

COUNCIL MEMORANDUM

Council Meeting Date: December 8, 2016

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor *SWO For*

SUBJECT: Quasi-Judicial Hearing - Waterfront Redevelopment District Site Plan Approval - Florida Fish and Wildlife Conservation Commission "Gulf Coast Marine Fisheries Hatchery & Enhancement Center – 453 West Main Street.

RECOMMENDATION:

That City Council conduct a quasi-judicial hearing on December 8, 2016 to consider the request for Waterfront Redevelopment District Site Plan approval for the Florida Fish and Wildlife Conservation Commission "Gulf Coast Marine Fisheries Hatchery & Enhancement Center to be located at 453 West Main Street.

AGENDA: ☒ Regular ☐ Consent

Hearing Required: ☐ Public ☒ Quasi-Judicial ☐ No Hearing Required

SUMMARY:

The City has received a request from the Florida Department of Environmental Protection for Waterfront Redevelopment District Site Plan approval for the Florida Fish and Wildlife Conservation Commission "Gulf Coast Marine Fisheries Hatchery & Enhancement Center." This project is located on the southeast corner of the intersection of Clubbs and West Main Streets and lies within the Waterfront Redevelopment District (WRD).

The proposed project involves the construction of a 26,000 sf fish hatchery with a brick and metal wall panel exterior and metal roof. The site includes a pedestrian path with a bridge over Washer Woman Creek to the adjacent property to the east.

On October 11, 2016, the City's Planning Board unanimously recommended approval of the request via the following motion:

Mr. Grundhoefer amended his motion to include aesthetic approval with an abbreviated review follow-up required for three items: (1) break up of scale on the long north front face, (2) vertical panels be brick or other material compatible with the industrial site and not a metal panel, (3) windows on the clear story get larger and repeat the rhythm established on the structure.

The applicant subsequently submitted a response with additional details that were approved via abbreviated review by the Planning Board Chairman.

Council Memorandum

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PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW:

☒ Yes - Date of Review
11/18/2016

☐ No - N/A

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator

ATTACHMENTS:

- 1) Application and Supporting Documents
- 2) Site Plan Submittal
- 3) Renderings and Planning Board Chairman's Approval of Details
- 4) Stormwater Management Plan
- 5) October 11, 2016 Planning Board Minutes

PRESENTATION:

☒ Yes

☐ No



APPLICATION FOR SITE PLAN APPROVAL

Please Check Application Type and Required Fees:

Site Plan "A"	
<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Special Planned Development
<input type="checkbox"/>	Major Revisions to SSD's
<input type="checkbox"/>	Exception to the 4,000 sq. ft. maximum area for a commercial use in an R-NC district
Site Plan "A" Fees:	
<input type="checkbox"/>	Preliminary Fee: \$1,500.00
<input type="checkbox"/>	Final Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling Fee: \$750.00

Site Plan "C"	
<input type="checkbox"/>	Non-residential Parking in a Residential Zone
Site Plan "C" Fees:	
<input type="checkbox"/>	Application Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council Fee: \$250.00

Site Plan "B"	
<input type="checkbox"/>	Conservation district (CO)
<input type="checkbox"/>	Airport district – all private, non-aviation related development in the ARZ zone and all developments except single-family in an approved subdivision in the ATZ-1 and AZT-2 zones
<input type="checkbox"/>	Waterfront Redevelopment district (WRD)
<input type="checkbox"/>	South Palafox Business district (SPBD)
<input type="checkbox"/>	Interstate Corridor district (IC)
<input type="checkbox"/>	Multi-family developments over 35' high within the R-2A district
<input type="checkbox"/>	Buildings over 45' high in the R-2, R-NC and C-1 districts
Site Plan "B" Fees:	
<input type="checkbox"/>	Preliminary Fee: \$1,500.00
<input type="checkbox"/>	Final Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling Fee: \$750.00

APPLICATION DEADLINE IS 30 CALENDAR DAYS PRIOR TO THE PLANNING BOARD MEETING

Applicant Information:

Name: Florida Department Environmental Protection Date: 9.30.16
 Address: 3900 Commonwealth Blvd #420, Tallahassee, FL 32399
 Phone: (850) 245-2106 Fax: _____ Email: Pearce.Bennett@dep.state.fl.us

Property Information:

Owner Name: Florida Fish & Wildlife Conservation Comm Phone: _____
 Location/Address: 453 W. Main Street, Pensacola, FL 32502
 Parcel ID: 00-05-00-9070-014-044 Square Feet/Acres: 44.45 acres

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

Purpose of site plan approval: A new 26,000 sq ft Fish Hatchery

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

Signature of Applicant
 (Owner of Property or Official Representative of Owner)

Date

9/30/2016

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made on May 12, 2014, by and between THE CITY OF PENSACOLA, FLORIDA ("City"), with a mailing address of 222 West Main Street, Pensacola, Florida 32502 and FISH AND WILDLIFE CONSERVATION COMMISSION ("Commission"), with a mailing address of 620 South Meridian Street, Tallahassee, Florida 32399.

WHEREAS, City agrees to lease to Commission the property detailed in Attachment A ("Premises") for the purposes of building and maintaining the Florida Gulf Coast Marine Fisheries Hatchery/Enhancement Center ("Center"), as further described in Section 12.19 and Section 12.20 of the Deepwater Horizon Oil Spill Natural Resource Damage Assessment Draft Programmatic and Phase III Early Restoration Plan and Draft Early Restoration Programmatic Environmental Impact Statement dated December, 2013 ("Draft Phase III ERP/PEIS") attached hereto as Attachment B and incorporated herein by this reference, for the propagation of marine organisms, public education and outreach respecting natural marine resources, and a marine research component to include the Commission partnering in research with governmental, university or non-profit entities for the purpose of maintaining the project as an on-going concern.

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, and the mutual covenants and obligations set forth in this Lease, City and Commission do hereby agree as follows:

Section 1. Recitals. The recitals above are true and correct, are material inducements to entering into this Lease Agreement, and are hereby made a part of this Lease.

Section 2. Leased Premises. City leases to Commission, and Commission leases from City, the Premises consisting of approximately 44.45 acres, legally described as LTS 14 TO 22 DONL NO BLK 44 DONELSON AND 19 ARPENT AND ALL BLKS 61 TO 69 86 87 108 109 127 131 248 WATERFRONT OR 829 P 382 CONSERVATION EASEMENT OR 6417 P 1666 SEC 43/44 T 2S R 30 CA 98, Escambia County Property Appraiser Parcel Identification Number 000S009070014044, as aerially depicted on Attachment A hereto.

Section 3. Development of the Leased Premises. In deciding to enter the Lease, the City has materially relied on the proposed Center and the public waterfront access and public recreation facilities as described in the Draft Phase III ERP/PEIS attached hereto as Attachment B. The Commission shall use the Premises for the sole purpose of creation and operation of the Center and the creation and operation of the public waterfront access, public education and outreach respecting marine resources, marine research component, and public recreation facilities as contemplated in the Draft Phase III ERP/PEIS. Any improvements on the Premises shall be subject to the development plan review and approval procedures specified for the Waterfront Redevelopment District in the City's land development code. Title to the improvements shall vest with the City upon termination or expiration of the lease. Prior to commencing construction

of any improvements on the Premises, the Commission shall submit to the City for the City's review and prior approval the design of the Center, and the public waterfront access, public education and outreach respecting marine resources, marine research component, and public recreation facilities. The Commission shall not construct any additional improvements or alterations or alter or add to any exterior improvements without prior written consent of City.

Section 4. "As-Is" Condition. The Premises are being leased by City to Commission "as is" and City is not obligated whatsoever with regard to development of the Premises, nor development, construction, operation, maintenance or other activities associated with the Center, the public waterfront access, public education and outreach respecting marine resources, marine research component, or the public recreation facilities. Commission shall make any changes and improvements on the Premises, with prior City review pursuant to this Lease, as is necessary for the creation and operation of the Center, and the additional public waterfront access, public education and outreach respecting marine resources, marine research component, and public recreation facilities on the Premises, including but not limited to removal of debris, contouring of the site to facilitate construction of buildings, ponds, and man-made wetlands, and delineation of protected plant communities on site to ensure their protection during construction. Neither the City, nor the City's officers, employees or agents have made any representations or promises whatsoever with respect to the Premises or services to be provided by the City in connection with their use.

Section 5. Term. The term of this Lease ("Term") shall begin on the full execution of this Lease and shall expire thirty (30) years later, unless terminated sooner pursuant to the provisions of this Lease.

Section 6. Rent. During the Term, Commission shall pay to City annual rent in the amount of Fifty Dollars (\$50.00) per year (the "Rent"). The Commission is solely responsible for full and prompt payment of the Rent.

Section 7. Project Costs and Operating Expenses. The Commission shall be responsible for all expenses relating to the development, construction, operation, maintenance, insurance, repair, replacement, and upkeep of the Premises, including any improvements on the Premises, and including, but not limited to such unexpected expenses as cost overruns or remediation, for the full term of Lease.

Section 8. Quiet Enjoyment and Right of Use. Commission shall have the right of ingress and egress to, from and upon the Premises for all purposes necessary to the full quiet enjoyment by Commission of the rights conveyed herein. It is the intent of the Commission to create opportunities for public use of and access to the Premises in partnership with the City, and in furtherance of such the City reserves the right to enter into separate agreements with the Commission to provide waterfront recreational facilities, public education and outreach respecting marine resources, the marine research component, and public access compatible with the Center and permitted use of this Agreement. Parking and traffic management activities will be coordinated with the City, upon mutual agreement of the parties, to ensure appropriate access while minimizing potential negative impacts on the community.

Section 9. Memorandum of Understanding. Additional details regarding the operation of the Center will be addressed in a subsequent memorandum of understanding between the Commission and the City, to be completed prior to operations commencing on the Premises ("Memorandum of Understanding").

Section 10. Unauthorized Use. Commission shall, through its agents and employees, prevent the unauthorized use of the Premises or any use thereof not in conformance with this Lease. Authorized use includes activities related to the creation and operation of the Center, the public waterfront access and public recreation facilities, and associated ponds and wetlands, for the propagation of marine organisms, public education and outreach respecting natural marine resources, and a marine research component to include the Commission partnering in research with governmental, university or non-profit entities for the purpose of maintaining the project as an on-going concern.

Section 11. Right of Inspection. City or its duly authorized agents shall have the right, upon reasonable notice, to inspect the Premises and the works and operations thereon of Commission in any matter pertaining to this Lease.

Section 12. Surrender of Premises. Upon termination or expiration of this Lease, Commission shall surrender the Premises to City. In the event no further use of the Premises or any part thereof is needed by the Commission, the Commission shall notify the City in writing of the Commission's request to release all or any part of the Premises. Such written request shall be made to the City of Pensacola, City Administrator, P.O. Box 12910, Pensacola, Florida 32521, at least six (6) months prior to the release of all or any part of the Premises. Release shall only be valid through execution of a release of lease instrument in the same formality as this Lease. Execution of the release shall be in the mutual discretion of the parties. Upon release of all or any part of the Premises or upon termination or expiration of this Lease, all fixed improvements, including both physical structures and modifications of the Premises, shall become the property of City, unless the City, in the City's sole discretion, determines that best use for the Premises would include removal of the fixed improvements and in such case the Commission shall remove the fixed improvements at the Commission's sole cost and expense within six (6) months. Unless otherwise agreed to by the Commission and the City, removable equipment and removable improvements placed on Premises by Commission, which do not become a permanent part of the Premises will remain the property of Commission to be removed by Commission at the Commission's sole expense upon termination of this Lease, unless the City, in the City's sole discretion, determines that the best use for the Premises would include continuing similar operations that necessitate use of the removable equipment and removable improvements and in such case the Commission shall forfeit the removable equipment and removable improvements to the City at no cost and such shall be deemed as owned by the City.

Section 13. No Assignment. Commission shall not assign or otherwise transfer any of the rights or obligations under this Lease, assign or otherwise transfer any interest in or to the Premises or any improvement located thereon, without prior written consent of the City.

Section 14. Subletting. Commission shall not sublease any interest in or to the Premises or any improvement located thereon to any third party without the prior written consent of the City, which consent shall not be unreasonably withheld. No sublease will release the Commission

from any of Commission's obligations or responsibilities under this Lease.

Section 15. Net Lease. Notwithstanding anything contained herein to the contrary, the parties agree that this Lease shall be construed as a "net lease" whereby the Commission shall be solely responsible for any expense or cost relating to the Premises, this Lease, or the Commission's use of the Premises during the Term of this Lease, including, without limitation: insurance; utilities; repairs, replacement and maintenance; and security requirements.

Section 16. Utilities. The Commission shall be responsible for procuring all utility services including, but not limited to, water service, sewer service, electrical service, gas service, janitorial service, trash removal service, data communication service and telephone service. The Commission shall be responsible for procuring all utility services necessary for Commission's operation on the Premises and shall be responsible for promptly paying those persons or entities furnishing or providing the services. Construction, installation and maintenance of any improvements to utility infrastructure required to support the Commission's operations shall be at the sole cost and expense of the Commission.

Section 17. Environmental Laws. Commission shall comply with all federal, state, municipal and county laws, statutes, ordinances, codes, administrative orders, rules and regulations and permits relating to environmental matters, storm water, and other pollution control applicable to the construction, occupancy, use and operation of the Premises ("Environmental Laws").

Section 18. Events of Default. Any of the following events shall constitute an "Event of Default" of this Lease by the Commission:

- (i) If the Commission fails to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease for a period of ten (10) business days after receipt of written notice from City; or
- (ii) If any act occurs which deprives the Commission permanently of the rights, powers and privileges necessary for the proper conduct and operation of the Center, the public waterfront access, public education and outreach respecting marine resources, marine research component, or public recreation; or
- (iii) If at any time the Commission abandons and ceases to use the Premises for a period of ninety (90) consecutive days, except when such abandonment and cessation is due to *force majeure*; or
- (iv) If at any time the Commission uses or permits the Premises to be used for any purpose which has not been authorized by this Lease; or
- (v) If the Commission uses or permits the use of the Premises in violation of any law, rule or regulation; or
- (vi) If the Commission's interest under this Lease is being modified or altered by any assignment or unauthorized subletting or by operation of law; or
- (vii) Commission's failure to take occupancy of the Premises when same is tendered by City to Commission.

Section 19. Remedies Upon Default. Upon the happening and/or during the continuance of any Event of Default specified above, the City will provide written notice to the Commission identifying the specific Event of Default ("Notice of Default Event"). The Commission shall

have thirty (30) days following receipt of such written notice to correct the Event of Default. If said Default remains and/or is not corrected within this time period, the City may then, at its sole and absolute discretion, avail itself of any remedy provided by law and/or equity, including without limitation, any one or more of the following remedies:

- (i) Without initially terminating this Lease, City may reenter and take possession of the Premises, and the Commission shall continue to timely make such payments as required under this Lease. The City may thereafter enter into a sale or new lease of the Premises with any party, or operate the same on its own behalf. Immediately prior to commencement of the City's operation of the Premises or the effective date of the new lease, as applicable, the City shall notify the Commission of such event;
- (ii) The City may immediately terminate this Lease and enter the Premises and exclude the Commission from possession of the Premises, declare all rents, fees, taxes and other charges and amounts which are then due and payable and costs of the City to prepare the Premises for reletting or sale to be immediately due and payable; and
- (iii) The City may take whatever other action at law or in equity that City considers to be necessary or desirable in order to enforce performance and observance of any obligation, agreement or covenant of the Commission under this Lease, or may exercise all rights and remedies that are available under Florida and federal law. No method of entry authorized herein and made by the City shall cause or constitute a default of this Lease or be deemed to constitute an interference with the possession or use of the Premises by the Tenant if made in accordance with the terms of this Lease and applicable law.

Section 20. Performance Schedule. Time is of the essence of this Lease, and in case the Commission shall fail to perform the covenants on its part to be performed at the time fixed for the performance of such respective covenants by the provisions of this Lease, City may declare Tenant to be in default of such Lease and immediately terminate the Lease. Barring any unforeseen delays due to site conditions or Force Majeure as defined in Section 36 below, Commission shall commence construction of the Center, the public waterfront access and public recreation facilities no later than three (3) years following the execution date of this Lease. Should Commission fail to commence construction, or become reasonably aware of the inability to commence construction, on or before three (3) years of the execution date of this Lease, the Commission hereby expressly agrees to immediately forfeit all property interests and any rights under this Lease and occupation of the Premises, and the Lease shall be void. Commission shall complete construction of the Center, the public waterfront access and public recreation facilities no later than three (3) years of the date of commencement of construction. Should Commission fail to complete construction, or become reasonably aware of the inability to complete construction, on or before three (3) years of the date of commencement of construction, the Commission hereby expressly agrees to immediately forfeit all property interests and any rights under this Lease and occupation of the Premises, and the Lease shall be void.

Section 21. Notices. Notices by City and Commission shall be given to each other at the following addresses:

City:

City Administrator
P.O. Box 12910
Pensacola, Florida 32521

Commission:

Fish And Wildlife Conservation Commission
100 Eighth Avenue SE
St. Petersburg, Florida 33701-5020
Attn: Gil McRae, Director, Florida Fish and Wildlife Research Institute

Section 22. Compliance with Laws. Commission agrees that this Lease is contingent upon and subject to Commission obtaining all applicable permits and complying with all applicable local, State or Federal permits, regulations, ordinances, rules and laws.

Section 23. Governing Law. This Lease shall be governed by an interpreted according to the laws of the State of Florida.

Section 24. No Waiver of Breach. The failure of either party to insist in any one or more instances upon strict performance of anyone or more of the covenants, terms and conditions of this Lease shall not be construed as a waiver of such covenants, terms, and conditions, but the same shall continue in full force and effect, and no waiver of either party of any one of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by the waiving party.

Section 25. Authority. Each person executing this Lease on behalf of City and Commission, respectively, warrants and represents that the entity for whom he or she is acting has duly authorized the transactions contemplated herein and the executing this Lease by him or her, and that upon its execution, this Lease shall constitute a valid and binding obligation of the party on whose behalf it is so executed.

Section 26. Insurance. The State of Florida is self-insured for general liability and property insurance.

HOLD HARMLESS. The parties hereto, their respective elected officials, officers, and employees shall not be deemed to assume any liability for the acts, omissions, or negligence of the other party. The City of Pensacola, as a local governmental body of the State of Florida as defined in §768.28, Florida Statutes, agrees to be fully responsible for its negligent acts or omissions or tortious acts which result in claims or suits against the Commission and agrees to be fully liable for any damages proximately caused by said acts or omissions. The Commission, as a subdivision of the State of Florida as defined in §768.28, Florida Statutes, agrees to be fully responsible for its negligent acts or omissions or tortious acts which result in claims or suits against the City and agrees to be fully liable for any damages caused by said acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by the City or the Commission and nothing herein shall be construed as consent by the City or the Commission to be sued by third parties in any matter arising out of this Lease.

Section 27. Damages. In the event the Premises are damaged or destroyed due to fire, flood, hurricane, force majeure event or other disaster, casualty or cause whether or not due to the fault of Commission, its officers, employees, contractors, agents, or invitees, Commission shall be responsible for all necessary repairs or reconstruction and shall undertake all such repairs or reconstruction as expediently as practical.

Repair, reconstruction or replacement of any and all improvements installed, constructed or placed by or for the benefit of Commission shall be the responsibility of the Commission. Additionally, the City shall have no liability or responsibility for any damage to or loss of any gear, equipment, supplies, materials or other product owned by Commission or being stored at any facility assigned for the use and benefit of the Commission on behalf of a customer, client or invitee of the Commission.

In the event that the Premises should be totally destroyed by fire, hurricane or other casualty, or in the event the Premises should be so damaged that rebuilding or repairs cannot be completed within one hundred eighty (180) days after the date of such damage, either City or Commission may, at its option, by written notice to the other given not more than thirty (30) days after the date of such fire or other casualty, terminate this Lease.

Section 28. No Partnership. The parties hereto agree that the Commission not subject to the direction or control of the City. This Lease shall not be construed so as to establish a joint venture or partnership between the parties hereto.

Section 29. No Individual Liability. No City official, officer, agent, director, employee or representative shall be held contractually or personally liable under this Lease because of any breach of the Lease or operation of the Lease.

Section 30. Permits and Licenses. The Commission shall be responsible for obtaining all local, state and federal permits, approvals, and/or licenses as may be necessary for it to operate the Premises according to the terms of this Lease. The Commission shall maintain, in accordance with applicable law, permits, approvals and licenses it has obtained throughout the Term and shall submit copies to the City if requested to do so at no cost to the City.

Section 31. Compliance with Government. The Commission shall comply with and shall cause its officers, employees, agents, invitees, guests, contractors and any other persons over whom it has control (including, but not limited to all persons invited or welcomed by the Commission for any purpose) to comply with all applicable municipal, state and federal laws, ordinances, and rules and regulations.

