

# City of Pensacola

## Land Development Code Update

### Public Workshop and Open House #1 - Summary

#### WORKSHOP INFORMATION

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**Dates:** Public Workshop #1: Wednesday, February 26, 2025 @ 6:00 PM – 8:00 PM  
Open House #1: Thursday, February 27, 2025 @ 8:30 AM – 1:00 PM

**Location:** Pensacola City Hall, Hagler Mason Conference Room (222 Main St, Pensacola, FL)

**Attendees:** See **Appendix A**

#### WORKSHOP PRESENTATION

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The City of Pensacola Planning Staff and the Inspire Placemaking Collective, Inc. (Inspire) Team facilitated the first public workshop for the update of the City of Pensacola Land Development Code (LDC) on February 26. Fifty-one people were in attendance. Upon arrival, guests were asked to sign in (see **Appendix A**).

Pat Tyjeski, Project Manager at Inspire, opened the session by expressing gratitude to the participants in attendance and reminded them to sign in and to prepare their phones for an online polling exercise. Pat, alongside Leslie Del Monte, Deputy Project Manager, presented an overview of the project, which is summarized below. The slides from the presentation are included in **Appendix B**.

##### Part 1. Introduction

Pat introduced the Inspire planning team that will be collaborating with City Staff on the LDC Update project. She noted that they will be working closely with Cynthia Cannon, Planning & Zoning Division Manager and Sherry Morris, Development Services Department Director. She also mentioned that Inspire has teamed up with Gridics, a 3D zoning visualization firm, which will be working on visualizing changes to the LDC.

Following the introductions, Pat ran an electronic poll asking the public to participate in answering some questions about them and their familiarity with the LDC (see questions and answers in **Appendix C**).

##### Part 2. Project Background

In this part of the presentation, Pat provided a brief overview of the LDC Assessment (Phase 1) completed in 2024. She went through the nine topics that emerged during Phase 1, explaining what they mean and their importance.

She also went through the deliverables of the first phase, which included a matrix of 268 comments, a proposed LDC reorganization outline, preliminary tables of uses, tables comparing

the regulations applicable to historic, aesthetic, and redevelopment districts, a list of changes to achieve compliance with the state statutes,, and a scope for Phase 2.

### Part 3. Project Scope

Leslie spoke about the project scope for the update of the LDC. She outlined the three main tasks involved in the update process: (1) Reorganizing the Code; (2) Clarifying and updating chapters as needed; and (3) Implementing the findings from the assessment (listed in the matrix). She then presented the project timeline, which commenced in December 2024 and is expected to be completed by November 2026. Leslie then ran an electronic poll asking the public to participate in answering questions about the level of difficulty using the LDC and the number of zoning districts in the City compared to other jurisdictions (see questions and answers in **Appendix C**).

### Part 4. Proposed Changes

Pat showed several slides summarizing the LDC changes that were proposed as part of Phase 1, and which are being implemented by Inspire. She noted that those changes were not substantial but instead focused on clarifying and reorganizing the code.

### Part 5. Public Engagement

Pat mentioned the launch of a project website for the Land Development Code update process (<https://www.inspire-engagement.com/pensacola-ldc>) and encouraged all attendees to visit the site and engage with the interactive tools (survey, interactive map, and idea wall).

Pat then briefly explained the engagement activities planned for that evening's kickoff workshop, encouraging attendees to actively participate in the process. Before directing the participants to the stations, she reviewed the next steps of the project, noting that Draft #1 and work sessions with Staff are scheduled to be completed by the end of July 2025.

## OPEN HOUSE

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City staff and Inspire hosted an Open House the morning after the workshop to address additional questions from those who attended the workshop, or for people who were unable to attend the night before. A total of 28 people attended the Open House. The same boards were used to gather the additional input.

## ENGAGEMENT ACTIVITIES

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Several engagement activities were made available to workshop participants to assist the consulting team in assessing the current conditions of the LDC. Four informational boards (with content from the Phase 1 deliverables) and six input boards with questions related to the topics raised during Phase 1 were set up to solicit input from attendees. The Phase 1 topics included exploring urban versus suburban character, development incentives, building height, historic preservation, affordable housing, coastal resiliency, stormwater, development flexibility, and parking standards.

The activities were organized in stations around the room and facilitated by both City and Inspire Staff. Throughout the workshop, several City Staff members circulated the room to address any questions or comments from participants. Below is an overview of each activity, along with the public feedback gathered during each engagement.

## URBAN VS. SUBURBAN

In this activity, urban and suburban characteristics were defined at the top of the board. Urban form is characterized as pedestrian-friendly, buildings close to the street, parking located behind buildings, and good connectivity for both pedestrians and vehicles. Suburban form is auto oriented, with buildings set farther from the street, parking in front of buildings, and lack of connectivity for both pedestrians and vehicles.

Participants shared their views on where suburban development should be allowed, if at all. The options were: (1) Everywhere; (2) Everywhere, except downtown and historic districts; and (3) Nowhere. Participants were asked to place a dot on the option they saw fit and were also encouraged to leave comments. "Everywhere" did not get any dots, the other two options got 12 dots each. A note was added under "nowhere" stating, "Nowhere with exceptions for schools and emergency services."

At the bottom of the board, a map was provided for participants to indicate specific locations where they believed suburban development should occur. A list of the community's responses (verbatim) is presented below. Scans of the board can be found in **Attachment D**.

### General Comments

- Downtown, uptown, rest doesn't exist. Treat ALL neighborhoods as if deserve older people, small children: people need to get out. Put SIDEWALKS into new developments.
- De Villiers 30' lot.
- Idea 1 post office per block, not individual mailboxes.
- Garage doors near Alga Brewing - whole block - doesn't make walkable city
- Old East Hill Tech Park might be a great Mixed Use infill opportunity. For example, look to Playa Vista, CA. Totally walkable.
- Green, friendlier sidewalks, 12th Ave made a better place to be. Protect residential, fix commercial with "sauce"
- Front-loaded parking - new houses - cannot have a carport ex. 413 West Jackson
- No vinyl siding
- Duplex rentals in Old East Hill - want to know neighbors (point is do not). At one point 14 cars parked in front of neighbor's house, neighbors blocked from their own home.
- Want to get around easily, don't want land of big malls. Perhaps infill lower 12th Ave. Gonzales - lots of parking lots built like sprawl. Better to make more urban, more commercial. Not strip but better urban form, but like good parts of downtown
- 12th Ave needs better sidewalks. Bohemian feel. Single uses are next to each other. Needs "Uumph" small offices but not there. 12th Ave could be downtown for residents instead of tourists.
- Just because it's old doesn't mean it should be designated historic
- Designation: maintain architectural integrity

### Map Comments

- Dot #1 Things like the Wisteria Tavern (grandfathered in) in East Hill. Better Mixed Use sprinkled into islands (Mark C)
- South end okay, north end - suburb no longer walkable. Cordova Park not walkable
- Many neighborhoods without sidewalks, wide roads, speeding cars. Deserve narrow streets
- Create Form Based Standards along major commercial corridors - Bayou, Garden, Cervantes, Ninth, etc.
- Allow more residential density across neighborhoods: duplex, triplex, fourplex - in exchange for following form-based standards to get parking and building orientation right; don't worry about building features, just place neat on lot (1 dot was placed on this comment)
- Tied to green dot at bottom of map: Over residential infill, becoming almost like East Hill. Better for mixed use.
- All neighborhoods deserve walkability and traffic calming methods to control speed and traffic (1 dot was placed on this comment).
- Seniors + poor people need free trees safety removal
- Urban dev. code is great, but development thresholds should not be based on use. It doesn't make sense and does not create the desired street continuity
- Setbacks, etc. should be based on regulating plans and not use. People try to find ways around it and build what they want
- Airbnb need to be addressed in historic areas (parking, etc.)

