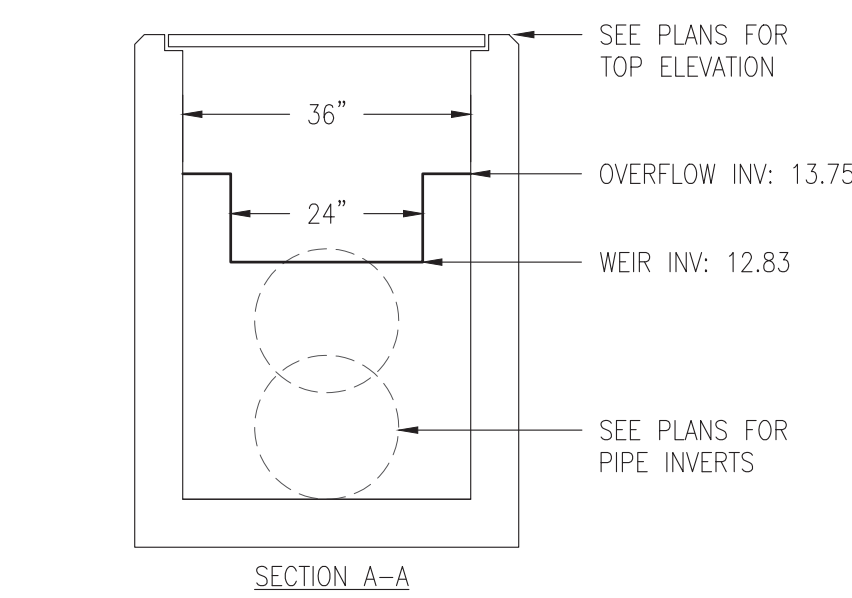
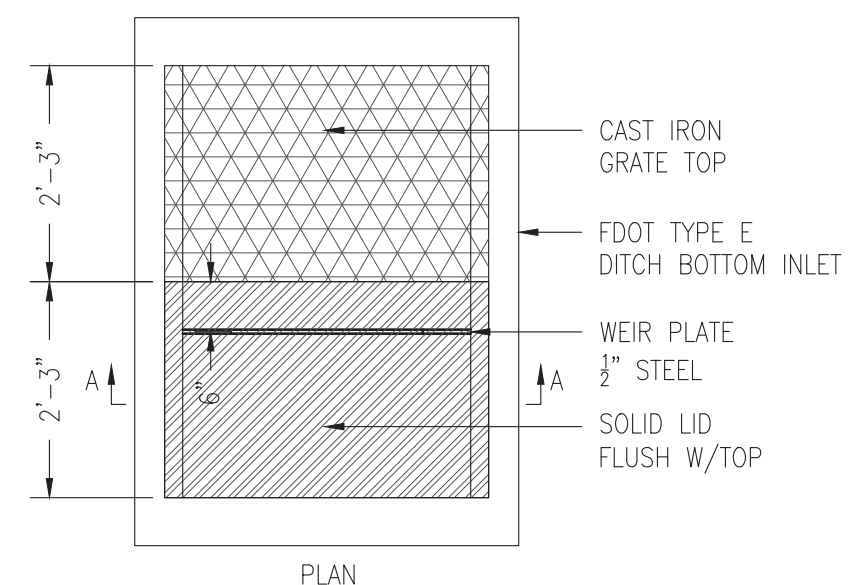
- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.
- (b) Procedure for division of land requiring a boundary survey.
- (1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department..
 - (2) Submission requirements.
 - a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by Florida Statute § 472.027, pertaining to the Standards of Practice for surveys) of the property to the planning services department. The boundary survey shall depict all information required by section 12-7-8(1) through (1011).
 - b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
 - c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
 - d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within nine (9) working days from submission.
 - e. If the metes and bounds description or the boundary survey is rejected the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
 - f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-3(b).
 - (3) Final approval.
 - a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
 - b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b.3.a).

(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009)