Section 32. No Third Party Beneficiaries. Nothing in this Lease, express or implied, is intended to confer upon any other person any rights or remedies of any nature whatsoever under or by reason of this Lease.

Section 33. Entire Agreement. The parties hereto understand and agree that this Lease contains the entire agreement and understanding between the parties for the use of the Premises by the Commission. The parties understand and agree that neither party nor its agents have made any representations or promises with respect to this Lease except as expressly set forth herein;

and that no claim or liability shall arise for any representations or promises not expressly stated in this Lease. Any other written or oral agreement regarding the Premises is expressly nullified upon the execution of this Lease unless otherwise specifically provided herein.

Section 34. Amendments. This Lease may not be altered, changed or amended, except by written instrument signed by both parties hereto in the same formality as the execution of this Lease. No provision of this Lease shall be deemed to have been waived by City, unless such waiver be in writing signed by City and addressed to Commission, nor shall any custom or practice which may grow up between the parties in the administration of the provisions hereof be construed to waive or lessen the right of City to insist upon the performance by Commission in strict accordance with the terms hereof. The terms, provisions, covenants, and conditions contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto, and upon their respective successors in interest and legal representatives, except as otherwise expressly provided herein.

Section 35. Counterparts. This Lease may be signed in any number of counterparts, each of which shall be deemed an original so long as it bears the signature of the authorized representatives of each party.

Section 36. Force Majeure. Neither Party shall be liable to the other for any delay or failure to perform under this Agreement if such delay or failure is neither the fault nor the negligence of the Party or its employees or agents and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond the Party's control, or for any of the foregoing that affects subcontractors or suppliers if no alternate source of supply is available.

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IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the day and year first above written.

CITY:

THE CITY OF PENSACOLA

Witnesses:

[Signature]
Print Name: Rebecca McElhan

By: [Signature]
Print Name: Ashton J. Hayward, III
Title: Mayor

ATTEST:

[Signature]
Print Name: Latasha Buchanan

[Signature]
City Clerk

COMMISSION:

FISH AND WILDLIFE CONSERVATION
COMMISSION

Witnesses:

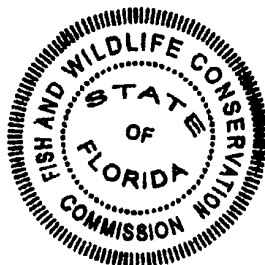
[Signature]
Print Name: Holme Kinsler

By: [Signature]
Print Name: ERIC SUTTON
Title: ASSISTANT EXECUTIVE DIRECTOR

[Signature]
Print Name: Becky Owens

ATTEST:

[Signature]



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
[Signature]
Commission Attorney

ATTACHMENT A

PREMISES

ATTACHMENT B

Draft Phase III ERP/PEIS



Chris Jones
Escambia County Property Appraiser

[ECPA Home](#)

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

* Navigate Mode <input checked="" type="radio"/> Account <input type="radio"/> Reference *		Printer Friendly Version																		
General Information Reference: 000S009070014044 Account: 152190000 Owners: PENSACOLA CITY OF Mail: PO BOX 12910 PENSACOLA, FL 32521 Situs: Use Code: VACANT COMMERCIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector																				
2013 Certified Roll Assessment Improvements: \$0 Land: \$6,959,474 Total: \$6,959,474 Save Our Homes: \$0 Disclaimer Amendment 1/Portability Calculations																				
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/15/2008</td> <td>6417</td> <td>1666</td> <td>\$100</td> <td>QC</td> <td>View Instr</td> </tr> <tr> <td>01/1974</td> <td>829</td> <td>382</td> <td>\$15,000</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/15/2008	6417	1666	\$100	QC	View Instr	01/1974	829	382	\$15,000	WD	View Instr
Sale Date	Book	Page	Value	Type	Official Records (New Window)															
12/15/2008	6417	1666	\$100	QC	View Instr															
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2013 Certified Roll Exemptions MUNICIPAL OWNED Legal Description LTS 14 TO 22 DONL NO BLK 44 DONELSON AND 19 ARPENT AND ALL BLKS 61 TO 69 86 87 108 109 127 131 248 WATERFRONT... Extra Features None																				
Parcel Information Launch Interactive Map <div style="display: flex;"> <div style="flex: 1;"> Section Map Id: CA09B Approx. Acreage: 44.5500 Zoned: M-1 WRD Evacuation & Flood Information Open Report </div> <div style="flex: 2;"> </div> </div>																				

Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/18/2014 (tc.2114)



Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Interim Secretary

October 17, 2016

Chairman, City of Pensacola Planning Board
C/O Mrs. Sherry Morris, AICP, Planning Services Administrator
City of Pensacola Planning Department
222 West Main Street
Pensacola, FL 32502

RE: Pensacola Fish Hatchery
453 West Main Street

Dear Mr. Ritz:

The Department of Environmental Protection (DEP) and their agent Baskerville Donovan Inc. (BDI) submitted plans for the Florida Gulf Coast Marine Fisheries Hatchery/Enhancement Center (Hatchery) to the Pensacola Planning Board (Board) for preliminary and final Development Plan review as well as aesthetic approval at the Board's meeting held on October 11, 2016. It was our assumption upon conclusion of the Board meeting that the project, by a 4 to 1 vote, received approval of both the Development Plan and aesthetics. We also understand that as a provision of this approval that the applicant (DEP) address comments made by the Board at the October 11 meeting and resubmit for an abbreviated review upon which the Chairman of the Board will review and, if accepted, sign off on the plans and response to questions thereby finalizing the Board's decision. It is our understanding that the following comments were requested to be revisited by the applicant and responded to:

1. Move the Hatchery building further north towards Main Street
2. Replace some or all of the metal panels (scales) with brick on the entrance side (north) of the building
3. Break-up the continuous line of the brick wall that is the north face of the operations (hatchery) portion of the building. It was thought that the length of this wall to be too long and that the continual flat line be broken up in order to provide more visual interest.
4. Consideration be given to enlarging the clerestory (upper) windows in the Hatchery area.

The following are the responses to the comments made at the Board meeting in review of the Hatchery plans:

Comment No. 1 – Moving of the building:

During the course of the site design, several factors came into play when finalizing the location of the building.

1. Ability to survive anticipated storm surge – When designs for Maritime Park were being prepared, a storm surge analysis was prepared by a noted coastal engineer, Paul Work PhD, P.E. with Georgia Technological University's laboratory in Savannah, GA. Based upon this study and the desire to provide a sustainable and safe structure, the building was set to have a finished first floor elevation of 15 feet. If the building were to be placed closer to Main St. (elevation 5 feet) it would require a lot of changes to the existing site, to include additional cut and fill, and the construction of retaining walls to meet the request of moving closer to Main St.
2. The proposed location of the building provides easier access for those with physical disabilities. Because of the changes in grade access, sidewalks would have steeper slopes and more ramping (no ramps needed in current design) to access the building and parking areas which would be required to be moved further away from the entrance to the building. Providing access for delivery trucks and vehicles bringing brood fish in and taking hatchery fish out for placement in the Gulf would also require extensive redesign and grading. If moved closer to Main St. the access grade from Clubbs Street would increase from 4% to 10%. The steeper slopes are more difficult for garbage trucks, delivery trucks, and FWC vehicles carrying fish to navigate.
3. It is also a desire to maximize the views of the Bay from this facility and pedestrian access to the waterfront. The present siting does this and prohibits vehicular traffic between the building and the waterfront.
4. The desire in designing this site was to also reduce the visual impact of stormwater facilities. The proposed design allows for shallow swales and slight depressions that can be maintained by mowing. Moving the building and parking would require the use of unsightly ponds with steep side slopes and fencing.
5. Should the building have been 5 to 6 blocks east of its current location it would have been more appropriate to try and meet the siting of adjacent buildings but as the Hatchery is currently located on the plans it breaks the difference between the two adjacent properties to the east (Mariner Park) and the west (Mountain Petroleum Facility).
6. It is estimated that if the building is moved from the proposed location as shown on the plans presented to the Board it will increase the costs over \$200,000.

Comment No. 2 – Use of brick in lieu of metal panels:

As described by the project architect, Mike Marshall AIA, the aluminum panels or scales on the outside of the public accessible portion of the building serve as a playful element relating to the building's primary use. This theme is carried over into the entry area or lobby of the building as shown on the attached rendering. These metal panels or scales add character, color, and directly relate to the building's use as a fish hatchery. It should also be noted that as a part of the design process a planning and design advisory committee was formed to help create a consensus on the

final designs. This committee which is made up of representatives from the City, County and private sector has provided insight and comment throughout the development process. The use of the metal panels, along with the building's location were thoroughly vetted by this committee and as shown on the plans presented to the Board were found to be design features that it favored very strongly. The Architect has taken into consideration adding brick to the western edge of the entry to blend into the brick wall continuing to the west (See attached street view rendering). This theme is also wrapped around into the interior.

Comment No. 3 – Changing the design of the north side brick wall:

As noted in the discussions at the Board meeting; this building is to perform three functions:

1. Serve as a fish hatchery,
2. Provide area for administrative functions of the hatchery, and;
3. Provide public areas for classes for school children and adult education relating to research in fish hatchery production, general visitation and other beneficial public use.

The west end of the building serves as the fish hatchery portion of the building. Its design, overall sizing and individual rooms must meet the requirements for operations of the hatchery. The project architect though has made attempts to provide some relief to the visual interpretation of this wall (see attached floor plan and street view) while not disrupting the operations inside the building. The first section of the western wall has been set back and windows removed to provide visual relief.

Comment No. 4 – Changes to the Clerestory Windows

Once again the Architect has taken into consideration the Board's comment and has enlarged the clerestory windows and aligned them with those at the lower level. (see street view rendering.)

Hopefully these responses adequately address the Board's comments and will allow the Hatchery project to continue to proceed on schedule. Should you have any questions please feel free to contact me at the contact information presented below. Thank you and the other board members for their time and thoughtful comments.

Sincerely,



Pearce L. Barrett, III, P.E., FCCM
NRDA Project Coordinator
Division of Water Restoration Assistance
Department of Environmental Protection
3900 Commonwealth Blvd., MS 240
Tallahassee, FL 32399-3000
850-245-2106
Pearce.Barrett@dep.state.fl.us

Brandi Deese

From: Brandi Deese
Sent: Wednesday, October 19, 2016 9:30 AM
To: Sherry Morris
Cc: Leslie Statler
Subject: Fwd: 453 S. Main Street Fish Hatchery Abbreviated Review

Sherry -

Please see Mr. Ritz's email below. The Fish Hatchery has received final approval and is ready to move forward to City Council. Thanks!

Brandi C. Deese
Planning Services
City of Pensacola
222 W. Main Street
Pensacola, Florida 32502
850.435.1697
bdeese@cityofpensacola.com

Sent from my iPhone

Begin forwarded message:

From: Paul Ritz <p.ritz@bulltice.com>
Date: October 19, 2016 at 9:22:41 AM CDT
To: Brandi Deese <bdeese@cityofpensacola.com>
Subject: RE: 453 S. Main Street Fish Hatchery Abbreviated Review

Ms. Deese – I have received and reviewed the revised information packet for the Fish Hatchery project. The Florida Department of Environmental Protection (FDEP) project coordinator provided a letter to describe their design agent's rationale and reasoning for the design as presented in the revised version. I find their responses to be reasonable and appropriate. The design team did address some of the aesthetic comments offered by the Board in a positive way. I still appreciate the "fish scale" appearance at the entrance and that it carries inside the building as well. The FDEP response letter submits, I believe, reasonable comments as to why a particular change or changes, proposed by one or more Board members, was not directly accomplished.

As such, I find the revised Fish Hatchery proposal acceptable and meeting the requirements to achieve full Planning Board approval.

Please let me know if you have any questions.

Paul Ritz, NCARB, CGC, LEED AP BD+C
p.ritz@bulltice.com
Bullock Tice Associates
909 East Cervantes Street, Suite B
Pensacola, Florida 32501
phone: 850.434.5444 fax: 850.432.5208
www.bullocktice.com

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From: Brandi Deese [<mailto:bdeese@cityofpensacola.com>]

Sent: Tuesday, October 18, 2016 6:54 AM

To: Paul Ritz <p.ritz@bulltice.com>

Cc: Sherry Morris <SMorris@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>

Subject: 453 S. Main Street Fish Hatchery Abbreviated Review

Good Morning –

I have saved the files and attached them to this email instead of just forwarding. Please let me know if you are able to get them this time. Thanks!

Brandi C. Deese, AICP

Planning Services Division

City of Pensacola

PO Box 12910

Pensacola, FL 32521

Office – 850.435.1697

Fax – 850.595.1143

PENSACOLA
DIAL 311 FOR CITY SERVICES

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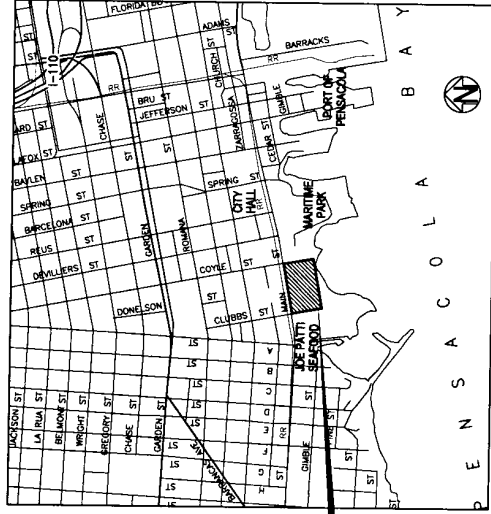
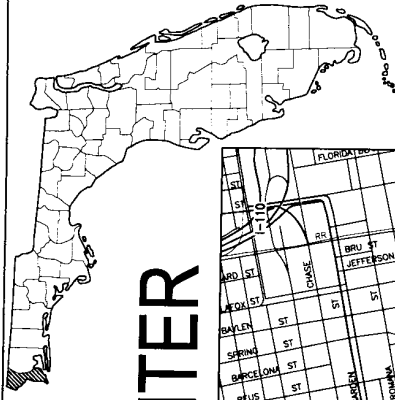
GULF COAST MARINE FISHERIES HATCHERY/ENHANCEMENT CENTER

PENSACOLA, ESCAMBIA COUNTY, FLORIDA
DEP PROJECT NO. N0503
DEP CONTRACT NO. RM157

RELEASED FOR PERMITTING

OCTOBER 2016

PROJECT LOCATION



ARCHITECT
SAM MARSHALL ARCHITECTS
325 S. PALATKA ST.
PENSACOLA, FL 32502
(850) 433-7842
J. MARSHALL ARCHITECT
FL REG. ARCHITECT #13584
LANDSCAPE ARCHITECT
DAVE HEMPHILL
FL REG. LANDSCAPE ARCHITECT
#140000502

CIVIL ENGINEER
KEITH P. GUTHERIE, P.E.
FL REG. ENGINEER #47905
STRUCTURAL ENGINEER
J. THOMAS WILLIAMS, P.E.
FL REG. ENGINEER #22282

MECHANICAL ENGINEER
STEVE DAY, P.E.
FL REG. ENGINEER #52607

ELECTRICAL ENGINEER
STEVE BAZOR, P.E.
FL REG. ENGINEER #90112

AQUACULTURE ENGINEER
PAUL HODLEY, P.E.
FL REG. ENGINEER #41487

APPLICABLE CODES AND DESIGN DATA

SCOPE OF PROJECT

THIS PROJECT INCLUDES THE DESIGN, PERMITTING AND CONSTRUCTION OF A MARINE FACILITY. THE FACILITY WILL INCLUDE REGULATING AND CULTURE OPERATIONS, ADMINISTRATIVE OFFICES AND EDUCATIONAL AREA. SITE WORK, PARKING, ENVIRONMENTAL/HISTORICAL INFORMATION, STORAGE, ENVIRONMENTAL/HISTORICAL FEATURES, STORAGE AND PEDESTRIAN FEATURES TO PROVIDE ACCESS TO PENSACOLA'S BAY FRONT.

TOTAL SITE AREA : 44.45 ACRES
EXISTING ZONING : WFD - WATERFRONT REDEVELOPMENT DISTRICT
SCHEDULE : BIDS - FEBRUARY 2016
CONSTRUCTION - 14 MONTHS
PROJECT COMPLETION - FALL 2017

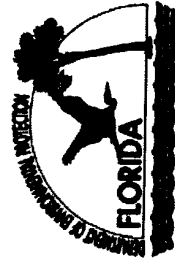
DRAWING INDEX

G-000 COVER
S-1 BOUNDARY SURVEY SHIT. 1 OF 3
S-2 SURVEY WITH FLOOD ZONES SHIT. 3 OF 3
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C-102 SITE PLAN
C-301 AUTO TURN PLAN
C-302 AUTO TURN PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 BUILDING SECTIONS
A-104 BUILDING SECTIONS
A-105 BUILDING STREET VIEW
A-106 FACILITY SIGN

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
449 W. MAIN ST., PENSACOLA, FL 32502 (850) 438-4681
ENGINEERING BUSINESS: EB-0000340
B.D.I. PROJECT NO. 3770101



DEEPWATER HORIZON PROGRAM
DIVISION OF WATER
RESTORATION ASSISTANCE



SURVEYOR'S CERTIFICATE

PROJECT NO:	NO	DATE	APPR	REVISION/ACTION TAKEN
S0017.15				
DESIGNED BY:				
CHECKED BY: FCC				
ISSUED BY: RSM				
FIELD WORK RSM				
DATE: 12/18/15				

[illegible][illegible][illegible]

THE SURVEY SHOWN HEREON WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: ROBERT SCOTT MILLS 1/20/11 DATE

[illegible]

(4) PORTIONS OF THE UNDERGROUND TUNNEL AND CONDUIT LINE (LINE 105) OF THE WEST BRANCH OF THE CHERRY CREEK (COW), SOUTH OF MOUNTAIN VIEW (104) AND WEST OF THE WEST BRANCH OF NEW COW, HAVE BEEN UNLAWFULLY OCCUPIED BY THOSE C. W. BROWN IN 1968 AND HAVE BEEN UNLAWFULLY CONVEYED AS FOLLOWS:

THE SOUTH END OF THE WEST BRANCH OF NEW COW LINE IS LOCATED NEAR THE WEST END OF THE CORNER OF THE INTERSECTION OF THE WEST BRANCH OF NEW COW STREET AND NEW COW STREET (NEW COW STREET FOR A DISTANCE OF 1/2 MILE WEST OF LINES 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 AND 112 FOR A DISTANCE OF 1/2 MILE WEST OF LINES 29, 30, 31, 32,

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR & OWNED BY:
FLORIDA DEPARTMENT OF ENVIRONMENTAL
PROTECTION BOARD OF TRUSTEES OF THE
NATIONAL BAYWATER TRUST FUND

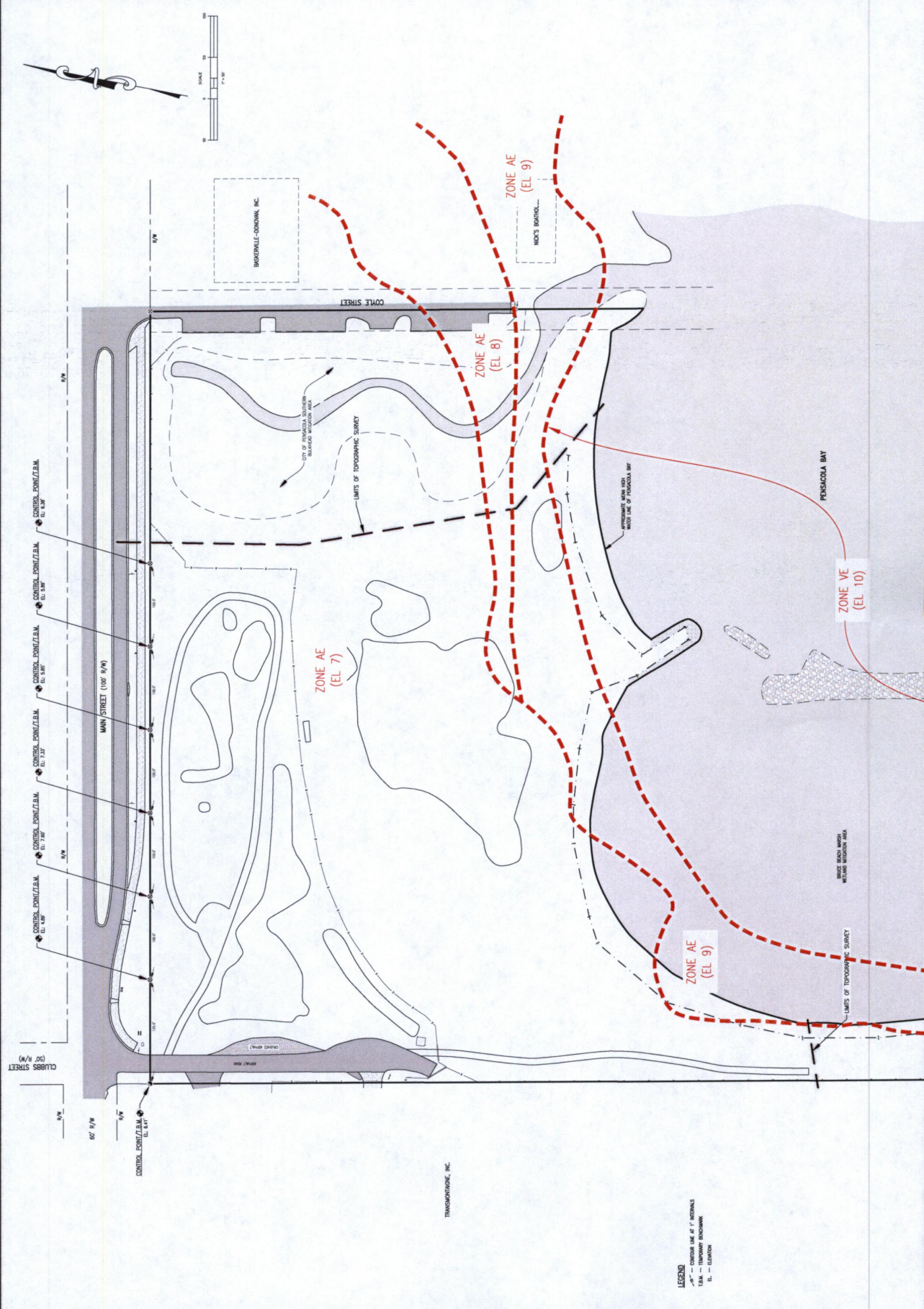
PROJECT NO. S0017.15
DATE 12/18/15
PROJ. NO. 854
CHKD BY: RSM
DRAWN BY: CCS

