

Sec. 12-2-22. - ~~Governmental center district.~~ Maritime Redevelopment District

(A) *Purpose of district.* The purpose for the establishment of this overlay district is to ~~provide the~~ promote and encourage redevelopment of a centralized area for government related land use; of the existing urban commercial areas and neighborhoods surrounding the Community Maritime Park and to encourage a coordinated architectural character within the district. The additional objectives of this district are to provide a mixture of residential, office and commercial uses that complement the residential and mixed-use character of the district; encourage quality redevelopment and the renovation of existing structures; promote multimodal transportation and create high-quality urban streetscapes by using buildings, sidewalks, and street trees to form a pleasant, convenient and safe environment designed for pedestrians, bicyclists, public transit, and automobiles; and to promote retail and office uses that serve the surrounding neighborhoods and enhance the existing commercial areas and the Community Maritime Park.

(1) Definitions.

- (a) Awning: An architectural projection roofed with material supported entirely from the exterior wall of a building.
- (b) Colonnade or Arcade: A covered, open-air walkway at standard sidewalk level attached to or integral with the building frontage; the structure overhead is supported architecturally by columns or arches along the sidewalk.
- (c) Glazing: The design and placement of windows and entrances with clear glass in a building facade.
- (d) Stoop: A small platform, entrance stairway at a house door, or both, covered by a secondary roof or awning. The stoop projects from the primary building plane.
- (e) Principal Streets: Those portions of Government Street, Spring Street, Main Street, A Street, Garden Street and Reus Street within the District.

(B) *Procedure for review and approval of plans.*

(1) *Submission of plans.* Every application for a building permit to erect, construct, renovate and/or alter an exterior of a building, or sign, located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" shall mean drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building or sign, (both before and after the proposed work is done in the cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plat 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, screening and other appurtenances. Such plans shall be promptly forwarded by the building official to the architectural review board. The building official or his designee shall serve as secretary to the board.

(2) Review and approval by the architectural review board. All such plans shall be subject to review and approval by the architectural review board as established in section 12-13-2 3 and in accordance with the provisions of section 12-2-10(A)(4)(a) through (c), applicable to the historic zoning districts. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs, emergency repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board. ~~, provided, however such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the architectural review board then the matter will be referred to the full board for a decision.~~

(3) Notification and building permit. ~~Upon receiving the order of the board, the board's secretary shall thereupon notify the applicant of the board's decision.~~ If the board approves the plans, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign. If the board disapproves the plans, the building official shall not issue such permit. ~~In a case where the board disapproves the plans, the secretary of the board shall furnish the applicant with a copy of the board's written order, and may at the discretion of t~~ The board may include recommendations for changes necessary to be made before the board will reconsider the plans.

(4) Failure to review plans. If no action upon plans submitted to the board has been taken at the expiration of thirty-one (31) days from the date of submission of the application for a building permit and required plans to the board, such plans shall be deemed to have been approved, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign.

(C) Decisions. Every decision of the board, in their review of plans for building or signs located or to be located in the district shall be in the form of a written order stating the finding of the board, its decision and the reasons therefore. The board may at its discretion make recommendations for changes necessary to be made before the plans will be reconsidered. If recommendations for changes are made by the board, they may be general in scope and compliance with them shall only qualify the plans for reconsideration by the board but compliance with recommendations shall not bind or stop the board from disapproving the plans under reconsideration.

(a) ~~Proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.~~

(b) ~~The board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the city's zoning ordinance, Chapters 12-2 and 12-3 hereof, or over construction, such as is governed by the city's building codes.~~

~~(c) — Plans for proposed new or altered signs shall be approved unless the board finds that the sign is inconsistent with the theme and character of the district, or that such sign does not comply with the requirements of the code or with any of the following provisions:~~

~~1. — The board may adopt and promulgate rules and regulations controlling the number and size of signs, their heights and materials, relating such rules to the number of square feet served, frontage, and type of business. Such rules and regulations shall be subject to review and approval by the city council.~~

~~2. — Within the governmental center district, roof signs, flashing and/or rotating signs, and signs protruding into or overhanging the public right of way are hereby prohibited except as set forth herein.~~

~~3. — Signs existing prior to February 22, 1979, may remain until the business for which the sign was erected ceases to do business at that location or until the property on which such sign is located is acquired for a public purpose, whichever shall first occur.~~

~~4. — On application to the approval of the board, rules relating to the number and size of signs may be waived for grand openings, special sales, going out of business sales, and similar occasions when consistent with the city code.~~

(C) Regulations and guidelines for any development within the District. In addition to the Design Standards and Guidelines contained in Section 12-2-82 of this Chapter, the following requirements shall apply. These regulations and guidelines are intended to address the design and construction of elements common to any development within the District. Infill development in the District shall follow principles of good urban design and form, not suburban form. Except where specific approval is granted by Architectural Review Board due to unique and peculiar circumstances or needs resulting from the use, size, configuration, or location of a site, requiring the modification of the regulations set forth below, the regulations shall be as follows:

(1) Building relationship to the street.

(a) All non-residential buildings shall have a main entrance facing the street, and first floor multi-family units shall have an individual entrance on the street.

(b) The length of street-fronting facade without an intervening entrance shall not exceed 150 feet. Additionally, blank walls shall not exceed a length of fifty (50) feet, or twenty (20) percent of the length of the building facing the street, whichever is less, and receive design treatment to increase pedestrian comfort and interest.

(c) Sidewalk connections to the public sidewalk must be provided from all main building entrances that face the street. These connections shall provide at least 5 feet of unobstructed width and be aligned to minimize walking distance.

