



# City of Pensacola

## Zoning Board of Adjustments

### Agenda - Final

---

Wednesday, July 19, 2023, 3:00 PM

Hagler/Mason Conference Room,  
2nd Floor

---

#### QUORUM / CALL TO ORDER

1. [23-00549](#) SWEARING IN REAPPOINTMENTS.

#### APPROVAL OF MINUTES

2. [23-00550](#) ZONING BOARD OF ADJUSTMENTS MEETING MINUTES FROM JUNE 21, 2023

*Attachments:* [ZBA minutes 06.21.23](#)

#### REQUESTS

3. [23-00551](#) ZBA 2023-009  
1816 E. LA RUA STREET  
R-1AAA

*Attachments:* [ZBA 2023-009 1816 E LA RUA COMPLETE APPLICATION PKG](#)

4. [23-00552](#) ZBA 2023-011  
1100 E. DESOTO STREET  
R-1AA

*Attachments:* [1100 E Desoto Complete Package](#)

#### ADJOURNMENT

*ADDITIONAL INFORMATION:*

*SUBSEQUENT APPLICATION(S): If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year.*

*JUDICIAL REVIEW OF DECISION OF BOARD OF ADJUSTMENT:*

*Per section 12-12-2 (D) of the City of Pensacola Land Development Code, any person or persons, jointly or severally, aggrieved by any decision of the board, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty {30} days after rendition of the decision by the board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.*

*If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.*

*If a Notice of Appeal has not been received within thirty-five {35} days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Official that they have ten {10} days to remove or correct the violation.*

*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. Requests 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 #:** 23-00549

Zoning Board of Adjustments

7/19/2023

---

**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 7/12/2023

**SUBJECT:**

Swearing in reappointments.

**BACKGROUND:**

The following board members have been appointed or reappointed to serve on the Zoning Board of Adjustments:

- Boyce White
- Jarah Jacquay



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 23-00550

Zoning Board of Adjustments

7/19/2023

---

**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 7/12/2023

**SUBJECT:**

Zoning Board of Adjustments Meeting Minutes from June 21, 2023



***Zoning Board of Adjustment***

**MINUTES OF THE ZONING BOARD OF ADJUSTMENT**

**June 21, 2023**

**MEMBERS PRESENT:** Chairperson White, Vice Chairperson Weeks, Board Member Jacquay, Board Member Sebold, Board Member Shelley, Board Member Dittmar, Board Member Williams, Board Member Stepherson, Board Member Taylor

**MEMBERS ABSENT:** NONE

**STAFF PRESENT:** Planner Hargett, Development Services Coordinator Statler, Network Engineer Johnston, Network Engineer Russo

**STAFF VIRTUAL:** Development Services Director Morris, Planning and Zoning Division Manager Cannon, Assistant City Attorney Lindsay

**OTHERS PRESENT:**

**1) CALL TO ORDER/QUORUM PRESENT**

Chairperson White called the meeting to order at 3:03 p.m. with a quorum present.

Chairperson White then read the ZBA rules and instructions and explained the procedures of the Board meeting.

**2) APPROVAL OF MINUTES**

**The ZBA April 19, 2023 minutes were approved without objection by the Board.**

**3) ZBA 2023-010**

**4590 Christy Drive**

**R-1AAA**

Chairperson White asks the Board if they received the corrected memo from Planner Hargett, the board members responded they had received corrections. Chairperson White proceeds to ask the applicant Mr. DuFrain to state his request for the Board.

Mr. Tim DuFrain on behalf of the property owner is requesting variances to reduce (1) the front yard setback from 30 FT to 10 FT and (2) the corner side yard setback from 15 FT to 5 FT to accommodate the construction of a new single-family dwelling.

Mr. DuFrain addressed the Board and explains the reason for the request. He stated that the owner wants to build a single-family home with an ADU and decided since there were two large trees on the property he would file for a tree permit. He stated after initial review from the city's arborist Kris Stultz determined the trees could not be removed. Mr. DuFrain stated he would either need to make the footprint smaller or move the house forward and over to the side in order to save the tree. He continued to explain the main house would need to move forward about 20 feet. Development Services Coordinator Statler suggested that the applicant speak into the microphone clearly so everyone present could hear him. Mr. DuFrain clarified that the owner would like to take the trees down but felt it was unrealistic given Mr. Stultz evaluation that the trees are survivable. Mr. DuFrain also clarified the variance request was to move the boundary lines and trim the dead limbs and vines on the trees.

Chairperson White asks the Board if they had any questions for the applicant, Vice Chairperson Weeks asks Mr. DuFrain if the 48" oak noted was tree # 1, Mr. DuFrain said yes and explained the independent arborist he hired has it at 44" but the surveyor noted 48". He also further explained he felt once the tree was maintained by pruning and removing the large limbs the tree would probably prosper. Tree number 2 would not need to be removed because the ADU can be moved back and the driveway flipped to meet the city's requirements. It is the main house that is giving the issue.

Board Member Jacquay asked if there was a house previously on the property, and Mr. DuFrain stated yes and it was demolished sometime in 2020 approximately as he was unsure. Vice-Chairperson Weeks stated the report lists the condition of concern as moderate and this was concerning to him, that there may be a potential hazardous tree.

Board Member Dittmar asked if the arborist stated the amount of feet needed before digging footers. Chairperson White also stated he was concerned with the root system as well.

Board Member Shelley asked for clarification from staff that the city's arborist

made a decision that the trees could not be taken down and Planner Hargett relied yes that was correct.

Chairperson White asks for members of the audience to speak if they completed a speaker's request form.

Mr. Berman approached the Board and stated his concern and that he worried about the children's safety although there was a stop sign at the end of Christy there is not a stop sign on Oriole Drive. He also stated that he was concerned about the new home being constructed too close to the street corner.

Chairperson White clarified that the applicant is wanting to save the trees and move the house forward and over and that is why he is asking for the variances.

Mr. Berman stated that he was not in support of the variance request.

Chairperson White asks Ms. Jennifer Hill to approach the Board. Ms. Hill stated she bought a house recently and she is concerned that the new home being constructed will be right up against the road and the homes in the neighborhood are set consistently back from the street. Ms. Hill also stated she had concerns of how large the home would be.

Mr. DuFrain clarified the setbacks are measured from the property line and not the street edge as there is a city right-of-way. Vice-Chairperson Weeks and Board Member Shelley also clarify the measurement of the right-of-way.

Ms. Hill asked for clarification on what an ADU is and the Board explained and ADU is like a garage apartment with living quarters and the ADU is not the structure with the setback issues just the main house.

Chairperson White closes the discussion to audience participation and opens discussion to the Board.

Board Member Jacquay emphasized when an applicant applies for a building permit, public works will review the site lines and that granting a variance is not going to endanger neighborhood children. Development Services Coordinator Statler confirmed this correct that Planning and Engineering staff would review.

Board Member Sebold stated he was concerned about the report referencing the impact being high with significant consequences and the rating being noted as moderate. The report in general is odd.

Development Services Coordinator Statler stated that she was not the subject matter expert on these types of reports and the city's arborist was unexpectedly in an accident and could not make the meeting.

