



City of Pensacola

City Council

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

February 25, 2025, 5:30 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

ROLL CALL

SELECTION OF CHAIR

DETERMINATION OF PUBLIC INPUT

DISCUSSION

1. 25-109 LAND DEVELOPMENT CODE (LDC) REVIEW - INSPIRE PLACEMAKING COLLECTIVE LDC REVIEW KICKOFF

Recommendation: That City Council receive a presentation and have a discussion regarding the LDC Review.

Sponsors: Council President Jared Moore

Attachments: **PRESENTATION**

ADJOURNMENT

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

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-109

City Council

2/25/2025

PRESENTATION

SPONSOR: Council President Jared Moore

SUBJECT:

LAND DEVELOPMENT CODE (LDC) REVIEW - INSPIRE PLACEMAKING COLLECTIVE
LDC REVIEW KICKOFF

SUMMARY:

This is the kickoff meeting for the LDC Review with Inspire Placemaking Collective providing a presentation and guidance.

PRIOR ACTION:

July 20, 2023 -- City Council approved the Award of Contract with Inspire Placemaking Collective

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

Don Kraher, Council Executive
Sherry Morris, Development Services Director
Cynthia Cannon, Planning and Zoning Division Manager

ATTACHMENTS:

1. PRESENTATION

PRESENTATION: Yes

LDC Update City Council Kick-off

2/25/2025

AGENDA



A NEW CODE FOR A NEW ERA

INTRODUCTIONS

PREVIOUS SCOPE & RECOMMENDATIONS

CURRENT SCOPE & SCHEDULE

DISCUSSION

NEXT STEPS



INTRODUCTIONS



A NEW CODE FOR A NEW ERA



Pat Tyjeski
Project Manager

Leslie A Del Monte
Senior Urban Design Specialist



Max Zabala
Architect & Urban Planner



PENSACOLA
FLORIDA'S FIRST & FUTURE

Cynthia Cannon
Planning & Zoning Division Manager

Sherry Morris
*Development Services Department
Director*

1

PREVIOUS SCOPE



PREVIOUS SCOPE



A NEW CODE FOR A NEW ERA

2024 Assessment Completed

LDC Matrix

Reorganization

Table of Uses

Historic Districts

Aesthetic Review Districts

Redevelopment Districts

Florida Statutes

Dimensional Tables

Scope for LDC Update

EXHIBIT 2 - Proposed LDC Chapter Reorganization

CURRENT CHAPTER OUTLINE	PROPOSED CHAPTER OUTLINE
12-1. General Provisions	1. General Provisions
12-2. Comprehensive Plan	2. Definitions
12-3. Zoning Districts	3. Boards and Commissions [Combine with Development Review?]
12-4. Off-Street Parking	3. Development Review Procedures (Administration & Enforcement)
12-5. Signs	4. Zoning Districts
12-6. Tree/Landscape Regulations	5. Design & Historic Districts Standards
12-7. Subdivisions	6. Accessory, Temporary and Special Uses
12-8. Stormwater Management and Control of Erosion, Sedimentation and Runoff	7. Streets, Parking, and Loading
12-9. Floodplain Management	8. Tree Protection, Landscaping, and Buffering
12-10. Airport	9. Subdivision & Site Design
12-11. Administration and Enforcement	10. Stormwater [Combine With Subdivisions?]
12-12. Boards and Commissions	11. Floodplain Management
12-13. Definitions	12. Signs
	13. Airport

