

PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members
FROM: Cynthia R. Cannon, AICP, Assistant Planning Services Administrator *CRC*
DATE: September 27, 2019
SUBJECT: Consider Amendment to LDC Section 12-2-12 Creating WRD-1

Staff received a request to modify the Redevelopment Land Use District WRD by establishing a subcategory which would become the WRD-1. The proposed WRD-1 would be a standalone section with the intent of optimizing the future development of the City's Community Maritime Park (CMP) parcels. The intent of the WRD-1 district is to enhance the desired character of the waterfront and encourage a high quality of site planning and architectural design for the Maritime Park parcels. The establishment of the WRD-1 follows the same concept and reasoning behind the establishment of the Gateway Redevelopment District GRD-1 when it was created in order to promote cohesive and orderly development for the Aragon redevelopment area.

Key points:

- The overall park parcel was master planned for stormwater and open space so the increase in lot coverage from 75% to 95% will not result in an overall increase of coverage for the entirety of the CMP.
- The "regulating plan" included in the application represents the master plan for the developer going forward and demonstrates their internal plan for coordinating development efforts with the ECUA site. The overall goal being a cohesive development pattern between neighboring publicly and privately owned land. It isn't included as part of the WRD-1 district.
- Future development on the CMP parcels within the WRD-1 district will continue to be submitted to the Planning Board for aesthetic review.

Attached you will find a modified version of Sec. 12-2-12 with the proposed changes.

MEMORANDUM

From: Gregory T. Stewart, Nabors Giblin & Nickerson, P.A.
To: William D. Wells, Deputy City Attorney
Date: October 2, 2019
Re: Review of WRD-1 Zoning District Proposal

You have requested that I review the proposed creation of a WRD-1 Zoning District within an area of the City of Pensacola (the “City”) and whether there are any potential legal issues relating to the creation of the District. I have been provided various material including the current City Code provisions relating to that area, a map of the District, relevant provisions of the City’s Comprehensive Plan and the September 2, 2019 modified version of the proposed amendment to the District.

Background

Based upon my review of the material, it appears that in 1988, the City created a zoning district designated as the Waterfront Redevelopment District (“WRD”). The provisions governing that District have been amended on several occasions since that time. The WRD consists of approximately one half mile of waterfront property fronting the Pensacola Bay and bounded on the north by Main Street, a key downtown connector thoroughfare. The eastern third of the WMD is fully developed as a park, office, and waterfront residential uses under a long term lease with the City. The western third of the WMD is largely undeveloped at present, with the City currently considering various plans and financing to develop that area as a waterfront park, pavilion, and beach for public use. The middle third of the WMD, which is the focus of the proposal by a local developer, is currently known as the Community Maritime Park. The developer has proposed a new zoning district which would be designated as the WRD-1 District.

In evaluating the proposal and any potential issues, it is important to consider the extent of changes in relation to the current Comprehensive Plan and the City Code. The Comprehensive Plan provisions governing the WRD area is set forth in the Future Land Use Element, under Policy FLU-1.1.5 governing Redevelopment Districts. The Comprehensive Plan provisions set forth that the purpose of the area is to provide for the orderly development along Pensacola Bay to enhance its visual appearance, preserve shoreline vistas, provide public access to the shoreline and

related purposes. A variety of office, residential, and commercial uses are allowed under the Comprehensive Plan, with residential uses capped at sixty units per acre in the WPD area and commercial uses capped at seventy-five percent occupancy of lot size and height of sixty feet in the WRD Zoning District. The Comprehensive Plan allows for density bonuses that could allow the increase of density within the WRD to a total of sixty-six units per acre which are to be provided subject to the discretion and approval by the City Planning Board.

