



City of Pensacola

Planning Board

Agenda

Tuesday, February 9, 2021, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

Members of the public may attend and participate via live stream or phone.
Monitor the City's website for updates.

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

[21-00137](#) MINUTES FOR THE MEETING OF JANUARY 12, 2021

Attachments: [January 12 2021 Minutes](#)

REQUESTS

[21-00138](#) REQUEST FOR AESTHETIC REVIEW - 662 ARAGON STREET

Attachments: [Aesthetic Review Application - 662 Aragon Street](#)
[662 Aragon St Review Comments](#)

[21-00142](#) PROPOSED AMENDMENTS TO SECTIONS 12-3, 12-4, AND 12-8 OF
THE LAND DEVELOPMENT CODE

Attachments: [Engineering Memo - LDC Changes](#)
[Proposed Ordinance - LDC Changes from Engineering](#)

OPEN FORUM

DISCUSSION

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 #: 21-00137

Planning Board

2/9/2021

SUBJECT:

Minutes for the Meeting of January 12, 2021



MINUTES OF THE PLANNING BOARD

January 12, 2021

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

MEMBERS VIRTUAL: Board Member Murphy

MEMBERS ABSENT: Board Member Sampson, Board Member Wiggins

STAFF PRESENT: Assistant Planning Director Cannon, Historic Preservation
Planner Harding, Assistant City Attorney Lindsay, Senior
Planner Statler, City Administrator Keith Wilkins,
Sustainability Coordinator Jackson, Network Engineer
Johnston

STAFF VIRTUAL: Planning Director Morris, Inspections Services Director Bilby,
Engineering Project Manager Hinote

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from November 10, 2020.
- **New Business:**
Proposed Amendment to the Land Development Code – Section 12-6
Tree/Landscape Regulations
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz explained the Board was waiting for the fourth board member to arrive in order to have a quorum, otherwise, the Board would proceed with a discussion on the item. Chairperson Ritz called the meeting to order at 2:16 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. **Board Member Larson made a motion to approve the November 10, 2020 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.**

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

New Business

2. Proposed Amendment to the Land Development Code-Section 12-6 Tree/Landscape Regulations

Chairperson Ritz introduced the item and the edit list which gave a summary of the sections edited. Assistant Planning Director Cannon presented the amendment provided by the Engineering Department for Section 12-6 which had been amended to streamline the review and enforcement process into one department, implementing a process that complies with Florida statutes, adding further protection of heritage trees and clarifying tree fund usage.

Chairperson Ritz emphasized this was a staff authored amendment. There had been discussions and workshops in the past, and Council had not heard, voted, or acted upon any landscape edit at this point. Today gave an opportunity to review and make edits. Board Member Powell asked about the city-designated arborist referring to the Mayor and when and who determined that. Chairperson Ritz advised that the Mayor being at the top of the organization can designate that person or delegate to staff. Board Member Powell was concerned that this would become political and asked if there was a process to take that out. Sustainability Coordinator Jackson explained the arborist had to meet a certain qualification. Assistant City Attorney Lindsay indicated typically the language would state the Mayor's designee; the legislature in passing a statute which pertains to tree removal on private property referenced the ISA Arborist as a person qualified to determine whether a tree should be removed; the City wanted to make sure whoever was assessing trees had at least that qualification. The ISA Arborist has a specialized process or training on whether a tree is dangerous enough to be removed or whether it could be pruned and what kind of risk is posed by the issue the tree presents (TRAQ Certification). Those persons are bound by a code of ethics which applies to their professional status. Since the City does not currently have this person on staff, he or she would be a consultant. Board Member Powell was satisfied with this explanation.

In Section 12-6-2(D), added a permit for pruning of heritage trees. Chairperson Ritz clarified that this review was for the existing ordinance; underlines indicated language added to the ordinance, and strikethroughs indicated current language omitted.

Section 12-6-2(F) added City-designated arborist.

Section 12-6-2(G) removed \$1,000.00 cap on undeveloped residential properties. Inspections Services Director Bilby explained this cap remained for developed properties; there is a replacement fee for \$400.00 per tree which cannot be replaced, and essentially, it will be more expensive to remove heritage trees.

Section 12-6-2(H) requires permits for pruning or removal of any tree(s). (Permit notification will be posted.)

Section 12-6-3(B) Reduced the requirements on parking facilities from 20 to 10.

Section 12-6-3(B)(1)(a), (B)(2)(c) and (B)(2)(d) referred to the City-designated arborist for responsibility.

Board Member Powell stated since the City did not have a designated arborist, what would happen when the ordinance was approved, and Assistant City Attorney Lindsay advised the City had an interlocal agreement with Escambia County who employs Jimmie Jarrett who has all the qualifications for an ISA Arborist; she would be asked for assistance. It was determined the City also has four environmental engineering firms (5-year contract) who have the capabilities and personnel on staff.

Section 12-6-4 added it would be reviewed by the City's designated arborist. Chairperson Ritz clarified that this section pertains to the Landscaping and Tree Protection Plan submitted to the City Inspections Services by a developer which will be reviewed by the City-designated arborist; this addition was added to prevent confusion and streamline the process.

Section 12-6-4(B) Landscape materials and trees must be installed before issuance of the certificate of occupancy (CO). Chairperson Ritz advised this requirement moved it to a more marketable timetable and reduced the amount of times Inspections was required to revisit the site. Board Member Larson advised once a person receives the CO, they take over their property and do what they want, so this would not be a concern.

Section 12-6-4(D) Notice must be given for removal of one heritage tree and signs shall be posted upon request for permit and remain posted for two (2) weeks. Further notice by the designated arborist will be given to the councilperson of that district. The sign shall be posted for two (2) weeks before the permit is approved.

Exception – tree is on occupied residential property and meets qualifications as diseased or weakened tree. Assistant City Attorney Lindsay advised the statute passed by Tallahassee removed some local authority to implement its own standards based on what the people of that area prefer. It was a statute imposed statewide which has created some conflicts. She wanted to make sure people did not think we were disrespecting that statute, and she placed specialized language to show we were trying to be consistent. It does not preempt each city from doing its standards but provides for an exemption or an exception for a property owner from local standards.

Section 12-6-5, 12-6-6(A)(4) Changed the names to City-designated arborist.

Section 12-6-6(B)(2)(c) Removed Planner and added Landscape Architect assuring we have someone looking at this on a regular basis.

Section 12-6-6(B)(2)(d) Changed to City-designated arborist.

Section 12-6-6(B)(3) Relocation of protected trees needs to be in writing from an independent certified arborist (designating what the professional should be).

Section 12-6-6(B)(4) Allows for deviations to species type to promote ecological diversity on site.

Section 12-6-6(B)(5) City-designated arborist.

Section 12-6-6(D) Trees shall be planted prior to Certificate of Occupancy being issued and selected from Appendix A or B with shade trees being encouraged.

Section 12-6-6(D)(2), 12-6-6(E), 12-6-6(E)(1) and (2), Section 12-6-6(F), 12-6-6(G), City-designated arborist will review.

Section 12-6-6(H) City-designated arborist - For heritage trees, adds provision for currently occupied residential property to remove or prune a heritage tree if documentation is provided of danger to person or property (in compliance with State statute). Chairperson Ritz explained for the moment, the Board was only dealing with the agenda item as it was placed online.

Section 12-6-7, 12-6-7(A)(2), 12-6-7(B), 12-6-7(C), 12-6-7(D) – City-designated arborist.

Section 12-6-7(F) – Pruning on residential properties do not require a permit unless it is a heritage tree (bringing us in compliance with State statute). Assistant City Attorney Lindsay advised that technically if the residential person has a heritage tree which their arborist indicates is dangerous, they would not need a permit. This was designed to protect heritage trees. In a test case, the property owner's own arborist admitted the heritage tree was healthy – it survived Hurricane Sally, so why would it have to be removed. We want to make sure we have an ISA Arborist who can provide us with insight that is

objective and not arbitrary. The idea of the statute is under those circumstances where the tree presents a danger, the property owner does not have to have a permit or give notice to anyone, does not have to visit with the City or talk about it, and not one single contact is required. The State statute does not respect a heritage tree either. It was determined there was no oversight on pruning a heritage tree, but a City-designated arborist could look at a tree before it is pruned, and this was an additional provision brought into the ordinance requiring the permit and oversight of the heritage tree. It was hoped this would give the public the opportunity to choose the City's arborist rather than pay more for someone else to perform the work; if they do prune contrary to this Code, they must have an ISA Arborist or landscape architect to provide documentation; this documentation must be defined since the legislature failed to define it, and there are no standards in place. Chairperson Ritz stated the Tree Risk Assessment Form would be added to determine the tree's condition. Board Member Grundhoefer asked if Gulf Power would be subject to this ordinance, and Assistant City Attorney Lindsay indicated over the last five years they had been in the process of trying to get more in control of rights-of-way to trim the trees; they have tried to purchase rights-of-way to trim without permission from property owners. Whether we can limit Gulf Power would be on a case-by-case basis on what rights they might have in that area.

Section 12-6-8, 12-6-9, 12-6-10(A), 12-6-10(A)(1), 12-6-10(A)(2), 12-6-10(A)(3), 12-6-10(B) – City-designated arborist

Section 12-6-10(C) Tree Planting Trust Fund – removed language on irrigation equipment – Funds shall be utilized for acquiring, planting, and maintaining trees, and in cases where necessary, other vegetation for public purposes - 50% match on grants up to \$5,500.00. Grant requests must be reviewed by EAB, City-designated arborist and City Council. Chairperson Ritz clarified this was an attempt to further clarify how those funds were to be spent.

Assistant City Attorney Lindsay further stated that the statute that would allow Gulf Power to have permission beyond what a regular property owner would have was in Section 163.3209 of the Florida statutes. They are supposed to follow the standards to prevent a tree from being killed or destroyed by virtue of the pruning. If the property owner felt the utility company did not follow those guidelines, the City could have an opportunity to address that.

Section 12-6-11 – Edits were made to the Appeals section.

Chairperson Ritz advised this covered the item which was published and stated the Board could edit the document and push it forward.

Section 12-6-2(D) would change the protected size of the tree identified by species in Appendix A which is four (4) times the minimum Diameter Breast Height (DBH) or greater. A Dogwood 16" in diameter would now be a heritage tree. Chairperson Ritz noted there would be a larger number of heritage trees with this ordinance in place. Board Member Grundhoefer stated we may need the language that protects trees that may not be 34" but he had a hard time with a Crepe Myrtle at 16" being classified a heritage tree. Chairperson Ritz pointed to the language in Section 12-6-2 "in all zoning districts" encompassing all of Pensacola, and it was determined to be the intent (city limits).

Section 12-6-4(D) Notice – The signs shall be posted by the applicant at their expense and shall remain continuously posted for two (2) weeks prior to the requisite building, site work, or tree removal permit is issued. The City's designated arborist will notify the councilperson in which district the permit has been applied for upon the receipt of the request. Board Member Larson indicated this would give anyone a chance once the sign

was posted to make their concerns heard.

Section 12-6-6(H) heritage trees – In the case of lot splits for single family and duplex uses, trees shall be evaluated to determine whether the lot split will have a negative effect on any heritage tree. A tree survey shall be provided to the Planning Services Department along with the lot split application, and the size of proposed lots shall be evaluated to determine if any heritage tree will be required to be removed as a result of the lot split.

Section 12-13-1 – Definitions enumerated – Lot, nonconforming added “preservation of heritage trees not subject to removal under this Code.”

Board Member Larson stated if the lot split determines the tree must stay, if someone wanted to construct a driveway on the other lot after it was split which damages the root system and the tree dies, who would be responsible since the tree was on the split. Inspections Services Director Bilby suggested if someone was creating a small buildable lot out of three lots, or making two or three lots from one, and it rendered the site of the heritage trees so it would fall within the foundation of the driveway of the house, there should be better consideration and oversight for the foundation before a lot split is granted. Chairperson Ritz indicated a house was removed and a lot split into three different lots; the heritage tree was in the right-of-way and remained. The homeowner created a curved driveway to accommodate the tree. Board Member Grundhoefer liked the fact the ordinance made it more difficult to remove a heritage tree whether splitting a lot or developing a property.

Appendix A Protected Tree List – Type B – added Long Leaf Pine (*Pinus Palustris*). Chairperson Ritz liked this addition since it was a native species.

Glen Miley, Biome Consulting Group and an ecologist, advised he had deep subject matter expertise and had participated in numerous public meetings and had met personally with the promoters of the changes. He had numerous consequential technical objections to the language of the document in the present form. He urged the Board to obtain guidance from experienced local practitioners before agreeing to codify this ordinance. He pointed out the term arborist in specific language limiting tree ordinance matters to holders of that particular credential alone, Section 12-6-2(F) pg. 3 and 12-6-6 (B)(3) pg.10. He indicated he was a professional whose qualifications greatly exceeded those of an arborist, but the proposed language would preclude him from practicing his profession in Pensacola. ISA created this position to certify tree trimmers; it in no way communicates competence. He urged the Board to reject the ordinance until a technical review by experienced local professionals could be completed. He explained his company was an ecological consulting firm and regulatory compliance firm, with staff holding advanced degrees in different areas of ecology, engaging in eco system identification, ecological restoration, and landscape level understanding, whereas an arborist can work as a tree trimmer for a period of three years and pass the test and obtain that certification. He indicated none of the materials coming out the public meetings with other professionals were reflected in the language proposed for change.

Assistant City Attorney Lindsay said this approach was never intended to be comprehensive by staff to address everything said in the workshops but more to streamline processes within the City so that we can begin to have a more consistent system of enforcement, but some of the things he said related to the list and how it should be evaluated as far as what species should be protected. Mr. Miley stated those were some of his concerns particularly pertaining to the heritage tree, how they are measured, who can conduct the survey, and the fact the appendix contains trees not existing in the city. Striking qualified professional and replacing it with an ISA Certified Arborist has

consequences for him professionally. Assistant City Attorney Lindsay advised there would likely be another workshop at the level of specificity he was referring to regarding the protected species. The reason for looking at the City-designated arborist was because of the statute which limits local governments' discretion, and the only other term that was used by the Florida legislature was landscape architect. Mr. Miley suggested an urban forester would be a superior professional to choose to accomplish those objectives. Assistant City Attorney Lindsay also shared that the thinking was to rely on the ISA Arborist because of the TRAQ certification and qualification and because that particular document was so much more detailed that they hoped it would elevate the analysis by ISA Arborists who the legislature has granted authority to determine that a tree is hazardous or dangerous. Mr. Miley stated the application of the larger profession incorporates perspective, concepts and additional skill sets that enhance that particular skill – he has that skill but not that credential. He felt his firm's service to the City would be far superior to a mere arborist. Assistant City Attorney Lindsay stated in the Code there were multiple decision makers involved in different departments across the city in assessing trees. The Building Inspections Director, Mr. Bilby, and the Sustainability Coordinator, Mark Jackson, worked together with other staff members and departments to identify a process that would allow one City employee, or until we have that employee, to help make sure that the process is consistent and appropriate; it was not about the substantive content on protection of trees and ecological evaluation which was his primary concern. This was a first step in the process, and at some point, there will be that deep dive to suggest the next step. The goal was to make sure that City employees had a consistent process internally, but we do want to get to the next stage.

Councilperson Myers was upset and thought the whole thing was a mess. Going back to August of last year, the City Council, not Sherri Myers, the City Council sent some amendments to the Tree Ordinance to Planning Board. Those amendments had to do with notice. Here we are six months later, and this Board has never acted on those recommendations that were sent to the Board. Sherri Myers acting as a City Council person does not have the authority to place items on the Planning Board agenda. It must come from the City Council, however, on October 13th the Board had on its agenda this item that dealt only with notice, not amendments to the Tree Protection Plan, just notice. However, in the background information you were given, it says a request was forwarded by City Councilwoman Sherri Myers to amend 12-6-4 of the Landscape and Tree Protection Plan. That is a mischaracterization of what was given to the Board. It was a recommendation given by the City Council. The Planning Board had 45 days pursuant to Ordinance 12-12-2(4) to act upon any matter referred to the Board shall be acted upon by the Board within 45 days of the day of reference until a longer or shorter period is specified. So, basically, we are here today. The items having to do with the amendments, having to do with notice have never come back to the City Council. What has happened is basically this whole issue as far as she was concerned was just a mess. So here we are and those amendments and recommendations have never been acted on and have never come back before the City Council. She believed that was a serious procedural problem. She did not know if she agreed with everything in this ordinance, especially now after listening to Mr. Miley, but wanted to know how an agenda item sent to the Board by the City Council became a sidenote to the Department of Engineers' ordinance they were proposing. She stated she had met with Mr. Bilby, Mr. Jackson, and Mr. Wilkins regarding this. It was her impression that today the Board was going to be acting on the amendments having to do with notice. That was her primary concern because she has acres and acres of forests in

her district that today if there was a permit issued for a landscape plan, that forest could be mowed down in a matter of days. She had seen this happen – 5 acres, 6 acres – in a matter of two days. Chairperson Ritz advised the Board was observing the 5-minute speaker limit, and she had used those 5 minutes. Ms. Myers asked the attorney how she was going to fix this problem with this not being returned to the City Council in 45 days – what was sent to the Board and not all of this other stuff regarding the arborist and all that. Assistant City Attorney Lindsay did not recall that there was a referral from the City Council, so she would need to go back to the record to see where she might have missed something. As far as the content regarding notice, there was discussion among the Board members, and she advised them, and we were also warned by a member of the Planning Board about the Statute 163.045 and whether we were allowed to require notices at all. Through the litigation on the Vickery Tree and what other cities are doing all over the state, she had been trying to brainstorm ways we can protect trees, incorporate the notice that is desirable, and still be consistent with Florida law. The Planning Board was warned by one of the members of the legislature of the Speaker's issues with local governments trying to continue to impose restrictions on property owners with regard to protection of trees. The struggle with trying to comply with the Florida statute has slowed her analysis down, and she asked for understanding as she tried to do her best, and if she had missed the Council item, she apologized and stated she would go back and determine how the error was made and be accountable to Councilperson Myers when that was determined.