NO.	DATE	APPR.	REVISION/ACTION TAKEN

A PORTION OF THE WATERFRONT TRACT & THE DONELSON TRACT, CITY OF PENSACOLA, FLORIDA

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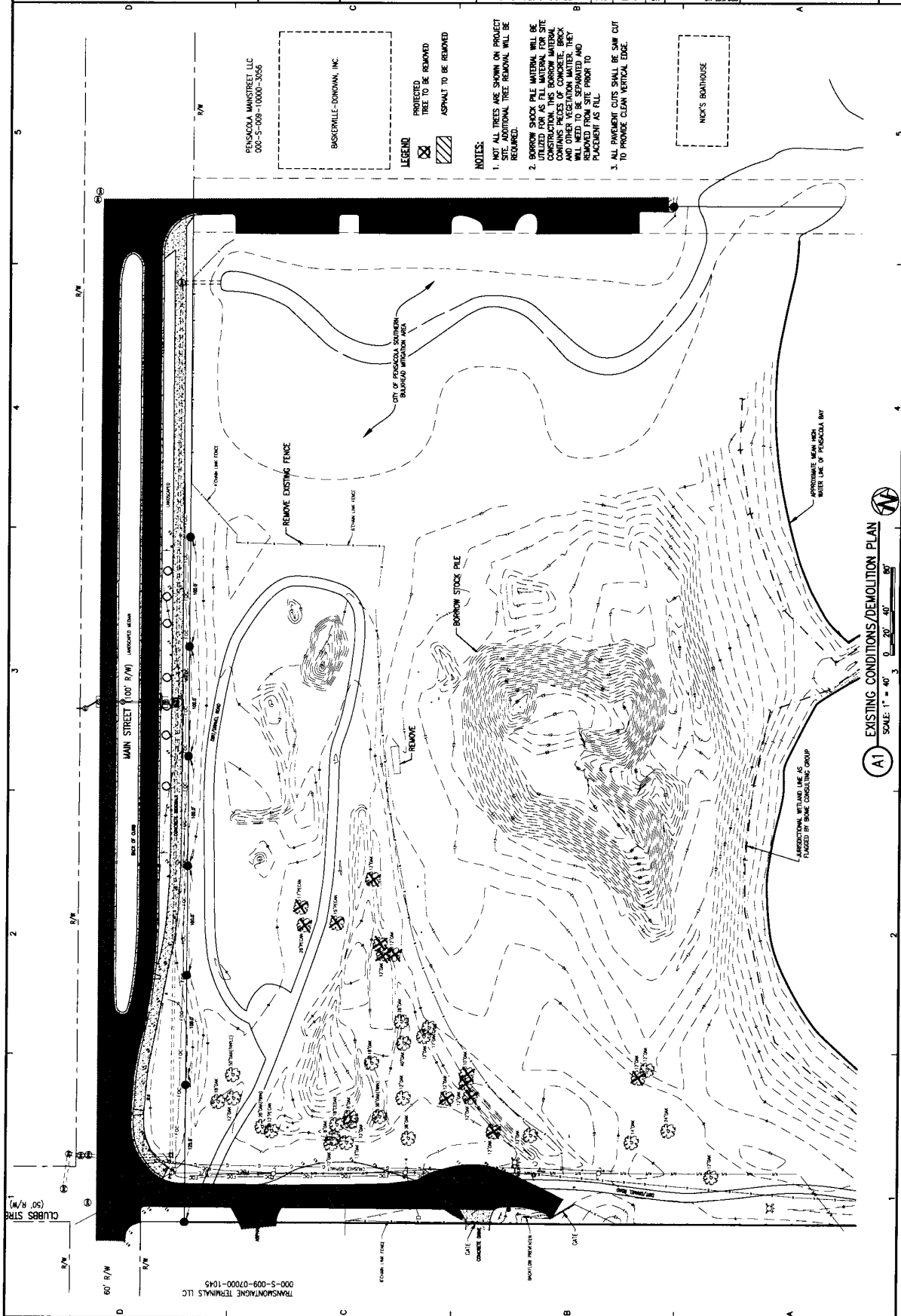
BASKERVILLE-DONOVAN, INC.
INNOVATIVE INFRASTRUCTURE SOLUTIONS
440 WEST MAIN STREET, PENSACOLA, FL 32503-8001
PENSACOLA - PENSACOLA CITY, FLORIDA - TRINIDAD COUNTY, FLORIDA



PROJECT NO:	37701.01	DESIGNED BY:	KPC	DRAWN BY:	THO	PROJ. MGR:	DCK	DATE:	SEPTEMBER 2018	NOT RELEASED FOR CONSTRUCTION BY	DATE
NO.	DATE	APPR.	REVISION/ACTION TAKEN								

MARINE
CHERRY/
CENTER

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions



A1 **EXISTING CONDITIONS/DEMOLITION PLAN**

SCALE: 1" = 40' 0' 20' 40' 80'

SCALE: 1" = 40' 0 20' 40' 80'

K:\377\37701\DMC\City of Pensacola Permit Set\C-102 - DEMOLITION PLAN.dwg, Oct 05, 2016 - 4:22:44PM, Ioverton

C-301

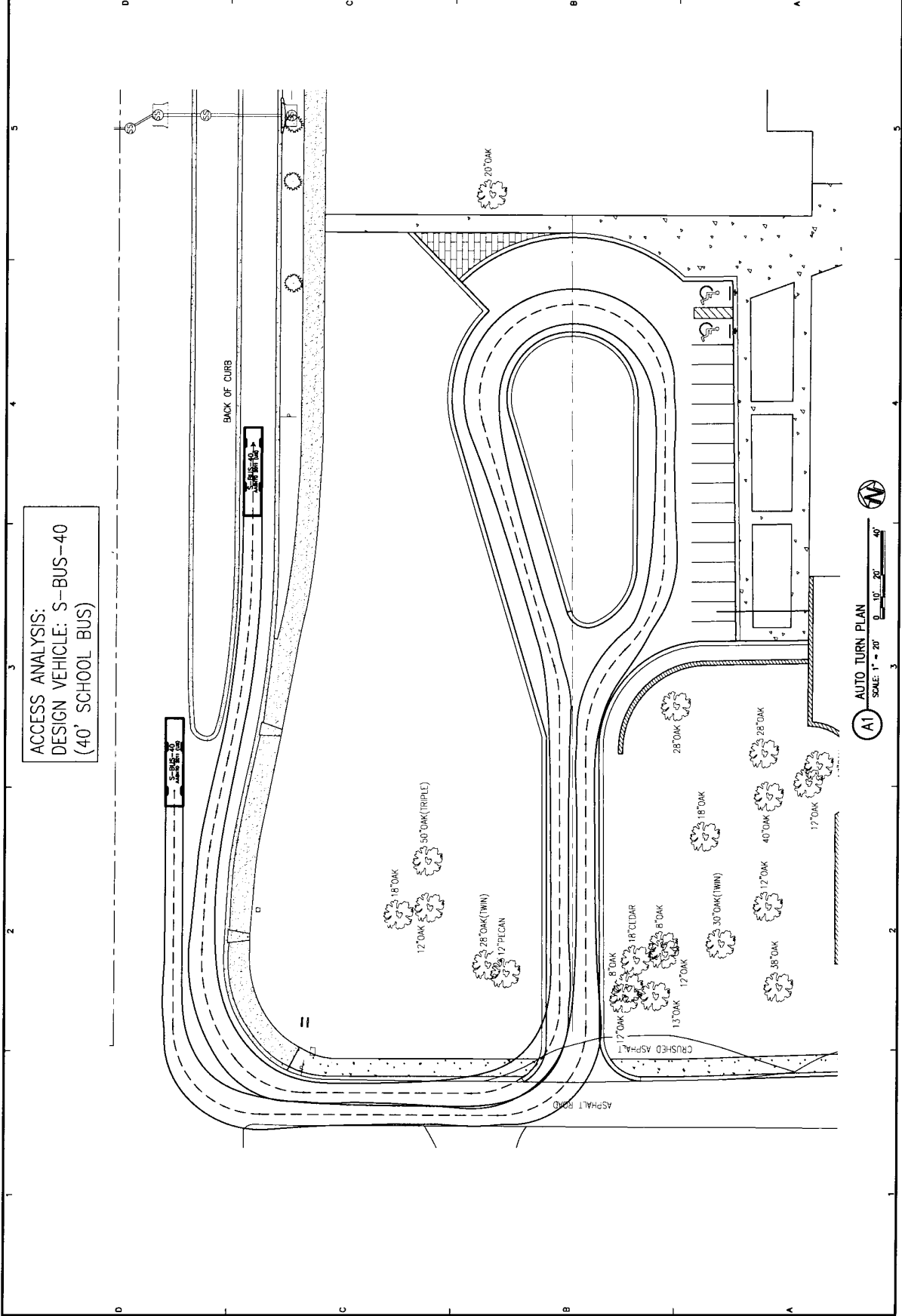
AUTO TURN
PLAN

PROJECT NO.	37701.01
NO.	
DATE	
APPR.	
REVISION/ACTION TAKEN	
NOT LISTED FOR CONSTRUCTION BY	DATE
FILED FOR CONSTRUCTION	
DATE	SEPTEMBER 2016
FILED FOR CONSTRUCTION	
DATE	
FILED FOR CONSTRUCTION	
DATE	
FILED FOR CONSTRUCTION	
DATE	

GULF COAST MARINE
FISHERIES HATCHERY/
ENHANCEMENT CENTER

KETH P. OLMARK, P.E.
11, Ring Drive, Suite 200
Ft. Worth, Texas 76104

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
448 W. Main St., Suite 200, P.O. Box 1000
Denton, Texas 76201
Phone: (817) 381-1111
Fax: (817) 381-1112
www.baskerville-donovan.com



ACCESS ANALYSIS:
DESIGN VEHICLE: S-BUS-40
(40' SCHOOL BUS)

A1 AUTO TURN PLAN
SCALE 1" = 20' 0' 10' 20' 40'

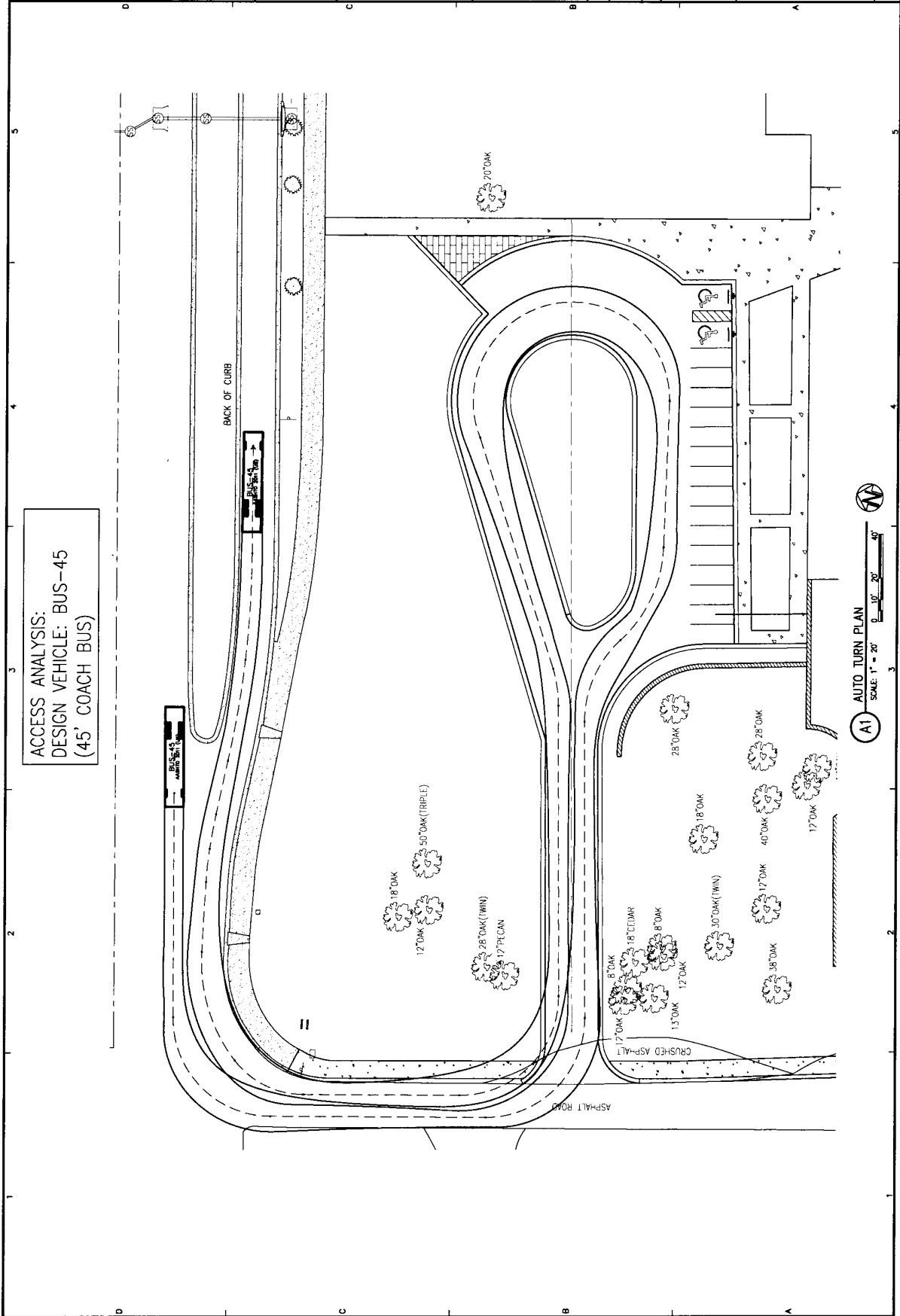
AUTO TURN
PLAN

PROJECT NO.	37701.01
DESIGNED BY	DMT
DRAWN BY	THD
CHECKED BY	DMT
DATE	SEPTEMBER 2018
NO.	
DATE	
APPR.	
REVISION/ACTION TAKEN	
NOT RELEASED FOR CONSTRUCTION BY	DATE

GULF COAST MARINE
FISHERIES HATCHERY/
ENHANCEMENT CENTER

KEITH P. DUBRE, P.E.
1100 E. Highway 47/200
P.O. Box 1000000

BASKERVILLE-DONOVAN, INC.
INNOVATIVE INFRASTRUCTURE SOLUTIONS
400 N. MAIN ST., SUITE 200
DUNSMITH, MISSISSIPPI 39234
Phone: 661-833-1111 Fax: 661-833-1112
www.baskerville-donovan.com
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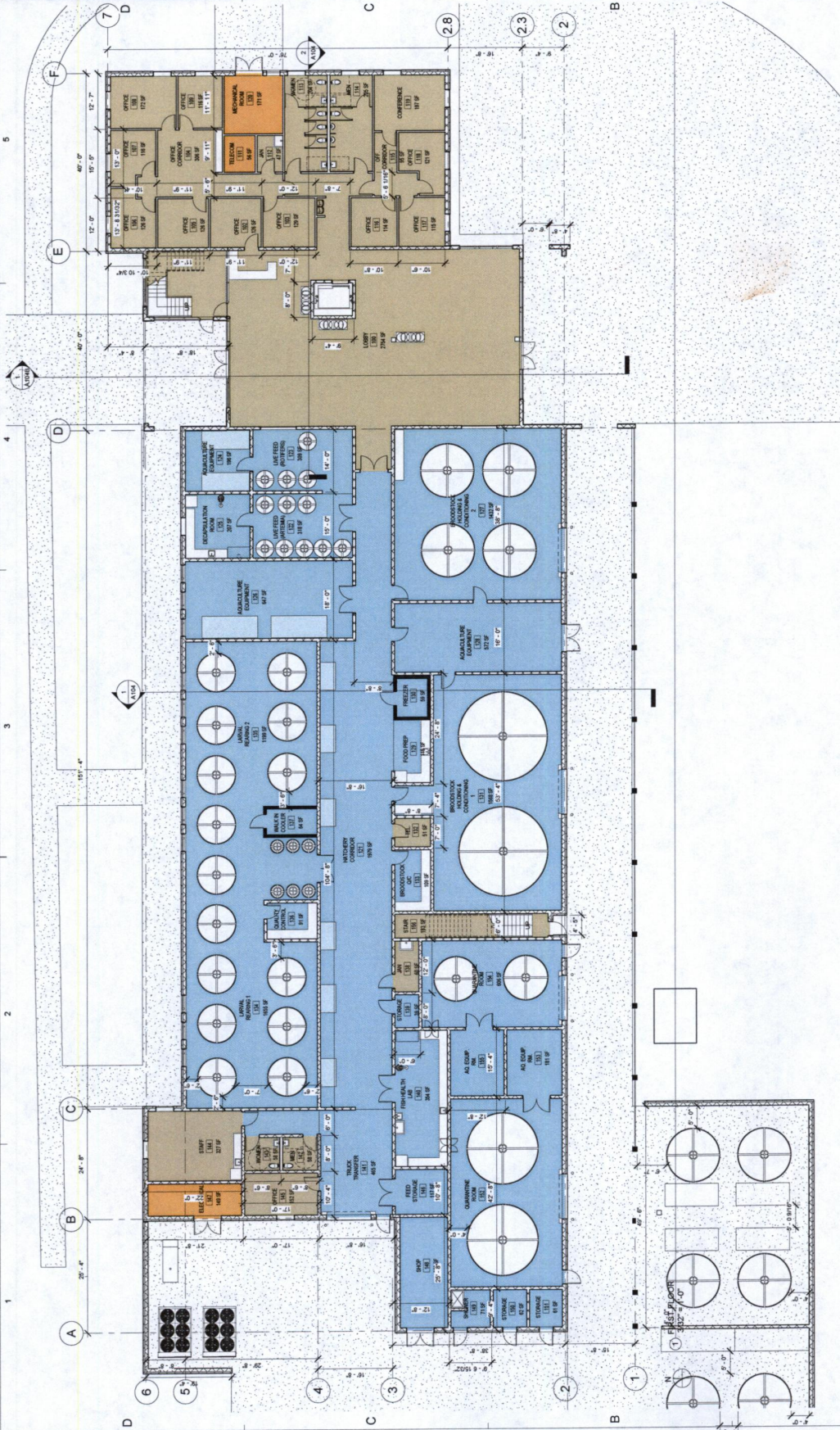
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FIRST FLOOR PLAN

PROJECT NO	37701.01	NO	DATE	APPR	REVISION/NOTATION TAKEN
DESIGNED BY	JLM				
DRAWN BY	JJZ				
CHECKD BY					
PROJ MGR	DKH				
PROJECT NO	NOT RELEASED FOR CONSTRUCTION BY DATE J.L.				

