



City of Pensacola

Affordable Housing Advisory Committee

Agenda

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

April 8, 2025, 9:00 AM

**Vince Whibbs Conference Room, 1st Floor,
City Hall**

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

CALL TO ORDER

ROLL CALL

PROOF OF PUBLICATION

APPROVAL OF MINUTES

1. 25-391 11/12/2024 MEETING AND HEARING MINUTES

Attachments: None

2. 25-397 11/12/2024 MEETING AND HEARING MINUTES

Attachments: DRAFT_AHAC Meeting Minutes 11.12.24

PRESENTATIONS

ACTION ITEMS

3. 25-392 ELECTION OF AHAC CHAIR AND VICE CHAIR

Recommendation:

Sponsors:

Attachments: None

DISCUSSION ITEMS

4. 25-393 LHAP (LOCAL HOUSING ASSISTANCE PLAN) OVERVIEW

Recommendation:

Sponsors:

Attachments: None

5. 25-394 CITY OF PENSACOLA LDC (LAND DEVELOPMENT CODE) UPDATE

Recommendation:

Sponsors:

Attachments: None

25-398 LDC HIGHLIGHTS

Attachments: Pensacola Workshop 1 KeyTakeaways

PUBLIC COMMENT

ANNOUNCEMENT/WRITTEN COMMUNICATION

ADJOURNMENT

6. 25-395 NEXT MEETING MAY 6, 2025

Attachments: None

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ESCAMBIA-PENSACOLA AFFORDABLE HOUSING ADVISORY COMMITTEE

MEETING MINUTES

November 12, 2024

The Escambia-Pensacola Affordable Housing Advisory Committee (AHAC) held a regularly scheduled monthly meeting in the Vince Whibbs Conference Room of Pensacola City Hall, 222 West Main Street, Pensacola, Florida on November 12, 2024, at 9:00 AM.

Committee members present: Crystal Scott, Ed Brown, Laura Gilmore, Deborah Mays, Brenton Goodman, Paul Ritz.

Committee members excused absence: Commissioner Luman May. L. May absence approved unanimously.

Staff members present: Meredith Reeves, City of Pensacola Housing Department; Tracy Pickens, City of Pensacola Housing Department; Garrett Griffin, Escambia County Neighborhood Enterprise Division (NED); Lisa Harrell, NED.

Call to Order and Roll Call

Chairman Scott called the meeting to order at 9:00 am recognizing that there was a quorum and then asked everyone in the room to introduce themselves.

Proof of Publication

Proof of publication was noted by the City and County staff.

Discussion Items

G. Griffin opened discussion with reviewing Escambia County's Incentive plan, including: zoning language on Recommendations 1 and 2, as well as language in Recommendation 3 regarding tracking projects that were not able to be approved. L. Gilmore made a motion to approve which was seconded by D. Mays. Motion carried unanimously.

M. Reeves reviewed City of Pensacola's Incentive Plan modifications including: density flexibilities and ADU issues, as well as adding the land trust. E. Brown made a motion to approve; L. Gilmore seconded. Motion carried unanimously.

Chair Scott then moved on to Public Comment. There were no speakers and therefore public comment was closed with no speakers.

Chair Scott moved forward to the regularly scheduled AHAC meeting.

Approval of Minutes

Meeting Minutes from October 10th meeting were then reviewed and approved unanimously.

Discussion

Discussion ensued regarding the AHAC committee member selection process. All current members must re-apply. Clarity was made that every member must re-apply with the exception of elected officials. Discussion ensued regarding attendance and whether a change in meeting time would allow for greater participation. There will not be another AHAC meeting until the AHAC has been established from the upcoming application process for 2025.

Discussion moved to the LHAP and having it prepared for May due date. M. Reeves stated that the LHAP is already in progress and therefore AHAC is ahead of schedule in that respect.

Public Comment

There were no speakers for the public comment period.

Announcements

There were no announcements.

Adjournment:

C. Scott adjourned the meeting at 9:24 a.m.

Submitted by Kristin Wilson

KEY TAKEAWAYS

The public input gathered during Pensacola Workshop #1 and the Open House were largely positive and productive. While participants expressed a variety of perspectives, there was notable consensus on several key points. Below are the main takeaways from the public engagement activities:

Urban vs. Suburban

Participants expressed a strong preference for prioritizing walkable, pedestrian-friendly, urban development over auto-oriented suburban expansion. There was little to no support for allowing suburban development citywide, with most participants favoring urban development in downtown and historic districts or opposing suburban development altogether.

Many attendees discussed the need for infill development, mixed-use projects, and form-based zoning along major corridors. Specific locations, such as Old East Hill Tech Park, were identified as opportunities for walkable, mixed-use development. Participants also highlighted challenges with existing suburban-style infrastructure, including wide roads, lack of sidewalks, and parking-dominated landscapes, advocating for traffic calming measures and improved pedestrian environments. Additionally, comments reflected a desire for neighborhood-scale amenities to support a more integrated and accessible urban fabric.

Key concerns brought up included maintaining connectivity, ensuring sidewalks are integrated into new developments, and preserving the character of existing neighborhoods. Other concerns were raised regarding front-loaded parking in new developments, Airbnb impacts on historic areas, and the need for consistent regulations that prioritize form and function over strict use-based zoning.

Development Incentives

Attendees showed strong support for offering additional density in return for affordable housing, vertical mixed-use developments, and public open spaces. While there was some support for increased building heights, preferences varied depending on the development type, with more hesitation regarding taller structures in public open spaces. The most popular option for incentives was affordable housing. Reduced parking standards received mixed reactions, with some favoring the idea in conjunction with walkable, transit-oriented development, while others expressed concerns about parking availability.

Comments emphasized the importance of incentivizing the renovation of older homes, encouraging developers with experience in mixed-use zoning, and integrating sustainable features into parking lots and garages, such as green roofs and solar panels.

Building Height

Community feedback on building height reflected a range of perspectives, with participants advocating for a balanced approach that accommodates growth while respecting neighborhood character. Attendees provided varied opinions on height limits for different development types, with most favoring moderate height restrictions. There was also interest in utilizing rooftop spaces for green areas to reduce heat and enhance urban aesthetics.

Historic Preservation

In the discussion on historic preservation, participants strongly supported protecting historic structures, both within and beyond designated historic districts. Many emphasized the need for stricter regulations and consistent enforcement to prevent demolition by neglect, suggesting stronger incentives for restoration efforts. Some attendees proposed expanding historic protections to areas like East Hill. There was also discussion on the role of form-based codes in ensuring new construction respects the architectural integrity of historic neighborhoods. Additionally, concerns were raised about the impact of short-term rentals in historic areas, with suggestions to limit their presence to preserve neighborhood stability.

Affordable Housing

Participants expressed strong support for expanding affordable housing options across Pensacola, with a focus on increasing diversity in housing types. Accessory Dwelling Units (ADUs), duplexes, triplexes, and townhomes received broad support for integration into single-family. Mid-rise multifamily developments (3-5 stories) were favored in the downtown and along key corridors, while high-rise developments saw more limited support, with preferences for placement in nodes, corridors, or centers.

Attendees emphasized encouraging mixed-use development near essential services such as grocery stores, healthcare, and public transit. Specific areas, including Pace Boulevard, 9th Avenue, and Cervantes Street, were identified as priority locations for new affordable housing. Participants also called for an environmental justice approach to housing decisions, ensuring historically underserved communities have equitable access to housing opportunities.

Coastal Resilience and Stormwater

Community members emphasized the need for clearer regulations on floodplain protection and stormwater management. Concerns were raised about the feasibility of meeting stormwater and parking regulations for small-scale projects, with suggestions for greater flexibility. There was a comment to end grandfathering of impervious surfaces while allowing off-site treatment options, as well as proactive city maintenance of drainage infrastructure, including sediment removal and dredging. Many also advocated sustainable stormwater solutions, such as permeable surfaces and rain chains, to improve resilience while maintaining historic character.

Development Flexibility and Parking Standards

Most participants favored allowing some flexibility in the LDC rather than strictly prescriptive regulations, with a focus on improving design quality rather than rigid use-based zoning. Parking requirements were a key discussion point, with many supporting reduced or eliminated minimums, while others stressed the need for adequate loading zones and on-site parking for new buildings. There was strong support for integrating sustainable features such as green roofs and solar panels in parking areas, as well as expanding trolley services to reduce parking demand.