



# City of Pensacola

## Planning Board

### Agenda

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

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**April 7, 2026, 2:00 PM**

**Hagler-Mason, 2nd Floor**

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The meeting can be watched via live stream at [cityofpensacola.com/video](https://cityofpensacola.com/video).

#### **CALL TO ORDER / QUORUM**

#### **WORKSHOP**

##### **1. 26-463 LAND DEVELOPMENT CODE UPDATE PLANNING BOARD WORKSHOP**

*Attachments: 2026 04 07 Planning Board Agenda\_v1  
Interactive Zoning Tools\_v4*

#### **OPEN FORUM**

#### **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.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 26-463

Planning Board

4/7/2026

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### **DISCUSSION**

#### **SUBJECT:**

Land Development Code Update Planning Board Workshop

#### **ATTACHMENTS:**

1. 2026 04 07 Planning Board Agenda\_v1
2. Interactive Zoning Tools\_v4

# City of Pensacola

## Land Development Code Update

### Planning Board Workshop Agenda

April 7, 2026

#### AGENDA

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- 1 Project Scope
- 2 Public Input Summary
- 3 Interactive Platform Demonstration
- 4 Hot Topics:
  - Lot Grading Plans
  - Residential Building Height
  - Minimum Lot Width (R-1AAA)
  - Missing Middle Housing
  - Covered Bicycle Parking
  - Accessory Dwelling Units
  - Multifamily Parking Ratio
- 5 Questions
- 6 Next Steps



**To:** Cynthia Cannon, Planning & Zoning Division Manager  
**From:** Pat Tyjeski, AICP, Project Manager  
**CC:** Sherry Morris, Development Services Department Director  
**Date:** March 31, 2026  
**Reference:** Interactive Zoning Tools

As part of the City of Pensacola Land Development Code (LDC) update, Inspire Placemaking Collective (Inspire) partnered with Gridics, a planning technology firm that converts zoning regulations into interactive mapping and analysis tools. Access to this subscription-based platform was provided through the LDC update contract and used by Inspire and City staff to visualize regulations, test proposed changes, and conduct planning analyses.

Access is now being extended to Planning Board and City Council members to support review of the draft LDC. Users can explore zoning districts and overlays, review applicable standards, and run property-level analyses. The platform will remain available through adoption of the LDC.

While the City maintains GIS data and an online zoning map, these tools offer limited interactivity and may not be easily accessible to all users. As a result, it can be challenging to quickly determine how regulations apply to specific properties or how proposed changes may affect development patterns across the city. Gridics addresses this by integrating the adopted zoning map and draft LDC into an interactive platform. Users can select individual parcels to view applicable zoning districts, permitted uses, and development standards. The platform also allows users to toggle zoning districts and overlays on and off, making it easier to isolate specific areas and understand how regulations interact across the city. This functionality enhances transparency and supports more informed decision-making by staff, elected officials, and the public.

The platform also supported analysis during the update. For example, to evaluate proposed “missing middle” housing provisions, Inspire and Gridics analyzed Residential Medium districts to estimate the potential for triplexes, quadplexes, and townhouses under the draft regulations, including capacity on vacant land.

The platform can be accessed at: <https://map.gridics.com/us/fl/pensacola>

An instructional video is available at: <https://vimeo.com/1037574569>

Inspire and City staff are available to assist with any questions regarding access or navigation of the platform.

## SAMPLE VIEW

