



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.



MINUTES OF THE PLANNING BOARD

November 18, 2025

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

MEMBERS ABSENT: Chairperson Ritz

STAFF PRESEN Assistant Planning & Zoning Manager Harding, Help Desk
Technician Russo, Development Services Coordinator
Statler, Executive Assistant Bilby, Historic Preservation
Planner Foster

STAFF VIRTUAL: None

OTHERS PRESENT: Charles Kunze, Kevin Hagen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from October 12, 2025
- **New Business:**
- 12 N. Florida Blanca Street – Gateway Redevelopment District – 1 – Aesthetic Review Application
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

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

Approval of Meeting Minutes – Board Member Villegas made a motion to approve the October 12, 2025, minutes, seconded by Board Member Grundhoefer, and it carried 6:0. Board Member Powell pointed out that she was not in attendance at the October meeting and staff replied that they would take note and correct the minutes.

New Business –

12 N. Florida Blanca Street – Gateway Redevelopment District – 1- Aesthetic Review Application

Assistant Planning & Zoning Manager Harding introduced the item. Charles Kunze, Artisan's Architecture LLC, is requesting final aesthetic approval for a new two-story single-family residence with a detached garage / ADU in the Aragon subdivision. This project has been approved by the Aragon Architectural Review Board, and it complies with the Aragon Design Code for the "Type IVB Sideyard House" interior lot developments. The proposed materials are consistent with other homes in the area including lap and shingle siding, front facing porch and balcony, and standing seam metal roof. This application has been routed through the various City departments and utility providers. The comments received to date have been provided within the packets for the board members. Charles Kunze of Artisan's Architecture gave a brief description of the project. Already received approval from the Aragon Architectural Review Board. Assistant Planning & Zoning Manager Harding mentioned there used to be a Gateway Redevelopment Board, but it was done away with and now the Planning Board Reviews the projects in the Aragon subdivision. These projects go through a thorough review, Aragon ARB, and typically Assistant Planning & Zoning Manager Harding reviews it according to the LDC and the Aragon design code. If there are any changes it goes through an abbreviated review. The other board members felt it was a nice house that would fit well in the neighborhood. They did not have to get any variances, met all setback requirements. There was a brief discussion about a bay window that they are no longer included in the plans for the house.

Board Member Villegas made the motion to approve, seconded by Board Member Powell, and it carried 6:0.

Open Forum – none

Discussion

A brief overview of the timeline for the LDC rewrite including any plans for public input and workshops in January. All documents will become public shortly. Talked about the ARB's feedback when it came to the LDC rewrite, and possible changes in that section of the code. Matrix is available for comments to be made regarding the LDC rewrite. Informed the board about the upcoming plan review roundtable taking place on Wednesday, November 19th. Board Member Powell was not present at last Planning Board Meeting, it will be corrected in last months minutes.

Adjournment – With no further business, the Board adjourned at 3:17 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 #: 25-1601

Planning Board

12/9/2025

ACTION ITEM

SUBJECT:

400 E. Gregory Street – Gateway Redevelopment District – Request for Variance to Sec. 12-3-12(1)d.9. – Circle K Lot Coverage

SUMMARY:

MDM Services, Inc. is seeking a variance to the requirements of Sec. 12-3-12(1)d.9. of the Land Development Code. The request for the variance is to increase the maximum lot coverage for all buildings and impervious surfaces from 75% to 85% to allow for the redevelopment of a convenience store with fuel sales.

The overall project involves the complete removal of all existing structures and pavement to prepare the site for redevelopment. As a result, the proposed new construction and site are required to meet development standards for the Gateway Redevelopment District. The existing lot coverage for this site is nonconforming, and impervious surface currently coverage approximately 98% of the site.

The applicant packet includes their application, site plans, renderings of the proposed project, and a narrative which provides responses to all nine variance criteria.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-13\(1\)d.9 GRD, Gateway redevelopment district, Regulations Lot coverage](#)

[Sec. 12-12-2 Planning Board, To grant zoning variances](#) (provided as document)

ATTACHMENTS:

1. Images
2. Variance Application Packet
3. Variance Criteria_Planning Board
4. Sec._12_3_12.____Redevelopment_land_use_district

400 E. Gregory Street – Gateway Redevelopment District



- ☐ **Zoning Board of Adjustment**
- ☐ **Architectural Review Board**
- ☐ **Planning Board**
- ☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) Sec. 12-3-12(1)d.9. Zoning GRD

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 400 East Gregory Street, Pensacola, FL

Current use of property: Existing Circle K Convenience Store with Fuel Sales

1. Describe the requested variance(s): Request is to increase maximum lot coverage from 75% or 25,482.60 SF as required in Section 12-3-12 (d)(9), to 85% or 28,880.28 SF to allow for redevelopment of this small site that is 0.78 Acres or 33,976.80 SF. This request would increase the allowable impervious area by 3,397.68 SF.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

This is 1 of 2 Convenience Stores with Fuel available in this Gateway redevelopment district. The site has been a gas station since 1969 and was originally owned by Herndon Oil and was acquired by Circle K in 2009 & re-branded at that time keeping the existing building. The site doesn't meet current Land development Codes

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

and is nearly 98% impervious as it sits today. The site abuts to very high traffic roads, the increased area will allow for safe maneuverability around and through the site. Additionally, the site is contaminated and approved with FDEP for state funding for clean up of contamination from the former Herndon Oil Service station. We would like to enhance the property along with this clean up effort.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

Our business is convenience stores with Fuel Sales. We cannot redevelop this site, even with our smallest convenience store which 3,956 sf and our smallest fuel canopy, with only 4 fuel dispensers and stay within the 75% max lot coverage. Due to the size of the property, this limit on lot coverage would make it functionally impossible to fit the building, required parking, required landscaping and necessary infrastructure to redevelop the property.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

Most importantly, the redevelopment of this property will clean up existing contamination and provide for ongoing ground water treatment, it will also provide a safer, more modern, aesthetically pleasing development on this corner, with pedestrian friendly access and design considerations, reducing the existing impervious area by approximately 13% while meeting the intent of the City's land development code for this district. Storm water will be treated for water quality rather than sheet flowing off site into the street as it is under current conditions.

5. Explain what other condition(s) may justify the proposed variance(s):

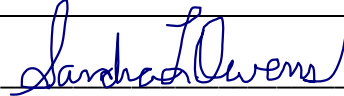
415.92 SF of the increased impervious area will be utilized for public sidewalk and likely dedicated to the City during the review process. We are attempting to make a more walkable, bikeable and aesthetically pleasing development in an otherwise naturally heavy traffic area. Also, I would like to point out that we will be reducing the number of access points from 5 to 3 and moving the ones we are utilizing to safer positions along the property

Application Date: 11/06/2025

Applicant: Sandra Owens / Project Manager and Authorized Agent for Circle K

Applicant's Address: MDM Services, Inc. 1055 Kathleen Road, Lakeland, FL 33805

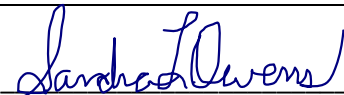
Email: sandie.owens@mdmservices.com Phone: 863-559-3800

Applicant's Signature: 

Property Owner: Circle K Stores, Inc.

Property Owner's Address: 101 Gulf Breeze Parkway, Bldg. 1, Suite 200 Gulf Breeze, FL 32561

Email: marcella.rocha@circlek.com Phone: 210-692-2111

Property Owner's Signature:  Authorized Agent

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Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



Part of Alimentation Couche-Tard

June 9, 2025

To Whom It May Concern:

This letter is to authorize Sandra Owens, John Prins, Wanda Fabre-Duran, Bob Johnson, and Dhivy Sathianathan of MDM Services, Inc. to act as authorized agents for Circle K Stores, Inc. to execute all permit applications on behalf of Circle K Stores, Inc. in association with any project where MDM Services, Inc. is designated engineer or design professional of record.

This letter shall apply to the Gulf Coast Region in the states of Florida, Georgia, Alabama, Mississippi, Louisiana, and Arkansas.

Please contact me should you have any questions or concerns 210-692-2111

Thank you,

Marcella Rocha

Assistant Secretary
Circle K Stores, Inc.
17319 San Pedro Ave. Suite #400
San Antonio, TX 78232

The forgoing instrument was acknowledged before me this 9th day of June, 2025 by Marcella Rocha who did () or did note () take an oath.

She is () personally known to me, () produced current driver's license as identification.

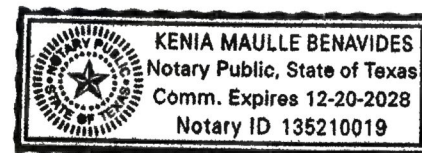
Signature of Notary Public

6/9/2025

Date

Kenia Benavides

Printed Name of Notary Public



12-20-2028

My Commission Expires

135210019

Commission Number (Notary Seal must be Affixed)



1055 Kathleen Road, Lakeland, FL 33805. Tel (863)646-9130 Fax (863)648-1106
2151 W. Hillsboro Blvd, Ste 401, Deerfield Beach, FL 33442 Tel. (954)427-3076

November 6, 2025

Gregg Harding
Assistant Planning & Zoning Manager
City of Pensacola
222 West Main Street
Pensacola, Florida 32502

Re: Circle K – 400 West Gregory Street, Pensacola, FL – Variance Narrative

Dear Mr. Harding,

Pursuant to Section 12-11-2(a)(2), we have provided clarification of the following items to assist the Board is making an informed decision related to variance criteria for the referenced project.

1. *Special Conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

Response:

- The site was acquired in a buyout of Herndon Oil, there were many properties included in this buyout, this site was not specifically acquired by Circle K alone. The site is very small at only 0.78 Acres (33,976.80 SF).
- The site was contaminated when acquired and has finally been approved for FDEP state funded ground water cleanup.
- This site is one of only two gas stations in this Gateway Redevelopment District. The other site, also Circle K, will likely have similar issues upon redevelopment. It is also in concept phase currently.
- Abuts two heavily trafficked roadways, requiring safe maneuverability through this site.

2. *Special conditions and circumstances do not result from the actions of the applicant.*

Response: This site has been a gas station since 1969 and was acquired by Circle K in 2009 as part of a buyout of Herndon Oil. There is no additional land adjacent to purchase. The site is bordered on 3 sides by streets.

3. *Granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, buildings, or structures in the same zoning district.*

Response: Granting the variance will not confer any special privileges on Circle K. Nearly every development in the Gateway Redevelopment District is nonconforming to lot coverage since most of those developments predate the zoning district. The proposal presented reduces the overall lot coverage when compared to the lot coverage of the existing Circle K Store. The other developments in the district will continue to enjoy their nonconformity.

4. *Literal interpretation of the provision of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on Circle K (the applicant).*

Response: We would not be able to redevelop this site without the variance for lot coverage. Redevelopment of the Site to current Circle K standards will generate revenue and allow Circle K to provide better, safer services to the surrounding community.

5. *The variance granted is the minimum variance that will make possible reasonable use of the land.*

Response: Yes, that is a correct statement. We are using our smallest building and our smallest fuel canopy. We are reducing the overall existing impervious area.

6. *That the grant of the variance will be in harmony with general intent and purpose of the title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Response: Granting the variance will allow for redevelopment of the site. At the time of construction, FDEP and Circle K will begin the soil and ground water cleanup that was left by Herndon Oil. The redevelopment will reduce the existing impervious area from approximately 98% to 85%, we will provide a walkable and bikeable business as well as improving the overall aesthetics of the corner with landscaping and a beautiful new building and canopy while continuing to support the driving public in a safe, maneuverable site through the property.

7. *The variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair public health.*

Response: Approval of the variance will not change any maps, impair adequate light or air to adjacent property, and will not increase congestion and will improve circulation in the area due to the reconfiguration of the access points on site. Additionally, the approval of the variance will not increase the fire danger and will not diminish or impair property values, in fact redevelopment of this site will improve property values by bringing the site into substantial compliance with the GRD district requirements.

Additional Criteria per Section 12-1202(6)(f)

1. *The variance granted will not detract from the architectural integrity of the development and of its surroundings.*

Response: Granting the variance will not detract from the architectural integrity of the development. Granting the variance will allow for redevelopment of this site to bring it into substantial compliance with the Gateway Redevelopment District requirements, we will provide a walkable and bikeable business as well as improving the overall aesthetics of the corner with landscaping, a beautiful new building and canopy while continuing to support the driving public in a safe, maneuverable site throughout the property.

2. *The grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to public welfare.*

Response: Granting of the variance will allow for redevelopment of the site, the redevelopment will improve the area as noted above, while cleaning up the existing on site contamination left by Herndon Oil, thereby improving public welfare.

3. *The decision of the planning board is quasi-judicial in nature and is final subject to judicial review in accordance with subsection (6)(f)(4) of this section. Hearing on variance applications under subsection (6)f of the section shall be conducted as a quasi-judicial hearing in accordance with the requirements of law.*

Response: Acknowledged and understood.

Please contact me should supplemental information be required for this variance proceeding.

Thank you in advance for your time and attention.

Sincerely,



Sandra L. Owens

Project Manager/Authorized Agent for Circle K Stores, Inc.

PROFESSIONAL IN CHARGE
JIVY SATHIANATHAN

PROJECT MANAGER
NDIE OWENS

QUALITY CONTROL
NDIE OWENS

AWN BY
O

DATE ISSUED
/16/2025

R & R
10 S. GREGORY STREET
PENSACOLA, FL
CITY OF PENSACOLA
10TH AVE & GREGORY S



CONCEPTUAL TRUCK PATH PLAN

Page 17 of 135



- PROPERTY SETBACK LINE
 GREEN SPACE SETBACK
 PROPERTY LINE

NUMBER OF PARKING SPACES



1" = 40' SCALE BAR

NOTE: THIS PLAN IS CONCEPTUAL
PLAN AND NOT INTENDED FOR
CONSTRUCTION

























Planning Board

VARIANCE CRITERIA

Per Sec. 12-11-2(a)(2), in order to authorize any variance from the Land Development Code the Board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. That the special condition and circumstances do not result from the actions of the applicant;
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district;
4. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant;
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.

Additional criteria per Sec. 12-12-2(6)f:

- i. That the variance granted will not detract from the architectural integrity of the development and of its surroundings;
- ii. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

- iii. That the decision of the planning board is quasi-judicial in nature and is final subject to judicial review in accordance with subsection (6)f.4 of this section. Hearings on variance applications under subsection (6)f of this section shall be conducted as a quasi-judicial hearing in accordance with the requirements of law.

VARIANCE proceedings are "quasi-judicial" in nature. "Quasi-judicial" means judge-like. A quasi-judicial proceeding is one in which members of a governmental body acts in a capacity similar to that of a judge. The board is making a determination concerning the rights or liabilities of a particular individual, business or group. In a variance proceeding, the persons whose rights or liabilities are being decided have a right to reasonable notice of the proceeding and right to present evidence and witnesses. The Planning Board is legally obligated to decide the particular matter based only upon the evidence presented at the hearing rather than based upon political or other influences. *Public opinion (or neighborhood opinion for that matter) is not a proper basis for a quasi-judicial decision.* Nor is information gathered outside of the actual hearing on the matter to be decided. In no event may a Planning Board member make up his or her mind about how a Planning Board proceeding should be decided based upon site visits, personal contacts or other information gathered outside of the hearing.

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

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- 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 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. 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.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. 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 gateway redevelopment district 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.

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 which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 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.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - 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 pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

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- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment 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:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (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 the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

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; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

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- intended as a landscaped buffer zone that preserves the open space character of the parkway.
- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
 4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
 5. Building height. No building shall exceed a maximum height of 100 feet.
 6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
 7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
 8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
 9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
 10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
 11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
 12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
 13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

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14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout 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 bay views.* Considering the bayfront location within 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 bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any 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. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall 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. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

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- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the 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.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

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- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1603

Planning Board

12/9/2025

ACTION ITEM

SUBJECT:

400 E. Gregory Street – Gateway Redevelopment District – Conceptual Site Plan and Aesthetic Review

SUMMARY:

MDM Services, Inc. is requesting approval to demolish the existing convenience store, canopy, and all pavement, and conceptual approval for a new Circle K development. Since review of the redevelopment project is for conceptual approval, final approval will be required at a future date. The proposed site design includes a 3,956 square foot convenience store which has been pushed to front onto Heinberg and N. 9th Avenue with new sidewalks, a pedestrian entrance, and bike rack. The number of curb cuts has been reduced from 5 to 3, and the development team is currently working with Florida Department of Transportation since both N. 9th Avenue and E. Gregory Streets are state-maintained roadways. Conceptual design for the convenience store building have also been provided and materials include a brick and fiber cement. Signage is planned to be handled through a later abbreviated review after final approval of the site and structures.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-13\(1\) GRD, Gateway redevelopment district](#)

ATTACHMENTS:

1. Images
2. Application Packet
3. Review Comments
4. Sec._12_3_12.____Redevelopment_land_use_district

400 E. Gregory Street – Gateway Redevelopment District





**Planning Board Application
Request for Aesthetic Review**

Application Date: 11/06/2025

Project Address: 400 East Gregory Street, Pensacola, FL

Applicant: Sandie Owens for Circle K Stores, Inc.

Applicant's Address: 1101 Gulf Breeze Parkway Bldg 1, Suite 200, Gulf Breeze FL 3

Email: sandie.owens@mdmservices.c **Phone:** 863-559-3800

Property Owner: Circle K Stores, Inc.

**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:

We proposed to demolish the existing store, canopy and pavement and construct a new 3956 SF convenience store. The site is 0.78 acres and currently is approximately 98% impervious area. The existing store also has contamination which is approved for state funding for clean up with FDEP which will occur with the redevelopment of this property.

Construction of a 6' sidewalk around the entire perimeter is being proposed and a small portion of land will need to be dedicated to the City or potentially and easement given to the city for the sidewalk improvement. A pedestrian entrance and bike rack are also being provided.

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.

Signature on file.

Applicant Signature

Date



Part of Alimentation Couche-Tard

June 9, 2025

To Whom It May Concern:

This letter is to authorize Sandra Owens, John Prins, Wanda Fabre-Duran, Bob Johnson, and Dhivy Sathianathan of MDM Services, Inc. to act as authorized agents for Circle K Stores, Inc. to execute all permit applications on behalf of Circle K Stores, Inc. in association with any project where MDM Services, Inc. is designated engineer or design professional of record.

This letter shall apply to the Gulf Coast Region in the states of Florida, Georgia, Alabama, Mississippi, Louisiana, and Arkansas.

Please contact me should you have any questions or concerns 210-692-2111

Thank you,

Marcella Rocha
Assistant Secretary
Circle K Stores, Inc.
17319 San Pedro Ave. Suite #400
San Antonio, TX 78232

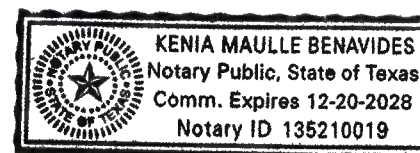
The forgoing instrument was acknowledged before me this 9th day of June, 2025 by Marcella Rocha who did () or did not () take an oath.

She is () personally known to me, () produced current driver's license as identification.

Kenia Benavides
Signature of Notary Public

6/9/2025
Date

Kenia Benavides
Printed Name of Notary Public

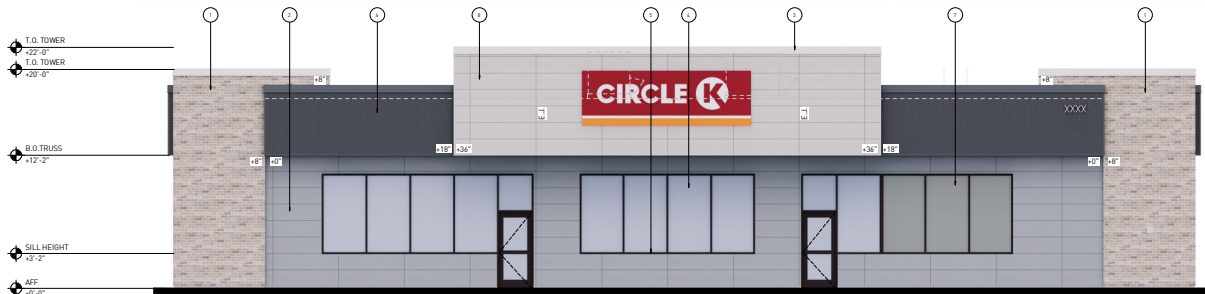


12-20-2028

My Commission Expires

135210019

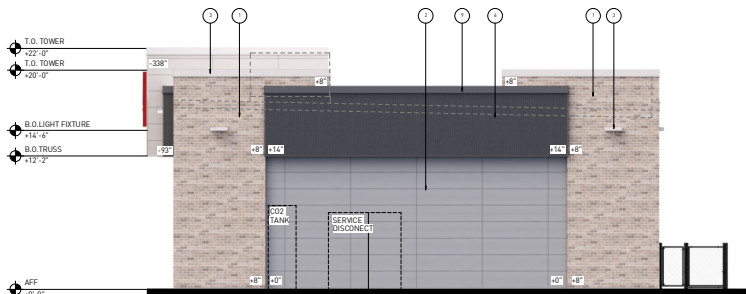
Commission Number (Notary Seal must be Affixed)



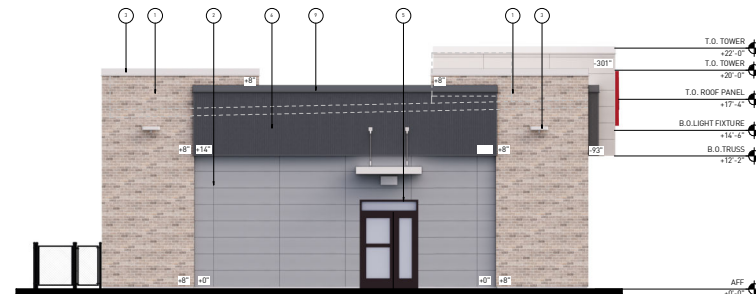
FRONT ELEVATION (SOUTH) | 1
12" = 1'-0"



REAR ELEVATION (NORTH) | 2
12" = 1'-0"



SIDE ELEVATION (EAST) | 3
12" = 1'-0"



SIDE ELEVATION (WEST) | 4
12" = 1'-0"

- MATERIAL LEGEND**
N.T.S.
- 1. METAL COPING, CORNICE AND GUTTER
(XXXXXX XXXX 12" X 12" X 12")
 - 2. NICHHA TUFFBLOCK
(XXXXXX XXXX 12" X 12" X 12")
 - 3. SPANDREL GLASS
 - 4. NICHHA RIBBED
(XXXXXX XXXX 12" X 12" X 12")
 - 5. ANODIZED WINDOW AND DOOR FRAMING
(XXXXXX XXXX 12" X 12" X 12")
 - 6. 1" INSULATED CLEAR GLASS
 - 7. METAL COPING, CORNICE AND GUTTER
(XXXXXX XXXX 12" X 12" X 12")
 - 8. NICHHA TUFFBLOCK
(XXXXXX XXXX 12" X 12" X 12")
 - 9. NICHHA CANYONBRICK
(XXXXXX XXXX 12" X 12" X 12")

rdc.

11921 Freedom Drive #1110
Reston, Va 20190
t 703.668.0086
rdcollaborative.com

COPYRIGHT NOTICE

This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site named herein, and cannot be reproduced in any manner without the express written permission from the professional.

PROFESSIONAL SEAL

REVISIONS

Δ ISSUE	DATE
R0	11/08/24

PROFESSIONAL IN CHARGE

XX

PROJECT MANAGER

XX

QUALITY CONTROL

XX

DRAWN BY

XX

PROJECT NAME

CIRCLE K STORES, INC.

1234 STREET ADDRESS
ANYTOWN, US STATE

PROTOCOL # R0 11/08/24



CIRCLE K STORES, INC.

PROJECT NUMBER: XXXX

EXTERIOR ELEVATIONS MATERIALS AND COLORS

A2.01

























Department:	Comments:
Planning	No further comments on conceptual review.
FIRE	No comments on the site plan or aesthetics. Will review further at time of permitting.
PW/E	Approval to reduce the visibility triangle to 15'.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No comment on the aesthetics. Sandi Owens with the design team has already reached out to ECUA regarding the site design changes. Therefore, no further comments from ECUA at this time.
FPL	No comments.
ATT	AT&T has no issues with this project.
FDOT	The developer has already reached out the Department, and we have a pre-application meeting scheduled with the team for this proposed project.
CRA	It would be great if the development could present itself to Gregory and 9 th Avenue as the streets of highest pedestrian importance/priority streets in the CRA plans. This was done very well on Garden at A. Obviously this is in a different aesthetic review district but it would be great if they could mirror what was done there.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	I have no comments on this one.
Traffic Operations	9 th Ave. and Gregory are FDOT jurisdiction and Heinberg is the city jurisdiction. All public infrastructure deficiencies that may be noted through completion of the project need to be resolved by the owner or owner's contractor.

Gregg Harding

From: Sandie Owens <Sandie.Owens@mdmservices.com>
Sent: Friday, November 14, 2025 11:59 AM
To: Gregg Harding
Cc: Leslie Statler; Victoria D'Angelo; Cynthia Cannon; WILLIAMSON, KATIE
Subject: [EXTERNAL] RE: City of Pensacola Planning Board Site and Aesthetic Review Application - 400 E. Gregory Street (Circle K Redevelopment)
Attachments: A1.2 SE FLOOR PLAN.pdf
Importance: High

 **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** 

Hi Gregg,

Good afternoon Gregg,

Thank you that comment, this site is not big enough for the Garden & A Street Building which is a “special building” and constructed on only two locations in the country . (Garden and A street and One in Perdido Key) That store is special design, not standard to Circle K. If this site were larger, and the code required it, I could make a case for it, but I can barely fit this smallest CK building on the site. Also note that there some questionable businesses near by that might not make this the safest place to have 3 entry points with only two employees at night, 3 entrance points would not be safe here. I discussed this with Leslie early on. Unfortunately, there is a strip club very close to this location.

The site is laid out to be pedestrian friendly; I have pushed the building up as close to the street as possible and provided a Side Entrance door for Pedestrians. I have also provided 5 bicycle parking spaces. There isn't room for outdoor tables and honestly, I go again to the surrounding area and potentially undesirable folks hanging out at tables if we had space for them. We do not have space. This site is 0.78 acres. For comparison, Garden & A Street is double the size of this lot at nearly 1.5 acres

This store is nice looking and huge improvement for that area, and it will be beautifully landscaped.

I hope Ms. Victoria will be understanding for this project. I too, LOVE the other design and layout as I am the person that came up with that for the Perdido Key location originally. I would love to build it every whereas a standard. LOL Circle K does not feel the same way as it is more costly and outside of their standards. Next time we get in an overlay district where it will work, I will plage them again with it though. 😊

If there are any additional requests for the building, I can look at incorporating them if possible and if the cost isn't too high. The building is SIPS panel building and is not stucco so it is harder to add details such as medallions etc. Best I could do here is adjust colors here. I can't really even add more glass unless it was smoked as the windows would be fake windows. The restrooms are on the side where the side door is, the coolers and freezers are along the back and the Backroom/storage area in along the other side of the building. So nowhere for glass.

I hope this explanation helps.

Thank you.

Sincerely,
Sandie Owens

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

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- 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 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. 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.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. 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 gateway redevelopment district 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.

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 which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 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.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - 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 pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

-
- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment 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:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (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 the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

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; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
5. Building height. No building shall exceed a maximum height of 100 feet.
6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

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14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout 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 bay views.* Considering the bayfront location within 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 bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any 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. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall 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. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

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- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the 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.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

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- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1605

Planning Board

12/9/2025

ACTION ITEM

SUBJECT:

50 S. 9th Avenue – Gateway Redevelopment District – Conceptual Aesthetic Review

SUMMARY:

CBA Architects is requesting conceptual approval for a new multi-family residential development consisting of a seven-story main building with two levels of podium parking, and five levels of residential apartments, totaling 220 units. A separate club building is located to the west of the development which will house amenities for residents.

The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern design.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-13\(1\) GRD, Gateway redevelopment district](#)

ATTACHMENTS:

1. Images
2. Application Packet
3. Review Comments
4. Sec._12_3_12.____Redevelopment_land_use_district

50 S. 9th Avenue – Gateway Redevelopment District



FOR CONCEPTUAL REVIEW

**Planning Board Application
Request for Aesthetic Review**

Application Date: 11/04/2025

Project Address: 50 S 9th Ave, Pensacola, FL 32502

Applicant: Toan Tran

Applicant's Address: 1770 Fennell St. Maitland, FL 32751

Email: toan@cbaarchitects.com **Phone:** 407.660.8900

Property Owner: FHTG5, LLC and Hawkshaw Development Group LLC.

**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:

The proposed multi-family residential development project that consists of a seven-story main building, with two levels of podium parking garage and five levels of residential apartments above, totaling 220 units. A separate club building complements the main residential structure and will house amenities for residents.

A total of 20 units are planned as studios, 133 as one-bedroom units, 63 as two-bedroom units, and 4 as three-bedroom units. Parking is primarily provided within the podium garage, with additional surface parking spaces located throughout the site for convenience.

The design centers a resort-style pool within the main building's third-floor courtyard, offering views overlooking a park and, beyond it, the scenic Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern designs. The apartment buildings are protected throughout with an NFPA 13 fire suppression system.

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

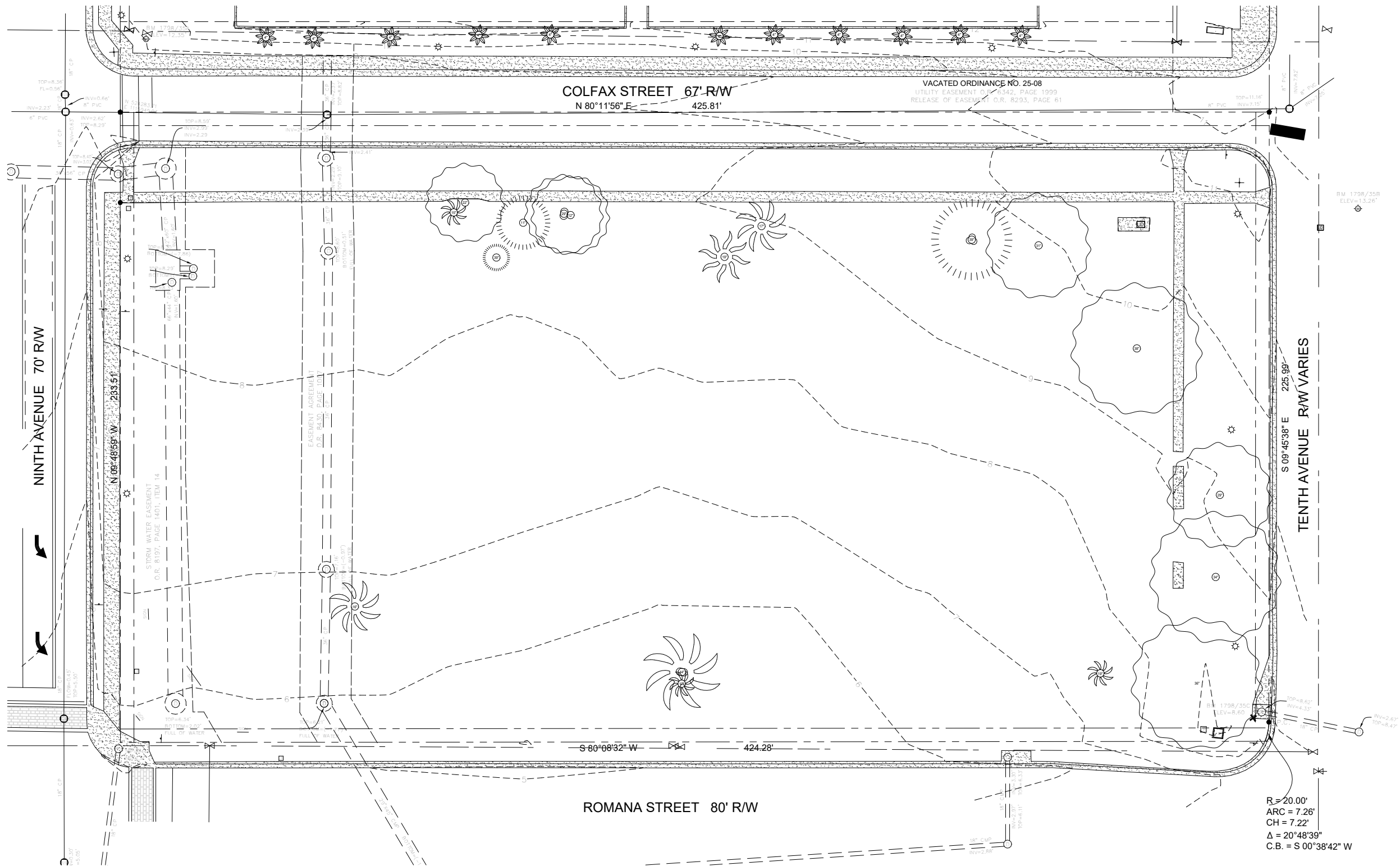
11/04/2025
Date

THE HELM AT HAWKSHAW

SHEET LIST

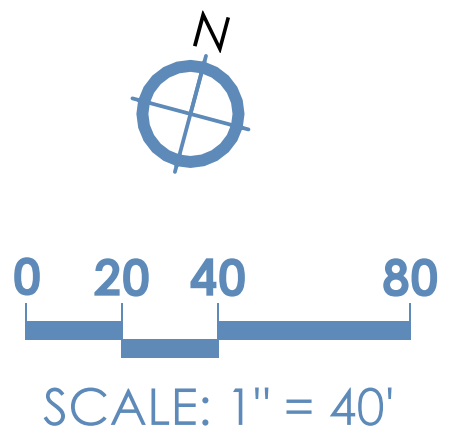
PB-01	COVER SHEET
PB-02	EXISTING SITE PLAN
PB-03	SITE PLAN
PB-04	BUILDING TYPE ONE - FIRST FLOOR
PB-05	BUILDING TYPE ONE - SECOND FLOOR
PB-06	BUILDING TYPE ONE - THIRD FLOOR
PB-07	BUILDING TYPE ONE - FOURTH FLOOR
PB-08	BUILDING TYPE ONE - FIFTH FLOOR
PB-09	BUILDING TYPE ONE - SIXTH FLOOR
PB-10	BUILDING TYPE ONE - SEVENTH FLOOR
PB-11	BUILDING TYPE TWO - FIRST FLOOR PLAN
PB-12	BUILDING TYPE TWO - SECOND FLOOR
PB-13	BUILDING TYPE ONE - ELEVATIONS
PB-14	BUILDING TYPE ONE - ELEVATIONS
PB-15	BUILDING TYPE ONE - ELEVATIONS
PB-16	BUILDING TYPE ONE - ELEVATIONS
PB-17	BUILDING TYPE ONE - ELEVATIONS
PB-18	BUILDING TYPE ONE - ELEVATIONS
PB-19	BUILDING TYPE TWO - ELEVATIONS
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PB-21	PERSPECTIVE
PB-22	PERSPECTIVE
PB-23	PERSPECTIVE
PB-24	PERSPECTIVE

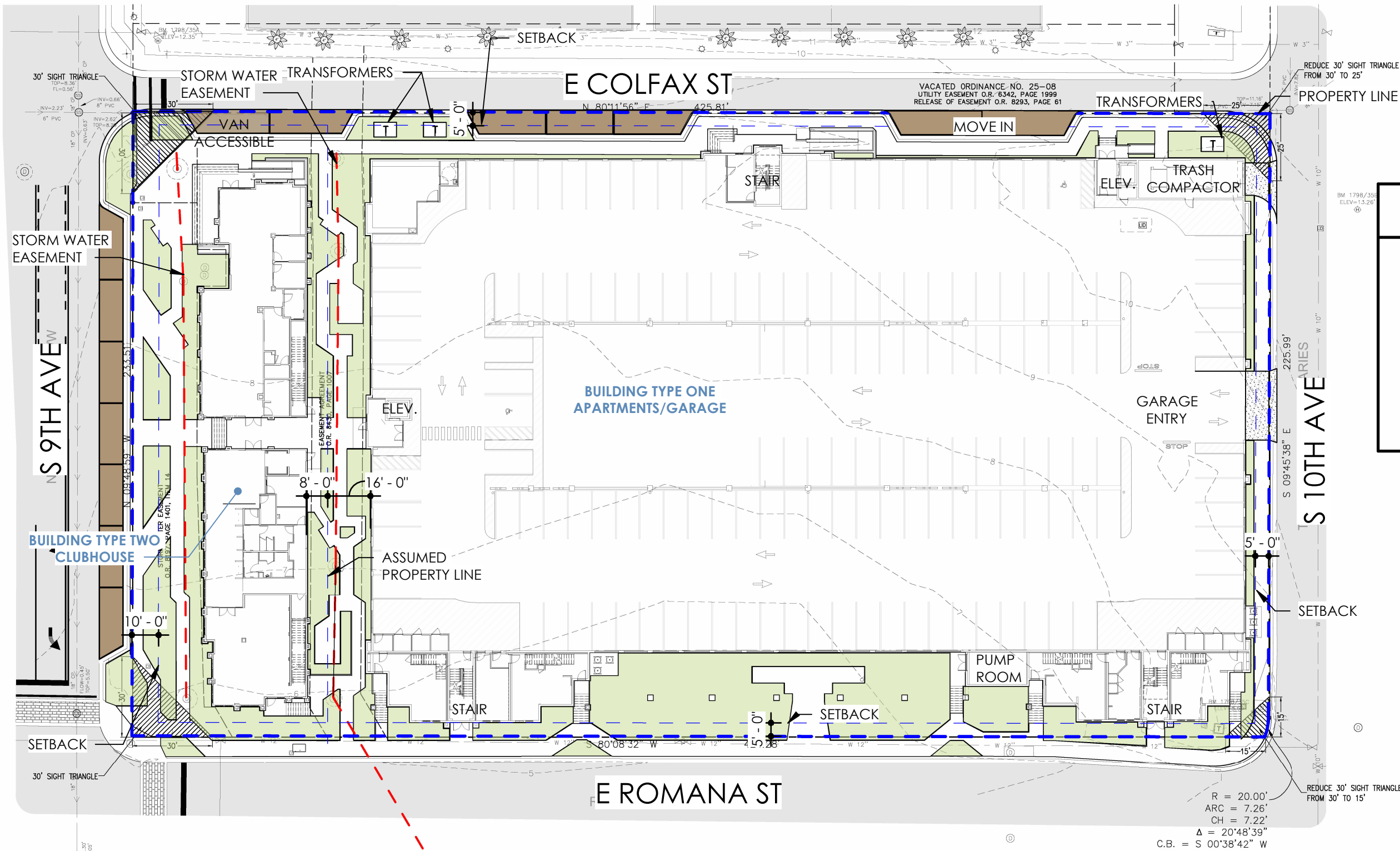




1 [EXISTING SITE PLAN

SCALE: 1" = 40'-0"



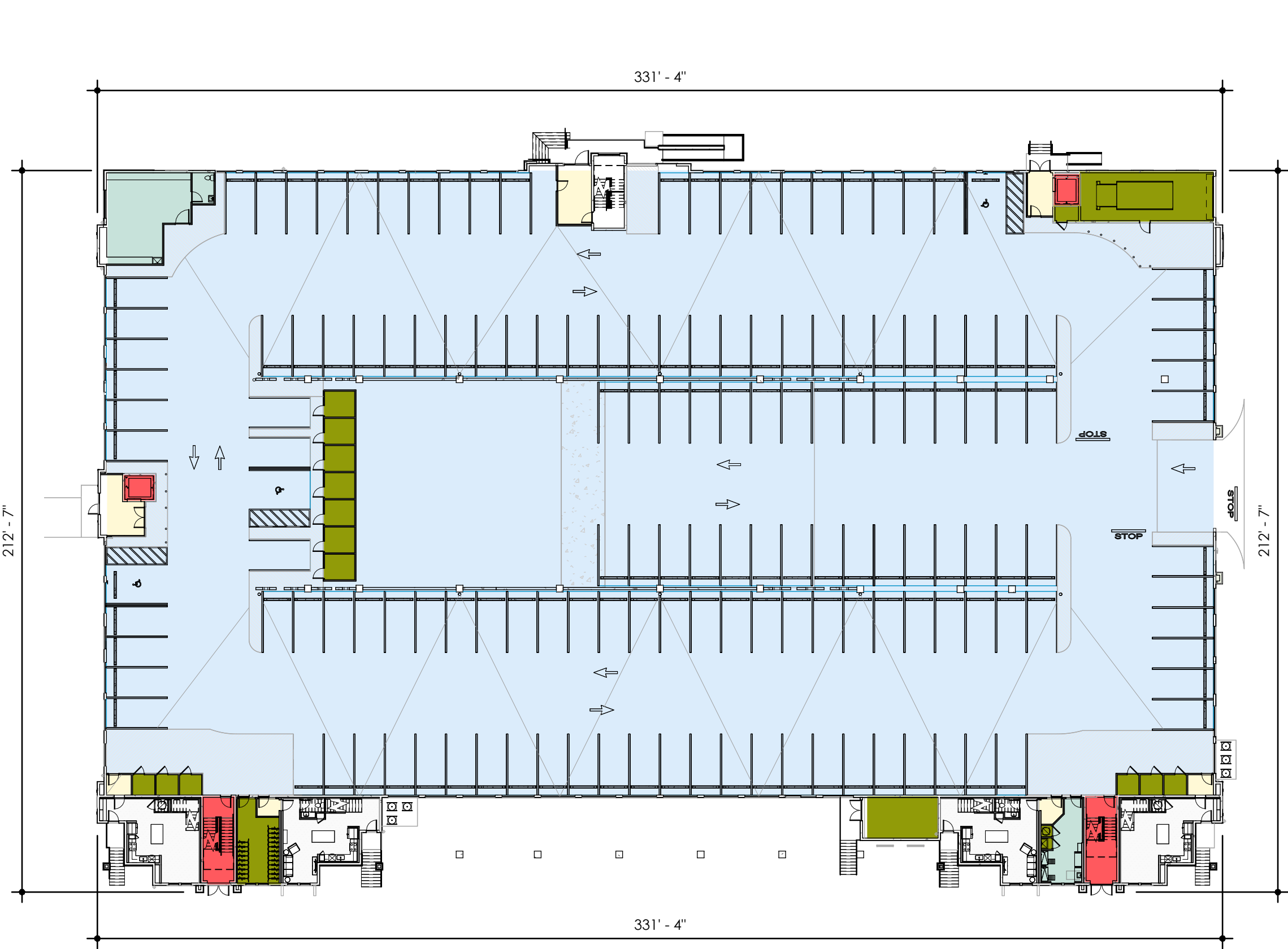


LOT CALCULATION	
CALCULATIONS PROVIDED BY THE CIVIL ENGINEER	
BUILDINGS =	71,615 SF (72.1%)
BUILDINGS + COVERED AREAS =	73,342 SF (73.9%)
PERVIOUS SIDEWALKS AND PARKING =	11,372 SF (11.4%)
OPEN AREAS =	14,598 SF (14.7%)
TOTAL LANDSCAPED AREA =	25,970 SF (26.1%)

1 [ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"





LEGEND

STAIR/ELEVATOR

UNITS

AMENITY

2-STORY AMENITY

UTILITIES

CIRCULATION

PARKING GARAGE

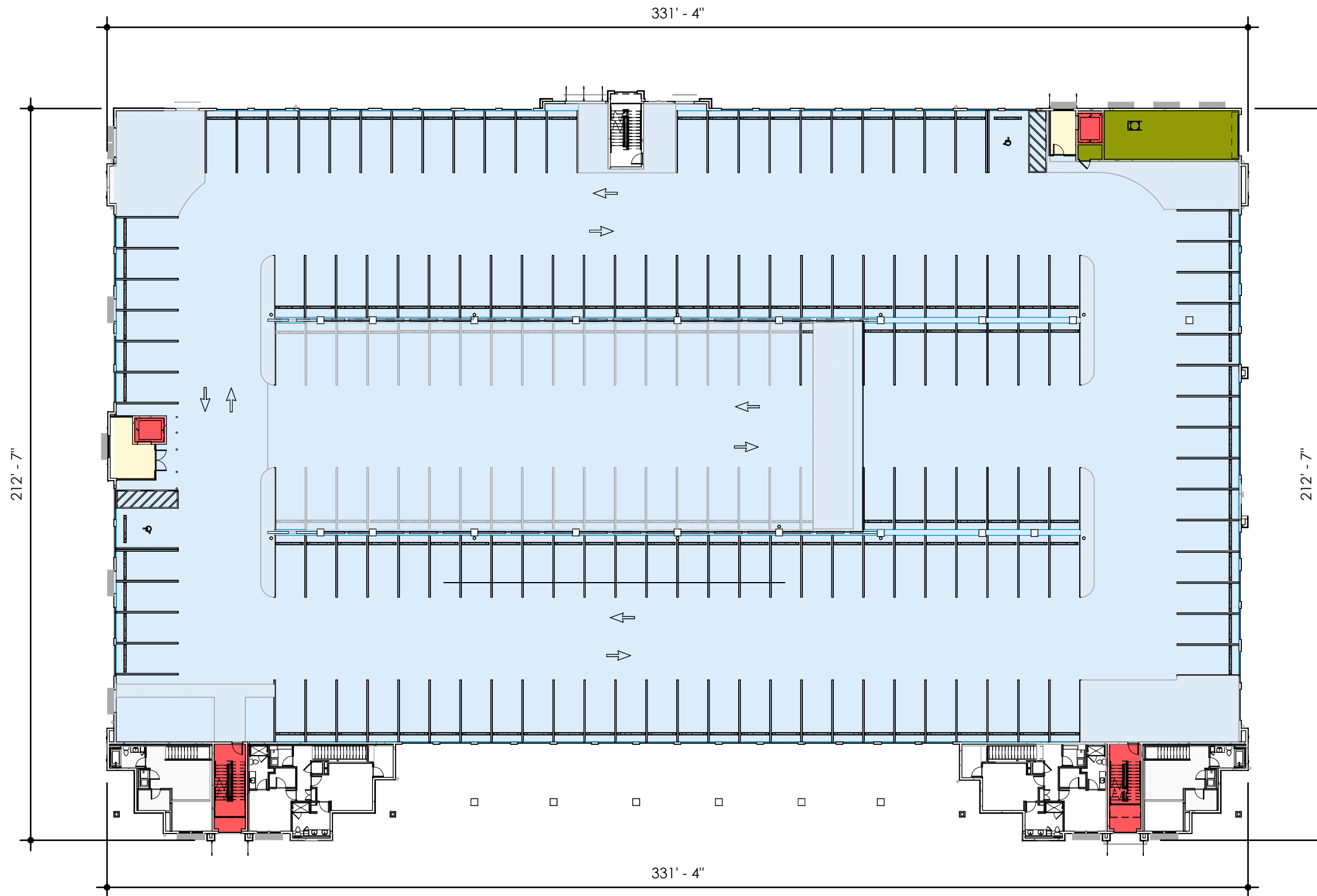
PARKING SCHEDULE

LOCATION	TYPE	WIDTH	LENGTH	# OF SPACES
1ST FLOOR	STANDARD SPACE	9'-0"	18'-0"	138
1ST FLOOR	ADA SPACE	12'-0"	18'-0"	3
2ND FLOOR	STANDARD SPACE	9'-0"	18'-0"	173
2ND FLOOR	ADA SPACE	12'-0"	18'-0"	2
GRAND TOTAL				316

1 FIRST FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"



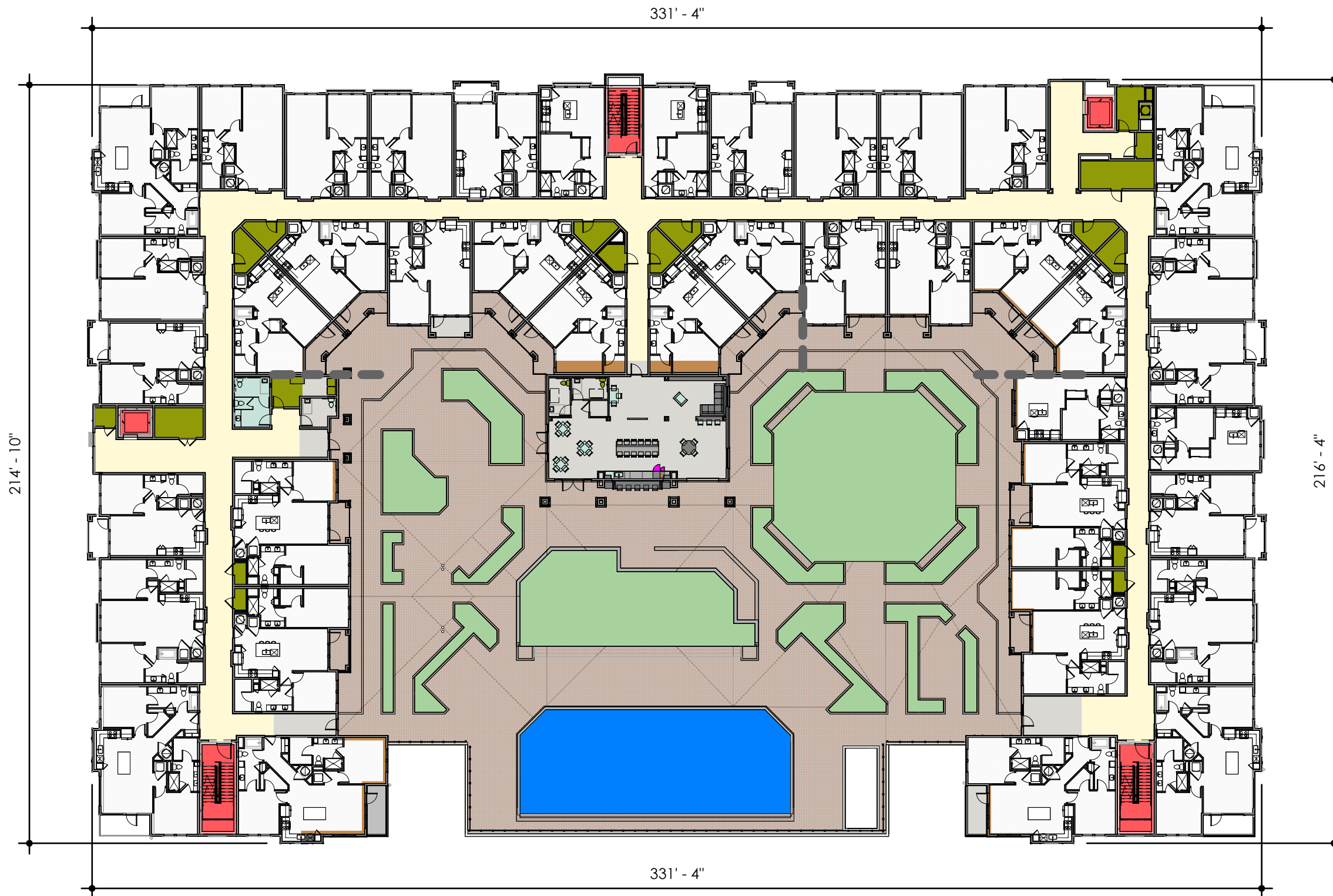
- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE

1 SECOND FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"





- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE

1 THIRD FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"





- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE

1 [FOURTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"





- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE

1 FIFTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"





- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE

1 SIXTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"





1 SEVENTH FLOOR PLAN

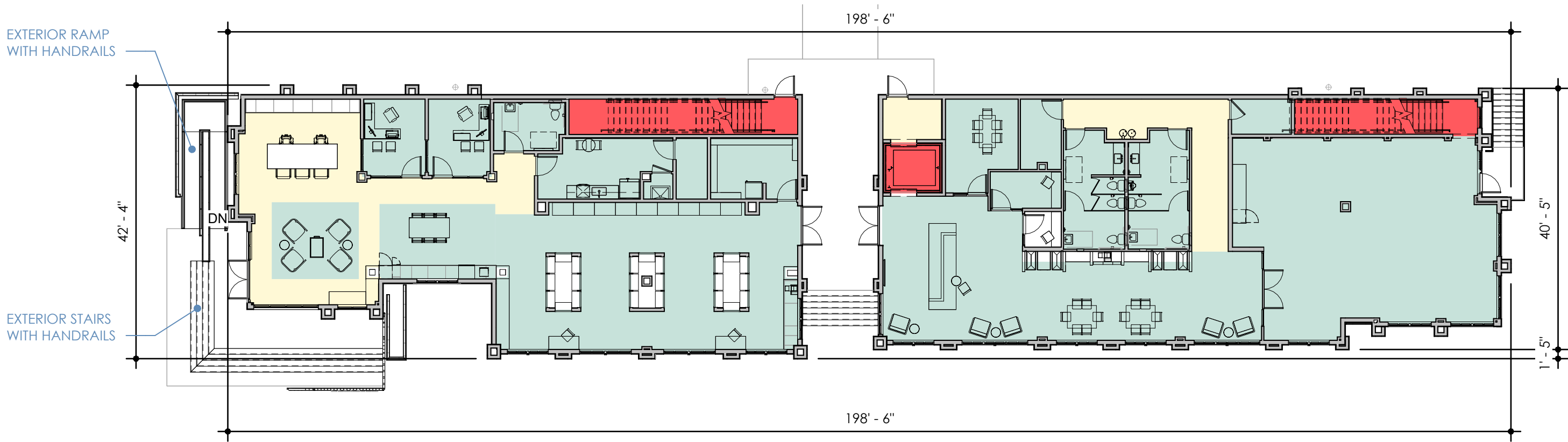
BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE



- LEGEND**
- STAIR/ELEVATOR
 - UNITS
 - AMENITY
 - 2-STORY AMENITY
 - UTILITIES
 - CIRCULATION
 - PARKING GARAGE



1 **FIRST FLOOR**
CLUBHOUSE - BLDG TYPE TWO

SCALE: 1/16" = 1'-0"



LEGEND

STAIR/ELEVATOR

UNITS

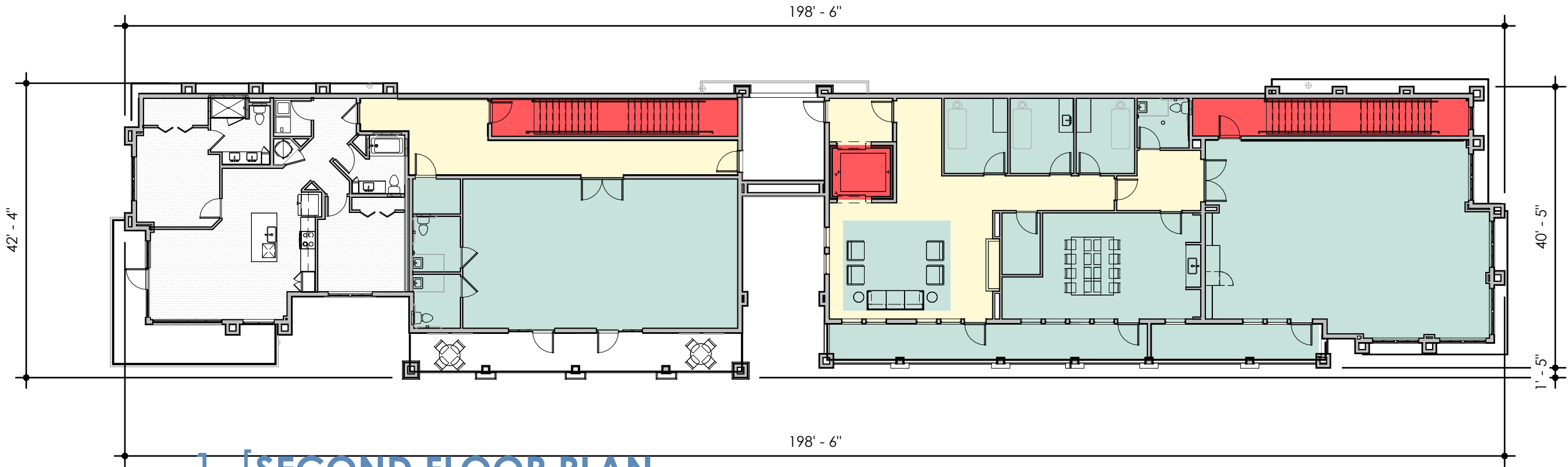
AMENITY

2-STORY AMENITY

UTILITIES

CIRCULATION

PARKING GARAGE



1 SECOND FLOOR PLAN
CLUBHOUSE - BLDG TYPE TWO

SCALE: 1/16" = 1'-0"





1 [BUILDING TYPE ONE - SOUTH ELEVATION A

E ROMANA ST

SCALE: 1/16" = 1'-0"

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

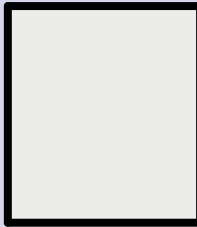
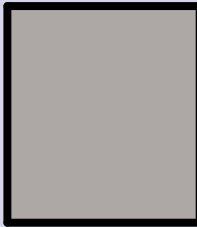
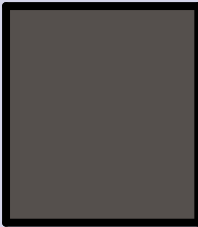
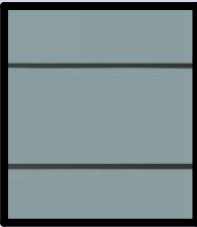




1 BUILDING TYPE ONE - SOUTH ELEVATION B

E ROMANA ST

SCALE: 1/16" = 1'-0"

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN





1 BUILDING TYPE ONE - EAST ELEVATION

S 10TH ST

SCALE: 1/16" = 1'-0"

MATERIALS	FIBER CEMENT PANEL		FIBER CEMENT PANEL		STUCCO		STUCCO		METAL		STONE VENEER		FIBER CEMENT SIDING	
	SW 7005 - PURE WHITE		SW 6003 - PROPER GRAY		SW 7005 - PURE WHITE		SW 6003 - PROPER GRAY		SW 7048 - URBAN BRONZE		POLAR GREZZO UT		SW 6213 - HALCYON GREEN	

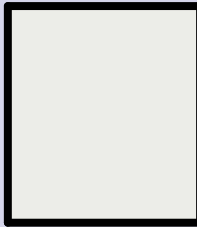
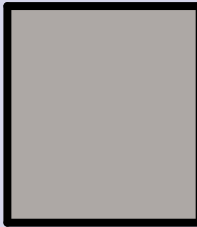
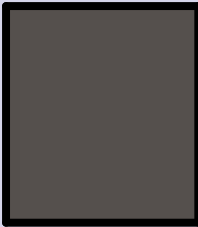
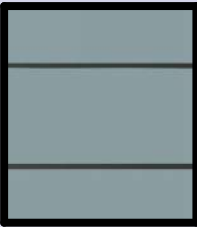




1 BUILDING TYPE ONE - NORTH ELEVATION A

E COLFAX ST

SCALE: 1/16" = 1'-0"

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN



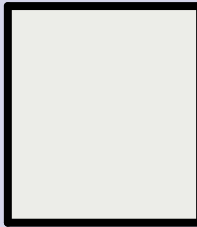
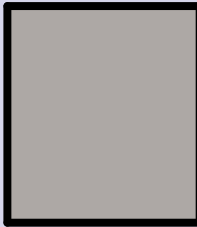
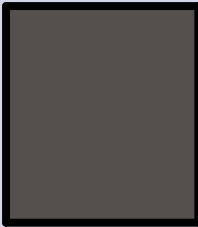
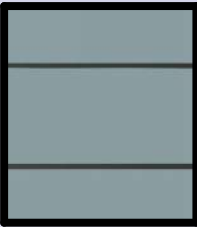
MATCHLINE



1 BUILDING TYPE ONE - NORTH ELEVATION B

E COLFAX ST

SCALE: 1/16" = 1'-0"

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

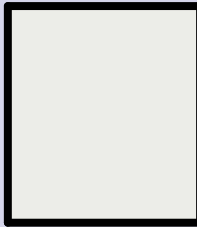
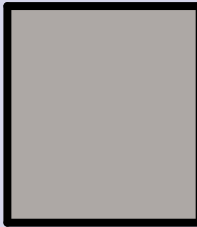
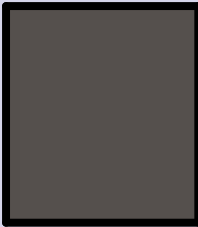
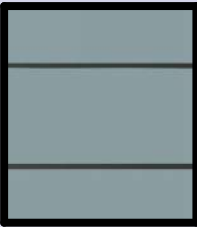




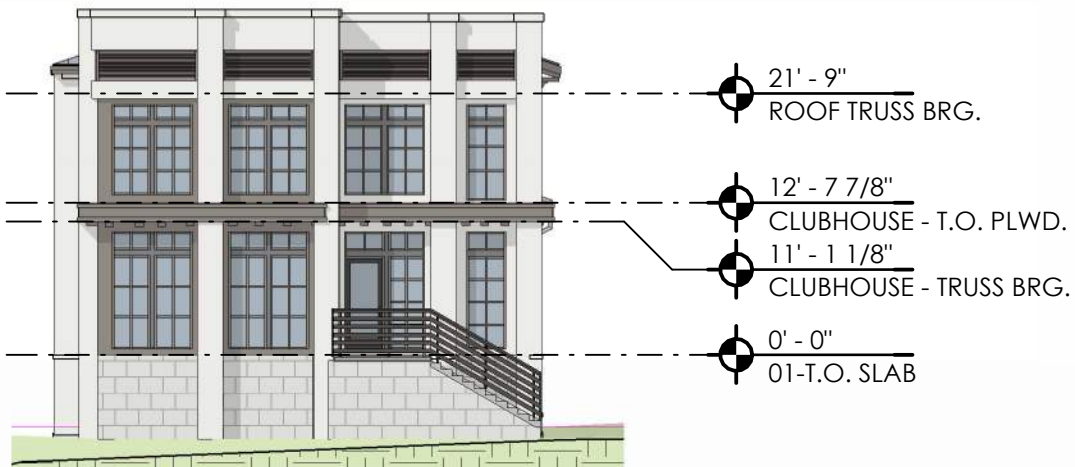
1 BUILDING TYPE ONE - WEST ELEVATION

S 9TH ST

SCALE: 1/16" = 1'-0"

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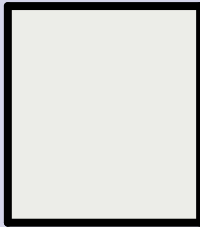
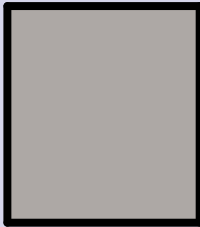
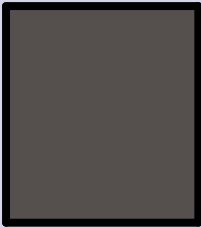
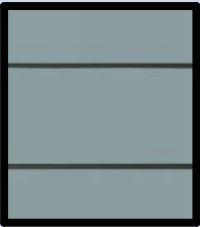
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SCALE: 1/16" = 1'-0"

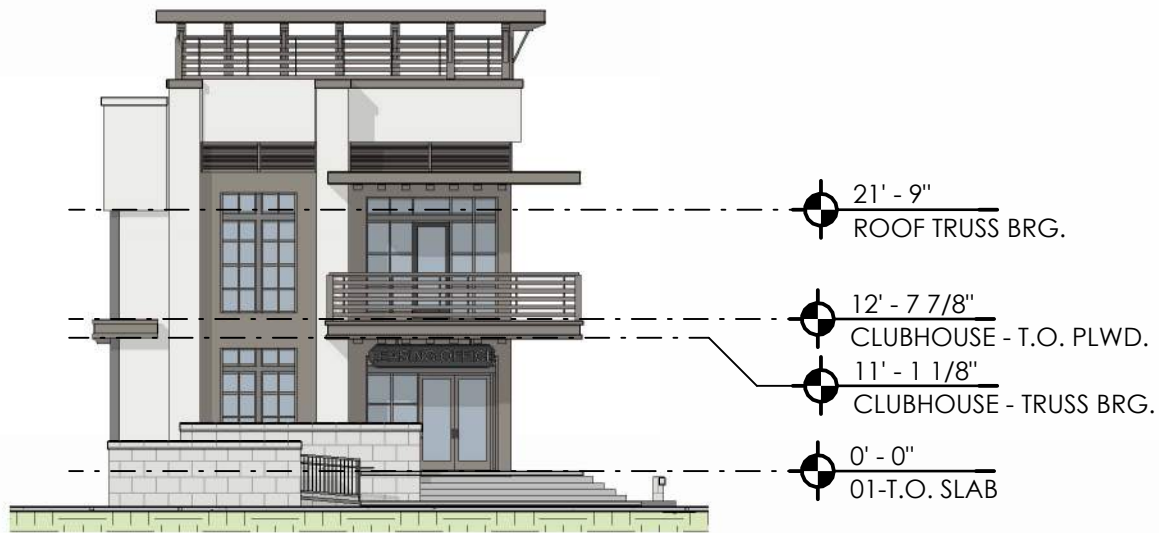


1 [BUILDING TYPE TWO - WEST ELEVATION

SCALE: 1/16" = 1'-0"

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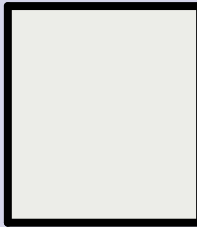
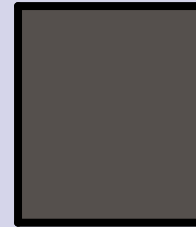
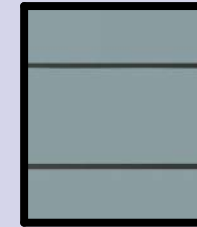
2 BUILDING TYPE TWO - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1 BUILDING TYPE TWO - EAST ELEVATION

SCALE: 1/16" = 1'-0"

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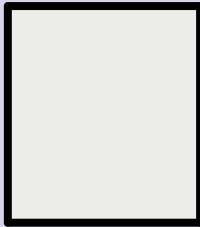
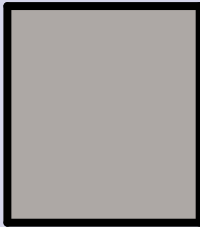
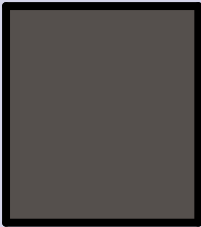
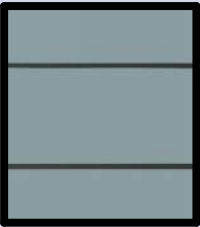




1 [SOUTH WEST PERSPECTIVE

SCALE:

MATERIALS

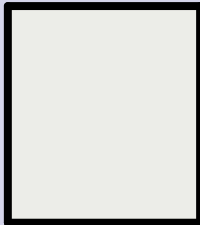
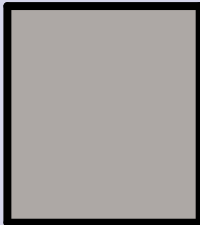
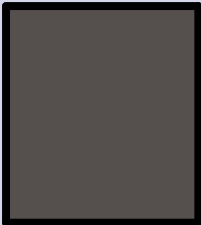
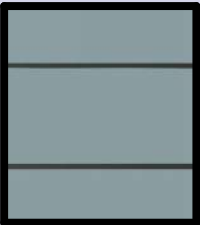
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1 [SOUTH EAST PERSPECTIVE

SCALE:

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

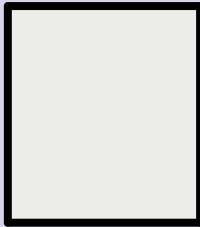
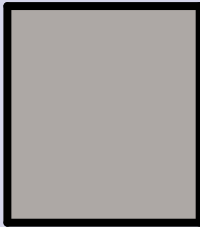
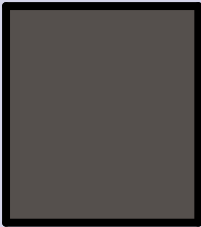
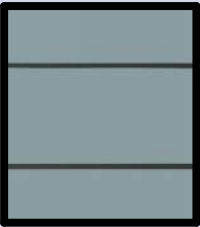




1 [NORTH EAST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

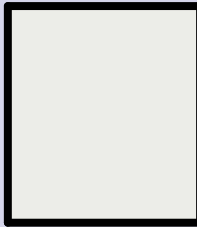
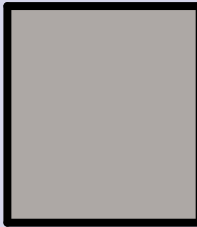
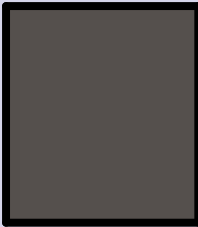
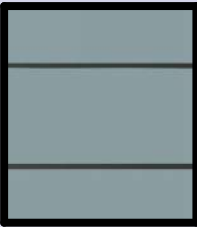
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1 [NORTH WEST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS		FIBER CEMENT PANEL SW 7005 - PURE WHITE		FIBER CEMENT PANEL SW 6003 - PROPER GRAY		STUCCO SW 7005 - PURE WHITE		STUCCO SW 6003 - PROPER GRAY		METAL SW 7048 - URBAN BRONZE		STONE VENEER POLAR GREZZO UT		FIBER CEMENT SIDING SW 6213 - HALCYON GREEN



Department:	Comments:
Planning	No further comments.
FIRE	No comments on the site plan or aesthetics. Will review further at time of permitting.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA does not have any comment on the aesthetics of the proposed development, however, I do have the following comments: Subsequent to the Colfax Street right-of-way vacation per City Ordinance No. 25-08, ECUA retained a utility easement over the entire vacated area. In 2020, ECUA abandoned a portion of the retained easement (approximately 366' x 15' area in the northeast of the Hawkshaw property) per OR Book 8293 Page 61. The remaining Colfax St retained easement that is outside of the terminated area is still an effective utility easement with active ECUA infrastructure. Please have the developer show the limits of both the aforementioned active and terminated easements in relation to the proposed building footprint. Additionally, this development will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	AT&T has no issue with this development.
FDOT	No comments.

CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in two flood zones: x500 and AE-9. I believe both buildings are bisected by the AE-9 floodzone. I will need two proposed construction elevation certificates at time of permit submittal—one for each building. The clubhouse will need to be designed to meet the 12ft design flood elevation. On the main structure, it also needs to be designed to the same elevation with two exceptions: If the parking area and the access area are below the design flood elevation, they can be designed with proper flood openings. They may want to pay close attention to the access shown on the south elevation because they will need two flood openings and there might not be enough space on either side of the door.
Traffic Operations	All public infrastructure deficiencies that may be noted through completion of the project need to be resolved by the owner or owner's contractor.

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

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- 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 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. 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.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. 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 gateway redevelopment district 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.

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 which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 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.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - 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 pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

-
- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment 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:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (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 the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

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; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
5. Building height. No building shall exceed a maximum height of 100 feet.
6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

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14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout 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 bay views.* Considering the bayfront location within 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 bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any 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. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall 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. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

-
- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the 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.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

-
- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1606

Planning Board

12/9/2025

ACTION ITEM

SUBJECT:

376 and 394 W. Cedar Street – Waterfront Redevelopment District – Review of Minor Deviations to an Approved Project

SUMMARY:

Inspired Communities of Florida is requested approval for minor design changes to a previously approved project. Final review for the new luxury apartment building and Reverb by Hard Rock was approved by the board in June 2025. Since then, minor façade changes to the south elevation have been proposed due to the reduction of typical floor-to-floor height from 11'-0" to 9'-8" and added event space and a level of guestrooms. There are no changes to the overall site plan and elevations from the June 2025 are included for comparison.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-12\(4\) WRD-1, Waterfront Redevelopment District-1](#)

ATTACHMENTS:

1. Images
2. Application Packet
3. Sec._12_3_12.____Redevelopment_land_use_district. (16)

400 E. Gregory Street – Gateway Redevelopment District





**Planning Board Application
Request for Aesthetic Review**

Application Date: **11/7/25**

Project Address: 376 W Cedar St, 394 W Cedar St

Applicant: Inspired Communities of Florida/ Dennis Pemberton

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

Email: Dennispemberton@thedawso **Phone:** 404-393-4610

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

**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 luxury apartment building and Reverb by Hard Rock hotel, this project is intended to be guided by the WHU'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.

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.

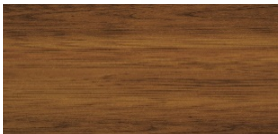
Dennis Pemberton

Applicant Signature

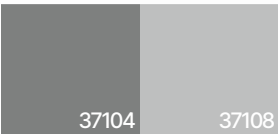
11/07/25

Date

East Elevation - Hotel



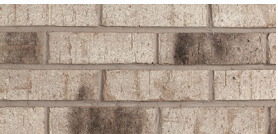
1. Simulated Wood



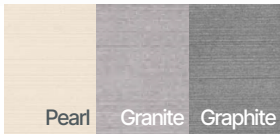
2. EIFS - Varying Colors



3. Brick - Carbon Black



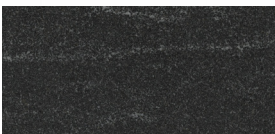
4. Brick - Garrison Grey



5. Fiber Cement Panels - Varying Colors



6. Aluminum Framed Window Wall



7. Granite Stone Base - Jet Mist



8. Architectural Louvers



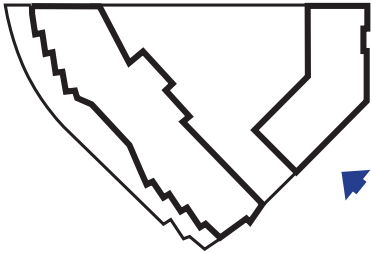
9. Metal Mesh Guardrail



10. Glass Guardrail



11. Curtain Wall

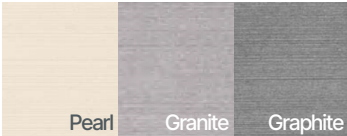


West Elevation - Residential





1. Brick - Garrison Grey



2. Fiber Cement Panels - Varying Colors



3. Glass Guardrail



4. Aluminum Framed Window Wall



5. Curtainwall



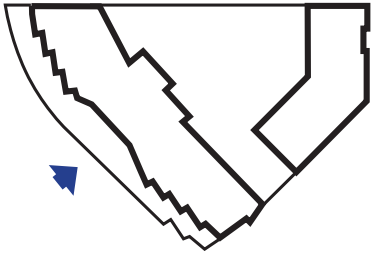
6. Cast-in-place Concrete



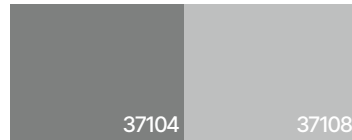
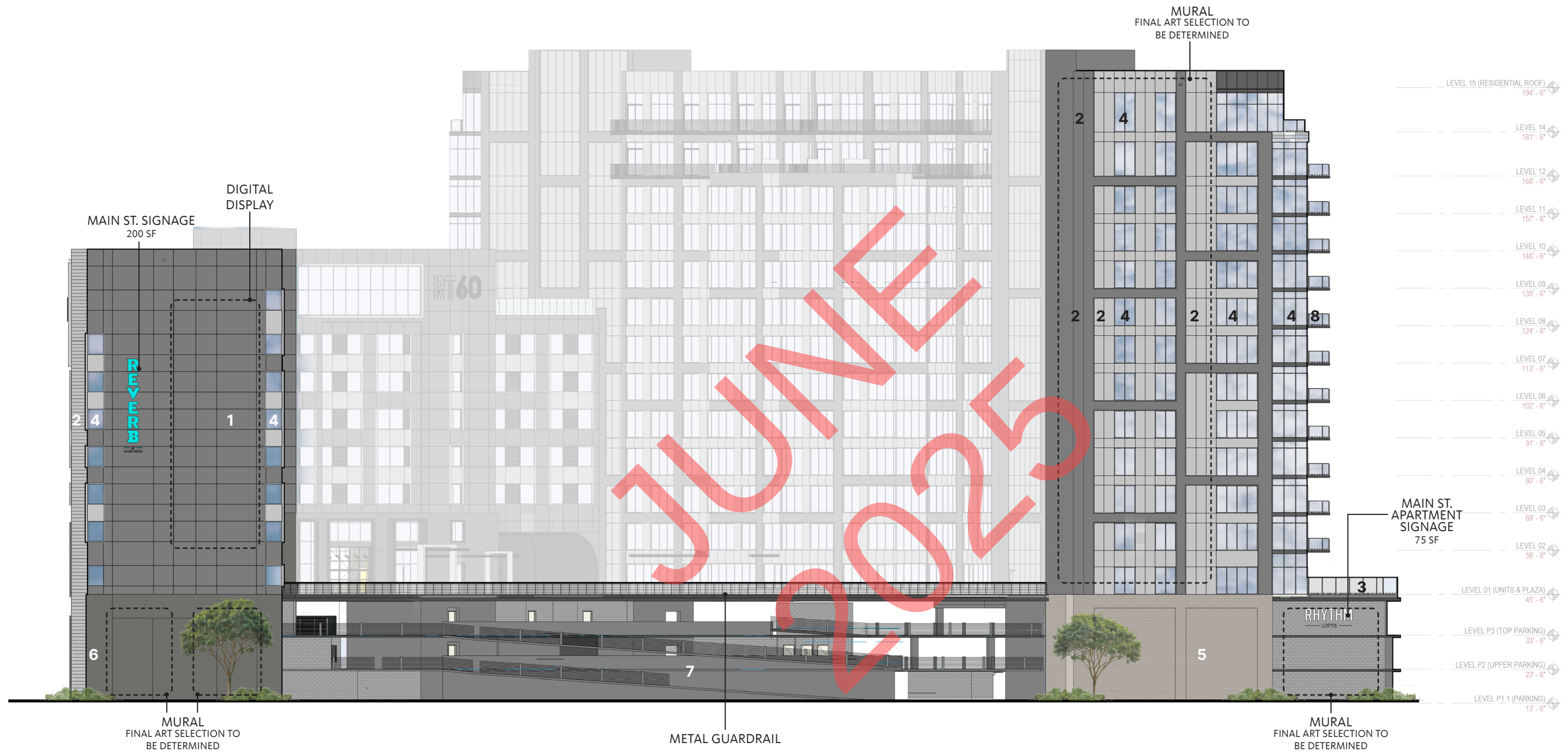
7. Slatted Overhead Door



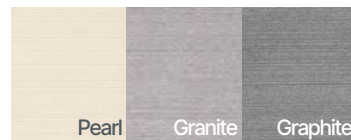
8. Metal Mesh Guardrail



North Elevation



1. EIFS - Varying Colors



2. Fiber Cement Panels - Varying Colors



3. Glass Guardrail



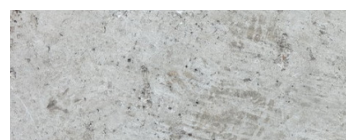
4. Aluminum Framed Window Wall



5. Brick - Garrison Grey



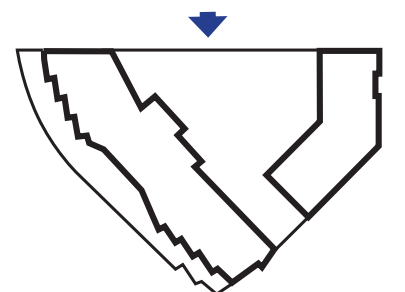
6. Brick - Carbon Black



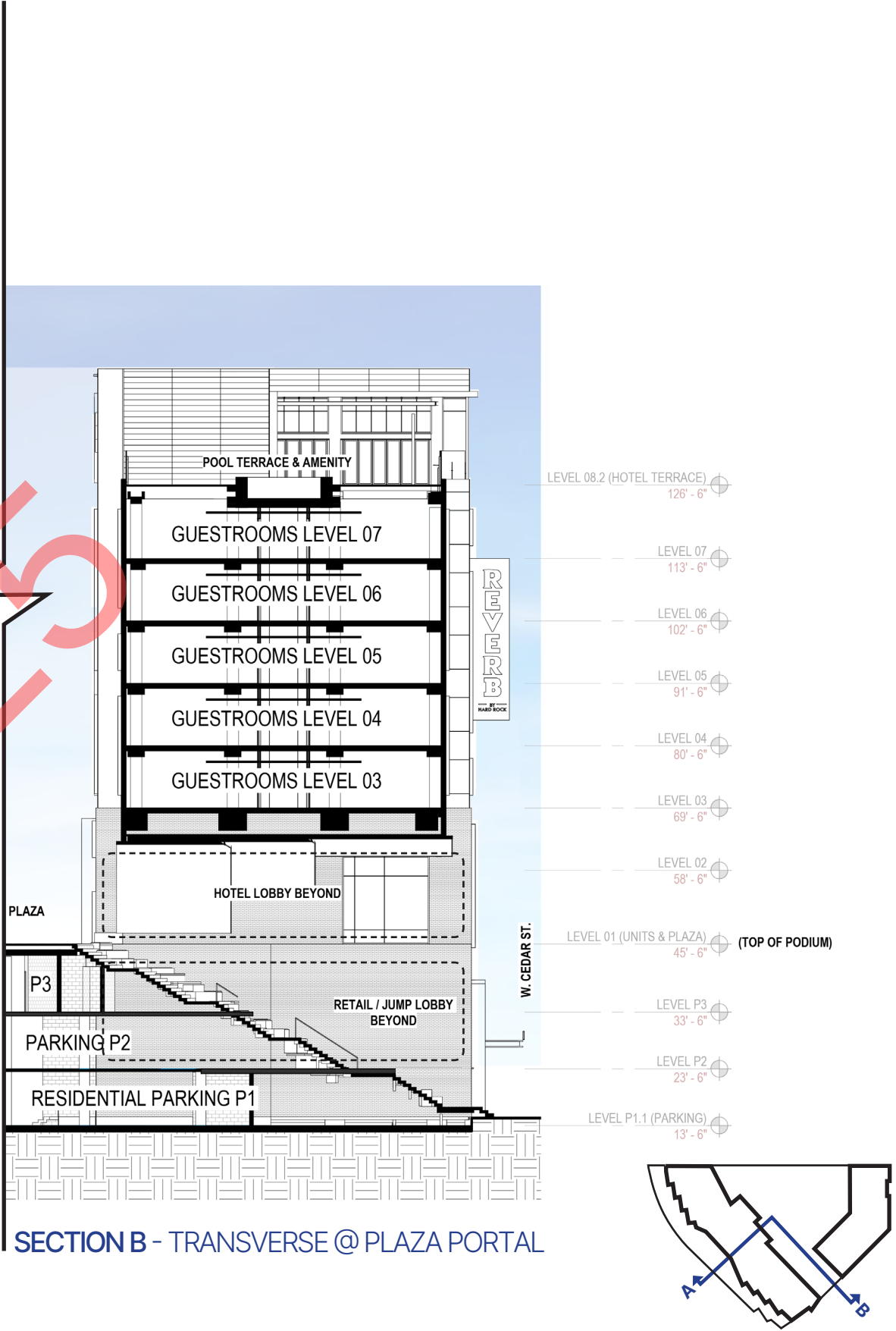
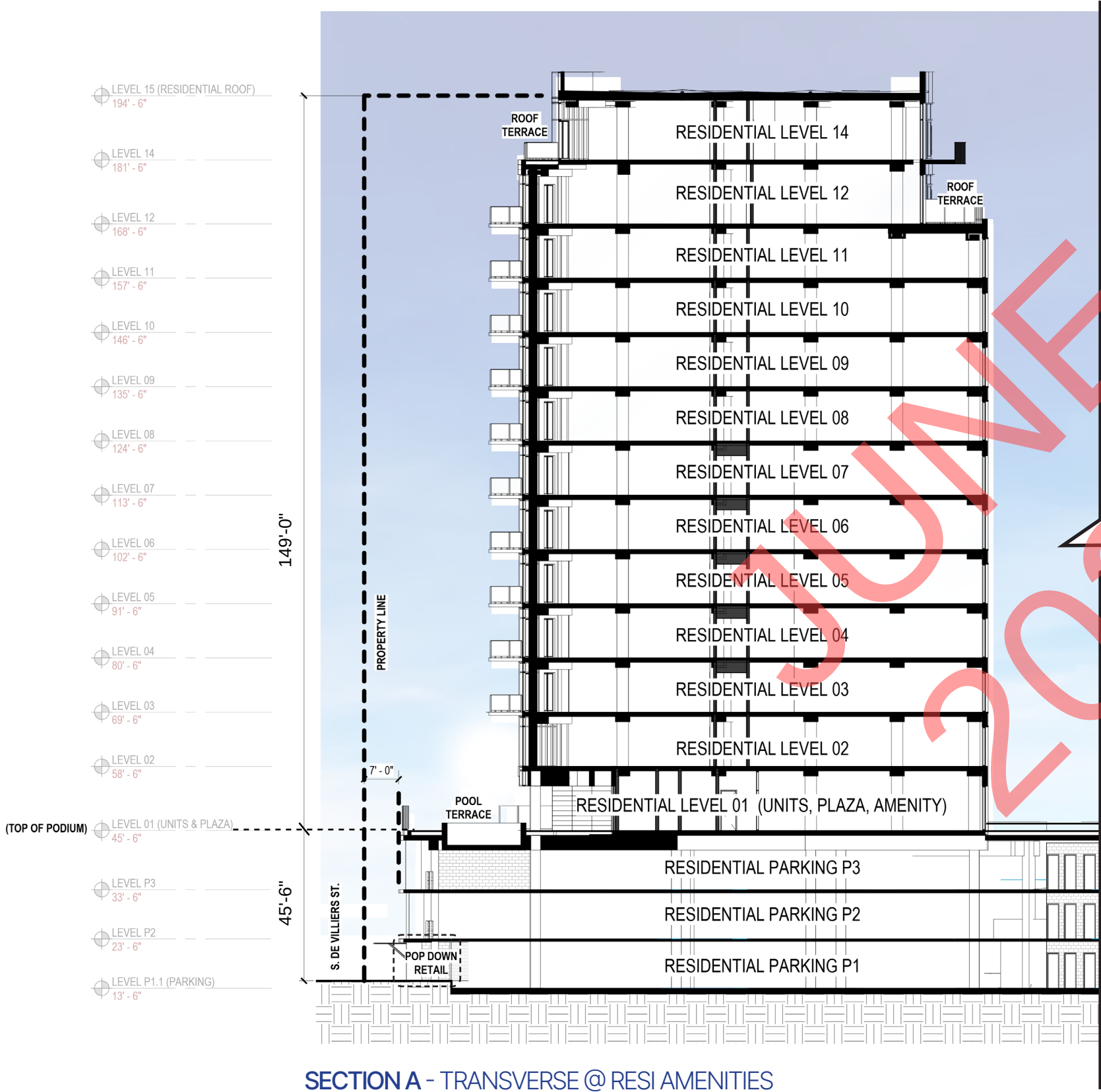
7. Cast-in-place Concrete



8. Metal Mesh Guardrail



Sections





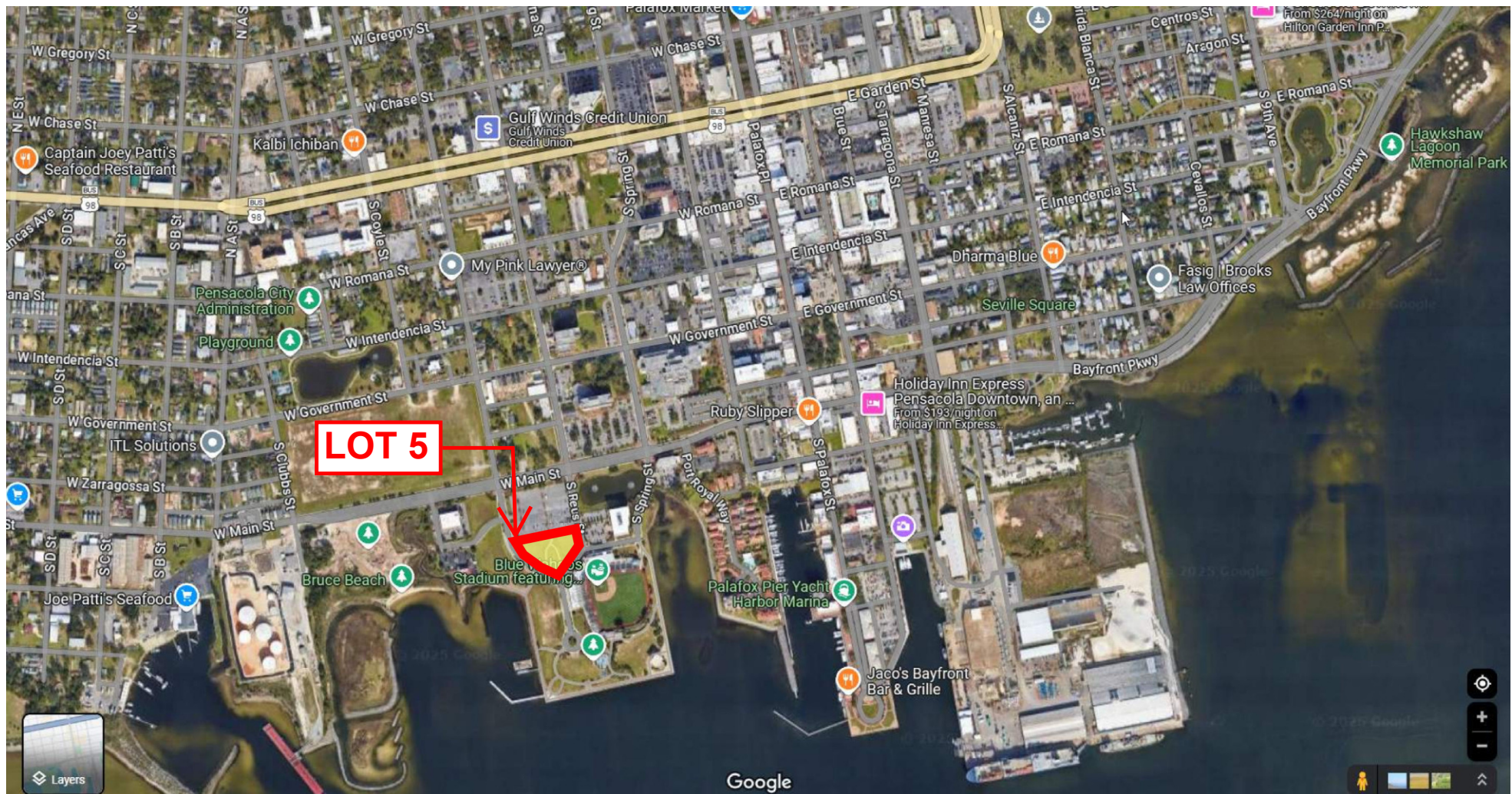
MARITIME PARK LOT 5

PLANNING BOARD - AESTHETIC REVIEW

PENSACOLA, FL
NOVEMBER 7, 2025

Gensler

Location Plan



Plan - Typical Level + Event Space



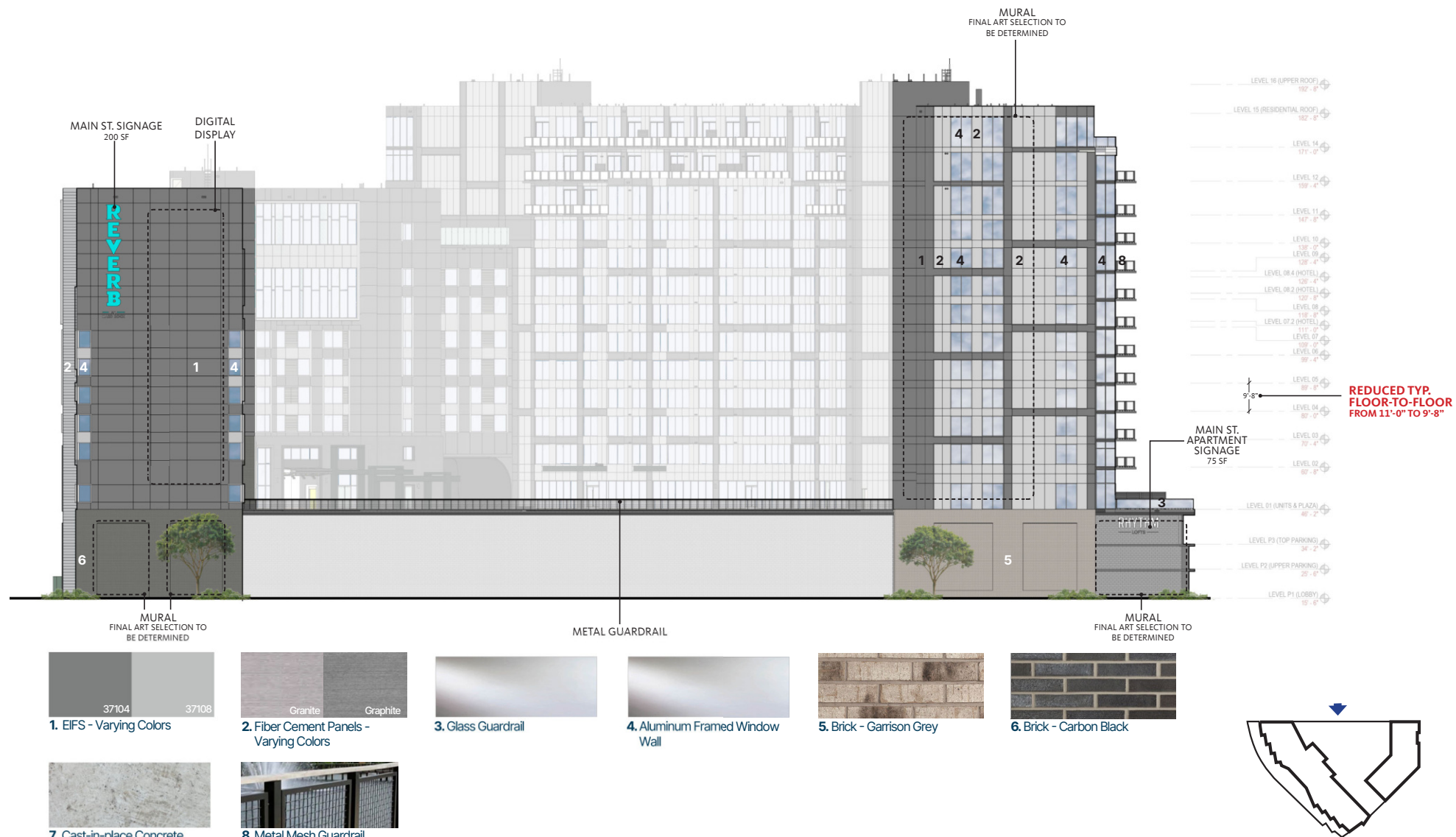
East Elevation - Hotel



West Elevation - Residential



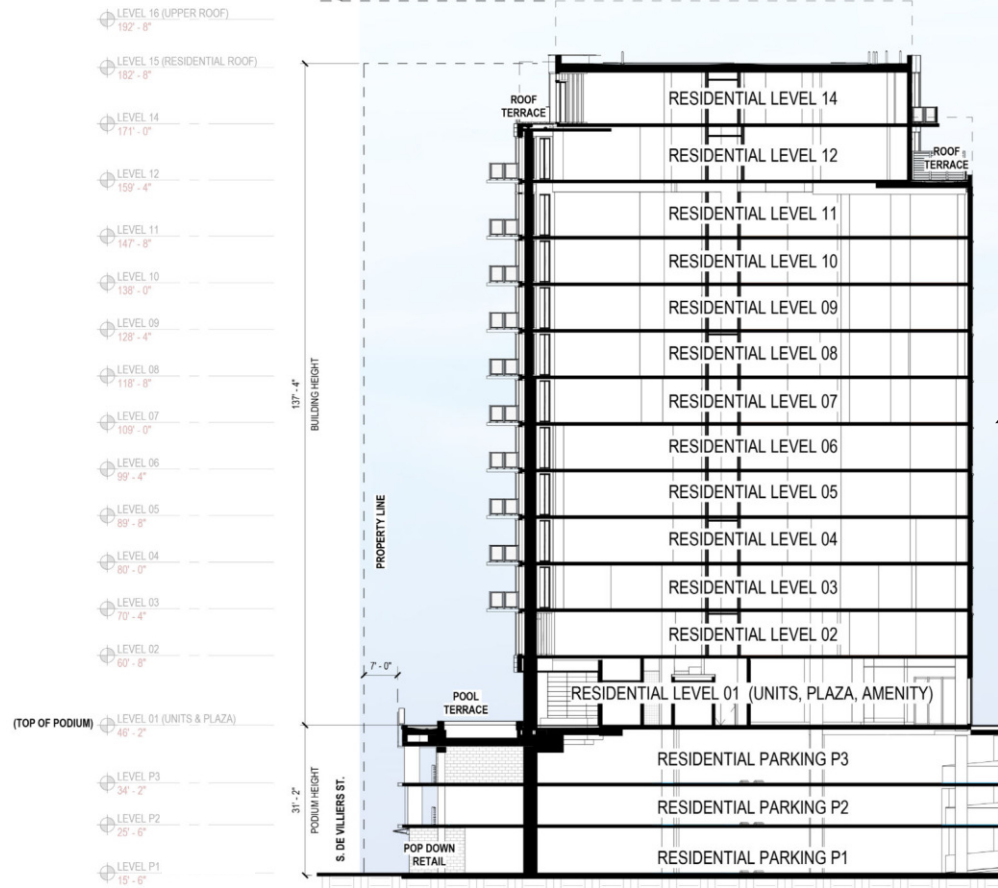
North Elevation



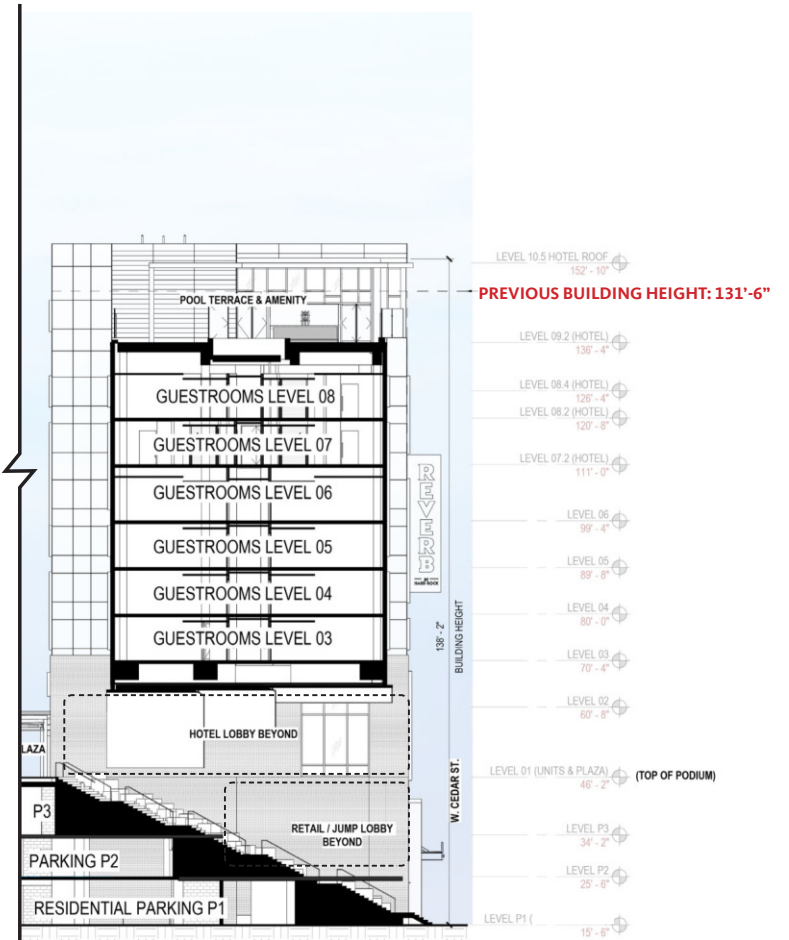
Sections

OVERALL BUILDING HEIGHT REDUCTION: -11'-8"

PREVIOUS BUILDING HEIGHT: 149'-0"



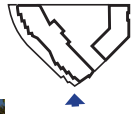
SECTION A - TRANSVERSE @ RESI AMENITIES



SECTION B - TRANSVERSE @ PLAZA PORTAL

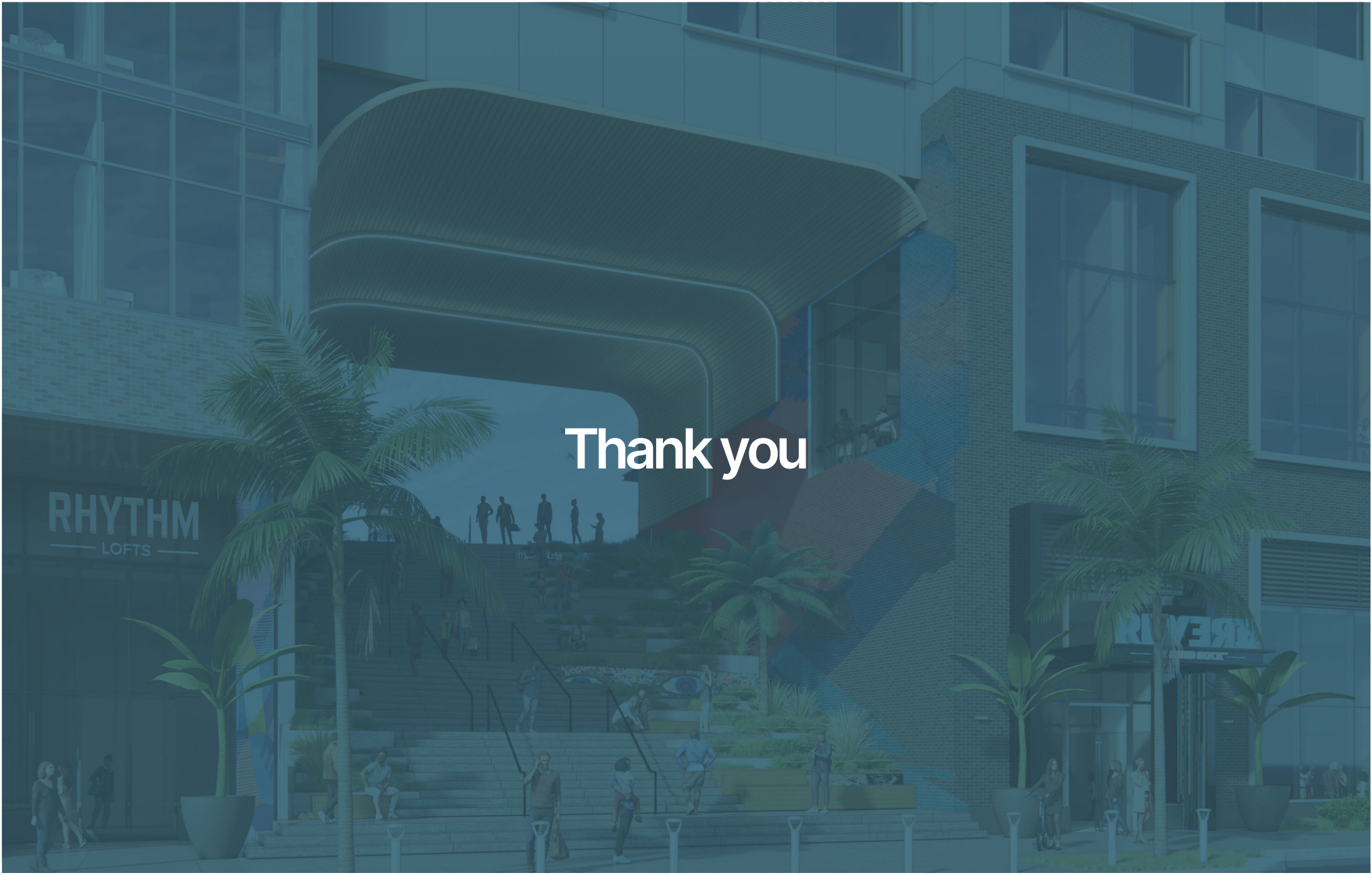


Perspective



Perspective





Thank you

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.

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- 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.

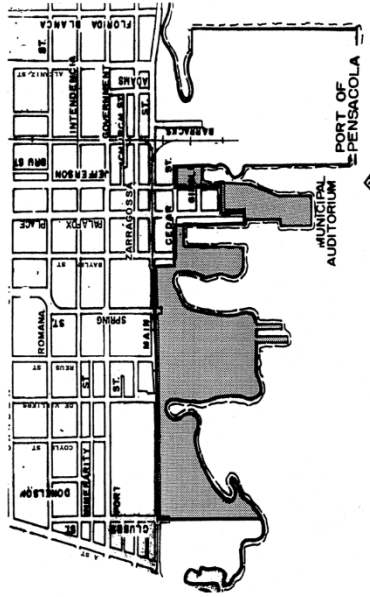
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- ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge 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:

-
- 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.

WATERFRONT DEVELOPMENT DISTRICT



(Code 1986, § 12-2-12; Ord. No. 25-92, § 2, 7-23-1992; Ord. No. 6-93, § 9, 3-25-1993; Ord. No. 21-93, § 1, 8-16-1993; Ord. No. 29-93, §§ 13, 14, 11-18-1993; Ord. No. 33-95, §§ 4, 5, 8-10-1995; Ord. No. 9-96, § 9, 1-25-1996; Ord. No. 45-96, § 3, 9-12-1996; Ord. No. 33-98, § 2, 9-10-1998; Ord. No. 40-99, §§ 10—13, 10-14-1999; Ord. No. 43-99, § 1, 11-18-1999; Ord. No. 12-00, § 1, 3-9-2000; Ord. No. 50-00, § 3, 10-26-2000; Ord. No. 3-01, § 2, 1-11-2001; Ord. No. 6-01, §§ 1—3, 1-25-2001; Ord. No. 6-02, § 2, 1-24-2002; Ord. No. 13-06, § 10, 4-27-2006; Ord. No. 17-06, §§ 2, 3, 7-27-2006; Ord. No. 16-10, §§ 200—202, 9-9-2010; Ord. No. 06-16, §§ 1, 2, 2-11-2016; Ord. No. 20-19, § 3, 9-26-2019; Ord. No. 27-19, § 1, 11-14-2019; Ord. No. 10-23, § 3, 8-17-2023)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1607

Planning Board

12/9/2025

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None