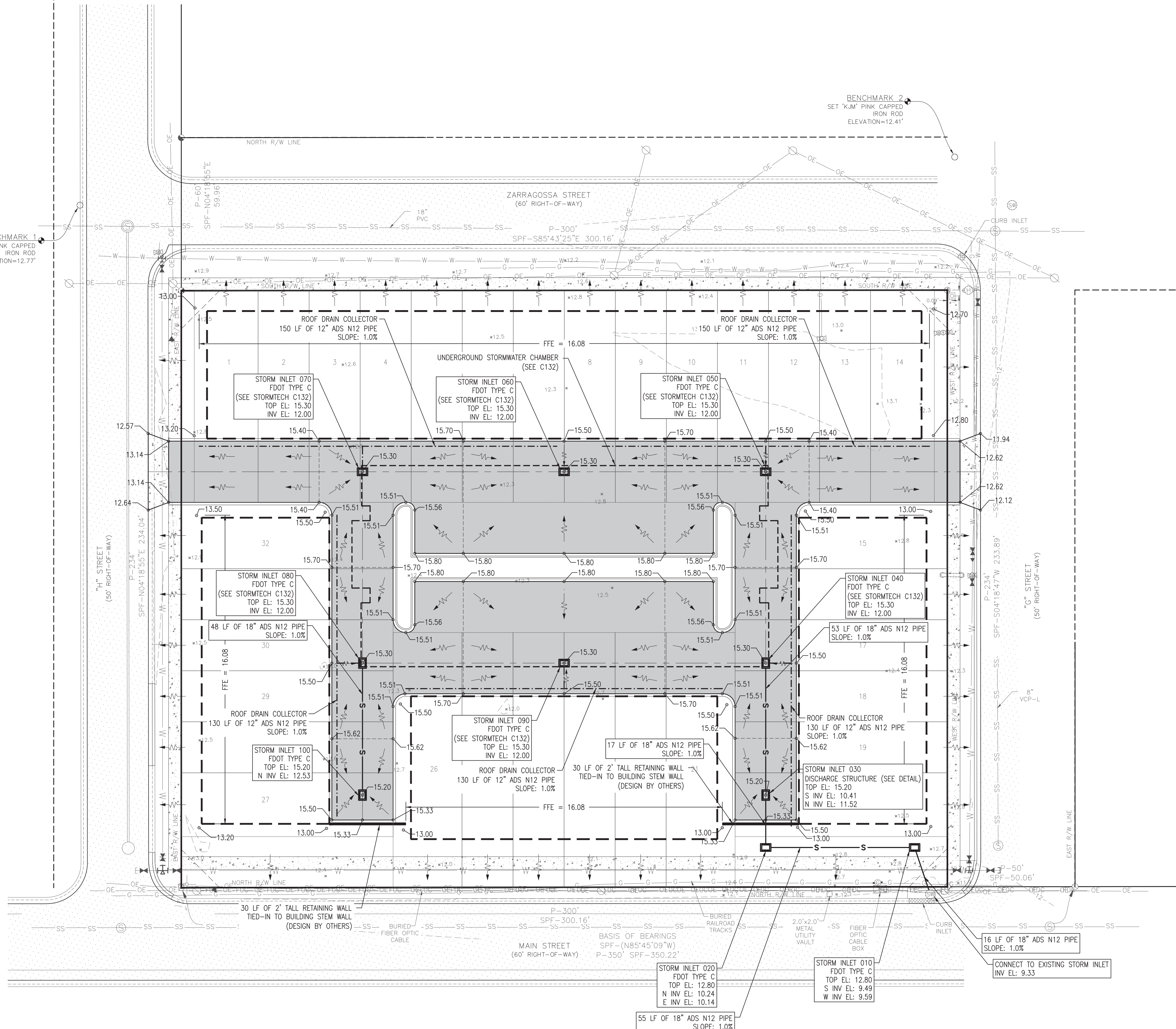


SCALE: 1" = 20'

- NOTES:
1. ALL ROOF DRAINAGE TO BE DIRECTED TO THE DEVELOPMENT'S STORMWATER SYSTEM VIA ROOF CUTTERS & DOWNSPOUTS.
 2. CONTRACTOR TO ENSURE FINISH GRADING TO MATCH FLOW ARROWS SHOWN HEREON. ANY DISCREPANCIES SHALL BE REPORTED TO THE EOR.
 3. REQUIRED MINIMUM PAVEMENT SLOPE IS 1.0%.



DISCHARGE STRUCTURE DETAIL
N.T.S.



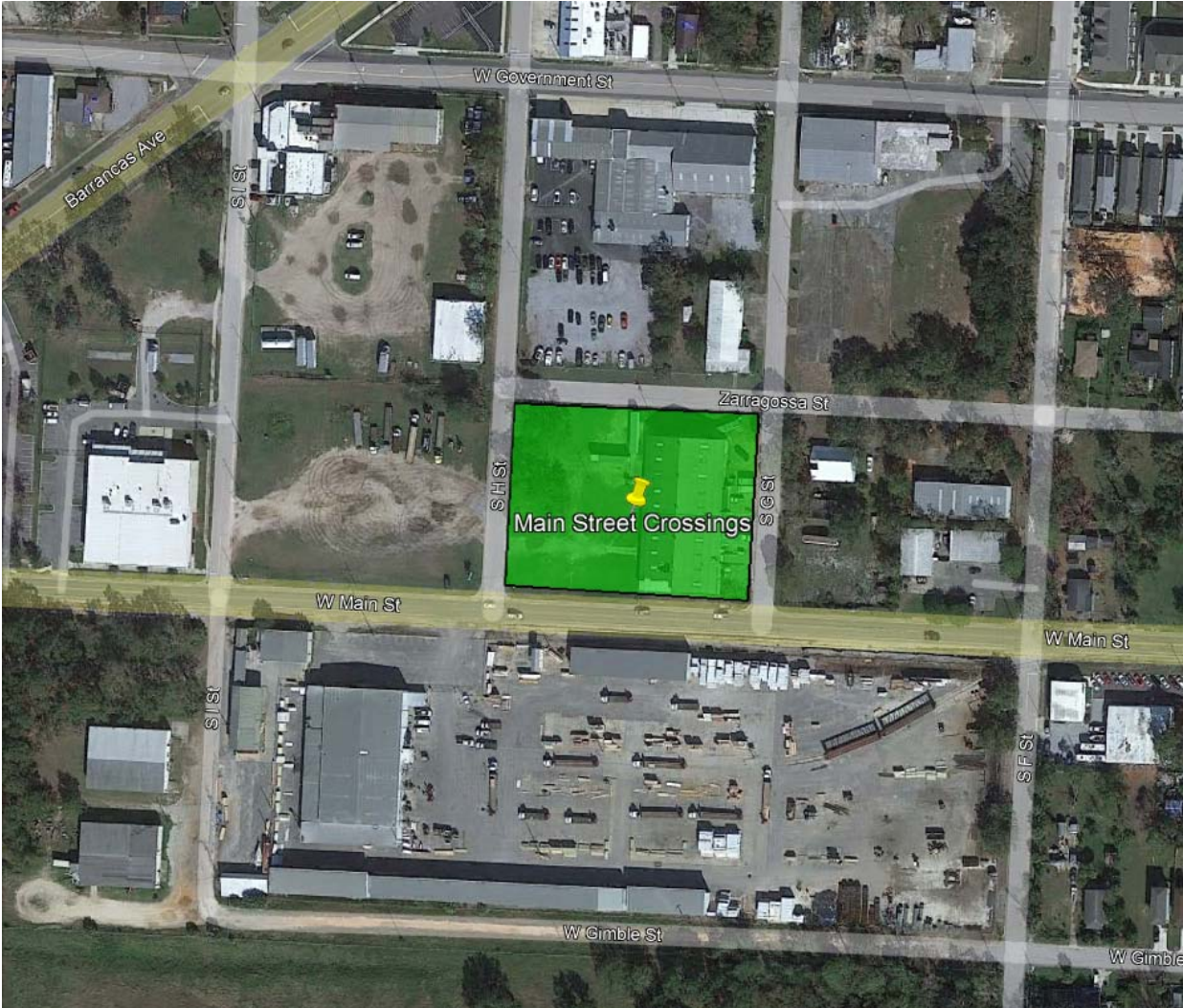
ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE CITY OF PENSACOLA STANDARDS AND F.O.D.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECUA STANDARD SPECIFICATIONS.

