



City of Pensacola

Planning Board

Agenda

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

December 9, 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. 25-1600 PLANNING BOARD MEETING MINUTES FROM NOVEMBER 18, 2025

Recommendation:

Sponsors:

Attachments: Planning Board Minutes November 18 2025

REQUESTS

2. 25-1601 400 E. GREGORY STREET – GATEWAY REDEVELOPMENT DISTRICT – REQUEST FOR VARIANCE TO SEC. 12-3-12(1)D.9. – CIRCLE K LOT COVERAGE

*Attachments: Images
Variance Application Packet
Variance Criteria_Planning Board
Sec._12_3_12.____Redevelopment_land_use_district*

3. 25-1603 400 E. GREGORY STREET – GATEWAY REDEVELOPMENT DISTRICT – CONCEPTUAL SITE PLAN AND AESTHETIC REVIEW

*Attachments: Images
Application Packet
Review Comments
Sec._12_3_12.____Redevelopment_land_use_district*

4. 25-1605 50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT – CONCEPTUAL AESTHETIC REVIEW

*Attachments: Images
Application Packet
Review Comments
Sec._12_3_12.____Redevelopment_land_use_district*

5. 25-1606 376 AND 394 W. CEDAR STREET – WATERFRONT REDEVELOPMENT

DISTRICT – REVIEW OF MINOR DEVIATIONS TO AN APPROVED
PROJECT

Attachments:

Images

Application Packet

Sec._12_3_12.____Redevelopment_land_use_district. (16)

OPEN FORUM

DISCUSSION ITEMS

6. 25-1607 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.