FDEP GULF STATES
MARINE FISHERIES
HATCHERY

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
409 W. MAIN ST. PENSACOLA, FL 32502 (850) 433-0801
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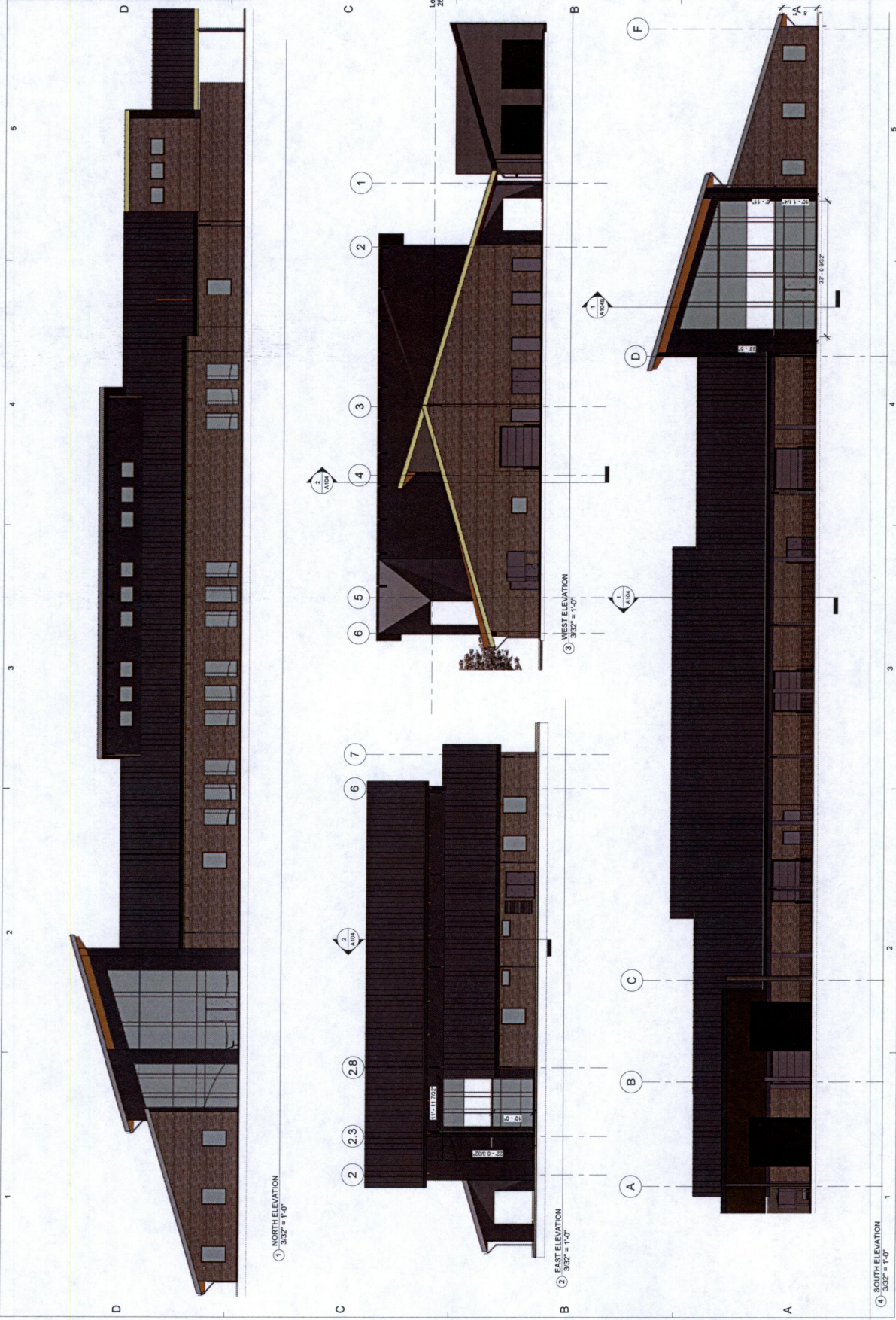
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BUILDING ELEVATIONS

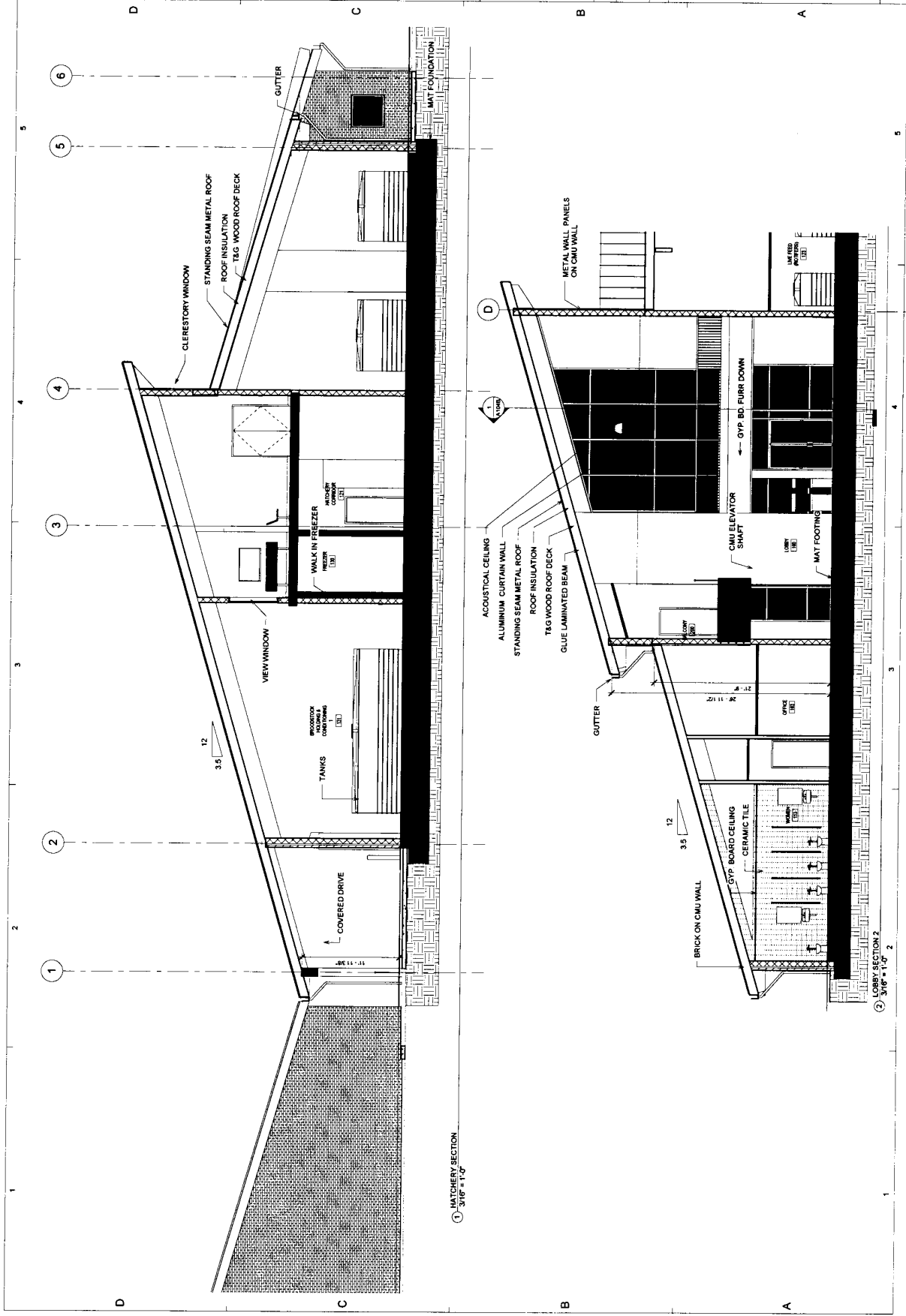
PROJECT NO.	37701.01	NO.	DATE	APPR.	REVISION/NOTATION TAKEN
DESIGNED BY	MJM				
DRAWN BY	JJZ				
CHECKED BY					
PROJ. MGR.	DMH				
PROJECT NO.	NOT RELEASED FOR CONSTRUCTION BY DATE J.L.				

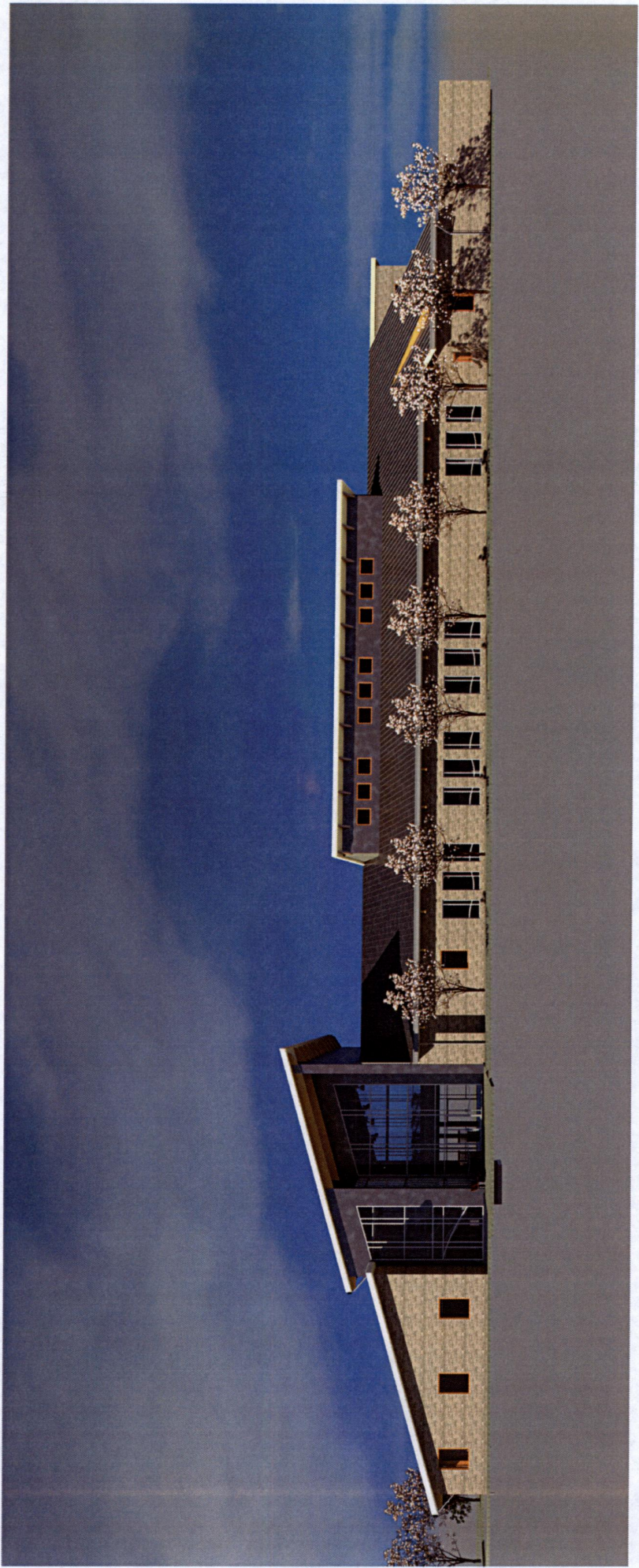
FDEP GULF STATES
MARINE FISHERIES
HATCHERY

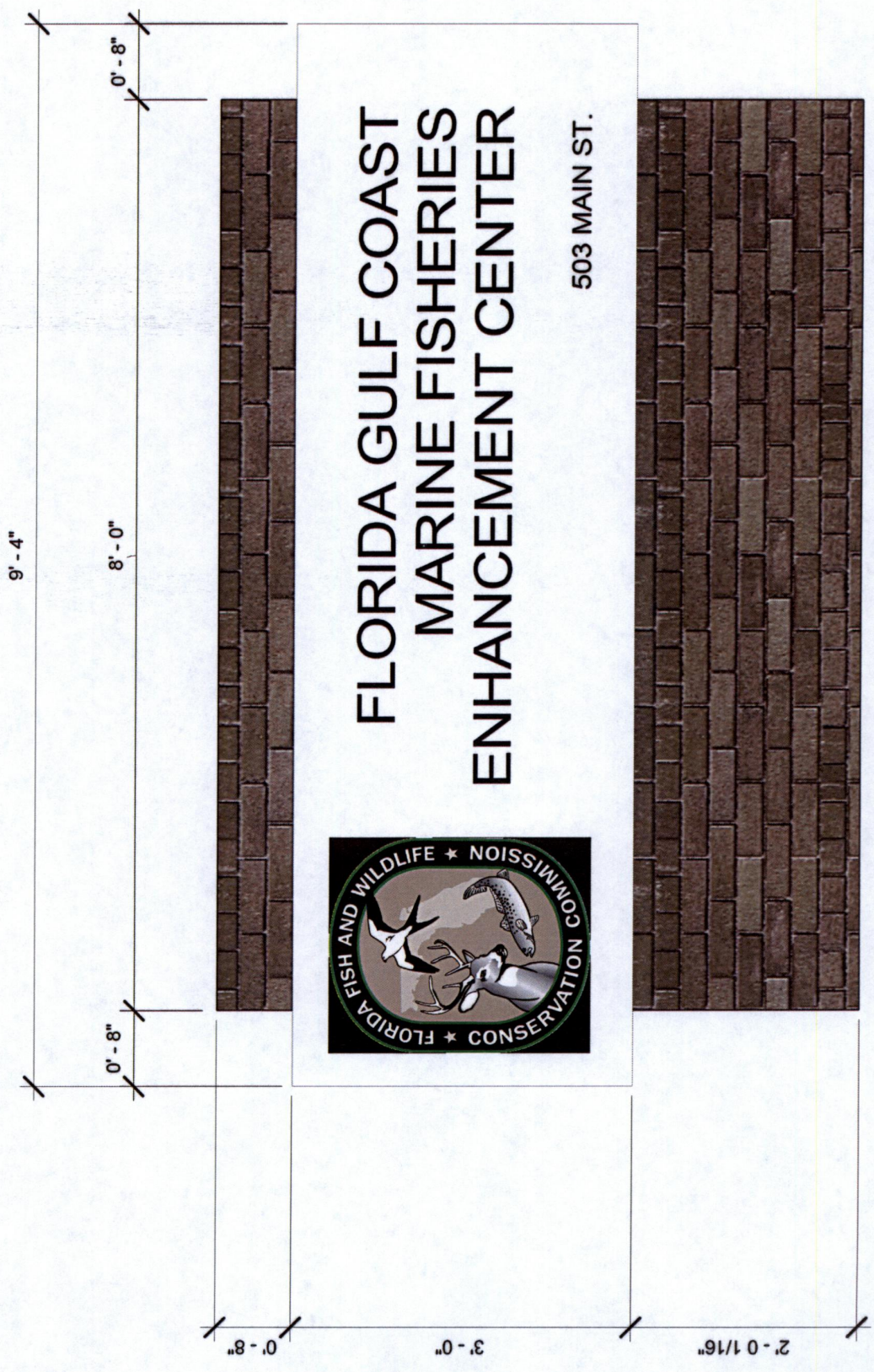
BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions
4000 West 10th Avenue, Suite 100, Fort Collins, CO 80501
Phone: 970.225.1111 Fax: 970.225.1112
www.baskerville-donovan.com



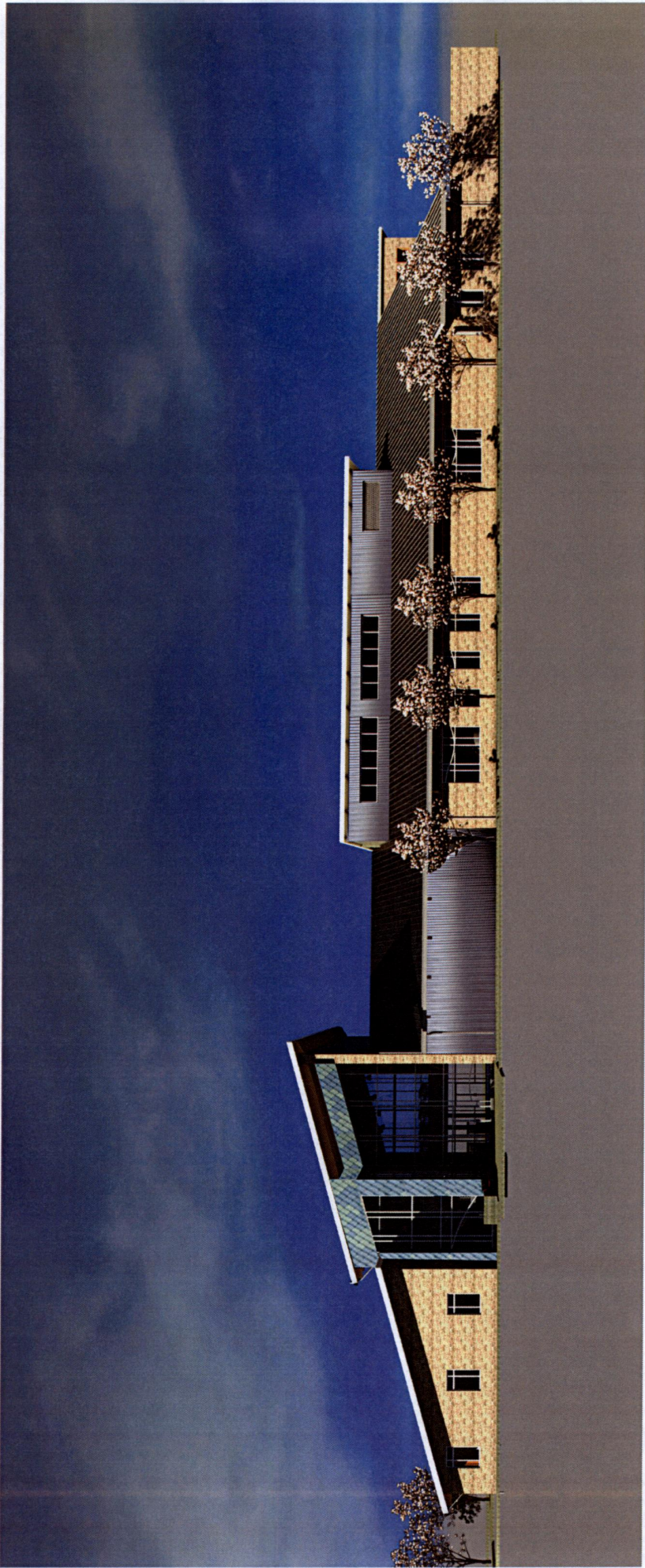
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Brandi Deese

From: Paul Ritz <p.ritz@bulltice.com>
Sent: Monday, November 07, 2016 8:43 AM
To: Brandi Deese
Cc: Leslie Statler; Sherry Morris
Subject: RE: Planning Board Responses

Brandi – I find the changes as the outcome of the Citizens' Advisory Committee to be acceptable and appropriate. I believe the building has been improved with the revisions.

Thanks,

Paul Ritz, NCARB, CGC, LEED AP BD+C
p.ritz@bulltice.com
Bullock Tice Associates
909 East Cervantes Street, Suite B
Pensacola, Florida 32501
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From: Brandi Deese [<mailto:bdeese@cityofpensacola.com>]
Sent: Friday, November 04, 2016 4:31 PM
To: Paul Ritz <p.ritz@bulltice.com>
Cc: Leslie Statler <LStatler@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>
Subject: FW: Planning Board Responses

Chairman Ritz –

Please find attached and listed below an amendment to the previously approved abbreviated review for the Fish Hatchery at 453 W. Main Street. The reason for the amendment is spelled out by Mr. Hemphill below but comes from the last Citizen's Advisory Committee meeting that was held after the Planning Board meeting. Please let me know if you have any questions or concerns. Thanks!

Brandi C. Deese, AICP
Planning Services Division
City of Pensacola
PO Box 12910
Pensacola, FL 32521
Office – 850.435.1697
Fax – 850.595.1143

From: Dave K. Hemphill [<mailto:dhemphill@baskervilledonovan.com>]
Sent: Friday, November 04, 2016 1:46 PM
To: Brandi Deese <bdeese@cityofpensacola.com>
Cc: Barrett, Pearce <Pearce.Barrett@dep.state.fl.us>; Mike Marshall <mike@sammarshallarch.com>
Subject: Planning Board Responses

Brandi – these two renderings reflect the direction the Owner received from the Citizen's Advisory Committee on 10/20 following Planning Board review on 10/11.

All of the changes from the Citizens Advisory Committee were related to, and built upon the direction from the Planning Board:

1. The section of wall just west of the entry was changed from brick to aluminum to match the clerestory and west elevation. The Committee recommended this location for building signage.
2. The windows were slightly enlarged to enhance visitor's experience viewing the rearing tanks. The mullions were raised so as to be better seen from the street.
3. The clerestory windows were slightly modified.

(I have attached the previous elevation entitled STREET VIEW IN CONTEXT so you can see the differences.)