Under the City's Code, the existing WRD Zoning District allows residential uses ranging from single family units to multi-family units with a maximum density of sixty units per acre. Lot coverage cannot exceed seventy-five percent nor buildings exceed sixty feet in height with a graduated limitation of thirty-five feet in height at thirty feet from the shoreline or bulkhead increasing by one foot in height per each one foot away from the shoreline, to a maximum of sixty feet in height at a distance of sixty feet from the shoreline. The provisions of the existing Code provide that the WMD Zoning District sets forth that its purpose is to promote uses that are compatible with water-related uses that preserve the unique shoreline vista and scenic opportunities that provide public access.

The developer proposed WRD-1 Zoning District would create a new area within the WRD Zoning category. Under the proposed WRD-1 Zoning District, lot coverage limits would be increased from seventy-five percent to ninety-five percent and height requirements would change from sixty feet to six stories with no stated footage limitation. This modification would allow a greater than sixty foot height in that the six story classification would not include any floors that are attributed for parking purposes and would not include the lowest habitable floor elevation. A Comprehensive Plan amendment is not contemplated.

In reviewing the proposal, on particular concern is whether it constitutes "spot zoning." Spot zoning generally consists of the piecemeal rezoning of parcels to use at a greater intensity and density which would adversely impact and create disharmony to the surrounding area. Spot zoning is normally considered as giving preferential treatment to one parcel at the expense of the zoning scheme as a whole. The primary legal impediment to spot zoning is that the modification of the zoning for the parcel constitutes an arbitrary and capricious determination and, as such, unlawful.

There are no specific guidelines to determine what zoning might constitute spot zoning, however there are certain criteria that are frequently reviewed in

Memo to William D. Wells

October 2, 2019

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determining whether the proposed zoning change is arbitrary and capricious. One of the most significant factors to be considered is whether the proposed change is consistent with the Comprehensive Plan. In this case, the Comprehensive Plan sets forth specific criteria related to lot coverage and height which would be exceeded by the proposal and therefore does not appear to be consistent with those restrictions. Further, the proposal would appear to be inconsistent with the stated goals for the WRD Zoning District. Under both the Comprehensive Plan and the City Code, a significant purpose of these provisions was to enhance the visual appearance of Pensacola Bay, preserve shoreline vistas and provide public access to the shoreline. Arguably, those purposes are not furthered by the proposal.

Additionally, based upon the information that has been provided, it appears that the WRD-1 proposal is a unique and specific land use classification that applies only to this parcel. From a review of the City Code, there currently exists a procedure for the obtaining of a variance from the land development regulations within the WRD upon satisfaction of the specific guidelines and criteria. In the context of evaluating a claim of spot zoning, the creation of a unique and specific land use classification, when there is an available administrative procedure to address the development issues, appears to raise a concern.

Ultimately, in determining whether a zoning category or reclassification is arbitrary and capricious depends on the determination as to whether there has been a valid exercise of the City's police powers, which normally requires a determination as to whether the public health, safety and welfare have been served. Merely maximizing the potential development of a parcel does not in and of itself constitute a valid exercise of police powers and serve a public purpose. Rather, the proposed development and modification of the zoning district needs to be considered in light of the specific needs of the property, whether development of that property is consistent with the provisions and goals of the Comprehensive Plan and the nature and extent of the impact of the reclassification on adjoining properties. Based on my review, I have been unable to identify whether such a public purpose is served and therefore, it appears that there is a potential legal issue that the new WRD-1 classification is arbitrary and capricious and constitutes spot zoning from this rezoning.

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/18/2019
PW/E	PW&F has no issue with the proposed revised language, however, we do not concur with the allowable driveway cut location on Main Street for the west parcel, as indicated in the Regulation Plan. This cut would directly interfere with the bus drop off and potentially conflict (safety-wise) with the left-turn pocket for Reus Street.	9/23/2019
InspSvcs		
ESP	No comments.	9/11/2019
ECUA	No comments.	9/11/2019
GPW	None received.	
ATT	No comments or concerns.	9/6/2019



September 6, 2019

Secretary of the City's Planning Board
222 W. Main St.
Pensacola, FL 32502

Request for Land Development Code Amendment – WRD Regulations

Dear Secretary of the Planning Board,

It is with great excitement for the future of Pensacola's downtown waterfront that we submit this proposed land development amendment to modify the zoning of the City's Maritime Park parcel.