## DEVELOPMENT INCENTIVES

This activity allowed attendees to provide input on development incentives. The activity prompted attendees to place a dot on their preference(s) in three bonuses: (1) additional density; (2) additional building height; and/or (3) reduced parking standards to incentivize affordable housing, parking garages, vertical mixed-use, and/or public open space. Some participants also left comments on sticky notes, suggesting opinions on certain topics.

Most people indicated a desire to offer additional density to incentivize affordable housing, vertical mixed-use, and public open spaces. There was no support for reducing parking standards for any of the scenarios presented. A scan of the board can be found in **Attachment D**.

### Comments

- Incentives for renovating older homes (9 dots were placed around this comment)
- Find developers familiar with multi-zoning use urban and suburban development (4 dots were placed on this comment)
- Parking lots and garages should make use of green spaces on top or solar panels (3 dots were placed on this comment)

## BUILDING HEIGHT

This workshop activity consisted of an interactive trivia-style exercise focused on building height. Participants were asked to guess the height (in stories) of the tallest building in Pensacola and provide their "guesses" on maximum building heights allowed in different scenarios, including

churches and schools in residential districts, multifamily developments in the R-2 districts, and commercial districts. This encouraged both engagement and discussion on height regulations, with space for participants to leave comments.

Four guesses were provided for the first question; two of them correct and the other two close enough. The tallest building in Pensacola is the Pensacola Grand Hotel at 15 stories. The answers regarding the maximum heights allowed were not as accurate. Most people thought that the maximum height allowed for churches and schools in residential districts is around 3 stories, Section 12-3-62 of the LDC allows them to reach 75 feet in if certain conditions related to setbacks are met. For multi-family developments, the guesses ranged from 40 to 75 feet. Section 12-3-5 allows up to 150 feet, also subject to certain setback conditions and approval of a development plan. The last question was about commercial districts. The guesses ranged from 100 to 150 feet. Section 12-3-8 allows up to 150 feet, also subject to certain setback conditions.

### **Comments:**

- Make rooftops green spaces – adds parks and reduces thermal heat (note placed under the multi-family height question)
- Again make rooftops green spaces – gardens for employees (note left under the commercial district height question)
- Concerned about “solar lights.” If an individual residence has solar panels, does new development have the right to block sunlight by heights? This costs the individual by restricting previously existing sunlight.

## **HISTORIC PRESERVATION**

Sharing a board with “Building Height” was an activity focused on historic preservation, where participants shared their thoughts on the effectiveness of current historic preservation regulations and suggested changes. Sticky notes were used to write comments and dots were used to indicate agreement with comments already posted. Scans of the board can be found in **Attachment D**.

### **Are the current historic preservation regulations effective in protecting the districts? If not, what would you change?**

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Historic homes + bldgs. should be protected whether in a historic zone or not (5 dots were placed on this sticky note).</li> <li>• Consider limiting short-term rentals in certain historic areas</li> <li>• Evaluate zoning districts to allow setbacks for ADUs</li> <li>• Do we save “old” buildings as historic because new const. is undesirable. Form-based codes may help! (1 dot was placed on this comment)</li> </ul> | <ul style="list-style-type: none"> <li>• Need consistent enforcement of regulations in OEH + other historic districts (1 dot was placed on this comment)</li> <li>• Need stricter historic protection, etc. Incentivize for restoration, etc. Follow other cities with stronger historic protections (2 dots were placed on this comment)</li> <li>• Owners of properties should be held responsible for upkeep. Stop demolition by neglect! (4 dots were placed on this comment)</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- Expand protections against demolition of historic structures outside of preservation districts
- Make East Hill a preservation district (2 dots were placed on this comment)
- Save the ARB/historic districts form-based standards for bldg. massing, orientation, parking, etc. like in the CRA overlay
- Yes ✓
- Existing historic homes are non-conforming with today's code. You can't build in the same style. (setbacks) (height)

## AFFORDABLE HOUSING

### Affordable Housing Activity #1

Two activities focused on gathering community input on affordable housing. In this activity, participants were asked to indicate in a matrix where we should have more of the housing types listed on the left side of the matrix, which included: Accessory Dwelling Units (ADUs); Duplexes, Triplexes, Quadplexes, and Townhomes; Low-Rise Multifamily (up to 3 stories); Mid-Rise Multifamily (3-5 stories); and High-Rise Multifamily (more than 5 stories). The columns represented different locations: Downtown, Single-Family Districts, and Multifamily Districts. Participants used dots to show where they felt each of the housing types should be encouraged. Space was provided for additional comments and suggestions.

The second affordable housing activity asked attendees to identify specific areas in Pensacola where certain housing types should be introduced within the city. Participants used stickers to mark locations on the map where they believed certain housing types should be encouraged. Each housing type—Accessory Dwelling Units (ADUs), Duplexes, Triplexes, Quadplexes, and Townhomes, Mid-Rise Multifamily (3-5 stories), and High-Rise Multifamily (6 stories or more)—had a designated sticker. This allowed participants to indicate both the type and location of housing they preferred on the map.

Based on the dots, it appears that most attendees would like to see more ADUs, duplexes, triplexes, quadruplexes, and townhomes in all districts, and more multifamily in downtown (mostly low- and mid-rise). Scans of the board can be found in **Attachment D**.

### Comments:

- Note under ADUs: No windows (or allow high windows only) on 2<sup>nd</sup> floor façade. No windows if setback is 5' or less.
- Note under ADUs: Allow 3-4 ADUs per parcel
- Notes under the Triplex, Quadruplex, Townhomes section: Concern with MMH by right. Switch to density bonus by meeting FBC requirements. Example: corner lot, address corner. Character important. As-of right types are already avoiding review. Require appropriate scale and design standards
- Notes under all three Multifamily categories: At nodes/corridors/centers (one dot placed on the comment under low- and hi-rise multifamily; two dots on the mid-rise multifamily comment).
- Issues with short-term rentals
- Allow for more types of housing in every district (2 dots placed next to this comment).
- Aim for gently density. Small mid-rise, courtyard development, etc.