Comment	Inspire Response	Staff Comment	Action
GENERAL COMMENTS			
1. Reorganize and streamline the code (KO)	Agree. See proposed outline (Table 1). Recommend organizing the LDC based on topics. All use regulations in one place, for all districts. All sign or parking regulations should go in the respective chapters.	Agree (CC) (GH) (LS) (SM)	WS1 (1/29) – Reorganize the LDC as noted in the Reorg document
2. Add graphics where needed (KO)	Agree. Will propose specific sections where graphics can add value.	Agree (CC) (GH) (LS) (SM)	Add graphics where they can add value.
3. Seek separation of processes and procedures from standards and requirements. (PI)	Agree. See specific recommendations in the proposed outline (Table 1)	Agree (CC) (LS) No comment (GH) Fine with this (SM)	WS1 (1/29) – Inspire's recommended approach to LDC reorganization is satisfactory
4. Include LDC language about requirement to inspect, remove, and replace any leaking sanitary lateral as part of the self-transfer of ownership of a house (AT)	Does not belong in the LDC. Should be in a Public Works/ Engineering Standards Manual	It is not a public works/engineering standards. Perhaps an ordinance where a building permit with a certain dollar amount of improvements would trigger a sewer lateral inspection. Could it fit in 12-3-4 that talks about buildings that are non-compliant. Add sub section (c) utilities that are faulty or noncompliant must be brought into compliance with new residential or commercial, or improvements to existing buildings. Can is reference building permit process? AT No comment. (GH) (LS)(SM)	Recommend adding this requirement to Title XIV, Buildings, Construction and Fire Codes/Ch. 14-2, Building Construction Standards/Article XI, Plumbing. Staff to handle. No action needed by Inspire
5. The layout/organization is not as user friendly as it could be. Site development standards are mixed in multiple places and easily missed by design professionals (and staff). We have exemptions and exceptions within land use categories instead of within the development standards where they would be anticipated. (LS)	Agree. The first major step of the LDC update will be the reorganization. See proposed outline (Table 1).	Agree (CC) (GH) (LS)(SM)	Reorganize based on the proposed outline (Table 1).
6. the Comprehensive Plan should probably be within MuniCode (LS)	It is a good idea.	Agree (CC) (LS)(SM)	Staff to handle. No action needed by Inspire
7. It also has some misnumbering in the latest additions [comp plan] (LS)	That would be addressed in the rewrite.	Agree (LS)	Staff to handle. No action needed by Inspire
8. Sometimes the LDC gets into too much detail regarding public works or engineering issues. (Inspire)	Does the City of have a design manual for purposes of public infrastructure? We would recommend moving the detailed sections to that manual, if it exists.	No. Until we have one, staff wants public works and engineering references to remain. AT Agree with both comments (SM)	Keep engineering details in LDC. Will highlight for future action. SEPARATE ORDINANCE
9. The following sections mention "Inspection Services" which has been replaced by "Building Inspections" Division. (JB) 12-9-57 12-9-2 12-9-3 12-10-3 12-10-4 12-11-5 Recommended Changes- Change the division title from Inspection Services to Building Inspections. (JB) Comment- this is a housekeeping change to correct the Division title within the ordinances. The title was changed during the last budget cycle. Note: Planning Services is also reflected in the ordinances and this has been changed to Planning and Zoning. These sections may need to be considered separately. (JB)	Do we need to refer to specific divisions or titles or should we instead talk about "city administrator or designee"? The responsibilities can be assigned internally and may change over the years. Could exempt Floodplain section from this change		Use a more generic term (e.g., available at the City, or City Staff) as division names change over time.
CH. 12-1 - GENERAL PROVISIONS			
10. Sec. 12-1-4 – Buildings to conform to regulations. The consequences for not building to the standards should be reviewed and perhaps defined. (VO)	Recommend adding a section on enforcement, violations, and penalties.	OK. (VO) Agree (GH) (LS)(SM) While this was a problem during the early days of the	Add a section on enforcement, violations, and penalties.

PREVIOUS SCOPE



A NEW CODE FOR A NEW ERA

LDC MATRIX

268
items

Comment	Inspire Response	Staff Comment	Action
GENERAL COMMENTS			
1. Reorganize and streamline the code (KO)	Agree. See proposed outline (Table 1). Recommend organizing the LDC based on topics. All use regulations in one place, for all districts. All sign or parking regulations should go in the respective chapters.	Agree (CC) (GH) (LS) (SM)	WS1 (1/29) – Reorganize the LDC as noted in the Reorg document

Comment	Inspire Response	Staff Comment	Action
2. Add graphics where needed (KO)			
3. Seek separation of processes and procedures			
4. Include LDC language about requirement to leaking sanitary lateral as part of the sell/transfer	Sec. 12-3-28 contains standards for the Governmental Center district. The purpose states that it was established to provide the redevelopment of a centralized area for government related land use; and to encourage a coordinated architectural character within the district. The section, however, does not have any standards that are specific to this area. (Inspire)	Is this district still needed? It is also covered by the Urban Core CRA and the Pensacola Inner City CRA. This should be further discussed. I do not believe the current vision is to have a "governmental center" in this area any longer. (VD) Agree (CC) I do not think it is needed but would like further	WS (2/1) – Eliminate the Governmental Center district

Comment	Inspire Response	Staff Comment	Action
CH. 12-4 - OFF-STREET PARKING			
STREETS			
5. The layout/organization is not as user friendly standards are mixed in multiple places and e (and staff). We have exemptions and except of within the development standards where the Comprehensive Plan should probably be	Section 12-1-6(b) also exempts lots of record from corner lot and visibility triangle requirements except for placement of the driveway.	Recommend compliance with visibility triangle "unless	Agree. City staff (Planning & Eng, combined) can

Comment	Inspire Response	Staff Comment	Action
6. Sometimes the LDC gets into too much detail issues. (Inspire)	Sec. 12-3-31(7)a.3 explains how to measure it is done in other parts of the City. The method		WS1 (1/29) – clarify that that lots of record are not

Comment	Inspire Response	Staff Comment	Action
7. It also has some misnumbering in the latest			
8. Sometimes the LDC gets into too much detail issues. (Inspire)			

Comment	Inspire Response	Staff Comment	Action
9. Pls review and simplify 12-3-31.12. Glazing R this is a large source of confusion for develop to bottom of finished floor. (MR)			