28808 CONSTRUCTION PLANS.DWG_9/12/22_1512

PROJECT NO.	28808	SHEET NO.	C130
<p style="text-align: center;">G MAIN TOWNHOMES GRADING & DRAINAGE PLAN</p>			
<p style="text-align: center;">POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS</p>			
<p style="text-align: center;">SITework CONSTRUCTION PLANS FOR</p>		<p style="text-align: center;">NOT RELEASED FOR CONSTRUCTION</p>	
<p style="text-align: center;">G&A</p>		<p style="text-align: center;">GECI & ASSOCIATES, INC.</p>	
<p style="text-align: center;">FLORIDA PROFESSIONAL ENGINEER No. 73824 DATE: 8/17/22</p>		<p style="text-align: center;">ENGIN EER S 2950 N. 12th Ave. PENSACOLA, FL 32503 Phone (850) 432-2929 - Fax (850) 432-2875 CERTIFICATE OF AUTHORIZATION NUMBER 00005149 E-Mail: geci@geciengineering.com</p>	
NO.	1	REVISION	
NO.	2	REVISION	
NO.	3	REVISION	
NO.	4	REVISION	
NO.	5	REVISION	
DATE		APPR.	

Location Map
Main Street Crossings



LIMITED POWER OF ATTORNEY

As the Owner showing sufficient real property interest of the property located at 555 South G Street, Pensacola, Florida, property reference number(s) 00-0S-00-9080-001-139, aDoor Development, LLC hereby designates Geci & Associates Engineers, Inc. for the sole purpose of submitting & responding to permitting agencies on behalf of the Owner during permit review processes on the above referenced property.

This Limited Power of Attorney is granted on this 17 day of August the year of 2022 and is effective until all decisions on permit requests and all appeal periods have expired. The Owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the permitting agencies.

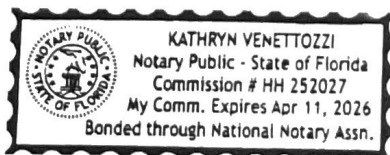
[Signature] _____ JUSTIN WITKIN _____
Signature of Owner Date Printed Name of Owner

STATE of Florida
COUNTY of Escambia

The forgoing instrument was acknowledged before me this 17th day of August, year of 2022 by Justin Witkin who did () did not take an oath. He/she is personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] 8/17/22 Kathryn Venettozzi
Signature of Notary Public Date Printed Name of Notary

April 11, 2026 #HH252027
My Commission Expires Commission No. (Notary seal must be affixed)



Department:	Comments:
Planning	See attached.
PW/Engineering	See attached.
FIRE	No comments.
Inspection Svcs	No comments.
ESP	No comments.
ECUA	This proposed development will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	No comments.

MEMORANDUM

TO: City of Pensacola Planning Board
FROM: Engineering and Public Works Department
DATE: November 21, 2022
SUBJ: Main Street Crossings – Preliminary Plat

The following comments from the Public Works and Engineering Department are regarding completeness of the Preliminary Plat for the Main Street Crossings project.

Office of the City Surveyor notes the following:

1. Add the width of the proposed “Drainage & Access Easement”.
2. Add “BSL” to the abbreviations.
3. Add “D” as the middle initial to the City Surveyor’s name.
4. Show improvements per City’s Land Development Code Section 12-7-8.1.
5. Show trees as required per City’s Land Development Code Section 12-7-8.1 and Section 12-6-9d.
6. Show “roadway width” per City’s Land Development Code Section 12-7-8.4.
7. Show typical lot size per City’s Land Development Code Section 12-7-8.12.

The City Arborist notes the following:

1. No heritage size trees were located on site, 11/21/2022. As per Sec 12-6-2, no mitigation will be required to remove the trees and palms currently on site.