## Affordable Housing Activity #2

For this activity, attendees were asked to answer the same question as the previous activity, but to show the location on a map. Like the previous activity, most multifamily stickers were placed in the downtown area, and a wide range of other housing types spread throughout the neighborhoods around downtown. **Appendix B** contains a scan of the map.

### Comments:

- Encourage mixed use development in conjunction with multi-family units
- Build around center that provides services; grocery, shop, dining, health, etc.
- Address competing state regulations on appraisal values
- Affordable rental duplex, tri, quad – multi-stories
- Downtown : W : Pace Blvd ; E : 9th Ave ; B : Cervantes St; S : Pensacola Bay
- Sewer plant was here. No! Environmentally sensitive
- PRA designed + approved
- Mixed income mixed use (1 dot was placed on this comment)
- We need more affordable choices everywhere that is possible. We need ADUs in every possible neighborhood. We need things like tiny home communities, related to ADUs. Please in this area have called about container homes, like tiny-house communities and the idea was popular
- Use an environmental justice lens when making your decisions for the overall plan. Not allowing Black and Brown communities but permitted to bring banned things in their communities
- Consider ALL levels of “affordability”
- Transit oriented density. Urban transect
- What happened to rooming houses? Are they only allowed in code? They used to house teachers, students, single men, single women. We are desperate for affordable housing and need to allow this again.

## RESILIENCY AND STORMWATER

This activity engaged participants in a trivia-style exercise asking them which agencies are responsible for requiring buildings in the floodplain to be elevated. The options included the City of Pensacola, Escambia County, and the National Flood Insurance Program (FEMA). Another question asked who sets the minimum rules for stormwater, with choices between the City of Pensacola, Escambia County, or Florida Statutes/DEP. Attendees used dots to indicate their responses. Space was provided for comments. Most participants got the questions right. There were only a few dots placed in The City of Pensacola column.

### Comments:

- Under the stormwater question, the following is written: Need to understand high-level requirements - basic overview of who was involved, what goals and requirements are. For example, Parking/Stormwater/Pervious/Impervious - development becomes unfeasible because of parking and stormwater - can only exempt certain small. Thresholds for when rules kick in. For example: if convert house to home office, then need parking, etc.
- Freeboarding + 3'. Allowing flood proofings
- FBC - by form, not use without changing underlaying uses? What are the pitfalls of moving to Form Based Codes
- Cut stormH2O grandfathering on existing impervious but allow flexibility for off-site treatment to meet standards

- City should clean up and maintain sediment runoff on Bayou Dr from blocking off the bayour. Also, Bayou Chico needs to be dredged
- No gutter reqs. Rain chain/period appropriate gutters for historic when added
- The city should enforce permeable surfaces along Main Street and the Tanyard to allow for drainage
- Ditto - I'd like to see limits on impervious cover on new construction – possibly require gutters for residential

## DEVELOPMENT FLEXIBILITY

This activity shared a board with the previous topic. Attendees shared their opinions on how rigid or flexible the Land Development Code (LDC) should be. They could choose from the following options: LDC should be prescriptive; the LDC should allow some flexibility; or the LDC should be flexible. In addition, participants weighed in on parking policies, choosing whether parking should be required everywhere; downtown should be exempt from parking; or parking should be optional. Dots were used to indicate preferences. Additional comments were provided on sticky notes.

Most participants agreed that the LDC should allow **some** flexibility. Regarding parking, about half of the respondents would prefer parking to be optional, one third would exempt uses in downtown from parking. Scans of the board can be found in **Attachment D**.

### Comments:

- Prescribe more standards for massing, parking, form-based standards so that the quality (aesthetics) of development improves. Worry less about density & use (1 dot added to this comment)
- Green spaces for parking lots – solar panels? – green roofs? (2 dots added to this comment)
- Parking needs to be \$
- Trolley service stops at key areas – perhaps subsidized by hotels and businesses.
- Encourages visitor to go to multiple sites – good for employees
- End parking minimums (1 dot was placed on this comment)
- Need to ensure that existing businesses isn't adversely affected because city doesn't have loading
- New bldgs. Should have parking reqs on property in downtown. (permeable. Strong trolley service in 33502
- Green spaces for parking lots

## LDC ASSESSMENT

These boards were informational displays rather than interactive activities. One board showcased a table showing the uses permitted in each zoning district. The second board exhibited the proposed Land Development Code Chapter Reorganization, showing the current and proposed chapter outlines. This board also showed one page of the Pensacola LDC Matrix. Attendees were invited to review the information and share their feedback, which is summarized below. Scans of the board can be found in **Attachment D**.

### Comments on Board 1:

- How to calculate roof pitches? Re-evaluate based on neighborhood context, design. Example: Spanish Colonial with parapet vs. Victorian pitched roof both at 35' max
- Be more general with uses. Example: plants at retail frontage prohibited as plant storage.
- Historic Preservation -delay demolition for more time. Current max is 60 days.
- Historic preservation – delay demo - only delay 60 days
- Inverse of Miami Beach -> tear down and replace with multiple small houses/lots.
  - In East Hill, single 150' lot broken down into several 50' lots max'ed out and oversized.
  - Loss of historical integrity of the block
  - Cost to buy and renovate higher than vs. demo vs. property rights
- Demotion by neglect issues
  - Signage (Ross and Mack) - must restructure, outdated
- Condense platting and permitting process, as in Santa Rosa. Example: to plat and subdivide 11 townhouse lots, it was one year for civil and then to the planning board review and planning council.
- Allow porches in front setbacks. Don't require off street parking for all residential uses
- Exempt small lots from pkg or in front yard. Better on street even if people complain. No cars in front yards
- City history of subdivision. Affordable housing church dev. In Brownsville
- Why is lot history so important? Jordan Yee. ARB means roof, height, Victorian pitch but parapet allowed
- Can we transition to more form-based standards, at least in key commercial areas? And worry less about use, except for obnoxious ones

#### **Comments on Board 2:**

- Contact the following radio and TV stations to promote future workshops:
  - WRNE (Radio St)
  - Robert Hill
  - Magic
  - WBQP

## KEY TAKEAWAYS

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

### Urban vs. Suburban

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

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

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

### Development Incentives

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

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

### Building Height

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

## Historic Preservation

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

## Affordable Housing

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

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

## Coastal Resilience and Stormwater

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

## Development Flexibility and Parking Standards

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

## APPENDICES

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- A. Attendance List
- B. Board Results
- C. Workshop Presentation
- D. Polling Results

