



MINUTES OF THE PLANNING BOARD

February 9, 2021

MEMBERS PRESENT: Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Powell, Board Member Sampson, Board Member Wiggins

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Murphy

STAFF PRESENT: Assistant Planning Director Cannon, Historic Preservation Planner Harding, Engineering Project Manager Hinote, Network Engineer Johnston

STAFF VIRTUAL: Planning Director Morris, Senior Planner Statler, Assistant City Attorney Lindsay

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from January 12, 2021.
- **New Business:**
 - Request for Aesthetic Review – 662 Aragon Street**
- **Proposed Amendments to Sections 12-3, 12-4, and 12-8 of the Land Development Code**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. **Board Member Powell made a motion to approve the January 12, 2021 minutes, seconded by Board Member Wiggins, and it carried unanimously.**

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

New Business

2. Request for Aesthetic Review – 662 Aragon Street

Chairperson Ritz stated he knew the owners/applicants but had no contact with the owners and had no issues with the design. Mr. Sallis addressed the Board and asked for comments. Board Member Grundhoefer advised he took no exception to the design. Board Member Wiggins agreed. Mr. Sallis explained they had not received approval from the Aragon Architectural Review Board (AARB) and requested approval pending their AARB approval. He explained there was a pergola on the front to make the porch larger. With no speakers, **Board Member Grundhoefer made a motion to approve, seconded by Board Member Wiggins, and it carried unanimously.**

3. Proposed Amendments to Sections 12-3, 12-4, and 12-8 of the Land Development Code

Assistant Planning Director Cannon explained this item was sponsored by the Public Works and Facilities – Engineering and Construction Services Division for the purpose of streamlining the language in the Land Development Code (LDC). These proposed revisions to the LDC have a twofold goal. First, they codify language for items which have been enforced for quite some time without actually being included in the LDC. This results in a vast improvement to the clarity and efficiency of the engineering review process. Second, this new language provides a commonsense approach to the permitting of developments which have a negligible impact to the City's stormwater quality or quantity. These changes maintain the City's focus on ensuring the well-being of our prized water bodies, wetlands, and smaller water bodies that feed them while aligning us more closely with the Statewide stormwater rules.

Engineering Project Manager Hinote presented to the Board and stated the proposed changes had been vetted through our legal staff since the previous Board meeting.

Section 12-3(d)(3)3. Was revised to state: Improvements such as driveways, buildings, pools, etc. and/or accessory structures that do not exceed 1,500 square feet and which are not part of a larger/future development plan shall be exempt from installation of a stormwater treatment facility. Specifically, this 1,500 square foot exemption is a cumulative one-time exemption. Even so, any such construction shall go through the City's permitting processes, have proper erosion/sedimentation control meeting City standards as described in LDC Section 121-9-6(C), and neither create nor exacerbate any flooding problems. The City Engineer may increase this requirement as warranted based upon site specific circumstances and conditions.

Chairperson Ritz noted a typo under 3. "121-9-6(C)" which would be corrected to 12-9-6(C), and LDC should be written out.

Under (f) Development guidelines:

(4) Proposed stormwater treatment facility(ies) shall be situated laterally across the width of the subject property and parallel to the shoreline (or provide grading, collection, and conveyance mechanism) to the greatest extent possible, in order to route and contain stormwater runoff from the up-gradient yard into stormwater treatment facility(ies).

(5) Proposed stormwater treatment facility(ies) shall be located at the farthest possible and practical downstream location adjacent to the shoreline without causing any adverse impacts to the shoreline or existing vegetative buffers. Facility(ies) shall be sized to provide treatment for one inch (1") of runoff and provide a minimum of six inches (6") of freeboard above the treatment volume elevation. The City Engineer may increase these requirements as warranted based upon site specific circumstances and conditions.

Mr. Hinote explained the pond would be elongated. He advised they wanted to ask “what does your specific lot look like,” and they also tried to build in a variety of uses. He also explained they wanted to capture pollutants before they ran into the bayou.

Under Section 12-4-3 Parking Lots (7):

Measurement of parking stalls and/or drive aisles. All parking stalls shall measure not less than nine feet by 18 feet, across the contiguous paved/improved surface and shall exclude any portion of the curb or gutter except as provided for herein. For land uses that assign parking spaces to specific employees or residents, a maximum of 30 percent of all required vehicle parking spaces may be designed for compact cars. A compact car space may be a minimum of 7.5 feet by 16 feet across the contiguous paved/improved surface and shall exclude any portion of the curb or gutter. The occupant or owner of the principal use for which the parking is required shall enforce the use of such assigned compact car spaces. See attached drawing, “Minimum Space and Aisle Dimensions,” below:

Board Member Grundhoefer discussed the chart regarding curb and gutter.

Under Section 12-8-4 Exemptions (b) Impervious surface projects:

Projects that include the addition of 1,500 square feet or less of impervious surface and which are not part of a larger/future development plan shall be exempt from this chapter. Specifically, this 1,500 square foot exemption is a cumulative one-time exemption. Even so, any such construction shall go through the City’s permitting processes, have proper erosion/sedimentation control meeting City standards as described in Section 12-8-6(c), and neither create nor exacerbate any flooding problems. The City Engineer may increase this requirement as warranted based upon site-specific circumstances and conditions.

Mr. Hinote stated online software made it vastly better to track. The pond bottom requirements were no longer allowing sod. (e)f. Pond bottom stabilization. The method in which proposed pond bottom will be stabilized shall be: rock, gravel, planting, or sprigging. Sod is not acceptable for pond bottom stabilization.

Under Section 12-8-18 Illicit discharges exemptions, i. Swimming pool discharges are now considered an illicit discharge per the Florida Department of Environmental Protection and Northwest Florida Water Management District. Mr. Hinote advised this is a State of Florida rule, and we want to be in compliance. He also stated the City might need to get with the PIO regarding these changes in order to inform the public.

Board Member Powell made a motion to approve, seconded by Board Member Wiggins, and it carried unanimously.

It was noted the amendments would proceed to Council for their next meeting.

Open Forum – None

Discussion – Board Member Grundhoefer asked about the Tree Ordinance, and it was determined the ordinance would be considered at the March 11, 2021 Council meeting.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 2:31 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board