As you know, we have been involved in the modification of Pensacola's zoning regulations for some time, and we are pleased to acknowledge that very few changes are needed to the WRD-1 district to allow Maritime Park to be developed optimally. Those changes are presented herein with the proposed edits to WRD-1.

We are especially grateful to City staff for their collaboration on this effort, both in determining the proper path forward and in helping us to understand the limitations of the current regulations and the ramifications of this proposal. Essentially, we have re-written the intent section of WRD to WRD-1 to be in keeping with the desired character of the waterfront district. Additionally, we have deliberately not sought for changes to the most typical thorny issues, including uses, parking, and height.

Just to recap, this submission is a necessary step in the process to permit plan for the redevelopment of both the Maritime park parcel and the ECUA site adjacent. This plan was developed principally during the week of April 8, 2019 with considerable City and public participation. The ECUA site's zoning is quite permissive, allowing for considerably more development than proposed in the plan; the Maritime Park parcel less so. It is principally with the intention of transferring some of the ECUA parcel's allowed density to the Maritime site that this proposal is submitted. The underlying vision is a vibrant, active waterfront adjacent to a quieter, mostly residential district more in keeping with the scale and character of the Tanyard neighborhood next door.

DPZ.COM
320 Firehouse Lane
Gaithersburg, MD 20878
301.948.6223



We include here the following documents:

- 1) An edited version of WRD that we are calling WRD-1 and proposing to only be mapped on the eight (8) Maritime park parcels.
- 2) A Regulation Plan to further guide the implementation of the project that specifies: retail frontages, designated setbacks, curb cut locations, street types and civic space locations.
- 3) An illustrative master plan, as supporting documentation of the intended vision for the site.

We look forward to presenting this to you and hearing your comments.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Marina Khoury'.

Marina Khoury
RA CNU LEED
DPZ CoDESIGN

A handwritten signature in black ink, appearing to read 'Jeff Speck'.

Jeff Speck
AICP CNU-A LEED-AP Hon. ASLA
Speck & Associates LLC

Sec. 12-2-12. - Redevelopment land use district. (Proposed edits: Sept 2, 2019)

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

(GD) WRD-1, waterfront redevelopment district-1(Maritime Park Parcel).

- (1) *Purpose of district.* The waterfront redevelopment district-1 is established to promote redevelopment of the city's downtown maritime park waterfront with a compatible mixture of ~~water-dependent and water-related~~ uses which further the goals of downtown Pensacola's Comprehensive Plan, encourage a walkable mixed use urban environment, preserve the unique shoreline ~~vista and~~ scenic opportunities, provide continuous public waterfront access, create a cultural meeting places for the public, ~~preserve the working waterfront activities historically located in the waterfront area~~, 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 ~~and marine-oriented image~~ 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.
- (2) *Uses permitted.*
 - (a) Single-family residential (attached or detached) at a maximum density of seventeen and four-tenths (17.4) units per acre. Multi-family residential at a maximum density of sixty (60) dwelling units per acre.
 - (b) Home occupations, subject to regulations in section 12-2-33.
 - (c) Offices.
 - (d) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.
 - (e) Hotels/motels.
 - (f) Marinas.
 - (g) Parking garages.
 - (h) The following retail sales and services:
 1. Retail food and drug stores (including package liquor store).
 2. Personal service shops.
 3. Clothing stores.
 4. Specialty shops.
 5. Banks.
 6. Bakeries whose products are sold at retail on the premises.
 7. Antique shops.
 8. Floral shops.
 9. Health clubs, spa and exercise centers.
 10. Laundromats.
 11. Laundry and dry cleaning pick-up stations.
 12. Restaurants.
 13. Studios.
 14. Art galleries.

15. Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.
 16. Boat rentals waterside only with limited upland storage.
 17. Bars.
 18. Commercial fishing.
 19. Ferry and passenger terminals.
20. Cruise ship operations.
- (i) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.
- (3) *Procedure for review of plans.*
- (a) 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 12-2-81. 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-1 must comply with design standards as established in section 12-2-82.
 - (b) Review and approval. All plans shall be subject to the review and approval of the planning board established in Chapter 12-13. 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. Review by the planning board of applications for zoning variances shall be as provided for under section 12-13-2(F)(f).
 - (c) Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs which 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 chairman 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 chairman, then the matter will be referred to the board for a decision.
- (4) *Regulations.*
- (a) Signs. The following provisions shall be applicable to signs in the district.
 1. 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.
 2. Signs extending over public property. Signs extending over public property shall maintain a clear height of nine (9) feet above the sidewalk and no part of such signs shall be closer than eighteen (18) inches to the vertical plane of the curb line or edge of the pavement.

3. Sign size and height limitations.

a. Attached signs:

Size: Ten (10) percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed fifty (50) square feet. Buildings exceeding five (5) stories in height; one attached wall sign or combination of wall signs not to exceed two hundred (200) square feet and mounted on the fifth floor or above.

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 sixty-five (65) degrees or more from horizontal shall be regarded as walls.

b. Freestanding signs.

Size: Fifty (50) square feet.

Height: Ten (10) feet (top of sign).

c. A-Frame Sign

Size: Ten (10) square feet.

Height: Forty-Two (42) inches (top of sign).

4. Other permitted signs.

- a. Signs directing and guiding traffic and parking on private property, bearing no advertising matter. Such signs shall not exceed two (2) square feet in size.
- b. Signs advertising the acceptance of credit cards not exceeding two (2) square feet in size and which are attached to buildings or permitted freestanding signs.
- c. Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

5. Prohibited signs. Refer to section 12-4-7 for a description of prohibited signs. In addition the following signs are prohibited within the district:

- a. ~~Portable signs.~~
- b. Signs which are abandoned or create a safety hazard. Abandoned signs are those advertising a business which becomes vacant and is unoccupied for a period of ninety (90) days or more.
- c. ~~Signs which are not securely fixed on a permanent foundation.~~
- d. ~~Strings of light bulbs, other than holiday decorations, streamers and pennants.~~
- e. Signs that present an optical illusion, incorporated projected images, or emit sound.
- f. Secondary advertising signs (i.e., signs which advertise a brand name product in addition to the name of the business).

6. 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 (2) weeks before the event and banners extending over street rights-of-way require approval from the mayor.

