



# City of Pensacola

## Planning Board

### Agenda

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Tuesday, December 14, 2021, 2:00 PM

Hagler-Mason Conference Room,  
2nd Floor

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#### QUORUM / CALL TO ORDER

#### APPROVAL OF MEETING MINUTES

1. [21-01031](#) MINUTES FOR THE MEETING OF NOVEMBER 9, 2021

**Sponsors:** Grover C. Robinson, IV

**Attachments:** [November 9 2021 Meeting Minutes](#)

#### REQUESTS

2. [21-01033](#) PRELIMINARY PLAT GROVE PARK TOWNHOMES

**Attachments:** [Grove Park Townhomes Preliminary Plat Application](#)  
[Grove Park Townhomes Review Comments](#)

3. [21-01032](#) CRA URBAN DESIGN OVERLAY AMENDMENTS

**Attachments:** [Proposed CRA Urban Design District Overlay Amendments](#)

#### OPEN FORUM

#### DISCUSSION

#### ADJOURNMENT

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.*

#### ADA Statement

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

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# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-01031

Planning Board

12/14/2021

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### **SUBJECT:**

Minutes for the Meeting of November 9, 2021



## **MINUTES OF THE PLANNING BOARD November 9, 2021**

**MEMBERS PRESENT:** Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose, Board Member Villegas

**MEMBERS ABSENT:** Board Member Sampson

**STAFF PRESENT:** Assistant Planning Director Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, City Surveyor Odom, Help Desk Technician Russo

**STAFF VIRTUAL:** Planning Director Morris, Senior Planner Statler

**OTHERS PRESENT:** Rand Hicks, William Van Horn II, Todd Snyder, Charlie Krasnosky

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from October 12, 2021
- **New Business:**
- REQUEST FOR PRELIMINARY PLAT APPROVAL - THE LANDINGS AT DEVILLIERS SUBDIVISION
- COMPREHENSIVE PLAN AMENDMENT - PROPERTY RIGHTS ELEMENT
- Discussion
- Adjournment

### **Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** - Board Member Powell made a motion to approve the October 12, 2021 minutes, seconded by Board Member Grundhoefer, and it carried 6 to 0.

### **New Business** –

**2. REQUEST FOR PRELIMINARY PLAT APPROVAL - THE LANDINGS AT DEVILLIERS SUBDIVISION**



Robert C. Krasnosky, PE is requesting preliminary plat approval for The Landings at DeVilliers Subdivision located along the east side of DeVilliers Street between La Rua and Jackson Street. This property is located in the R-NCB - Residential/neighborhood commercial - B zoning district. Six (6) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.77 acres
- Maximum Density: 35 Units Per Acre
- Proposed Setback requirements per Section 12-3-7:
  - o Front Yard - 15 Feet
  - o Side Yard - 5 Feet
  - o Rear Yard - 15 Feet

The preliminary plat has been routed through the various City departments and utility providers. Chairperson Ritz noted that the City Surveyor had reviewed the process for meeting the basic requirements. Assistant Planning Director Cannon advised the Board would consider Section 12-7-3 for subdivision approval and 12-7-8 for preliminary plat requirements. An aerial photo was provided to the Board.

Mr. Krasnosky addressed the Board and stated they had the preliminary civil design ready which addressed the CRA parking requirements in the rear. Stormwater on the east side had been addressed with a 3' vertical pond. Their tree mitigation would be canopy style; the CRA requirement was 1 tree per unit.

Board Member Powell asked if there had been discussion with the community regarding the development, and Mr. Krasnosky was not aware of any correspondence concerning the townhomes. Board Member Powell stated her concerns about gentrification going on in that area and asked if there was input from the community. Mr. Krasnosky explained the developer might not be aware of that need. Board Member Powell suggested it would be in the developer's interest to have the discussions with the community. Chairperson Ritz explained he did not know if he had decided on any particular approach, but it was something he thought about when driving in the area. Board Member Villegas asked if the developer was ready to begin after the preliminary plat approval, and Mr. Krasnosky did not know the timeframe but felt it would be upon approval. Chairperson Ritz advised the applicant would return for the final plat approval, and staff advised the Planning Board recommendation would proceed to City Council as a quasi-judicial hearing and the applicant has 365 days to submit the final plat.