Trees Inventory as of 11/21/2022:

Live oak, *Quercus virginiana*, codominant stem 14 & 15-Inch DBH(29-total inches), protected, under heritage size
Live oak, 11.5-inch DBH, protected, under heritage size
Live oak, codominant stem 13.5 & 10.5-inch DBH(24-total inches), protected, under heritage size
Laurel oak, *Quercus laurifolia* 8-inch DBH, protected, under heritage size
Darlington oak, *Quercus hemisphaerica*, 2-trees under protected size(6-inch DBH)
Darlington oak, 10.5-inch DBH, protected, under heritage size
Darlington oak, 32.5-inch DBH, protected, under heritage size

Darlington oak, 15-inch DBH, protected, under heritage size
Darlington oak, 11.5-inch DBH, protected, under heritage size
Darlington oak, 27-inch DBH, protected, under heritage size
Darlington oak, 16.5-inch DBH, protected, under heritage size
Darlington oak, 13-inch DBH, protected, under heritage size
Darlington oak, 17-inch DBH, protected, under heritage size
Darlington oak, codominant stem 5.5 & 6.6-inch DBH(12-total inches), protected, under heritage size
Darlington oak, Dead 10-inch DBH, protected, under heritage size
Slash pine, *Pinus elliottii*, 23.5-inch DBH, not protected
Slash pine, 16-inch DBH, not protected
Slash pine, 20-inch DBH, not protected
Slash pine, 25-inch DBH, not protected
Slash pine, 16.5-inch DBH, not protected
Sabal palm , *Sabal palmetto*, not protected
Sabal palm , *Sabal palmetto*, not protected

For questions, please contact Caitlin Cerame at ccerame@cityofpensacola.com or 850-436-5689.

***Planning Services Division
Zoning Review***

SUBDIVISION: MAIN STREET CROSSING – PRELIMINARY PLAT

Address: 555 SOUTH G STREET
Zoning: C-3 / CRAUDOD
Reviewed: 11/28/2022

1. Correct the “ZONING” note. In addition to the C-3 zoning district, this property is located within the CRA Urban Design Overlay District. The development standards which apply can be found within Sec. 12-3-31, specifically Table 12-3-31.5. The standards within Sec. 12-3-7 do NOT apply to this development. Additionally, the property is being proposed for single-family attached (townhouse) development only; this should be cited on the plat since the CRAUDOD design standard is form-based.
2. Please add the following to the “SITE” data:
 1. Overlay Districts: CRA Urban Design Overlay District (CRAUDOD).
 2. FLUM: C (Commercial)
 3. Required Minimum Lot Size: 1245 SF (based upon the FLUM designation)
3. The required visibility triangle per Sec. 12-3-58 measures 30 feet, not 15 feet. When a hardship is demonstrated, staff may administratively reduce this to not less than 15 feet. Please reassess Lots 1 and 14 with respect to this requirement.
4. Remove the Planning Department “Approval Statement”.
4. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA.

Cynthia Cannon

From: Leslie Odom
Sent: Tuesday, November 29, 2022 9:10 AM
To: Cynthia Cannon
Cc: Chris Mauldin; Caitlin Cerame; Brad Hinote
Subject: RE: Preliminary Plat - Main St. Crossings - 555 South G St.

Cynthia, on behalf of Brad, please include the following comments to the preliminary plat review.

- 1) The one (1) foot Non-Access Easement along Main Street should be continuous from G Street to H Street. The "Overall Plan" shows this easement to be missing along Lots 21-26.
- 2) The hatched Utility Easement along Main Street must be revised to include the public access to the sidewalk, i.e. should read Utility & Access Easement.

Kind Regards,
Les Odom
City Surveyor
Office: 850-436-5531

From: Leslie Odom
Sent: Monday, November 21, 2022 9:55 AM
To: Caitlin Cerame <CCerame@cityofpensacola.com>
Cc: Chris Mauldin <CMauldin@cityofpensacola.com>
Subject: RE: Preliminary Plat - Main St. Crossings - 555 South G St.

Caitlin, attached you should find the survey review of the preliminary plat.

Les Odom
City Surveyor
Office: 850-436-5531

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Thursday, November 17, 2022 11:31 AM
To: Adrian Stills <astills@cityofpensacola.com>; Amy Hargett <ahargett@cityofpensacola.com>; Amy Tootle <ATootle@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; David Forte <DForte@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; James Cook <JCook@cityofpensacola.com>; Jim Jernigan <jim.jernigan@fpl.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephanie Chwastyk <SChwastyk@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Preliminary Plat - Main St. Crossings - 555 South G St.

Cynthia Cannon

From: Brad Hinote
Sent: Tuesday, November 22, 2022 8:42 AM
To: Cynthia Cannon; Caitlin Cerame
Cc: Leslie Odom; Gregg Harding; Kristopher Stultz
Subject: RE: Plat and Conditional Use Engineering Comments

Cynthia,

I didn't notice it until just a second ago, but please add one additional comment for me.

Comment = All impervious areas shall to be routed to the proposed stormwater treatment and attenuation area.

Brad Hinote, P.E.

City Engineer
City of Pensacola
222 W. Main Street
Pensacola, FL 32502
850.435.1646 (w)
850.595.1461 (f)
bradhinote@cityofpensacola.com
For Non-Emergency Citizen Requests visit Pensacola311.com
Visit us at <http://cityofpensacola.com>



FLORIDA'S FIRST & FUTURE

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, November 22, 2022 8:35 AM
To: Caitlin Cerame <CCerame@cityofpensacola.com>
Cc: Leslie Odom <LOdom@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>; Kristopher Stultz <kstultz@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>
Subject: RE: Plat and Conditional Use Engineering Comments

Thank you!