Chairperson Ritz advised the Board had never ignored an agenda item and not voted on it. Councilperson Myers advised before hearing Mr. Miley, she was okay with what was being proposed, but she wanted to deal with notice since that was the most important issue which was sent to this Board; it was not comingled with other issues, and it should have returned to the Council even if the Board was still considering it or needed more time. What the Board was saying today was it could only vote on what the Engineering Department had presented, but the issue of notice had been given to the Board six months ago. Chairperson Ritz advised on the October 13, 2020 agenda, there was an item on which they voted, and once the Board votes, it is not physically carried to the Council. Councilperson Myers asked that an email be sent to her to indicate the process after the Board makes a decision on how it returns to Council. Assistant City Attorney Lindsay stated once the Board made a decision, the Planning staff forwarded that information to the Council for consideration in a memo as a part of Council's agenda. She offered to research to see what happened at that time. She recalled the Board was to look at the tree protection standards generally over time, and the proposal by Board Member Murphy had been on the agenda several times as a discussion item, separate and apart from the notice. The Florida legislature states we cannot require a property owner to come for a permit or we cannot insist they give notice to the public or to us under certain circumstances. We have been studying how we work around that statute. It has been argued that it preempts municipalities entirely, and she disagreed with that argument; she was still waiting on a decision from the 1st District Court of Appeal; she again stated she would research the item and furnish a more detailed response as soon as she can get a definitive response to her question.

Board Member Powell advised the title of the ordinance states the intent of the Code is Section 12-6 tree/landscape regulations, streamlining review and enforcement into one department and process, assuring compliance with Florida statutes, protecting heritage trees, and funding oversight and not when notices will be given or determining what trees would be saved. Only this review was what the Board was considering and not ignoring

anyone's suggestions or any public input, but saying these are the things we control as the City of Pensacola which is the time it takes to get the permits done; no one was dismissing anything that was said before and those discussions have not stopped, and the information received has been placed on the agenda and acted on accordingly. What the Board was accomplishing today was making it easier and being more transparent, being more efficient and avoiding redundancy, showing we care about who will be making the decisions rather than having it in an ambiguous cloud. She did appreciate Mr. Miley's input about the terminology of an arborist, but we did need to get back to what this was really about which was written at the top of the ordinance. Assistant Planning Director Cannon advised there had been robust public involvement with workshops to address a presentation from Emerald Coast, and that had not gone away; the timeline was drawn out to engage the public and consider input from others, but today's meeting was to address the process.

Kelly Hagen, Vice President of the Sanders Beach Neighborhood Association, stated she was not here to present that board but as a private citizen. She had hoped this would be the moment to effect some real change and come away with an ordinance the city would be proud of. Her understanding of the intent of the staff in developing this ordinance was to streamline the administrative process and to clarify the structure of protocol and not to add protection to the heritage trees. She had several discussions with City staff, Council members, concerned citizens, as well as professionals in the field. The feedback she had received suggested we need a complete overhaul of the current ordinance which would require careful and thoughtful review. The popular opinion to obtain these changes would be for the Planning Board to initiate a series of Council-directed public workshops, including a panel of academic experts on the subject, bringing in the appropriate City staff, and hiring a professional facilitator to make sure everyone's ideas were heard. She clarified she was in favor of passing certain protections in the proposed ordinance since it does provide more protection than the current ordinance. She asked that the Board look at and possibly edit the protections on pg. 33 and clarify that a lot split should be altered in order to preserve a heritage tree if possible if a heritage tree was in danger. Regarding diameter of breast height, there are several species that will never reach 34" and she was not necessarily supporting Crape Myrtle as a protected species.

Chairperson Ritz advised the Board had conducted workshops in the past 12 months, however, with the current Covid situation, travel and attendance had been an issue.

Councilperson Brahier stated she had worked with Mr. Bilby, Mr. Jackson, Mr. Wilkins, Heather and Kelly, but she felt workshops were in our best interests, however, we want to protect as much as we can right now. If we say a City specialist has a minimum of an ISA Arborist standard, we could do that right away. Also, if a tree were split, the larger trunk at 4.5' above the ground would be the one that gets the diameter counted. This language puts some safety in place for other species while we work out the other issues. We will get a new provision in that if a person applies for a tree to be either cut down or trimmed and a sign is put up for two (2) weeks, it gives the public time for notification. When a person applies for a permit, a sign is put up for two (2) weeks and the councilperson notified, and it gives the public an option for notification. We can get some extra safety and precautions in here and streamline the City's process for the staff. She thanked everyone and felt this streamline would allow us to move forward in the best interest of these trees.

In explaining the lot split further, Chairperson Ritz stated if the lot split is legal exclusive of the heritage tree and meets all the other City criteria, it may be that it is flagged to say this is a heritage tree; nothing happens except to say that there is a heritage tree that could be

in a location that would require mitigation and would receive an evaluation when the paperwork is submitted. Evidence of this review will be provided to the citizen might be the verbiage that should be added.

Sarah Randolph chose not to comment. David Bush was concerned with the disappearance of the large heritage Oaks especially being destroyed by Hurricane Sally and contractors cutting them down as well. He advised East Hill was being destroyed by houses 30' wide and 60' tall with garages in the front, and this is not the old East Hill people remember.

Chairperson Ritz stated this was an advisory board and whatever the Board decided today would move forward as advice to Council, and the Board has always acted on an agenda item.

Regarding the lot split and heritage tree verbiage, Board Member Larson suggested changing the tone to a positive preservation purpose to preserve the trees in our area, and it must be proven that the tree must come down – instead of saying removal, say preservation with documentation. Board Member Grundhoefer felt this could be placed in every paragraph in every section which would turn a 50-page document into a 100-page document; he felt that would be redundant. Board Member Powell suggested we need to address the meaning when it is ambiguous. Assistant City Attorney Lindsay advised that the seed of this idea came about very recently, and the intent was to be able to deny a lot split if the split rendered a heritage tree necessary to be removed for the split to be approved. There needed to be some standard operating procedure created, maybe not in the ordinance itself. They wanted to hear feedback and had not had a long time to consider all the consequences; the language also reflects there are some heritage trees which are diseased and must be removed for safety. She explained this section was being wordsmithed. Chairperson Ritz advised when a citizen comes in for a lot split permit, there is a checklist to be completed which is part of the standing operating procedure. Sustainability Coordinator Jackson stated the intent was not to deny the lot split but to have it altered to preserve the trees.

Board Member Grundhoefer stated there were two issues: 1) change the language from arborist to a City-designated specialist with a minimal ISA Certification (Councilperson Brahier's concern); 2) a concern with notices (Councilperson Myers). Assistant City Attorney Lindsay stated emails determined that this Board did act on the request, and it was denied by the Board which the minutes support. Assistant Planning Director Cannon stated when that item came before the Board, it had two ordinances, one generated from the outside and one from staff. The Board made the decision to deny one and approve the other, bringing it back for revision and streamlining which is where we were today.

Board Member Grundhoefer offered if this passed Council, it would allow us to protect some trees which otherwise would be lost and felt it was the next step. It was determined if the ISA Certification were a minimum, Mr. Miley's credentials would exceed that requirement. **Board Member Grundhoefer made a motion to approve with the amended language for referral to Council, seconded by Board Member Powell. It was clarified the Board was adding the language describing the professional, and the motion carried unanimously.**

Assistant City Attorney Lindsay asked for clarification on the vote. Board Member Grundhoefer amended his motion to include the amendments that were submitted in the memo from Sustainability Coordinator Jackson; it was seconded by Board Member Powell and carried unanimously.

Open Forum – None

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 4:33 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00138

Planning Board

2/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 2/9/2021

SUBJECT:

Request for Aesthetic Review - 662 Aragon Street

BACKGROUND:

Dalrymple-Sallis Architecture is requesting an aesthetic review for revisions to an existing two-story zero-lot-line residence located at 662 Aragon Street. The proposed revisions will include:

- A new extension for the front porch with a new pergola structure and rear awning for an existing 108 SF rear concrete patio
- A new, small awning over a new 210 SF rear bedroom exterior access door and a new adjacent 90 SF concrete patio
- A new 366 SF covered carport with 100 SF of storage area

This request has been routed through the various City departments and utility providers. Those comments are attached for your review. The application does not include the review comments and/or approval from the Aragon Architectural Review Board."



Gateway Review Board Application

Project Address: 662 Aragon Street

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E. Government St. Pensacola FL 32052

Application Date: 1/15/21 **Phone:** 850-470-6399

Email: Scott@dalsal.com **Fax:**

Property Owner: Todd and Alita Fisher
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential – \$50.00 hearing fee
☐ Commercial – \$250.00 hearing fee

Renovation of an existing 2-story zero-lot-line residence in the Aragon Neighborhood.

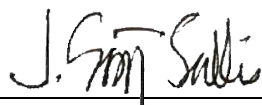
New extension for front porch with new pergola structure and rear awning for existing 108 SF rear concrete patio.

New, small awning over new, 210 SF rear bedroom exterior access door and new adjacent 90 SF concrete patio.

New, 366 SF covered Carport with 100 SF of storage area.

*Attach seven (7) copies of required information (see reverse side)

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

1/15/2021

Date

Gateway Review Board Application

Procedure for review of plans.

(a) Plan submission: All development plans must comply with development plan requirements set forth in subsections 12-2-81(C) and (D), and design standards and guidelines established in section 12-2-82. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the Gateway Redevelopment District shall be accompanied with **drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.**

(b) Review and approval. All plans shall be subject to the review and approval of the Gateway Review Board established in Chapter 12-13. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

(c) Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs which are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the Gateway Review Board secretary and the chairman of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairman, then the matter will be referred to the board for a decision.

(d) Final development plan. If the Gateway Review Board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six (6) months of the date of approval of the preliminary plan of development. For good cause shown, the Gateway Review Board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six (6) months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-2-81 pertaining to the final development plan. If the applicant submits a final development plan which conforms to all the conditions and provisions of this chapter, then the Gateway Review Board shall conclude its consideration at its next regularly scheduled meeting.

Date: Friday, January 15, 2021

Project: **FISHER RENOVATION**
662 ARAGON ST
Pensacola, FL 32502

Recipient: **Planning Board**

EXISTING SITE CONDITIONS

Views of Existing home from Aragon Street



Views of Existing home and parking area from rear alley



RENDERINGS

Renderings from Aragon Street



Renderings of Carport from rear alley



Birdseye rendering of rear of home and new courtyard



EXTERIOR COLOR SCHEDULE

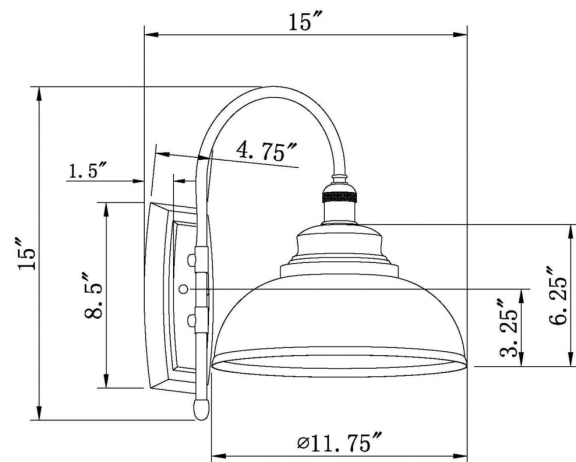
<u>ARCHITECTURAL ELEMENT</u>	<u>MANUFACTURER</u>	<u>TYPE</u>	<u>COLOR</u>
STUCCO	N/A	MATCH EXISTING	MATCH EXISTING
EXTERIOR WINDOW TRIM	N/A	MATCH EXISTING	MATCH EXISTING
ROOF (Match Existing)	N/A	N/A	MATCH EXISTING
EAVES AND SOFFITS	N/A	PAINT	MATCH EXISTING
FASCIAS	N/A	PAINT	MATCH EXISTING
COLUMNS	N/A	PAINT	MATCH EXISTING
COLUMN TRIM	SHERWIN-WILLIAMS	SOLID BODY STAIN	MATCH EXISTING
FLASHING	N/A	PRE-FINISHED ALUMINUM	CHARCOAL GRAY
PERGOLA STRUCTURE	SHERWIN-WILLIAMS	SHERWIN-WILLIAMS	MATCH EXISTING

WINDOWS

Vinyl, to match existing

EXTERIOR LIGHT FIXTURES

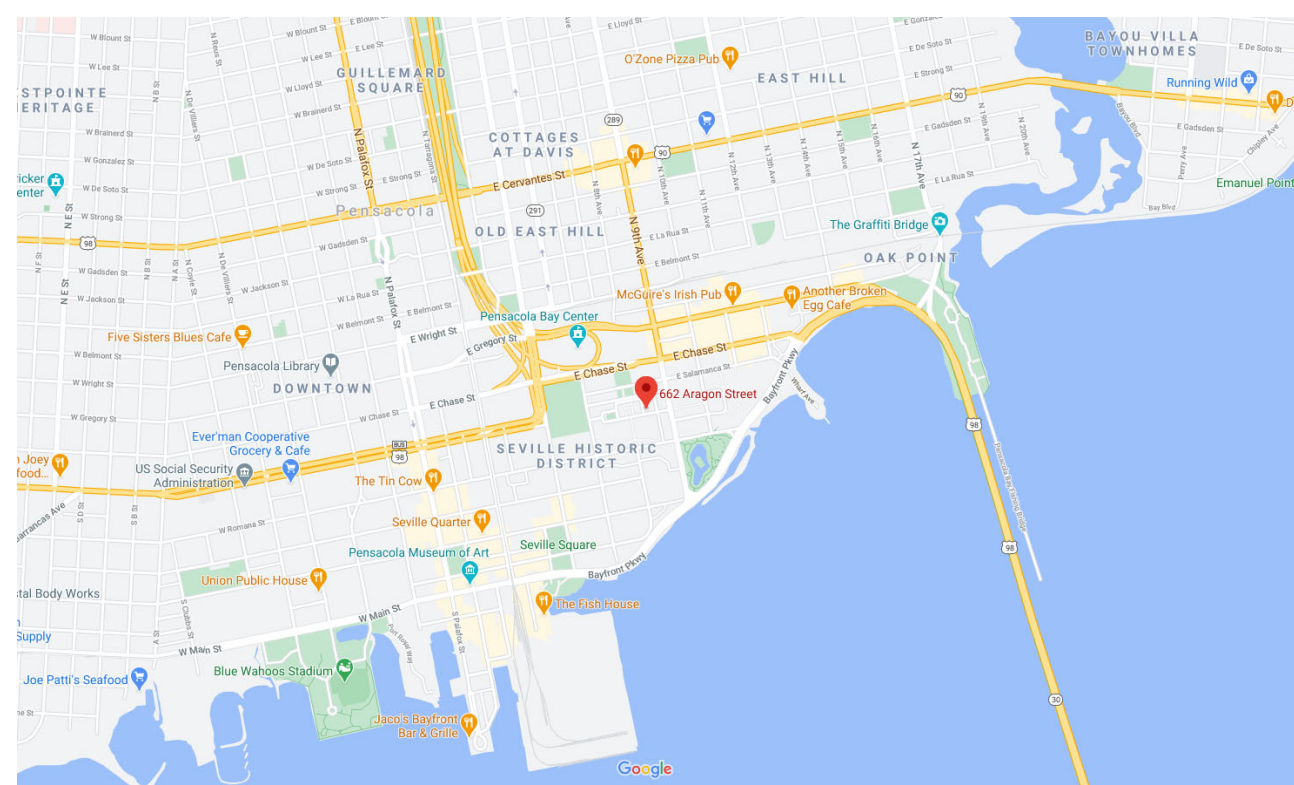
Forte Lighting, Outdoor Wall Sconce with Metal Shade



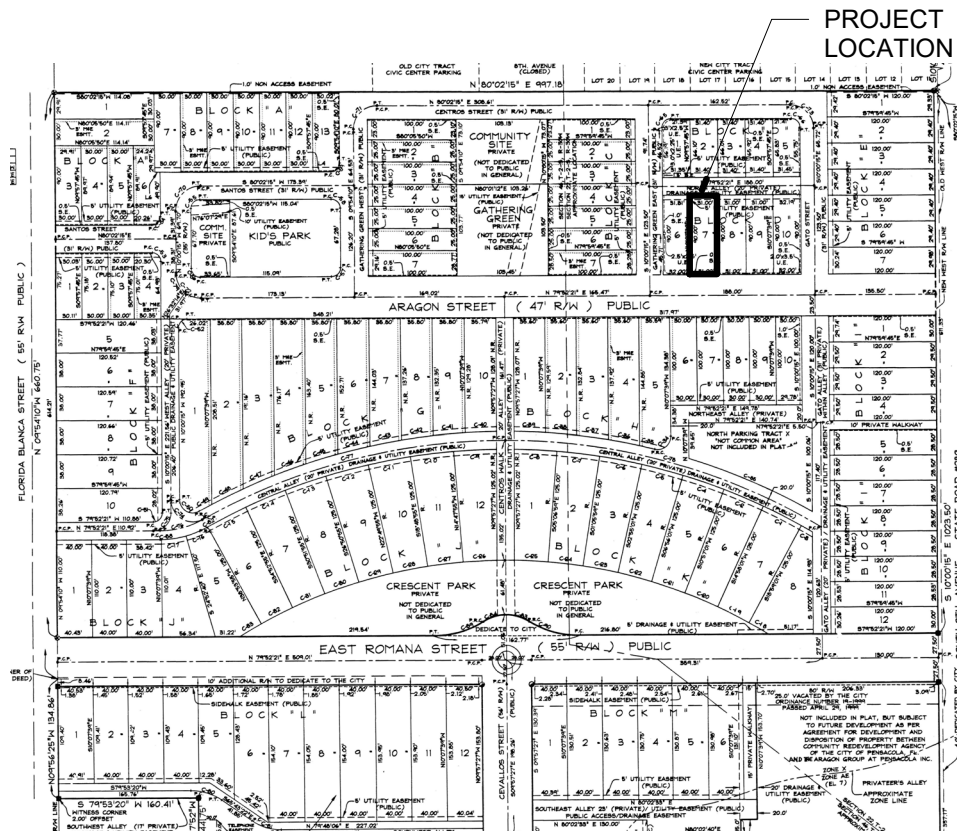
Fisher Renovation

Renovation to an existing single family residence in the Aragon Neighborhood.