Mr. Hicks then addressed the Board and stated that the Belmont DeVilliers neighborhood would like to be part of the conversation. He invited all parties to their Christmas party to get acquainted, discuss the plans, and begin to address gentrification. He considered the preliminary plat approval as an open door to something even better. Staff addressed the lot width for R-NCB which was neighborhood commercial that required 16' lot width minimum with the lot coverage of 75%; it was noted the project lot width was mostly 21'. Board Member Van Hoose asked if the Board was approving the preliminary plat with the understanding any comments would be addressed in the final plat, and Chairperson Ritz advised if there were heavy comments or some material item missing from the plat, there would be something noted to disapprove; simple comments would carry forward for correction on the final plat. Mr. Odom, City Surveyor, explained at the point when the final plat returns to the City, he would sign and seal that the plat met the State statutes, which would mean all the technical pieces were taken care of prior to coming to the City. Board Member Grundhoefer explained he had seen developers want to construct the

townhomes, and they might take out a house or two to put up 12 houses; sometimes there was an existing structure with historical significance. In this case, there was one structure which was a business and did not seem to have historical significance, and he felt this project was an improvement to the neighborhood. Historic Preservation Planner Harding advised the vacant commercial building referred to had undergone the Historical Structures Demolition Review by the ARB who had approved its demolition. Board Member Powell explained this was a good opportunity to do something great and not just fill a space.

**Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried 6 to 0.**

### **3. COMPREHENSIVE PLAN AMENDMENT - PROPERTY RIGHTS ELEMENT**

The attached Property Rights Element is in accordance with the provisions of SB 59 (Fla. Stat. 163.3177 (6)(i)), passed during the 2021 Florida Legislative Session, signed into law by Gov. DeSantis, and incorporated into Florida's Community Planning Act. Every city and county in Florida shall "include in its comprehensive plan a property rights element." As such, the City of Pensacola, must adopt this new element "by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021 or the date of the next scheduled evaluation and appraisal of its comprehensive plan."

Staff explained we were modeling this language after the neighboring counties of Walton, Okaloosa County, and the City of Milton. Chairperson Ritz explained this language would go into the Comprehensive Plan and was not a part of the LDC Chapter 12. Board Member Powell asked why this language was necessary when one would think their property rights would be protected. Staff advised for the past four years, there was an effort to get this language passed, and they had the votes to do so this year. Assistant City Attorney Lindsay stated the state of Florida was one of the best states to reside in if you were a property owner, and the property rights were very well protected before this legislation. She did explain there were some circumstances which had originated in other jurisdictions in south Florida which caused some legislatures to receive calls from upset property owners; her statement to legislature was to not punish the whole state because some folks were upset with a situation in south Florida.

Board Member Larson pointed out **line 9 "impacted by the action of the County" which needed to refer to "City."** Board Member Powell addressed line 25 "possess and control his or her interests in the real property, including easements" and asked the real meaning. Assistant Planning Director Cannon advised her understanding was that statement was more inclusive of your property rights, taking into account mineral rights, etc., and to expand that language. Chairperson Ritz pointed out in taking a property for imminent domain, mineral rights might not have been a part of the process to determine the value of the property; this language would mean they would consider compensating for mineral rights. Staff explained if the government were to take your land and not consider the mineral rights, you would not be getting a fair value, so the language was meant to leverage more weight to the property owner.

Chairperson Ritz advised the language would begin with this Board and proceed to Council. **Board Member Larson made a motion to approve with the noted correction, seconded by Board Member Van Hoose.** Staff advised the language was composed from the State statute template from the governor's office. Board Member Van Hoose explained the language would always be subject to interpretation, and it might give homeowners and property owners the idea they have more rights than they did before,

even though the language states they do not. Board Member Grundhoefer did not know why it could not stay with the State statutes and not be required to be incorporated into the local jurisdiction. Chairperson Ritz pointed out the language stated every city and county in Florida shall “include in its comprehensive plan a property rights element” so each jurisdiction was mandated to create that language; it was not a rubber stamp, but the City was being instructed to do this.