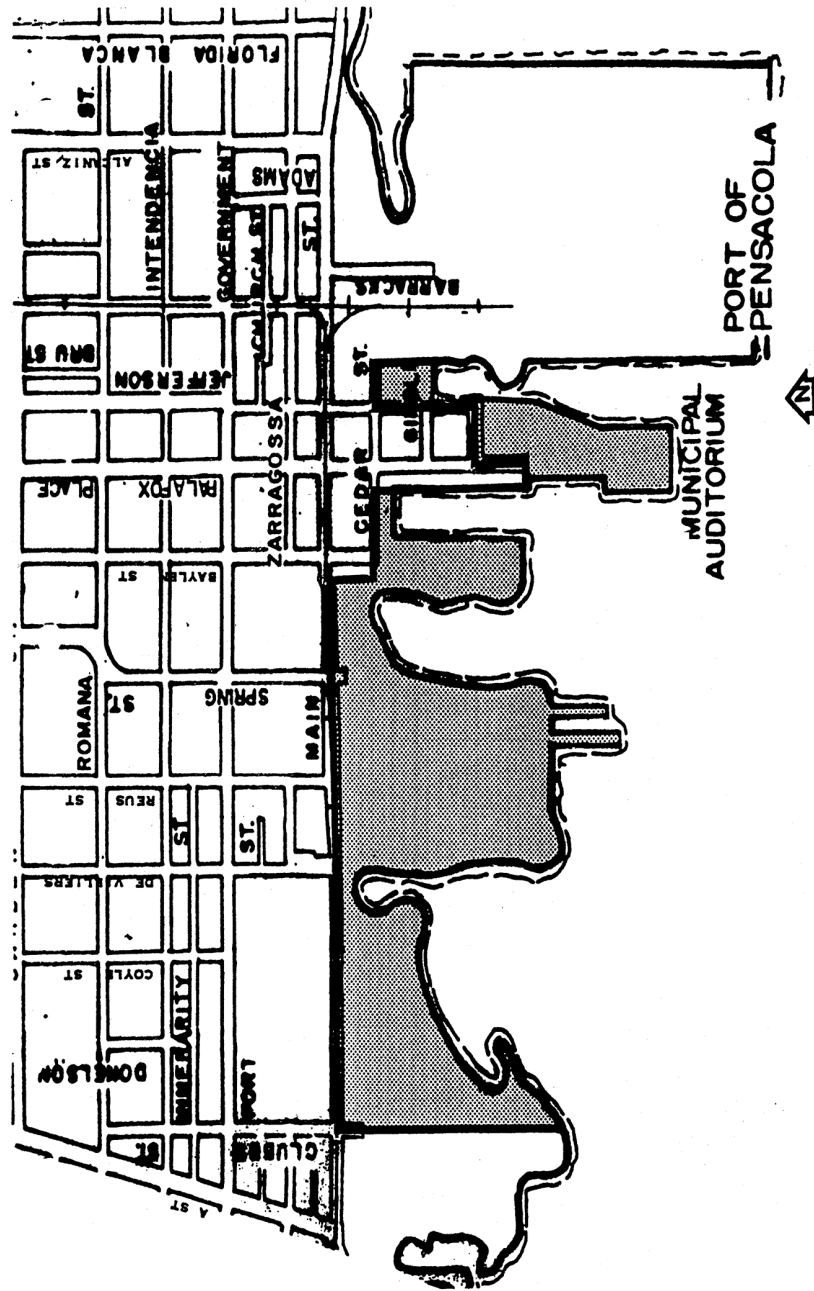
- b. One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed twelve (12) square feet in size, and shall be removed immediately after occupancy.
 - c. One non-illuminated sign not more than fifty (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.
- (b) 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 Chapter 12-3-1(D)(7). The required parking may be provided off-site by the owner/developer as specified in subsection 12-3-1(D). 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:
- A solid wall or fence (chain-link fences are prohibited) with a minimum height of four (4) feet which is compatible in design and materials with on-site architecture and nearby development; or
 - ~~An earth berm~~ Landscaping approximately three (3) feet in height which is landscaped to provide positive screening effective within three (3) years; or
 - A combination of walls or fences and landscape screening, or landscape screening designed to provide positive screening within three (3) years.
- (c) Vehicular access. For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two (2) per street frontage.
- (d) 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 seventy-five (75) percent opacity from the street and adjacent buildings by one of the following techniques:
- Fence or wall and gate, six (6) feet high;
 - Vegetation, six (6) feet high (within three (3) years); or
 - A combination of the above.
- (e) 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.
- (f) Lot coverage. The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed ~~seventy five (75)~~ ninety-five (95) percent.
- (g) Setback/height requirements. No building shall exceed a maximum height of six (6) stories ~~sixty (60) feet~~ in the waterfront redevelopment district-1, as defined in the CRA Overlay Guidelines.
1. *Shoreline setback/height requirements.* All buildings shall be set back a minimum of thirty (30) feet from the shoreline or the bulkhead line. ~~At this minimum setback line, the building height may not exceed thirty five (35) feet. Above thirty five (35) feet in height, an additional one foot in building height may be permitted for each additional one (1) foot in setback with a maximum building height of sixty (60) feet.~~ 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.