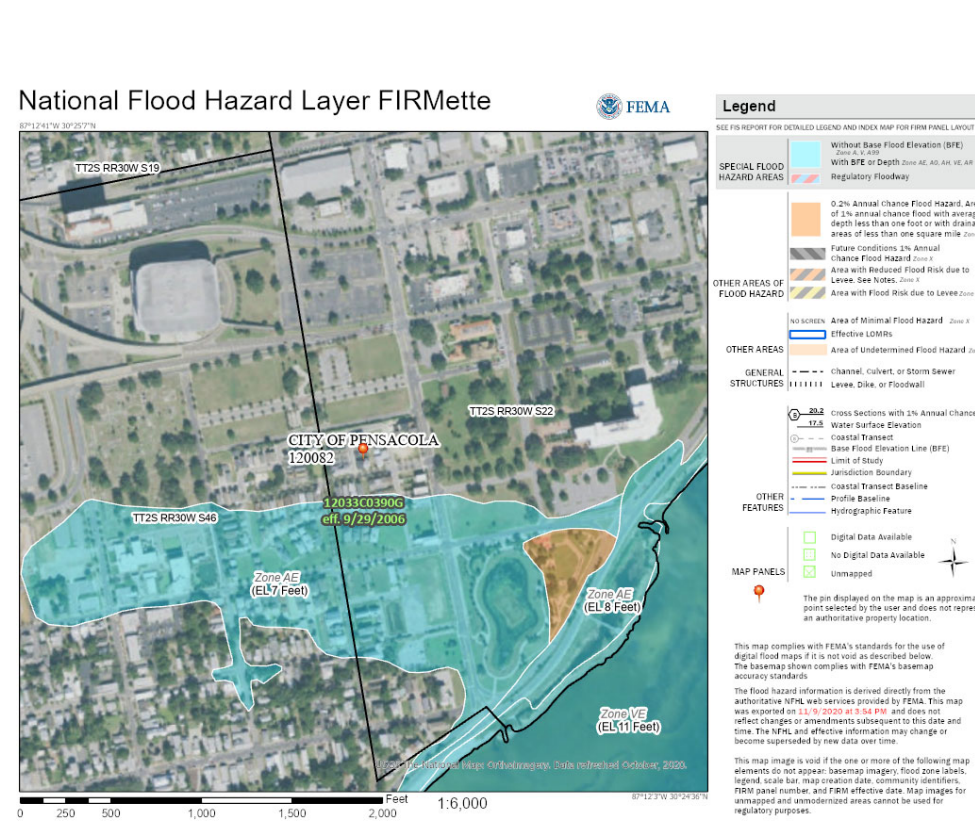
662 Aragon Street, Pensacola, FL 32502



VICINITY MAP



ARAGON SITE MAP



FEMA FLOOD MAP



ELEVATION REFERENCES		
	ELEV. NO.	INTERIOR ELEVATION REFERENCE
	SHEET NO.	
	DETAIL NO.	EXTERIOR ELEVATION REFERENCE
	SHEET NO.	
DETAIL REFERENCES		
	DETAIL NO.	DETAIL REFERENCE
	SHEET NO.	Room name
	DETAIL NO.	BUILDING SECTION REFERENCE
	SHEET NO.	
ANNOTATION REFERENCES		
	WALL TAG REFERENCE	
	WALL TYPE	
	STC	
	FIRE RATING	
	DOOR NUMBER REFERENCE	
	WINDOW TYPE	
	DATUM ELEVATION	
	CENTERLINE	
	COLUMN GRID NUMBER	
	ROOM TAG	
	CEILING HEIGHT - ABOVE FIN. FLOOR	
REVISION NUMBER REFERENCE		
	REVISION NO.	

INDEX OF DRAWINGS		
Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE PLAN & ROOF PLAN	
A010	DEMO PLANS	
A101	NEW WORK FLOOR PLANS	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS INTERIOR ELEVATIONS	
A302	WALL SECTION, SCHEDULES & DETAILS	
A701	3D EXTERIOR PERSPECTIVE VIEWS	

BUILDING DATA

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

ZONED: GRD-1

FLOOD_ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 30'-6"
NO. OF STORIES: 2

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R.301.2.1.2 FOR RESIDENTIAL WORK OR 2017 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.



#1 AREA PLAN
1/16" = 1'-0"

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CERTIFICATION

DESIGN DEVELOPMENT SET

Fisher Renovation
662 Aragon Street, Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
LBW	JSS

ISSUE DATE:
1-15-2021

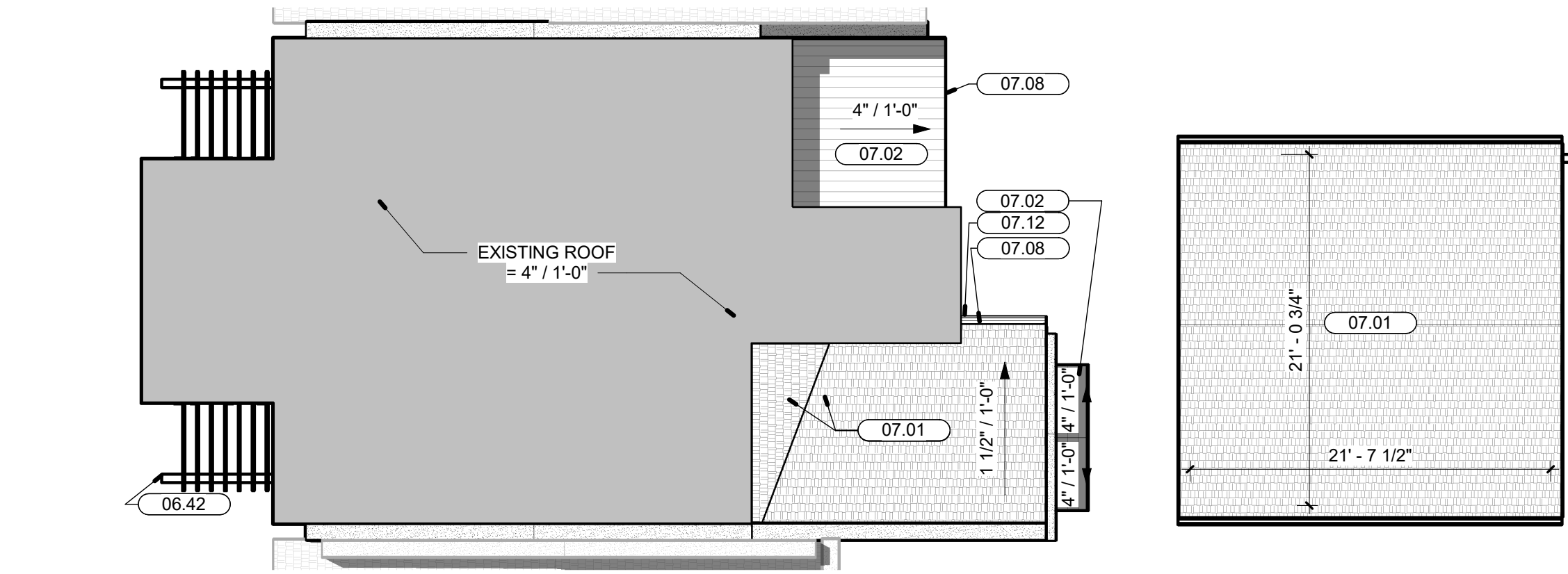
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SHEET TITLE:
TITLE SHEET

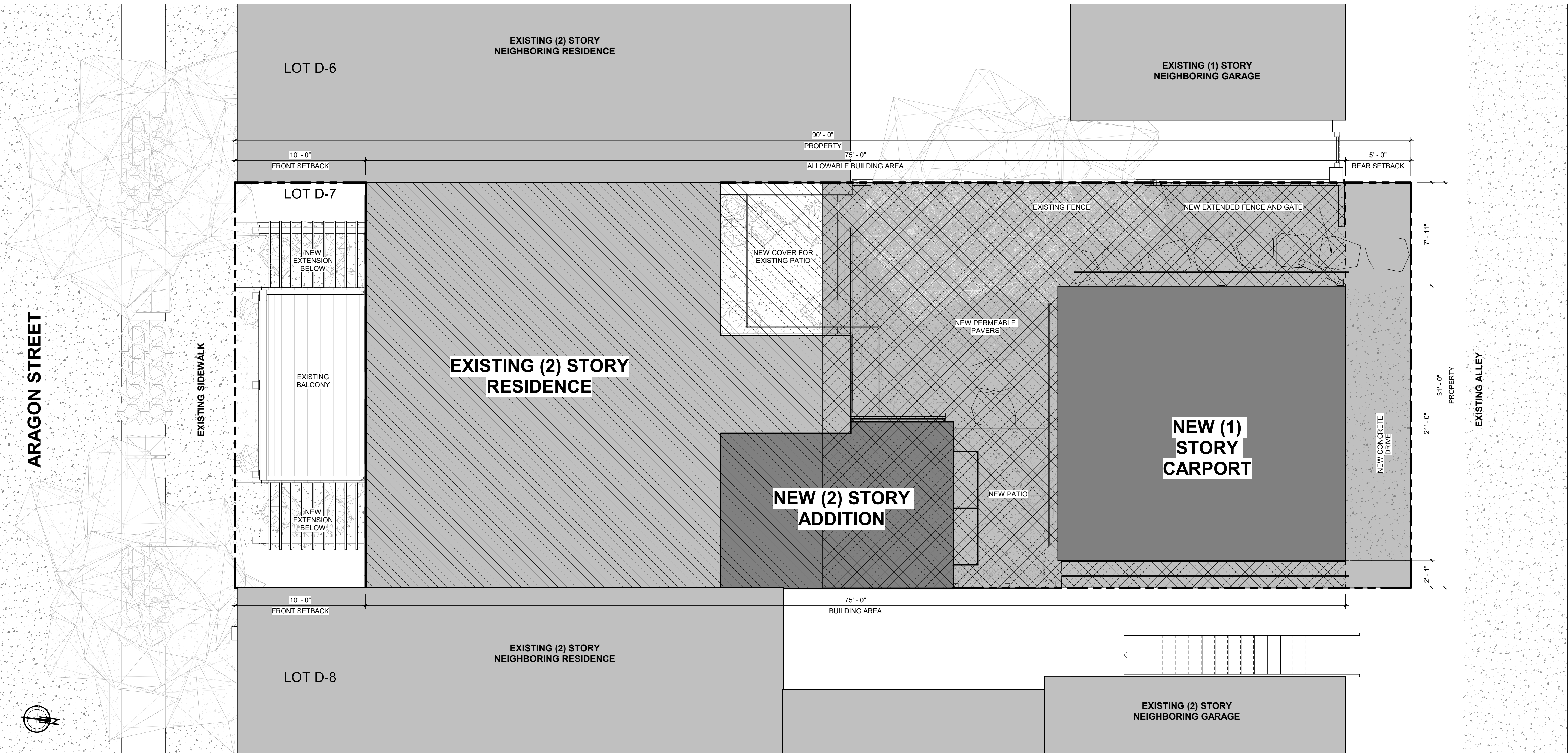
SHEET NO:
G001

PROJECT NO:
20050

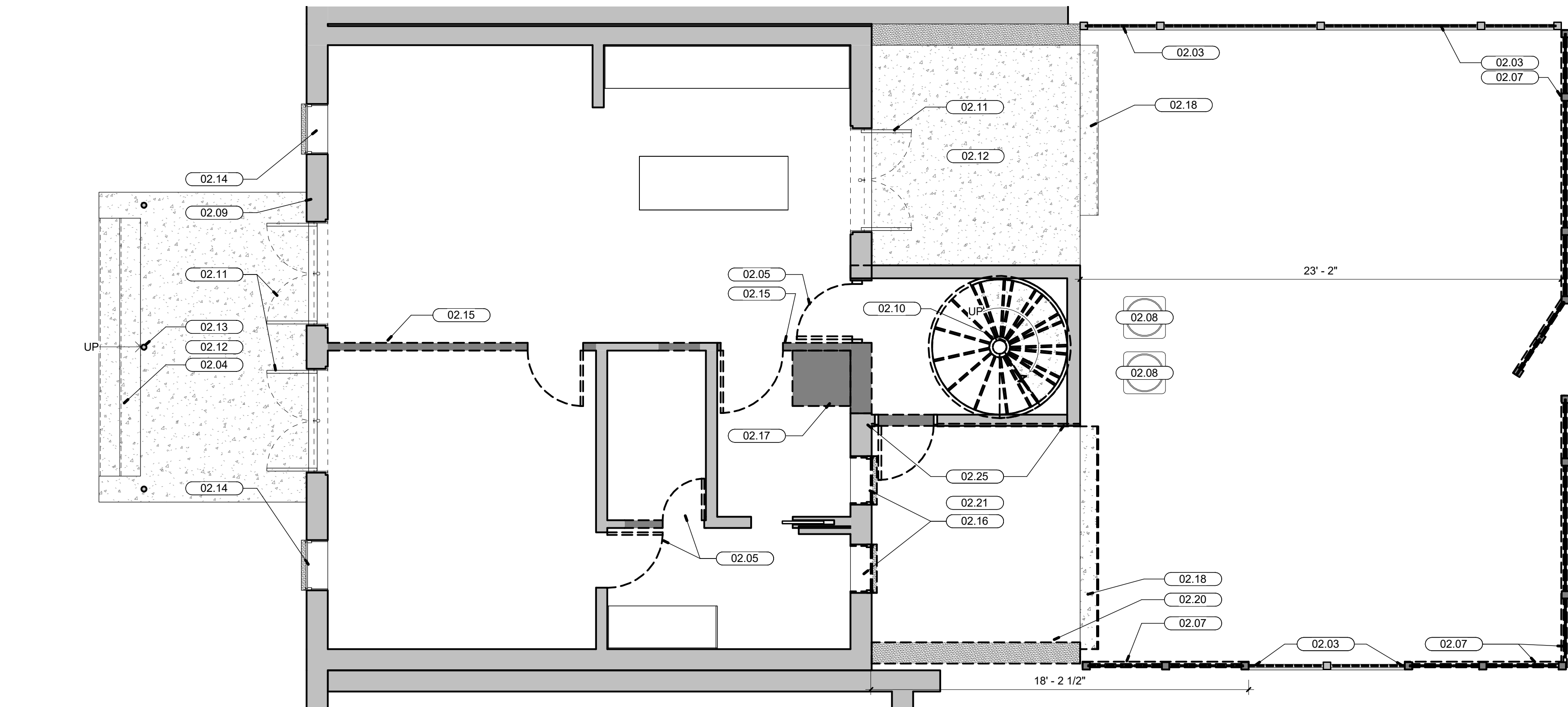
KEYNOTE LEGEND	
NUMBER	TEXT
06.42	SOLID BODY STAINED SYP PT WOOD BEAM; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE
07.01	30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER ADHERED MEMBRANE UNDERLAYMENT; SHINGLES TO MATCH EXISTING RESIDENCE; TYPICAL
07.02	5V CRIMP METAL ROOF OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.08	PAINTED 1x COMPOSITE FASCIA; PAINT TO MATCH EXISTING; TYPICAL
07.12	PRE-FINISHED ALUMINUM GUTTER; TYPICAL