Comment	Inspire Response	Staff Comment	Action
COMPREHENSIVE PLAN			
10. This chapter should be expanded to include (Inspire)	Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code. Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code.	The buffer requirements are in the Zoning chapter, but also sprinkled throughout the Zoning chapter. We recommend consolidating them in the Landscape chapter and using a table specifying width, landscaping materials, and screening requirements (wall, hedge, or none).	Agree (SM) Consolidate buffer requirements in the Landscape chapter and using a table specifying width, landscaping materials, and screening requirements
101. Section 12-1-7 Requirement for easements to priority routes as identified in Active Transp	Policy FLU-1.1.6: The following uses shall be allowed in all future land use districts, except for Conservation and Interstate Corridor, subject to regulations set forth in the adopted Land Development Code, and Chapter 333 of the Florida Statutes: Community residential homes, schools with curriculum the same as public schools, libraries, churches, home occupations and accessory structures incidental to any permitted use. Parks and playgrounds and utility structures shall be allowed in every district. Policy FLU-1.1.7: Adaptive reuse of vacant public, semipublic, institutional or historically significant structures within the Medium and High Density Residential Land Use Districts and the Residential Neighborhood Commercial Land Use District shall be allowed subject to issuance of a conditional use permit. Applicants for a conditional use permit must submit development plans, undergo site review process through the Planning Board, provide for public notification of property owners within an established radius and obtain approval from the City Council. To ensure the compatibility of the conditional use development with the surrounding residential neighborhood the City Council may prescribe appropriate conditions and safeguards as follows: - Limit or otherwise designate the following: the manner in which the use is conducted; the height, size or location of a building or other structure; the number, size, location, height or lighting of signs; the location and intensity of outdoor lighting or require its shielding. - Establish special or more stringent buffer, yard or other open space requirements. - Designate the size, number, location or nature of vehicle access points. - Require berming, screening, landscaping or similar methods to protect adjacent or nearby property and designate standards for installation or maintenance of the facility. - Designate the size, height, location or materials for a fence or wall.	Need to make sure the table of uses addresses this policy. Community Residential Homes of more than 6 residents, however, do not have to be permitted in all districts. This is a Comp Plan directive. Need to maintain consistency (or amend the policy).	Verify that the uses are allowed as noted. Agree (SM) Verify consistency of LDC with this policy.

PREVIOUS SCOPE



TABLES OF USES

Table 1B - Residential Land Use Districts Table (Sorted & Condensed)	R-1AAAAA, R-1AAAA, & R-1AAA	R-1AA	R-1A	R-1B	R-ZL	R-2A ¹	R-2B ¹
Accessory office units subject to regulations in section 12-3-80.		C	C	C			
Accessory residential units subject to regulations in section 12-3-81.	P	P	P	P			
Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.	P	P	P	P		P	P
Bed and breakfast subject to regulations in section 12-3-84.		C	C	C			
Bed and breakfast subject to regulations in section 12-3-84. [must comply with the minimum standards for the R-1A zoning district for single-family detached dwellings in section 12-3-4(5)]						P	P

Table 2B - Office, Commercial, & Industrial Land Use Districts Table (Sorted & Condensed)	R-2	R-NC	R-NCB	C-1	C-2A	C-2	C-3 ¹	M-1	M-2 ²
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or work permitted]		P	P	P	P	P			
Accessory buildings and uses customarily incidental to the above uses. [no outside storage or repair work permitted]				P	P	P			
Accessory buildings and uses customarily incidental to the above uses.							P	P	P
Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-3-55.	P	P	P	P	P	P	P	P	P

Table 3B - Historic Preservation Land Use Table (Sorted & Condensed)	HR-1	HR-2	HC-1	HC-2	PR-1AAA	PR-2	PC-1	OEHR-2	OEHC-1	OEHC-2	OEHC-3	SPBD
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.	P	P	P	P		P	P					
Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.		P	P	P								
Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.					P	P	P					

Table 4B - Redevelopment Land Use Districts (Sorted & Condensed)	GRD	GRD-1	WRD	WRD-1
Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.	P			
All commercial uses permitted in the C-2A zone [LET'S DISCUSS WHAT USES PERMITTED WITHIN C-2A STAFF CONSIDERS TO BE 'COMMERCIAL' BEFORE WE LIST THEM BELOW] with no outside storage or repair work allowed, with the exception of": i. Mortuaries and funeral parlors. ii. Appliance and repair shops. iii. Public parking lots and parking garages. iv. New car lots or used car lots. v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations. vi. Car or truck rental agencies or storage facilities.	P			
Antique shops.			P	P
Antique shops. [limited to a maximum area of 5,000 square feet]		P		