Cynthia Cannon, AICP

Planning & Zoning Division Manager
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com
Visit us at <http://cityofpensacola.com>

Cynthia Cannon

From: Brad Hinote
Sent: Tuesday, November 29, 2022 3:11 PM
To: Clint Geci; Leslie Statler
Cc: Joe Yohn; Cynthia Cannon; Gregg Harding
Subject: RE: [EXTERNAL] Re: Preliminary Plat - Main St. Crossings - 555 South G St.

Taking a look at this one. For this project, I have no issue with reduction of the 30' triangle to 15' triangle for both lots 1 and 14.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Clint Geci <Clint@geciengineering.com>
Date: 11/29/22 2:58 PM (GMT-06:00)
To: Leslie Statler <LStatler@cityofpensacola.com>, Brad Hinote <bradhinote@cityofpensacola.com>
Cc: Joe Yohn <joe.yohn@adoorproperties.com>, Cynthia Cannon <CCannon@cityofpensacola.com>, Gregg Harding <GHarding@cityofpensacola.com>
Subject: [EXTERNAL] Re: Preliminary Plat - Main St. Crossings - 555 South G St.

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Thanks, Leslie.

Brad, feel free to call after you've had a chance to visit the site.

Thanks,

Clint Geci, P.E.

GECI & ASSOCIATES ENGINEERS, INC.
2950 N. 12th Ave | Pensacola, Florida 32503
Phone: (850) 432.2929 | Fax: (850) 432.2875
www.geciengineering.com

From: Leslie Statler <LStatler@cityofpensacola.com>
Sent: Tuesday, November 29, 2022 2:55 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>; Clint Geci <Clint@geciengineering.com>
Cc: Joe Yohn <joe.yohn@adoorproperties.com>; Gregg Harding <GHarding@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>
Subject: RE: Preliminary Plat - Main St. Crossings - 555 South G St.

Brad is going to conduct a site visit so we can determine whether a reduction, and by how much, could be authorized.

Leslie

Cynthia Cannon

From: Leslie Statler
Sent: Tuesday, November 29, 2022 8:27 PM
To: Brad Hinote; Clint Geci
Cc: Joe Yohn; Cynthia Cannon; Gregg Harding
Subject: RE: [EXTERNAL] Re: Preliminary Plat - Main St. Crossings - 555 South G St.

Thank you Brad. With Engineering's determination, Planning will accept the reduction as well. Please add a note to the plans:

"A reduction to the visibility triangle has been authorized by Engineering and Planning staff based upon the existing traffic conditions."

Leslie

Leslie Statler
Development Services Coordinator

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1673

Cell: 850.384.0960

Planning Services: 850.435.1670

lstatler@cityofpensacola.com



FLORIDA'S FIRST & FUTURE

From: Brad Hinote <bradhinote@cityofpensacola.com>
Sent: Tuesday, November 29, 2022 3:11 PM
To: Clint Geci <Clint@geciengineering.com>; Leslie Statler <LStatler@cityofpensacola.com>
Cc: Joe Yohn <joe.yohn@adoorproperties.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>
Subject: RE: [EXTERNAL] Re: Preliminary Plat - Main St. Crossings - 555 South G St.

Taking a look at this one. For this project, I have no issue with reduction of the 30' triangle to 15' triangle for both lots 1 and 14.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Clint Geci <Clint@geciengineering.com>

Date: 11/29/22 2:58 PM (GMT-06:00)

Cynthia Cannon

From: Kristopher Stultz
Sent: Monday, November 21, 2022 1:24 PM
To: Cynthia Cannon
Cc: Caitlin Cerame; Leslie Odom; Gregg Harding
Subject: RE: Preliminary Plat - Main St. Crossings - 555 South G St.

Cynthia,

I have the following observations on tree and landscape currently found on site:

Trees:

Live oak, *Quercus virginiana*, codominant stem 14 & 15-Inch DBH(29-total inches), protected, under heritage size
Live oak, 11.5-inch DBH, protected, under heritage size
Live oak, codominant stem 13.5 & 10.5-inch DBH(24-total inches), protected, under heritage size
Laurel oak, *Quercus laurifolia* 8-inch DBH, protected, under heritage size
Darlington oak, *Quercus hemisphaerica*, 2-trees under protected size(6-inch DBH)
Darlington oak, 10.5-inch DBH, protected, under heritage size
Darlington oak, 32.5-inch DBH, protected, under heritage size
Darlington oak, 15-inch DBH, protected, under heritage size
Darlington oak, 11.5-inch DBH, protected, under heritage size
Darlington oak, 27-inch DBH, protected, under heritage size
Darlington oak, 16.5-inch DBH, protected, under heritage size
Darlington oak, 13-inch DBH, protected, under heritage size
Darlington oak, 17-inch DBH, protected, under heritage size
Darlington oak, codominant stem 5.5 & 6.6-inch DBH(12-total inches), protected, under heritage size
Darlington oak, Dead 10-inch DBH, protected, under heritage size
Slash pine, *Pinus elliottii*, 23.5-inch DBH, not protected
Slash pine, 16-inch DBH, not protected
Slash pine, 20-inch DBH, not protected
Slash pine, 25-inch DBH, not protected
Slash pine, 16.5-inch DBH, not protected
Sabal palm, *Sabal palmetto*, not protected
Sabal palm, *Sabal palmetto*, not protected

No heritage size tree were located on site, 11/21/2022. As per Sec 12-6-2 no mitigation will be required to remove the trees and palms currently on site.