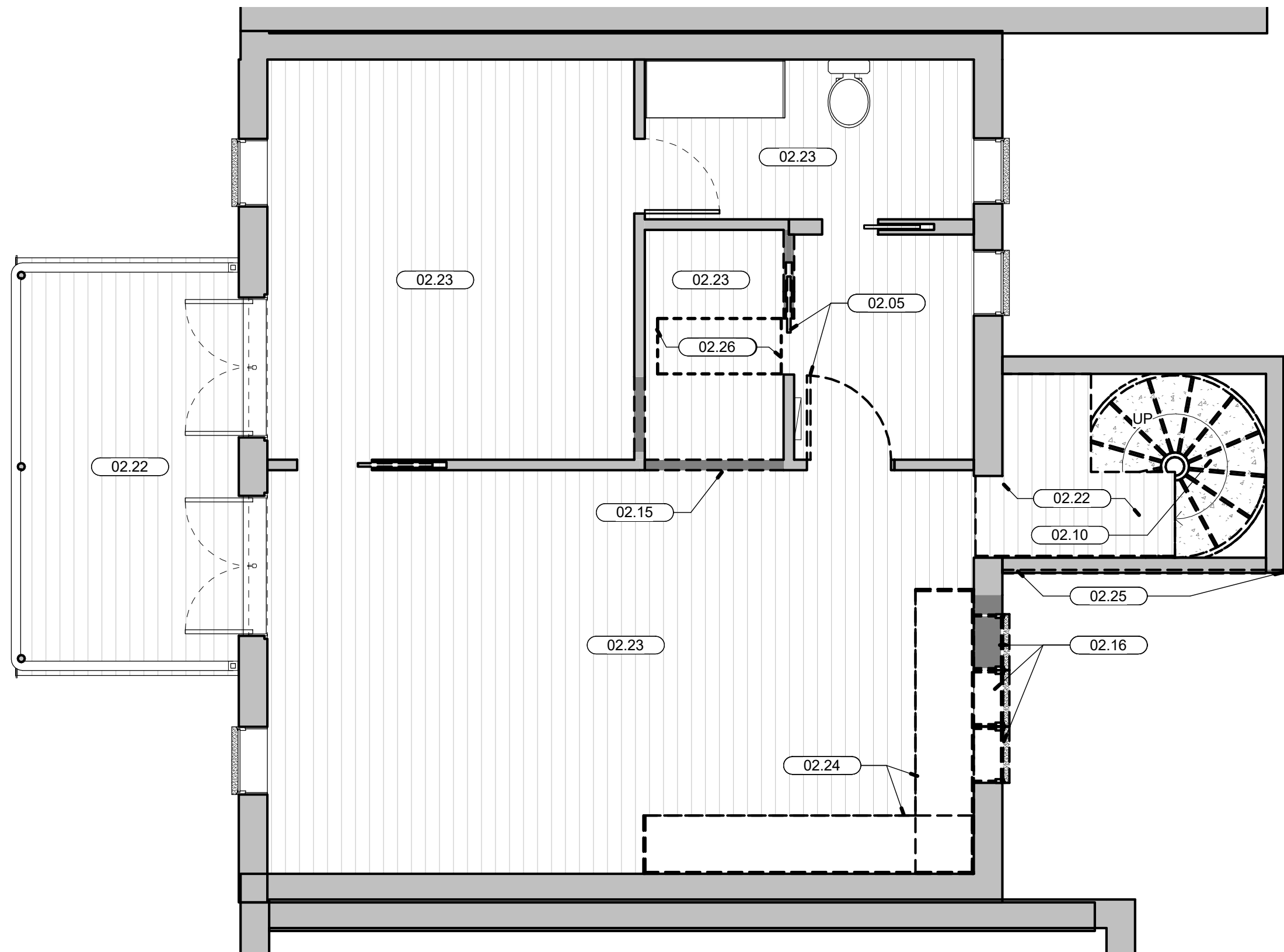
2 ROOF PLAN
1/8" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"



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



2 SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

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

KEYNOTE LEGEND

NUMBER	TEXT
02.03	EXISTING FENCE TO REMAIN; SEE PLAN
02.04	EXISTING STEPS TO REMAIN
02.05	REMOVE EXISTING DOOR AND REPAIR WALL TO PREPARE FOR NEW WORK
02.07	REMOVE EXISTING FENCE AS NEEDED TO PREPARE FOR NEW WORK
02.08	EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AREA
02.09	EXISTING ICF WALL WITH STUCCO FINISH TO REMAIN
02.10	REMOVE EXISTING SPIRAL STAIR AND PREPARE AREA FOR NEW WORK
02.11	EXISTING DOUBLE ENTRY DOORS TO REMAIN
02.12	EXISTING CONCRETE PORCH TO REMAIN
02.13	EXISTING 3" ALUMINUM COLUMN TO REMAIN; REMOVE EXISTING SUNBURST COLLAR; TYPICAL
02.14	EXISTING WINDOW TO REMAIN; TYPICAL
02.15	REMOVE EXISTING WALL AND PREPARE AREA FOR NEW WORK
02.16	REMOVE EXISTING WINDOW AND PREPARE AREA FOR NEW WORK
02.17	RELOCATE EXISTING MECHANICAL EQUIPMENT TO NEW MECHANICAL ROOM; SEE 1/A101
02.18	REMOVE EXISTING CONCRETE STEPS AND PREPARE AREA FOR NEW WORK
02.20	DEMOLISH EXISTING ICF WALL AND PREPARE FOR NEW WORK
02.21	REMOVE EXISTING PORCH SLAB AND PREPARE AREA FOR NEW WORK
02.22	EXISTING WOOD PORCH TO REMAIN
02.23	EXISTING FLOOR FINISH TO REMAIN; VERIFY WITH OWNER
02.24	REMOVE EXISTING KITCHEN COUNTER AND EQUIPMENT AND PREPARE AREA FOR NEW WORK
02.25	REMOVE EXTERIOR BOARD AND BATTEN FINISH THIS AREA ONLY
02.26	REMOVE AND RELOCATE EXISTING ATTIC ACCESS AND REPAIR CEILING FOR NEW WORK; SEE NEW WORK PLAN



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J. Sallis

CERTIFICATION

**DESIGN
DEVELOPMENT
SET**

Fisher Renovation
662 Aragon Street, Pensacola, FL 32502

DRAWN BY: LBW
CHECKED BY: JSS

ISSUE DATE:
1-15-2021

REVISIONS
No. Des. Date

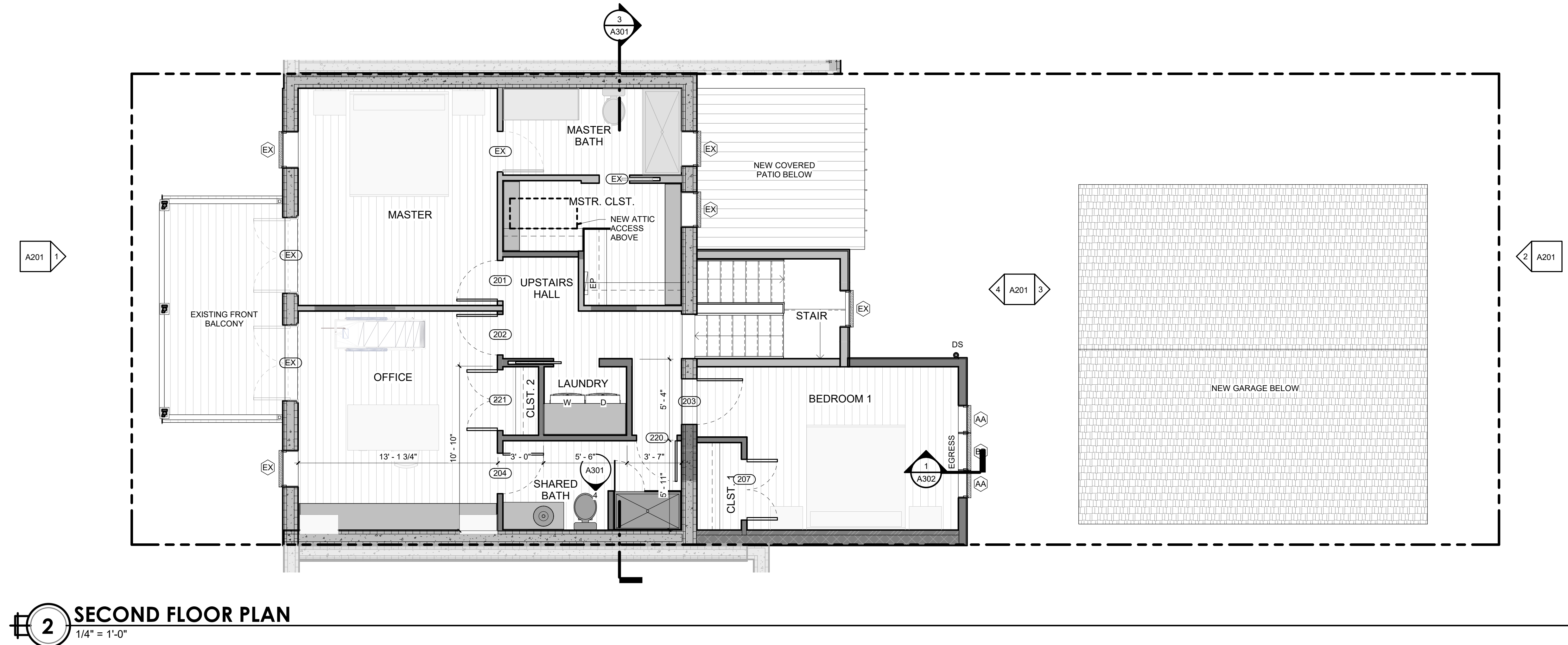
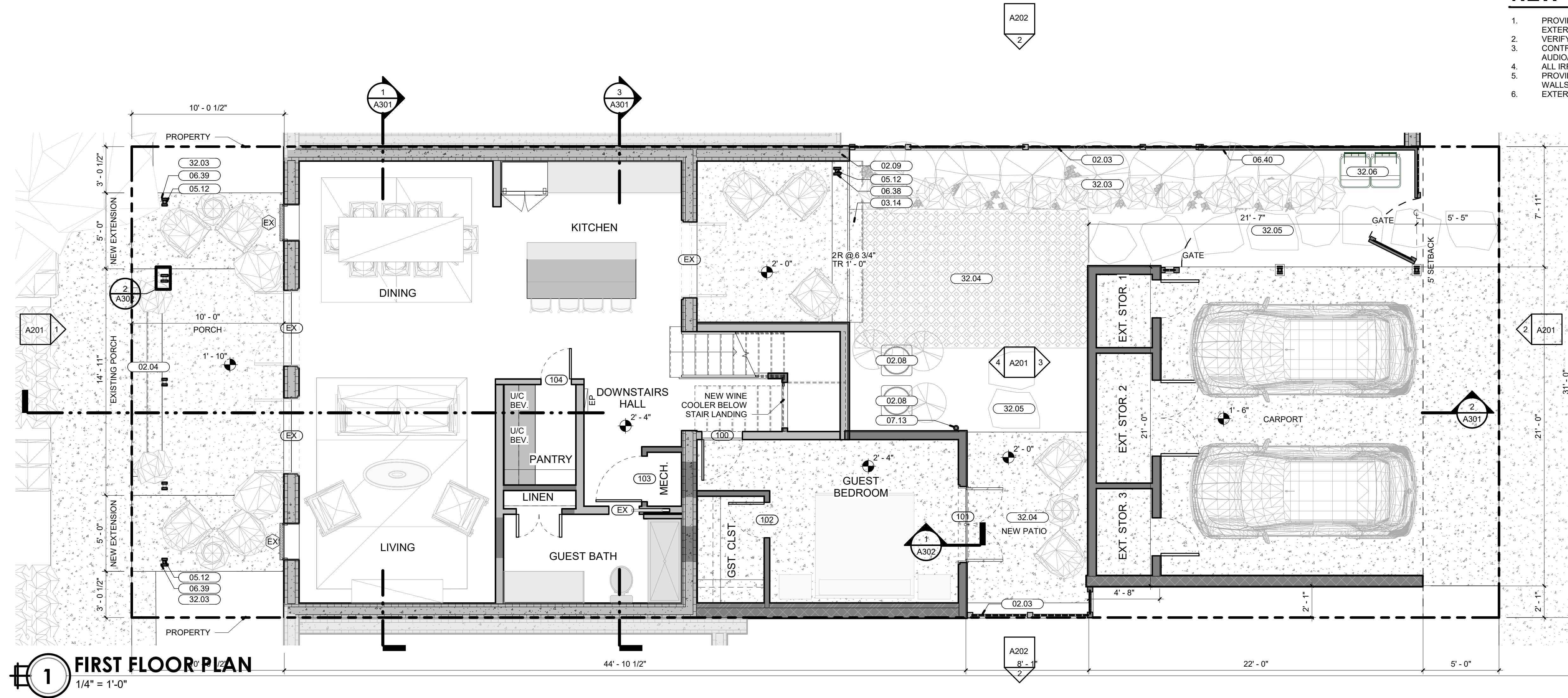
SHEET TITLE:

DEMO PLANS

SHEET NO:

A010

PROJECT NO:
20050



NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.

KEYNOTE LEGEND

NUMBER	TEXT
02.03	EXISTING FENCE TO REMAIN; SEE PLAN
02.04	EXISTING STEPS TO REMAIN
02.08	EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AREA
02.09	EXISTING ICF WALL WITH STUCCO FINISH TO REMAIN
03.14	NEW CONCRETE STEPS TO EXISTING PORCH
05.12	NEW 3" ALUMINUM COLUMN TO MATCH EXISTING; SEE DETAIL 2-3/302
06.38	NEW P.T. WOOD PERGOLA STRUCTURE; STAIN TO MATCH EXISITNG, VERIFY WITH OWNER; SEE DETAIL
06.39	NEW SYP P.T. 2x6 COLUMN SURROUND AND 1x2 COLLAR AROUND EXISTING AND NEW COLUMNS; STAIN WITH SOLID BODY STAIN TO MATCH EXISTING EXTERIOR WOODWORK, VERIFY WITH OWNER; SEE DETAIL 2-3/A302
06.40	NEW P.T. WOOD FENCE AND GATE; TYPE AND STAIN TO MATCH EXISTING
07.13	PRE-FINISHED ALUMINUM DOWNSPOUT; TYPICAL
32.03	NEW LANDSCAPED BED BY OWNER
32.04	NEW PERMEABLE PAVERS; VERIFY TYPE AND EXTENTS WITH OWNER
32.05	NEW FLAGSTONE PATH, VERIFY TYPE AND EXTENTS WITH OWNER
32.06	NEW AREA FOR TRASH AND RECYCLING STORAGE