(d) Front porches for multi-family uses.

a. Residential units on the first floor along a street shall have individual front porches.

- b. Front porches shall have a minimum surface area of 25 square feet with a minimum depth of 5 feet and a minimum width of 5 feet.
 - c. Front porches shall be open and not air conditioned.
 - d. Front porches may only be screened where they are located behind the build-to line.
- (f) Articulation of stories. The area between the first and second building floors along all street frontages shall be architecturally delineated.
- (g) Buildings shall define primary street edges with parking located to the rear of the building; parking may be conditionally located to the side of buildings on secondary streets with Architectural Review Board approval.
- (h) Developments shall contribute to the pedestrian urban experience with buildings fronting streets, build-to-lines of 10' being complied with per the Dense Business Area requirements, sidewalks, commercial storefronts or residential stoops and details such as awnings, canopies and arcades and create active, urban street edges with commercial storefronts, and residential stoops and porches fronting streets and sidewalks.
- (2) First floor uses.
 - (a) Principal streets: first-story uses with street frontage shall ~~be only~~ include but not be limited to retail, restaurants, office, institutional, or residential.
 - (b) Outdoor seating may encroach into the adjacent sidewalk provided that a minimum clear width of 5' is maintained for pedestrian access and the business shall provide the City with proof of insurance for the subject area.
 - (c) Balconies, marquees, projecting signs, and awnings may encroach into the sidewalk zone up to a distance of half the required sidewalk dimension, provided that they are at least 9' above the grade of the sidewalk.
- (3) Walls, Fences and Mechanical Equipment.
 - (a) Fences made of chain-link (wholly or in part) are prohibited. Where an existing chain-link fence needs repair, if less than 50% is being replaced, the fence may be repaired with chain-link. If greater than 50% is being replaced, the fence shall not be chain-link.
 - (b) Mechanical equipment shall not be permitted between any building and Principal streets.
 - (c) Screening that exceeds the height of the equipment shall be required if the equipment is visible from the street or adjacent properties.
 - (d) Certain elements of the building shall not be considered as mechanical equipment, such as rain barrels or cisterns but shall be designed as part of the building and with the same materials and colors, and shall not require screening.

(e) Chiller Plants and similar utility structures shall not be permitted between any building and Principal street. Opaque walls a minimum of six feet in height shall be provided between the chiller and a private or public street.

(f) Rooftop mechanical equipment. All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design.

~~(g) Utilities and service areas. Building sites shall locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front and pedestrian routes. These areas shall be screened from public view.~~

(g) ~~(h)~~ All telephones, vending machines, or any facilities dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building(s). All exterior forms, attached or not to buildings shall be in conformity to and secondary to the building. They shall be designed and located to be an asset to the aesthetics of the site and to the District.

(3) Signs. Sign Regulations in Chapter 12-4 and the following additional regulations shall apply within the District:

(a) Signs shall generally be externally lit. ~~but internally lit signs may be allowed by the Planning Board.~~ Internally illuminated signs shall be prohibited.

~~(a) Signs shall be externally lit. Internally lit signs shall only be permitted with Planning Board approval of a waiver.~~

~~(b) Finish materials shall consist of the following:~~

- ~~1. Wood: painted and natural~~
- ~~2. Metal: painted or unpainted~~
- ~~3. Painted or rubberized canvas~~
- ~~4. Strip lighting with the appearance of neon (including individual channel letter signs that are internally illuminated and may have plastic faces)~~
- ~~5. Engraving directly on the façade surface~~
- ~~6. Wood-like materials~~
- ~~7. Lettering on transparent windows or doors~~
- ~~8. Vinyl lettering with a painted appearance~~

(4) Redevelopment opportunities, such as the ECUA site will present transformative opportunities for the District. The Urban Core CRA Plan proposes a high density build-out scenario totaling 1,535 residential units on the subject property and other adjacent property owned by the City of Pensacola which is in line with Zimmerman/Volk's residential. Higher density development patterns are desirable for this property and elsewhere in the District. Density bonuses as authorized by the City's Comprehensive Plan will be available for developments that conform with the recommendations contained in the Urban Core CRA Plan. Density bonuses as authorized by Section 12-2-80 will be available for developments that conform with the recommendations contained in the Urban Core CRA Plan.



(D) Disqualification of member from voting. Any member of the board who shall be employed to design or construct a building or who shall have any proprietary tenancy or personal interest in such building requiring approval of plans by the board shall be disqualified from voting thereon.

(E) *Procedure for review of Architectural Review Board decisions. Any person or entity whose property interests are substantially affected by a decision of the Planning Board may, within fifteen (15) days thereafter, apply to the city council for review of the board's decision. A written notice shall be filed with the city clerk requesting the council to review said decision. If the applicant obtains a building permit within the fifteen-day time period specified for review of a board decision, said permit may be subject to revocation and any work undertaken in accordance with said permit may be required to be removed. The appellant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.* Any person or entity whose property interests are substantially affected by a decision of the board may within fifteen (15) days thereafter, apply to the city council for review of the board's decision. A written notice shall be filed with the city clerk requesting the council to review said decision. If the applicant obtains a building permit within the fifteen-day time period specified for review of a board decision, said permit may be subject to revocation and any work undertaken in accordance with said permit may be required to be removed. The appellant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

~~(E)~~(F) Boundaries of the district. The boundaries of the governmental-center district shall be as outlined on Map 12-2.2. **(Yet to be determined)**

(Ord. No. 45-96, § 5, 9-12-96)