Sincerely,

Kris Stultz

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, November 21, 2022 10:05 AM
To: Kristopher Stultz <kstultz@cityofpensacola.com>



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01150

Planning Board

12/13/2022

FOR DISCUSSION

TO: Planning Board Members

FROM: Cynthia Cannon, Planning & Zoning Division Manager

DATE: 12/6/2022

SUBJECT:

Proposed Amendment to the Land Development Code Sec. 12-3-60 (2) - Boathouses, piers and docks, all residential zones

BACKGROUND:

John Loftis, Loftis Marine Division, Inc. is requesting an amendment to Sec. 12-3-60 (2), in regards to how the maximum height of a boathouse roof is measured. The proposed amendment would change the maximum to the following:

- (2) No boathouse, pier, dock or approach to the said boathouse shall be closer to the side lot lines of the designated lots (lot line measured at right angle from shoreline) in any subdivision bordering Bayou Texar, Bayou Chico, Pensacola Bay or Escambia Bay than a minimum footage of ten feet, nor shall any boathouse extend to a height of more than ~~15~~ 25 feet from the above mean ~~low tide~~ high water.



**Planning Board Application
 Request for Amendment to the
 Land Development Code**

Application Date: 10/7/22

Applicant: John Loftis (Loftis Marine Division, Inc.)
 Applicant's Address: 6610 Bon Bay Dr. Milton, FL 32583
 Email: loftismarine@gmail.com Phone: (850)572-9718
 LDC Section: 12-3-60
 (If applicable)

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required supplemental information.

Amendment specifics/description:

We are requesting a change to Sec. 12-3-60(2).
 The request is to change the maximum height of
 a boathouse roof from "15 feet from the above
 mean low tide." to "25 feet above mean high
 water." Reasons for our request are because of higher state/
 federal building requirements due to submerged resources, building
 structures higher due to storm surges, accommodating larger boat
 configurations with larger tower and radar heights which need
 more overhead clearance, and trying to be consistent with local
 county/city codes.

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. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Gateway Review Board meeting.


 Applicant Signature

10/7/22
 Date

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

ARTICLE 4. - PERDIDO KEY DISTRICTS

Sec. 3-4.1 - Purpose of article.

This article establishes the zoning districts that apply to all areas of Perdido Key under the jurisdiction of the BCC. Each district establishes its own permitted and conditional land uses, site and building requirements, and other provisions consistent with the stated purposes of the district, the adopted Perdido Key Master Plan and the Mixed-Use Perdido Key (MU-PK) future land use category. In addition to the dwelling and lodging unit density limits of MU-PK, district provisions are subject to all other applicable provisions of the LDC and may be modified by the requirements of the Perdido Key towncenter overlay (PK-OL) district as prescribed in article 3.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-25, § 4(Exh. C), 6-2-2016)

Sec. 3-4.2 - Low density residential district, Perdido Key (LDR-PK).

- (a) *Purpose.* The low density residential (LDR-PK) district establishes appropriate areas and land use regulations for residential uses at low densities and limited non-residential uses that are compatible with the residential neighborhoods and natural resources of the island.
- (b) *Permitted uses.* Permitted uses within the LDR-PK district are limited to the following:
 - (1) *Residential.*
 - a. Single-family detached dwellings, excluding manufactured (mobile) homes.
 - b. Two-family dwellings.
 - (2) *Retail sales.* No retail sales.
 - (3) *Retail services.* No retail services.
 - (4) *Public and civic.*
 - a. Places of worship.
 - b. Public utility structures, excluding telecommunications towers.See also conditional uses in this district.
 - (5) *Recreation and entertainment.* Marinas, private only. See also conditional uses in this district.
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the LDR-PK district:
 - (1) *Residential.* Home occupations with nonresident employees.
 - (2) *Public and civic.*
 - a. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - b. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
 - (3) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks, public.
 - c. Recreational facilities, public.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the LDR-PK district:
 - (1) *Density.* A maximum density of two dwelling units per acre.
 - (2) *Floor area ratio.* A maximum floor area ratio of 1.0 for all uses.
 - (3) *Structure height.* A maximum building height of 35 feet above the habitable first floor. However, the roof of an accessory boathouse shall not exceed 20 feet above mean sea level.

5.02.04¹ Docks, piers and mooring devices.

- A. Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than five (5) feet above mean high water or five (5) feet if seagrasses are present per FDEP, are permitted as accessory structures.
- B. Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 5.02.04.E.2. If FDEP approves a structure longer than three hundred (300) feet because of the presence of seagrasses, the Planning Director can approve an administrative variance.
- C. When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.
- D. FDEP requires twenty-five (25) foot side setbacks in riparian zones. Section 18-21.004(3)(d), Florida Administrative Code, provides exceptions to the setbacks which are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board of Trustees of the Internal Improvement Trust Fund; structures and activities built or occurring prior to any requirement for Board of Trustees of the Internal Improvement Trust Fund authorization; when a letter of concurrence is obtained from the affected adjacent upland riparian owner; or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.
- E. All canal front construction must meet the following dimensions and setbacks.
 1. Side and corner setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width whichever is less. Side setbacks are measured from side lot lines that separate two lots. Corner setbacks are measured from the corners created by the intersection of two canals. The intent of corner and side setbacks is to enable access to the docks, piers, and boathouses for each lot and to accommodate turning movements at the intersection of canals.
 2. All construction including dolphin poles can extend into the water a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system and the terminal ends of any canals. The depth of such construction will be determined based upon the width of the canal as shown on the plat recorded as of 12-12-2013. The beginning point of such construction shall be the canal wall or the platted lot line whichever is further landward. The requirements for the Polynesian Isles Subdivision canal system and the terminal ends of any canals are as follows:

The terminal ends of the canals are considered special circumstances. In such cases the Planning and Zoning Department shall have discretion in determining the setbacks, configurations and distances into the canal for docks/piers and boatlifts. The goal will be to allow a property owner the ability to moor a boat.

The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Islands, Polynesian Islands First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebbside Townhomes. A dock or pier may not extend more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, or roof overhangs can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line.
 3. Decking shall be no more than five (5) feet above mean high water.
 4. Seawalls must be located on or behind the surveyed property line bordering the canal.
 5. No waterfront construction, except for seawalls may begin until construction of the main building has commenced.
 6. Building permits must be posted in accordance with the building code.
 7. Boat shelters or storage structures shall be unwallled and shall not have roofs exceeding twenty-five (25) feet above mean high water.

Client/Owner:

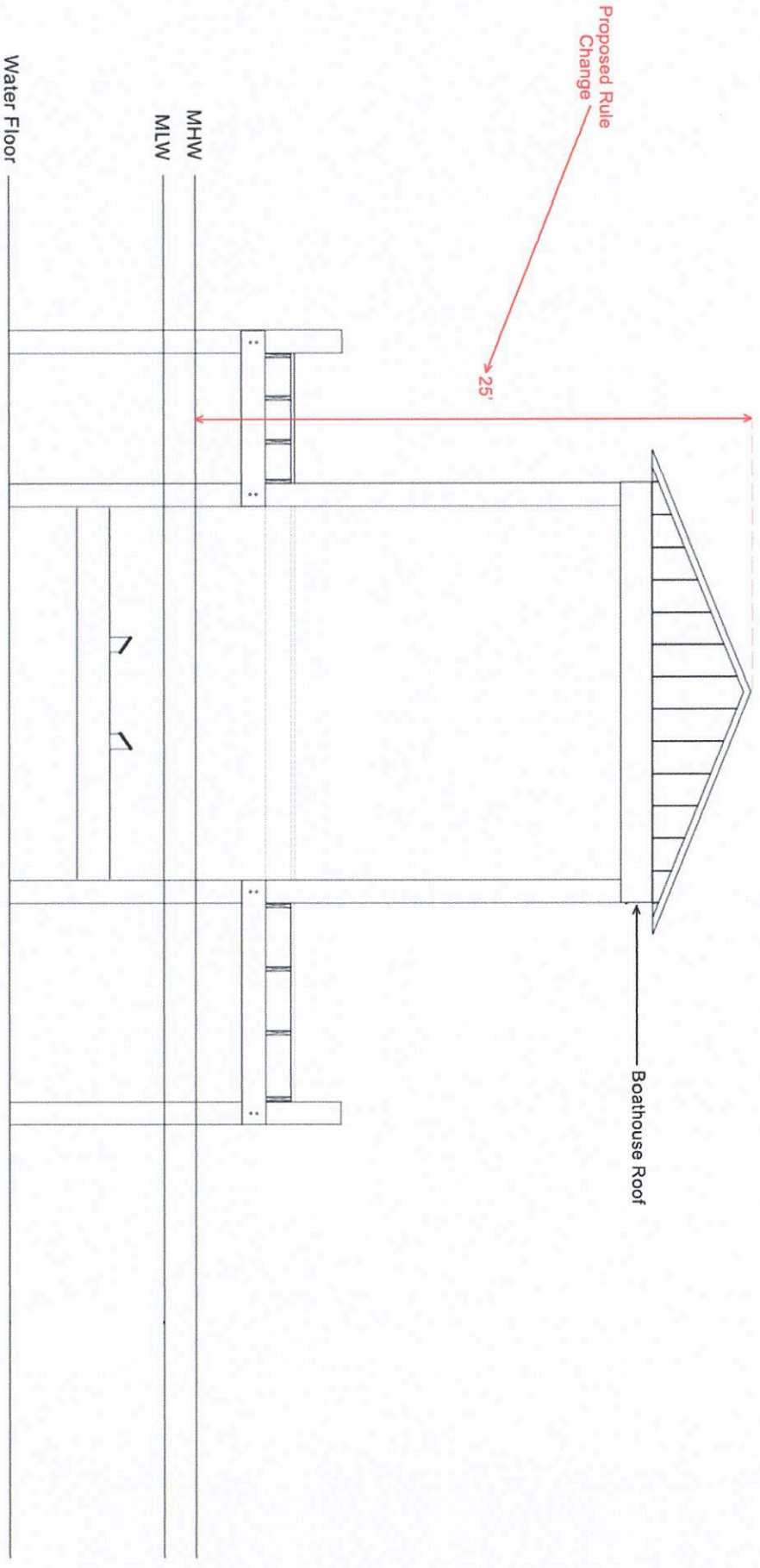
Example Project

~ CROSS SECTION VIEW ~

Scale: Dimensioned

Contractor/Agent:

Loftis Marine Division, Inc.
Date: 10/7/22
Initials:



Loftis Marine



1773 Abercrombie Road • Gulf Breeze, Florida 32563

Phone: (850) 934-6360 • Fax: (850) 934-6361

www.dalesmarine.com • email: docks@dalesmarine.com

11/08/2022

This letter is to inform that Dale's Marine Construction agrees with the proposal to change Sec. 12-3-60 (2). We stand in agreement with the request to change the maximum height of boathouse roof from "15 feet from the mean low tide." To "25 feet above the mean high water" for all the same reasons as given by Loftis Marine Division, Inc.