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J. M. Sallis

CERTIFICATION

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DEVELOPMENT
SET**

Fisher Renovation

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CHECKED BY: JSS

ISSUE DATE:
1-15-2021

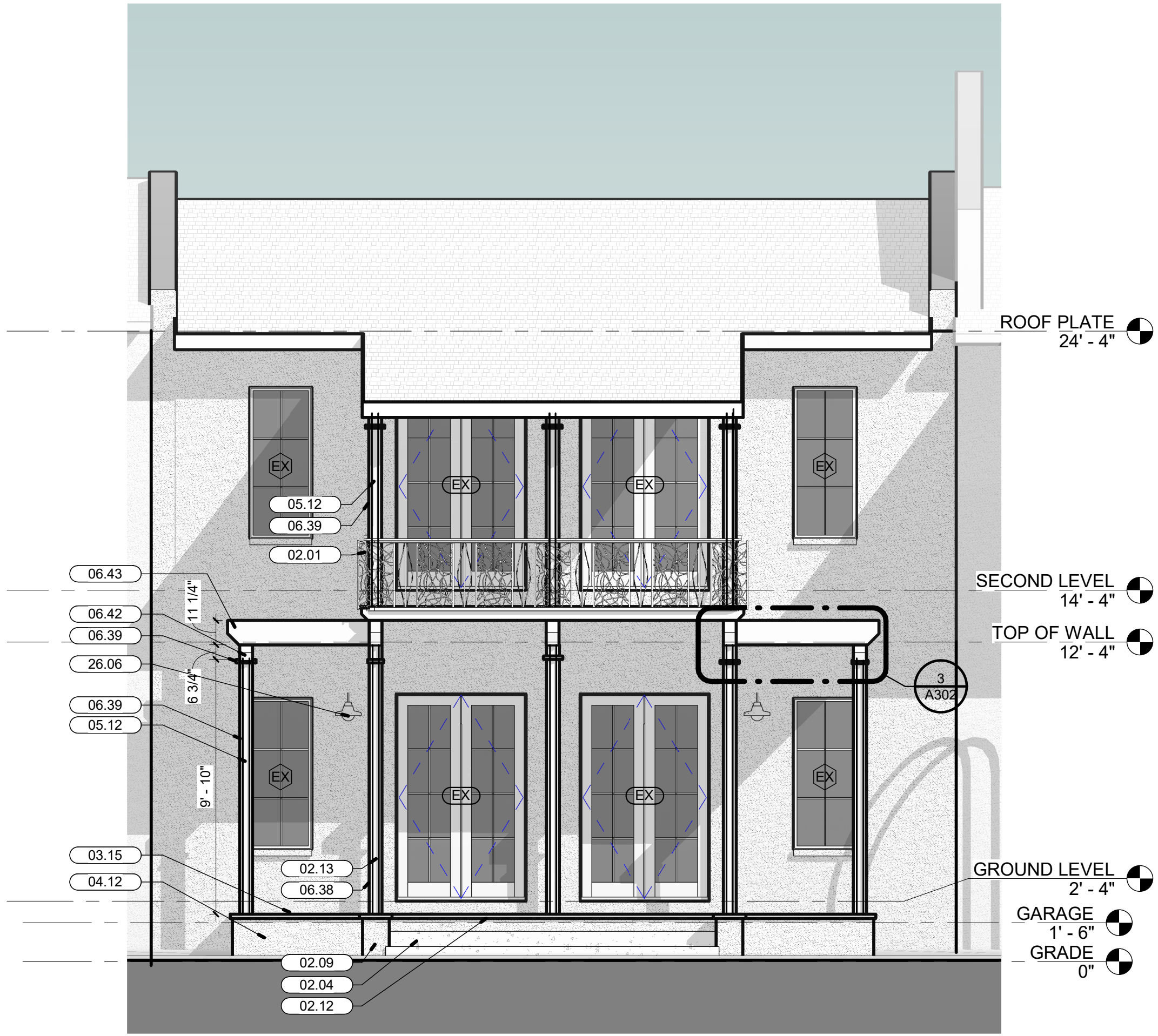
REVISIONS
No. Des. Date

SHEET TITLE:
**NEW WORK
FLOOR PLANS**

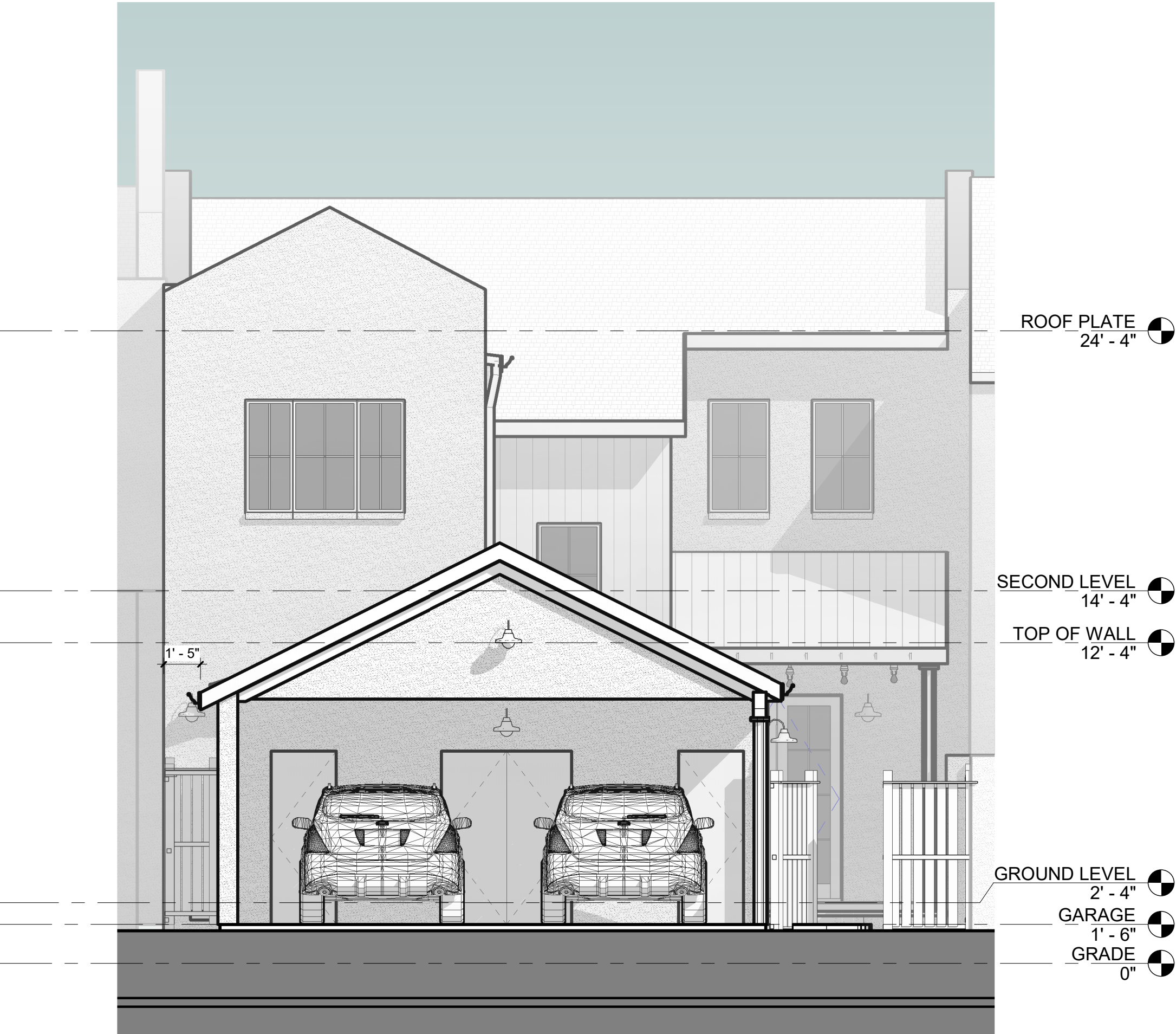
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A101
PROJECT NO:
20050



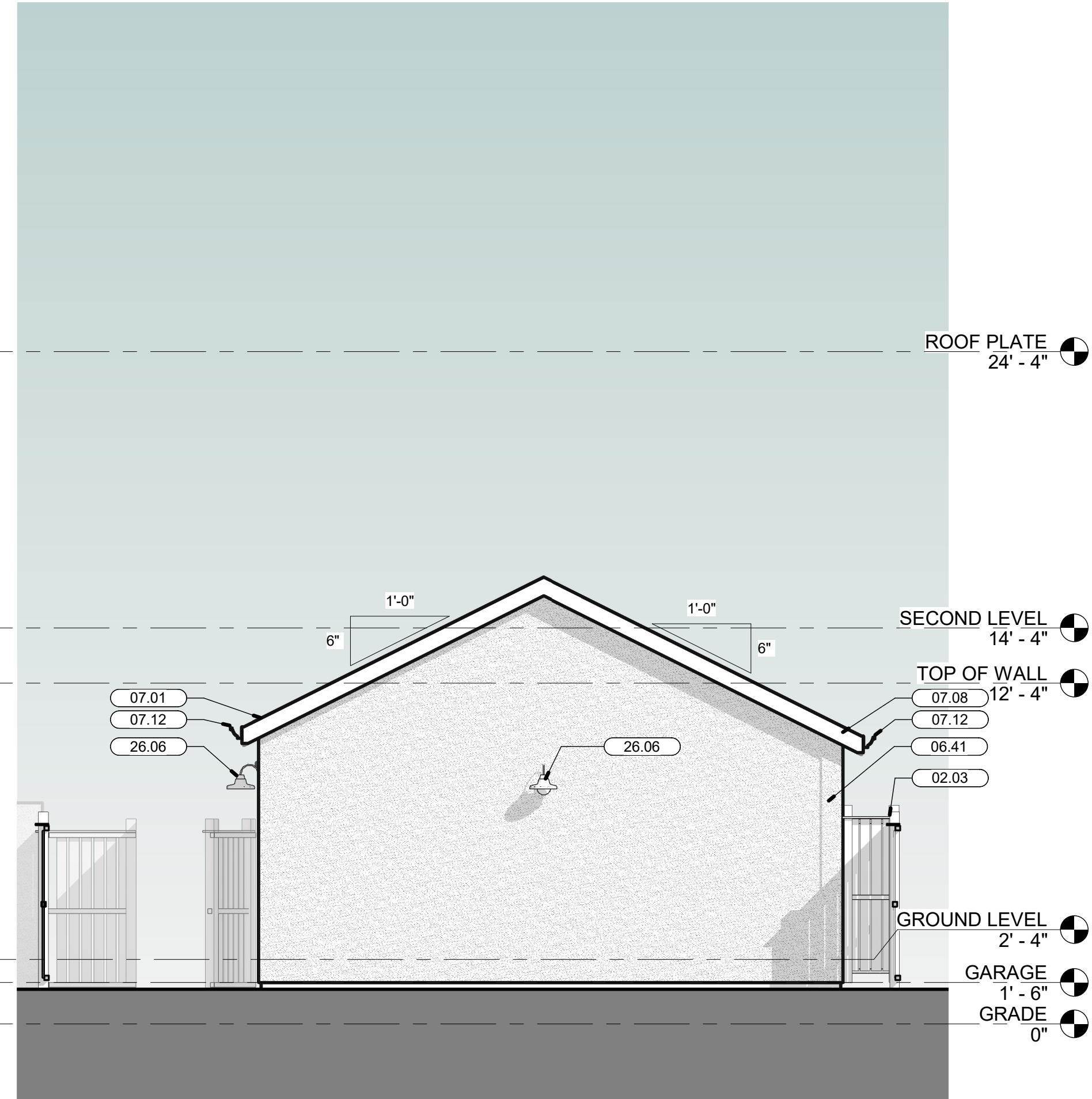
4 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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



3 GARAGE ELEVATION SOUTH
1/4" = 1'-0"

KEYNOTE LEGEND	
NUMBER	TEXT
02.01	EXISTING ALUMINUM HANDRAIL TO REMAIN
02.03	EXISTING FENCE TO REMAIN; SEE PLAN
02.04	EXISTING STEPS TO REMAIN
02.08	EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AREA
02.09	EXISTING ICF WALL WITH STUCCO FINISH TO REMAIN
02.12	EXISTING CONCRETE PORCH TO REMAIN
02.13	EXISTING 3" ALUMINUM COLUMN TO REMAIN; REMOVE EXISTING SUNBURST COLLAR; TYPICAL
03.14	NEW CONCRETE STEPS TO EXISTING PORCH
03.15	NEW CONCRETE PORCH EXTENSION TO MATCH EXISTING PORCH FINISH
04.12	NEW 8" CMU PORCH EXTENSION WITH STUCCO FINISH TO MATCH EXISTING
05.12	NEW 3" ALUMINUM COLUMN TO MATCH EXISTING; SEE DETAIL 2-3/302
06.38	NEW P.T. WOOD PERGOLA STRUCTURE; STAIN TO MATCH EXISTING; VERIFY WITH OWNER; SEE DETAIL
06.39	NEW SYP P.T. 2x6 COLUMN SURROUND AND 1x2 COLLAR AROUND EXISTING AND NEW COLUMNS; STAIN WITH SOLID BODY STAIN TO MATCH EXISTING EXTERIOR WOODWORK; VERIFY WITH OWNER; SEE DETAIL 2-3/302
06.41	2x6 SYP WOOD FRAMED EXTERIOR WALL WITH STUCCO FINISH TO MATCH EXISTING
06.42	SOLID BODY STAINED SYP PT WOOD BEAM; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE
06.43	2x12 SYP PT SOLID BODY STAINED WOOD PERGOLA MEMBER; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE
07.01	30 YEAR DIMENSIONAL ASPHALT SHINGLES OVER ADHERED MEMBRANE UNDERLAYMENT; SHINGLES TO MATCH EXISTING RESIDENCE; TYPICAL
07.02	5V CRIMP METAL ROOF OVER ADHERED MEMBRANE UNDERLAYMENT; TYPICAL
07.08	PAINTED 1x COMPOSITE FASCIA; PAINT TO MATCH EXISTING; TYPICAL
07.12	PRE-FINISHED ALUMINUM GUTTER; TYPICAL
07.13	PRE-FINISHED ALUMINUM DOWNSPOUT; TYPICAL
08.04	DOOR & FRAME; SEE SCHEDULE
08.05	WINDOW; SEE SCHEDULE
26.06	NEW EXTERIOR SCENCE; SEE LIGHTING/ELECTRICAL PLAN

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J. M. Sallis

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662 Aragon Street, Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
LBW	JSS

ISSUE DATE:
1-15-2021

REVISIONS	No.	Des.	Date

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A201

PROJECT NO:
20050



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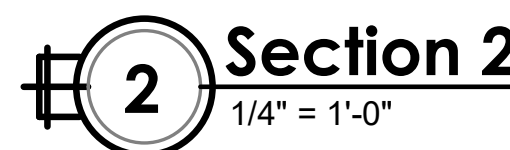
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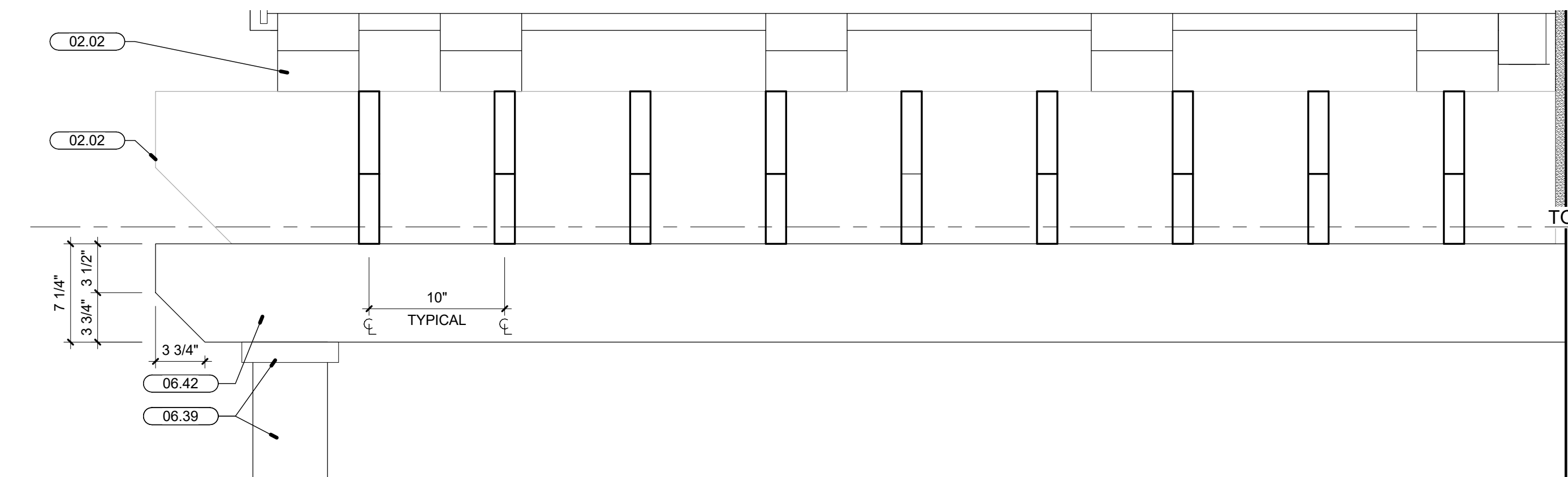


PROJECT NO:
20050



KEYNOTE LEGEND	
NUMBER	TEXT
02.01	EXISTING ALUMINUM HANDRAIL TO REMAIN
02.02	EXISTING PORCH STRUCTURE TO REMAIN
02.03	EXISTING FENCE TO REMAIN; SEE PLAN
02.05	REMOVE EXISTING DOOR AND REPAIR WALL TO PREPARE FOR NEW WORK
06.39	NEW SYP P.T. 2x6 COLUMN SURROUND AND 1x2 COLLAR AROUND EXISTING AND NEW COLUMNS; STAIN WITH SOLID BODY STAIN TO MATCH EXISTING EXTERIOR WOODWORK. VERIFY WITH OWNER; SEE DETAIL 2-3A/302
06.42	SOLID BODY STAINED SYP PT WOOD BEAM; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE
12.03	MIRROR; OWNER FURNISHED, CONTRACTOR INSTALLED
12.04	SINK; MOUNT TYPE AND FINISH TO BE SPECIFIED BY OWNER

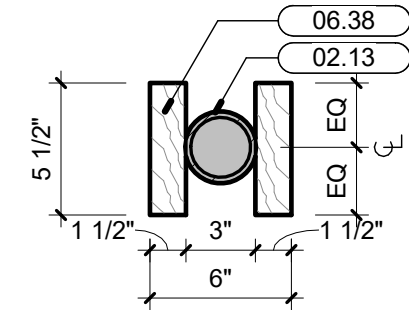




4 PERGOLA ELEVATION
1 1/2" = 1'-0"



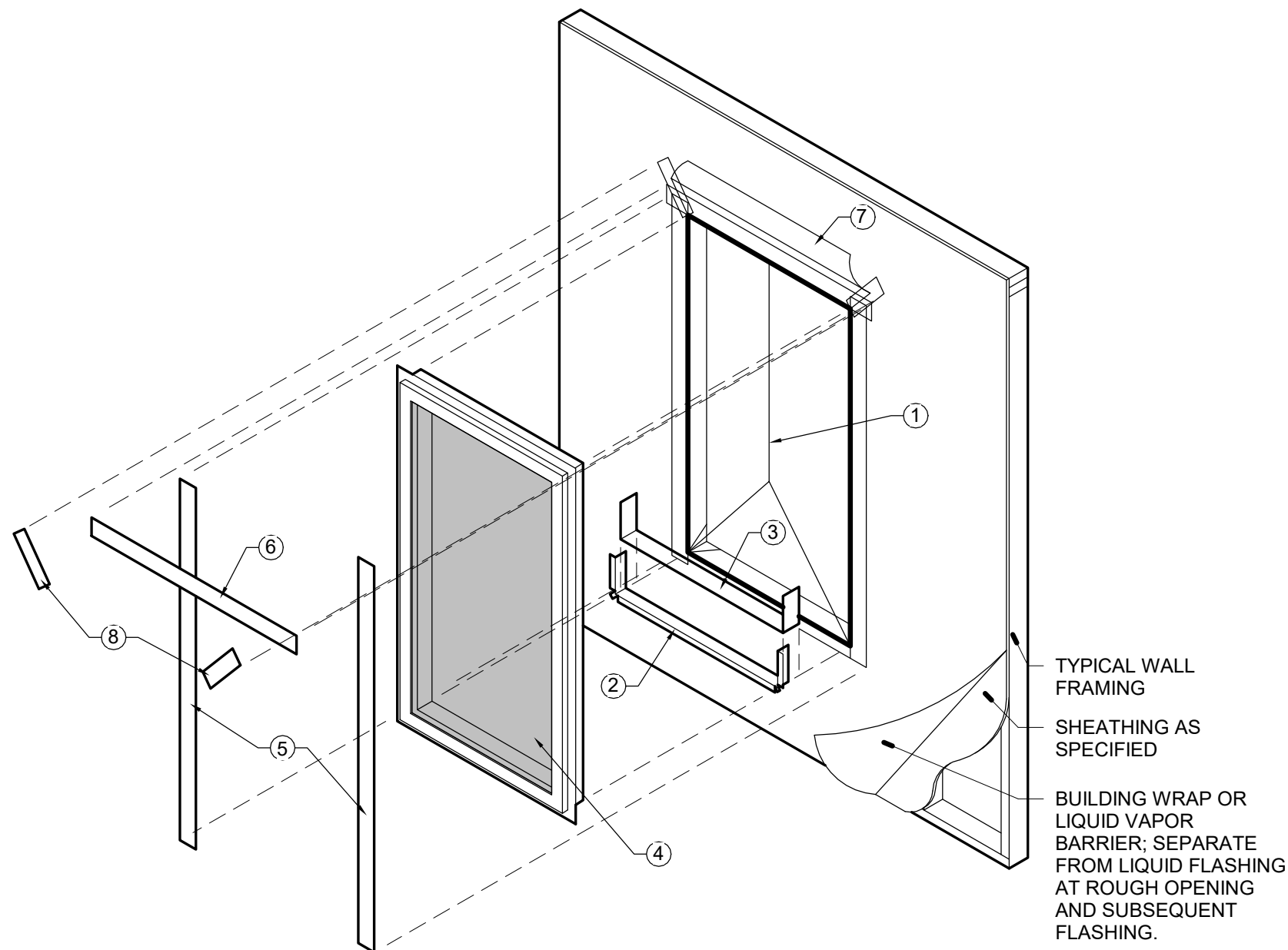
3 PERGOLA AND COLUMN
1 1/2" = 1'-0"