2. *Main Street setback/height requirements.* All buildings shall be setback a minimum of sixty (60) feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed ~~sixty (60) feet~~ six stories.

3. All other setbacks shall be as specified on the regulating plan.

- (h) Additional regulations. In addition to the regulations established above in subsections 12-2-12(C)(4)(a) through (g), any permitted use within the WRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of Chapter 7-4 of this Code.
- (5) *Regulations.* All developments within the waterfront redevelopment district-1 are encouraged to follow the design guidelines established in subsection 12-2-82(D). In addition, the following site planning guidelines should be taken into consideration in the required development plans.
 - (a) *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:
 1. ~~Maximum-Enhance~~ 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-enhance~~ 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.
 2. *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.
 3. *Off-street parking and service.* Off-street parking shall be discouraged~~d~~ 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.
 - (b) *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 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:
 1. Buildings or structures within the Maritime Park parcel ~~which are part of a present or future group or complex shall~~ 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.
 2. 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.

3. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation.
 4. ~~Proposed developments within the Waterfront Redevelopment District 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.~~
 5. ~~Projects should be encouraged which enhance the setting or provide for adaptive reuse of historic buildings and sites.~~
- (c) 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.
- (d) Sign guidelines.
1. 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.
 2. Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is ~~not encouraged~~ not permitted.
 3. Copy. The sign copy should be limited to the name, address, and logo of the building complex, the major tenant or the business. The sign should be primarily used for communicating, identifying, and locating the business, not for advertising.
 4. Landscaping. The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.



Waterfront Development District

(Ord. No. 25-92, § 2, 7-23-92; Ord. No. 6-93, § 9, 3-25-93; Ord. No. 21-93, § 1, 8-16-93; Ord. No. 29-93, §§ 13, 14, 11-18-93; Ord. No. 33-95, §§ 4, 5, 8-10-95; Ord. No. 9-96, § 9, 1-25-96; Ord. No. 45-96, § 3, 9-12-96; Ord. No. 33-98, § 2, 9-10-98; Ord. No. 40-99, §§ 10-13, 10-14-99; Ord. No. 43-99, § 1, 11-18-99; Ord. No. 12-00, § 1, 3-9-00; Ord. No. 50-00, § 3, 10-26-00; Ord. No. 3-01, § 2, 1-11-01; Ord. No. 6-01, §§ 1-3, 1-25-01; Ord. No. 6-02, § 2, 1-24-02; Ord. No. 13-06, § 10, 4-27-06; Ord. No. 17-06, §§ 2, 3, 7-27-06; Ord. No. 16-10, §§ 200-202, 9-9-10; Ord. No. 06-16, §§ 1, 2, 2-11-16)



The following pages contain detailed site regulations for the ECUA Parcel and the Maritime Parcel. The list on the right are the specific elements that are regulated.

Regulating Plan

A map precisely locating the various zoning categories. The Regulating Plan also shows the form and location of the following plan elements as listed below.

Frontages

All frontages that are along a street or open space are Primary frontages, unless otherwise noted in the Regulating Plan.

Primary Frontage [A-Street]: A pedestrian-friendly street with active uses at grade, held to the highest standard of urban performance. Entrances to parking garages and service bays are prohibited, unless specified on the regulating plan. Curb cuts for alley access may be permitted, according to the Regulating Plan. An A-Street network forms a continuous loop through the thoroughfare network.

Retail Frontage

Some Frontages require further specification. The Regulating Plan prescribes where retail is required and where it is allowed but not required.

Setbacks

All Frontages are assigned Setbacks. Setbacks specify the build-to line of the building façade.