Board Members discussed the appeal process and why the applicant is coming to the Board which is for the setback reductions and not an appeal to the city's staff decision. They continued to discuss the independent arborist report and making a decision based on the report while not being able to have the city's arborist present.

After a lengthy discussion Chairperson White entertained a motion from the board. Board Member Taylor stated that the board can table items on their own volition. **With that, Board Member Taylor made the motion to table the item because he would like to know exactly what the arborists' conversation was and what they knew when the report was written, even though the intent was not for the removal of the tree.** He'd like to have that information. If there is a healthy tree there, we have to work around it and there would be a need for a variance. But if there isn't and the tree can be removed, then there is no need for a variance. The Chairman agreed with these statements. In those events, the concerns of the neighborhood would also be addressed. Therefore, on the board's own volition, the board should move to table this item so that testimony from the arborist can be had. **Board Member Shelley seconded the motion and it carried 9-0. Chairperson White confirmed that the item would be tabled to the next meeting on July 19.**

#### **DISCUSSION –**

#### **ADJOURNMENT –**

There being no further business, the meeting adjourned at 4:07 p.m.

Respectfully Submitted,

Planner Amy Hargett  
Secretary to the Board



Memorandum

---

**File #:** 23-00551

Zoning Board of Adjustments

7/19/2023

---

**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 7/12/2023

**SUBJECT:**

ZBA 2023-009  
1816 E. La Rua Street  
R-1AAA

**BACKGROUND:**

Mr. & Mrs. Bryars are requesting multiple variances to accommodate the construction of a detached garage: (1) to increase the maximum allowed height for an accessory structure from 15 FT to 24 FT 10 INCHES; (2) to increase the maximum rear yard coverage from 675 SF (25%) to 982 SF (36.32%); and (3) to reduce the minimum required side setback from 7.5 FT to 3.5 FT.

With respect to the first request, the applicant is seeking the additional height to allow for the accessory building to match the primary residence, which has a 12:12 roof pitch. The height of accessory structures varies between 15 feet to 20 feet, depending upon the distance the structure is set back from the rear property line. Although the preservation or aesthetic overlay districts allocate additional height to allow the pitch of the roof to match the primary structure, this is not the case in the general accessory structure standards, where the height for an accessory structure is limited to 20 feet. For structures such as this which are located 3.5 FT from the rear property line, the maximum height is 15 feet.

The second request pertains to rear yard coverage. The Code allows for 25% coverage within a required rear yard, which is 675 SF for this property. The proposed detached garage covers 982 SF (or 36.32%) of the required rear yard. It should be noted, the applicants have removed the previous structures, which covered 46% of the required rear yard.

The last request is to reduce the required side yard setback from 7.5 FT to 3.5 FT. When an accessory structure exceeds 15 feet in height, the side setbacks of the primary are applied. Additionally, a portion of the proposed detached garage is not located within the required rear yard and lies within the buildable area and the required side yard for the primary structure. No structures are allowed within the side yard of the primary structure, without a variance.





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

*ZBA 2023-009*

- Zoning Board of Adjustment**
- Architectural Review Board**
- Planning Board**
- Gateway Review Board**

**VARIANCE APPLICATION**

**A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:**

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:\*
  - 1. Abutting street(s)
  - 2. Lot dimensions and yard requirements (setbacks)
  - 3. Location and dimensions of all existing structures
  - 4. Location and dimensions of all proposed structures and/or additions
  - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).\*
- D. A non-refundable application fee of **\$500.00**.

*\* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

---

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) *12-3-55(4)a & 12-3-3, Table 12-3-1* Zoning *R1AAA*

---

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1816 E LA RUA ST

Current use of property: RESIDENCE

1. Describe the requested variance(s): \_\_\_\_\_
- (1) to increase the maximum allowed height for an accessory structure from 15 FT to 24 FT 10 INCHES;
  - (2) to increase the maximum rear yard coverage from 675 SF (25%) to 982 SF (36.32%); and
  - (3) to reduce the minimum required side setback from 7.5 FT to 3.5 FT.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

SEE ATTACHED

SEE ATTACHED

---

---

**3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:**

SEE ATTACHED

---

---

**4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:**

SEE ATTACHED

---

---

**5. Explain what other condition(s) may justify the proposed variance(s):**

SEE ATTACHED

---

---

---

---

Application Date: \_\_\_\_\_

Applicant: STEPHEN BRYARS

Applicant's Address: 1816 E LA RUA ST, PENSACOLA, FL 32501

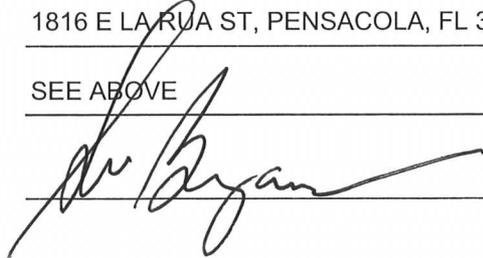
Email: TBRYARS@BRYARSFINANCIAL.COM 850-982-5490  
SBRYARS2@GMAIL.COM Phone: 850-572-1641

Applicant's Signature: \_\_\_\_\_

Property Owner: STEPHEN BRYARS

Property Owner's Address: 1816 E LA RUA ST, PENSACOLA, FL 32501

Email: SEE ABOVE Phone: \_\_\_\_\_

Property Owner's Signature: 