2 COLUMN SURROUND
1 1/2" = 1'-0"

FLASHING PROCESS FOR NEW WINDOWS

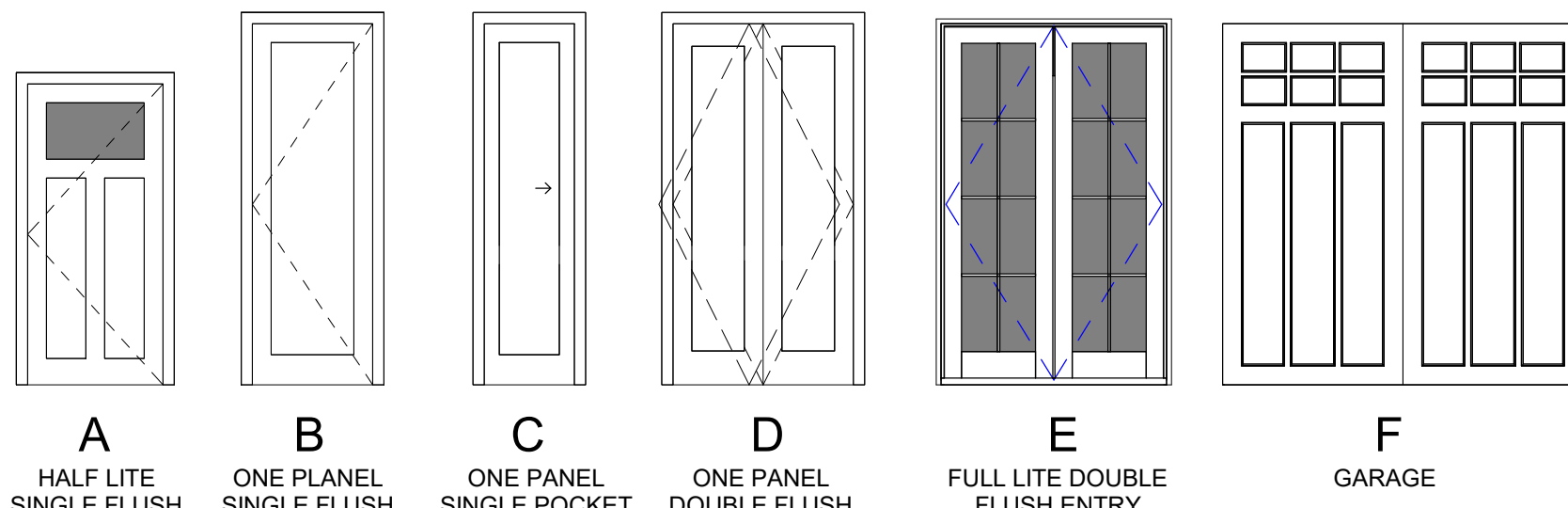
- IF LIQUID VAPOR BARRIER IS NOT USED, CUT BUILDING WRAP VAPOR BARRIER AS SHOWN. FOLD BOTTOM AND TOP SIDE FLAPS INTO OPENING AND FASTEN. TEMPORARILY HOLD TOP FLAP UP ABOVE OPENING. IF LIQUID VAPOR BARRIER IS USED, PAINT BARRIER INTO OPENING.
- PROVIDE SILL FLASHING TAPE OR ADDITIONAL LIQUID FLASHING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



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

DOOR SCHEDULE									
DOOR NO.	TYPE MARK	DOOR				FRAME		Comments	
		WIDTH	HEIGHT	MATERIAL	FINIS H	HARDWARE	MATERIAL		
100	B	2'-8"	6'-8"	MDF	PAINT	PRIVACY	WD		
101	TTTT	5'-0"	8'-0"	FBG	PAINT	ENTRY	COMP.		
102	PP	2'-4"	8'-0"	MDF	PAINT	PASSAGE	WD		
103	B	3'-0"	8'-0"	MDF	PAINT	PRIVACY	WD		
104	B	2'-0"	8'-0"	MDF	PAINT	PASSAGE	WD		
201	B	2'-8"	8'-0"	MDF	PAINT	PRIVACY	WD		
202	B	2'-8"	8'-0"	MDF	PAINT	PRIVACY	WD		
203	B	3'-0"	8'-0"	MDF	PAINT	PRIVACY	WD		
204	B	2'-8"	8'-0"	MDF	PAINT	PRIVACY	WD		
206	C	2'-0"	8'-0"	MDF	PAINT	PASSAGE	WD		
207	D	4'-0"	8'-0"	MDF	PAINT	PASSAGE	WD		
210	N	5'-0"	6'-8"						
213	O	2'-6"	6'-8"						
214	O	2'-6"	6'-8"						
215	B	2'-8"	6'-8"	MDF	PAINT	PRIVACY	WD		
217	V	3'-0"	8'-0"	MDF					
219	WWW	2'-0"	6'-8"						
220	B	2'-8"	8'-0"	MDF					
221	D	4'-0"	8'-0"	MDF					
231	QQ	3'-0"	8'-0"	MDF					

DOOR TYPES



DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
- ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
- WOOD DOORS TO BE SOLID CORE, STAINED.
- PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.

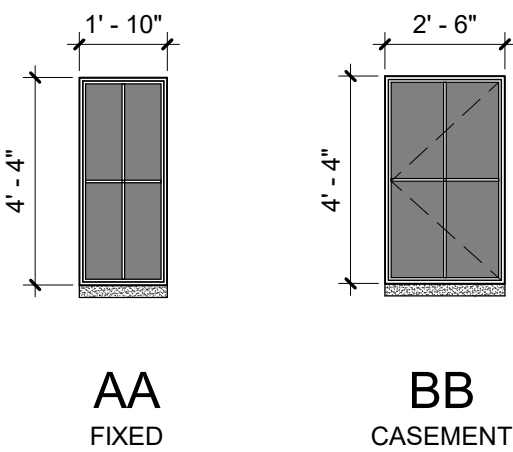
KEYNOTE LEGEND

NUMBER	TEXT
02.02	EXISTING PORCH STRUCTURE TO REMAIN
02.13	EXISTING 3" ALUMINUM COLUMN TO REMAIN; REMOVE EXISTING SUNBURST COLLAR; TYPICAL
05.12	NEW 3" ALUMINUM COLUMN TO MATCH EXISTING; SEE DETAIL 2-3/302
06.38	NEW P.T. WOOD PERGOLA STRUCTURE; STAIN TO MATCH EXISTING; VERIFY WITH OWNER; SEE DETAIL
06.39	NEW SYP P.T. 2x6 COLUMN SURROUND AND 1x2 COLLAR AROUND EXISTING AND NEW COLUMNS; STAIN WITH SOLID BODY STAIN TO MATCH EXISTING EXTERIOR WOODWORK; VERIFY WITH OWNER; SEE DETAIL 2-3/A302
06.42	SOLID BODY STAINED SYP PT WOOD BEAM; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE
06.43	2x12 SYP PT SOLID BODY STAINED WOOD PERGOLA MEMBER; STAIN TO MATCH EXISTING EXTERIOR WOOD STRUCTURE

WINDOW SCHEDULE

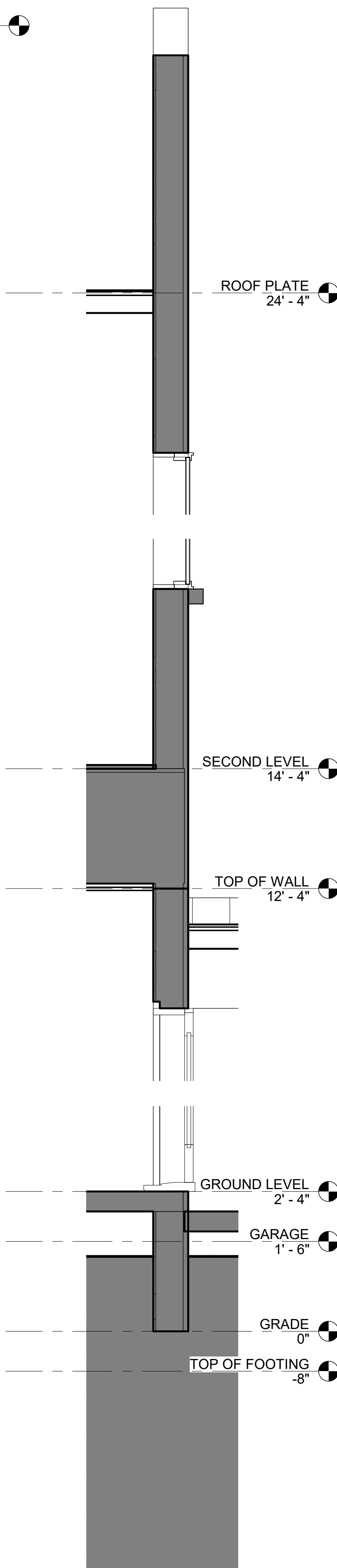
Type Mark	Width	Height	Head Height	Material	Comments
AA	1' - 10"	4' - 4"	7' - 4"	VINYL	FIXED
BB	2' - 6"	4' - 4"	7' - 4"	VINYL	CASEMENT, EGRESS

WINDOW TYPES



WINDOW NOTES

- ALL WINDOWS TO BE VINYL, IMPACT-RATED PRODUCT.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.
- ALL INTERIOR AND EXTERIOR TRIM TO MATCH EXISTING WINDOWS.



1 Section 4
3/4" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
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www.dolsal.com
AR 0016385

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

J. S. Sallis

CERTIFICATION

**DESIGN
DEVELOPMENT
SET**

Fisher Renovation

662 Aragon Street, Pensacola, FL 32502

DRAWN BY: LBW
CHECKED BY: JSS

ISSUE DATE:
1-15-2021

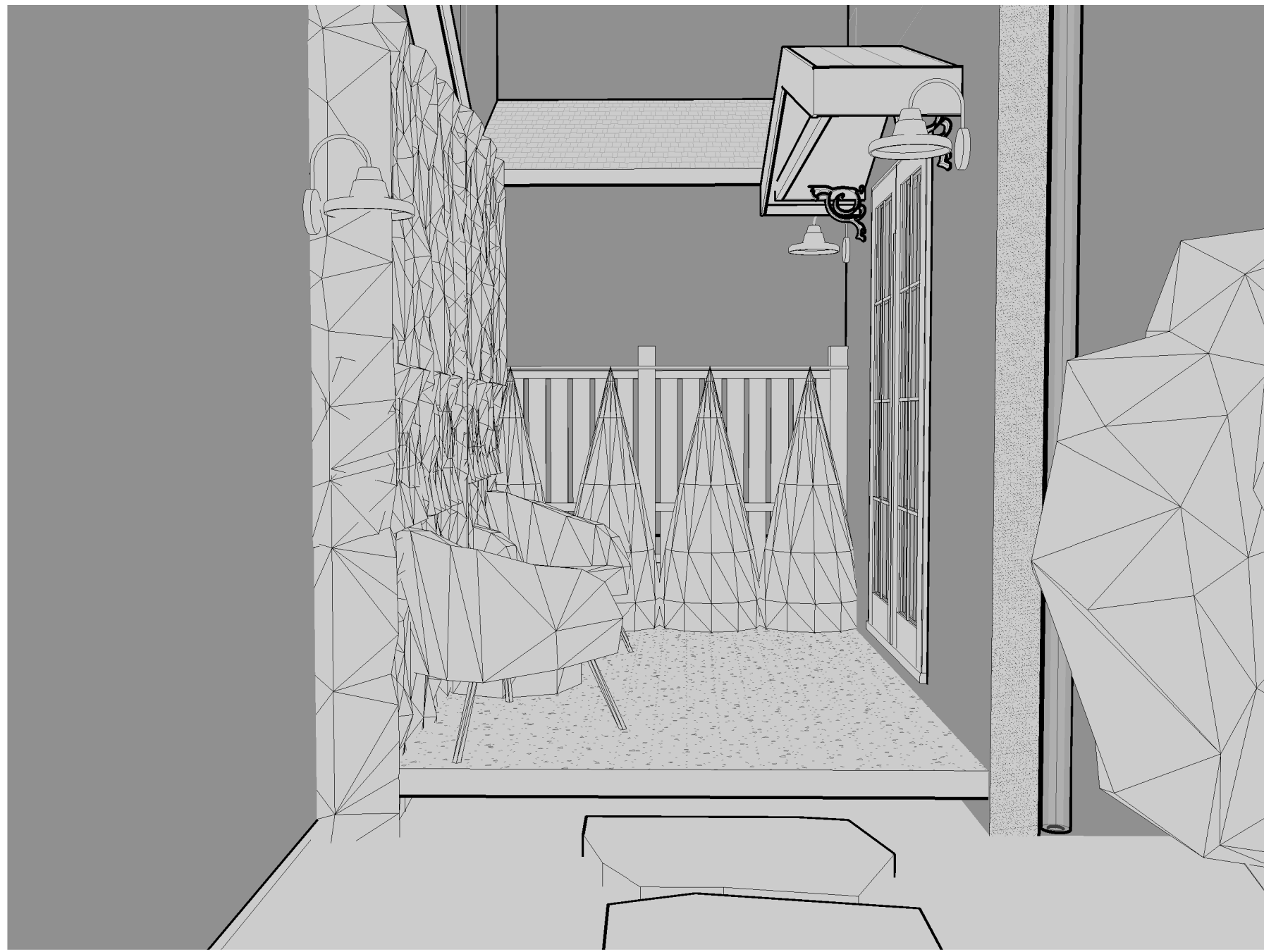
REVISIONS
No. Des. Date

SHEET TITLE:
**WALL
SECTION,
SCHEDULES &
DETAILS**

SHEET NO:

A302

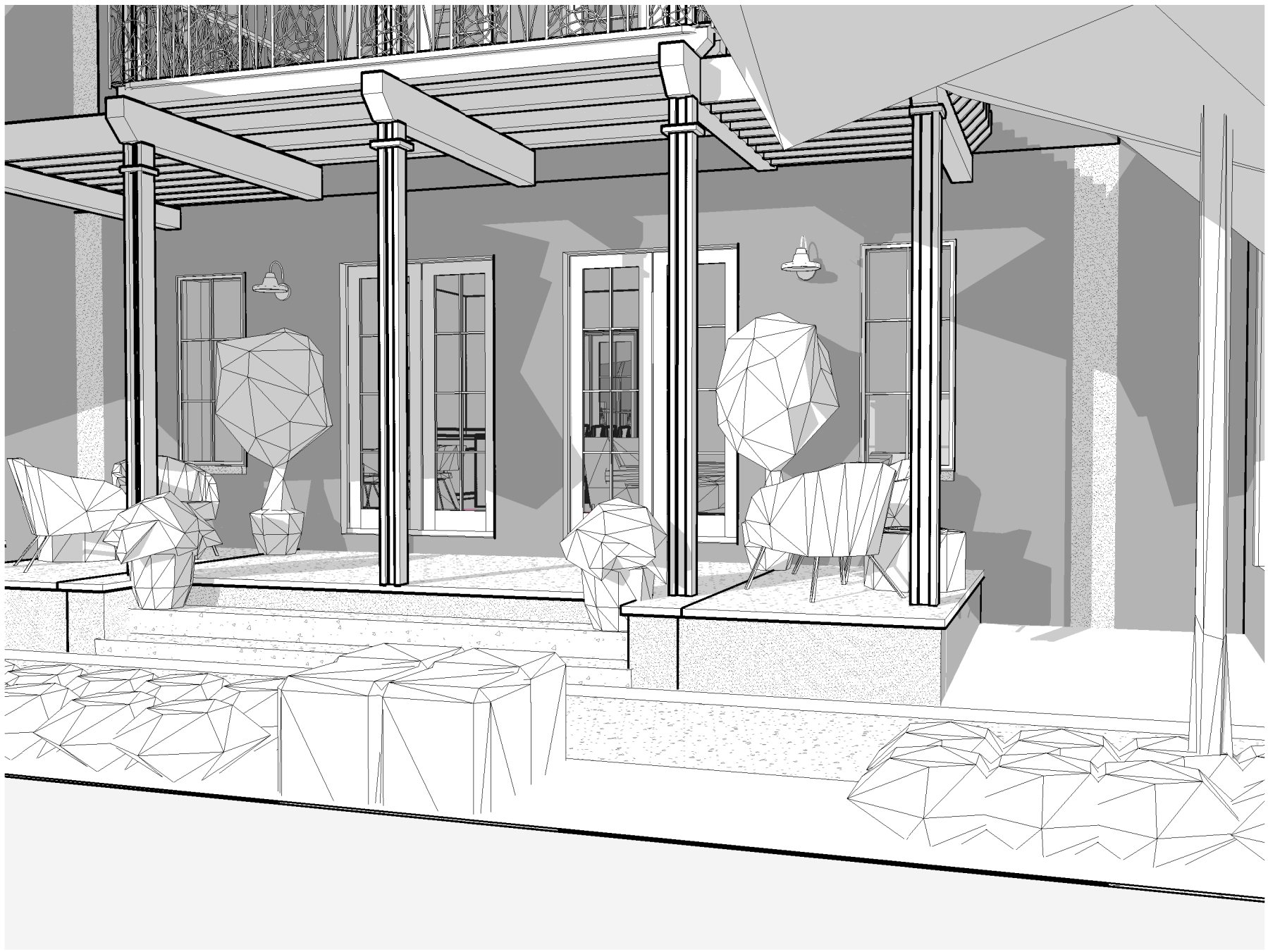
PROJECT NO:
20050



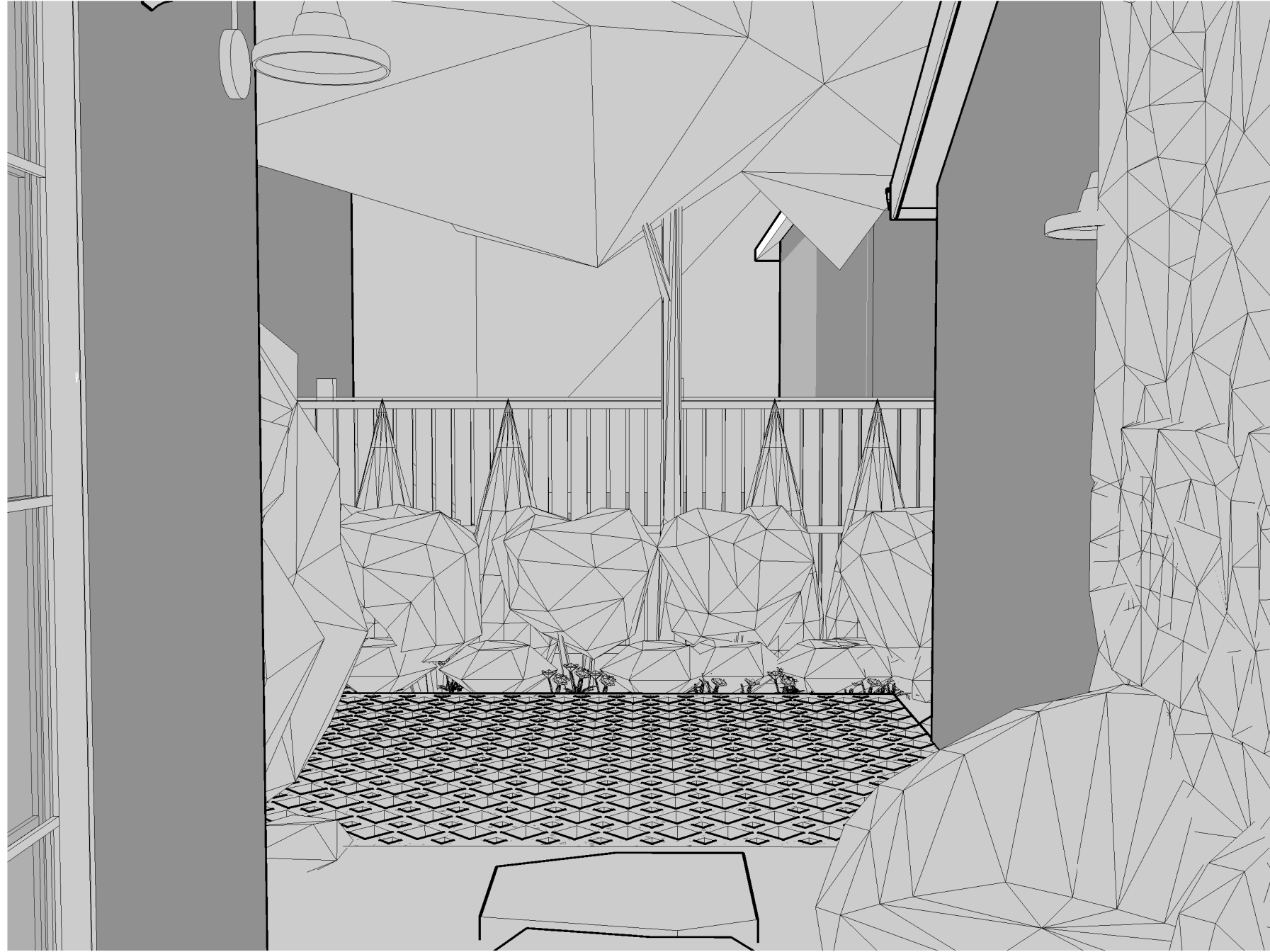
1 Courtyard/Patio 2



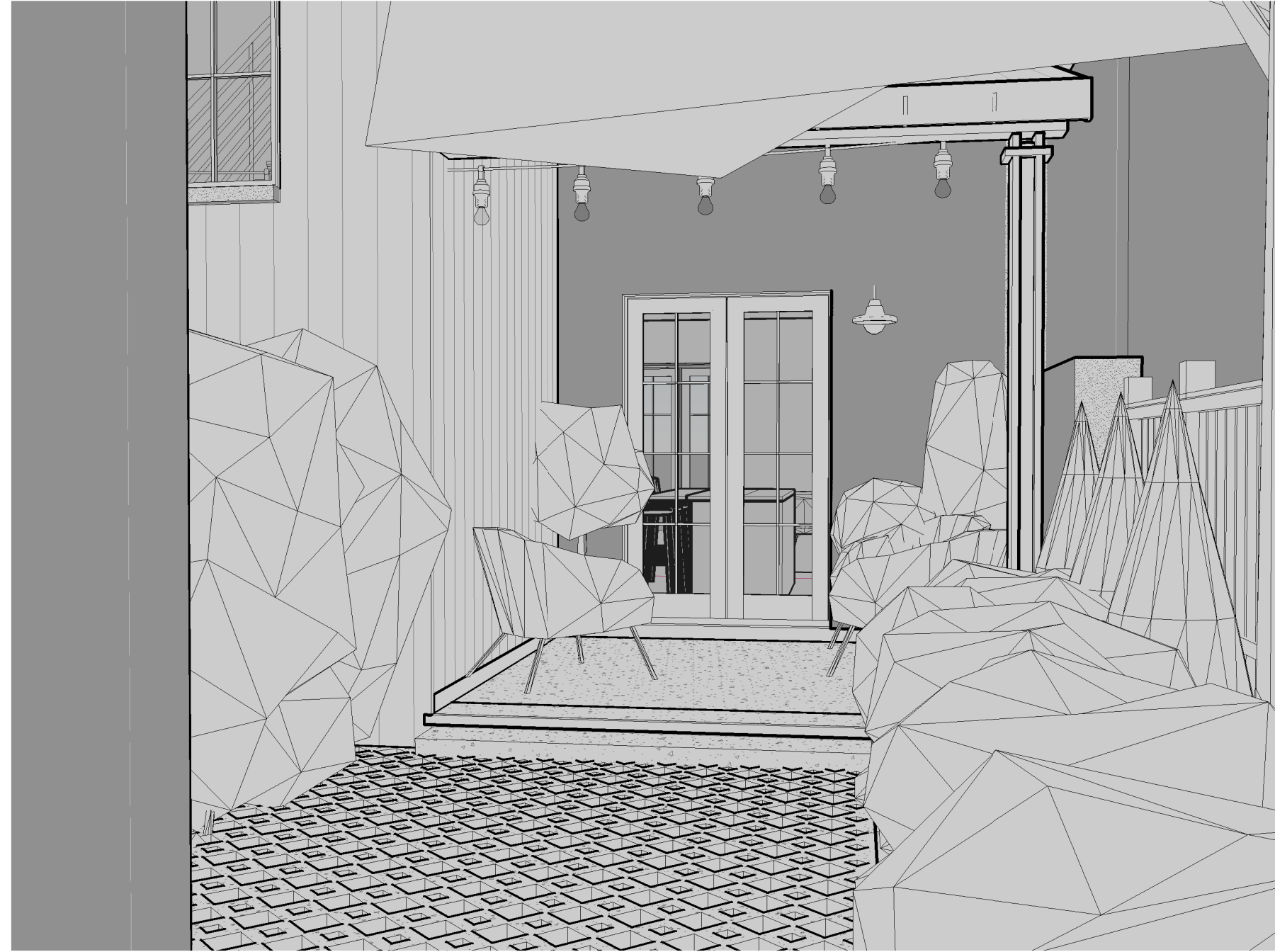
2 Front Straight



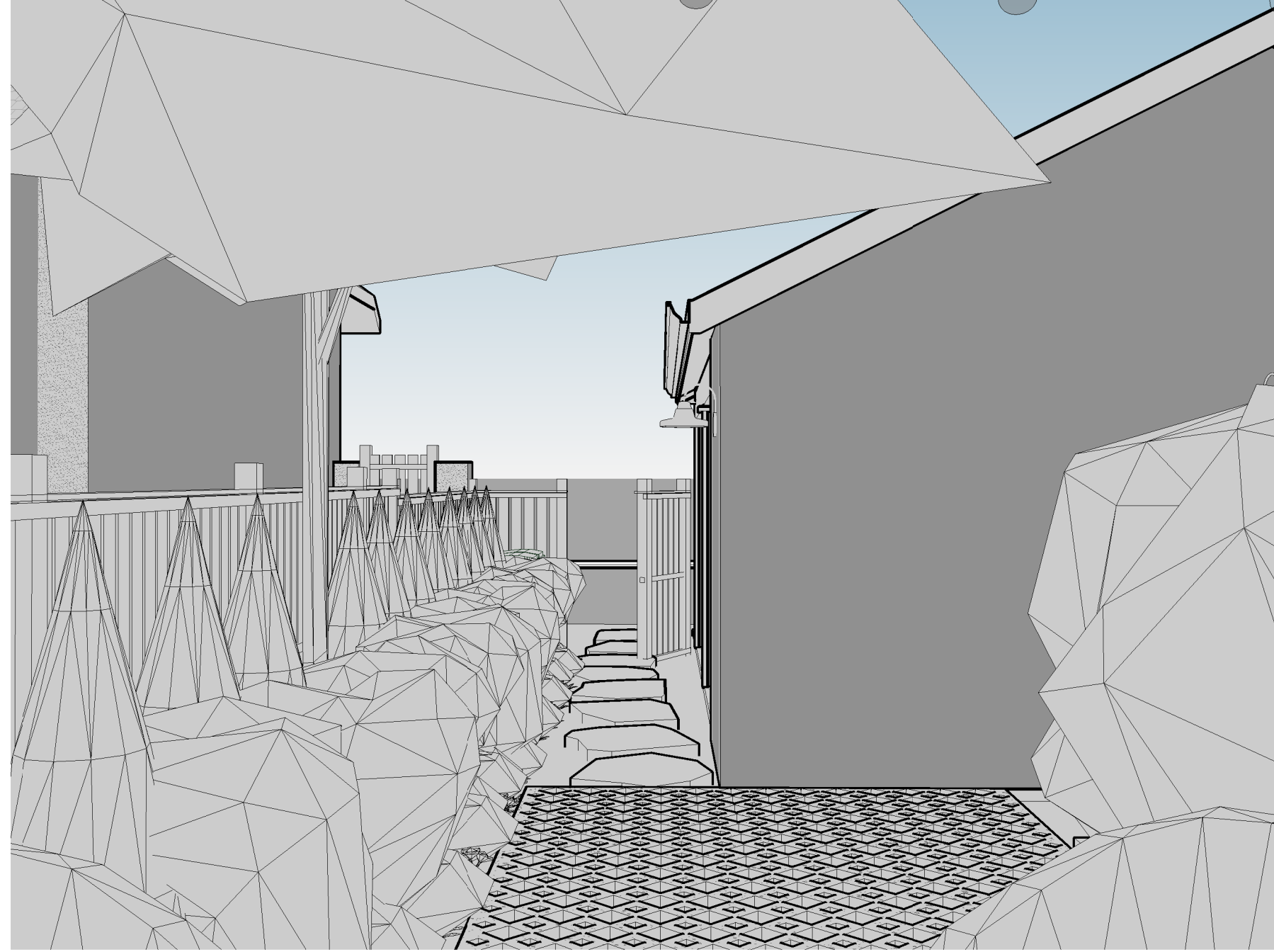
3 Front Approach



4 Courtyard View from Patio 2



5 Rear Patio



6 Courtyard



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CERTIFICATION

**DESIGN
DEVELOPMENT
SET**

Fisher Renovation
662 Aragon Street, Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
LBW	JSS

ISSUE DATE:
1-15-2021

REVISIONS No.	Des.	Date

SHEET TITLE:
**3D EXTERIOR
PERSPECTIVE
VIEWS**

SHEET NO:

A701

PROJECT NO:
20050

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

Department:	Comments:
FIRE	No objections.
PW/E	No objections.
Insp Svcs	No objections.
ESP	No objections.
ECUA	No objections.
GPW	No objections.
ATT	No objections.
Surveyor	No objections.
Planning	Provide the approval letter from Aragon Architectural Review Board. Lot coverage calculations have not been provided. Staff cannot confirm compliance with the maximum lot coverage requirements. Provide spec sheets/product information on the hardscape elements, specifically the pavers and flagstone.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00142

Planning Board

2/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 2/2/2021

SUBJECT:

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

BACKGROUND:

Many sections of the City's Land Development Code were drafted a number of years ago and have not been updated. Over time, various items have come to light that need updating or modification. These proposed revisions to the City of Pensacola's Land Development Code (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 common sense approach to the permitting of developments which have a negligible impact to the City's stormwater quality or quantity.

The proposed amendments are sponsored by the Public Works and Facilities - Engineering and Construction Services Division. Please see the attached memo which provides greater detail on the proposed revisions.

MEMORANDUM

Proposed Revisions to the City of Pensacola's Land Development Code

SPONSOR: Public Works and Facilities – Engineering and Construction Services Division

SUBJECT: Revisions to Chapter 12-3, 12-4, and 12-8 of the Land Development Code

RECOMMENDATION:

That language in the Land Development Code be revised as reflected in the attached ordinance.

SUMMARY:

Many sections of the City's Land Development Code were drafted a number of years ago and have not been updated. Over time, various items have come to light that need updating or modification. These proposed revisions to the City of Pensacola's Land Development Code (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 common sense 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. Given the above described information, the proposed revisions to the LDC would appear to be both justified and logical.

STAFF CONTACT:

L. Derrik Owens, P.E., D.WRE, Director of Public Works and Facilities/City Engineer
Brad Hinote, P.E., Engineering Project Manager

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING TITLE XII OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING CHAPTERS 12-3, 12-4, AND 12-8 OF THE LAND DEVELOPMENT CODE TO PROVIDE FURTHER PROTECTION OF WATER RESOURCES AND PROMOTE STORMWATER MANAGEMENT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-3-43 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-3-43. - Bayou Texar shoreline protection district.

- (a) *Purpose.* The purpose of this district is to establish standards that recognize and protect the environmental resources of the Bayou Texar shoreline. This section ensures the preservation of the natural buffering effect of open spaces along the shoreline for storm surge abatement and the filtering of stormwater runoff; and enhances the public's recreational and aesthetic utilization of the shoreline and adjacent waters.
- (b) *Shoreline protection zone.* The Bayou Texar shoreline protection zone includes all property abutting Bayou Texar bounded on the north by the 12th Avenue bridge and on the south by the L & N trestle located at the mouth of the bayou.
- (c) *Permitted land use.* Land use shall be permitted in the shoreline protection zone as designated by the city comprehensive plan and zoning regulations.
- (d) *Procedure for review of plans.* Prior to the issuance of a building permit for construction within the Bayou Texar shoreline protection district the owner, developer or contractor shall submit to the city planning and engineering departments a drainage plan indicating soil erosion and sedimentation control measures that will be undertaken to prevent runoff into Bayou Texar during construction and indicating methods to accommodate stormwater runoff on-site during and after construction. The drainage plan shall include the following information:
 - (1) Existing topographical contours of the site (two-foot intervals).

- (2) Location of all structures, parking areas, curb cuts and other construction activities that could contribute to removal of vegetation, erosion and stormwater runoff.
- (3) Design of grades and retention measures to control stormwater runoff during and after construction, including type of surfacing material to be used, vegetation to be removed, and revegetation of the site.
 - a. *Review and approval.* The required drainage plan shall be subject to the review and approval of the planning services department and city engineer. If the developer intends to request a waiver of any of the provisions of this section concerning the drainage plan, the request must be submitted, in writing, with the drainage plan to the planning services department and the city engineer. The request shall itemize and shall state the reasons for which each waiver is requested. When considering waivers, the planning services department and the city engineer shall review the comprehensive plan objectives and policies pertaining to coastal management and conservation to determine if the waiver request is consistent with the intent of said plan.
 - b. *Exemptions.* Operations which shall be exempt from this section are set forth below. However, any exemption from this section does not relieve responsibility to take all action necessary to prevent erosion and sedimentation from occurring.
 - 1. Home gardening or other similar activity not expected to contribute to any on-site generated erosion or chemical pollution.
 - 2. Emergency repairs such as those on public and private utilities and roadways systems.
 - 3. 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.

(e) *Regulations.*

- (1) *Shoreline setback.* All habitable structures shall observe the following minimum setback from the mean high water line. Docks and boathouses shall conform to the regulations set forth in section 12-3-60.
 - a. R-2, R-2A and R-ZL zones shall require a 20-foot setback from the mean high water line of the bayou.
 - b. R-1AA, R-1AAA and R-1AAAA zones shall require a 30-foot setback from the mean high water line of Bayou Texar.
 - c. R-1AAAAA shall require a 60-foot setback from the mean high water line of Bayou Texar.
 - d. Lots of record shall require a minimum 20-foot setback from the mean high water line of Bayou Texar.
 - (2) *Required yards.* The front and rear yard requirements shall be the same as the applicable zoning district requirements. Each required side yard shall be ten percent of the lot width, not to exceed 15 feet. For lots of record the front and rear yard requirements shall be the same as described in section 12-1-6(b), and the required side yards shall be ten percent of the lot width, not to exceed ten feet.
 - (3) *Protection of trees.* No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any tree listed in chapter 12-6, Appendix A, "Protected Tree List," whether it be on private property or public right-of-way within the Bayou Texar shoreline protection district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.
- (f) *Development guidelines.* The following guidelines should be utilized in the review of each development proposal within the district. The adoption of guidelines herein are intended to provide flexibility in the development of property within the district in a manner that balances the interests of the property owner with the public's need for assurance that development will be orderly and consistent with the intent of this section. Individual parcels of property may have physical attributes that justify departure from regulatory norms when strict application of such norms would deny a property owner a

reasonable use of his or her property and when deviation from such norms is consistent with the intent of this regulation as described herein.