Building Height

Building Height is assigned by Zoning unless indicated otherwise in the Regulating Plan. Where Zoning and the Regulating Plan differ, the Zoning rules.

Vista Termination

Locations where a street aims prominently at a building facade – called a Vista Termination, are identified. Buildings located at Vista Terminations shall respond with a building element of appropriate size and impact to terminate the vista in a meaningful manner.

Open Space

Locations where specific open space types have been calibrated, are identified.

Civic Building

Locations for Civic Structures are suggested in the Regulating Plan and are further restricted in size according to the Open Space Types.

Curb Cut

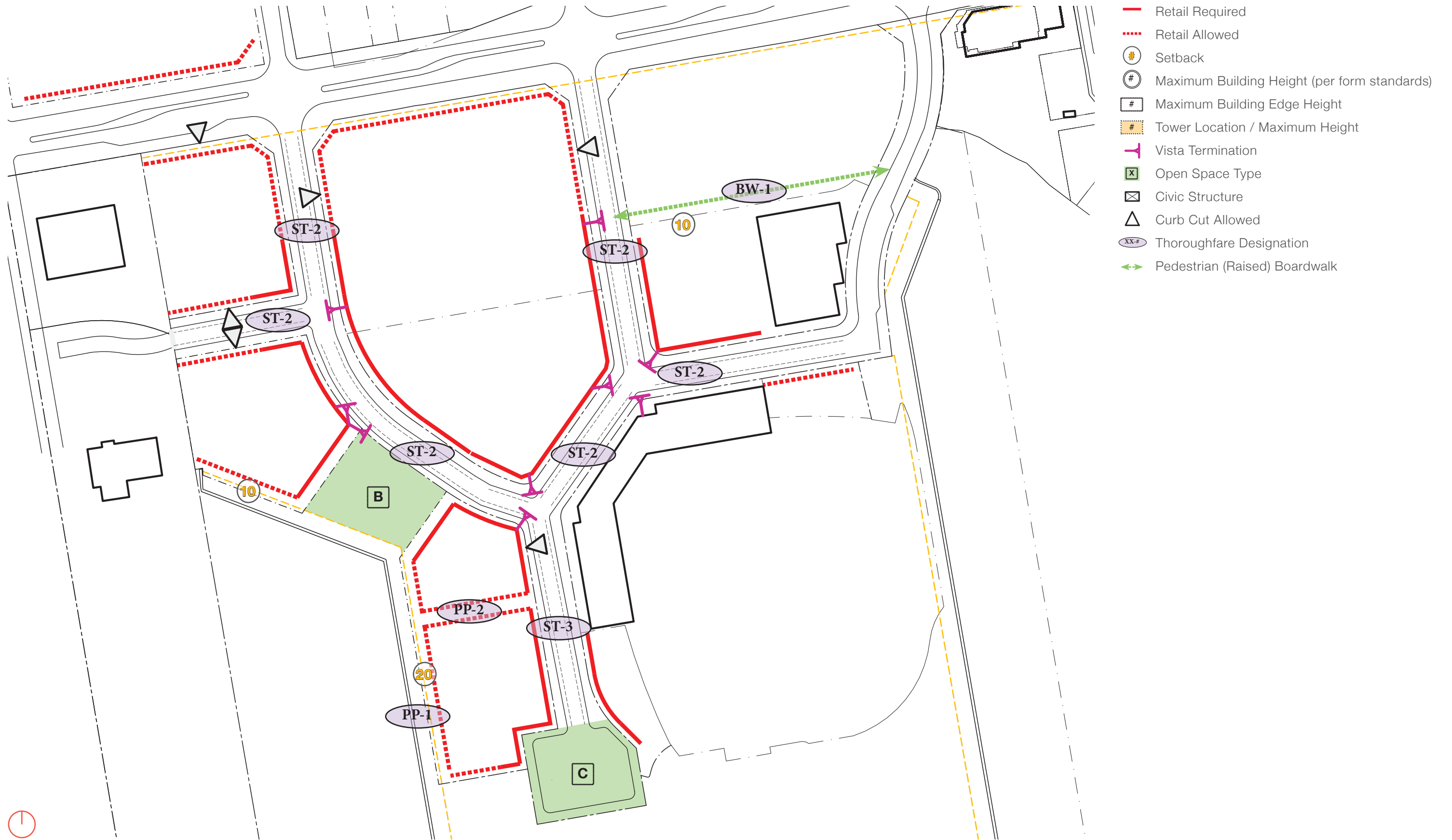
Curb cuts are indicated on the Regulating Plan, and are permitted to be within a 50 foot range from where it is indicated in the Regulating Plan.

Thoroughfares

Thoroughfare assemblies are assigned in the Regulating Plan.

Regulating Plan

Maritime Parcel





Review Routing
Project: WRD-1

Meeting: October 8, 2019
Comments Due: September 24, 2019

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/18/2019
PW/E	PW&F has no issue with the proposed revised language, however, we do not concur with the allowable driveway cut location on Main Street for the west parcel, as indicated in the Regulation Plan. This cut would directly interfere with the bus drop off and potentially conflict (safety-wise) with the left-turn pocket for Reus Street.	9/23/2019
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ESP	No comments.	9/11/2019
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GPW	None received.	
ATT	No comments or concerns.	9/6/2019

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, September 18, 2019 7:39 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Good Morning,

I have no issues. Thank you.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Friday, September 06, 2019 1:17 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris

Cynthia Cannon

From: Derrik Owens
Sent: Monday, September 23, 2019 2:51 PM
To: Cynthia Cannon; Sherry Morris
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

PW&F has no issue with the proposed revised language, however, we do not concur with the allowable driveway cut location on Main Street for the west parcel, as indicated in the Regulation Plan. This cut would directly interfere with the bus drop off and potentially conflict (safety-wise) with the left-turn pocket for Reus Street.

Thanks

From: Cynthia Cannon
Sent: Monday, September 23, 2019 9:12 AM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations

Good Morning,

Just a reminder that comments are due for this project by the close of business Tuesday, September 24. If you haven't already done so, please take a moment to review and comment on the attached application.

Thank you in advance for your assistance.

Sincerely,

Cynthia Cannon, AICP
Assistant Planning Services Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



Cynthia Cannon

From: Diane Moore
Sent: Wednesday, September 11, 2019 7:48 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Cynthia,
Pensacola Energy has no comment on the Maritime Park LDC amendments.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, Fl 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, September 6, 2019 1:17 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon all!

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, September 11, 2019 3:50 PM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon Cynthia,

ECUA has no comments on the proposed amendments to the WRD regulations.

Thanks,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Friday, September 06, 2019 1:17 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Please Review & Comment - Proposed Amendment to WRD Regulations

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good afternoon all!

Please review and comment on the attached Land Development Code amendment to modify the City's Maritime Park parcels with the proposed WRD-1 district. All comments must be received by close of business on **Tuesday, September 24, 2019.**

If you have any questions please let us know.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Services Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Friday, September 6, 2019 3:02 PM
To: Cynthia Cannon
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations
Attachments: Proposed WRD-1_Maritime Park_Sept 6 2019.pdf

AT&T has no comments or objections at this time.

Brad Sauers
Manager – OSP Plng and Eng
Technology Operations

AT&T
605 W Garden St, Pensacola, FL 32502
o 850.436.1495 | bs5403@att.com

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From: KENNINGTON, STEPHEN
Sent: Friday, September 06, 2019 1:19 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations

same

From: Cynthia Cannon [<mailto:CCannon@cityofpensacola.com>]
Sent: Friday, September 06, 2019 1:17 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; FENNER, KARL L <kf5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; KENNINGTON, STEPHEN <sk1674@att.com>
Subject: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon all!