### Appendix A. Attendance List

#### Pensacola Staff

- 1. Sherry Morris, Development Services Department Director
- 2. Cynthia Cannon, Planning & Zoning Division Manager
- 3. Greg Harding, Assistant Planning & Zoning Division Manager
- 4. Leslie Statler, Development Services Coordinator
- 5. Adrienne Walker, Historic Preservation Planner
- 6. Katherine Alexander, Environmental Coordinator
- 7. Meredith Reeves, Housing Administrator
- 8. Brad Hinote, City Engineer
- 9. Hilary Halford, CRA Assistant Manager
- 10. Chase Crawford, City Arborist
- 11. Amie Birk, City Assistant Arborist

#### Inspire Project Team Members

- 12. Patricia Tyjeski, Project Manager
- 13. Leslie A Del Monte, Deputy Project Manager and Senior Urban Design Specialist
- 14. Christina Miller, Architect and Urban Designer
- 15. Emilee Aguerrebere, Planner

## Workshop Attendees

NAME
Lawrence McDonald
REX JENSON
Mannette Chandler
Rick & Christy Emmanuel
Joani & Steve
Dave & Arlene Coughlin
James Butley
Elizabeth Fleishhauer
Blaise Butts
MEREDITH REEVES
DAN BOWEN
PAT MEUSEL
Monique Ellis
LINDA GRASO
Seth Haynes
Linda (Trish) Price
LARRY BROOKS
Tony R. McCray
Rand Hicks

NAME
Dr. Calvin Avant
Jordan Yee
Stephanie Ellis
Matt Posner
Michael Gurtman
GARY BISHOP
SCOTT FISHER
Mark Gottschalk
Sandra Taunton
George R. Mead
Leslie Yandle
Gerry Yandle
MANJEET RANA
Beverly Perry
Katherine Alexander
Matt Finn
CHRIS CURB
MICHELLE MAZNEIL
Jane Reader
Anton Zannakov

NAME
Brad Hinoje
Jay Baynes
ZAC LANE
TROY STEPHERSON
Susan Ford
HELEN VALDEZ
KIRWAN PRICE
TAMI HARRIS
Jeannie Rhoden
Adam Steele
Maraie McMahon

## Open House Attendees

NAME
Jane Peader
HELEN VALDES
Jordan yee
Noah Butler
DAN BOWEN
Christian Nagh
Eladies A. Sampson
BIANCA BAIN VILLEGAS
Calvin Avant
Ross Pristera
Mackenzie Brown
Anita miller
Rick Miller
Hilary Haljord
Eduardo Lara
Tami Harris
Chase Crawford & Anne Birk
Don Kraher
DIANE Dixey
Kostyantyn Bilyayev

NAME
William Brantley
Joe Barendse
Bethy Tanner
P. Walsh
Kelly Hagen
Jessi Southern
Rex Jensen
Jerry Holzworth

## Appendix B. Workshop Presentation



## AGENDA



INTRODUCTIONS

BACKGROUND

PROJECT SCOPE

PROPOSED CHANGES

PUBLIC ENGAGEMENT

NEXT STEPS



## INTRODUCTIONS



**Pat Tyjeski**  
*Project Manager*

**Leslie A Del Monte**  
*Senior Urban Design Specialist*

**Christina Miller**  
*Architect and Urban Designer*

**Emilee Aguerrebere**  
*Planner*



**Max Zabala**  
*Architect & Urban Planner*



## INTRODUCTIONS



VISIT  
**POLLEV.COM/INSPIRE2714**

OR

SCAN



**PENSACOLA**  
LAND DEVELOPMENT CODE



### What is your relationship to the City of Pensacola? Select all that apply

I live or own property within the City

0%

I do not live or own property in the City, but I work in the City and/or visit frequently

0%

Other

0%

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

### Are you familiar with Pensacola's land development regulations?

Yes, I use it on a regular basis (e.g., represent property owners on zoning/land use matters)

0%

Yes, I have used it sparingly (e.g., built a fence on your site, got a permit for a sign, rezoned a piece of property)

0%

No

0%

Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# Background

# 1



## Background



A NEW CODE FOR A NEW ERA

**1947** LDC adopted. Amended over the years.

**2023** City hires Inspire to assess the code and provide recommendations to improve the efficiency of the LDC.



Urban Vs.  
Suburban



Development  
Incentives



Building  
Height



Historic  
Preservation



Affordable  
Housing



Coastal  
Resiliency



Parking  
Standards



Development  
Flexibility



Stormwater  
Requirements





# INTRODUCTIONS



VISIT  
**POLLEV.COM/ INSPIRE2714**

OR

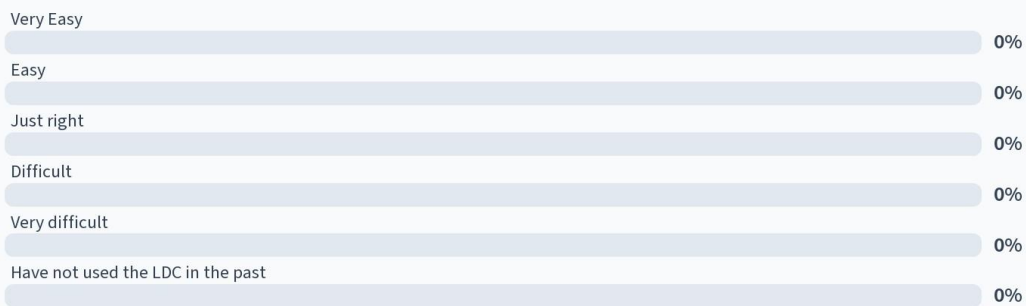
SCAN



**PENSACOLA**  
LAND DEVELOPMENT CODE

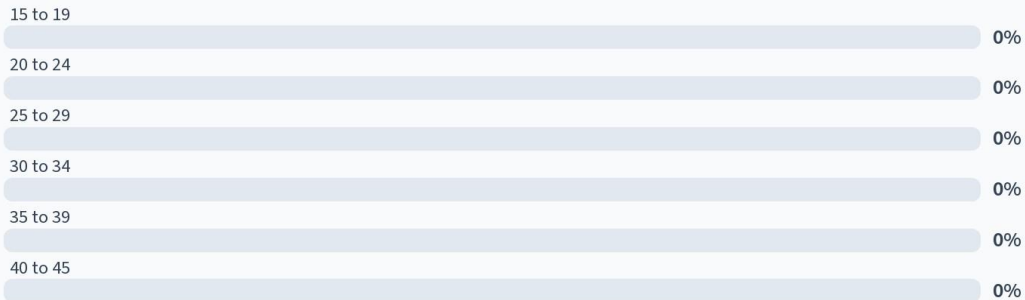


If you have used the Pensacola Land Development Code in the past, how easy was it to find what you were looking for?



Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

A survey of 6 cities in Florida with similar population size to Pensacola showed that they have from 16 to 30 zoning districts (not including overlays). How many zoning districts do you think Pensacola has?