Dave Hemphill
Baskerville-Donovan, Inc.
449 W. Main Street
Pensacola, FL 32502
(850) 430-1762 direct
(850) 572-1996 cell
dhemphill@baskervilledonovan.com

Stormwater Management Plan Gulf Coast Marine Fisheries Hatchery

October, 2016

Prepared By



**BASKERVILLE-DONOVAN,
INC.
449 West Main Street
Pensacola, FL. 32502**

Project No. 37701.01

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Grading and Drainage Plan	
5.0 Geotechnical Report	
Construction Plans (Under Separate Cover)	

**STORMWATER MANAGEMENT PLAN
GULF COAST MARINE FISHERIES HATCHERY
ENHANCEMENT CENTER**

1.0 Project Description:

Background:

This project is part of the *Deepwater Horizon* NRDA Early Restoration Program. The Gulf Coast Marine Fisheries Hatchery/Enhancement Center Project is located within the City of Pensacola. This research facility will consist of aquaculture labs to raise fish as well as visitor center to view hatchery operations and teach the marine science associated with the facility. The proposed project includes a 27,000 square foot building, associated parking, and landscape and stormwater treatments area that will encompass approximately 7.5 acres of the 44 acre parcel. Since the FL Gulf Coast Marine Fisheries Hatchery/Enhancement Center Project is a NRDA Phase III Early Restoration project, it has been previously assessed and determined to be in compliance with the requirements of the National Environmental Policy Act (NEPA).

Existing Conditions:

The existing parcel is known locally as Bruce Beach has had a number of uses beginning as a dry dock in the early 1900's, then transitioning to a beach and community pool which was later closed and demolished. For the past several decades the parcel has remain undeveloped, however the City of Pensacola has used it for disposal of dredged materials from the Port of Pensacola and to store excess soil material from the Maritime Park project.

Currently the site is undeveloped, with the exception of the stored soil material from previous projects. On the western portion of the project, the extension of Clubbs street provides an existing paved roadway that extends south approximately 400 feet where pavement terminates. Washer Woman's creek is located eastern portion of the property that is beyond our site development limits. The area adjacent to the creek is a mitigation area created by the City to address other City projects.

A large portion of the site drains to the City stormwater system on Main Street, which then discharges to Washer Woman's Creek. Smaller areas of the project drain directly to the creek or to Escambia Bay which is located directly south of the project.

Proposed Improvements and Drainage Design:

The proposed improvements consist of the construction of the 27,000 square foot building with necessary utility connections, associated parking and drive entrances, resurfacing of the existing

Clubbs Road south of the Main Street intersection, landscaping, and stormwater treatment facilities.

The proposed stormwater treatment facilities consist of shallow ponds that will treatment 1-inch of stormwater for the project site per the City of Pensacola requirements. Since the discharge is a direct connection to Pensacola Bay, no attenuation is proposed or necessary. The ponds will be constructed as shallow dry retention facilities with side slopes ranging from 6:1 to 10:1 and will appear as grassed lawn areas when not acting as stormwater retention. The overflow structures will be constructed with baffles to prevent discharge of floatable material.

The stormwater collection system will consist of roof drains connected to header pipes, stormwater inlets to connect runoff from the paved areas, and a HDPE pipe system to convey stormwater to the pond locations.

The front portion of the building and main parking area will be collected and discharge to Pond 1 (Basin 1). The rear portion of the building and service area will be collected and discharge to Pond 2 (Basin 2). The Clubbs Road drainage will continue to discharge to the City system located at the corner of Clubbs and Main Street as well as a small portion of the entrance drive that could not be collected in the proposed system (Basin 3).

Erosion Control Plan

All construction activities of the proposed project will be performed in strict compliance with the erosion and water pollution control requirements of the FDOT Standard Specifications for Road and Bridge Construction), and Florida Development Manual, Best Management Practices. These requirements apply to the construction site, as well as areas utilized by the contractor for temporary storage of materials and construction equipment. Erosion control features will be maintained throughout the construction project, and will be subject to the review of the environmental inspector. Specific requirements for erosion and water pollution controls are contained in the project documents, plans, and specifications.

Operation and Maintenance

Upon completion of construction, the project will be transferred from a construction phase to an operation and maintenance phase. Florida Fish & Wildlife Conservation Commission (FWC) will assume responsibility for routine maintenance of the facility. As the owner of the stormwater management system, the FWC will determine a sensible maintenance schedule that meets operation and maintenance requirements, including but not limited to the following:

Removal of collected debris, trash, garbage, oils and greases and other refuse, all of which will be disposed of in a lawful manner.

Regular grass cutting to maintain appropriate grass heights.

Physical removal of undesired vegetative growth including any woody vegetation, as needed.

Inspection of rip-rap to ensure it is performing correctly, and replacement if needed.

STORMWATER ANALYSIS NARRATIVE

Preventative measures against side slope erosion such as re-seeding, minor grading, and replacing rip-rap as necessary, to prevent sediment discharge into state waters.

Routine inspection of structures within the system to ensure they are operable and free from excessive vegetative or aquatic growth.

In addition, "Operation and Maintenance Inspection Certification" will be submitted to the NWFWMMD as per permitted guidelines.



Section 2.0

Soils Report

Soil Map—Escambia County, Florida
(Gulf Coast Marine Fisheries Hatchery)



MAP LEGEND

	Area of Interest (AOI)		Spill Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Water Features
	Borrow Pit		Streams and Canals
	Clay Spot		Transportation
	Closed Depression		Rails
	Gravel Pit		Interstate Highways
	Gravelly Spot		US Routes
	Landfill		Major Roads
	Lava Flow		Local Roads
	Marsh or swamp		Background
	Mine or Quarry		Aerial Photography
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Escambia County, Florida
Survey Area Data: Version 13, Nov 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 31, 2015—Mar 7, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Escambia County, Florida (FL033)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Leon sand, 0 to 2 percent slopes	5.6	12.3%
11	Hurricane sand, 0 to 5 percent slopes	0.0	0.0%
16	Arents-Urban land complex	35.4	78.0%
100	Waters of the Gulf of Mexico	4.4	9.6%
Totals for Area of Interest		45.3	100.0%

Escambia County, Florida

16--Arents-Urban land complex

Map Unit Setting

National map unit symbol: 1jv56
Mean annual precipitation: 60 to 68 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 276 to 306 days
Farmland classification: Not prime farmland

Map Unit Composition

Arents and similar soils: 50 percent
Urban land: 40 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Typical profile

AC - 0 to 80 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very high
(19.98 to 50.02 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A ←
Other vegetative classification: Forage suitability group not assigned
(G133AA999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified

Other vegetative classification: Forage suitability group not assigned
(G133AA999FL)

Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Escambia County, Florida

Survey Area Data: Version 13, Nov 18, 2015

Section 3.0

Firm Map

Section 4.0

Design Calculations Existing Conditions Map Grading & Drainage Plan

PRE-DEVELOPMENT - EXISTING CONDITIONS

Total Project Site = 7.09 ACRES

- NOTE: 5.4 ACRES OF THIS SITE DRAIN TO MAIN STREET Stormwater System that is ROUTED TO Wlasher Woman Creek (Tidal)
- THE REMAINING PORTION OF SITE DRAINS DIRECTLY to Pensacola Bay or Wlasher Woman Creek

Soil Group A

CURVE NUMBER

5% IMPERVIOUS CN = 98
5% WOODS CN = 30
90% OPEN-FAIRLAND CN = 49

$$CN_c = 98(.05) + 30(.05) + 49(.90) = 50$$

T_c - LAND SLOPES TO NORTHWEST
ELEVATION CHANGE ± 15 TO 5 = 10'
AVERAGE SLOPE = 0.0156

T_c = 40 min - see T_c sheet.

POST DEVELOPMENT - PROPOSED CONDITIONS

The proposed site consists of 3 BASINS

BASIN 1 = 2.98 ACRES

$$CN_c = 98(.50) + 39(.50) = 69$$

T_c = 10 min

{ Open Lawn Good Cond 39
Impervious 98

Post Development - Proposed Conditions (cont)

Basin 2 = 1.87 ACRES

$$CN_c = 98(.50) + 39(.50) = 69$$

$$T_c = 10 \text{ min}$$

Basin 3 = 1.46 ACRES

Open Lawn = 39
Gravel

$$CN_c = 98(.45) + 39(.55) = 65$$

Impervious 98

(This includes the Clubbs Street Area.)

$$T_c = 12 \text{ min}$$

Basin 3 consists mainly of the existing road (Clubbs Street) the entrance drives to the parking areas and the natural lawn that drains to the road.

The area that originally drained to main street was 5.40 acres. It has now been reduced to 1.46 acres.

No treatment of stormwater for this basin is proposed.

Overtreatment of the remaining site will be provided.

Check to confirm Peak Discharge to Main Street is acceptable

Storm Event = 100yr 24 hr

Rainfall = 14"

Use SCS Graphical Peak Method to compare flow rate

Storm: SCS TYPE III



BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions

Pensacola, FL | Panama City Beach, FL | Tampa, FL
Melbourne, FL | Tallahassee, FL | Mobile, AL

Project Gulf Coast Marine Fishery Date _____

Subject Stormwater By _____

Job # 37701.01 Scale _____ Sheet 2

Peak Discharge Check (Cont)

EXISTING CONDITIONS

$$\text{DRAINAGE AREA} = 5.40 \text{ ACRES} = \frac{5.40}{640} = 0.008438 \text{ mi}^2$$

$$\text{CN} = 50$$

$$T_c = 40 \text{ min} = 0.67 \text{ hr}$$

$$\text{Initial Abstraction, } I_a = 2.0$$

$$I_a = 0.25$$

$$\text{Compute } I_a/p = 2/14 = 0.14$$

$$S = \frac{1000}{\text{CN}} - 10$$

$$\text{Unit Peak Discharge, } q_u = 330 \text{ csm/in}$$

(from Exhibit 4-III)

$$\text{Runoff, } Q = 6.55 \text{ in}$$

(Table 2.1)

$$\text{Peak Discharge, } Q_p = q_u A_m Q$$

$$= (330)(0.008438)(6.55)$$

$$= \underline{\underline{18.24 \text{ cfs}}}$$

← Peak Discharge
EXISTING Conditions
100 yr - 24 hr event.

Proposed Conditions

$$\text{DRAINAGE AREA} = 1.46 \text{ ACRES} = \frac{1.46}{640} = 0.002281 \text{ mi}^2$$

$$\text{CN} = 65$$

$$T_c = 12 \text{ min} = 0.2 \text{ hr}$$

$$\text{Initial Abstraction, } I_a = 1.077$$

$$\text{Compute } I_a/p = 1.077/14 = 0.077 \approx 0.08$$

$$\text{Unit Peak Discharge, } q_u = 590 \text{ csm/in}$$

Peak Discharge Check (cont.)

Runoff, $Q = 9.12$ in
(Table 2.1)

Peak Discharge, $Q_p = Q_u A_u Q$

$$= (590)(.002281)(9.12)$$

$$= 12.27 \text{ cfs} \leftarrow \text{Peak Discharge Proposed Conditions.}$$

The peak discharge for the Main Street Stormwater System is reduced from 18.24 cfs to 12.27 cfs in post development scenario. Therefore the proposed development will benefit the capacity of the existing Main Street Stormwater System

Calculate Stormwater Treatment

Site AREA = 7.09 ACRES

The City of Pensacola Requires the treatment of 1" of runoff over the site for water quality purposes.

This value exceeds the requirements of the WMD which includes the treatment for the runoff of 1" storm or 0.5 inches minimum.

Treatment Requirement =

$$= (7.09 \text{ ACRES}) \left(\frac{43,560 \text{ sq. ft}}{\text{AC}} \right) \left(\frac{1 \text{ ft}}{12 \text{ in}} \right) (1")$$

$$= \underline{25,737 \text{ ft}^3} \text{ Volume of treatment}$$

Pond 1A

<u>POND ELEV</u>	<u>AREA (ft²)</u>	<u>VOLUME (ft³)</u>	
7	4861	0	
8	10986	7923	← ELEV 8.2 VOL = 10939 ft ³
9	19171	23,001	SET OVERFLOW

Pond 1B

<u>Pond Elev</u>	<u>AREA (ft²)</u>	<u>Volume (ft³)</u>	
7	965	0	
8	3576	2270	← ELEV 8.2 VOL = 3322 ft ³
9	6942	7529	

Stormwater Treatment (cont.)

Pond 2

<u>POND ELEV</u>	<u>AREA (ft²)</u>	<u>VOLUME (ft³)</u>	
9	5809	0	
10	10185	7997	
11	15622	20920	← ELEV 10.5 VOL = 14,458 ft ³
12	21620	39561	SET OVERFLOW

Total Treatment Volume Provided:

$$10,939 \text{ ft}^3 + 3322 \text{ ft}^3 + 14,458 \text{ ft}^3 = 28,719 \text{ ft}^3$$

$$\begin{array}{ccc} 28,719 \text{ ft}^3 & > & 25,737 \text{ ft}^3 \\ \text{provided} & & \text{required} \end{array}$$

Pond Recovery

$$K_v = 40 \text{ ft/day}$$

$$K_h = 60 \text{ ft/day}$$

$$\text{Mean High Seasonal Ground Water Elevation} = 4.0 \text{ (max)}$$

$$n = 0.30$$

$$\text{Aquifer bottom} = -16.0$$

Values from Geotechnical Report
dated June 30, 2016 by TIERRA

Pond Recovery (cont)

POND1

$$\text{Height of Water in Pond @ Treatment} = 8.2 - 7 = 1.2 \text{ ft.}$$

$$\text{Height of Water to Saturate Soil, } h_u = \sqrt[3]{\text{Pond Bottom} + \text{SHG.W.}} \\ 7 - 4 = 3 \\ h_b \\ h = (.3)(3) = 0.9$$

Since $1.2 > .9$ saturated lateral flow will occur

Calculate Volume Water that infiltrates in unsaturated flow

$$V_u = A_b h_b n \quad A_b = \text{AREA BASIN BOTTOM} \\ = (4861 + 965)(3)(.3) = \underline{5243 \text{ ft}^3}$$

Remaining Volume for Saturated Flow:

$$(10,939 + 3322) - 5243 = \underline{9018 \text{ ft}^3}$$

Calculate Elevation @ Saturation

$$\text{ELEV} = (8 - 7) \times \frac{(9018 - 0)}{(10,198 - 0)} + 7 = \underline{7.88}$$

$$\begin{array}{r} \text{Pond 1A} = 7923 \\ \text{Pond 1B} = 2270 \\ \hline 10193 \text{ ft} \\ @ \text{ CL. 8} \end{array}$$

Treat Volume is recovered when water reaches bottom of basin (height above SHG.W) = 3

$$h_c = h_b = 3$$

Height of water in Basin @ Start of lateral flow
 $7.88 - 7 = 0.88$

$$H_T = 3 + 0.88 = 3.88$$

Pond Recovery (cont)

$$F_y = \frac{h_c}{H_T} = \frac{3}{3.88} = 0.77$$

$$\text{Basin } L/W = 300/10 = 30$$

Determine F_x - Figure 1-7 ERP Handbook

$$F_x = 1.8$$

Calculate Time of Recovery Sat. Flow

Eg 1.9 (ERP HANDBOOK)

$$t = \frac{W^2}{4 K_h D F_x^2} \text{ days}$$

$$W = \text{width of basin} = 10 \text{ ft}$$

$$K_h = 60 \text{ ft/day}$$

$$D = \text{Avg Sat. Thickness of Aquifer}$$

$$= H + \frac{h_c}{2}$$

$$H = \text{Sat. Aquifer Thickness}$$

$$= 4 - (-16) = 20'$$

$$= 20 + \frac{3.88}{2} = 20.94$$

$$t = \frac{(10)^2}{4 (60)(20.94)(1.8)^2} = \underline{\underline{0.006 \text{ days}}}$$

Calculate Time for Saturation

$$t_{\text{sat}} = \frac{n h_b}{I_H} \quad (\text{Eg. 1-2 ERP Handbook})$$

Pond Recovery (cont.)

$$I_d = \frac{K_{vu}}{F.S.}$$

$$K_{vu} = \frac{2}{3} K_{vs} = \frac{2}{3} (40) = 26.8 \text{ ft/day}$$

F.S. factor of safety = 2

$$I_d = \frac{26.8 \text{ ft/day}}{2} = 13.4 \text{ ft/day}$$

$$t_{sat} = \frac{(.3)(3) \text{ ft}}{13.4 \text{ ft/day}} = \underline{\underline{0.067 \text{ days}}}$$

Total Recovery Time

$$T_r = 0.006 \text{ days} + 0.067 \text{ day} = \underline{\underline{0.073 \text{ days}}}$$

Meets Recovery Requirements

Pond 2

$$\text{Height of Water in Pond @ Treatment} = 10.5 - 9 = 1.5 \text{ ft}$$

$$\begin{aligned} \text{Height of Water to Saturate Soil, } h_u &= 17(9-t) \\ &= 13(5) = 1.5 \text{ ft} \end{aligned}$$

$$\text{Since } h_v \leq h_u = 1.5 \leq 1.5$$

Recovery occurs in unsaturated conditions

Time of Recovery

$$t = \frac{n h_b}{I_d}$$

Pond Recovery (cont)

$$t = \frac{n h_b}{I_d}$$

$$n = 0.30$$

$$h_b = 5$$

(9-4) Basin Bottom - SHGW

$$I_d = 13.4 \text{ ft/day}$$

w/ F.S 2

$$t = \frac{(0.3)(5) \text{ ft}}{13.4 \text{ ft/day}} =$$

$$\underline{0.112 \text{ days}}$$

Meets Recovery Requirements

* Both Ponds meet treatment volume requirements
as well as Recovery Time Requirements



BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions

Pensacola, FL | Panama City Beach, FL | Tampa, FL
Melbourne, FL | Tallahassee, FL | Mobile, AL

Project Gulf Coast Marine Fishin Date _____

Subject Stormwater By _____

Job # 37701.01 Scale _____ Sheet 10

10/6/16

0			
0			
TIME OF CONCENTRATION CALCULATIONS			
<div style="display: flex; justify-content: space-between;"> <div> BASIN <i>Existing System</i> Flow towards Main Street </div> </div>			
SHEET FLOW			
Sheet Flow? (Yes "1")	1		
Segment ID	AB		
Surface description	= brush		
Manning's roughness coefficient, n	= 0.35		
Flow length, L	= 300	ft	
Two-yr 24-hr rainfall, P ₂	= 6	in	
Land slope, s	= 0.0156	ft/ft	
$T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$	= 0.625	hr	= 37.5 min
SHALLOW CONCENTRATED FLOW			
Shallow Concentrated Flow? (Yes "1")	1		
Segment ID	BC		
Surface description (Paved, "1" or Unpaved, "2")	= 2		
Flow length, L	= 340	ft	
Watercourse slope, s	= 0.0156	ft/ft	
Average velocity for PAVED, V	= 2.54	ft/ft	
Average velocity for UNPAVED, V	= 2.02	ft/ft	→ 2.02 ft/ft
$T_t = \frac{L}{3600 V}$	= 0.047	hr	= 2.8 min
CHANNEL FLOW			
Channel Flow (Yes="1")			
Segment ID	CD		
Cross sectional flow area, a	=	ft ²	
Wetted perimeter, p _w	=	ft	
Hydraulic radius, r = a / p _w	= 0.00	ft	
Channel slope, s	=	ft/ft	
Manning's roughness coefficient, n	=		
$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$	= 0.00	ft/s	
Flow length, L	=	ft/s	
$T_t = \frac{L}{3600 V}$	= 0.000	hr	= 0.0 min
TOTAL T_t	= 0.672	hr	= 40.3 min

texture is given in appendix A for determining the HSG classification for disturbed soils.

Cover type

Table 2-2 addresses most cover types, such as vegetation, bare soil, and impervious surfaces. There are a number of methods for determining cover type. The most common are field reconnaissance, aerial photographs, and land use maps.

Treatment

Treatment is a cover type modifier (used only in table 2-2b) to describe the management of cultivated agricultural lands. It includes mechanical practices, such as contouring and terracing, and management practices, such as crop rotations and reduced or no tillage.