---

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

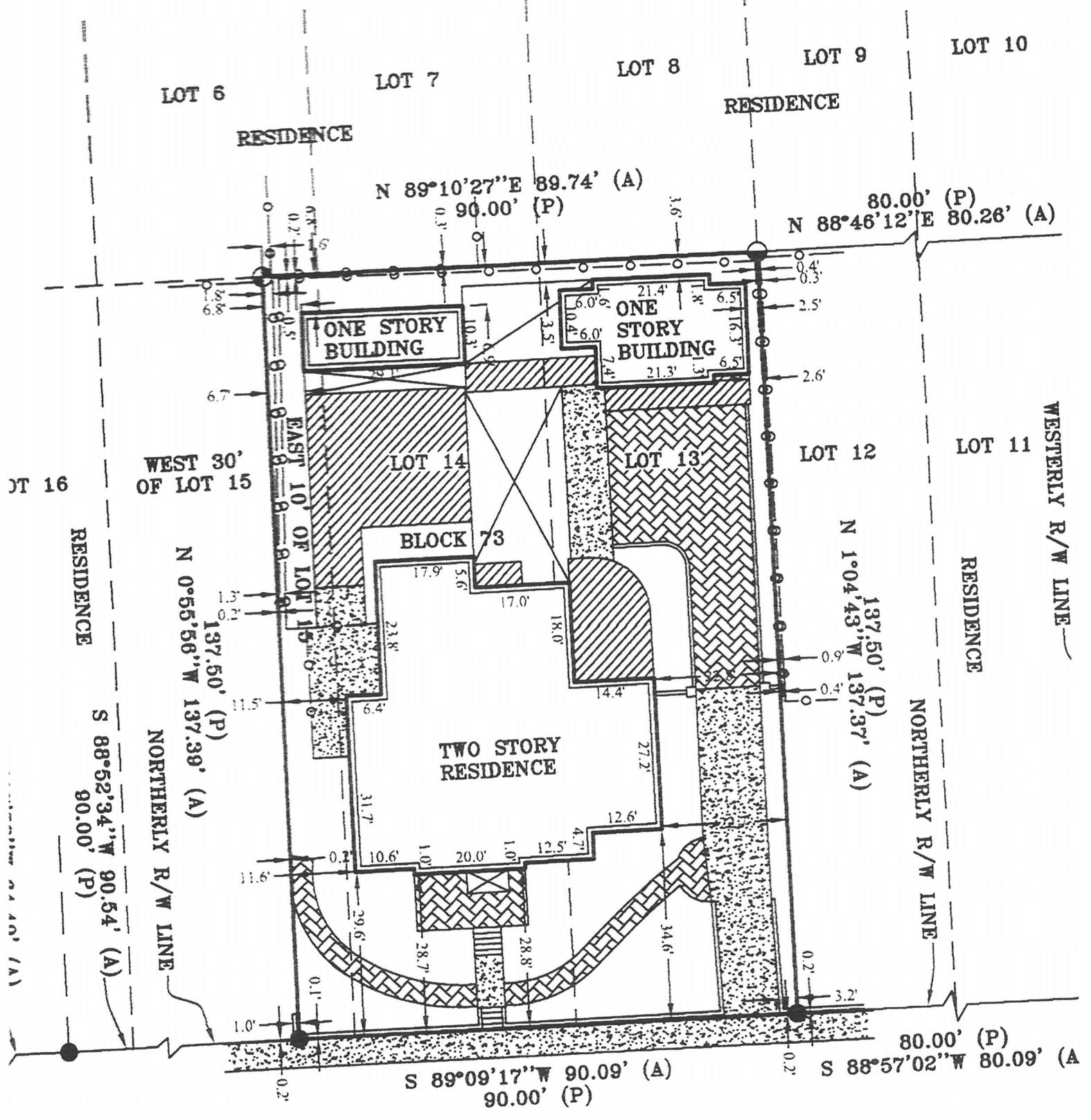
**ATTACHMENT TO  
VARIANCE APPLICATION  
1816 E. LA RUA STREET  
PENSACOLA, FLORIDA 32501**

1. See application.
2. The original home, built by Mr. W. R. Taylor in 1930, has a roof pitch of 12/12. We wish to maintain the architectural integrity of the property by designing garage with same roof pitch. Our goal is to have garage appear to be original and not an added afterthought. We purchased residence with structures that were not consistent with original architecture and had them removed. We wish to replace less than 80% of the footprint that existed with garage and other structures. Also, the rear yard previously had no impervious area between the buildings, pavers, and decking.
3. We believe vehicles should not be in driveway or street, but inside garage and out of sight. We maintain three vehicles, so we require a three-bay garage. If original/existing home had not been designed with 12/12 roof pitch or it was acceptable for roof of garage not to “match” roof of house, we would not be requesting this variance.
4. This variance creates no detriment whatsoever. At peak roof height of 24’10”, the height will be less than our and homes of abutting two-story properties. The garage has only one small window on north elevation upstairs and is there for the purpose of improving the look of structure and for interior light in storage space of garage attic.

**ATTACHMENT TO  
VARIANCE APPLICATION  
1816 E. LA RUA STREET  
PENSACOLA, FLORIDA 32501  
(continued)**

5. Our garage being designed consistent with original architecture style will enhance appearance of our property and surrounding properties. A garage will allow our vehicles to be parked out of sight and off the driveway and street, as they should be. We are substantially reducing the area of the structures on our property from the structures that existed at the time when we purchased. We will be increasing setback on east side by 1'1" and matching setback to north, rear, of former garage structure. We are maximizing setbacks consistent with having sufficient space for maneuverability of vehicles.





**1816 E. LA RUA STREET**  
(80' RIGHT OF WAY)

If this document is a digital signed, printed copies are not certified signed and sealed and the DPA application cover sheet must be verified on any electronic copies.

Title: DETACHED GARAGE DESIGN FOR  
 BRYARS RESIDENCE  
 1816 E. LA RUA STREET  
 PENSACOLA, FL 32501  
 Prepared for: STEVE BRYARS

**VOELKEL**  
 ENGINEERING  
 100 Bay Ridge Dr., Gulf Breeze, FL 32564  
 Office: (850) 288-0333  
 www.voelkelengineering.com  
 F.L.C.A. 35330

Revision	Date

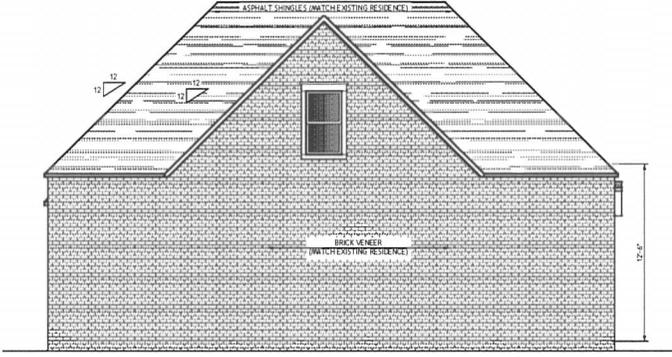
FOR REVIEW ONLY  
 without signature and seal  
 PRELIMINARY  
 FOR REVIEW ONLY  
 ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED  
 J. Christian Voelkel 11/11/22

Designed By: JCV / DLK  
 Checked By: JCV  
 Project #: 000-230118

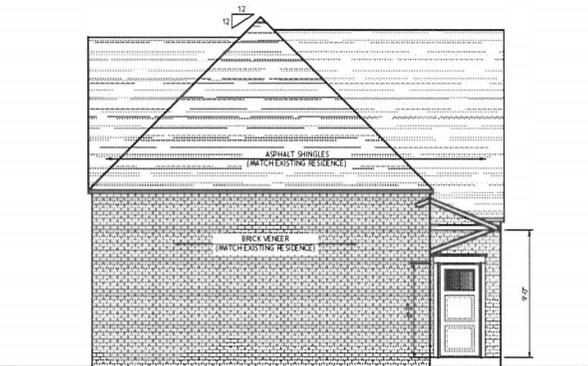
Scale: As Noted  
 Sheet: 3 of 8



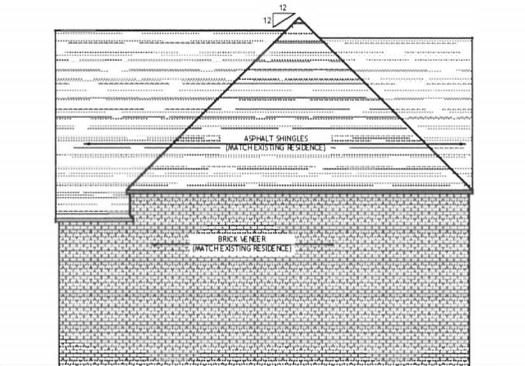
3-1 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