Start the presentation to see live content. For screen share software, share the entire screen. Get help at [pollev.com/app](https://pollev.com/app)

# 1. Reorganize



## Title XII – Land Development Code

### CURRENT






- Ch. 12-1 General Provisions
- Ch. 12-2 Comprehensive Plan
- Ch. 12-3 Zoning Districts
- Ch. 12-4 Off - Street Parking
- Ch. 12-5 Signs
- Ch. 12-6 Tree/Landscape Regulations
- Ch. 12-7 Subdivisions
- Ch. 12-8 Stormwater Management
- Ch. 12-9 Floodplain Management
- Ch. 12-10 Airport
- Ch. 12-11 Admin. & Enforcement
- Ch. 12-12 Boards & Commissions
- Ch. 12-13 Definitions

### PROPOSED

- 12- 1. General Provisions
- 12- 2. Definitions
- 12- 3. Administration & Enforcement
- 12- 4. Zoning Districts
- 12- 5. Design & Historic Districts
- 12- 6. Accessory, Temporary & Special Uses
- 12- 7. Streets, Parking, and Loading
- 12- 8. Tree Protection, Landscaping, & Buffering
- 12- 9. Subdivision & Site Design
- 12- 10. Floodplain Management
- 12- 11. Signs
- 12- 12. Airport

## 2. Clarify / Update



-  **Eliminate repetitive language and excessive cross-references**
-  **Address inconsistencies with Florida Statutes**
-  **Consolidate zoning districts**
-  **Create tables and charts**
-  **Clarify language and streamline processes**

## 3. Implement the Assessment

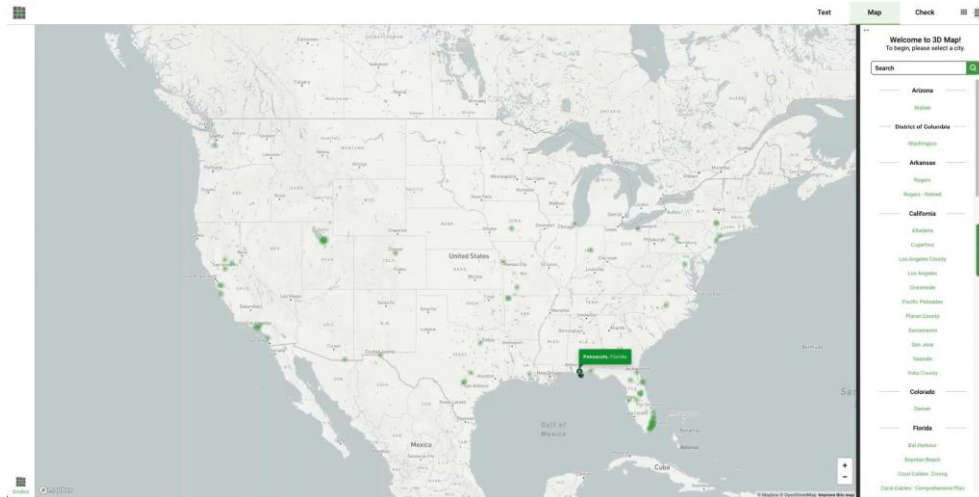


**268**  
items



Comment	Inspire Response	Staff Comment	Action
Parking can be reduced via administrative variance and a waiver can be approved by Engineering and Planning staff. Some of the CRA tables contain references to elements which are not allowed. (LS)			Which elements are not allowed, but are mentioned in the CRA tables?
As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint? Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed. Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
Sec. 12-23-1 zoning districts should be simplified. I have concerns about commercial and industrial uses and their proximity to residential uses, particularly by allowing cumulative zoning without form standards for residential. We need to continue to embrace the concept of facilitating the development of missing middle housing but in a careful and intentional manner. In order to have a more organized appearance, improve quality of neighborhoods and better address the functional needs of streets we should further review the	Agree (CC) (GH) (LS)(SM) The first task is to create a table of uses so that it is clear which uses are allowed (P or C) in which districts. Then, taking standards that have nothing to do with use or dimensional standards out of the chapter and moving them to the respective chapters (landscaping, signs, parking, etc.)	Would like to further discuss (VCS) Agree (GH) (LS)(SM)	WS (2/1) – simplify standards and language wherever practicable; change buffer standards to be between districts – not uses
As the zoning districts become more intensive, the language applying R-1A zoning district standards to single-family residential development in neighborhood commercial and greater land use categories disappears. I'm not so sure it should from a compatibility standpoint?  Parking isn't addressed if there isn't a front setback. Not that front-loading is desirable, but sometimes that may be the only option. (LS)	Not every district should refer back to R-1A. Some may need tighter or larger setbacks.	Agree (CC) (GH) (LS)(SM) Parking is either required for residential or impractical not to provide. Office and commercial zoning districts allow for residential uses. When residential uses are proposed, the developer doesn't always consider the parking component and how that relates to practical setbacks when the district has little to no front setback. (LS)	WS (2/1) – Un-pyramid districts. More intensive districts should have their own standards for SF, if allowed.  Parking location is a policy decision. Need to prioritize (parking needs vs. urban form/walkability).
		Agree with AT. (LS)	Why specify front and side yard setbacks if not along the water? Why is there a 36" setback from the mean high-water line in one district and 20" in the other for lots of record? There should be a minimum based on water protection and the regular district setback, whichever is wider. (SEPARATE ORDINANCE)

# Digital Zoning



## Proposed Changes

3



## Proposed Changes



### GENERAL PROVISIONS

- ✓ Add a section on enforcement, violations, and penalties
- ✓ Clarify language about nonconforming uses

### COMPREHENSIVE PLAN

- ✓ Remove from LDC

### DEFINITIONS

- ✓ Update and clarify definitions

### ZONING

- ✓ **Consolidate or eliminate** zoning districts where practicable
- ✓ Create **table of uses** and use encompassing categories rather than very detailed uses
- ✓ Differentiate between **zoning** districts and **future land use** categories
- ✓ Create chapter with standards for **specific uses**
- ✓ Explore adaptive reuse and affordable housing **incentives**
- ✓ **Reorganize** historic preservation standards and procedures

## Proposed Changes



### PARKING / ACCESS

- ✓ Offer various **options** for meeting parking requirements
- ✓ Add requirements for **bicycle** parking
- ✓ Require **EV charging** for non -residential and multi -family uses
- ✓ Update **parking ratios**
- ✓ Consider **maximum cap** on parking

### SIGNS

- ✓ Ensure **content** neutrality
- ✓ **Clarify** on-site versus off -site signs
- ✓ Add **graphics** and **tables**

### LANDSCAPING

- ✓ Add general section with **planting requirements** for all canopy and understory trees
- ✓ Add **landscaping standards** for single - family and duplex uses

## Proposed Changes



### SUBDIVISIONS

- ✓ Focus on **design** of subdivisions

### STORMWATER

- ✓ Consolidate with subdivision chapter

### FLOODPLAIN

- ✓ No changes

### AIRPORT

- ✓ No changes

### ADMIN / ENFORCEMENT

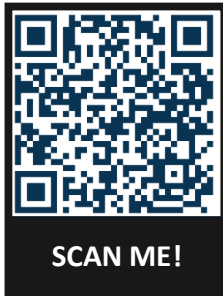
- ✓ Complete **reorganization** with section dedicated to general / common procedures for development review
- ✓ **Consolidate** all procedure sections
- ✓ Update to be consistent with **Florida Statutes**
- ✓ Develop **review criteria** for all application types
- ✓ Streamline **subdivision** review process
- ✓ Require **pre-application** meeting for certain types of application

# Public Engagement

# 4



## Public Engagement



<https://www.inspire-engagement.com/pensacola-ldc>



## Public Engagement



### Share your Ideas!

**SURVEY** | MAP | IDEA WALL

**COMPLETE SHORT SURVEY**

Complete a brief survey.