Hydrologic condition

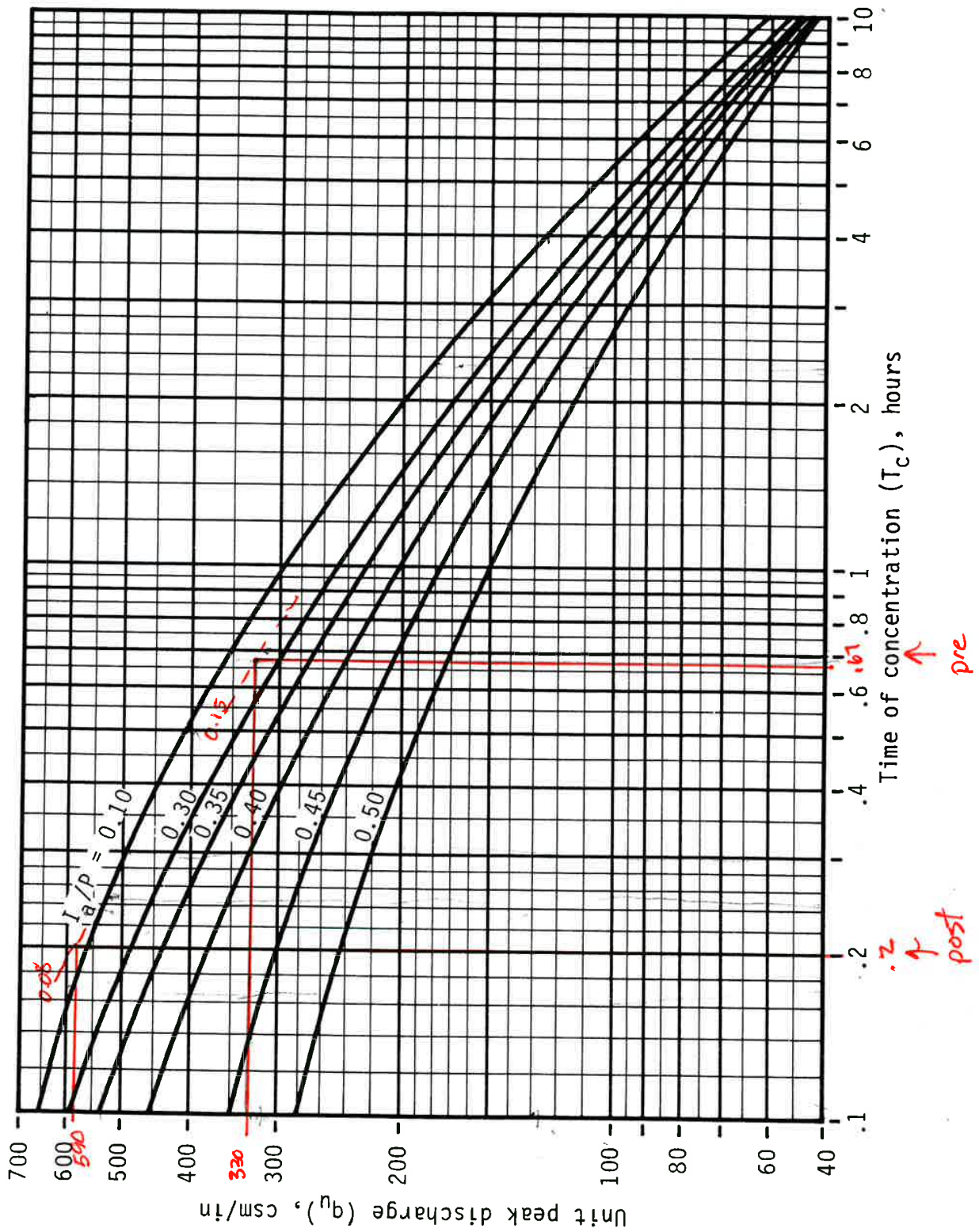
Hydrologic condition indicates the effects of cover type and treatment on infiltration and runoff and is generally estimated from density of plant and residue cover on sample areas. *Good* hydrologic condition indicates that the soil usually has a low runoff potential for that specific hydrologic soil group, cover type, and treatment. Some factors to consider in estimating the effect of cover on infiltration and runoff are (a) canopy or density of lawns, crops, or other vegetative areas; (b) amount of year-round cover; (c) amount of grass or close-seeded legumes in rotations; (d) percent of residue cover; and (e) degree of surface roughness.

Table 2-1.—Runoff depth for selected CN's and rainfall amounts¹

Runoff depth for curve number of—													
Rainfall	40	45	50	55	60	65	70	75	80	85	90	95	98
inches													
1.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.08	0.17	0.32	0.56	0.79
1.2	.00	.00	.00	.00	.00	.00	.03	.07	.15	.27	.46	.74	.99
1.4	.00	.00	.00	.00	.00	.02	.06	.13	.24	.39	.61	.92	1.18
1.6	.00	.00	.00	.00	.01	.05	.11	.20	.34	.52	.76	1.11	1.38
1.8	.00	.00	.00	.00	.03	.09	.17	.29	.44	.65	.93	1.29	1.58
2.0	.00	.00	.00	.02	.06	.14	.24	.38	.56	.80	1.09	1.48	1.77
2.5	.00	.00	.02	.08	.17	.30	.46	.65	.89	1.18	1.53	1.96	2.27
3.0	.00	.02	.09	.19	.33	.51	.71	.96	1.25	1.59	1.98	2.45	2.77
3.5	.02	.08	.20	.35	.53	.75	1.01	1.30	1.64	2.02	2.45	2.94	3.27
4.0	.06	.18	.33	.53	.76	1.03	1.33	1.67	2.04	2.46	2.92	3.43	3.77
4.5	.14	.30	.50	.74	1.02	1.33	1.67	2.05	2.46	2.91	3.40	3.92	4.26
5.0	.24	.44	.69	.98	1.30	1.65	2.04	2.45	2.89	3.37	3.88	4.42	4.76
6.0	.50	.80	1.14	1.52	1.92	2.35	2.81	3.28	3.78	4.30	4.85	5.41	5.76
7.0	.84	1.24	1.68	2.12	2.60	3.10	3.62	4.15	4.69	5.25	5.82	6.41	6.76
8.0	1.25	1.74	2.25	2.78	3.33	3.89	4.46	5.04	5.63	6.21	6.81	7.40	7.76
9.0	1.71	2.29	2.88	3.49	4.10	4.72	5.33	5.95	6.57	7.18	7.79	8.40	8.76
10.0	2.23	2.89	3.56	4.23	4.90	5.56	6.22	6.88	7.52	8.15	8.78	9.40	9.76
11.0	2.78	3.52	4.26	5.00	5.72	6.43	7.13	7.81	8.48	9.13	9.77	10.39	10.76
12.0	3.38	4.19	5.00	5.79	6.56	7.32	8.05	8.76	9.45	10.11	10.76	11.39	11.76
13.0	4.00	4.89	5.76	6.61	7.42	8.21	8.98	9.71	10.42	11.10	11.76	12.39	12.76
14.0	4.65	5.62	6.55	7.44	8.30	9.12	9.91	10.67	11.39	12.08	12.75	13.39	13.76
15.0	5.33	6.36	7.35	8.29	9.19	10.04	10.85	11.63	12.37	13.07	13.74	14.39	14.76

¹Interpolate the values shown to obtain runoff depths for CN's or rainfall amounts not shown.

Exhibit 4-III: Unit peak discharge (q_u) for SCS type III rainfall distribution



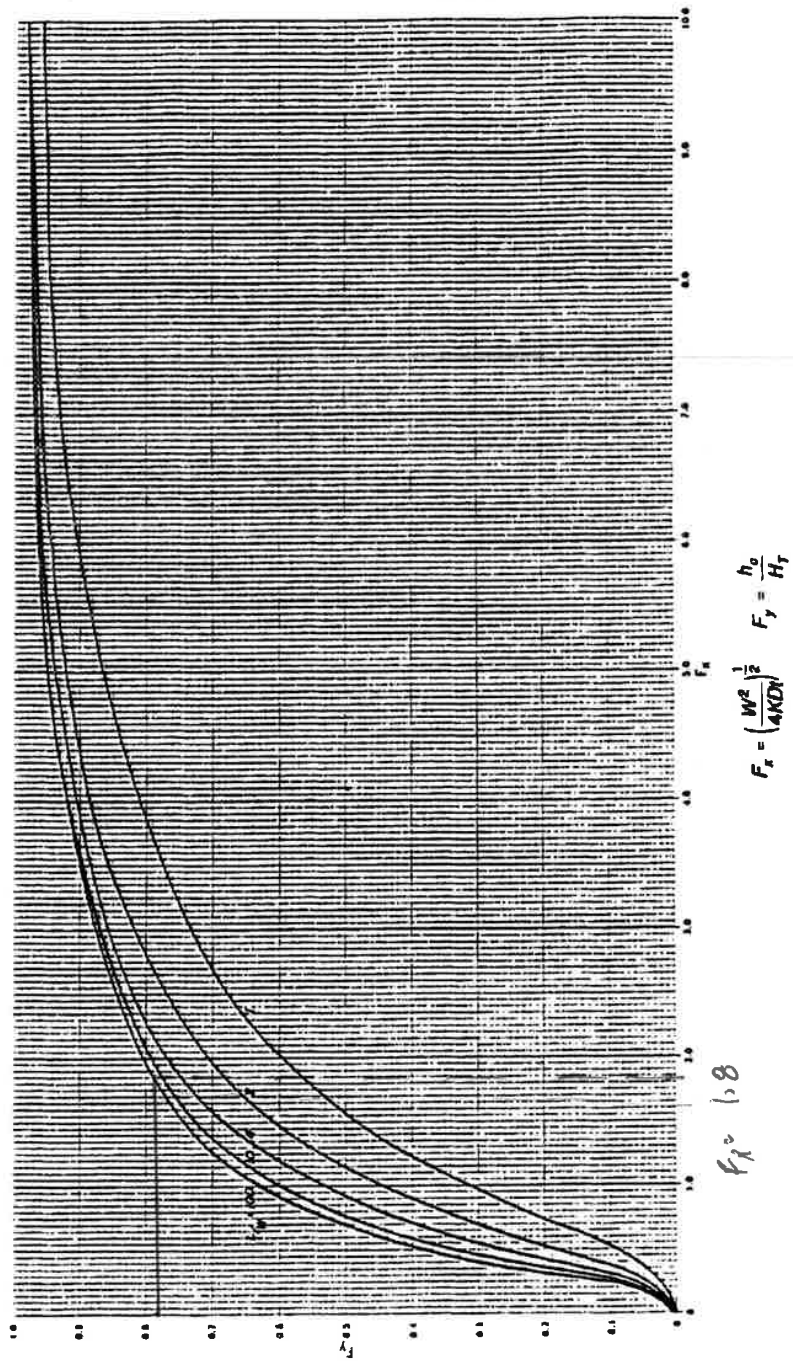



Figure 1-7 Dimensionless Curves Relating Basin Design Parameters to Basin Water Level in a Rectangular Retention Basin Over an Unconfined Aquifer ($f = 0.3$).



C-101	EXISTING CONDITIONS	PROJECT NO.	37701.01	NO.	DATE	APPR.	REVISION/ACTION TAKEN	GULF COAST MARINE FISHERIES HATCHERY/ ENHANCEMENT CENTER	<div>BASKERVILLE-DONOVAN, INC. Innovative Infrastructure Solutions</div> <div>449 W. MAIN ST., PENSACOLA, FL 32502 (850) 438-8661 ENGINEERING BUSINESS: ES-0000240</div> <div>Pensacola - Panama City Beach - Tallahassee - Mobile - Bradenton County - Tampa</div> <div><small>This drawing is the property of BASKERVILLE-DONOVAN, INC. and shall not be reproduced in whole or in part. It is not to be used on any other project and is to be returned upon request.</small></div>
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		DRAWN BY:							
		CHECKED BY:							
		PRD., MGR. DKH							
		DATE: SEPTEMBER 2016							
		NOT RELEASED FOR CONSTRUCTION BY							



PROJECT NO:	NO.	DATE	APPR.	REVISION/ACTION TAKEN
37701.01				
DESIGNED BY: KPG				
DRAWN BY: THD				
CHECK'D BY: DKH				
PROJ. MGR: DKH				
DATE: SEPTEMBER 2016	NOT RELEASED FOR CONSTRUCTION BY			DATE: //

FISHERIES HATCHERY/
ENHANCEMENT CENTER **BASKERVILLE-DONOVAN, INC.**
Innovative Infrastructure Solutions

449 W. MAIN ST., PENSACOLA, FL 32502 (850)438-0661
ENGINEERING BUSINESS: EB-0030340

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Section 5.0

Geotechnical Report



REPORT OF GEOTECHNICAL EXPLORATION

**Gulf Coast Marine Fisheries
Phase I Study Report
Pensacola, Florida**

Tierra Project No. 4511-16-007

Prepared for:

**Baskerville-Donovan, Inc.
449 West Main Street
Pensacola, Florida 32502
Attn: Mr. Dave Hemphill**

Prepared by:

**Tierra, Inc.
1300 West Main Street
Pensacola, Florida 32502**

June 30, 2016



**1300 West Main Street • Pensacola, FL 32502
Phone (850) 462-8774 • Fax (850) 607-6953
Florida Certificate No. 6486**

TIERRA

June 30, 2016

Baskerville-Donovan, Inc.
449 West Main Street
Pensacola, Florida 320502
Attn: Mr. Dave Hemphill


Subject: Gulf Coast Marine Fisheries – Phase I Geotechnical Study
Pensacola, Florida
Tierra Project No. 4511-16-007

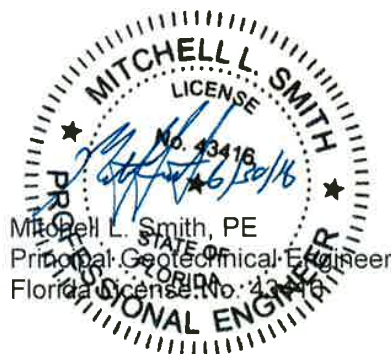
Mr. Hemphill:

Thank you for choosing Tierra, Inc. (Tierra) as your Geotechnical consultant. Per your authorization, and in general accordance with Proposal No. 45-15-075, we have completed the Phase I Geotechnical exploration for the subject project. The results of the study are discussed in this report, three copies of which are enclosed (two bound copies, one unbound copy).

Should you have any questions regarding the enclosed report or the project in general, please do not hesitate to contact us at (850) 462-8774. Tierra would be pleased to provide Geotechnical engineering and construction materials testing services throughout the design and construction phases of the project, and we look forward to working with you on the Phase II study and future projects.

Sincerely,
TIERRA, INC.


Matthew McCoy, EI
Engineer Intern



1300 West Main Street • Pensacola, FL 32502
Phone (850) 462-8774 • Fax (850) 607-6953
Florida Certificate No. 6486

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APPENDIX A

Sheet 1 – Boring Location Plan

Sheet 2 – Soil Profiles

1.0 PROJECT INFORMATION

1.1 Project Authorization

Authorization to proceed on this project was issued by Mr. Dave Hemphill, Sr. Vice President with Baskerville-Donovan, Inc., (BDI) via acceptance of our Geotechnical Engineering Services Proposal No. 45-15-075 dated February 19, 2016. A formal contract has been executed between Tierra, Inc. (Tierra) and BDI for these services.

1.2 Project Description

Based on the information provided, we understand that the proposed project will include a marine fisheries building with associated parking, a pedestrian bridge, and a stormwater pond. Project details were not available at the time of this report. Preliminary design information available for each component of the project for the purposes of this Phase I report are presented below.

The marine fisheries building is expected to be a 25,000 sf 1-story/partial 2-story structure containing multiple free-standing tanks with circulating pumps, offices/classroom/demonstration rooms, and restroom facilities. The building will have a finished floor elevation of +15 feet. Structural details were not known at the time of this proposal; however, we would expect the building to be supported on either a mat foundation supported by either compacted subgrade soils or deep foundations. For the purposes of this study, the design team assumed a uniform floor loading of 200 psf.

The pedestrian bridge will span the pond/waterway on the east side of the site. We have assumed that the bridge will be a single span structure. Structural details were not known at the time of this proposal. However, based on discussions with the project Structural engineer, Mr. Tom Williams, PE, with BDI, we understand that the lateral and uplift loads are expected to be such that if the ground conditions can support shallow foundations from a settlement perspective, the structure could be found on shallow foundations.

The stormwater management system will most likely consist of shallow ponds/depressions. Two stormwater treatment areas are currently proposed, one on the north side of the site and one on the south side of the site. The ponds/depressions are expected to be approximately 2 feet to 4 feet deep.



As noted above, the fisheries building will have a finished floor elevation of +15 feet. Existing site grades, excluding the 20+ foot tall mound of debris-laden soil located near the center of the site, generally range from approximately +9 feet to +15 feet. For the purposes of this study, it has been assumed that up to 6 feet of fill will be required to achieve finished grades in the building and parking areas.

If any of the project information noted above is incorrect or has changed, please inform Tierra so that we may amend the recommendations presented in this report, if necessary.

1.3 Purpose and Scope of Services

The purpose of this exploration was to evaluate the subsurface conditions present in the subject areas and to render site preparation and foundation recommendations for the proposed fisheries building and pedestrian bridge, as well as soil/groundwater parameters for use in design of the proposed stormwater management areas. Our exploration consisted of ten 20 foot to 110 foot deep Standard Penetration Test borings (several of the planned 90 foot deep borings were deepened due to the subsurface conditions encountered); laboratory soil testing on select samples; and multiple site visits, visual classification of the soil samples, and analysis by our engineering staff.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous/toxic materials in the air, surface water(s), soil, or groundwater on or in the vicinity of the subject site. Any statements in this report or on the Logs of Boring regarding odors, stains, or unusual/suspicious conditions are strictly for the information of the client.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 Site Location and Description

The site is located at the southeast corner of Main Street and South Clubbs Street in Pensacola, Florida. The general location of the site is depicted on the Boring Location Plan attached in Appendix A.

At the time of our exploration, the site was undeveloped and vegetated with scattered trees and underbrush in the northern portions of the site. A large pile of soil (approximately 110 feet in diameter) was present in the central portion of the site. Concrete debris was visible in the side slopes of the pile. Based on the topographic information provided, existing site grades in the development area generally ranged from approximately elevation +9 feet to +15 feet. The top of the soil pile was estimated to be approximately elevation +35 feet.

2.2 Subsurface Conditions

The Boring Location Plan and the Soil Profiles of the ten Standard Penetration Test (SPT) borings are attached in Appendix A. The borings were field staked by the project surveyors using the Boring Location Plan supplied by Tierra. Several of the borings had to be off-set a few feet from their planned/staked locations due to existing site features. Ground surface elevations at each boring location were also provided by the project surveyors.

SPT borings B-1 through B-6 were drilled in the proposed fisheries building area. SPT borings PB-1 and PB-2 were drilled in the proposed pedestrian bridge location. SPT borings DB-1 and DB-2 were drilled in the proposed north and south stormwater management areas, respectively. The subsurface conditions encountered in each area are presented below in general terms.

The fisheries building borings generally encountered the following idealized soil profile:

<u>Elevation (ft)</u>	<u>General Soil Description</u>
GS to -18	Loose to medium dense SAND
-18 to -24	Very soft CLAY
-24 to -33	Medium dense to dense SAND
-33 to -65	Very soft to medium stiff CLAY
-65 to -80	Very dense SAND



The pedestrian bridge borings generally encountered the following idealized soil profile:

<u>Elevation (ft)</u>	<u>General Soil Description</u>
GS to -17	Loose to medium dense SAND
-18 to -66	Very soft to medium stiff CLAY
-66 to -85	Very dense SAND
-85 to -94	Loose silty SAND
-94 to -96	Very dense silty SAND

The stormwater treatment facility borings generally encountered the following idealized soil profile:

<u>Elevation (ft)</u>	<u>General Soil Description</u>
GS to -16	Loose to medium dense SAND
-16 to -27	Very soft CLAY
-27 to -33	Medium dense silty SAND

The above subsurface profiles are of a generalized nature, provided to highlight the major soil strata encountered. The Soil Profiles should be reviewed for specific subsurface conditions at each boring location. The stratification shown on the Soil Profiles represents the subsurface conditions at the actual boring locations only, and variations in the subsurface conditions can and may occur between boring locations and should therefore be expected. The stratification represents the approximate boundary between subsurface materials, and the transitions between strata may be gradual.

2.3 Groundwater Conditions

Groundwater was encountered at roughly elevation +2 feet to +3 feet at the time of drilling, which was during a period of below normal seasonal rainfall. Groundwater levels will fluctuate with rainfall and tides, and could vary several feet during typical seasonal fluctuations. Larger fluctuations are possible under severe weather conditions.

Based on the soil and groundwater conditions encountered in the borings, we estimate the seasonal high groundwater table to be at approximately elevation +3 feet to +4 feet across the site. The seasonal high groundwater estimates at each boring location are shown on the Soil Profiles (Appendix A). We recommend that the Contractor determine the actual groundwater levels at the time of construction to determine potential impacts groundwater can/will have on construction procedures.

2.4 Laboratory Soil Testing

Laboratory soil testing consisted of water content tests, grainsize tests, Atterberg limits tests, and falling head permeability tests. The results of the water content, grainsize, and Atterberg limits tests can be found on the Soil Profiles opposite the samples tested.

The falling head permeability tests were performed on composite remolded bulk samples of select soils encountered in the stormwater management area borings. The densities to which the samples were remolded were based on the N_f values obtained from the SPT tests. The results of these tests are summarized below in Table 1.

TABLE 1					
LABORATORY FALLING HEAD PERMEABILITY TEST RESULTS					
Boring	Sample Depth	Sample Description	% Fines	Dry Density	Vertical Permeability
DB-1	6' - 15'	Brown/grey SAND	1	100.1 pcf	68.0 ft/day
DB-2	4' - 12'	Brown SAND	1	98.5 pcf	70.9 ft/day

3.0 EVALUATION AND RECOMMENDATIONS

3.1 General Comments

Several of the borings drilled across the site encountered concrete and brick debris mixed in with the soils in the upper 2 feet to 5 feet of the soil profile. This material will need to be undercut and replaced with compacted fill in the proposed building area, and to a lesser extent in the proposed pavement areas. This will be discussed in more detail in Section 3.2 below.

