



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 16-00362

City Council

2/9/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Brian Spencer

SUBJECT:

PUBLIC HEARING -- AMENDMENT TO THE LAND DEVELOPMENT CODE - SECTION 12-2-10 - HISTORIC & PRESERVATION LAND USE DISTRICT, (A)(4) PROCEDURE FOR REVIEW

RECOMMENDATION:

That City Council conduct the second of two Public Hearings on February 9, 2017, proposing an amendment to the Land Development Code, Section 12-2-10 - Historic & Preservation Land Use District, (A)(4) Procedure for Review, by adding subsection (f) allowing for Conceptual review and approval.

HEARING REQUIRED: Public

SUMMARY:

The Architectural Review Board (ARB), at its September 15, 2016, meeting approved for submission to the City Council an amendment to Section 12-2-10, Historic & Preservation Land Use District. (A)(4) Procedure for review by adding subsection (f) allowing for Conceptual review and approval.

The conceptual review step in the review process provides an opportunity for the ARB to review and comment on a project's concept or theme when it is still in the early stages of development before the applicant has committed to and invested in a design. At conceptual review, the ARB considers only broad issues such as site planning, general architectural style, the project's relationship to its site and the surrounding neighborhood, along with storm water site plan capacity compliance. This allows the applicant and the ARB the opportunity to informally discuss a project that will be subsequently submitted. Applicants are encouraged to bring sketches and/or conceptual drawings, including schematic sections and three-dimensional renderings, as well as completed site studies that address various aspects of site design (e.g. general massing of buildings, grading, access, landscaping concepts).

The ARB has approved for submission the following language:

(f) Conceptual approval is permitted by the Board only when the applicant specifies on their application that is the approval they are seeking. Conceptual approval applications shall be complete with the exception of final details such as material and color selections. Conceptual approval by the Board does not permit the issuance of a building permit.

PRIOR ACTION:

ARB Meeting September 15, 2016

January 12, 2017 - City Council conducted the first of two public hearings.

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) 9-15-16 ARB Minutes (003)
- 2) Proposed Language to 12-2-10(A)(4)(f)

PRESENTATION: No