**Start**

Enter an address

**Add Map**

<p>14 February, 2025 <b>Mellie</b> says:</p> <p>"Don't allow new construction to decrease the market value of the existing adjacent homes. Roof heights and set backs matter."</p> <p>👍 0 🗳️ 0</p>	<p>14 February, 2025 <b>Rmahone</b> says:</p> <p>"Become a pesticide free parks. Chemicals on our lands affects everything. plants, humans, pets."</p> <p>👍 1 🗳️ 0</p>	<p>14 February, 2025 <b>Rmahone</b> says:</p> <p>"Protect our big heritage trees. Heritage Trees can be identified (like what Texas has) on an interactive map"</p> <p>👍 1 🗳️ 0</p>
<p>13 February, 2025 <b>Dave Ham</b> says:</p> <p>"Update the discriminatory and outdated regulations in LDC that prohibit tattoo studios from operating in historic district PC 1."</p> <p>👍 0 🗳️ 0</p>	<p>12 February, 2025 <b>CTS</b> says:</p> <p>"Add catch nets to storm drain outfalls along Bayou Texar, tons of trash gets in the water with every rainstorm."</p> <p>👍 0 🗳️ 0</p>	<p>12 February, 2025 <b>CTS</b> says:</p> <p>"Lack of sidewalks along common pedestrian paths is a big concern. Would be great for community health and engagement to improve walkability."</p> <p>👍 0 🗳️ 0</p>
<p>28 January, 2025 <b>lme</b> says:</p> <p>"Most of the multistory historic homes are well over the 35' building height max. The LDC needs to take this in account for new construction"</p> <p>👍 3 🗳️ 1</p>		

# Public Engagement



## INFORMATIONAL BOARDS

- Code Reorganization
- Land Uses
- Dimensional Standards
- Historic District
- Aesthetic Districts

EXHIBIT 2 - Proposed LDC Chapter Reorganization

CURRENT CHAPTER OUTLINE	PROPOSED CHAPTER OUTLINE
12-1. General Provisions	1. General Provisions
12-2. Comprehensive Plan	2. Definitions
12-3. Zoning Districts	3. Administration & Enforcement
12-4. Off-Street Parking	4. Aesthetic Districts
12-5. Signs	5. Design & Historic Districts Standards
12-6. Tree/Landscape Regulations	6. Accessory, Temporary and Special Uses
12-7. Subdivisions	7. Strength, Material, and Lighting
12-8. Stormwater Management and Control of Erosion, Sedimentation and Runoff	8. Tree Protection, Landscaping, and Buffering
12-9. Floodplain Management	9. Subdivision & Site Design (Excludes stormwater)
12-10. Airport	10. Comprehensive Development
12-11. Administration and Enforcement	11. Parks
12-12. Boards and Commissions	12. Airport
12-13. Definitions	

# Public Engagement



## INPUT BOARDS



Urban Vs.  
Suburban



Development  
Incentives



Building  
Height



Historic  
Preservation



Affordable  
Housing



Coastal  
Resiliency



Parking  
Standards



Development  
Flexibility



Stormwater  
Requirements

# Next Steps

# 5



## Next Steps



### OPEN HOUSE



February 27, 2025



8:30 am to 1:00 pm



Pensacola City Hall  
Hagler Mason Conf. Room

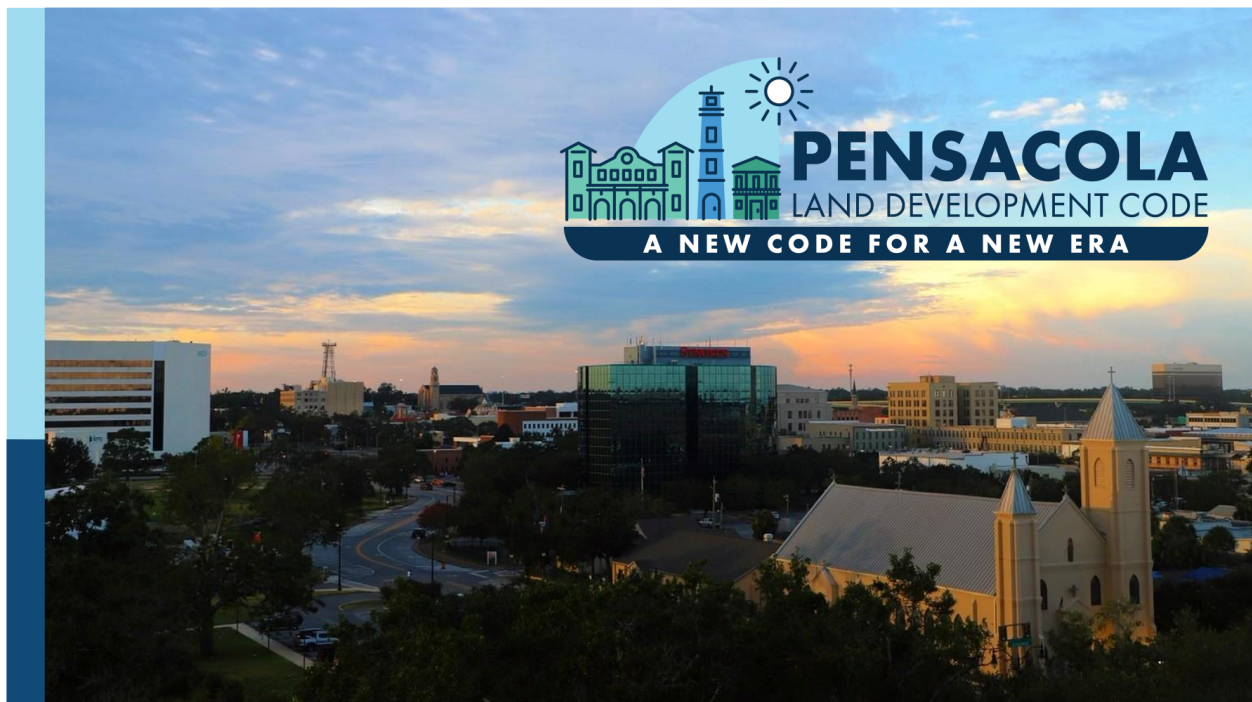
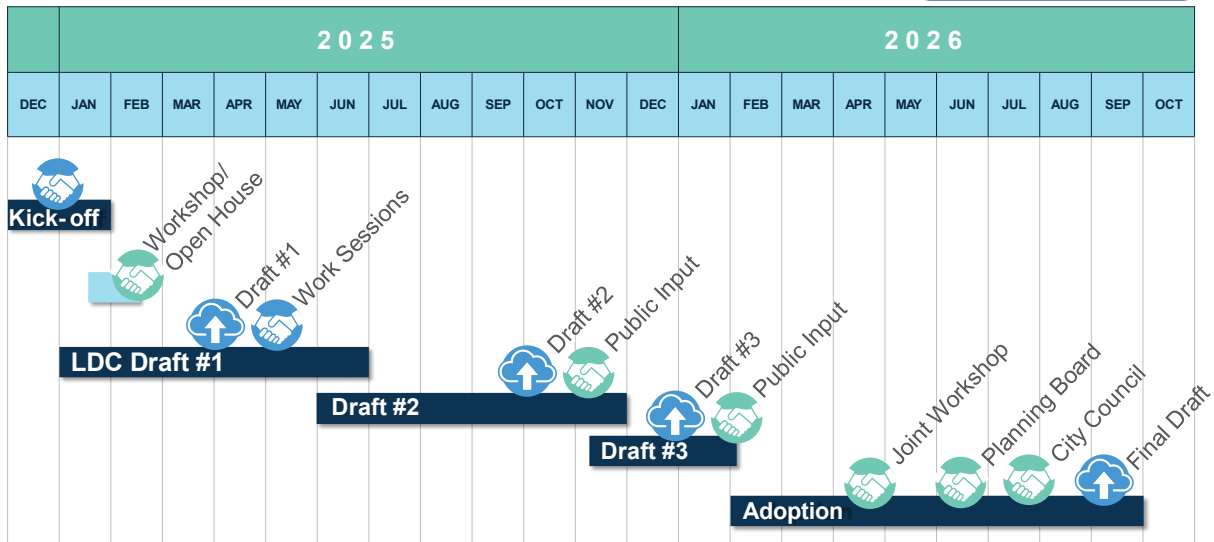
### DRAFT CHANGES