- (1) Structures should be sited to retain the maximum amount of open space for natural stormwater retention.
 - (2) Where possible and practical, existing vegetation, including shoreline vegetation, should be maintained as a buffer between development and the surface waters of Bayou Texar.
 - (3) Development within the shoreline protection zone which would be dependent on future bulkheading or other shoreline fortification for protection shall be discouraged.
 - (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.
- (g) *Public access to the shoreline.* All extensions of street rights-of-way that are perpendicular to or otherwise intersect Bayou Texar within the shoreline protection zone shall be reserved for public use unless officially vacated by city council action.
- (h) *Conflicts.* It is not intended that this section interfere with or abrogate or annul any other ordinances, rules, or regulations except where this section imposes a greater restriction upon land within a zone.

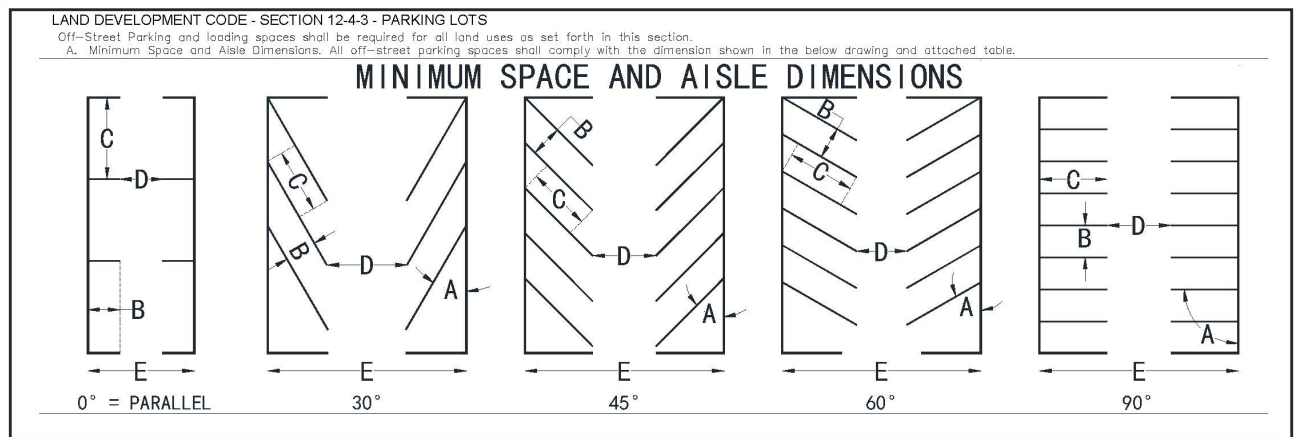
SECTION 2. Section 12-4-3 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-4-3. – Parking lots.

In addition to the provisions in this chapter all parking lots shall comply with tree preservation and landscaping provisions established in chapter 12-6. The following requirements are applicable to all parking lots and parking spaces, whether or not such lots or spaces are required by the provisions of this chapter:

- (1) *Design of parking lots.* All parking lot plans must be reviewed by the city engineer or his or her designee. Proper ingress and egress from the lot shall be required and adequate interior drives shall be required for all parking lots.
- (2) *Grading and surfacing.*
 - a. *Parking lots that include lanes for drive-in windows or contain more than ten parking spaces.* Parking lots that include lanes for drive-in windows or contain more than ten parking spaces shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust.
 - b. *Parking lots with ten or less parking spaces.* Parking lots with ten or less parking spaces may be surfaced with alternative surface materials (crushed stone, gravel, or other suitable material) other than those specified in subsection (2)a of this section, with the approval of the city engineer, to provide a surface that is stable and will help to avoid dust and erosion. The perimeter of such parking shall be defined by bricks, stones, railroad ties, or other similar devices. In addition, whenever a parking lot abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the parking area in the public right-of-way), shall be paved as provided in subsection (2)a of this section.
- (3) *Demarcation of parking spaces.* Parking spaces in areas surfaced in accordance with subsection (2)a of this section shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surfaced in accordance with subsection (2)b of this section shall be demarcated whenever practicable.
- (4) *Maintenance.* Parking lots shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

- (5) **Lighting.** Lighting shall be provided for parking lots with more than ten spaces, and this lighting shall be arranged to reflect away from the adjoining properties. The minimum illumination level required for the entire paved area shall be an average maintained 1.0 footcandle. The lowest footcandle value at any point on the pavement shall not be less than one-fourth of the required average.
- (6) **Screening.** Where a parking lot adjoins a residential district or fronts on a street adjoining a residential district, directly across said street, a solid wall, fence, or compact hedge not less than four feet high shall be erected along the lot lines, except that within a visibility triangle the height requirement shall be reduced to three feet.
- (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:



MINIMUM DIMENSIONAL AREAS INDICATED ON THE DRAWING "MINIMUM SPACE AND AISLE DIMENSIONS"						
A	B	C	D		E	
PARKING ANGLE	STALL WIDTH IN FEET (see note 1)	LENGTH OF STALL IN FEET (see note 1)	AISLE WIDTH IN FEET		BAY WIDTH (CENTER TO CENTER WIDTH OF TWO ROW BAY WITH AISLE IN BETWEEN) (see note 1)	
			1 - WAY	2 - WAY	1 - WAY	2 - WAY
0°	9	23	15	22	24	34'
30° - 53°	9	18	15	22	46' - 7"	51'
54° - 75°	9	19	20	22	61' - 2"	56'
76° - 90°	9	19	22	24	63' - 4"	62'

Note 1. DIMENSIONS SHALL NOT INCLUDE ANY PORTION OF THE CURB AND/OR GUTTER

- (8) *Fencing, wheelstops or bumper guards.* Fencing, wheelstops or bumper guards are required along property and street lines to avoid the chance of encroachment on other properties or sidewalks.

SECTION 3. Section 12-8-4 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-8-4. – Exemptions.

- (a) *Individual single-family and duplex homes.* Individual single-family and duplex home construction plans shall be exempt from the required stormwater management plan providing the lot is in an approved platted subdivision. However, the owner, developer, or builder will be required to submit a description of the methods they will utilize to ensure that no erosion or sedimentation will occur during construction. They will be required to clear the lot in stages such that a siltation barrier of natural vegetation around the lot perimeter will be maintained until lot stabilization is completed. If a siltation or erosion problem develops during construction, the owner developer or builder will be required to provide an additional siltation barrier and will be responsible for restoring the affected area to predevelopment condition. This exemption does not apply within the Bayou Texar or Escambia Bay shoreline protection districts.
- (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.
- ~~(b)~~(c) *Other exempted operations.* Operations which shall, in any case, be exempt from this chapter are the following. However, any exemption from this chapter does not relieve responsibility to take all action necessary to prevent erosion and sedimentation from occurring.
- (1) Home gardening or other similar activity not expected to contribute to any on-site generated erosion.
 - (2) Emergency repairs such as those on public and private utilities and roadway systems.
 - (3) Maintenance, alteration or improvement of an existing structure which will not change the rate or volume of stormwater runoff from the site on which that structure is located.

SECTION 4. Section 12-8-6 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-8-6. - Design standards for stormwater management system.

(a) *General.*

- (1) The design of stormwater management facilities including all water retention or detention structures and flow attenuation devices shall comply with applicable state regulations (i.e., F.A.C. ch. 62-330) and shall be subject to approval of the city engineer pursuant to the following requirements. In the event of conflict between the provisions of this chapter and the provisions of the applicable state regulations, the more strict requirements shall prevail.
- (2) All stormwater management facilities shall be designed for a minimum of 50-year life, have low maintenance cost and easy legal access for periodic maintenance.
- (3) All proposed stormwater management facilities shall be designed to prevent flooding, safety or health hazards and shall not contribute to the breeding of mosquitoes and arthropods.
- (4) The use of drainage facilities and vegetated buffer zones for open space, recreation, and conservation areas shall be encouraged.
- (5) The use of alternative permeable surface materials are encouraged for private parking lots and will be given due consideration in drainage plan review.

(b) *Water quality.*

- (1) The first one inch of runoff shall be retained on the development site. At the discretion of the city engineer, retention standards may be increased beyond the one-inch minimum standard on a site-specific basis to prevent flooding and drainage problems, and to protect environmentally sensitive water bodies.
- (2) Stormwater management facilities that receive stormwater runoff from areas containing a potential source of oil and grease contamination, including, but not limited to, any land use involving the sale or handling of petroleum products or any land use involving the repair, maintenance

or cleaning of motor vehicles shall include a baffle, skimmer, grease trap, or other suitable oil and grease separation mechanism.

- (3) Channeling runoff directly into water bodies is prohibited. Runoff shall be routed through stormwater management systems designed to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle, and remove pollutants.

(c) *Erosion and sedimentation.*

- (1) Erosion and sediment control best management practices shall be used during construction to retain sediment on-site. These management practices shall be designed by an engineer or other competent professional experienced in the fields of soil conservation or sediment control according to specific site conditions and shall be shown or noted on the plans of the stormwater management system. The engineer or designer shall furnish the contractor with information pertaining to the construction, operation and maintenance of the erosion and sediment control practices.
- (2) The area of land disturbed by development shall be as small as practicable. Those areas that are not to be disturbed shall be protected by an adequate barrier from construction activity. Whenever possible, natural vegetation shall be retained and protected.
- (3) No clearing, grading, cutting, filling or alteration to the site of any kind shall be commenced until adequate erosion and sedimentation structural controls have been installed as per plan between the disturbed area and water bodies, watercourses, and wetlands and inspected by the building official. Limited clearing shall be permitted as necessary to allow the installation of the structural controls.
- (4) Land that has been cleared for development and upon which construction has not commenced shall be protected from erosion by appropriate techniques designed to temporarily stabilize the areas.
- (5) Sediment shall be retained on the site of the development, unless discharged into an approved off-site drainage facility as provided for in section 12-8-7.
- (6) Erosion and sedimentation facilities shall receive regular maintenance during construction to ensure that they continue to function properly.

- (7) Vegetated buffer strips shall be created or, where practicable, retained in their natural state along the banks of all watercourses, water bodies, or wetlands. The width of the buffer shall be sufficient to prevent erosion, trap the sediment in overland runoff, maintain natural drainage patterns to the water body, and allow for periodic flooding without damage to structures.
- (d) *Design frequency.*
- (1) Stormwater management facilities with approved positive outfall shall be designed to attenuate the 100 year/critical duration storm event. The city engineer may waive or reduce this requirement if the stormwater management facility discharges directly into a natural outfall after treatment, does not contribute to potential or existing flooding conditions and does not increase pollutant loading.
 - (2) Retention facilities that fall within a closed drainage basin and have no positive outfall shall retain the entire runoff volume from a 100-year storm event and shall include all storm durations up to and including the 24-hour duration. This retention volume must be recovered within 72 hours of the contributing storm event by natural percolation or other approved means.
 - (3) Detention and/or retention facilities that connect directly to the city's storm drainage system shall be designed so that the post-development discharge rate does not exceed the pre-development discharge rate for a ten-year/critical duration storm event. Where the existing capacity of the city storm drainage system is not adequate to accept the discharge from a ten-year storm event, the city engineer may reduce the allowable post-development discharge rate from the detention facility to an acceptable level. Detention and/or retention facilities that do not connect directly to the city storm system or have a direct impact on the system shall be allowed to discharge up to the pre-development rate for the 100-year/critical duration storm event or as otherwise approved by the city engineer.
 - (4) The drainage area used in runoff calculations shall be the total natural watershed area including areas beyond proposed site limits (offsite runoff).
- (e) *Stormwater retention and/or detention facilities.*
- (1) *General requirements.*

- a. Recovery time for treatment/retention volume shall be a maximum of 72 hours. Recovery time for facilities that are underdrained or side drained shall be 36 hours.
 - b. Minimum freeboard for retention and/or detention facilities shall be one foot between design high water and top of facility. The city engineer may waive or reduce this requirement for shallow ponds and swales.
 - c. Stormwater retention and/or detention facilities shall include appropriate access for periodic maintenance as approved by the city engineer.
 - d. Stormwater retention and/or detention facilities located adjacent to a public right-of-way shall be landscaped with a visual screen installed in accordance with the provisions of section 12-3-56 (d) through (g) or landscaped as a part of the overall landscaping for the development with plant species that are suitable for individual pond characteristics and that provide an effective and visually pleasing screen for the retention and/or detention facility. All landscaping shall be maintained in accordance with the provisions of section 12-6-5.
 - e. Designs for stormwater detention and/or retention facilities that use predominantly non-angular, freeform, curvilinear contouring that functions to visually integrate the facility into the overall design and landscaping of the development shall be encouraged.
 - 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.
- (2) *Public facilities.* Stormwater retention and/or detention facilities to be dedicated to the city for maintenance shall comply with the following requirements in addition to the general requirement specified in subsection (e)(1) of this section.
- a. Slide slopes of facilities shall be no steeper than four horizontal feet for every one vertical foot (4:1) out to a depth of two feet below the control elevation. Grades steeper than 4:1 may be allowed where unique circumstances exist as approved by the city engineer.

- b. Side slopes shall be stabilized with sod or other materials as approved by the city engineer.
 - c. Dry stormwater retention and/or detention facilities that contain side slopes that are steeper than 4:1 and have a retention depth greater than 30 inches shall be completely enclosed by a six-foot fence constructed of chain-link, wrought iron or other material as approved by the city engineer. Chain-link fences and related appurtenances (posts, gates, etc.) shall be vinyl-coated (dark green or black). The fence shall have a minimum 12-foot wide (15-foot maximum) gate opening. The maximum clearance from the bottom of the fence to existing grade shall be no more than three inches. This provision does not apply to shallow swales with a retention depth of 30 inches or less.
 - d. Permanently wet retention and/or detention facilities that contain side slopes that are steeper than 4:1 shall be fenced or otherwise restricted from public access in accordance with F.A.C. ch. 62-330. Where a fence is proposed it shall be constructed according to the provisions of subsection (e)(2)c of this section.
- (3) *Private facilities.* Stormwater retention and/or detention facilities to be maintained shall comply with the following requirements in addition to the general requirement specified in subsection (e)(1) of this section:
- a. Slide slopes of facilities with earthen slopes shall be no steeper than two horizontal feet for every one vertical foot (2:1). Grades steeper than 2:1 may be allowed where unique circumstances exist as approved by the city engineer.
 - b. Side slopes shall be stabilized with sod or other material as approved by the city engineer.
 - c. Private facilities with side slopes that are steeper than 4:1 shall be fenced or otherwise restricted from public access in accordance with F.A.C. ch. 62-330. Private stormwater retention and detention facilities that are located adjacent to a public right-of-way or easement shall be fenced in accordance with subsection (e)(2)c of this section.

(f) *Redevelopment.*

- (1) The following redevelopment activities will not be subject to the requirements of this section:

- a. Alterations to the interior of an existing structure.
 - b. Alterations of an existing structure that do not result in a net increase in impervious surface area.
 - c. Routine building repair including adding a facade to a building.
 - d. Resurfacing an existing paved area such as a parking lot, driveway or other vehicle use area.
- (2) Redevelopment activities, including, but not limited to, alterations of existing buildings or structures or new construction following demolition of existing buildings and structures shall be subject to the requirements of this section only for the stormwater runoff that results from a net increase in impervious surface area provided that the new construction is under construction within two years of demolition. For the purpose of this subsection (f), under construction shall mean that a legal building permit has been issued and that actual construction has been or will be started within the period of validity of the permit, exclusive of any time extensions. Previously developed sites where buildings and structures were demolished and construction was not commenced within two years shall be considered new construction and subject to the requirements of this section. The following locations shall be excluded from the two-year time restriction:
- a. All properties located in the C-2A downtown retail commercial district, SPBD South Palafox business district or HC-2 historical commercial district.
 - b. The area generally described as the Belmont/DeVillers Business Core area bounded by LaRua Street, Wright Street, Coyle Street, and Reus Street.
 - c. The area generally described as the Brownsville Commercial Area that is within the city limits bounded by Strong Street, Gadsden Street, Pace Boulevard and the city limits.
- (3) The city engineer may require certification from a licensed engineer that there is adequate capacity in the downstream stormwater conveyance system for the redevelopment site and that any known flooding or drainage problem will not be worsened.

SECTION 5. Section 12-8-18 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-8-18. - Illicit discharges exemptions.

The following activities shall not be considered either an illicit discharge or illicit connection unless such activities cause, or significantly contribute to the impairment of the use of the city's MS4 or the violation of the conditions of NPDES Permit No. FLS000019:

(1) Discharges from:

- a. Water line flushing;
- b. Flushing of reclaimed water lines;
- c. Street cleaning;
- d. Construction dust control;
- e. Landscape irrigation;
- f. Diverted stream flows;
- g. Rising groundwaters;
- h. Foundation and footing drains;
- ~~i. Swimming pool discharges;~~
- ji. Uncontaminated groundwater infiltration (as defined at 40 CFR 35.2005(20));
- jk. Uncontaminated pumped groundwater;
- kl. Discharges from potable water sources;
- ~~lm.~~ Air conditioning condensate;
- mn. Irrigation waters;
- no. Springs;
- op. Lawn watering;
- pq. Individual residential car washing;
- qr. Flows from riparian habitat and wetlands;
- rs. Discharges or flows from emergency firefighting activities; and emergency fire response activities done in accordance with an adopted spill response/action plan; and
- st. Decanted water from MS4 cleaning operations.

(2) Discharges which have obtained appropriate federal, state, and local permits and are in compliance with the conditions of these permits.

SECTION 6. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk