



City of Pensacola

Planning Board

Agenda

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

June 10, 2025, 2:00 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-731 PLANNING BOARD MEETING MINUTES FROM APRIL 8, 2025

Recommendation:

Sponsors:

Attachments: Planning Board Minutes April 8 2025

REQUESTS

2. 25-732 REQUEST TO CONSIDER A ZONING AND FUTURE LAND USE MAP AMENDMENT FOR THE VOLUNTARY ANNEXATION OF TWO PARCELS OWNED BY THE CITY OF PENSACOLA

*Attachments: 2400 BLK Langley Avenue_Maps
Sec._12_3_11.____Airport_land_use_district.
Review Comments_Airport FLU and Zoning Assignment*

3. 25-733 REQUEST TO CONSIDER A ZONING AND FUTURE LAND USE MAP AMENDMENT FOR THE VOLUNTARY ANNEXATION OF THREE PARCELS OWNED BY JAMES-OLIVER LLC

*Attachments: Creighton Road_Maps
Sec._12_3_8.____Commercial_land_use_district. (1)
Review Comments_O'Riley's FLU and Zoning Assignment*

4. 25-734 REQUEST FOR FINAL AESTHETIC REVIEW – REVERB BY HARD ROCK PROJECT, 352 W. CEDAR STREET / COMMUNITY MARITIME PARK LOT 5

*Attachments: 20250509_Planning Board Submission
Review Comments_Reverb by Hard Rock Project
Sec._12_3_12.____Redevelopment_land_use_district. (3)*

OPEN FORUM**DISCUSSION ITEMS****5. 25-735 DISCUSSION ON THE LAND DEVELOPMENT CODE UPDATE, PHASE 2***Recommendation:**Sponsors:**Attachments: None***ADJOURNMENT**

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

ADA Statement

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 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.



MINUTES OF THE PLANNING BOARD

April 8, 2025

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

MEMBERS ABSENT: Board Member Van Hoose, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon
Assistant Planning & Zoning Manager Harding, Help Desk
Technician Russo

STAFF VIRTUAL: Development Services Director Morris, Development
Services Coordinator Statler

OTHERS PRESENT: None

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 11, 2025
- **New Business:**
- Comprehensive Plan Conformity Review Chapter 163, Part III, F.S. – 2025
Amended and Restated Eastside Redevelopment Plan to Planning Board
- Comprehensive Plan Conformity Review Chapter 163, Part III, F.S. – 2025
Amended and Restated Urban Core Redevelopment Plan to Planning Board
- Comprehensive Plan Conformity Review Chapter 163, Part III, F.S. – 2025
Amended and Restated Westside Redevelopment Plan to Planning Board
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Vice Chairperson Larson made a motion to approve the March 11, 2025, minutes, seconded by Board Member Villegas, and it carried 5:0.

New Business –

CRA Division Manager D'Angelo presented the series proposed updated 2025, Redevelopment Plan. This will include the Eastside Plan, Westside Plan, and the Urban Core Plan. They have been gathering community engagement and support for doing major updates, which will replace the existing plan. The current Eastside Plan dates back to 2004. Based on Florida statutes, the state requires Planning Board to review the redevelopment plans for consistency with the City's comprehensive plan. Megan O'Hara, principal and partner at Urban Design Associates, presented a slide presentation showing the four-step process that started in April of 2024. The consultants listened to the needs of the community, tested ideas for future investments with residents and stakeholders, determined best solutions for Pensacola CRA areas, and are working towards adoption of the plan. There are categories within the plan that the recommendations fall under: Land Use, Zoning and Special Districts, Economic Development, Neighborhood Development, Housing, Transportation, Streets and Parking, and Open Spaces and Community Amenities. The slides showed examples of potential projects that achieve community goals by addressing all categories of recommendations. These projects show potential future visions that are subject to change. There were five projects highlighted in the Urban Core. Finally, the Westside, Barrancas Avenue, is an emerging district, and all the potential for development in the Westside. They reviewed chapters in the Comprehensive Plan for Land Use, transportation, housing, public facilities, coastal management, conservation and open spaces, government coordination, capital improvements and historic preservation. These items will go back before the CRA in May, which consists of members of the City Council, and then go before the City Council following that. The Eastside CRA will have to go to the City Council twice because it was adopted under ordinance. The Board members were shown a map so they could get a visual of where the Eastside CRA, Westside CRA, and the Urban Core CRA are located. These are visionary 15 year or so plans, no guarantee they will happen. There was a discussion on how projects are funded, a source called tax incremental financing (TIF). Each district has its own base year one, the year it was created. The incremental growth from the time it was created to now is considered the increment. The CRA gets ninety-five percent of that back every year to invest in projects. A new discussion began regarding potential CRA district boundary expansion. Board members appreciated some of the demonstration projects that included improvements for safe walking in the Eastside CRA and possible mixed-use development along Main Street. They further discussed the boundary expansion, Blount Street, and the CRA's role in Hollice Williams Park and its redevelopment. Another discussion ensued regarding the availability of TIF funds, areas that need improvement, but lack the means to do so, and what can be done to help them and prioritize them. The intention going forward is to update the CRA zones every five years.

For the Comprehensive Plan Conformity Review Per Chapter 163, Part III, F.S. – 2025 Amended and Restated Eastside Redevelopment Plan, Board Member Villagas made the motion to approve, seconded by Vice Chairperson Larson, and it carried 5:0.

For the Comprehensive Plan Conformity Review Per Chapter 163, Part III, F.S. – 2025 Amended and Restated Urban Core Redevelopment Plan, Vice Chairperson Larson made a motion to approve, seconded by Board Member Villegas and it carried 5:0.

For the Comprehensive Plan Conformity Review Per Chapter 163, Part III, F.S. – 2025 Amended and Restated Westside Redevelopment Plan, Board Member Powell made a motion to approve, seconded by Vice Chairperson Larson and it carried 5:0

Open Forum – none

Discussion

A discussion was held regarding the update to the Land Development Code. Staff have received the first draft of comments; they have about a month to respond. This first draft is based largely around the reorganization and consistency and clarification in the document. After staff respond with their answers, it will go back to Inspire. Once Inspire sends it back, there will be working sessions with staff in each department. There will be a second draft that will go to the next open house in September. They went of the timeline of when things will happen with this process. Inspire will be here in person for the workshops. The board asked about what has gone before City Council, and staff provided information on the recent Red Feather subdivision plat which was approved. There was also mention of the next One-Stop Development Review meeting to discuss permitting processes. Chairperson Ritz and Board Member Villegas stated that the city has a solid permitting process, it has substantially improved over the years. They appreciate the responsiveness of staff and how responsible they are, and the board thanked staff.

Adjournment – With no further business, the Board adjourned at 3:03 p.m.

Respectfully Submitted,



Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-732

Planning Board

6/10/2025

ACTION ITEM

SUBJECT:

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Two Parcels Owned by the City of Pensacola

SUMMARY:

Mr. Matt Coughlin, Pensacola International Airport Director, has requested that the City approve a voluntary annexation to incorporate the two parcels located at 2400 BLK Langley Avenue into the City limits. The annexation request for the subject parcels took place at the April 24 and May 8, 2025, City Council meetings where it was approved. The parcels are contiguous to the city limits, located along Langley Avenue, and encompass approximately 0.4347 acres. The request indicates that the future plans for the parcels are to incorporate them into Pensacola International Airport property.

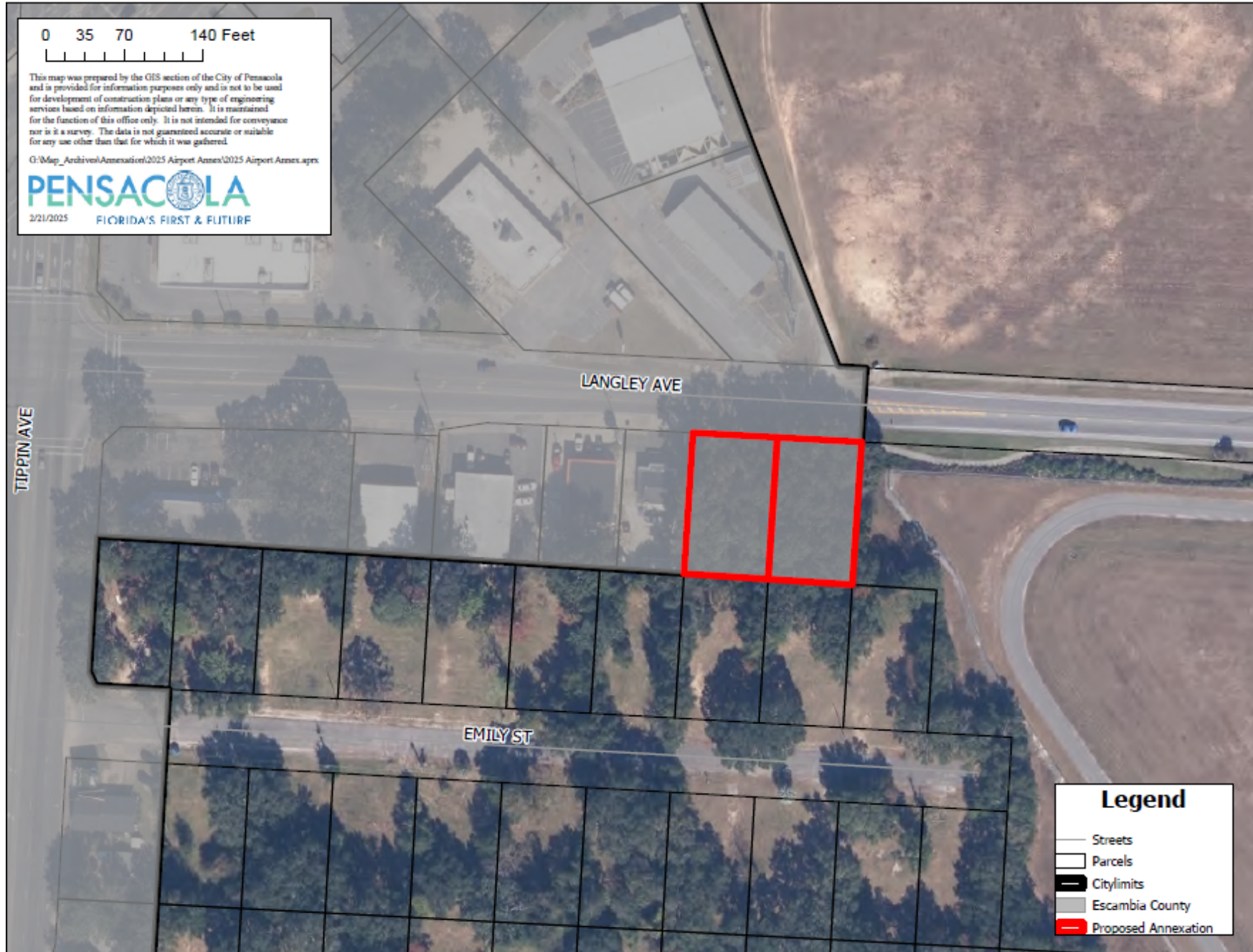
These parcels will require a map amendment to establish a future land use (FLU) and zoning district designation.

The city reviewed the adjacent zoning district for the proposed use and recommends "Airport" (A) for the future land use category" and "airport restricted zone" (ARZ) for the new zoning district. City Departments have confirmed that there are no concerns with providing services to the area.

ATTACHMENTS:

1. 2400 BLK Langley Avenue_Maps
2. Sec._12_3_11.____Airport_land_use_district.
3. Review Comments_Airport FLU and Zoning Assignment

Exhibit A: Map of Annexation Area



Current Future Land Use

Legend

Streets

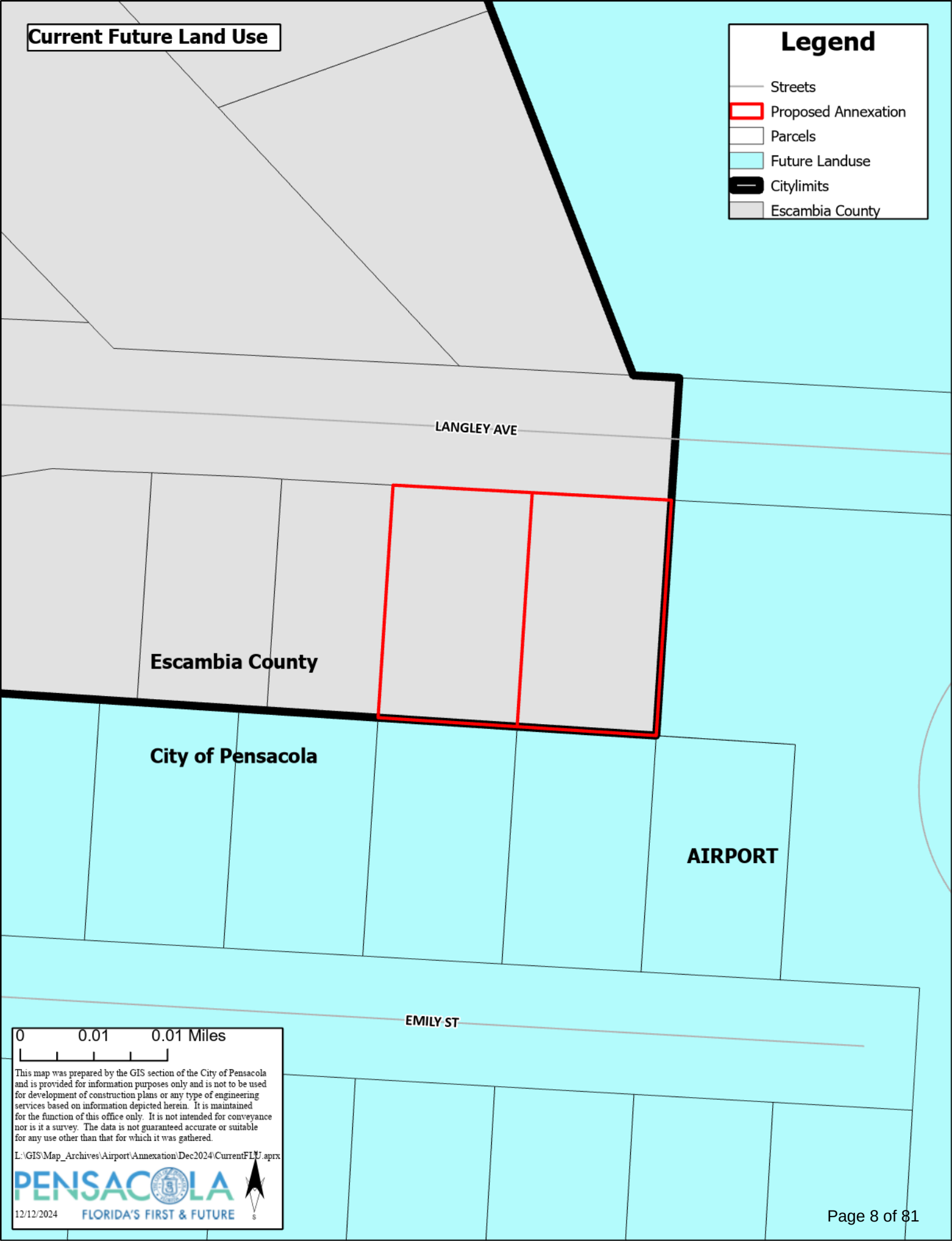
Proposed Annexation

Parcels

Future Landuse

Citylimits

Escambia County



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PENSACOLA

FLORIDA'S FIRST & FUTURE

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Proposed Future Land Use

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- Proposed Future Landuse

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT

EMILY ST

0 0.01 0.01 Miles

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Current Zoning

Legend

- Streets
-  Proposed Annexation
-  Parcels
- Zoning**
- ZONING**
-  AIRPORT RESTRICTED ZONE
-  Citylimits
-  Escambia County

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Proposed Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- PROPOSED ZONING**
- AIRPORT RESTRICTED ZONE

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Sec. 12-3-11. Airport land use district.

The regulations in this section shall be applicable to the airport restricted and airport transition zoning districts: ARZ, ATZ-1 and ATZ-2.

- (1) *Purpose of district.* The airport land use district is established for the purpose of regulating land, owned by the Pensacola International Airport or immediately adjacent to the airport, which is considered sensitive due to its relationship to the runways and its location within noise zones "A" and "B" as defined in chapter 12-10. Land zoned ARZ is owned by the city and allows only open space, recreational or commercial and industrial uses customarily related to airport operations. The areas designated as airport transitional zones are permitted a range of uses.
- (2) *Uses permitted.*
 - a. *ARZ, airport restricted zone (city-owned property).*
 1. The following three sections of the airport restricted zone are limited to specific uses as defined below:
 - i. *ARZ-1.* The parcel of land located north of Summit Boulevard between two airport transition zones (includes the Scott Tennis Center and airport drainage system). Uses within this zone will be limited to those uses described below in subsections (2)a.2 and 3 of this section.
 - ii. *ARZ east of runway 8/26.* The parcel of land on the eastern end of runway 8/26, located between Avenida Marina and Gaberonne Subdivision and between Spanish Trail and Scenic Highway. All land within this zone outside of the 15 acres required for clear zone at the eastern end of runway 8/26 will be retained as open space.
 - iii. *ARZ south of runway 17/35.* The parcel of land at the southern end of runway 17/35, located north of Heyward Drive and east of Firestone Boulevard. All land within this zone outside of the 28.5 acres required for clear zone at the southern end of runway 17/35 will be retained as open space.
 2. Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.
 3. 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.
 4. Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service station and similar service facilities.
 5. Warehousing and storage facilities.
 6. Industrial uses compatible with airport operations.
 7. 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.

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8. Other uses that the city council may deem compatible with airport operations and surrounding land uses pursuant to the city's comprehensive plan and the airport master plan and as such uses that meet the FAA's requirements for airport activities.
- b. *ATZ-1, airport transitional zone.*
 1. Single-family residential, attached or detached, 0—5 units per acre.
 2. Home occupations, subject to regulations in section 12-3-57.
 3. Offices.
 4. Family day care homes licensed by the state department of children and family services as defined in state statutes.
 5. Recreational facilities - Not for profit.
 6. Conditional uses permitted:
 - i. Communications towers in accordance with section 12-3-67.
 - ii. Rooftop-mounted antennas in accordance with section 12-3-68.
 - c. *ATZ-2, airport transitional zone.*
 1. Any use allowed in the ATZ-1;
 2. Retail and service commercial;
 3. Aviation related facilities; and
 4. Conditional uses permitted:
 - i. Communications towers in accordance with section 12-3-67.
 - ii. Rooftop-mounted antennas in accordance with section 12-3-68.
- (3) *Review and approval process.* All private, nonaviation related development in the ARZ zone and all developments other than single-family residential within approved subdivisions within the ATZ-1 and ATZ-2 zones must comply with the development plan review and approval process as established in section 12-3-120.
 - (4) *Regulations.* All development shall comply with applicable height and noise regulations as set forth in chapter 12-10. All development must comply with design standards and is encouraged to follow design guidelines as established in section 12-3-121. All private, nonaviation related development within the ARZ zone and all development within ATZ-1 and ATZ-2 zones must comply with the following regulations:
 - a. *Airport land use restrictions.* Notwithstanding any provision to the contrary in this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:
 1. All lights or illumination used in conjunction with street, parking, signs or use of land structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
 2. No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.

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3. No continuous commercial or industrial operations of any type shall produce smoke, glare or other visual hazards, within three statute miles of any usable runway of a public airport, which would limit the use of the airport.
 4. Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
 - i. Landfills located within 10,000 feet of any runway used or planned to be used by turbine aircraft.
 - ii. Landfills located within 5,000 feet of any runway used only by nonturbine aircraft.
 - iii. Landfills outside the above perimeters but within conical surfaces described by FAR Part 77 and applied to an airport will be reviewed on a case-by-case basis.
 - iv. Any landfill located and constructed in a manner that attracts or sustains hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.
 5. Obstruction lighting. Notwithstanding any provisions of section 12-10-2, the owner of any structure over 150 feet above ground level shall install lighting on such structure in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto. Additionally, the high-intensity white obstruction lights shall be installed on a high structure that exceeds 749 feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto.
 6. Noise zones. The noise zones based on the Pensacola International Airport FAR Part 150 Study adopted in 1990 and contained in section 12-10-3 shall establish standards for construction materials for sound level reduction with respect to exterior noise resulting from the legal and normal operations at the Pensacola International Airport. It also establishes permitted land uses and construction materials in these noise zones.
 7. Variances. Any person desiring to erect or increase the height of any structures, or use his or her property not in accordance with the regulations prescribed in this chapter, may apply to the zoning board of adjustment for a variance from such regulations. No application for variance to the requirements of this part may be considered by the zoning board of adjustment unless a copy of the application has been furnished to the building official and the airport manager.
 8. Hazard marking and lighting. Any permit or variance granted shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70/7460-1 or subsequent revisions. The permit may be conditioned to permit the county or the city at its own expense, to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.
 9. Nonconforming uses.
 - i. The regulations prescribed by this subsection shall not be construed to require the removal, lowering or other changes or alteration of any existing structure not conforming to the regulations as of the effective date of this chapter. Nothing herein contained shall require any change in the construction or

alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted and completed within two years thereof.

- ii. Before any nonconforming structure may be replaced, substantially altered, repaired or rebuilt, a permit must be secured from the building official or his or her duly appointed designee. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming structure to become a greater hazard to air navigation than it was as of the effective date of this chapter. Whenever the building official determines that a nonconforming use or nonconforming structure has been abandoned or that the cost of repair, reconstruction, or restoration exceeds the value of the structure, no permit shall be granted that would allow said structure to be repaired, reconstructed, or restored except by a conforming structure.
10. Administration and enforcement. It shall be the duty of the building official, or his or her duly appointed designee, to administer and enforce the regulations prescribed herein within the territorial limits over which the city has jurisdiction. Prior to the issuance or denial of a tall structure permit by the building official, the Federal Aviation Administration must review the proposed structure plans and issue a determination of hazard/no hazard. In the event that the building official finds any violation of the regulations contained herein, he or she shall give written notice to the person responsible for such violation. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation.
- b. *Minimum lot size and yard requirements/lot coverage.* There are no minimum requirements for lot size or yards, except that the development plan shall take into consideration the general development character of adjacent land uses. The maximum combined area occupied by all principal and accessory buildings shall be 50 percent.
 - c. *Maximum height of structures.* For the ATZ-1 and ATZ-2 zoning districts the maximum height for residential structures is 35 feet and for office, commercial or aviation-related facilities, is 45 feet. Communications towers and rooftop-mounted antennas may be permitted within the ATZ-1 and ATZ-2 districts upon conditional use permit approval in accordance with section 12-3-108. Provided, however, that no structure shall exceed height limitations established in section 12-10-2(a).
 - d. *Additional regulations.* In addition to the regulations established above all development must comply with the following regulations:
 1. Supplementary district regulations. (Refer to sections 12-3-55 through 12-3-69.)
 2. Signs. (Refer to chapter 12-5.)
 3. Tree/landscape. (Refer to chapter 12-6.)
 4. Subdivision. (Refer to chapter 12-7.)
 5. Stormwater management, and control of erosion, sedimentation and runoff. (Refer to chapter 12-8.)

(Code 1986, § 12-2-11; Ord. No. 33-95, § 3, 8-10-1995; Ord. No. 6-02, § 2, 1-24-2002; Ord. No. 12-03, § 1, 5-8-2003; Ord. No. 02-09, § 1, 1-8-2009; Ord. No. 13-17, § 1, 6-8-2017; Ord. No. 14-19, § 1, 7-18-2019)

Department:	Comments:
Planning	No comments.
FIRE	No response from fire.
PW/E	No comments or concerns.
Surveyor	No comments.
Inspection Svcs	No comments or concerns.
Pensacola Energy	No comments or concerns.
ECUA	No comments or concerns.
FPL	No comments or concerns.
ATT	AT&T has no issues with these parcels being released.
FDOT	No comments or concerns.
CRA	No comments or concerns.
Parking	No comments or concerns.
Airport	No additional Airport comments.
Arborist	No comments or concerns.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-733

Planning Board

6/10/2025

ACTION ITEM

SUBJECT:

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Three Parcels Owned by James-Oliver LLC

SUMMARY:

James-Oliver, LLC, has requested that the City approve a voluntary annexation of parcels located at 3728 and 3800 BLK Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. The Pensacola Police Department (PPD) has confirmed that approval of the annexation request will help resolve PPD jurisdictional issues caused by the current City limit line dividing this commercial site. The first ordinance reading for the annexation request took place at the May 22, 2025, City Council meeting and the second ordinance reading will be on June 12, 2025. The parcels are contiguous to the city limits, located along Creighton Road, and encompass approximately 1.5161 acres.

These parcels will require a map amendment to establish a future land use map (FLU) and zoning district designation.

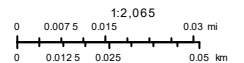
The city reviewed the adjacent zoning districts for the proposed use and recommends "Commercial" (C) for the future land use category and "commercial" (C-1) for the new zoning district. City Departments have confirmed that there are no concerns with providing services to the area.

ATTACHMENTS:

1. Creighton Road_Maps
2. Sec._12_3_8.____Commercial_land_use_district. (1)
3. Review Comments_O'Riley's FLU and Zoning Assignment



June 3, 2025



WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources shown on this map are not guaranteed to be accurate. The user assumes all responsibility for the information contained on this map. Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NOAA, Swire, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

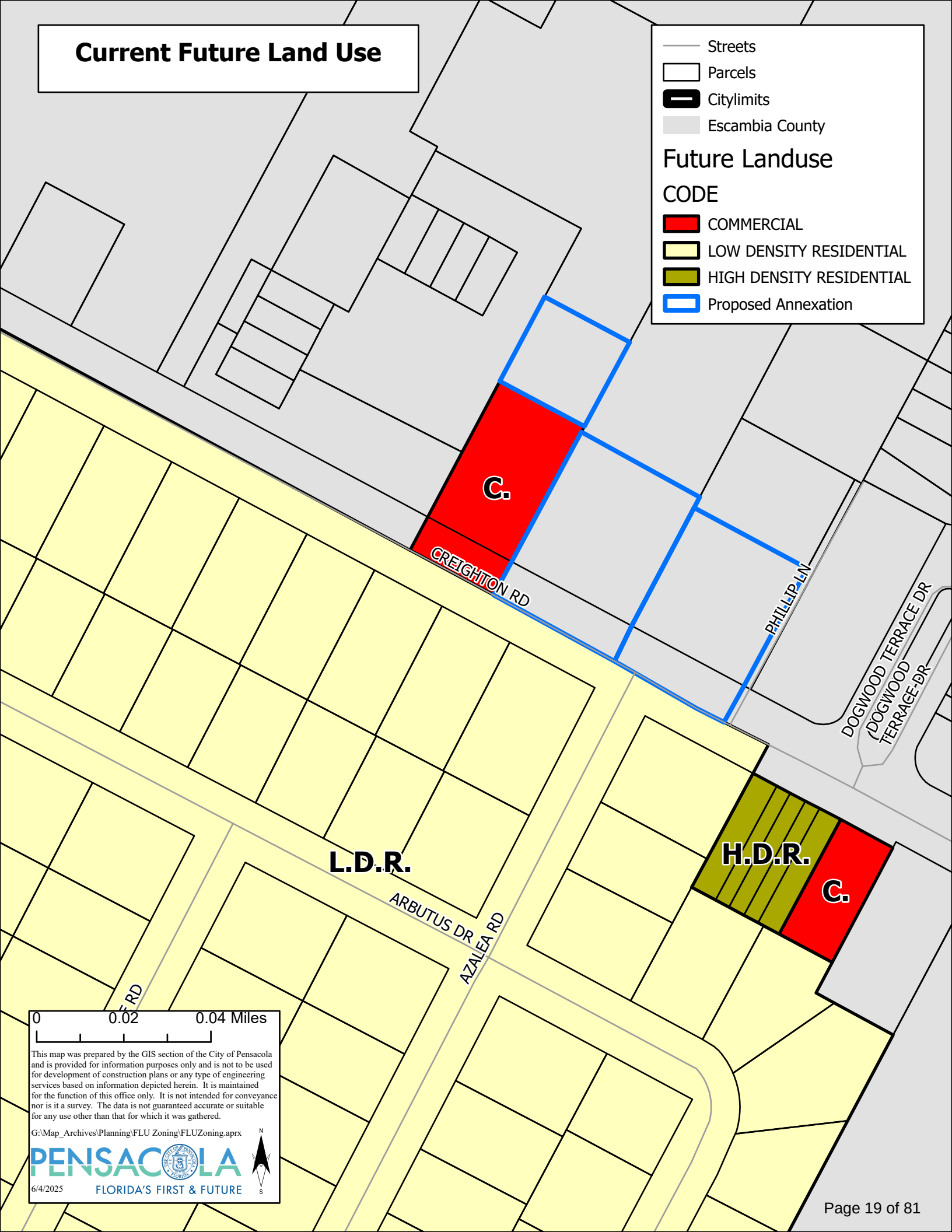
Current Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

Future Landuse

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



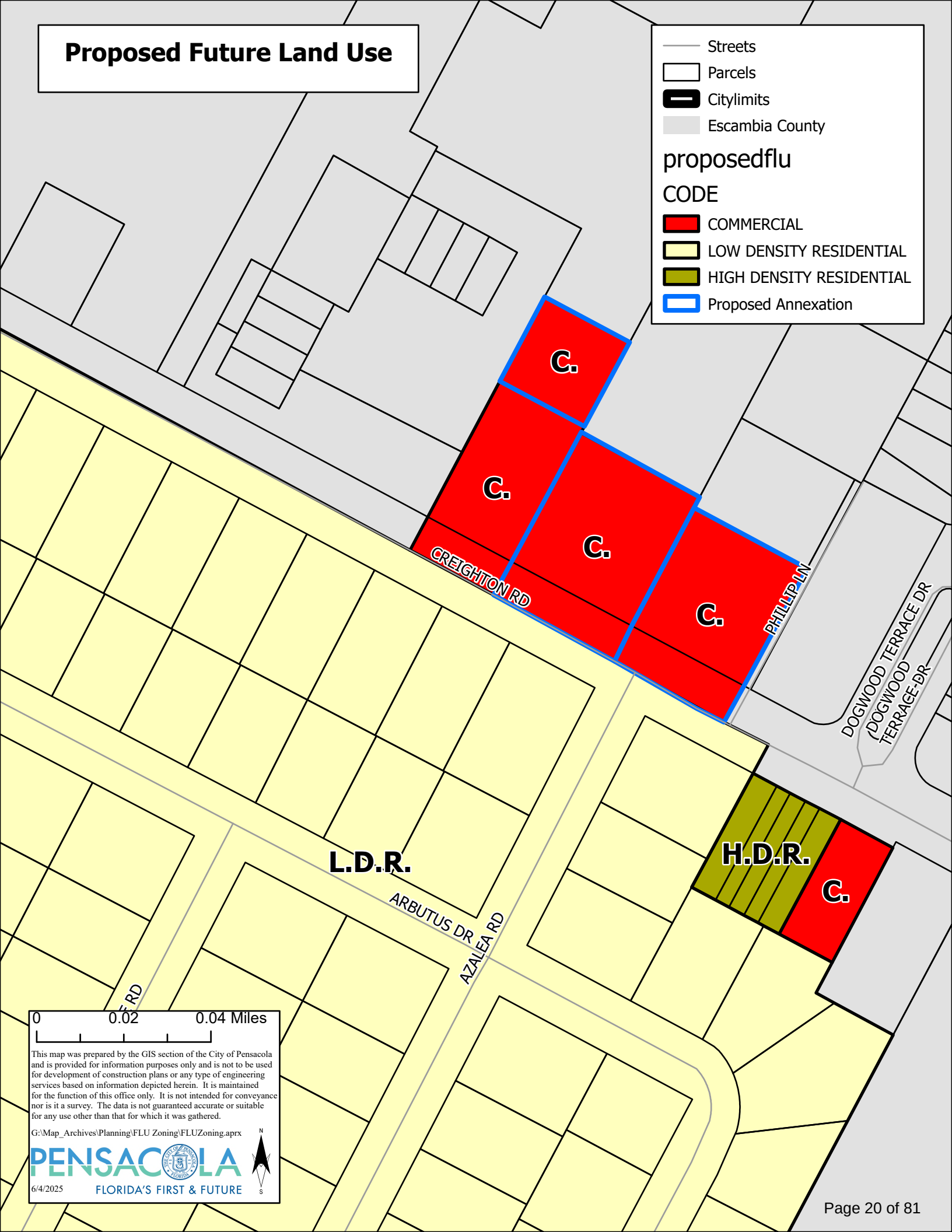
Proposed Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

proposedflu

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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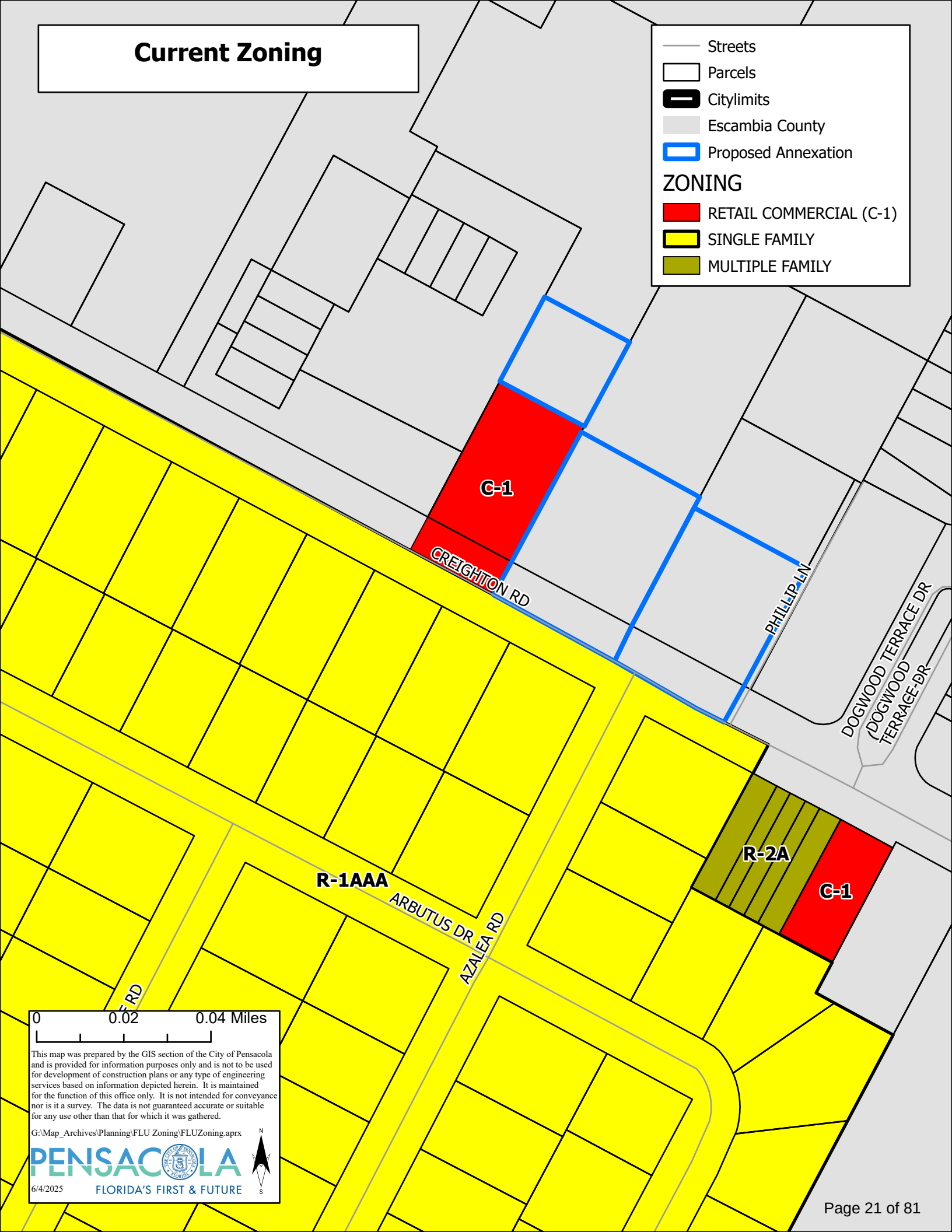
PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



Current Zoning

- Streets
 - Parcels
 - Citylimits
 - Escambia County
 - Proposed Annexation
- ZONING**
- RETAIL COMMERCIAL (C-1)
 - SINGLE FAMILY
 - MULTIPLE FAMILY



0 0.02 0.04 Miles

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PENSACOLA
FLORIDA'S FIRST & FUTURE



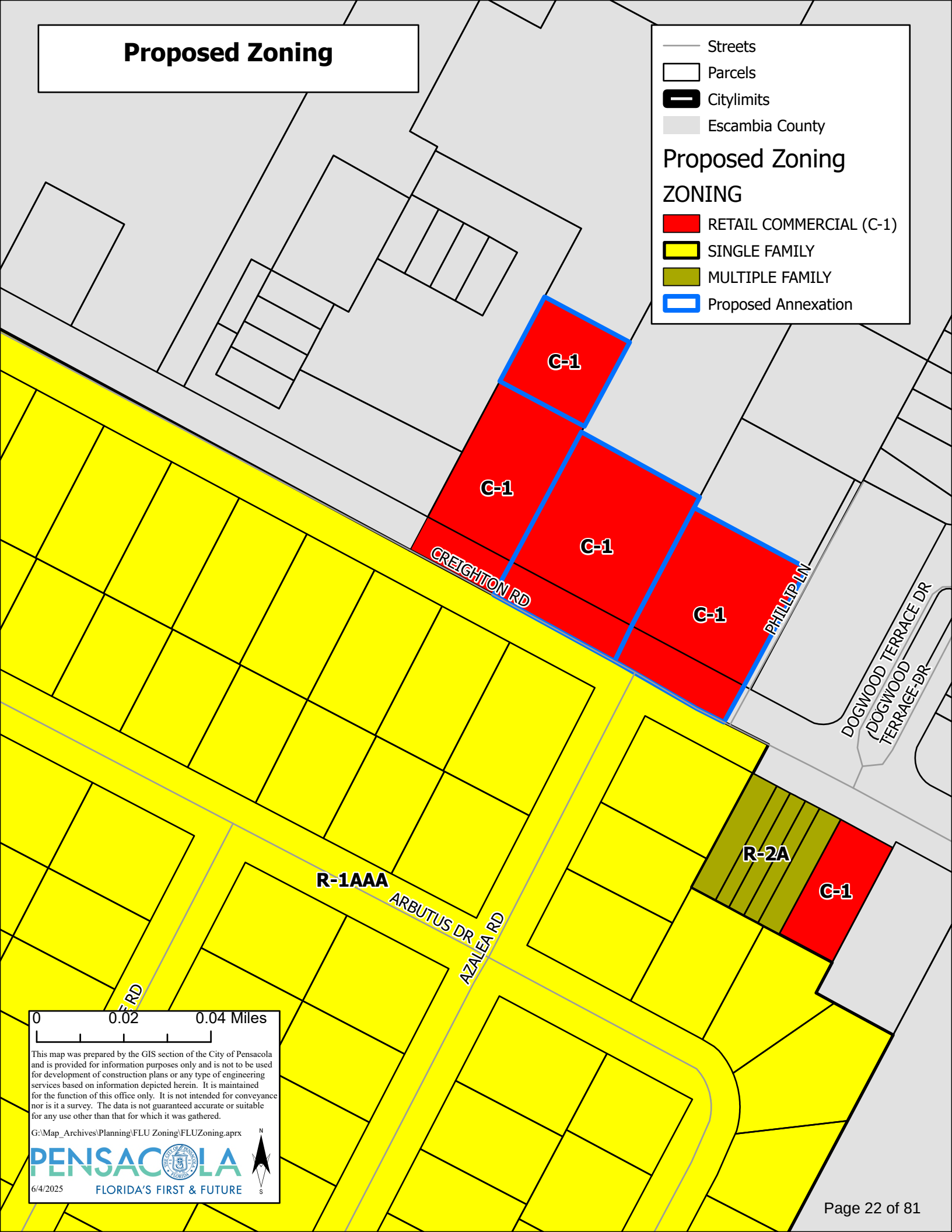
Proposed Zoning

- Streets
- Parcels
- Citylimits
- Escambia County

Proposed Zoning

ZONING

- RETAIL COMMERCIAL (C-1)
- SINGLE FAMILY
- MULTIPLE FAMILY
- Proposed Annexation



0 0.02 0.04 Miles

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

G:\Map_Archives\Planning\FLU Zoning\FLUZoning.aprx

PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



Sec. 12-3-8. Commercial land use district.

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, and C-3.

(1) *Purpose of district.*

- a. The commercial land use district is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in section 12-3-121.
- b. The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those that are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.
- c. The downtown retail commercial (C-2A) zoning district's regulations are intended to provide a mix of restaurants, retail sales, entertainment, and service establishments with an emphasis on pedestrian-oriented ground floor shops and market spaces.
- d. The commercial retail (C-2) zoning district's regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market.
- e. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

(2) *Uses permitted.*

- a. *C-1, retail commercial zoning district.* Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:
 1. Retail sales and services.
 2. Motels/hotels.
 3. Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
 4. Car washes.
 5. Movie theaters, except drive-in theaters.
 6. Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
 7. Pet shops with all uses inside the principal building.
 8. Parking lots and parking garages.
 9. Pest extermination services.

-
10. Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
 11. Business schools.
 12. Trade schools.
 13. Medical marijuana dispensary.
 14. Recreation or amusement places operated for profit.
 15. Accessory buildings and uses customarily incidental to the above uses.
 16. Food truck courts, subject to regulations in section 12-3-95.
- b. *C-2A, downtown retail commercial district.* Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses. The following uses with no outside storage or repair work permitted:
1. Bars.
 2. Pool halls.
 3. Newspaper offices and printing firms.
 4. Marinas.
 5. Major public utility buildings and structures including radio and television broadcasting station.
 6. Accessory buildings and uses customarily incidental to the above uses.
- c. *C-2, commercial district (retail).* Any use permitted in the C-2A district and the following uses with no outside storage or repair work permitted:
1. Cabinet shops and upholstery shops.
 2. Electric motor repair and rebuilding.
 3. Garages for the repair and overhauling of automobiles.
 4. Sign shop.
 5. Accessory buildings and uses customarily incidental to the above uses.
- d. *C-3, commercial zoning district (wholesale and limited industry).*
1. Any use permitted in the C-2 district. Outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence.
 2. Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.
 3. Growing and wholesale of retail sales of trees, shrubs and plants.
 4. Bakeries, wholesale.
 5. Ice cream factories and dairies.
 6. Quick-freeze plants and frozen food lockers.

7. Boat sales and repair.
8. Outdoor theaters.
9. Industrial research laboratories and pharmaceutical companies.
10. Truck sales and repair.
11. Light metal fabrication and assembly.
12. Contractors shops.
13. Adult entertainment establishments subject to the requirements of chapter 7-3.
14. Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.
15. Retail lumber and building materials.
16. Warehouses.
17. Plumbing and electrical shops.
18. New car and used car lots, including trucks which do not exceed 5,000 pounds.
19. Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.
20. Pawnshops and secondhand stores.
21. Mini-storage warehouses.
22. Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.
23. Accessory buildings and uses customarily incidental to the above uses.

- (3) *Regulations.* All developments are required to comply with design standards and are strongly encouraged to follow design guidelines as established in section 12-3-121. Table 12-3.7 describes height, area and yard requirements for the C-1, C-2, C-2A and C-3 commercial zoning districts:

TABLE 12-3.7. REGULATIONS FOR THE COMMERCIAL ZONING DISTRICTS

Standards	C-1	C-2A	C-2 and C-3
Minimum Yard Requirements (Minimum Building Setbacks)	There shall be no yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width. Inside the C-2A District and Dense Business Area: There shall be a maximum allowed front yard setback of 10 feet.		
Maximum Building Height	No building shall exceed 45 feet in height at the property or setback lines. (See Note 1)	No building shall exceed 100 feet in height at the property or setback lines. (See Note 1)	
Lot Coverage Requirements (The	Shall not exceed 75 percent of the total site	Shall not exceed 100 percent of the total site	Inside the dense business area: shall not

maximum combined area occupied by all principal and accessory buildings)	area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.	area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent.	exceed 100 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent (with the exception of the C-2A zoning district). Outside the dense business area: shall not exceed 75 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.
Maximum Density Multiple-Family Dwellings	35 dwelling units per acre.	135 dwelling units per acre.	Inside the dense business area: 135 dwelling units per acre. Outside the dense business area: 35 dwelling units per acre.
Note 1: Three feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of 150 feet.			

(4) *Additional regulations.* In addition to the regulations established above in subsection (3) of this section, all developments within the commercial zoning districts will be subject to, and must comply with, the following regulations:

- a. Supplementary district regulations subject to regulations in sections 12-3-55 through 12-3-69.
- b. Off-street parking subject to regulations in chapter 12-4.
- c. Signs subject to regulations in chapter 12-5.
- d. Tree/landscape regulations subject to regulations in chapter 12-6.
- e. Stormwater management and control of erosion, sedimentation and runoff subject to regulations in chapter 12-8.
- f. Alcoholic beverages regulations subject to chapter 7-4.

(Code 1986, § 12-2-8; Ord. No. 25-92, § 1, 7-23-1992; Ord. No. 6-93, § 6, 3-25-1993; Ord. No. 29-93, § 6, 11-18-1993; Ord. No. 3-94, § 4, 1-13-1994; Ord. No. 44-94, § 1, 10-13-1994; Ord. No. 33-95, § 2 (exh. 1), 8-10-1995; Ord. No. 40-99, §§ 2, 3, 10-14-1999; Ord. No. 17-06, § 1, 7-27-2006; Ord. No. 11-09, § 1, 4-9-2009; Ord. No. 13-12, § 1,

6-14-2012; Ord. No. 12-13, § 1, 5-9-2013; Ord. No. 40-13, § 1, 11-14-2013; Ord. No. 01-16, § 1, 1-14-2016; Ord. No. 06-17, § 1, 3-9-2017; Ord. No. 12-19, § 1, 5-16-2019; Ord. No. 10-23, § 1, 8-17-2023)

Department:	Comments:
Planning	No comments.
FIRE	No response from fire.
PW/E	No concerns
Surveyor	No comments or concerns.
Inspection Svcs	No comments or concerns.
Pensacola Energy	No comments or concerns.
ECUA	No comments or concerns.
FPL	No comments or concerns.
ATT	AT&T has no issues with this.
FDOT	No comments or concerns.
CRA	No comments or concerns.
Parking	No comments or concerns.
Airport	No comments or concerns.
Arborist	No comments or concerns.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-734

Planning Board

6/10/2025

ACTION ITEM

SUBJECT:

Request for Final Aesthetic Review – Reverb by Hard Rock Project, 352 W. Cedar Street / Community Maritime Park Lot 5

SUMMARY:

Inspired Communities of Florida is requesting *final aesthetic* review for a new mass-timber luxury apartment building and Reverb by Hard Rock hotel. Aesthetic review by Planning Board is required since the project is located in the Waterfront Redevelopment District (WRD-1) and conceptual review of the project was approved in March 2025. This project will utilize Florida's Live Local Act which allows for increased density and height for the provision of affordable housing units. As a result and under the Live Local Act, a building height of 150' measured from the lowest occupiable floor is allowed by right, along with a density of 135 dwelling units per acre. This review is only for esthetics and the packet includes information on building, hardscape, and landscape materials.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

ATTACHMENTS:

1. 20250509_Planning Board Submission
2. Review Comments_Reverb by Hard Rock Project
3. Sec._12_3_12.____Redevelopment_land_use_district. (3)

**Planning Board Application
Request for Aesthetic Review**

Application Date: 5/9/25

Project Address: 352 W Cedar St. (Final Address TBD)

Applicant: Inspired Communities of Florida/Dennis Pemberton

Applicant's Address: 223 W Gregory St, Pensacola, FL 32502 

Email: Dennispemberton@thedawso  **Phone:** 404-939-4610

Property Owner: The City of Pensacola/ Leased by Inspired Communities of Fl.

**Redevelopment
District:**



Waterfront



Gateway



**South Palafox
Business**



**North 9th
Avenue**

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

Located in the Community Maritime Park within the the waterfront redevelopment district (WRD), a new mass-timber luxury apartment building and Reverb by Hard Rock hotel, this project is intended to be guided by the WRD's goals of promoting redevelopment of the city's downtown waterfront with a compatible mixture of uses, preserving the unique shoreline vista and scenic opportunities, providing public access, creating a cultural meeting place for the public, and encouraging a high quality of site planning, natural materials, and sensitive architectural design.

Resilience is at the heart of this project's design which locates the majority of program and permanent activation above the first two levels of concrete structure. The remaining structure will use mass timber, minimizing carbon footprint.

This mixed use project will employ the use of the Live Local Act, which allows for increased height and residential density, while still maintaining zoning provisions of the C2/C2A districts (height, setbacks, lot coverage). The project will provide the required 40% affordable units.

This project represents a strategic investment in the future of the city's downtown waterfront, promoting economic growth, environmental sustainability, and community activation. It aligns with the city's vision for a vibrant, resilient waterfront area, enhancing both the urban fabric and the public realm.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.



Applicant Signature

May 9, 2025

Date

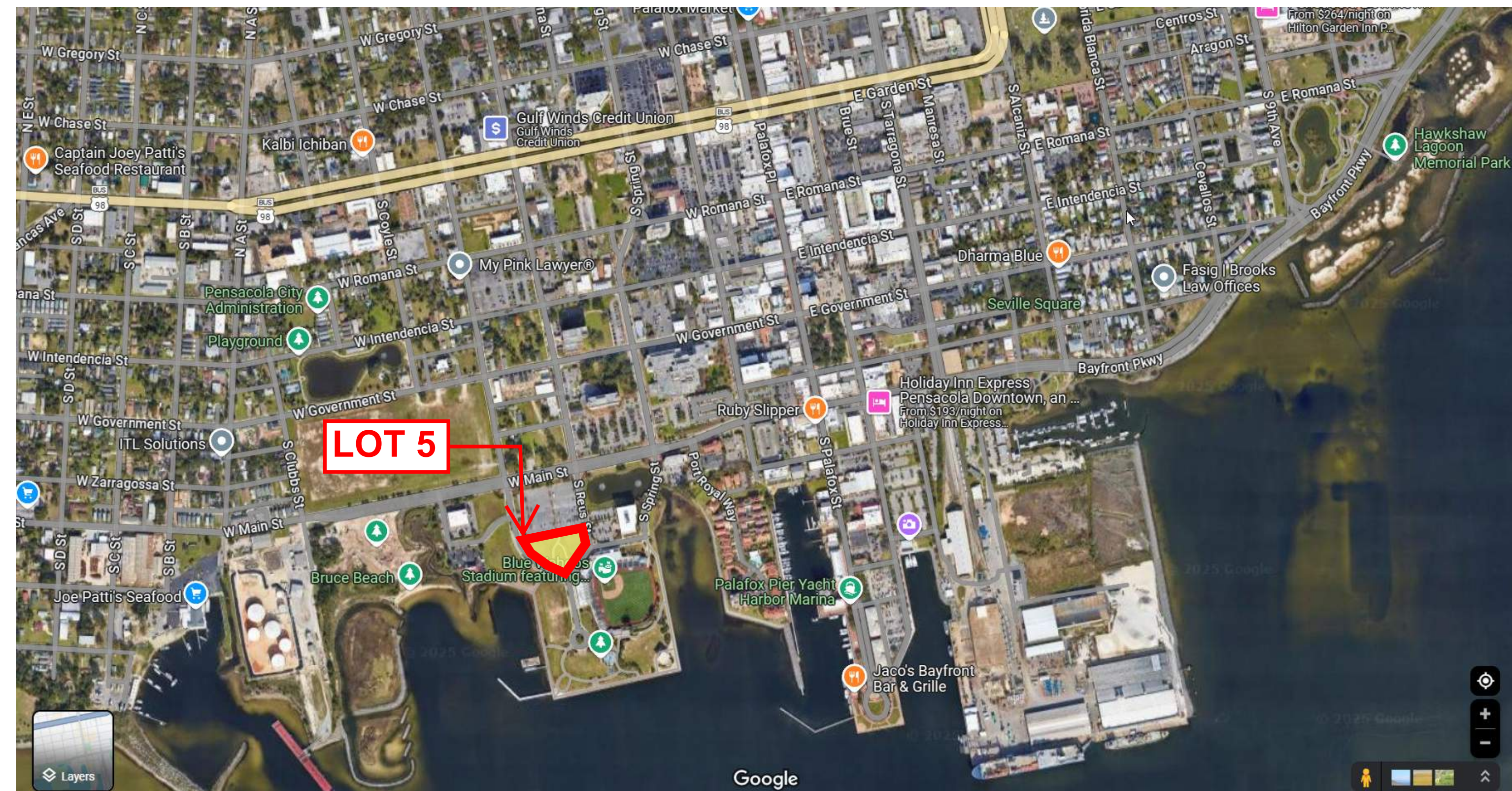
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

MARITIME PARK LOT 5

PLANNING BOARD REVIEW - FINAL

PENSACOLA, FL
JUNE 10, 2025

Location Plan



Site Plan



Existing Conditions

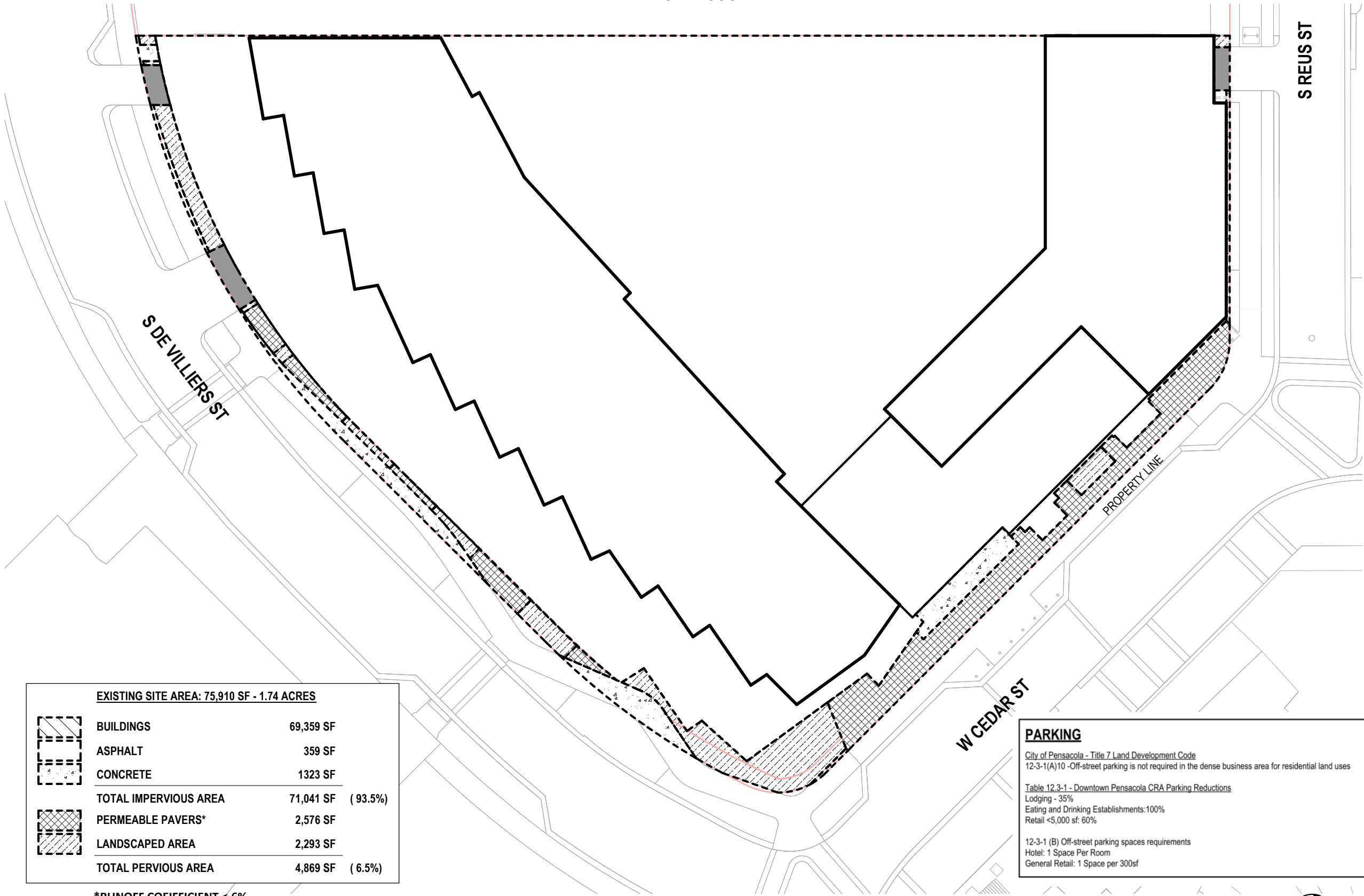


Existing Conditions



Site Planning Diagram

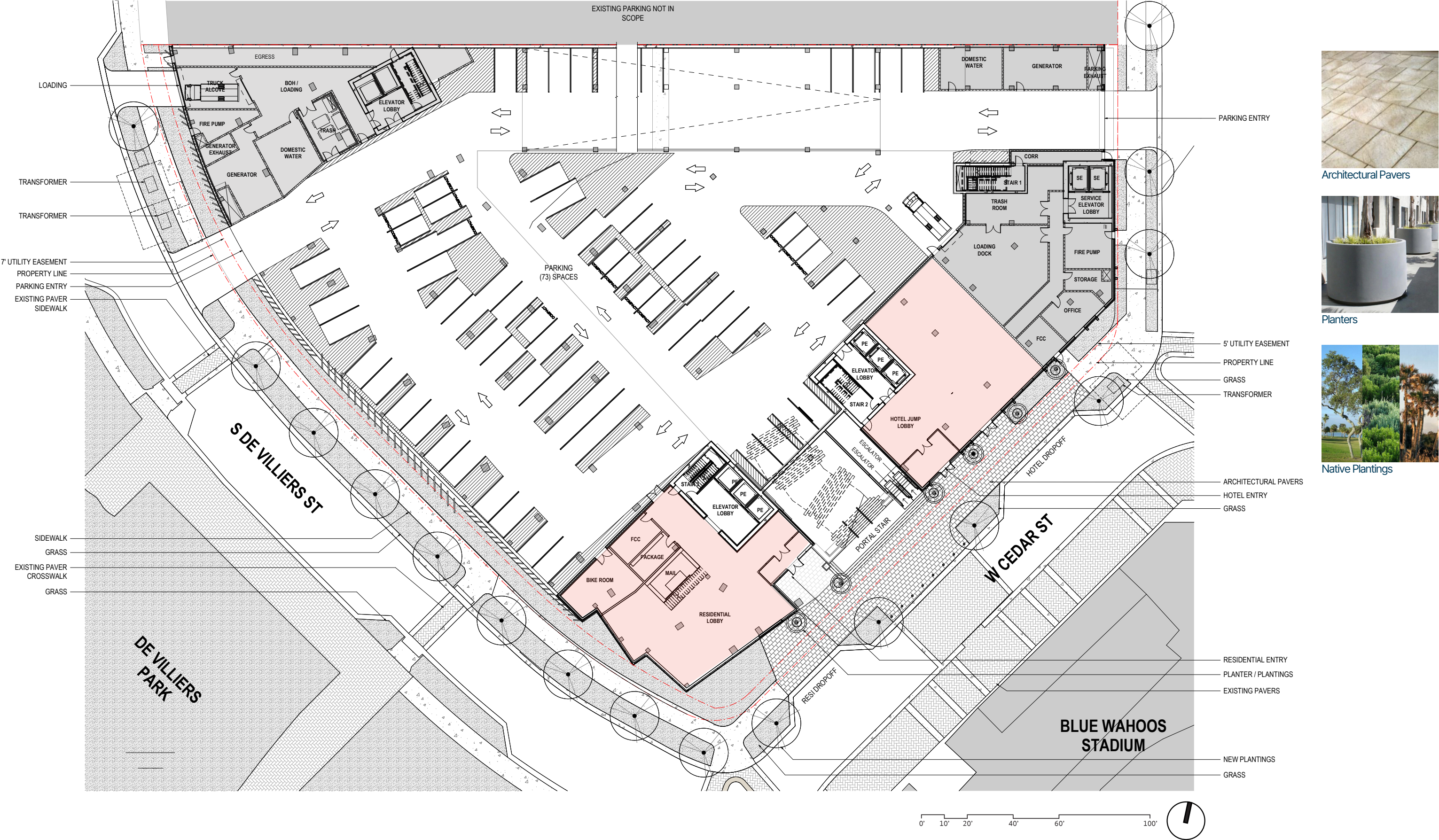
LOT 4
NOT IN SCOPE



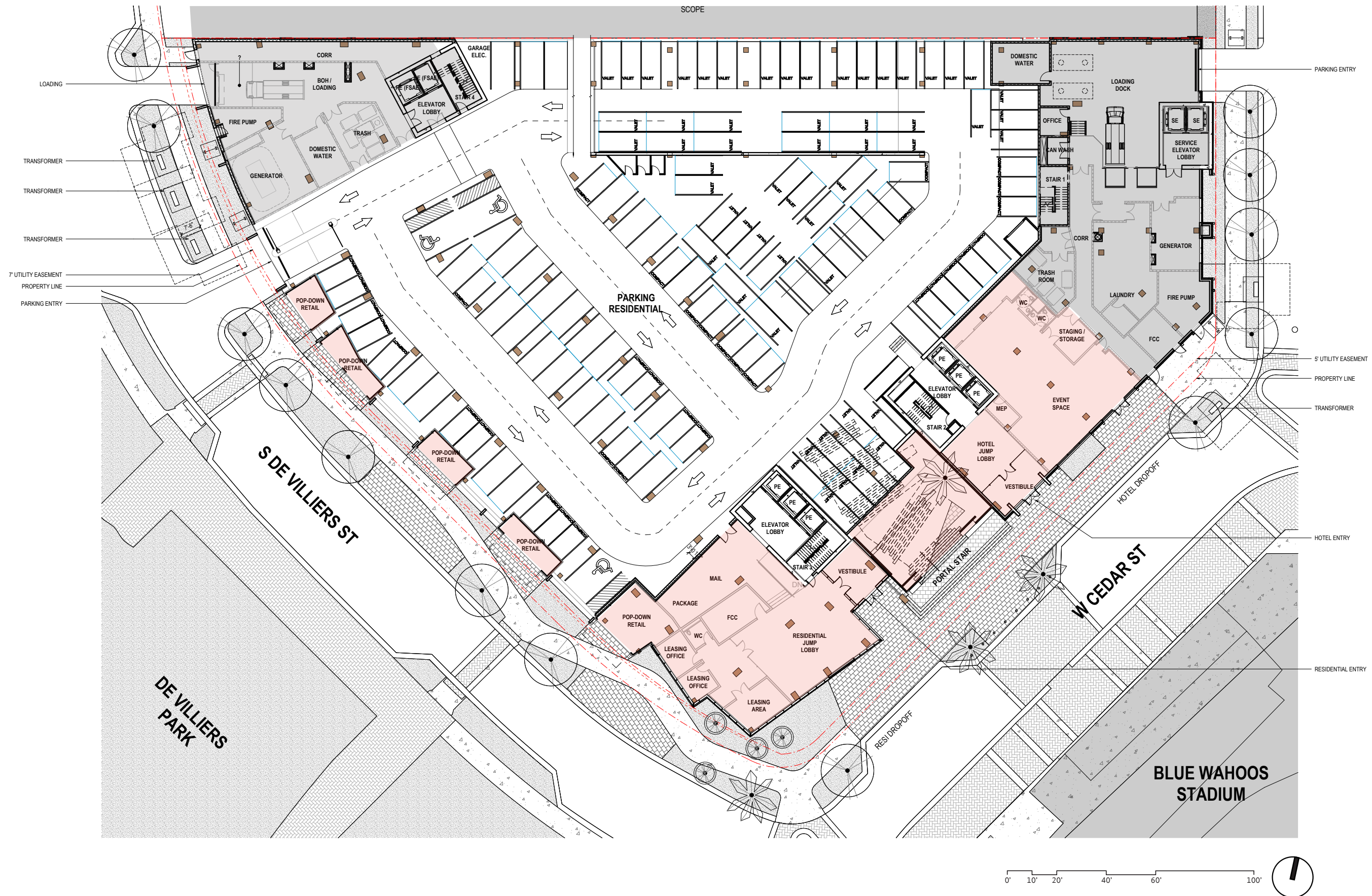
0' 10' 20' 40' 60' 80' 100'



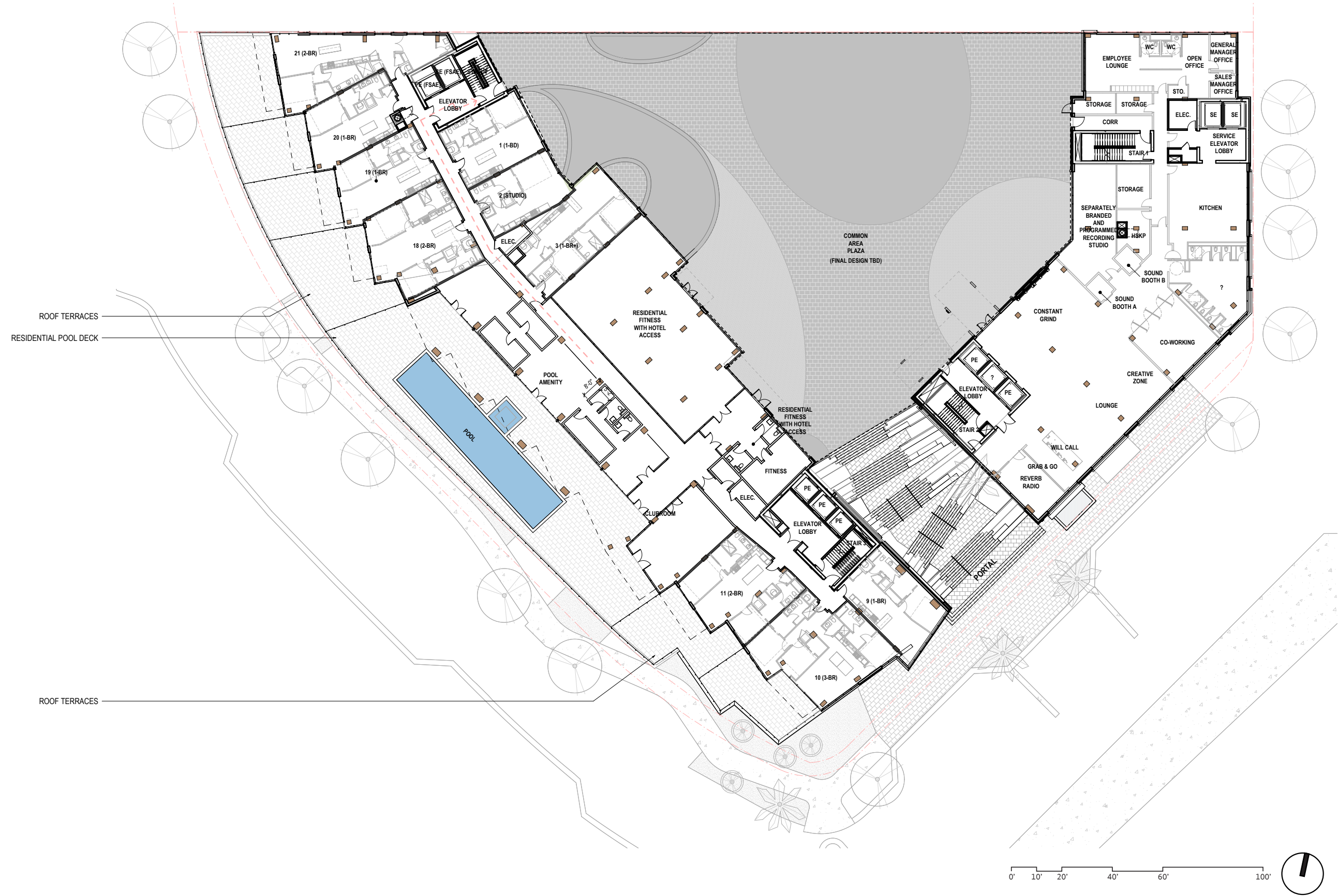
Plan - Ground Level (Previous Submission - 03/11/2025)



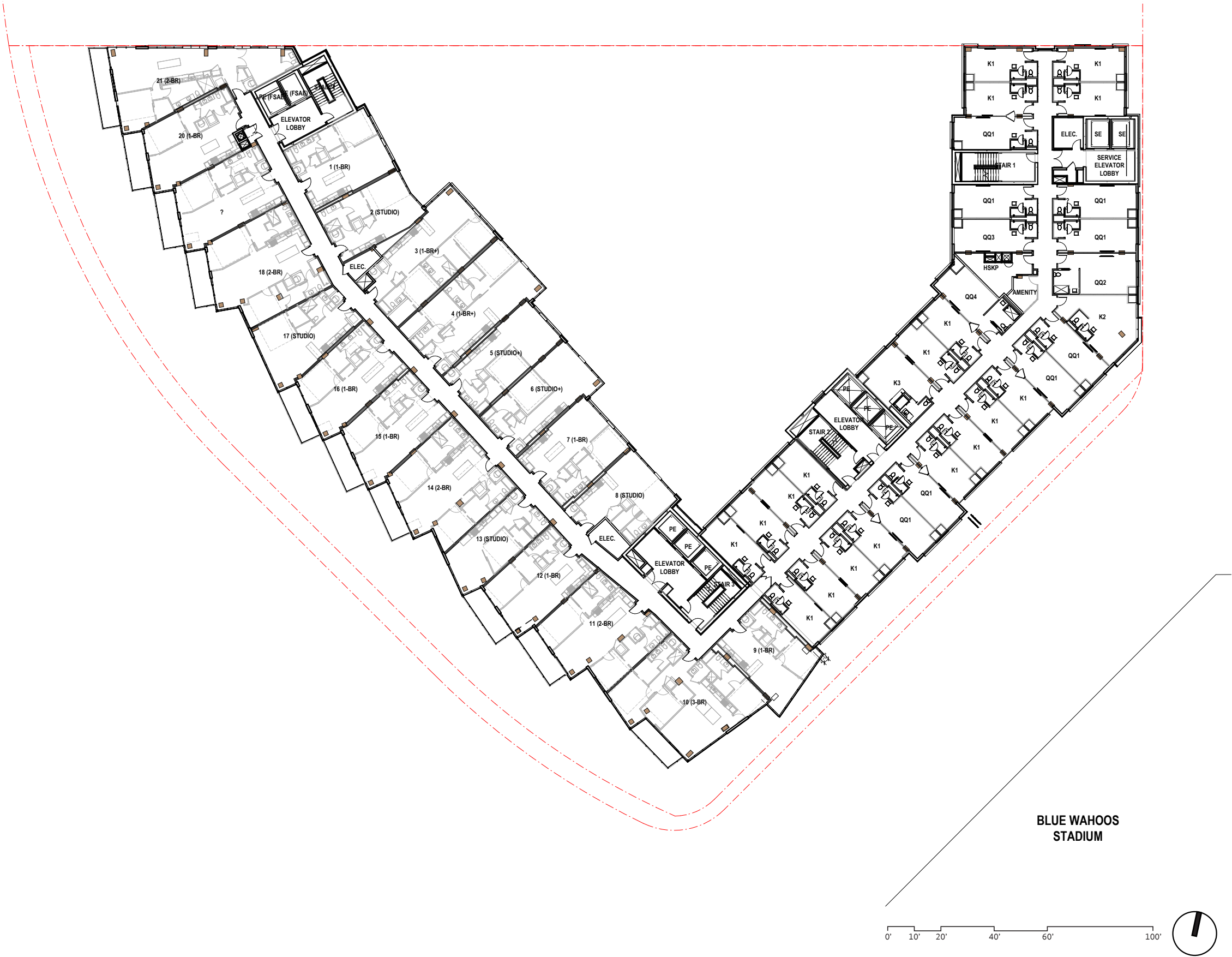
Plan - Ground Level (Updated)



Plan - Plaza Level



Plan - Typical Level



BLUE WAHOOS
STADIUM

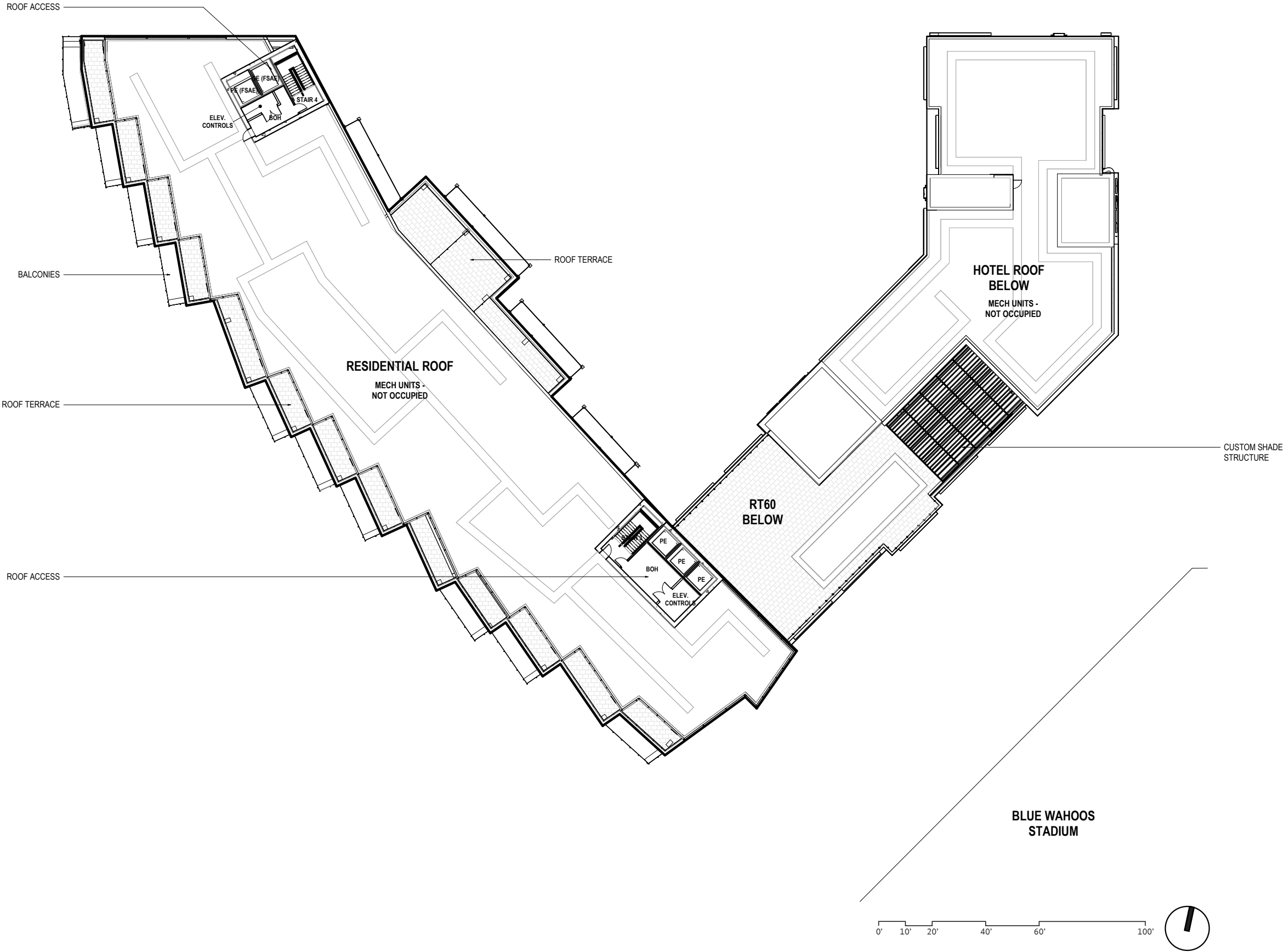
0' 10' 20' 40' 60' 100'



Plan - RT60



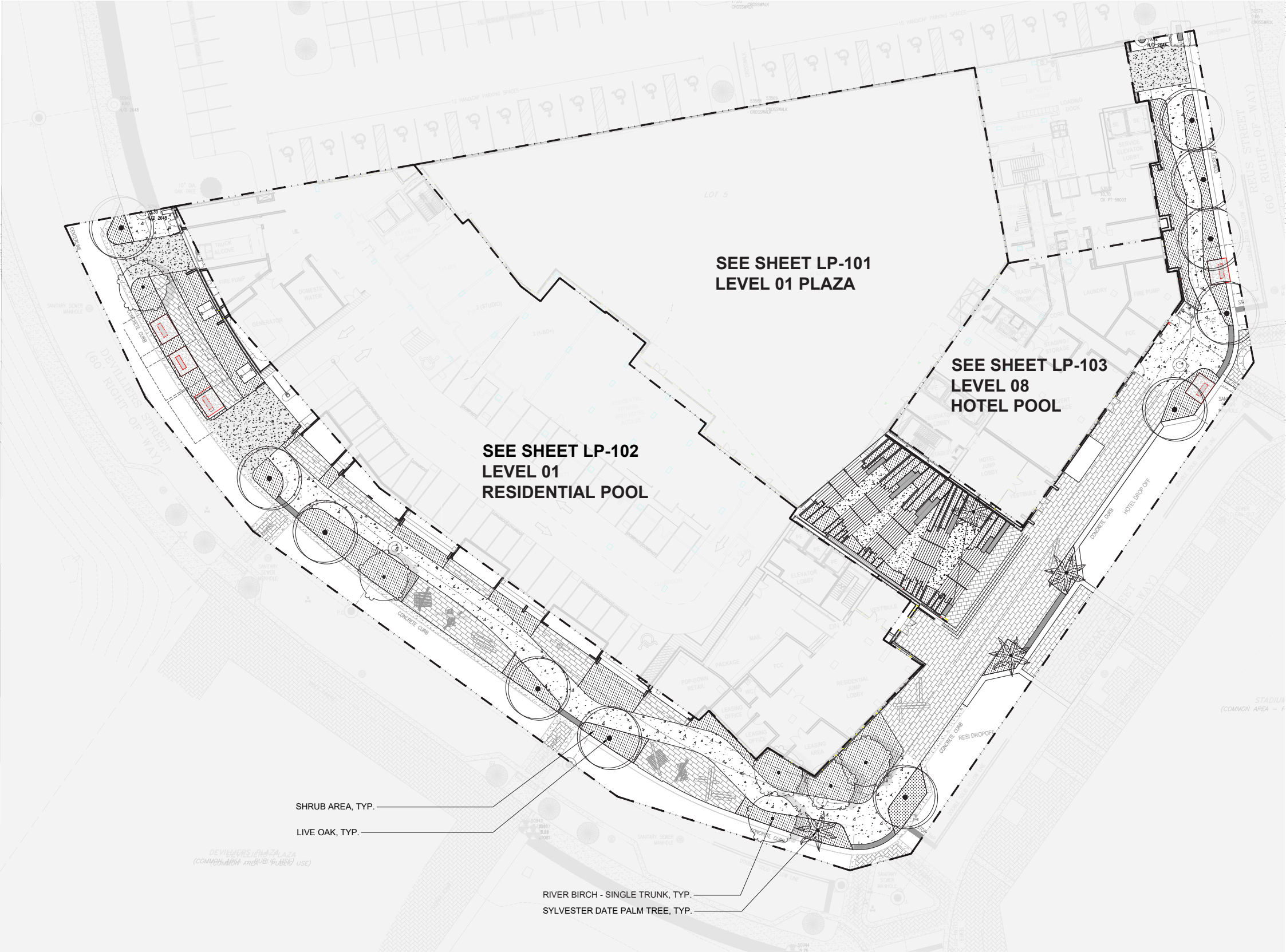
Plan - Roof

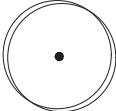
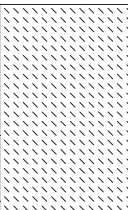


Landscape Plan

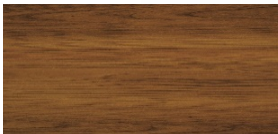


Planting Plan

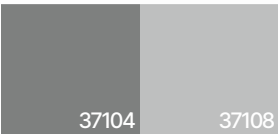


PLANT SCHEDULE STREETSCAPE					
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
<u>TREES</u>					
	6	BETULA NIGRA RIVER BIRCH	B&B	4.5" CAL	8' MIN CLEAR TRUNK
	4	PHOENIX SYLVESTRIS SYLVESTER DATE PALM	B&B		13' MIN. CLEAR TRUNK
	11	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B & B	4" CAL	
<u>SHRUB AREAS</u>					
	6,304 SF	SHRUB AREA EQUAL MIX - ZAMIA PUMILA / COONTIE CYCAD - SERENOA REPENS / SAW PALMETTO - ILEX GLABRA / INKBERRY HOLLY - CERATIOLA ERICOIDES / FLORIDA ROSEMARY - VACCINIUM DARROWII / DARROW'S BLUEBERRY - SILPHIUM ASTERISCUS / STARRY ROSINWEED	7 GAL		

East Elevation - Hotel



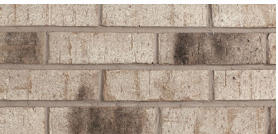
1. Simulated Wood



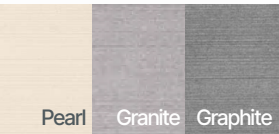
2. EIFS - Varying Colors



3. Brick - Carbon Black



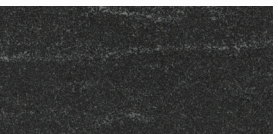
4. Brick - Garrison Grey



5. Fiber Cement Panels - Varying Colors



6. Aluminum Framed Window Wall



7. Granite Stone Base - Jet Mist



8. Architectural Louvers



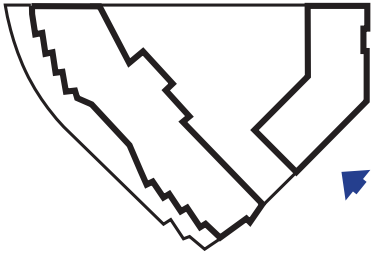
9. Metal Mesh Guardrail



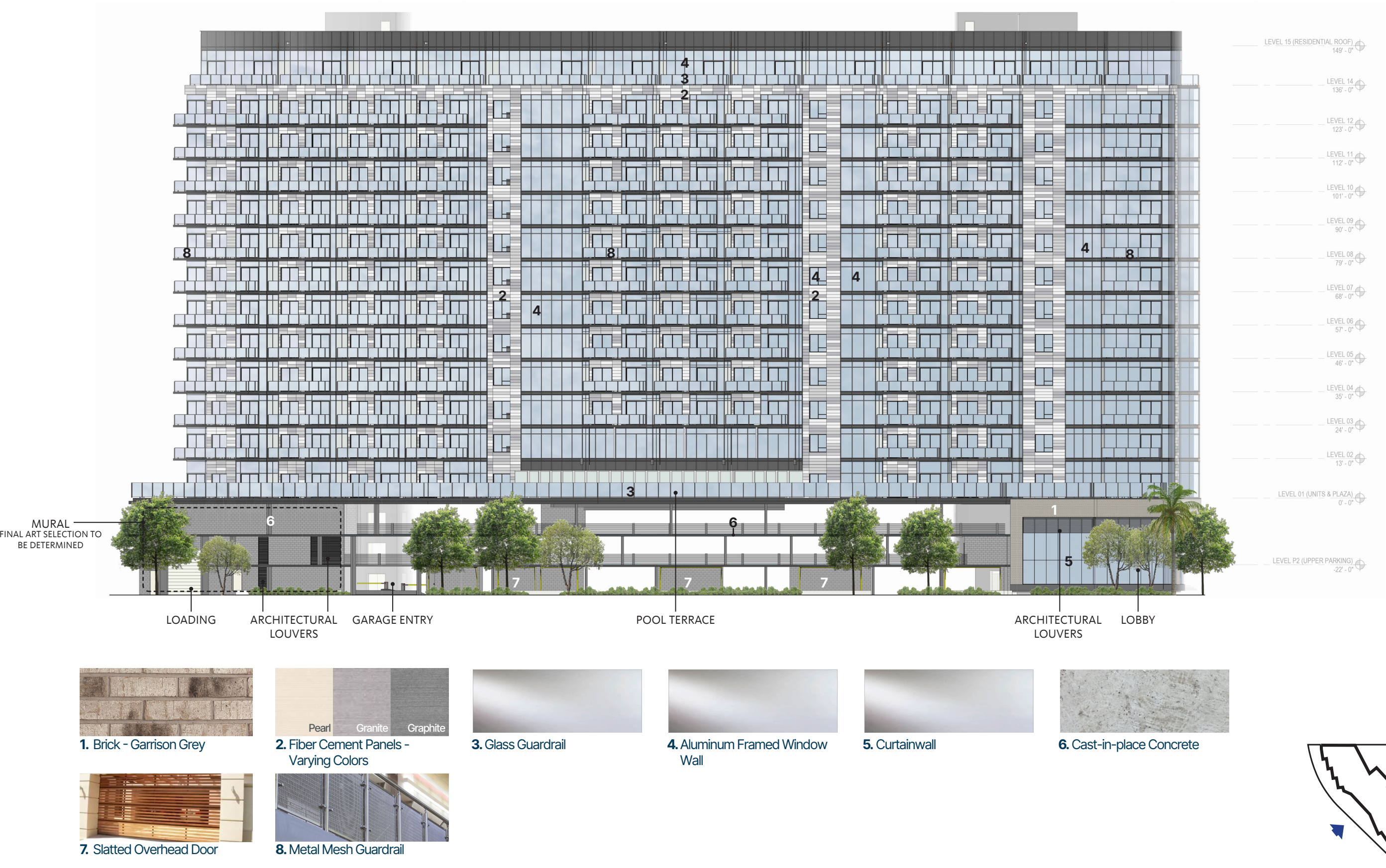
10. Glass Guardrail



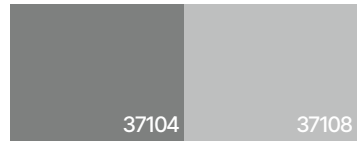
11. Curtain Wall



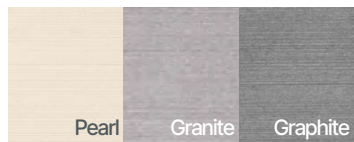
West Elevation - Residential



North Elevation



1. EIFS - Varying Colors



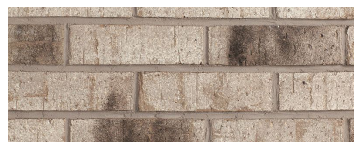
2. Fiber Cement Panels - Varying Colors



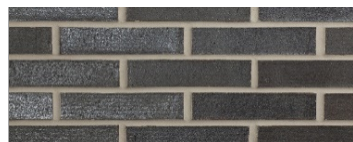
3. Glass Guardrail



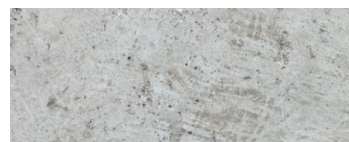
4. Aluminum Framed Window Wall



5. Brick - Garrison Grey



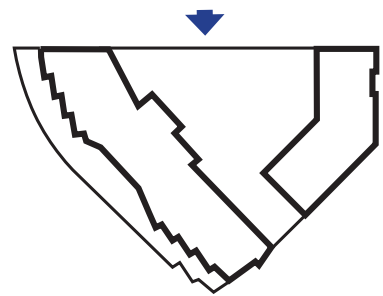
6. Brick - Carbon Black



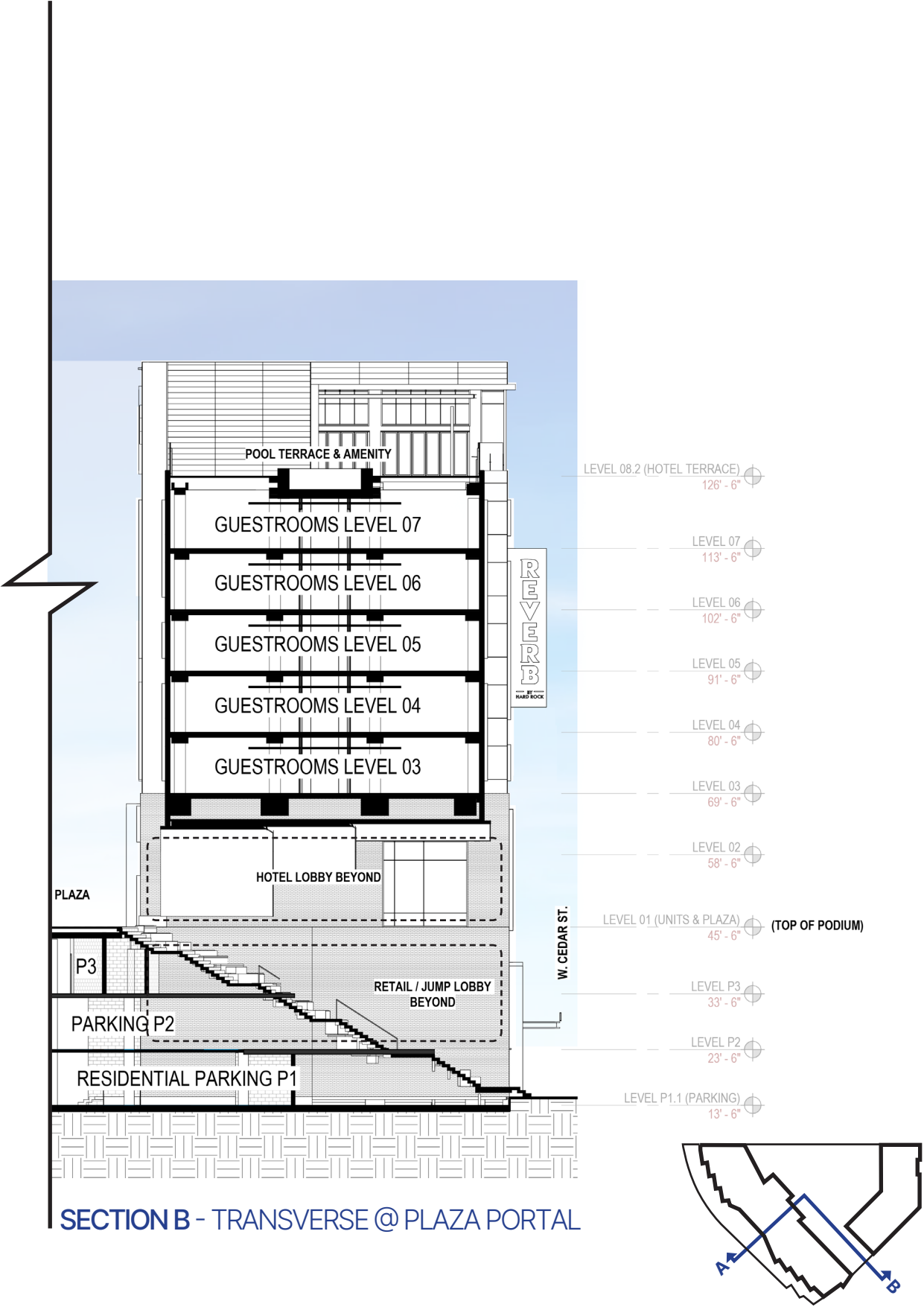
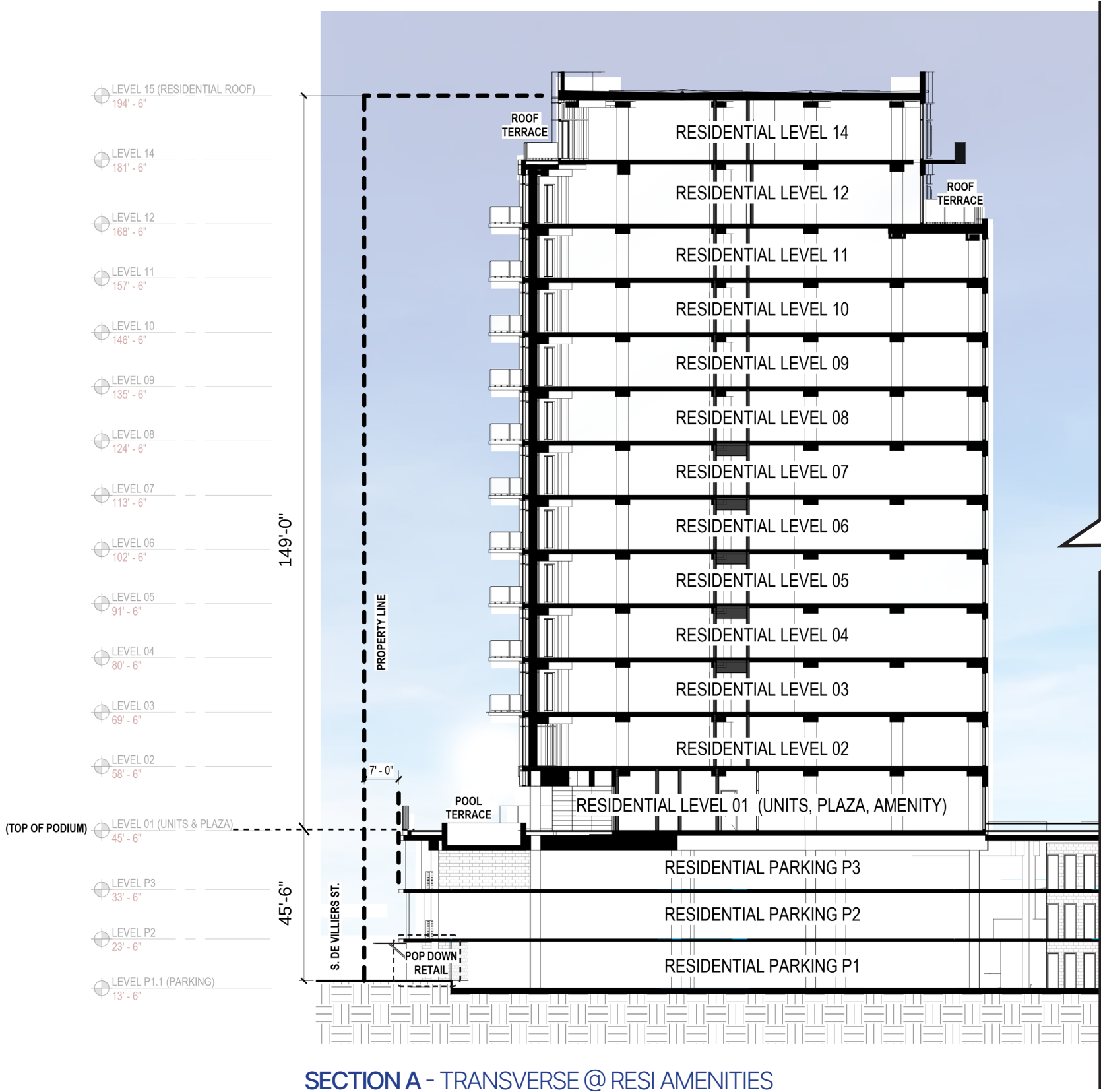
7. Cast-in-place Concrete

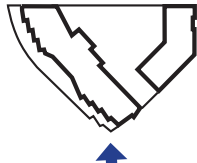


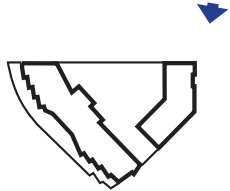
8. Metal Mesh Guardrail

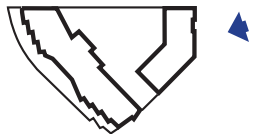


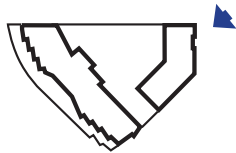
Sections

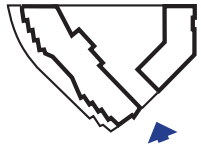


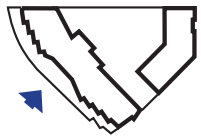


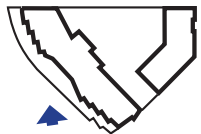


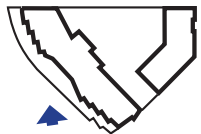


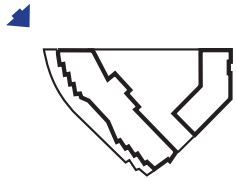


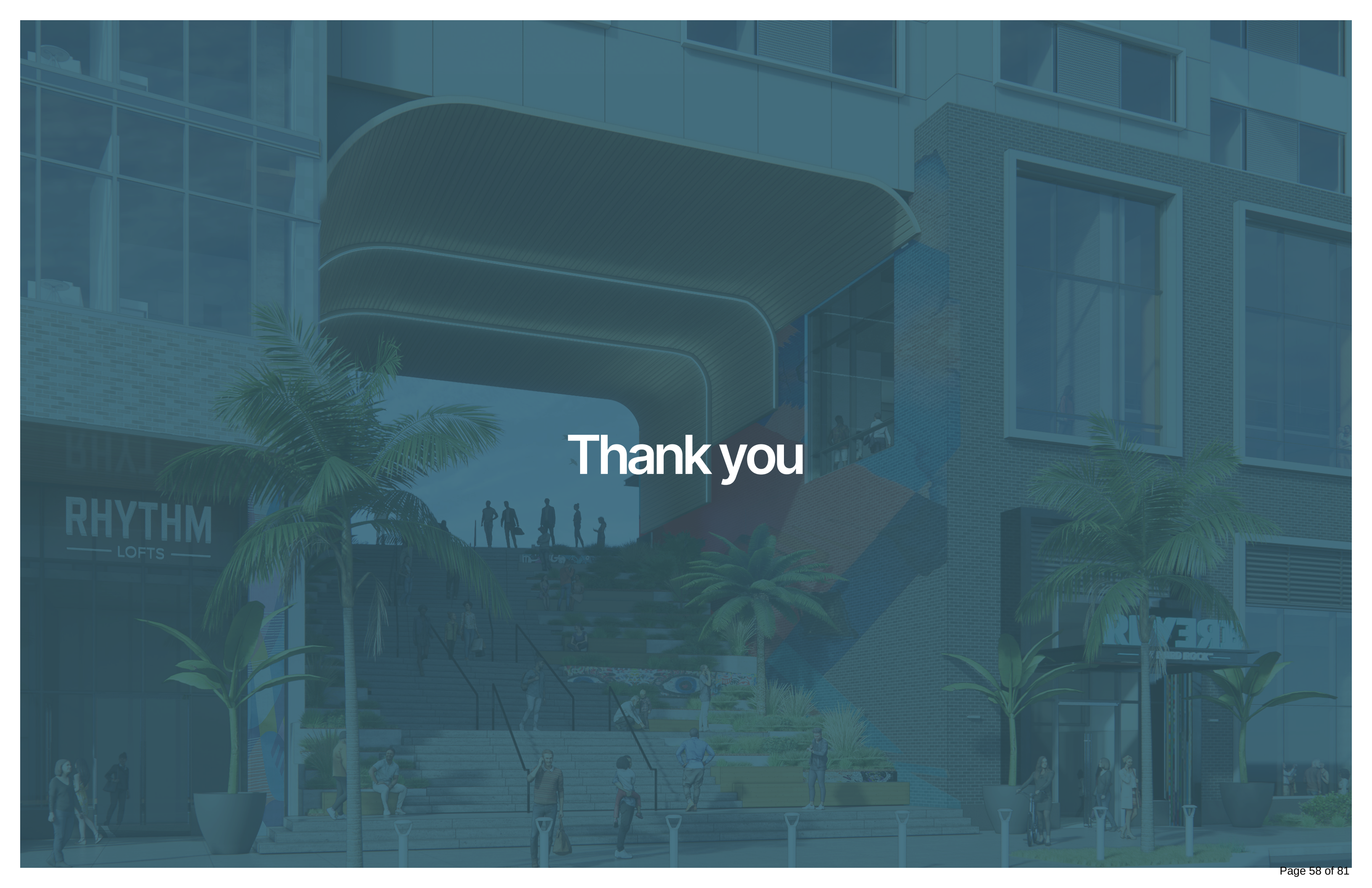




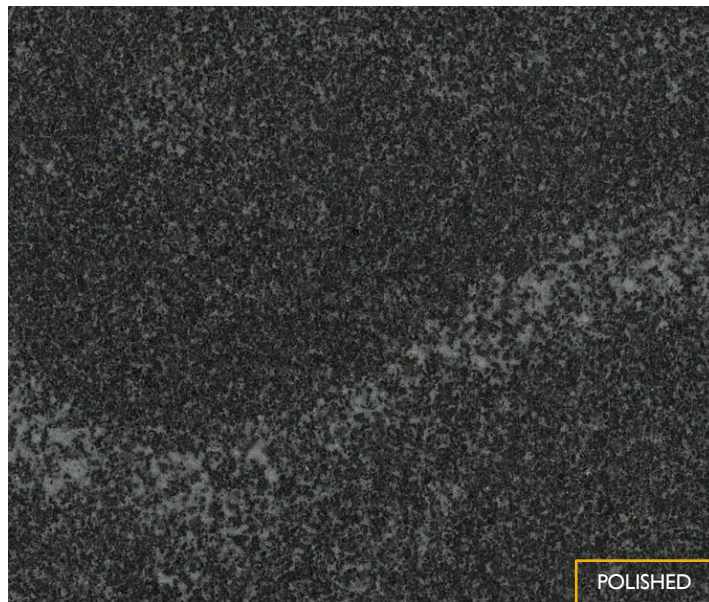






An architectural rendering of a modern building entrance. The scene features a large, curved, ribbed canopy over a wide, multi-level staircase. Several palm trees and other tropical plants are planted around the area. People are shown walking up and down the stairs and standing on the sidewalk. The building has large glass windows and a brick facade. The text "Thank you" is overlaid in the center.

Thank you



POLISHED

DESCRIPTION

This beautiful black granite with pronounced white veining is being utilized for smaller building projects when quality and durability are a must.

QUARRY OPERATING SINCE

1973

ANNUAL PRODUCTION

2,500 m³ and more
(88,287 cu. ft.)

AVAILABLE FINISHES

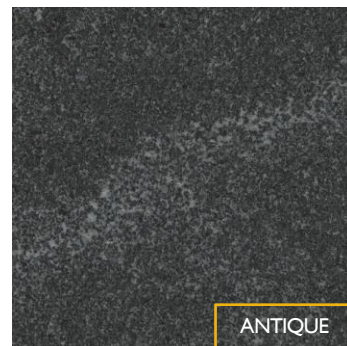
Polished
Antique

Honed
Waterjet

Propane flamed
Plasma flamed



PROPANE FLAMED



ANTIQUE

APPLICATIONS

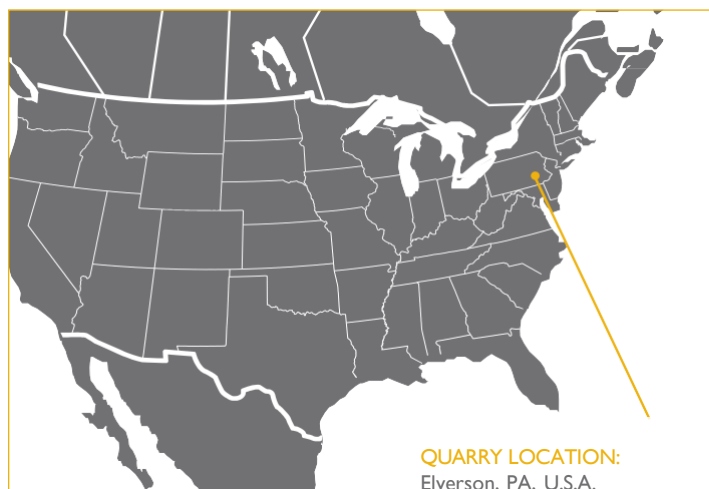
Exterior
Interior

Horizontal
Vertical

Commercial
Residential

PHYSICAL TEST RESULTS

		Imperial	Metric
Absorption by weight	ASTM C97	0.023%	0.023%
Density	ASTM C97	192.3 lb/ft ³	3 080.35 kg/m ³
Compressive strength	ASTM C170	43 524 Psi	300.09 MPa
Modulus of rupture	ASTM C99	3 799 Psi	26.19 MPa



QUARRY LOCATION:
Elverson, PA, U.S.A.

NATURALLY SUSTAINABLE™

Health Product Declaration® available 2020



Glen-Gery Extruded Brick

General

Glen-Gery manufactures many sizes of extruded bricks in a multitude of shades and textures to accommodate the visual requirements of most projects. The more popular extruded bricks have a nominal four inch bed depth. These extruded units are often referred to as cored, stiff mud, or wirecut bricks. To differentiate between wirecut bricks and wirecut finishes, Glen-Gery refers to the wirecut finish as a velour texture.



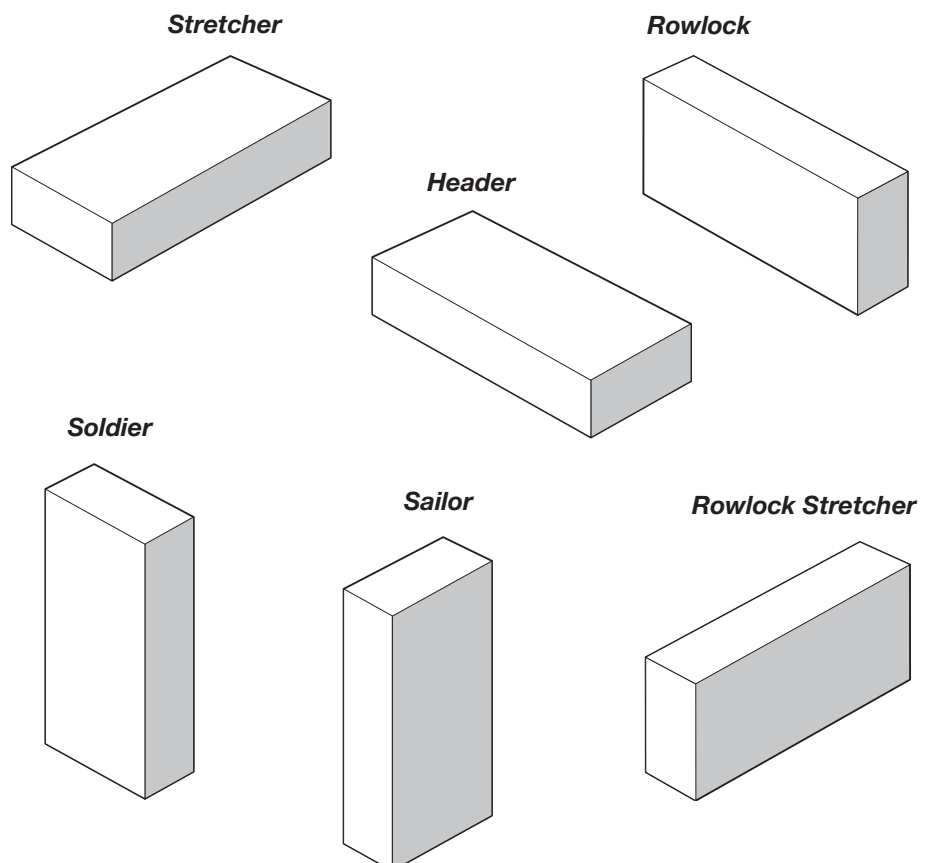
Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62. When specifying this product, the specifications should cite:

- 1) The product name and state "as manufactured by Glen-Gery Corporation."
- 2) Conformance to the requirements of the appropriate standard, (typically, ASTM C 216 or C652).
- 3) The actual unit dimensions listed as thickness x height x length.

Example: Glenrose Battlefield as manufactured by Glen-Gery Corporation to conform to the requirements of ASTM C 216, Grade SW, Type FBS. The units shall have dimensions of 3-5/8" X 2-1/4" X 7-5/8".

Brick Positions in a Wall





Johns Hopkins All Children's Research Hospital - St. Petersburg, FL

YHC 300 SSG

Field/Stick Built

Impact Resistant, Blast Mitigating 2-Sided SSG Curtain Wall System

The **YHC 300 SSG** (Structural Silicone Glazed) is a high performance curtain wall system that can meet the requirements for Impact Resistance and Blast Mitigation. This system supports monolithic or insulated glazing. Face covers enable dual finishes on the exterior and interior for aesthetic advantages.

- Fully tested to ASTM 1886 / ASTM 1996 and TAS 201-203
- Florida Product Approvals for large and small missile including HVHZ
- 15/16" glass bite meets GANA guidelines of 1/4" clearance to reduce glass breaks
- Single and multi-span applications
- Accommodates monolithic & insulating glass
- Mullion options provide cost effective solutions across all pressures and designs

Configuration:

Glazing	Glass Setting	Installation
2-Sided SSG	Front Set	Shear Block

Thermal Values:

U-Factor:	Values as low as 0.37*
CRF:	Minimum 72 frame and 68 glass

*Based on AAMA 507 results from the YHC 300 OG. Thermal results should be similar. Lower values may be achieved through further simulation.



YHC 300 SSG SPECS		
Base Depth	7-11/16"	
Sightline	3"	
Config	2-Sided SSG and Outside / Front Set	
Tested Glass	1-5/16" Laminated IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 20 PSF (958 Pa) Dynamic: 20 PSF (958 Pa)	ASTM E 331 AAMA 501
Acoustical (1-5/16" IGU)	Laminated STC: 37 Laminated OITC: 32	ASTM E 90 ASTM E 1425

Thermal Performance								
Mullion Depth	U-Factor - BTU/hr·ft ² ·°F						CRF	
3" x 7-11/16" (1-5/16" Laminated IGU)	0.46	0.44	0.42	0.41	0.39	0.37	72	68
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass
AAMA 507							AAMA 1503	

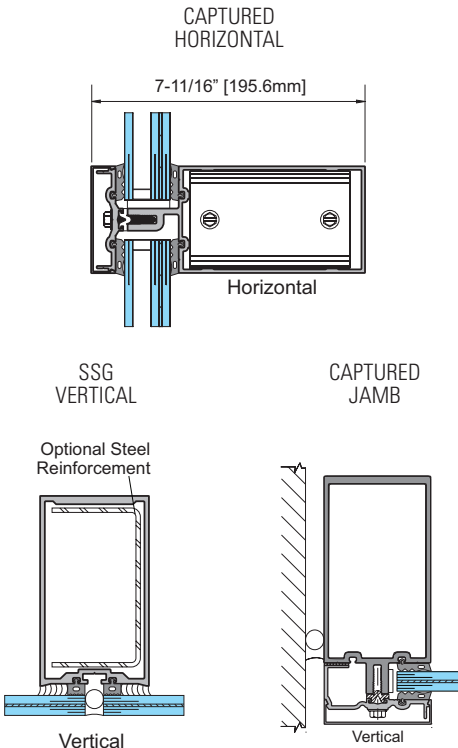
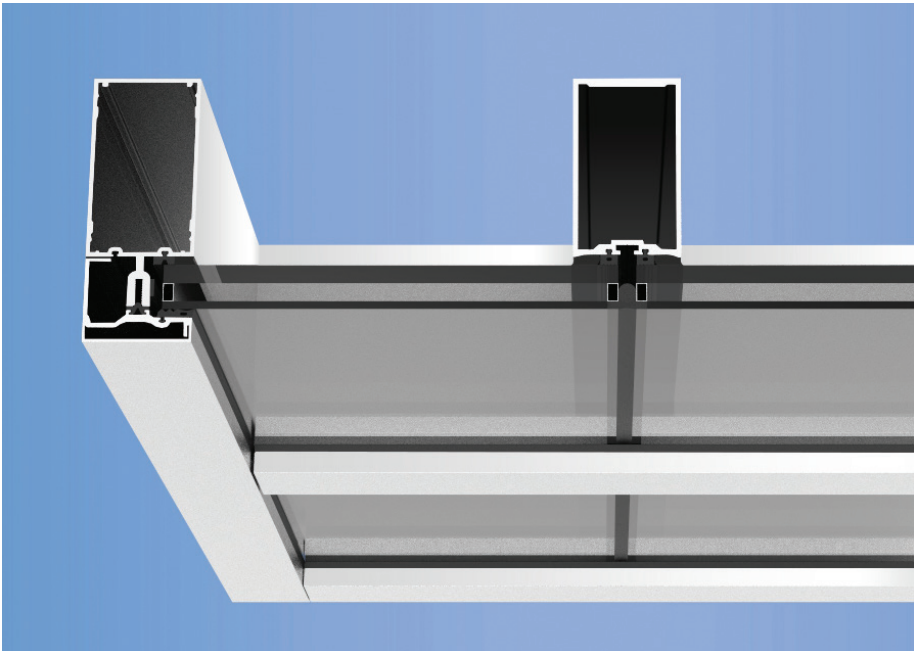
Note: We do not have an official thermal test report for the SSG system. Testing data is from YHC 300 OG system, but the SSG configuration should have similar results.

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2605

Product Approvals	
Missile Level A & D	Wind Zone 3
Hurricane HVHZ	International ICC
Florida FBC	Blast UFC 4-010-01

Mullion Depth Options	
Insulated	Monolithic
Low (45-55 PSF)	
5-21/32"	4-7/8"
Med (60-90 PSF)	
7-11/16"	6-15/16"
High (90-130 PSF)	
10-1/2"	9-3/4"

Typical Configuration



Mullion Depths and Pressures



Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide



The Standard Condos - New Orleans, LA

YHW 60 TU

Impact Rated Window Wall with
Optional Slab Edge Cover

The **YHW 60 TU** is a thermally broken hurricane impact resistant system that builds on our line of versatile wall solutions for mixed use buildings. The glass plane is set to the front to maximize thermal performance and accommodates up to 1-5/16" glazing infill. Fast, efficient installation is done by using the same system for impact glazing on lower floors and non-impact glazing on upper levels.

- Design Pressures up to 90 psf
- 10' Spans with 5' Spacing
- Pre-Glazed (Unitized) option
- YKK AP ThermoBond Plus® thermal breaks
- Expansion/Heavy Duty Mullions available
- Shallow mullion option is available
- Compatible with YKK AP entrances and vents
- IBC & Florida Product Approvals: Large & Small Missile, High Velocity Hurricane Zone

Configuration:

Glazing	Glass Setting	Installation
Inside	Front Set	Screw Spline

Thermal Values:

U-Factor:	Values as low as 0.34*
CRF:	Minimum 71 frame and 64 glass

*Based on AAMA 507. Lower values may be achieved through further simulation.



YHW 60 TU SPECS		
Base Depth	6"	
Sightline	2-1/2"	
Config	Inside/Pre-Glazed & Front Set	
Tested Glass	1-5/16" Laminating IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 15 PSF (718 Pa) Dynamic: 15 PSF (718 Pa)	ASTM E 331 AAMA 501
Acoustical (1-1/4" IGU)	Laminated STC: 39 Laminated OITC: 33	ASTM E 90 ASTM E 1425

Thermal Performance									
Mullion Depth	U-Factor - BTU/hr·ft²·°F						CRF		
2-1/2" x 6" (1-5/16" Laminated IGU)	0.42	0.41	0.39	0.37	0.36	0.34	71	64	
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass	
AAMA 507							AAMA 1503		

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2605

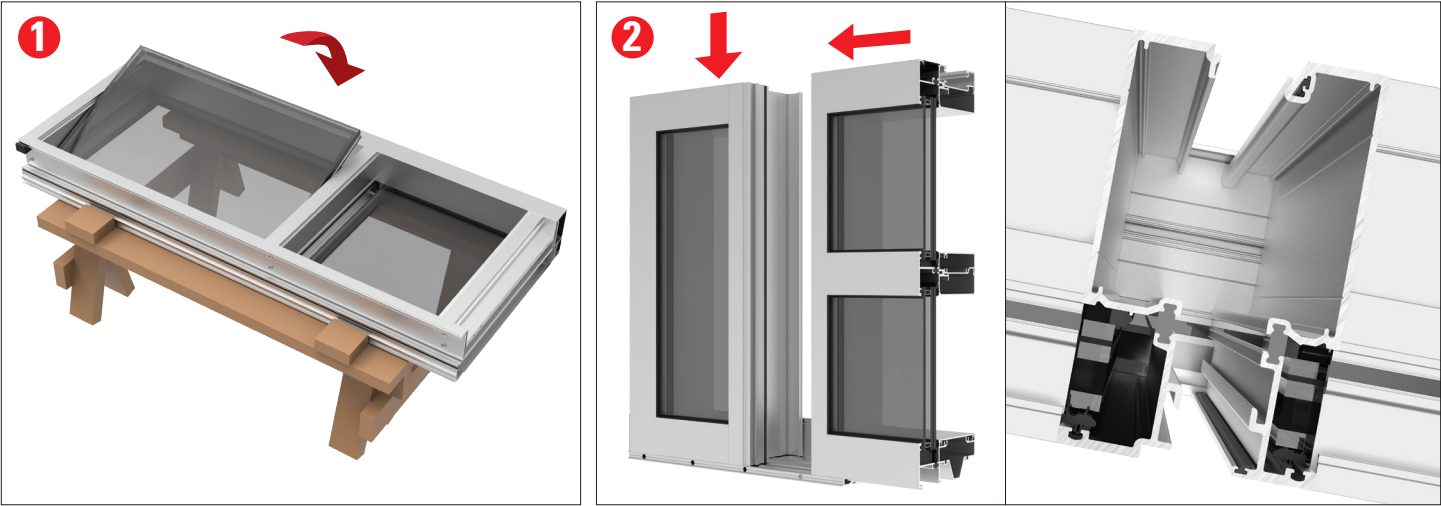
Product Approvals	
Large/Small Missile	Wind Zone 3
Hurricane HVHZ	International ICC
Florida FBC	Texas TDI

Installation Efficiency

- Anchoring options for varying wall conditions
- Impact and non-impact glazing utilize the same system
- Small Missile and Non-Impact are dry glazed
- Optional strap anchors for varying wall construction

Pre-Glazed (Unitized) Option

YKK AP developed a unitized option for this system to help glazers reduce time and labor out at the job site. By utilizing pre-glazing, ❶ the critical seals are siliconed at the shop in a climate controlled site, ensuring it will cure properly before taking into the field. Then, as the units are brought out to the job site, they can be placed in easily ❷ and less sealant is needed on the site, making for a faster “dry-in” of the building. It can also be combined with traditional inside glazing in certain hard-to-reach areas for an overall easier glazing experience.



High Performance Sill Flashing

- ▶ 2" back leg on sill flashing – enhanced water resistance in the field and in water testing
- ▶ Four point attachment of end dam, with a foldable tab and three screws into flashing splines
- No secondary penetration of sill and flashing when properly sealed



Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

YSD 600 TH

Thermally Broken and Impact Resistant Sliding Door

ProTek



YKK AP Hurricane & Blast Solutions

Architectural Grade Sliding Door

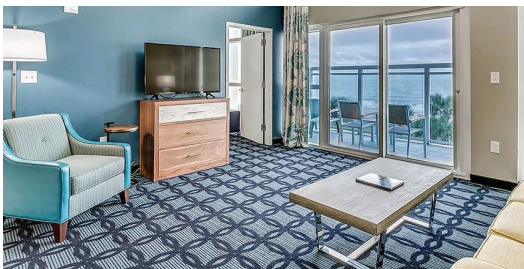
The YSD 600 TH is a thermally broken, impact resistant architectural (AW) rated sliding glass door designed to provide greater energy efficiency and occupant comfort. The engineering behind the design concept provides enhanced structural capabilities by using aluminum reinforcement instead of steel. This sliding door is designed to accept standard tempered 1" insulated or laminated 1-3/16" insulated units. All panels, fixed and operable, may be pre-glazed in the shop to take advantage of a controlled environment and less expensive labor.

Product Options & Features

- Available configurations: OX, XO, OXO, OOX, XOO, OOOX, XOOO, OXOO, OOXO, XOOX & OXXO
- Florida Product Approval - HVHZ with +100/-120 PSF
- Thermally broken by ThermoBond Plus® (frame) and MegaTherm® (panels) technology
- Factory glazing and Screens
- Standard heavy-duty hardware, including stainless steel tandem rollers & track cover for years of worry-free operation
- Available with optional low-profile sill (Available 2 & 3 panel configurations only)

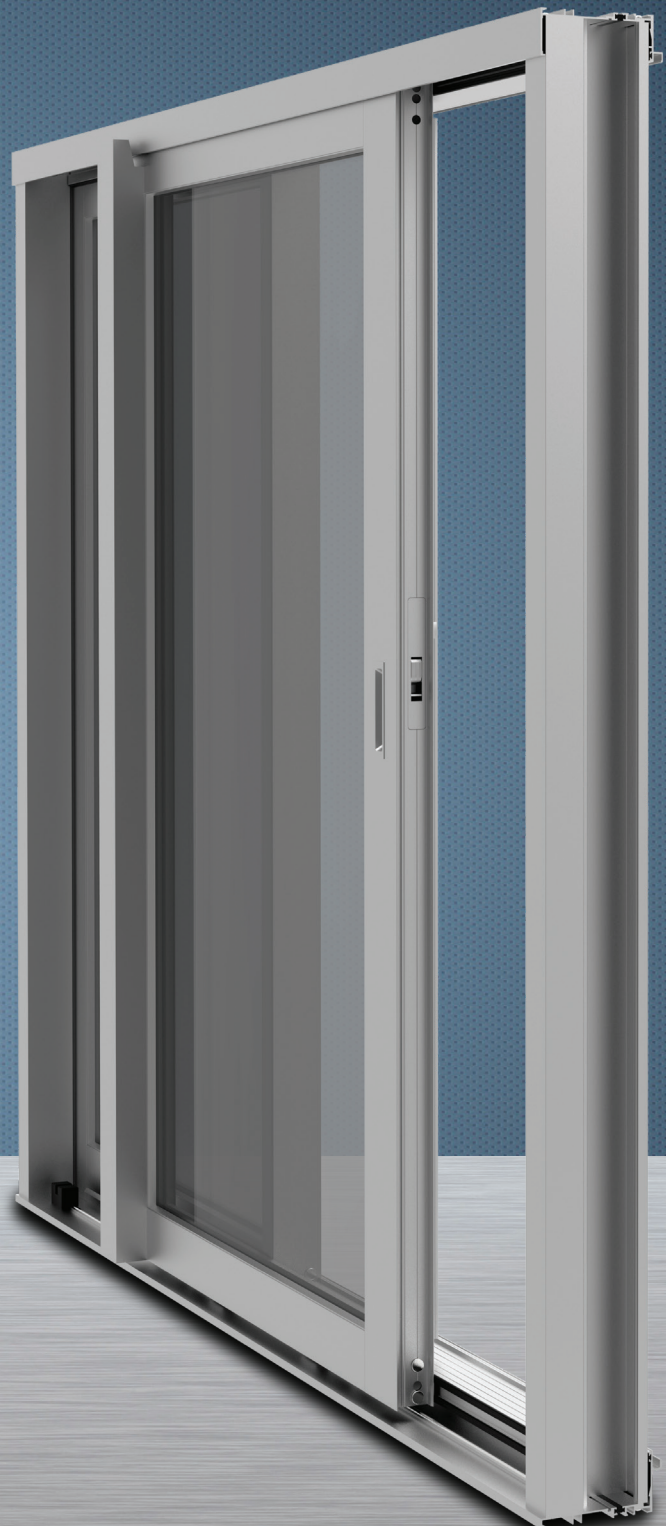
U-Factor Values as low as 0.46*

*Based on AAMA 507. Lower values may be achieved through further simulation.



**YKK
ap**

Quality
inspires®



YSD 600 TH

SYSTEM SPECIFICATIONS

System Depth	Glass	Air Infiltration	Water Infiltration	Acoustical Performance	Forced Entry Resistance
6"	1-3/16" Laminated IGU with (C.O.G. U-factor: 0.29)	Sliding Doors: 0.30 CFM/FT ²	Static: 18 psf (861 Pa) Low-Profile: 12 psf (574 Pa) Dynamic: 18 psf (861 Pa)	Lam STC: 33 Lam OITC: 30	Tested in accordance and meets the requirements of Performance Grade 10
Testing Standards		ASTM E 283	ASTM E 331 & 547	ASTM E 90 & 1425	ASTM F 842 & TAS 202
Structural Performance		AW Performance Grade 75			
Available Finishes		Factory Anodized (AAMA 612) and Organic Paints (AAMA 2605)			

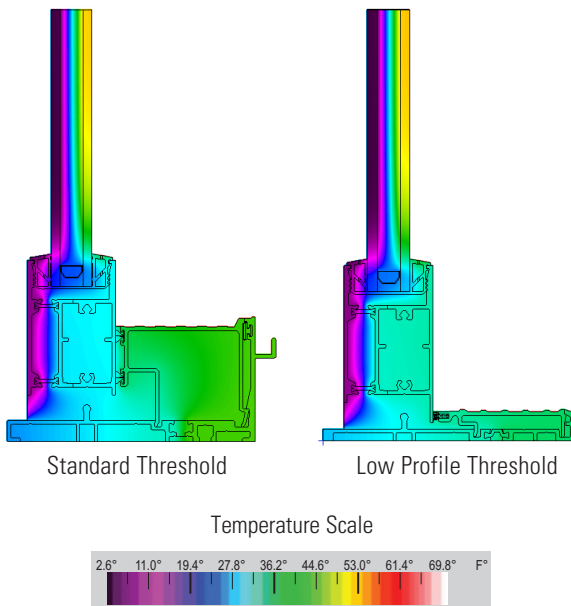
Configuration will affect specifications.

Thermal Performance						
1-3/16" IGU				BTU/hr-ft ² -°F		
C.O.G U-Factor	0.30	0.28	0.26	0.24	0.22	0.20
Standard Threshold	0.52	0.51	0.50	0.48	0.47	0.46
Testing Standards	AAMA 507					

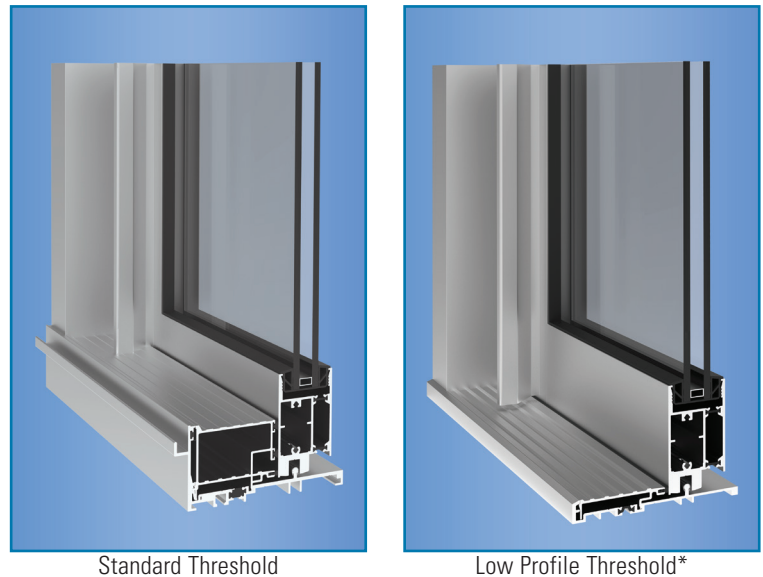
CRF	
Frame	Glass
Not Tested	Not Tested
AAMA 1503	

THERMAL IMAGING

Frame temperature comparison values based on 0° exterior, and 70° interior air temperatures.



LOW PROFILE OPTION

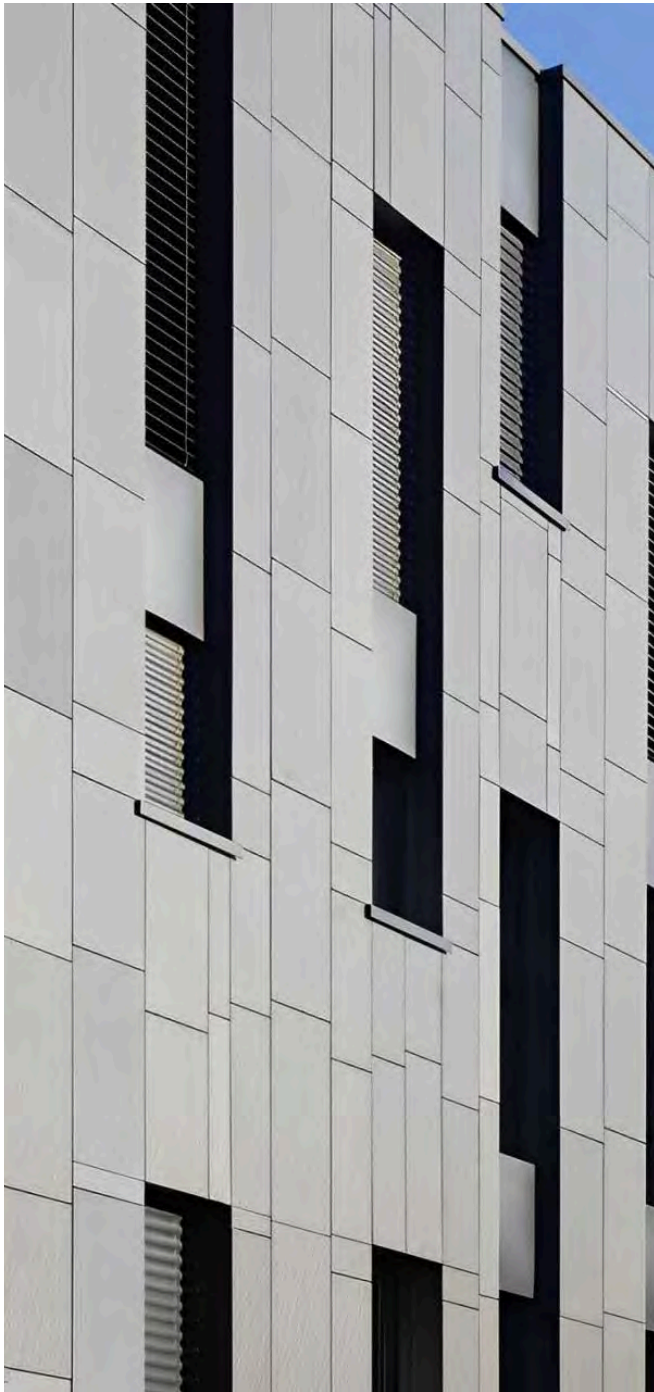


*The Low Profile Threshold option is intended to integrate into designs that require low threshold access to balconies and terraces.

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/sliding-doors/ysd-600-th/

AFC LINES+

AFC LINES+



About

AFC Lines+ creates a very distinct visual effect utilizing deep sanded linear grooves in the surface of the fiber cement. The sanding grooves in this through-colored product add texture and complexity to the building envelope which can change during different times of the day. With a wide range of color options, many different looks can be achieved.

U.S. Squared & Trimmed Sizes

**at additional cost*

Thickness	Width
8 mm, 10 mm	48 in
Length	Weight
96 in	2.62 lbs/ft ² , 3.28 lbs/ft ²
119.875 in	

U.S. Untrimmed Sizes

Length	Weight
98.4 in (2,500mm)	49.2 in
120.1 in (3,050 mm)	(1,250 mm)

Features

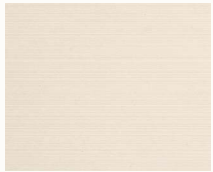
- ◇ 11 Colors
- ◇ Deep sanding lines on the surface
- ◇ Enhanced surface coating significantly reduces fading.
- ◇ 15-year durability warranty

Benefits

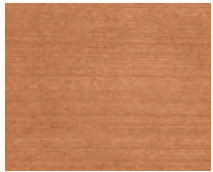
- ◇ Non-Combustible
- ◇ Maintenance-Free
- ◇ Colorfast
- ◇ Frost, mold, and fungi-resistant

The color charts displayed in this brochure give an impression of the available colors. Reproduction of the exact colors is restricted by the printing process. For an exact color match, samples are available upon request.

Colors



AFC Lines+ Pearl



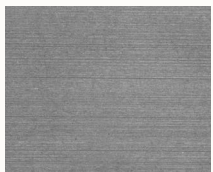
AFC Lines+ Adobe



AFC Lines+ Granite



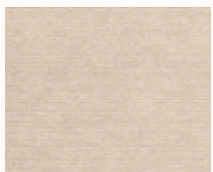
AFC Lines+ Magma



AFC Lines+ Graphite



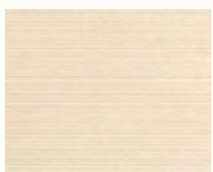
AFC Lines+ Ruby



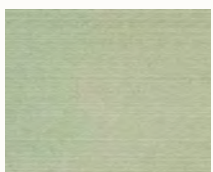
AFC Lines+ Sand



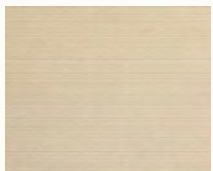
AFC Lines+ Amber



AFC Lines+ Parchment



AFC Lines+ Emerald



AFC Lines+ Tufa

StoTherm® ci

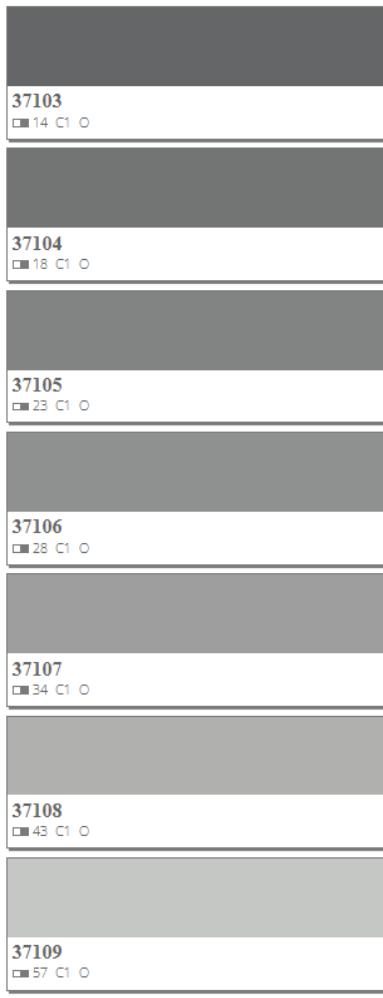
Impact resistance to meet every project requirement

Facades



StoTherm® ci can be as durable and impact-resistant as you want to make it. The standard basecoat and mesh can be exchanged for more flexible or resilient components, depending on the specific building requirements. Need more impact resistance? We can deliver it.

Sto's high-impact resistance solutions can resist blows from heavy materials, projectiles, and sharp objects making it ideal for natural disaster areas that are susceptible to hurricanes or tornados. StoTherm ci impact resistance can also be used in high traffic areas such as buildings close to playing fields or golf courses, and areas that are prone to incidental impacts, like entryways, exterior stairways, or top of architectural accents.

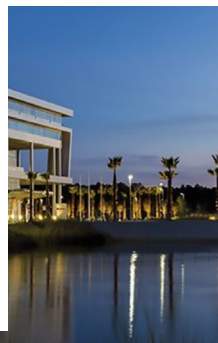


What you want.

Impact resistant is easy with Sto's standard and heavier mesh. Refer to the impact classification chart to find the component that meets your needs. These items from the chart show the standard labor costs of adding impact resistance.

What you see to believe.

Impact class per ASTM. For our solutions even the most severe impact resistance video will show how strong.



ASTM E2486 Impact Range Classification		StoTherm ci Components meeting each Classification.		
		Basecoat	Mesh	+ Adhesive + Insulation + Finish
Standard	25-49 inch-lb (2.8-5.6 J)	Standard Sto EIFS Basecoat	4.5oz. Mesh	
Medium	50-89 inch-lb (5.7-10.1 J)	Standard Sto EIFS Basecoat	2 layers 4.5oz. Mesh	
High	90-150 inch-lb (10.2-17.0 J)	Standard Sto EIFS Basecoat	11oz. Mesh	
Ultra High	> 150 inch-lb (17.0 J)	Standard Sto EIFS Basecoat	4.5oz.+11oz. Mesh or Sto Armor Mat or Sto Armor Mat XX	

Mesh Options		
Product Name	Nominal Weight oz/yd ² (g/m ²)	Product Description
StoMesh	4.5 (153)	Symmetrical, interlaced open-weave glass-fiber fabric
Sto Intermediate Mesh	11.0 (373)	High-impact, interwoven, open-weave glass fiber fabric
Sto Armor Mat	15.0 (509)	Ultra-high impact, double-strand, interwoven, open-weave glass-fiber fabric
Sto Armor Mat XX	20.0 (678)	Highest nominal weight mesh for maximum impact resistance

Basecoat Options	
Product Name	Product Description
Sto BTS Plus and Sto BTS Silo	A dry mix, polymer-based cementitious basecoat, easy to apply and providing high adhesion
Sto BTS Xtra	A dry mix, light weight, polymer-based cementitious basecoat with high build properties
Sto RFP	A ready-mixed, 100% acrylic basecoat providing superior flexural strength, vapor permeability and crack resistance



ATTENTION

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

Sto Americas

Sto Corp.
3800 Camp Creek Pkwy
Building 1400, Suite 120
Atlanta, GA 30331
USA
Phone 1-800-221-2397
www.stocorp.com

SUPERIOR
ALUMINUM PRODUCTS

SERIES 9

ALUMINUM RAILING

Meets OSHA, ADA, and ICC safety criteria



SERIES 9H HORIZONTAL

Black horizontal railing on an apartment balcony



SERIES 9G GLASS

Black framed glass railing on a multi-family balcony

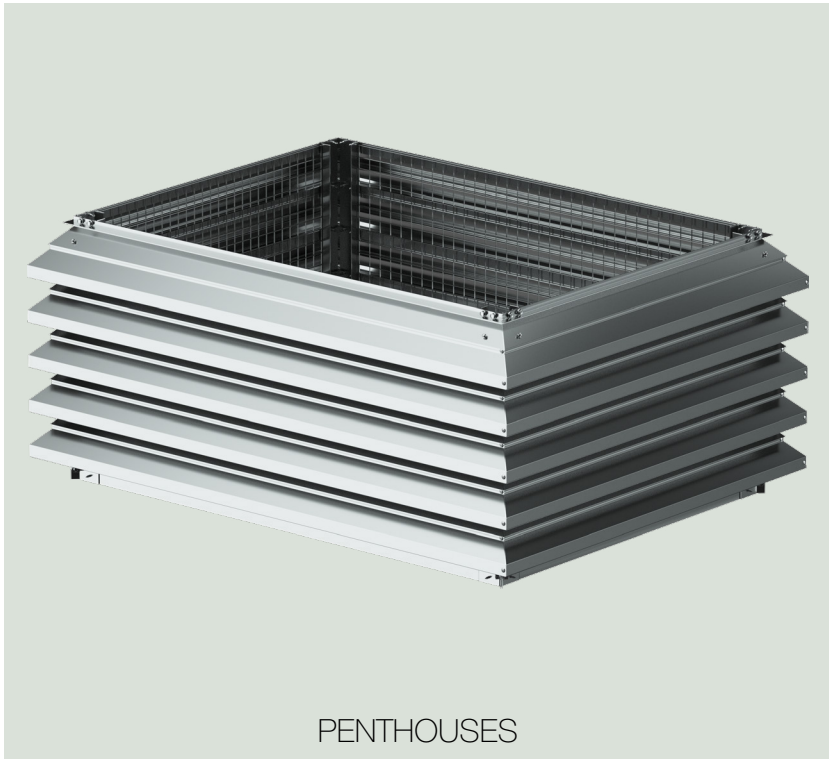


SERIES 9M MESH

Black woven mesh rail overlooking a baseball field



GREENHECK LOUVERS PRODUCT SELECTION GUIDE



Department:	Comments:
Planning	No comments or concerns.
FIRE	No comment from fire on the aesthetics of this build.
PW/E	All public infrastructure proposed and damaged in the course of developing the property are to be restored to same or better conditions.
Surveyor	Gregg, it appears the public sidewalk will locate on private property. If this is correct, the city should look for some type in easement or indemnification.
Inspection Svcs	No comments or concerns.
Pensacola Energy	No comments or concerns.
ECUA	No comments or concerns.
FPL	No comments or concerns.
ATT	No comments or concerns.
FDOT	No comments or concerns.
CRA	No comments or concerns.
Parking	No comments or concerns.
Airport	No comments or concerns.
Arborist	No comments or concerns.

Sec. 12-3-12. Redevelopment land use district.

(4) *WRD-1, Waterfront Redevelopment District-1.*

- a. *Purpose of district.* The waterfront redevelopment district is established to promote redevelopment of the city's downtown waterfront with a compatible mixture of uses that further the goals of downtown Pensacola's comprehensive plan, encourage a walkable mixed-use urban environment, preserve the unique shoreline scenic opportunities, provide continuous public waterfront access, create cultural meeting places for the public, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the district is intended to ensure that the scenic vistas of the district are maintained, that the development character of the waterfront is upgraded and that the boundaries of the adjacent special districts are positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 60 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-57.
 3. Offices.
 4. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.
 5. Hotels/motels.
 6. Marinas.
 7. Parking garages.
 8. The following retail sales and services:
 - i. Retail food and drug stores (including medical marijuana dispensaries and package liquor store).
 - ii. Personal service shops.
 - iii. Clothing stores.
 - iv. Specialty shops.
 - v. Banks.
 - vi. Bakeries whose products are sold at retail on the premises.
 - vii. Antique shops.
 - viii. Floral shops.
 - ix. Health clubs, spa and exercise centers.
 - x. Laundromats.
 - xi. Laundry and dry-cleaning pick-up stations.
 - xii. Restaurants.
 - xiii. Studios.
 - xiv. Art galleries.

-
- xv. Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.
 - xvi. Boat rentals waterside only with limited upland storage.
 - xvii. Bars.
 - xviii. Commercial fishing.
 - xix. Ferry and passenger terminals.
 - xx. Cruise ship operations.
 - xxi. Food truck courts, subject to regulations in section 12-3-95.
9. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
- 1. *Plan submission.* Every application to construct a new structure in the waterfront redevelopment district-1 shall be subject to the development plan review and approval procedure established in section 12-3-120. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the waterfront redevelopment district-1 shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. All developments within the waterfront redevelopment district must comply with design standards as established in section 12-3-121.
 - 2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board. Review by the planning board of applications for zoning variances shall be as provided for under section 12-12-2(6)f.
 - 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
- d. *Regulations.*
- 1. *Signs.* The following provisions shall be applicable to signs in the district:
 - i. *Number of signs.* Each parcel shall be limited to one sign per street frontage; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment. Additionally, retail sales and services may have an A-frame sign in addition to the one sign per frontage.

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- ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of the pavement.
 - iii. *Sign size and height limitations.*
 - (a) *Attached signs.*
 - (1) *Size.* Ten percent of the building elevation square footage (wall area) that fronts on a public street, not to exceed 50 square feet. Buildings exceeding five stories in height; one attached wall sign or combination of wall signs not to exceed 200 square feet and mounted on the fifth floor or above.
 - (2) *Height.* No sign may extend above the roof line of the building to which it is attached. For the purposes of this section roof surfaces constructed at an angle of 65 degrees or more from horizontal shall be regarded as walls.
 - (b) *Freestanding signs.*
 - (1) *Size.* Fifty square feet.
 - (2) *Height.* Ten feet (top of sign).
 - (c) *A-frame sign.*
 - (1) *Size.* Ten square feet.
 - (2) *Height.* Forty-two inches (top of sign).
 - iv. *Other permitted signs.*
 - (a) Signs shall not exceed two square feet in size.
 - (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Prohibited signs.* Refer to section 12-5-7 for a description of prohibited signs. In addition the following signs are prohibited within the district:
 - (a) Signs that are abandoned or create a safety hazard. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (b) Signs that present an optical illusion, incorporate projected images, or emit sound.
 - (c) Secondary advertising signs (i.e., signs that advertise a brand name product in addition to the name of the business).
 - vi. *Temporary signs.* The following temporary signs shall be permitted in the district:
 - (a) Temporary banners indicating that a noncommercial special event such as a fair, carnival, festival or similar happening is to take place, are permitted with the following conditions: Such banners may be erected no sooner than two weeks before the event and banners extending over street rights-of-way require approval from the mayor.

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- (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed 12 square feet in size, and shall be removed immediately after occupancy.
 - (c) One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.
 - 2. *Off-street parking.* The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district-1 shall be based on the requirements set forth in section 12-4-1(4). The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). Screening shall be provided along the edges of all parking areas visible from the street rights-of-way. This screening may take the form of:
 - i. A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development;
 - ii. Landscaping approximately three feet in height that is landscaped to provide positive screening effective within three years; or
 - iii. A combination of walls or fences and landscape screening, or landscape screening designed to provide positive screening within three years.
 - 3. *Vehicular access.* For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two per street frontage.
 - 4. *Landscaping.* Landscaping requirements in the district shall conform to the requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened with at least 75 percent opacity from the street and adjacent buildings by one of the following techniques:
 - i. Fence or wall and gate, six feet high;
 - ii. Vegetation, six feet high (within three years); or
 - iii. A combination of the above.
 - 5. *Underground utility services.* All new building construction or additions of floor area to existing structures shall be required to install underground utilities on the site.
 - 6. *Lot coverage.* The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed 95 percent.
 - 7. *Setback/height requirements.* No building shall exceed a maximum height of six stories in the waterfront redevelopment district-1, as defined in section 12-3-31, community redevelopment area (CRA) urban design overlay district.
 - i. *Shoreline setback/height requirements.* All buildings shall be set back a minimum of 30 feet from the shoreline or the bulkhead line. The minimum setback from the shoreline may be decreased by the planning board and the council during the review process to permit reuse of existing buildings, structures or foundations with a lesser setback.

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- ii. *Main Street setback/height requirements.* All buildings shall be set back a minimum of 60 feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed six stories.
 - iii. All other setbacks shall be as specified on the regulating plan.
 - 8. *Additional regulations.* In addition to the regulations established above in subsections (3)d.1 through 7 of this section, any permitted use within the WRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.
 - e. *Regulations.* All developments within the waterfront redevelopment district-1 are encouraged to follow the design guidelines established in section 12-3-121(d). In addition, the following site planning guidelines should be taken into consideration in the required development plans:
 - 1. *Site planning.* The integration of site features such as building arrangement, landscaping, parking lot layout, public access points, building orientation, and scenic vantage points is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration:
 - i. *Maximum preservation of waterfront views.* Considering the waterfront location of the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the waterfront scenic open space character. To prevent the effect of a "wall" of development along the edge of the waterfront and adjacent streets, open space should be encouraged between buildings and under elevated buildings. Pedestrian circulation systems should be designed to form a convenient, interconnected network through buildings, landscaped open spaces and public walkways. The longer side of each building should be sited perpendicular to the water's edge in order to preserve water views from the street.
 - ii. *Building orientation.* Buildings should be oriented to maximize the waterfront view potential within the district while maintaining quality facade treatment and design on the streetside. Structures should be positioned to provide viewing opportunities of the water and the shoreline edge between buildings. The location of solid waste receptacles, service entrances, loading docks, storage buildings and mechanical and air conditioning equipment and other items typically situated at the backside of buildings should be discouraged within the area between the building and the water's edge.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within the shoreline setback area. Where possible, service areas (i.e., trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 - 2. *Aesthetic considerations.* Development projects within the district are not subject to special architectural review and approval, however compliance with the CRA Overlay Standards and Guidelines as defined in section 12-3-31, community redevelopment area (CRA) urban design overlay district, is encouraged. In lieu of a special separate review procedure, the following general architectural and aesthetic design criteria will be considered to enhance the character of the district:

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- i. Buildings or structures should have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 - ii. Natural materials such as brick, wood and stucco should be encouraged. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iii. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation.
 - iv. Proposed developments within the waterfront redevelopment district-1 which are located adjacent to a historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - v. Projects should be encouraged that enhance the setting or provide for adaptive reuse of historic buildings and sites.
 3. *Landscaping guidelines.* Landscaping should be used to enhance waterfront views and vistas and to screen undesirable features. Low lying plant material should be used in open areas to retain views of the water. Trees should be selectively utilized and carefully located along the waterfront in both public and private developments in order to maintain existing views as much as possible. Plantings should be coordinated near buildings to provide view corridors.
 4. *Sign guidelines.*
 - i. *Design/materials.* The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, and the materials used for the supporting structure and the sign face.
 - ii. *Lighting.* Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not permitted.
 - iii. *Landscaping.* The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-735

Planning Board

6/10/2025

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None