Special Land Use Districts Table (Sorted & Condensed)	CO	ARZ ¹	ATZ-1	ATZ-2	IC
Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.		P			
Any use allowed in the ATZ-1				P	
Aviation related facilities; and				P	
Bike trails.	P				
Commercial uses to include hotels, motels, extended stay facilities, pharmacy, restaurant and drive through facilities, banks, office, post secondary education facilities, meeting facilities, dry cleaner, health club, exercise center, martial arts facility, bakery, floral shop, day care/child care facility, medical clinic, doctor and dentist offices, and retail services to include specialty shops and studios; or other similar or compatible uses.		P			
Communications towers in accordance with section 12-3-67.			C	C	
Community commercial.					P
Family day care homes licensed by the state department of children and family services as defined in state statutes.			P	P	
Golf course, tennis court, driving range, par three course, outdoor recreational facilities, provided that no such uses shall include seating or structures to accommodate more than 100 spectators or occupants.		P			
Home occupations, subject to regulations in section 12-3-57.			P	P	

A stylized illustration of a city skyline. It features a large blue arch in the background. In the foreground, there are three buildings: a large classical-style building on the left, a tall blue tower in the center, and a smaller classical-style building on the right. A bright sun with rays is in the top right corner. The sky is light blue, and the ground is dark blue.

DIMENSIONAL STANDARDS

[illegible]

		Density	Setbacks			Maximum Setback	Height	Lot Coverage		Building Coverage	Maximum Floor Area	Inspire Comments
			Front	Side	Rear			SF, Dup, TH, Zero-lot line	All other development			
R-2	Within 100 ft of residential		15ft ^{1,2}	5ft	15ft		45ft	50% ⁴	See building coverage	1-4 stories: 30%		The lot/building coverage

	Lot Area for Residential Uses	Lot With	Setbacks			Maximum Setback	Height	Lot Coverage		Building Coverage	Minimum Floor Area	Street frontage	Note
			Front	Side	Rear			SF, Duplex, Townhouse, Zero-lot line	All other development				
HR-1													
HR-2													
HC-1													
HC-2													
PR-1AAA	9,000 s.f.	50-75 ft	30 ft	9 ft	25 ft		35 ft				None		
PR-2	5,000 s.f. for single-family 10,000 s.f. for multifamily	50 ft	15 ft	7.5 ft	25 ft		35 ft				None		*Front yard depths in the North Hill Preservation zoning district shall not be less than the average depths of the front yards located on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depths shall be no less than the footages noted.
PC-1	None	None	None	5 feet for dwellings or wood frame structures only	15 ft		45 ft				600 s.f. per dwelling unit for multifamily		
OEHR-2	3,500 s.f. - 9,000 s.f.	30 ft	15 ft	5 ft	15 ft		Residential: 2 story Non-Residential: 35 ft Additional 3 feet for every foot setback from property line, up to a max of 45 ft.	N/A			600 s.f. per dwelling unit for multifamily		*Front yard depths in the Old East Hill preservation zoning district shall not be less than the average depths of all of the front yards facing the street on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depth shall be no less than the footage noted.
OEHC-1	None	None	None	5 ft	None			50%					
OEHC-2	None	None	None	5 ft	None								
OEHC-3	None	None	None	None	None			None					

Page 10 of 27

PREVIOUS SCOPE



A NEW CODE FOR A NEW ERA

HISTORIC, REDEVELOPMENT, AESTHETIC REVIEW DISTRICTS

HISTORIC AND PRESERVATION LAND USE DISTRICT. LAND USE DISTRICTS

It is important to make it very clear if these are zoning districts or overlays. The Zoning map should clearly identify that. There is some overlap.

(1) Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.	(2) North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.	(3) Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.	Inspire comment
a. Purpose. The historic zoning districts are established to preserve the development pattern and distinctive architectural character through the restoration of existing buildings and construction of new buildings. The official listing of the Pensacola historic district includes all areas designated as historic zoning districts) on the Register of Historic Places and the authority of the architectural board reinforce this special character. Zoning regulations are ensure that future development is compatible with and enhance the pedestrian scale of the existing structures and period architecture of the districts.	a. Purpose. The North Hill preservation zoning districts are established to preserve the development pattern and distinctive architectural character through the restoration of existing buildings and construction of new buildings. The official listing of the Pensacola historic district includes all areas designated as historic zoning districts) on the Register of Historic Places and the authority of the architectural board reinforce this special character. Zoning regulations are ensure that future development is compatible with and enhance the pedestrian scale of the existing structures and period architecture of the districts.	a. Purpose. The Old East Hill preservation zoning districts are established to preserve the development pattern and distinctive architectural character through the restoration of existing buildings and construction of new buildings. The official listing of the Pensacola historic district includes all areas designated as historic zoning districts) on the Register of Historic Places and the authority of the architectural board reinforce this special character. Zoning regulations are ensure that future development is compatible with and enhance the pedestrian scale of the existing structures and period architecture of the districts.	Is there a

REDEVELOPMENT LAND USE DISTRICTS

It is important to make it very clear if these are zoning districts or overlays. The online map shows an outline of the GRD district but does not coincide with the zoning district boundaries. It includes sites that are zoned C-2A and SSD.

Need to confirm that the design standards comply with Sec. 163.3202, F.S., which states that single family and duplex dwellings are exempt from building design requirements, unless they are historic or within a designated historic district, a community redevelopment area as defined in the statutes, or in a city with a design review board established before 2020.

(1) GRD, Gateway Redevelopment District.	(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area.	(3) WRD, waterfront redevelopment district.	(4) WRD-1, Waterfront Redevelopment District-1.	Inspire comment
a. Purpose of district. The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design . Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded , and the boundary of the adjacent historic district is positively reinforced.	a. Purpose of district. The gateway redevelopment	a. Purpose of district. The waterfront redevelopment	a. Purpose of district. The waterfront redevelopment	These subsections

SPECIAL AESTHETIC REVIEW DISTRICTS

It is important to make it very clear if these are zoning districts or overlays.

Need to confirm that the design standards comply with Sec. 163.3202, F.S., which states that single family and duplex dwellings are exempt from building design requirements, unless they are historic or within a designated historic district, a community redevelopment area as defined in the statutes, or in a city with a design review board established before 2020.

12-3-27- Palafox historic business district	12-3-30-North 9th Avenue corridor management overlay district.	12-3-31.-Community redevelopment area (CRA) urban design overlay district.	Inspire comment
(a)Purpose. The Palafox historic business district is established to preserve the existing development pattern and distinctive architectural character of the historic downtown commercial district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles, and to encourage a compact, convenient arrangement of buildings (b)Character of the district. The Palafox historic business district is characterized by sites and facilities of historical value to the city. These buildings and historic sites and their period architecture (i.e., Sullivanesque, Classical Revival, Renaissance Revival, and Commercial Masonry) blend with an overall pattern of harmony, make the district unique and represent the diversity of business activity and commercial architecture over a long period of Pensacola history. The district is an established business area, tourist attraction, containing historic sites, and a variety of specialty retail shops, restaurants, private and governmental offices, and entertainment centers. (c)Historic theme area. That portion of Palafox Place between Garden Street and Main Street is hereby designated a historical theme area, with a theme based on materials, signs, canopies, facades or other	(b)Purpose. The purpose of this overlay district is to establish specific criteria to address access management of vehicular traffic and to enhance safety in the district for both pedestrians and the operators of motor vehicles. Further, creation of the district will allow for the orderly rezoning and redevelopment of the district over time, allow for a compatible mixture of residential and business uses, maintain the residential appearance and quality of the district by implementation of design standards, and enhance the corridor's visual appearance . These objectives will be accomplished through comprehensive site planning on the part of the developer, combined with site plan review and approval by the planning board, planning staff, the city engineer and the district office of the state department of transportation. (a)Creation and description of the overlay district. There is hereby created the North 9th Avenue corridor management overlay district within the area described as follows: all properties abutting North 9th	(1)Intent. The requirements set forth in this section are intended to: a.Preserve and maintain the urban pattern and architectural character of Pensacola's community redevelopment areas, while encouraging new construction that is compatible with that heritage, but also reflective of its time. b.Improve the physical appearance of the community redevelopment areas with urban design standards that provide more predictable results in terms of the form and character of buildings. c.Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment. d.Support the future growth of the city, to ensure compatible and cohesive development, to remain resilient long-term, and to support the goals, objectives and policies of the city's comprehensive plan and community redevelopment area master plans e.Coordinate the placement, orientation, and design of buildings to ensure a coherent and walkable streetscape and traditional urban character by creating well-defined street edges with continuous building walls, articulated facades, and architectural features that create visual interest and an attractive pedestrian environment f.Capitalize on opportunities to attract and grow a variety of residential building types, retail, service, and cultural establishments to serve local needs, create regional attractions and a robust economic base. g.Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions. h.Achieve context-based development and complete streets. (2)Boundaries of the district. The boundaries of the CRA urban design overlay district shall be as outlined on Figure 12-3-31.1. A more detailed map of the boundaries of the overlay is on file in the office of the city	They have different purpose, but the writing should be consistent.
			What is the Pensacola downtown improvement district? Add clarification.

RECOMMENDATIONS ISSUES



A NEW CODE FOR A NEW ERA

URBAN VS. SUBURBAN



DEVELOPMENT INCENTIVES



BUILDING HEIGHT



HISTORIC PRESERVATION



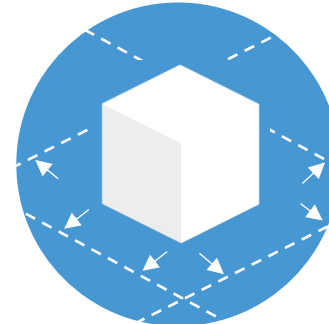
AFFORDABLE HOUSING



COASTAL RESILIENCY



PARKING STANDARDS



DEVELOPMENT FLEXIBILITY



STORMWATER REQUIREMENTS

2

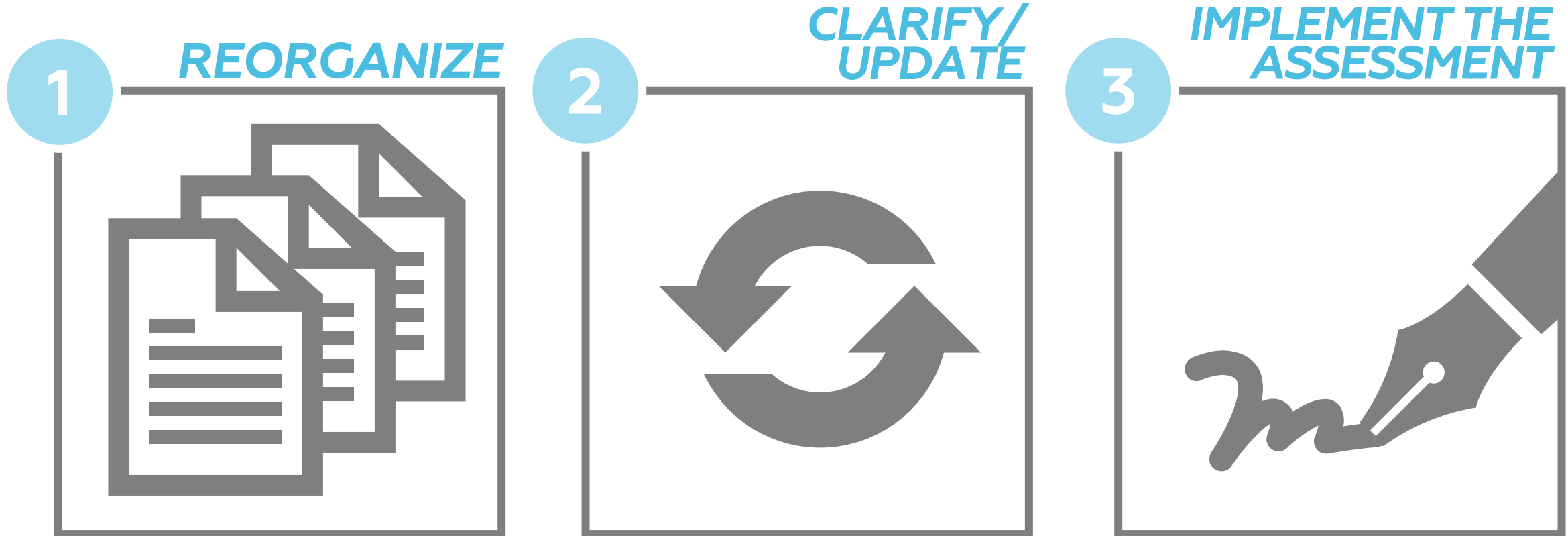
CURRENT SCOPE



CURRENT SCOPE



A NEW CODE FOR A NEW ERA



1. Reorganize



A NEW CODE FOR A NEW ERA

Title XII – Land Development Code

CURRENT

- Ch. 12-1 General Provisions
- Ch. 12-2 Comprehensive Plan
- Ch. 12-3 Zoning Districts
- Ch. 12-4 Off-Street Parking
- Ch. 12-5 Signs
- Ch. 12-6 Tree/Landscape Regulations
- Ch. 12-7 Subdivisions
- Ch. 12-8 Stormwater Management
- Ch. 12-9 Floodplain Management
- Ch. 12-10 Airport
- Ch. 12-11 Admin. & Enforcement
- Ch. 12-12 Boards & Commissions
- Ch. 12-13 Definitions

PROPOSED

- 12-1. General Provisions
- 12-2. Definitions
- 12-3. Administration & Enforcement
- 12-4. Zoning Districts
- 12-5. Design & Historic Districts
- 12-6. Accessory, Temporary & Special Uses
- 12-7. Streets, Parking, and Loading
- 12-8. Tree Protection, Landscaping, & Buffering
- 12-9. Subdivision & Site Design
- 12-10. Floodplain Management
- 12-11. Signs
- 12-12. Airport

2. Clarify / Update



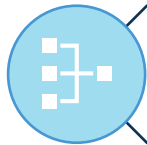
A NEW CODE FOR A NEW ERA



Eliminate repetitive language and excessive cross-references



Address inconsistencies with Florida Statutes



Consolidate zoning districts



Create tables and charts

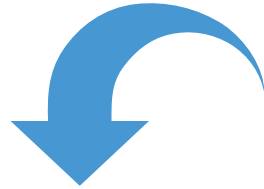


Clarify language and streamline processes

3. Implement the Assessment



A NEW CODE FOR A NEW ERA



Comment	Inspire Response	Staff Comment	Action
Parking can be reduced via administrative variance and a waiver can be approved by Engineering and Planning staff. Some of the CRA tables contain references to elements which are not allowed. (LS)			Which elements are not allowed, but are mentioned in the CRA tables?
29. As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
30. Sec. 12-3-1: Zoning districts should be simplified. I have concerns about commercial and industrial uses and their proximity to residential uses, particularly by allowing cumulative zoning without form standards for residential. We need to continue to embrace the concept of facilitating the development of missing middle housing but in a careful and intentional manner. In order to have a more organized appearance, improve quality of neighborhoods and better address the functional needs of streets we should further review the	Agree 100% that the district standards section needs to be simplified. The first task is to create a table of uses so that it is clear which uses are allowed (P or C) in which districts. Then, taking standards that have nothing to do with use or dimensional standards out of the chapter and moving them to the respective chapters (landscaping, signs, parking, etc.)	Would like to further discuss (VD). Agree (GH) (LS)(SM)	WS (2/1) – simplify standards and language wherever practicable; change buffer standards to be between districts—not uses

Comment	Inspire Response	Staff Comment	Action
As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
		Agree with AT. (LS)	Why specify front and side yard setbacks if not along the water? Why is there a 30' setback from the mean high-water line in one district and 20' in the other for lots of record? There should be a minimum based on water protection and the regular district setback, whichever is wider. [SEPARATE ORDINANCE]

Digital Zoning



A NEW CODE FOR A NEW ERA

Grids

mapbox

Text

Map

Check

Welcome to 3D Map!

To begin, please select a city.

Search

Q

Arizona

Bisbee

District of Columbia

Washington

Arkansas

Rogers

Rogers - Retired

California

Altadena

Cupertino

Los Angeles County

Los Angeles

Oceanside

Pacific Palisades

Placer County

Sacramento

San Jose

Seaside

Yuba County

Colorado

Denver

Florida

Bal Harbour

Boynton Beach

Coral Gables- Zoning

Coral Gables - Comprehensive Plan

Feedback

United States

Mexico

Cuba

Gulf of Mexico

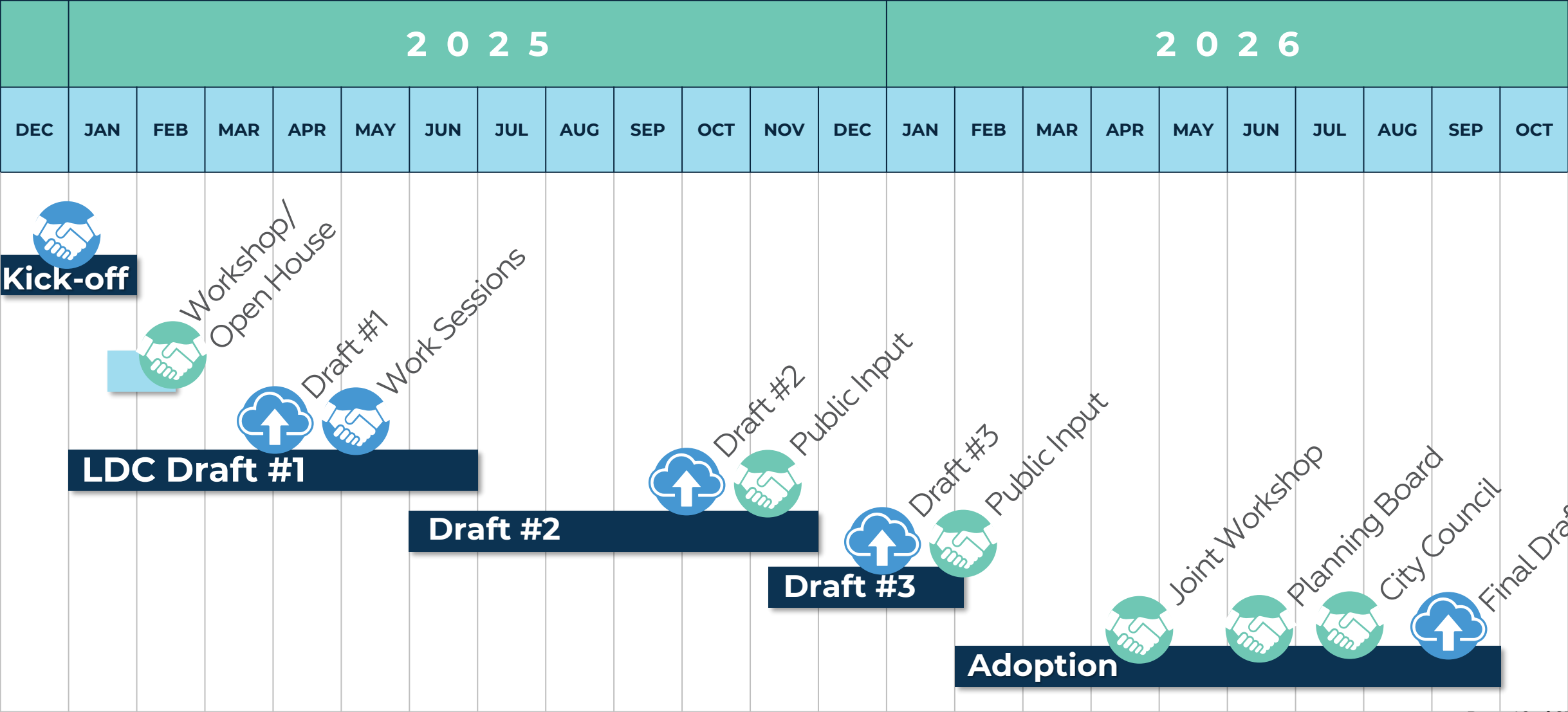
San

Mapbox © OpenStreetMap. Improve this map

TENTATIVE SCHEDULE



A NEW CODE FOR A NEW ERA



PUBLIC OUTREACH



A NEW CODE FOR A NEW ERA

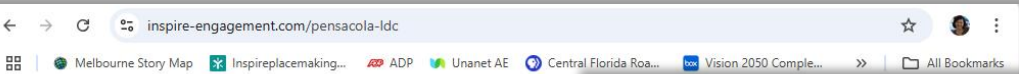
- City Council Kick-Off
- Project Branding and Website
- Public Workshops
- Open Houses
- Staff Briefings



PUBLIC OUTREACH



A NEW CODE FOR A NEW ERA



Introduction

The City of Pensacola is launching a two-year initiative to update its Land Development Code (LDC Phase 2), building on the findings from the LDC Assessment Recommendations Report (Phase 1). The LDC sets the standards for land use development in the City, covering a wide range of topics such as zoning, building regulations, parking, signage, and more. The goals of this update are to reorganize sections of the Code to resolve duplications and conflicts, clarify and consolidate language, streamline development processes, update outdated regulations, and enhance the overall efficiency of the LDC. Over the years, the LDC has been amended multiple times, but a thorough update has not occurred in many years. We invite you to stay informed and involved as this important process unfolds!

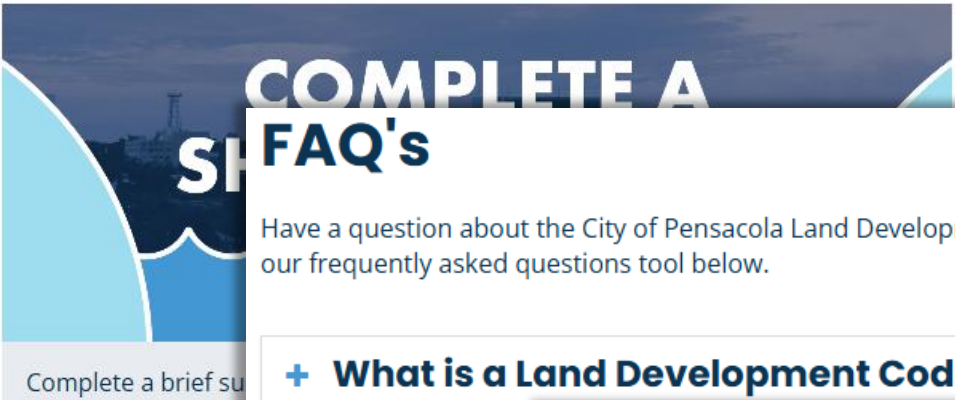


Timeline

- December 2024**
Kickoff Meeting with Staff
- February 2025**
Feb. 25, Kick-off Meeting with City Council (5:30 pm)
Feb. 26, Public Workshop #1 (6:00 to 8:00 pm)
Feb. 27, Open House (8:30 am to 1:00 pm)
- March 2025**
Preliminary Draft Submittal to Staff for Review
- April 2025**
Staff review of drafts; internal work sessions
- June 2025**
Staff comments due
- September 2025**
LDC Draft #1
- October 2025**
Public Workshop & Open House
- January 2026**
LDC Draft #2
TBD: Open House #3
- April 2026**
Adoption Draft
- August 2026**
Final Draft

Share your Ideas!

- SURVEY**
- MAP**
- IDEA WALL**



FAQ's

Have a question about the City of Pensacola Land Development Code (LDC)? Review our frequently asked questions tool below.

+ What is a Land Development Code (LDC)?



VISIT THE PROJECT WEBSITE!

Contact Us

Need assistance or have a project-related question? Feel free to reach out using the contact information below or visit us in-person.

- Name** Planning & Zoning Division
- Phone** 850-435-1670
- Email** PensacolaLDC@cityofpensacola.com

DISCUSSION

3



DISCUSSION



A NEW CODE FOR A NEW ERA

1. Strategic Plan
2. Redevelopment Plan Update
3. What are the **main issues** for...
 - a. City Council?
 - b. The community?
 - c. Special interest groups (developers, design industry, etc.)?

4

NEXT STEPS



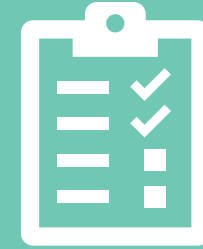
NEXT STEPS



- Draft Reorganization and Edits
- Public Kick-off Workshop #1
- Open House #1
- Staff Briefings



FEBRUARY 26-27



COORDINATION



www.inspire-engagement.com/pensacola-ldc



PENSACOLA

LAND DEVELOPMENT CODE

A NEW CODE FOR A NEW ERA