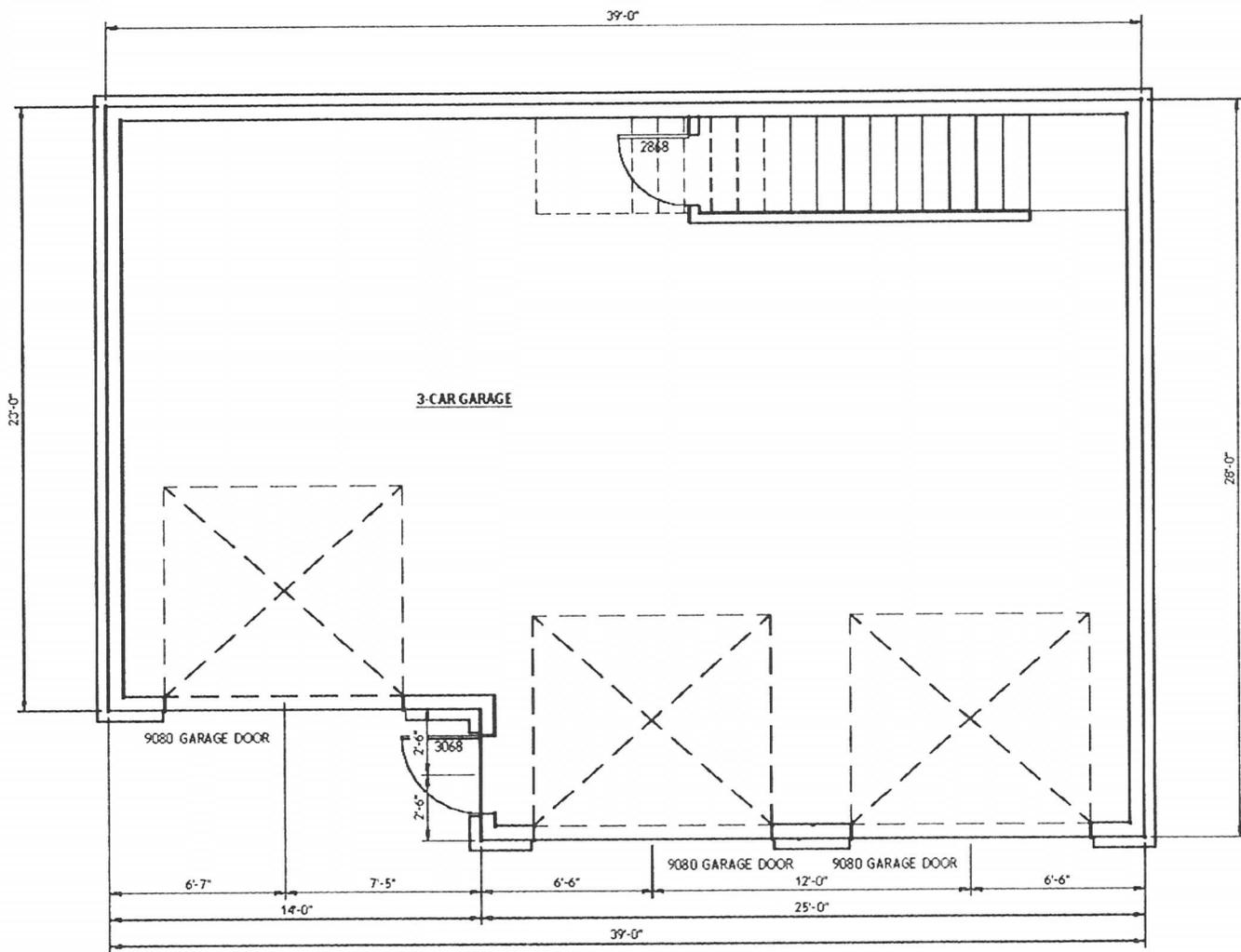
3-1 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



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



3-4 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



**2-2** FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

**ELECTRICAL LEGEND**

- ⊙ CEILING MOUNTED LIGHT FIXTURE (R)
- ⊕ WALL MOUNTED LIGHT FIXTURE



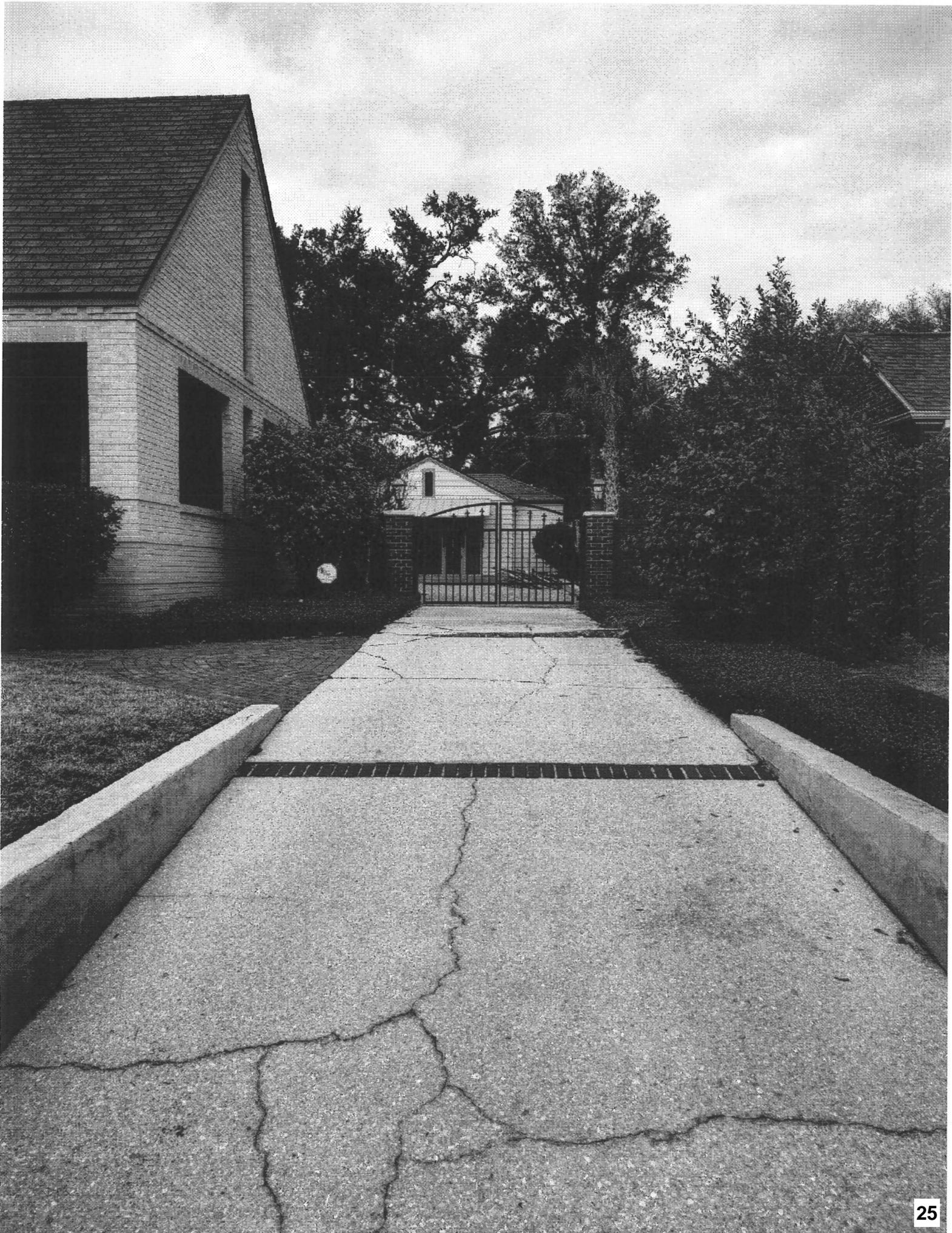
















# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 23-00552

Zoning Board of Adjustments

7/19/2023

---

**TO:** Zoning Board of Adjustments Members

**FROM:** Amy Hargett, Planner

**DATE:** 7/12/2023

**SUBJECT:**

ZBA 2023-011  
1100 E. DeSoto Street  
R-1AA

**BACKGROUND:**

Mr. Ellis Bullock, on behalf of the property owner, is requesting a variance to reduce the rear building setback from 30 FEET to 23.6 FEET to accommodate an outdoor kitchen pavilion. The structure, which is 200 SF, was constructed without permits.

Please note, per conversations with the Building Official, Jonathan Bilby, the Florida Building Code would allow the covered porch to be constructed either attached or detached.



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

ZBA 2023-011

- Zoning Board of Adjustment
- Architectural Review Board
- Planning Board
- Gateway Review Board

### VARIANCE APPLICATION

#### A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:\*
  - 1. Abutting street(s)
  - 2. Lot dimensions and yard requirements (setbacks)
  - 3. Location and dimensions of all existing structures
  - 4. Location and dimensions of all proposed structures and/or additions
  - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).\*
- D. A non-refundable application fee of \$500.00.

*\* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color. Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

**(To be Completed by Staff)**

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-4 / Table 12-3.2 Zoning RIAA

**(To be Completed by Applicant)**

The Applicant requests consideration of the following variance request(s):

Property Address: 1100 E DE SOTO ST

Current use of property: RESIDENCE

1. Describe the requested variance(s): REDUCE THE REAR YARD SETBACK FROM 30 FEET TO 23.6 FEET TO ACCOMODATE AN OUTDOOR KITCHEN PAVILION

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

SEE ATTACHED

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

See Attached

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

See Attached

5. Explain what other condition(s) may justify the proposed variance(s):

See Attached.

Application Date: 6.27.23

Applicant: Outerspaces / Ellis Bullock

Applicant's Address: 500 E. Cross St.

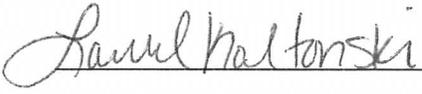
Email: Ellis@outerspaceslandscape.com Phone: 850-982-6624

Applicant's Signature: 

Property Owner: Laurel Koltonski

Property Owner's Address: 1100 E. De Soto St.

Email: laurelkoltonski@gmail.com Phone: 402-469-2961

Property Owner's Signature: 

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

1) Owner requests that the 20' x 10' structure recently constructed against the rear of house be permitted to remain in place, reducing the rear set back line from 30' to 23.6'.

2) The property is on a narrow corner lot and the best way to build the detached structure was to design it close to the house and in keeping with the architectural integrity of the home. This way it enhances the value of the property, and it doesn't create a visual distraction for the neighbors.

To fully enjoy her property year-round the homeowner wanted to have enough space to include a pool, decking with a firepit, artificial turf, and pavers. To utilize the space best fit for the function of having an outdoor shade structure, building it against the rear of the house was deemed most appropriate.

3) The home at 1100 E. DeSoto sits on a corner lot and faces south. The structure in question is located at the rear of the home and is 23.6' from the rear property line and 15' from the nearest side property line. It is cohesive with the architecture of the house and does not obstruct any line of site from neighboring properties., nor is it a visual distraction.

4) The structure does not infringe on any neighboring properties, nor the line of site of others. Aesthetically speaking, the structure is architecturally cohesive to the house and does not serve as an eye sore or visual distraction. Instead of being detrimental to the general welfare or property rights of others, the variance is an asset to the general welfare and property rights of the neighborhood. As the entire project adds value.

5) Adjacent properties that share property lines with 1100 E. DeSoto house have detached structures that encroach on setbacks as well as the property line. As they are both safety issues and visual eye sores, much of the landscape and design around the structure in question is to try to take away from this visual distraction.

Building the structure in its location, the homeowner has been able to fully express and enjoy her property by having enough space to include a pool and decking area with a firepit. She can now enjoy her property outdoors year-round. Also, having the structure adjacent to the house as opposed to being on the property line is less invasive and distracting to neighbors.

Please consider that requiring the homeowner to remove the structure based on criteria that it sits too close to the home would be very expensive, a massive undertaking, and disappointing as the homeowner's intention was to beautify her property with a backyard to enjoy and appreciate in value.

- FOUNDATIONS NOTES:**
1. Soil Condition and Preparation.
    - 1.1 It is recommended that the area beneath and 5' beyond the building footprint be designated as controlled area.
    - 1.2 All vegetation and organics should be stripped and removed within the controlled areas.
    - 1.3 This foundation has been designed for soils with a maximum vertical bearing pressure of 1,500 psf per square foot. It shall be the responsibility of the builder to obtain verification that the soils can provide the above resistance.
    - 1.4 Caisis shall be installed using a mechanical "jumping jack" type contractor.
    - 1.5 The soil beneath the slab shall be treated for resistance to termites. The builder shall provide a letter from the termite treatment professional stating the chosen method of termite prevention.
    - 1.6 A vapor barrier shall be placed on top of the soil prior to placement of the concrete. The vapor barrier shall be composed of minimum 6 mil poly, overlapped a minimum of 6 inches and sealed at all overlaps and penetrations.
  2. Footings & Slab.
    - 2.1 UNLESS specified otherwise, all concrete in this project shall have a minimum 3,000 psi 28-day compressive strength.
    - 2.2 All footings are to be continuous.
    - 2.3 Step footing(s) as needed to accommodate topography of the site.
    - 2.4 Maximum slope of concrete shall be 1" in 4" with a maximum aggregate size of 1/2".
    - 2.5 Where the concrete is permanently exposed to earth and weather, all reinforcement steel must have a minimum 3" of concrete cover.
    - 2.6 Footing depth must be a minimum of 12" below grade.
    - 2.7 All rebar shall be Grade 40 per ASTM A-615 unless specified otherwise.
    - 2.8 Reinforcing bar shall be placed in accordance with ACI 318.
    - 2.9 Minimum lap for reinforcing steel is as follows:
      - 2.9.1 #3 Rebar: 27" Lap
      - 2.9.2 #5 Rebar: 37" Lap
    - 2.10 Install level poly vapor barrier over compacted fill prior to concrete placement.
    - 2.11 Slabs shall be reinforced per one of the following options:
      - 2.11.1 6x6 1010 WWM w/ supports @ 8" o.c.
      - 2.11.2 Concrete fiber mesh installed in concrete.
      - 2.11.3 #3 rebar installed each way @ 8" o.c.
  3. Masonry.
    - 3.1 All mortar specified in these plans shall be Type-S Masonry Cement with a minimum 7-day compressive strength of 1,200 psi and a minimum 28-day compressive strength of 2,100 psi. The mortar shall be in accordance with ASTM C-91 and ASTM C-270. Type-M Masonry Cement is also acceptable, having a compressive air strength of 1,600/2,900 psi (7-day/28-day).
    - 3.2 All CMU products shall have a minimum compressive strength of 1,500 psi and shall be manufactured in accordance with ASTM C-140.
  4. Builder Responsibilities.
    - 4.1 The builder shall call the proper authorities 48 hours (on business days) before commencing any digging. The builder shall be held responsible for the location of any and all underground utilities in the vicinity of the construction.
    - 4.2 The builder shall find and maintain all required setbacks, height, and area limitations as required by state and local codes and ordinances (zoning).
    - 4.3 The builder shall maintain erosion control measures around the site, including silt fence and hay bales, in order to prevent movement of sediments from disturbed areas. The builder shall maintain erosion control until disturbed areas have been stabilized.
    - 4.4 The finished floor must be a min. 8" above finished grade (sodded) or 10" above unfinished grade (un-sodded).
    - 4.5 Drainage must flow away from the structure on all sides. Six inches of fall is required in the first ten feet away from the structure.
  5. Flood Resistant Construction - Florida Building Code.
    - 5.1 Flood Resistance.
      - 5.1.1 For buildings in flood hazard areas as established in Section 1612.3, exterior walls extending below the elevation required by Section 1612 shall be constructed with flood-damage-resistant materials.
      - 5.1.2 Flood Resistant Materials.
        - 5.1.2.1 Building materials and installation methods used for flooring and interior and exterior walls and wall coverings below the elevation required in Section R322.2 or R322.3 shall be flood damage-resistant materials that conform to the provisions of FEMA 15B-2.
        - 5.1.2.2 Enclosed Area Below Design Flood Elevation.
          - 5.1.2.2.1 Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
            - 5.1.2.2.2 Be used solely for parking of vehicles, building access or storage.
            - 5.1.2.2.3 Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.1:
              - 5.1.2.2.3.1 The total net area of non-engineered openings shall be not less than 1 square inch (645 mm<sup>2</sup>) for each square foot (0.093 m<sup>2</sup>) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 27.2.2 of ASCE 24.
              - 5.1.2.2.3.2 Openings shall be not less than 3 inches (76 mm) in any direction in the plane of the wall.
            - 5.1.2.2.3.3 8.3.1.2.3 The presence of louvers, blades, screens and faceplates or other covers and devices shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.

- GLAZED OPENINGS:**
- Exterior glazed openings in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Mass Test of ASTM E1996 and ASTM E1986 as modified in Section 201.2.1.2, TAS 201, 202, and 203, or ASMA 506, as applicable. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact resistant standard AND/OR ASMA 115.
1. Opening in windows, balconies, or enclosed porches constructed under existing roofs or decks are not required to be protected provided the spaces are separated from the building exterior by a wall and all openings in the separating wall are protected in accordance with this section. Such spaces shall be permitted to be designed as either partially enclosed or enclosed structures.
  2. Storage sheds that are not designed for human habitation and that have a net floor area of 220 sq. ft. or less are not required to comply with the mandatory wind-borne debris impact standard of this code.
  3. Contractor shall specify to the Building Official the chosen method of glazed opening protection.
- Floor Truss Framing:**
1. Pre-engineered floor trusses, connections, and bracing shall be designed by a professional engineer (PE) registered in the state of which the project is to be constructed. The truss engineer shall provide signed and sealed shop drawings for the construction and installation of the floor truss system.
  2. The contractor shall follow the truss manufacturer's layout and drawings when installing floor trusses.
  3. Truss manufacturer shall submit shop drawings to the Engineer-Of-Record (EOR) for approval. At a minimum, shop drawings shall include design loads, wind loads, truss layout, and truss reactions.
  4. All bracing in the truss shall be #2 southern yellow pine (SYP).
  5. Install 3/4" T&G decking over floor trusses. Contractor shall install construction adhesive, liquid nails, or equivalent, on truss top chord prior to placement of subfloor.
  - 5.1. Fasten subfloor to trusses with #6 x 2" subfloor screws @ 6" o.c. (edges / field) or with #6 x 3" nails @ 8" o.c. (edges / field).
- Design Standards:**
- 6.1 Florida Building Code 2020
  - 6.2 Deflection - Min L/480
  - 6.3 Spacing - Min. 16" o.c. / Max. 24" o.c.
  - 6.4 Depth - See Truss Engineering
  - 6.5 Loading - See Components and Cladding for Loads Based on Room Use
- Roof Truss Framing:**
1. Pre-engineered roof trusses, connections, and bracing shall be designed by a professional engineer (PE) registered in the state of which the project is to be constructed. The truss engineer shall provide signed and sealed shop drawings for the construction and installation of the roof truss system.
  2. The contractor shall follow the truss manufacturer's layout and drawings when installing roof trusses.
  3. Truss manufacturer shall submit shop drawings to the Engineer-Of-Record (EOR) for approval. At a minimum, shop drawings shall include design loads, wind loads, truss layout, and truss reactions. Trusses-to-wall uplift connections shall be specified in shop drawings.
  - 3.1. If rafter-to-wall connections are not specified by manufacturer, contractor shall consult engineer-of-record.
  4. Truss manufacturer shall ensure proper spacing above HVAC / elevator.
  5. Roof sheathing to be a minimum 1/2" CDX or CDX plywood sheathing. Nail with 6d RS nails @ 4" o.c. (edges) & 4" o.c. (field).
- Design Standards:**
- 6.1 Florida Building Code 2020
  - 6.2 Live Load - 20 PSF
  - 6.3 Dead Load - 15 PSF
  - 6.4 Spacing - 24" o.c.
  - 6.5 Overhang - See Architectural
- 8.5.1.1.1.
- Contractor Responsibilities:**
- The Contractor is responsible for the following:
1. Verifying all dimensions on site and design drawings.
  2. Verifying FEMA flood zone and base flood elevation requirements.
  3. Verifying FEMA approved materials for flood resistant construction in a flood zone.
  4. For the installation of all water-proofing, weather-proofing, and flashing of the structure.
  5. Ensuring all hardware is installed per industry and state standards.
  6. Proper termite treatment of the build site and structure.
  7. Complying with all OSHA regulations.
  8. Contact the EOR for any discrepancies found on the plans or on-site.
- The Contractor bears the sole responsibility for means, methods, techniques, sequences, and procedures of construction.
- Wood Framing:**
1. All wood materials in contact with concrete, CMU block, or is exposed to elements (such as weather, water, etc.) shall be pressure treated.
  2. All exterior posts shall be #2 SYP or better.
  3. Slats shall be #2 SYP, LVL or, as SYP material.
  4. Notches or holes in floor joists or beams shall be in compliance with the Florida Building Code Residential.
    - 4.1 Holes bored through joists shall not be within the bottom or top 2" of the joist. Holes shall not exceed 1/3 of the joist depth.
  5. All LVL beams, Glulam (GLB) beams, and Versa-Lam columns shall be manufactured by an APA member manufacturer and shall meet APA specifications:
    - 5.1. LVL beams shall meet the following minimum material properties:
      - 5.1.1 F<sub>b</sub> = 2000 PSI
      - 5.1.2 F<sub>v</sub> = 285 PSI
      - 5.1.3 F<sub>c</sub> (Parallel) = 3300 PSI
5.1.4 F<sub>c</sub> (Perpendicular) = 750 PSI
    - 5.1.5 E = 2 x 10<sup>6</sup> PSI
  - 5.2. GLB beams shall meet the following minimum material properties:
    - 5.2.1 F<sub>b</sub> = 2400 PSI
    - 5.2.2 F<sub>v</sub> = 300 PSI
    - 5.2.3 F<sub>c</sub> (Parallel) = 1650 PSI
    - 5.2.4 F<sub>c</sub> (Perpendicular) = 740 PSI
    - 5.2.5 E = 1.8 x 10<sup>6</sup> PSI
  - 5.3. Versa-Lam columns shall have the following minimum material properties:
    - 5.3.1 F<sub>b</sub> = 2500 PSI
    - 5.3.2 F<sub>i</sub> = 1270 PSI
    - 5.3.3 F<sub>v</sub> = 100 PSI
    - 5.3.4 F<sub>c</sub> (parallel) = 3000 PSI
    - 5.3.5 F<sub>c</sub> (perp) = 450 PSI
    - 5.3.6 F<sub>y</sub> (perp) = 750 PSI
    - 5.3.7 E = 1.8 X 10<sup>6</sup> PSI
    - 5.3.8 Design Material = Versa-Lam Column 1.8E-2750

**Termite Treatment**

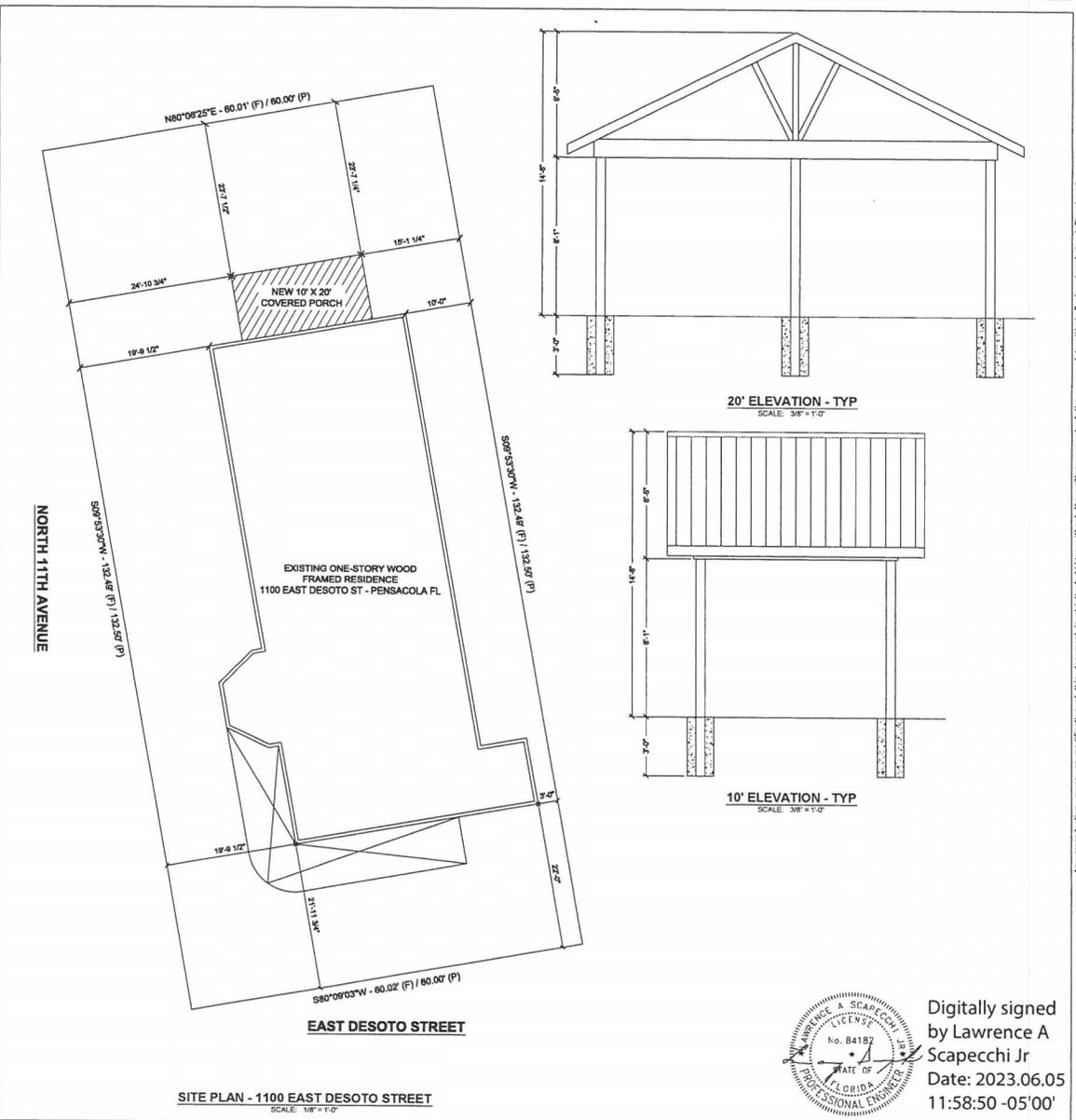
The soil beneath the slab shall be treated for resistance to termites. The builder shall provide a letter from the termite treatment professional stating the chosen method of termite prevention.

**Truss Framing**

The Contractor is responsible to submit truss drawings to Engineer prior to installing footings to verify bearing locations.

Engineers@LMG.org - 850-470-9722

PROJECT INFORMATION			
<b>CLIENT INFORMATION</b>	<b>PROJECT ADDRESS</b>	<b>ENGINEER-OF-RECORD</b>	<b>DESIGN CRITERIA</b>
Quintessa Landscape	1100 E Desoto St, Pensacola FL	Landmark Engineering & Land Planning, Inc. 7604 W Fairfield Dr., Pensacola, FL 32506	Building Code: FBC 2020 Residential Wind Speed: 160 MPH (3-second gust), Exposure - B, Risk Cat. - II Flood Zone: X



Any reproduction, reuse, or modification of this document is strictly forbidden without the written consent of the owner of Landmark Engineering & Land Planning, Inc.

PROJECT NAME AND LOCATION  
Covered Porch Project  
1100 E Desoto St  
Pensacola FL

**LANDMARK ENGINEERING & LAND PLANNING**  
Permit Set  
No. 84182  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Professional Seal: No. 84182, State of Florida, License No. 1152197

This item has been digitally signed and sealed by the Engineer-Of-Record on June 5, 2023. Printed copies of this document are not considered valid unless they include the digital signature and seal and the electronic copies.

SHEET CONTENTS  
STRUCTURAL NOTES  
Site Plan

PROJECT NUMBER: 2023151  
PLOT DATE: Jun 5, 2023  
DRAWN BY: LAS  
CHECKED BY: LAS

SHEET NUMBER: S1  
SHEET 1

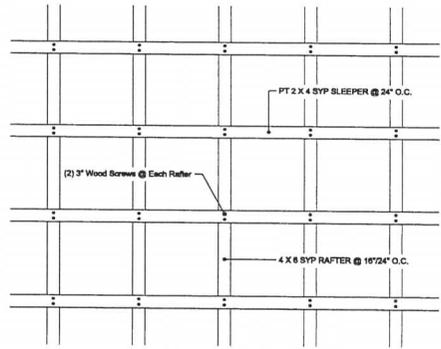
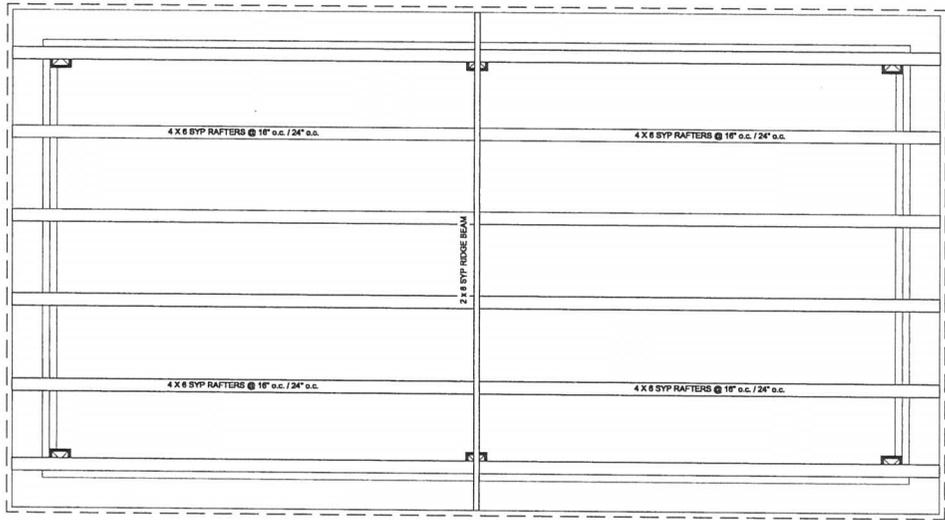
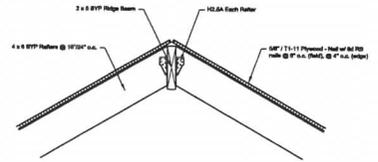
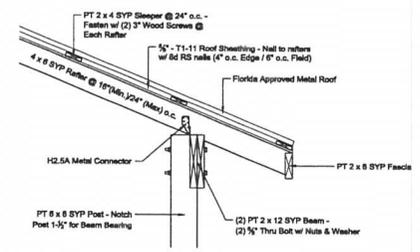
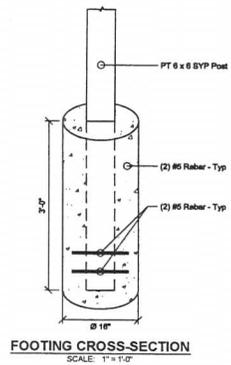
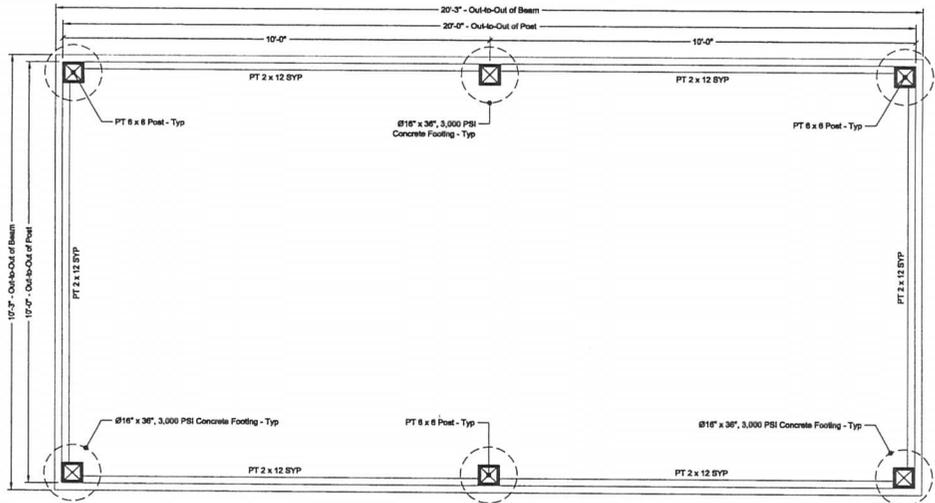
PROJECT NUMBER: 2023151  
PLOT DATE: Jun 5, 2023  
DRAWN BY: LAS  
CHECKED BY: LAS

SHEET NUMBER: S1  
SHEET 1

Digitally signed by Lawrence A Scapecchi Jr  
Date: 2023.06.05 11:58:50 -05'00'

LANDMARK ENGINEERING & LAND PLANNING  
No. 84182  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

The purchase of this document does not constitute ownership of the document, but serves as a fee for the one time right to construct the design contained herein. Any unauthorized reproduction, reuse, or modification of this document will be prosecuted to the full extent of the law.



Any reproduction, reuse, or modification of this document is strictly forbidden without the written consent of the owner of LandMark Engineering & Land Planning, Inc.

PROJECT NAME AND LOCATION  
**COVERED PORCH PROJECT**  
1100 E DESOTO ST  
PANAMA CITY FL

**LANDMARK ENGINEERING & LAND PLANNING**  
PROFESSIONAL ENGINEERS  
No. 84182  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
P. O. BOX 1100  
PANAMA CITY, FL 32409  
TEL: 904.763.1111  
FAX: 904.763.1112

PERMIT SET

THIS SHEET HAS BEEN DIGITALLY SIGNED AND SEALED BY ME ON JUNE 5, 2023. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT MY DIGITAL SIGNATURE MUST BE REPRODUCED FROM AN ELECTRONIC COPY.

SHEET COMMENTS  
Structural Details

PROJECT NUMBER  
2023151

PLOT DATE  
Jun 5, 2023

DRAWN BY  
LAS

CHECKED BY  
LAS

SHEET NUMBER  
S2  
SHEET 2

The purchase of this document does not constitute ownership of the document, but serves as a fee for the one time right to construct the design contained herein. Any unauthorized reproduction, reuse, or modification of this document will be prosecuted to the full extent of the law.