Based on our understanding of the preliminary project details, the exploration indicated that the subsurface conditions encountered in the proposed fisheries building area may be suitable for supporting the proposed structure on a mat foundation. Additional geotechnical and structural engineering analysis will be required to verify this foundation alternative. This will be discussed in more detail in Section 3.3 below.

Based on the preliminary information available, the subsurface conditions encountered in the proposed pedestrian bridge borings also appear favorable for supporting the structure on shallow foundations. Additional geotechnical and structural engineering analysis will be required to verify the loading conditions and the soil response to these loading conditions. This will be discussed in more detail in Section 3.4 below.

The stormwater management area borings encountered relatively permeable sands in the surficial aquifer, conditions typically suitable for a conventional dry pond. Hydrogeologic parameters for pond design are presented in Section 3.5 below.

3.2 Site Preparation Recommendations

The proposed building and pavement areas should be cleared, grubbed, and stripped of topsoil and other deleterious material. Excavations made to remove significant root systems should be backfilled with soils compacted to a minimum soil density of 93% of the Modified Proctor test (ASTM D1557).

As noted above, some of the borings encountered concrete and brick debris in the soils from the ground surface to a depth of approximately 2 feet to 5 feet below existing grade. Test pits should be excavated under the direction of an engineer or his/her representative to better define the horizontal and vertical extent of debris requiring removal. Additional auger borings will be

performed in the proposed pavement areas during the Phase II study (and once the Site Plan is set by the design team) to also better define the extent of debris requiring removal. Proof-rolling with a loaded dump truck will also be required to aid in defining near surface debris.

This debris should be removed from beneath and to a minimum distance of 5 feet from the proposed building area, and to a minimum depth of 2 feet below the bottom of the base course in pavement areas provided the test pits do not identify organic materials which have the potential to decay and result in settlements over time. Organic materials, if present, will require removal to the water table. Prior to placing backfill soils, the bottom of the undercut should be inspected and/or proof-rolled to verify satisfactory conditions.

The undercut excavations should be backfilled with sandy soils (USCS classification SP, SM, or SC) in maximum 12 inch (loose thickness) lifts compacted to a minimum soil density of 95% of the modified Proctor test (ASTM D1557). If moist conditions are present in the bottom of the excavations, sand (SP) soils should be used in the initial lift(s) of backfill as this type of soil is more readily compacted under increase moisture conditions.

Prior to placing fill soils in building and pavement areas not undercut, the top of the ground surface should be proof-rolled and compacted to a minimum soil density of 93% of the Modified Proctor test (ASTM D1557). Structural fill soils in the building and pavement areas should be placed in maximum 12 inch (loose thickness) lifts compacted to a minimum soil density of 95% of the Modified Proctor test (ASTM D1557).

The top 12 inches of subgrade in the proposed pavement areas should be a soil having a minimum LBR value of 40 to reduce the potential for rutting and the potential for compaction problems of the overlying base course. The top 12 inches of pavement subgrade should be compacted to a minimum soil density of 98% of the Modified Proctor test (ASTM D1557).

The soils within the existing debris-laden stockpile may be suitable for use as structural fill in the proposed building and pavement areas. Provided test pits and visual inspection of the soils present within the stockpile prove satisfactory, debris within the stockpile will need to be screened prior to use in the building area. In pavement areas, concrete and non-organic material smaller than 6 inches in diameter can remain within the fill up to within 2 feet below the bottom of base elevation. Care should be exercised during placement of the material such that large

accumulations of debris are not placed in one area as voids will result in long term settlement concerns.

3.3 Fisheries Building Foundation Recommendations

Based on the results of the SPT borings, the use of shallow foundations appeared to be a viable alternative for the proposed fisheries building. Discussions with the design team resulted in agreement that a reinforced mat foundation would be a reasonable solution for analysis as a mat will more evenly distribute loads and settle more uniformly than spread footings.

To evaluate using a mat foundation to support the proposed structure, settlement analyses were performed using the results of the SPT borings, the proposed finished floor elevation of +15 feet, and a uniform floor slab load of 200 psf. The analyses utilized the Schmertmann/Janbu "Ordinary Method" and Boussinesq stress distribution theory. The results of the analysis are presented in Table 1 below.

TABLE 1 SUMMARY OF SETTLEMENT ANALYSIS			
Boring	Calculated Settlement (inches)		
	Total	Short Term	Long Term
B-1	3.1	1.3	1.8
B-2	3.8	1.0	2.8
B-3	2.4	1.0	1.4
B-4	2.3	1.1	1.2
B-5	3.1	1.0	2.1
B-6	2.8	0.4	2.4

Based on the results of the settlement analysis, short term settlements caused by elastic compression of the sandy soils are predicted to be on the order of 1 inch. These settlements will occur during placement of the structural fill and construction of the building (including the initial filling of the fish tanks). Long term settlements caused by consolidation of the clay are predicted to be on the order of 1½ inches to 3 inches. These settlements will occur gradually over a period of many years.

The results of the analysis were shared with the design team, and the team and the owner agreed that the findings supported moving forward with the Phase II study which will include in-situ testing using the Marchetti dilatometer. Additional analysis incorporating this data and more refined grading and structural details will be performed in the Phase II study.

3.4 Pedestrian Bridge Foundation Recommendations

Because the type of bridge and therefore the structural details of the bridge were not known at the time of this report, foundation analyses could not be performed. However, after discussing the subsurface conditions encountered in the bridge borings with the project Structural engineer, and reviewing the findings of the settlement analysis for the fisheries building, it was determined that shallow foundations may be a viable alternative for the bridge and would be evaluated in the Phase II study.

3.5 Pavement Recommendations

Based on the subsurface conditions encountered in the borings performed across the site and our understanding of finished grades, a flexible pavement section consisting of asphaltic concrete and limerock base should be suitable in the proposed pavement section provided the Site Preparation recommendations presented in Section 3.2 above are followed.

Structural fill in the pavement areas should be placed as recommended in Section 3.2 above. The base course should be compacted to a minimum soil density of 98% of the Modified Proctor test (ASTM D1557).

While designing pavement sections for the proposed development was beyond the scope of our service, typical flexible pavement sections for the traffic loadings anticipated consist of a minimum of 6 inches of base and a minimum of 1½ inches of Superpave SP-12.5 asphaltic concrete in light duty areas. Moderate duty pavement sections typically consist of a minimum of 8 inches of base and a minimum of 2 inches of Superpave SP-12.5 asphaltic concrete, while heavy duty pavement sections typically consist of a minimum of 8 inches of base and a minimum of 3½ inches of Superpave SP-12.5 asphaltic concrete. Typical rigid pavement sections consist of a minimum of 6 inches of concrete having a minimum flexural strength of 650 lbs/in². Joints should be doweled, the details of which should be provided by a licensed structural engineer. Note that a sub-base consisting of material having a minimum LBR value of 40 should be placed below rigid pavements.

3.6 Stormwater Management Design Parameters

The stormwater management borings generally encountered relatively permeable sand from the ground surface to approximately elevation -16 feet underlain by relatively impermeable clay which extended to approximately elevation -27 feet. The water table was encountered at approximately elevation +2 feet to +3 feet at the time of drilling.

Geotechnical design parameters for the pond recovery analysis are provided below based on the design information provided at the time of this report, the field data collected from the site, the results of the laboratory soil tests noted above, and our experience with the subsurface conditions in the subject area. The suggested input parameters for recovery analysis using PONDSD or Modret or other similar modeling software are presented below. Note that these parameters assume that any fill placed in the stormwater management areas exhibit similar material properties to the native sands encountered in the borings.

- **Effective Aquifer Thickness:** A confining unit, which would hydrogeologically define the thickness of the surficial aquifer, was encountered at approximately elevation -16 feet. We recommend that the base of the aquifer be set no lower than this elevation for the pond recovery analysis.
- **Seasonal High Groundwater Level:** Groundwater was encountered in the north stormwater management area at approximately elevation +3 feet and in the south stormwater management area at approximately elevation +2 feet at the time of drilling. Based on the soil profile encountered, the proximity of the site to a major drainage feature, and the recent weather patterns, we estimate the seasonal high groundwater table to be at about elevation +4 feet in the north pond area and about elevation +3 feet in the south pond area. The minimal fluctuation anticipated is the result of the high permeability sands in the surficial aquifer and the short drainage path to Pensacola Bay located immediately south of the site.
- **Vertical Permeability:** Two falling head permeability tests were performed on remolded bulk samples to evaluate the vertical permeability of the sand encountered in the surficial aquifer. The results of the permeability tests are presented above in [Section 2.4](#). To summarize, the soil samples tested contained approximately 1% fines and yielded vertical permeabilities ranging from 68-71 ft/day at dry densities ranging from 98-100 lbs/ft³.

Because falling head permeability tests yield unreliable results above 40 ft/day, we recommend limiting the vertical permeability of the sands comprising the surficial aquifer to 40 ft/day for modeling purposes.

- **Horizontal Permeability:** The horizontal permeability of the soils encountered in the borings has been estimated based on the results of the vertical permeability tests and extensive experience with similar soils from field permeability tests. While horizontal permeabilities have generally been found to range from 3 to 10 times higher than vertical permeabilities of regional deposits, we recommend that a multiplier of 3 with a factor of safety of 2 be used for design (effectively, a 1.5 multiplier). Based on the recommended limiting vertical permeability of 40 ft/day for the sands comprising the surficial aquifer, we recommend a maximum K_h value of 60 ft/day for modeling purposes.
- **Effective Porosity:** Based on the fines contents of the soils encountered in the borings, an effective porosity of 0.30 would be appropriate for modeling.

4.0 REPORT LIMITATIONS

The recommendations submitted are based on the available soil information obtained by Tierra, Inc. and design details furnished by Baskerville-Donovan, Inc. for the subject project. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, Tierra should be notified immediately to determine if changes in the foundation, or other, recommendations are required. If Tierra is not retained to perform these functions, we cannot be responsible for the impact of such conditions on the performance of the project.

The findings, recommendations, specifications, and professional advice contained herein have been made in accordance with generally accepted professional Geotechnical engineering practices in the local area.

After the plans and specifications are more complete, the Geotechnical engineer should be provided the opportunity to review the final design plans and specifications to assure our engineering recommendations have been properly incorporated into the design documents. At that time, it may be necessary to submit supplementary recommendations. This report has been prepared for the exclusive use of Baskerville-Donovan, Inc. for the specific application to the subject project.

APPENDIX A

Boring Location Plan

Soil Profiles



BORING LOCATION PLAN

LEGEND

APPROXIMATE LOCATION OF SPT BORING



0 100'
 PLAN SCALE

DRAWN BY:
SW

APPROVED BY:
MLS

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TERRA
 1000 West Main Street
 Pensacola, Florida 32502
 Phone: 904.438.1111 FAX: 904.438.1112
 E-MAIL: info@terrafl.com

SCALE:
NOTED

PROJECT NUMBER:
4511-16-007

GEOTECHNICAL ENGINEERING SERVICES
GULF COAST MARINE FISHERIES
 ESCAMBIA COUNTY, FLORIDA

SHEET 1

SOIL PROFILES

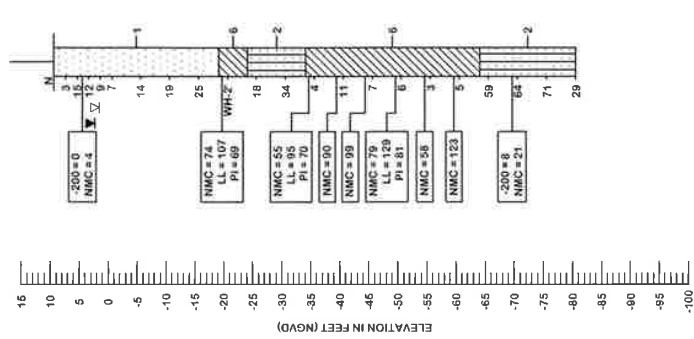
LEGEND

- 1
BROWN, GRAY, ORANGE SAND (SP)
- 2
BROWN, GRAY, ORANGE SLIGHTLY SILTY SAND (SP-SM)
- 3
BROWN, GRAY, ORANGE SILTY SAND (SM)
- 4
GRAY, DARK GREEN CLAY (CL)
- 5
GRAY, DARK GREEN SILT (ML)
- 6
GRAY, DARK GREEN CLAY (CH)
- 7
GRAY, DARK GREEN SILT (MH)

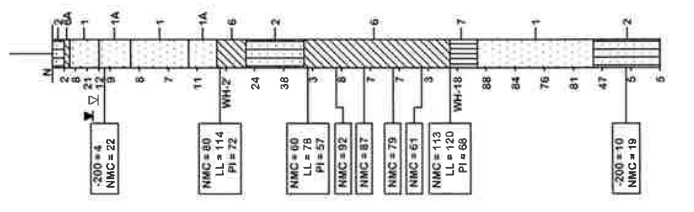
- A - WITH ORGANICS (≥5% ORGANIC CONTENT)
- B - WITH DEBRIS (BRICK, SHELL, ETC.)
- Δ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
- Σ ESTIMATED SEASONAL HIGH GROUNDWATER TABLE
- N SPT N-VALUE IN BLOW/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
- SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP
- WH FELL UNDER WEIGHT OF ROD AND HAMMER
- S04 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
- 200 PERCENT PASSING #200 SIEVE
- NMC NATURAL MOISTURE CONTENT (%)
- LL LIQUID LIMIT (%)
- PI PLASTICITY INDEX (%)
- Kv SATURATED VERTICAL PERMEABILITY (FT/DAY)
- Kh SATURATED HORIZONTAL PERMEABILITY (FT/DAY)

GRANULAR MATERIALS- RELATIVE DENSITY	SAFETY HAMMER SPT N-VALUE (BLOWS/FT.)	AUTOMATIC HAMMER SPT N-VALUE (BLOWS/FT.)
VERY LOOSE 4 to 10 LOOSE 10 to 30 MEDIUM DENSE 30 to 50 VERY DENSE 50 to 80	LESS THAN 4 4 to 10 10 to 30 30 to 50 GREATER THAN 50	LESS THAN 3 3 to 9 9 to 15 15 to 24 GREATER THAN 24
SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)	SPT N-VALUE (BLOWS/FT.)
VERY SOFT SOFT FIRM STIFF VERY STIFF HARD	LESS THAN 2 2 to 4 4 to 6 6 to 8 8 to 15 15 to 30 GREATER THAN 30	LESS THAN 1 1 to 3 3 to 6 6 to 12 12 to 24 GREATER THAN 24

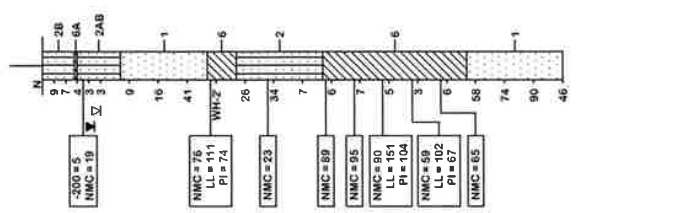
BOR # B-1
ELEV. 9.35
DATE 6/1/16
DRILLER TERRA
HAMMER AUTOMATIC
RIG D-25



BOR # B-2
ELEV. 6.55
DATE 6/1/16
DRILLER TERRA
HAMMER AUTOMATIC
RIG D-25



BOR # B-3
ELEV. 11.28
DATE 6/1/16
DRILLER TERRA
HAMMER AUTOMATIC
RIG D-25



DRAWN BY:
SW

APPROVED BY:
MLS
DATE
JUN 2016

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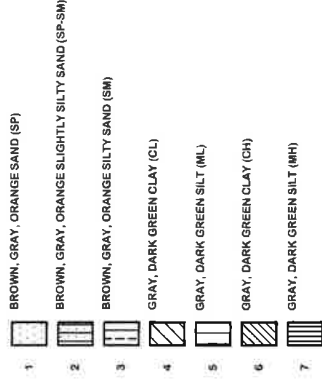
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GEOTECHNICAL ENGINEERING SERVICES
GULF COAST MARINE FISHERIES
ESCAMBIA COUNTY, FLORIDA
SHEET 2

SOIL PROFILES

LEGEND



A - WITH ORGANICS (P-5% ORGANIC CONTENT)

B - WITH DEBRIS (BRICK, SHELL, ETC.)

▽ GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION

▬ ESTIMATED SEASONAL HIGH GROUNDWATER TABLE

N SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES

OF PENETRATION (UNLESS OTHERWISE NOTED)

SP UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2486) GROUP

TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL

REVIEW.

WH FELL UNDER WEIGHT OF ROD AND HAMMER

S0/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

-200 PERCENT PASSING #200 SIEVE

NMC NATURAL MOISTURE CONTENT (%)

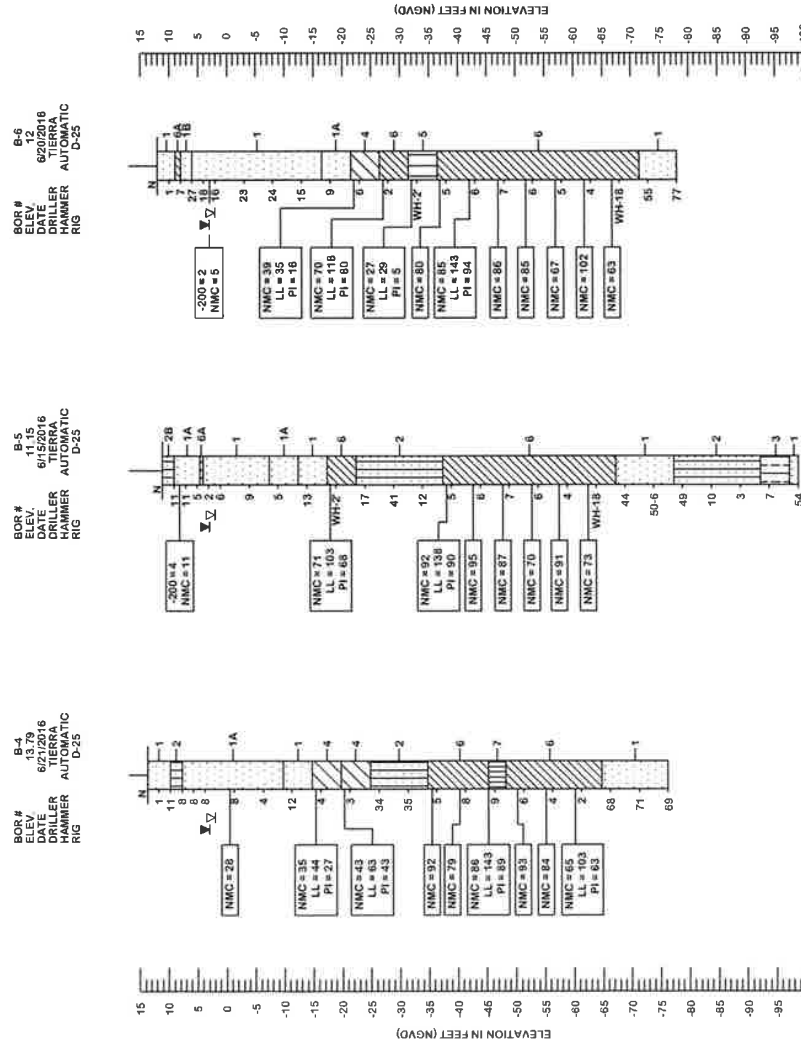
LL LIQUID LIMIT (%)

PI PLASTICITY INDEX (%)

Kv SATURATED VERTICAL PERMEABILITY (FT/DAY)

Kh SATURATED HORIZONTAL PERMEABILITY (FT/DAY)

GRANULAR MATERIALS- RELATIVE DENSITY	SAFETY HAMMER SPT N-VALUE (BLOWS/FT.)	AUTOMATIC HAMMER SPT N-VALUE (BLOWS/FT.)
VERY LOOSE 4 to 10 LOOSE 10 to 30 MEDIUM DENSE 30 to 50 VERY DENSE 50 to 60	LESS THAN 4 4 to 10 10 to 30 GREATER THAN 50	LESS THAN 3 3 to 8 8 to 24 24 to 40 GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)	SPT N-VALUE (BLOWS/FT.)
VERY SOFT SOFT FIRM STIFF VERY STIFF HARD	LESS THAN 2 2 to 4 4 to 8 8 to 15 15 to 30 GREATER THAN 30	LESS THAN 1 1 to 3 3 to 6 6 to 12 12 to 24 GREATER THAN 24



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SW

CHECKED BY

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GEOTECHNICAL ENGINEERING SERVICES

GULF COAST MARINE FISHERIES

ESCAMBIA COUNTY, FLORIDA

SHEET 3

SOIL PROFILES

LEGEND

- 1 BROWN, GRAY, ORANGE SAND (SP)
- 2 BROWN, GRAY, ORANGE SLIGHTLY SILTY SAND (SP-SM)
- 3 BROWN, GRAY, ORANGE SILTY SAND (SM)
- 4 GRAY, DARK GREEN CLAY (CL)
- 5 GRAY, DARK GREEN SILT (ML)
- 6 GRAY, DARK GREEN CLAY (CH)
- 7 GRAY, DARK GREEN SILT (MH)

A - WITH ORGANICS (>5% ORGANIC CONTENT)
B - WITH DEBRIS (BRICK, SHELL, ETC.)

ESTIMATED SEASONAL HIGH GROUNDWATER TABLE

SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2489) GROUP SYMBOLS ARE SHOWN IN PARENTHESES. SOILS ARE CLASSIFIED BY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW.

WH FELL UNDER WEIGHT OF ROD AND HAMMER

50/4 NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION

-200 PERCENT PASSING #200 SIEVE

NMC NATURAL MOISTURE CONTENT (%)

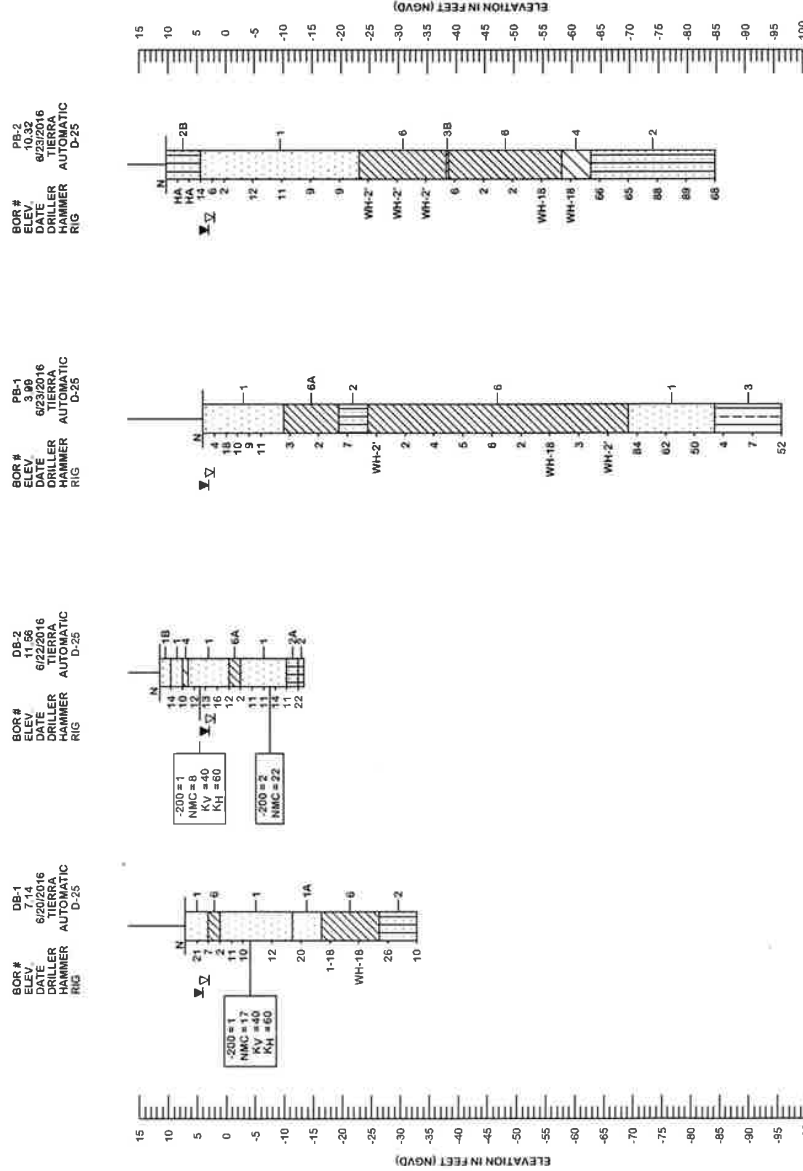
LL LIQUID LIMIT (%)

PI PLASTICITY INDEX (%)

KV SATURATED VERTICAL PERMEABILITY (FT/DAY)

KH SATURATED HORIZONTAL PERMEABILITY (FT/DAY)

GRANULAR MATERIALS- RELATIVE DENSITY	SAFETY HAMMER SPT N-VALUE (BLOWS/FT.)	AUTOMATIC HAMMER SPT N-VALUE (BLOWS/FT.)
VERY LOOSE 4 to 10	LESS THAN 4	LESS THAN 3
LOOSE 10 to 30	4 to 10	3 to 24
MEDIUM DENSE 30 to 50	10 to 30	24 to 40
DENSE 50 to 60	30 to 50	40 to 60
VERY DENSE 60 to 80	60 to 80	60 to 80
SILTS AND CLAYS CONSISTENCY	SPT N-VALUE (BLOWS/FT.)	SPT N-VALUE (BLOWS/FT.)
VERY SOFT	LESS THAN 2	LESS THAN 1
SOFT	2 to 4	1 to 3
FIRM	4 to 8	3 to 6
STIFF	8 to 15	6 to 10
VERY STIFF	15 to 30	10 to 24
HARD	GREATER THAN 30	GREATER THAN 24



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PROJECT NUMBER
4511-16-007

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DRAWN BY
MRM

APPROVED BY
MLS

ENGINEER OF RECORD
MITCHELL L. SMITH, P.E.
FLORIDA LICENSE NO. 43416

DATE
JUN 2016

PROJECT NUMBER
4511-16-007

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PLANNING SERVICES

MINUTES OF THE PLANNING BOARD

October 11, 2016

MEMBERS PRESENT: Paul Ritz-Chairman, Nina Campbell, Danny Grundhoefer, Kyle Owens, Kurt Larson

MEMBERS ABSENT: Nathan Monk

STAFF PRESENT: Brandi Deese, Leslie Statler

OTHERS PRESENT: Ross Pristera, Dave Hemphill, Pearce Barrett, Drew Holmer, Juan C. Lemos, Ann Hill, Elizabeth Benchley, Della Scott-Ireton, William Lees, Christian Wagley, Ramie Gougeon, Dottie Dubuisson

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from September 13, 2016
- Review of Development Plan for 453 W. Main Street – Fish Hatchery
- LDC Amendment – Section 12-2-8 (Medical Marijuana Dispensary)
- Review of Historic Structures Prior to Issuance of Demolition Permit
- Draft Ordinance for Historic Structures
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:08 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the September 13, 2016 minutes, seconded by Ms. Campbell, and it carried unanimously.

Review of Development Plan for 453 W. Main Street – Fish Hatchery

The Florida Department of Environmental Protection has submitted a request for Site Plan approval for the Florida Fish and Wildlife Conservation Commission "Gulf Coast Marine Fisheries Hatchery & Enhancement Center." This project is located on the southeast corner of the intersection of Clubbs and W. Main Streets and lies within the WRD, Waterfront Redevelopment District. Ms. Deese informed the Board the proposal was for preliminary and final site plan approval as well as aesthetic approval.

Chairman Ritz advised this Board has aesthetic jurisdiction for this district; the Board reviewed the project while Chairman Ritz described the project specifications and aesthetics. Ms. Deese clarified that the applicant wanted the Board to consider preliminary and final approval which was allowed by the Code.

Ms. Campbell asked if the Board typically reviews brick samples and final colors; Ms. Deese stated normally the boards other than ARB are not as specific in the material requirements but they could be required if the Board provided rationale for it.

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Dave Hemphill, Project Manager, introduced Mike Marshall, Project Architect, Pearce Barrett, Project Representative for DEP, and Ross Pristera with the UWF Historic Trust.

Mr. Grundhoefer asked about the metal panels, and Mr. Marshall stated they were located above the roof except around the glass area where they are metal-panel fish scale pattern shingles, diamond-shaped in a scale pattern with greenish color. Mr. Grundhoefer suggested the fish scaling did not fit in the industrial/warehouse area of the city and asked if brick would be more appropriate. Mr. Marshall stated the entryway had originally been metal panels displaying an industrial aesthetic. Ms. Campbell appreciated the details, but had concerns with the north elevation. Mr. Marshall advised it was a two-story space with an elevator and designed for school groups and for those using the space for an educational opportunity. He explained the fish hatchery portion was not open to the public because of bio-security; however the second level allows them to view operations. He also stated there was a second floor science lab.

Mr. Grundhoefer questioned if the purpose of the clear story windows was to bring in natural light, and Mr. Marshall stated those windows were a part of the second floor observation platform which brings visitors down to the center of the building. Mr. Grundhoefer suggested using larger windows and spacing them differently. Understanding the hatchery was a large building, he suggested breaking up the expanse of the brick on the north elevation on Main Street.

Chairman Ritz questioned the windows looking in to the fish hatchery portion displaying a wave pattern, and Mr. Marshall stated it was designed to be appealing from the street and to grab attention. Chairman Ritz pointed out the industrial aesthetics within this area is transitional between the tanks and the stadium. Regarding the site plan, he did understand the bus access allowing for large turns.

Mr. Hemphill advised the finished floor would be 15 feet, with flood elevation at 7 plus 3, with the site as far as earthwork being very close to balance. On the east side is Washer Woman Creek, and their intent is not to touch that area except to cross with a pedestrian bridge which connects to Maritime Park. He advised the stormwater system was very shallow with a blue-green system, and they would save as many trees as possible. However, Clubb Street would have to be reworked to add a turnaround to accommodate the large trailers for fish transport.

Chairman Ritz asked about the hedge for screening around public parking spaces, and Mr. Hemphill stated due to the elevation, it might have to be relocated to the interior to allow parking to be seen.

He also stated the color of the brick on the building would match the color on the signage – light tan. The roof would be a galvalume, almost tin in color. Ms. Campbell appreciated the work going into the project, but was not sure of the fish scales and wave feature in the windows. It was determined the colors would be green, blue, and silver tiles with matte finish.

Ms. Deese advised there was a Code requirement to screen the parking spaces. Chairman Ritz addressed the second story classroom. Mr. Grundhoefer suggested there would be more continuity if the fish scales were wrapped around the west elevation.

Ms. Deese clarified that the site plan and aesthetic approval should be taken separately, and the Board should be specific in its suggestions or requirements.

After discussion, Mr. Larson made a motion to approve the site plan as presented for preliminary and final approval. Ms. Campbell seconded the motion.

Mr. Wagley addressed the Board. He offered that buildings provide a sense of enclosure and speak to the street; this building was more suburban and set back from the street, which is less desirable for the pedestrian. He felt the building should be brought forward and hide the parking. He also mentioned the Green Building Ordinance of 2012 requiring city-sponsored projects to follow the LEED or Florida Green Building Coalition standards. He stated that he has yet to see a city-sponsored project follow those guidelines. He also advised that the Pensacola Environmental Advisory Board reported there is little to no evidence of enhancement of fisheries from fish hatcheries.

Mr. Hemphill stated they did not want to place the parking on the water side of the building, and were giving the water side to the public; everything south of the building was meant to be public and viewed in

total from the Fish Hatchery to Maritime Park as one unit. Ms. Deese explained that the Code required the building to be set back 60 feet from the street.

Mr. Marshall stated they did not pursue LEED guidelines but used Energy Star Standards as the Green Building Standard which is acceptable in the state of Florida.

Ms. Campbell expressed the reason for not moving the primary structure closer to the street and moving the parking to the west was because of a grade issue. Mr. Barrett explained this project was a National Resource Development Project and was funded by funds received from British Petroleum; the building will belong to FWC with FDEP will handle the construction. The tank based hatchery portion of the building is stipulated to produce fingerling-size fish and would be the only hatchery of its type in the state. The left side is the administration portion, with the center portion open to the public. The aesthetic design has been reviewed by a citizen advisory committee with architects, city and county personnel, and stakeholders from the community; their meetings were open to the public as well.

Mr. Grundhoefer suggested the building be moved to the north, possibly 60 to 100 feet from the property line, and to bring a plan to the Board. **Ms. Campbell rescinded her motion, and it died for lack of a second.**

Ms. Campbell asked about the timeframe, and Mr. Hemphill stated plans were to be complete by the end of the year with permits in hand and ready for bids the first of the year.

Chairman Ritz was not offended by the location of the structure due to other buildings begin set far off Main Street, and as a pedestrian, there are areas where he walks which have a good distance between sidewalks and buildings.

Ms. Dubuisson felt the project was a wonderful plan and encouraged the Board unless they had a major issue, to allow the site plan as is. She believed they had very intricate pieces which had to be worked into this, including typography and the mitigation field; she approved the fact they had preserved the waterfront side for the public and asked the Board to move the project forward.

Mr. Grundhoefer then made a motion to not approve the site plan and have the developers bring the plan back to the Board pushing the building significantly closer to Main Street. The motion died for lack of a second. Ms. Campbell made a motion to accept the site plan and recommend comments taken accordingly: review building closer to Main Street, move parking to the west. Mr. Hemphill suggested making it more pedestrian/bike friendly by making a loop from Main Street into Maritime Park, out Whibbs Drive across the bridge, and coming around their building, making a two-mile loop. After discussion about stormwater, **the comments were revised to pedestrian loop around the building, investigate the opportunity to move the building closer to Main Street but not required.** It was asked if the Board considered increase in construction costs, and Chairman Ritz stated the Board was sensitive to that. **Ms. Campbell restated her motion to approve preliminary and final development plan review for the Gulf Coast Marine Fisheries Hatchery & Enhancement Center with a provision that they investigate the building coming closer to Main Street, also they agree to expand the pedestrian and bike friendly loop around the building. It was seconded by Mr. Owens.**

Chairman Ritz suggested an abbreviated review follow-up for final approval; **Ms. Campbell amended the motion to include an abbreviated review follow-up for final approval; the amendment was accepted and the motion carried 4 to 1 with Mr. Grundhoefer dissenting.**

Mr. Grundhoefer made a motion to approve the preliminary design with abbreviated review. Ms. Deese advised the Board that they could approve, approve with follow-up abbreviated review or deny the aesthetic approval but approving preliminary aesthetic review was not an option. **Mr. Grundhoefer amended his motion to include aesthetic approval with an abbreviated review follow-up required for three items: (1) break up of scale on the long north front face, (2) vertical panels be brick or other material compatible with the industrial site and not a metal panel, (3) windows on the clear story get larger and repeat the rhythm established on the structure. Ms. Campbell seconded the motion.**

Ms. Dubuisson commented she loved the building and the concept of the fish scales and waves and felt it was great that they separated the three uses. She felt whatever was placed out there would be successful. She pointed out that while the drive by does not look like old Pensacola, this is a whole new side of Pensacola. Ms. Deese restated the motion, and with no other discussion, **the motion carried unanimously.**

LDC Amendment – Section 12-2-8 (Medical Marijuana Dispensary)

During the September 15, 2016 City Council meeting, City Council approved a motion to refer to this Board for consideration a Land Development Code Amendment for Section 12-2-8 Commercial Land Use District. This proposed ordinance will add Medical Marijuana Dispensary to the list of permitted uses for the Commercial Land Use District.

Chairman Ritz explained this would be in a C-1 zone and asked if this would be affected by cumulative zoning. Ms. Deese clarified that this would open it up to C-2, C-3 and the industrial districts; staff has issued zoning verifications previously for two locations that are commercially zoned but considered them as pharmacies. However, there is concern that the November election could open it up to broader uses medically. Ms. Deese stated that staff has not received any calls from citizens on this issue. **Larson made a motion to approve the medical marijuana dispensary in C-1, and Mr. Grundhoefer seconded. With no input from the audience, the motion carried unanimously.**

Review of Historic Structures Prior to Issuance of Demolition Permit

During the September 13, 2016 Planning Board meeting, Planning Board discussed the current demolition process and lack of review and implementation of preservation standards and requirements. After reviewing several sample ordinances, gaining public input, and discussing the matter in detail, the Board directed staff to seek clarification from the original sponsor of this item (Councilmember Brian Spencer) in order to assist the Board with their deliberations. After speaking with Councilman Spencer, Ms. Deese stated his intent was not to create a new board; there was discussion that possibly the ARB could take the responsibility, but it did not seem like a good option because of the volume of work they receive. Councilman Spencer was comfortable with Planning Board taking on the responsibility. He requested Ms. Deese speak with Mr. Pristera to see how long and what it would cost to perform a citywide survey. An agenda item was added for consideration of the draft ordinance presented at a prior meeting as requested by the Board.

Chairman Ritz asked that the Board move to the Draft Ordinance agenda item and discuss that item first. The Board was in agreement.

Draft Ordinance for Historic Structures

Mr. Grundhoefer stated the draft document was a good document but was set up on the premise of establishing a Preservation Board; now that Councilman Spencer had indicated he did not intend to do that, it was not appropriate for the charge the Board was given.

Ms. Campbell asked when the Board has a topic having to do with historic demolition, that they have a format where Mr. Pristera would be available for that particular meeting to express his opinion. Chairman Ritz asked for a definition of a historic structure and asked for citizen input.

Elizabeth Benchley with UWF advised she keeps an eye out for archaeological resources when ordinances are being proposed and noted the end of the draft ordinance did address archaeology with no archaeologist to sit on the board. She offered archaeological sites evidence in downtown Pensacola lying under the city streets and buildings. She stated if the Board was to move forward with better historic preservation planning downtown, that they should incorporate archaeological resources as well. She encouraged the Board to include those involved in archaeology and history in its workshop discussion.

Mr. Grundhoefer clarified that since the Board was not developing a Preservation Board, some of the information that was developed by previous staff for the Board to review could be used to establish an

ordinance, however, the Board was not supporting this particular document and would be starting over with the help of UWF and the Historic Trust. Chairman Ritz offered the draft ordinance as it is written was inappropriate for Pensacola at this time.

Ms. Deese stated she would take a consensus that this was not the ordinance to consider. Chairman Ritz stated this ordinance was not what the Board wanted to see as a draft ordinance; consensus of the Board was unanimous.

Review of Historic Structures Prior to Issuance of Demolition Permit (continued)

Chairman Ritz explained he did not have a clear picture of what a historic structure was, and it was a topic the City of Pensacola needed to address. Mr. Grundhoefer pointed out in Councilman Spencer's request, the Board needed to develop an ordinance that addresses demolition permits and felt a workshop should be scheduled first to allow input from UWF and the Historic Trust; that language would be placed into the ordinance so that it is comprehensive, with the Board using their invaluable resources.

Chairman Ritz explained whoever comes before the City to request a demolition permit, if the Board should write an ordinance committing other resources, we need to make sure those resources are verified. He pointed out the consensus of the Board was to create an informational workshop, possibly followed by an additional workshop where more concrete language is placed in an ordinance, leading into an agenda item for demolition permits and historic structures. Ms. Campbell suggested that the Board encourage Councilman Spencer to participate in the second workshop.

Ms. Deese reminded the Board there was a workshop held in August on this topic and staff had requested input, and Mr. Larson was the only Board member to provide information. Mr. Grundhoefer offered to draft an ordinance with some of the language which the Board could address and revise. Ms. Deese advised that once there is an ordinance, you still need an inventory. Mr. Grundhoefer suggested that information could be provided by Mr. Pristera.

Mr. Pristera with the Historic Trust stated Councilman Spencer asked him to present a proposal in May for the current historic districts. He indicated there were roughly 1800 properties, and the request was not to perform an extensive survey but re-photograph, document what has been torn down, what was new, and any significant changes to buildings. He performed a survey on Intendencia Street from Tarragona three blocks going east which encompassed 70 properties and it took approximately one hour in the field and six hours in the office for processing and comparing to current records using the existing information. He suggested when going into a citywide survey, a consultant might be necessary, and the Historic Trust could manage the records afterwards.

Mr. Larson said after the process has begun, they could prioritize the properties for demolition versus the age of the structures. Mr. Pristera suggested the workshop would establish what makes a property historic – determining age, historical events and cultural relevance. Mr. Grundhoefer pointed out the age could place it into a category for review with Building Inspections.

Ms. Hill questioned the need for a citywide survey since the historic districts were already under the purview of the ARB and felt the real need was to review the areas outside those districts.

Ms. Benchley pointed out the State of Florida has a wonderful preservation program and a grants program for surveying. She suggested having the Historic Trust partner with the City to have the work performed. She indicated there was lots of money at the state level for historic preservation planning.

Ms. Dubuisson felt the Board needed to start from scratch on what is worth preserving in Pensacola - what does it look like, what process do we come to as a consensus of it being of value to the community, whether it be architectural, historical, site significant, individual related, etc. She suggested maybe a task force could come up with the criteria using standards from other communities. The sooner the criteria was identified, the sooner there could be consensus.

Chairman Ritz indicated the consensus of this meeting was the scheduling of two workshops, one informational and one directional, with Mr. Grundhoefer creating a draft ordinance. Ms. Deese offered to

gain input from the Board on a specific date for the first workshop which would include Ms. Benchley and Mr. Pristera. She indicated a 72-notice would be required for attendance and room availability.

The Board preferred a date in October.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:55 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "B. Deese", with a long horizontal line extending to the right.

Brandi C. Deese
City Planner
Secretary to the Board