1st Draft due Mid-March (internal)

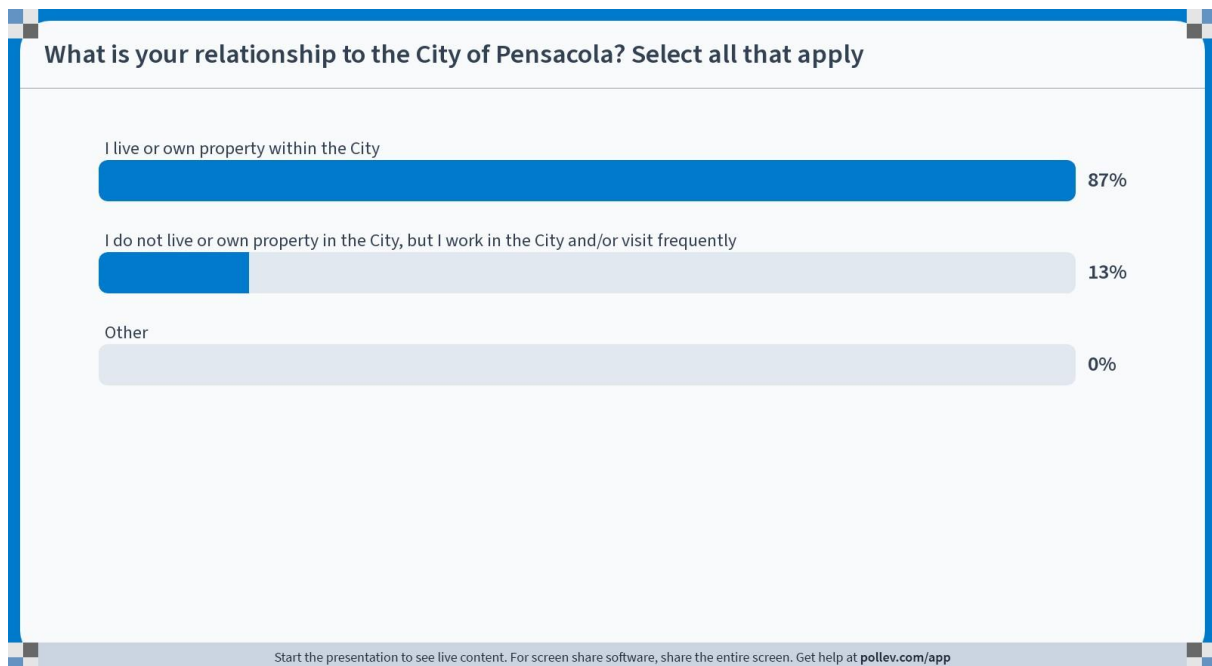


SCAN ME!

# SCHEDULE



## Appendix C. Polling Results

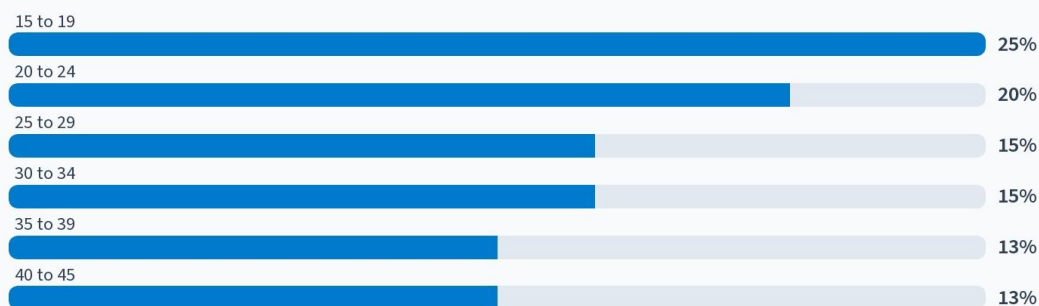


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## Development Incentives

	Additional density	Additional building height	Reduced parking standards
 Affordable housing			 more parking No PRT!
 Parking garage			 No
 Vertical mixed-use			
 Public open space			 No

Comments:








**Affordable Housing**

Where should we have more of these housing types to help with the provision of affordable housing?