Dale Hickman

President

Dale's Marine Construction, Inc.



HMP MARINE CONSTRUCTION, LLC
913 E Gonzalez Street
Pensacola, FL 32503

November 8, 2022

I am writing this letter to express my support for the application request for amendment to the Land Development Code that has been submitted by John Loftis of Loftis Marine. The current code restricting boat house height to a maximum of 15 feet above mean low tide is outdated and conflicts with several other agency requirements. Environmental concerns have led to a rise in the minimum deck height requirements to protect grass beds and other aquatic vegetation. Other government agencies have followed this by raising the associated height requirements and restrictions. The Counties have already adopted a maximum height guideline of 25 feet above Mean High Water Line. In addition, boat owners are interested in protecting their boats and equipment from the storm surges that our area is prone to during storm events. The 15-foot limit does not allow this and would result in a great deal of preventable damage.

Paul Printiss, President
HMP Marine Construction, LLC
Florida License SCC131152518
850 554-2200

John Loftis
Loftis Marine Division, Inc.
6610 Bon Bay Dr.
Milton, FL 32583

RE: Boathouse Roof

To Whom It May Concern:


Please accept the change to Sec.12-3-60(2) to raise the maximum height of a boathouse from 15' to 25'.

A 15' from the mean low tide will result in damage to boathouse, boat, and dock during a severe storm.

Raising the structure to 25' support boats with T-tops and towers. I feel like the building codes for homes have improved to secure homes during storms and the change will help protect our docks and boats.

Thank you for your consideration in this matter.

Sincerely,


Lisa Fabbro

Cynthia Cannon

From: Cynthia Cannon
Sent: Tuesday, November 8, 2022 1:47 PM
To: Gregg Harding
Subject: FW: [EXTERNAL] Fwd: Request to Change The Boathouse Roof Height Requirements
Attachments: CityOfPensacolaPlanningRequest.pdf

From: John Loftis <John@loftismarine.com>
Sent: Tuesday, November 8, 2022 12:21 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] Fwd: Request to Change The Boathouse Roof Height Requirements

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Please see the email below from Pete Gaddy of Gulf Marine. Thanks.

John Loftis

----- Forwarded message -----

From: Peter Gaddy <pete@gulfmarine.biz>
Date: Tue, Nov 8, 2022, 12:18 PM
Subject: Re: Request to Change The Boathouse Roof Height Requirements
To: John Loftis <John@loftismarine.com>

John,

We are in full agreement with the request to amend the city's LDC as it relates to boat house elevation restrictions and adoption of state law for permit issuance. The original elevation restriction was adopted when boats were much smaller than they are now. The FDEP/ACOE elevation requirements for aquatic vegetation coupled with this antiquated height restriction make it difficult to build a functional boat house structure. Sea level rise will exacerbate this problem in the future. The proposed change will make the city LDC consistent with federal, state and other local agencies and bring their permit issuance policy compliant with state law. If any member of the board would like to discuss, I would be happy to oblige.

Best Regards

Peter Gaddy, President
Gulf Marine Construction, Inc
Office (850) 916-7606
Cell (251)370-4938

On Nov 8, 2022, at 9:52 AM, John Loftis <John@loftismarine.com> wrote:

Fyi, thanks

----- Forwarded message -----

From: John Loftis <John@loftismarine.com>

Cynthia Cannon

From: Cynthia Cannon
Sent: Tuesday, November 8, 2022 1:46 PM
To: Gregg Harding
Subject: FW: [EXTERNAL] Fwd: Loftis proposed revision to Sec. 12-3-60(2) of City LDC

From: John Loftis <loftismarine@gmail.com>
Sent: Tuesday, November 8, 2022 1:29 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] Fwd: Loftis proposed revision to Sec. 12-3-60(2) of City LDC

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Please see the email below. Thanks.

Sincerely

John Loftis

----- Forwarded message -----

From: Keith Johnson <keith@wetlandsciences.com>
Date: Tue, Nov 8, 2022, 1:28 PM
Subject: Loftis proposed revision to Sec. 12-3-60(2) of City LDC
To: <LStatler@cityofpensacola.com>
Cc: John Loftis <loftismarine@gmail.com>

Leslie,

I understand the Planning Board will hear a request brought to the board by John Loftis requesting that City LDC be revised to increase the maximum height of a boathouse from 15-ft. to 25-ft. above the horizontal plane of the mean high water line. Even though I do not reside within the City limits, my firm has assisted literally hundreds of residents with efforts to secure environmental resource permits related to docks and boathouses. The proposed change is necessary to accommodate the ever evolving changes with the general specifications of recreational watercraft that utilize the waterfront. I support the requested change. I appreciate the consideration.

Keith Johnson

Environmental Scientist

Wetland Sciences, Inc.

3308 Gulf Beach Hwy