*(for high windows only) on 2nd floor facade*  
*No windows if setback is 5' or less*

	1-Downtown	2-Single Family Districts	3-Multifamily Districts
<b>APARTMENT BUILDING</b> (4+ units)			
<b>TOWNHOUSE</b> (2-3 units)			
<b>ROW HOUSE</b> (2-3 units)			
<b>MULTIFAMILY</b> (4+ units)			
<b>APARTMENT BUILDING</b> (4+ units)			
<b>TOWNHOUSE</b> (2-3 units)			
<b>ROW HOUSE</b> (2-3 units)			
<b>MULTIFAMILY</b> (4+ units)			

*Handwritten notes on the chart:*

- At nodes/ corridors/ centers* (multiple locations)
- At nodes/ corridors/ centers*
- At nodes/ corridors/ centers*
- At nodes/ corridors/ centers*

**Comments:**  
 - The chart shows a high concentration of affordable housing units in the downtown area, particularly in the 1-Downtown column.  
 - The chart also shows a high concentration of affordable housing units in the 3-Multifamily Districts column.  
 - The chart shows a high concentration of affordable housing units in the 2-Single Family Districts column.

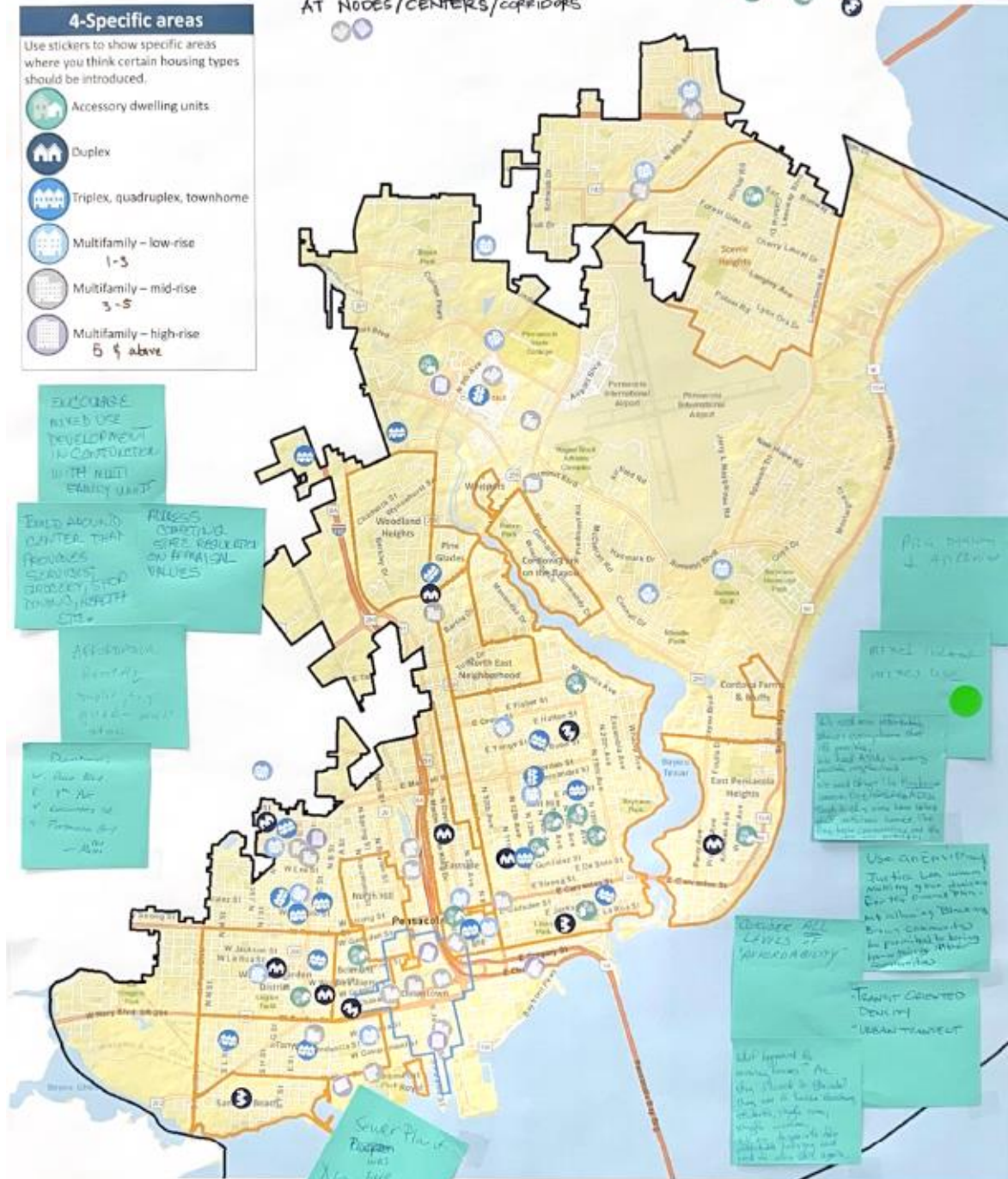
## Affordable Housing

#### 4-Specific areas

Use stickers to show specific areas where you think certain housing types should be introduced.

-  Accessory dwelling units
-  Duplex
-  Triplex, quadruplex, townhome
-  Multifamily – low-rise  
1-3
-  Multifamily – mid-rise  
3-5
-  Multifamily – high-rise  
5 & above

AT NODES/CENTERS/CORRIDORS



Comments:



## Residential



## Stormwater



A NEW CODE FOR A NEW ERA

**Who requires buildings in the floodplain to be elevated?**

The City of Pensacola	Escambia County	National Flood Insurance Program / FEMA
<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Need to understand high level info, basic answer</li> <li>for building, what grade it sits on</li> <li>if The (Escambia / FEMA) requirements are higher, use that</li> <li>if the (Escambia / FEMA) requirements are lower, use that</li> <li>you only exempt without credit</li> <li>Threshold for when water hits 10-15' would have to have allow, then not the other</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>

**Who sets the minimum rules for stormwater?**

The City of Pensacola	Escambia County	Florida Statutes / DEP
<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>PEC - by law not sure who they're enforcing with</li> <li>what are people doing to PEC</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>

Handwritten notes:

- the city should enforce permeable surfaces along main Street & Tanyard to allow for drainage.
- I'd like to see limit on IMPERVIOUS COVER ON NEW RECONSTRUCTION - POSSIBLY REQUIRE GUTTERS FOR RESIDENTIAL

**DEVELOPMENT FLEXIBILITY**

How do you feel about providing flexible regulations?

The LDC should be prescriptive	The LDC should allow some flexibility	The LDC should be flexible
<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>	<p>Handwritten notes:</p> <ul style="list-style-type: none"> <li>Handwritten notes:</li> </ul>
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## CURRENT CHAPTER OUTLINE

## PROPOSED CHAPTER OUTLINE

- 1. General Principles
- 2. Definitions
- 3. Administration & Referral
- 4. Social History
- 5. Physical & Mental Status Examinations
- 6. Assessment, Interpretation and Clinical Use
- 7. Special Patients and Settings
- 8. Test Procedures, Interpretation, and Reporting
- 9. Assessment & the Therapist: Interface, Assessment
- 10. Therapeutic Relationship
- 11. Signs
- 12. Anxiety

[illegible]

WRNE (Radio st)  
Robert Hill  
Magic  
WBQP