Board Member Powell pointed out there were concerns that Board members wanted Council to consider; she suggested amending the motion to have Council consider those concerns. Chairperson Ritz asked if the language was not accepted by the Board, what would go in its place. Staff asked if it was the language or the process in question. Board Member Van Hoose did not have a solution to the language, but the notion itself was a concern more than specific words. She asked if the amendment was to ask Council to review the document; Board Member Powell clarified it should be determined what the Board wanted Council to review. Chairperson Ritz advised Council would review the document no matter what, so if the intent was to alter the language, the Board would need to come up with that language, but if it was the process, then the Board would need to talk about that. In an advisory capacity, the Board’s decision moves to the Council. Staff advised the current document contained the key elements of what was signed into legislation. Assistant City Attorney Lindsay stated the Comprehensive Plan flows from the Statutes, but if the Board was not satisfied with the language, it could ask Legal to provide more information so the Board could create the model Council should consider. Chairperson Ritz explained there were certain rights by right – with commercial property in the C-1 district, you could build a 10-story building, but when someone asks for something that is not by right, the property rights do not include what is not by right. Board Member Van Hoose pointed out line 14 for “nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law.”

Chairperson Ritz advised if the Board approved the motion as it stands, and did not edit it, it would proceed to Council. If the Board did not support the motion, it would need criteria on why it didn’t that was clear and concise, since Council would want to consider that. Board Member Villegas asked if it was more beneficial to have more language associated with this document. Assistant City Attorney Lindsay advised if the Board did not have enough information to evaluate the language, then perhaps the recommendation to Council would be to evaluate other ways of wording this property rights element - we have these concerns, etc. Staff explained they were trying not to reinvent the wheel and less was more, and if the Board was confused with this one-page document, 10 pages would exacerbate the confusion.

Assistant City Attorney Lindsay read Florida Statute 163.3177 that every city and county in Florida shall “include in its comprehensive plan a property rights element.” A local government may adopt its own property rights element or use the following statement of rights. The following rights shall be considered in local decision making: 1) the right of the property owner to physically possess and control his or her interest in the property including easements, leases, or mineral rights. 2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person subject to state law and local ordinances. 3) The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property. 4) The right of a property owner to dispose of his or her property through sale or gift.

Staff advised the document would proceed to Council and then to the State for final approval or corrections – the State would have the last word on compliance with the statute. **It was noted line 17 should be researched for circuit courts not the "County" to possibly be changed to "City."** Board Member Villegas stated the discussion had provided clarification.

Assistant City Attorney Lindsay explained the language added potential legal complications because someone could say you violated the Comprehensive Plan, and this is how you did not follow it. She felt it would increase litigation since it adds a new avenue; the law had not added a new right, but if you violated that right, it added a new way to enforce that right by claiming a violation of the Comprehensive Plan.

**The motion then carried 4 to 2 with the noted corrections with Board Members Larson and Grundhoefer dissenting.** Board Member Grundhoefer stated he was not going to suggest an alternative and thought Legal would draft the shorter version. Board Member Larson had no problem with the way the document was written but would like to make it shorter since the first paragraph repeats the second paragraph, with the meat coming in the last four items, and those are spelled out by the State Legislature – why could we not do it by reference. Staff advised the document would go through Legal review before proceeding to Council. The preference of the Board was for more clarity and brevity.

**Open Forum** – Mr. Van Horn addressed the CRA Overlay District for C-2 properties. He had discussed the code design with DPZ and the possibility for administrative variances, and he knew this was hindering some commercial developments. He explained it was hard to work on some properties under the current CRA requirements, glazing being one of them. Staff advised on November 15, the Council agenda conference begins at 3:30, followed by the CRA meeting addressing some of the amendments they plan to bring to the Planning Board.

**Adjournment** – With no further business, the Board adjourned at 3:20 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP  
Assistant Planning Director  
Secretary to the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-01033

Planning Board

12/14/2021

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### **FOR DISCUSSION**

**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 12/14/2021

**SUBJECT:**

Preliminary Plat Grove Park Townhomes

### **BACKGROUND:**

Rebol-Battle & Associates, LLC is requesting preliminary plat approval for Grove Park Townhomes located at the 2300 Block of Toni Street, near the intersection of Tippin Avenue and Toni Street. This property is located in the C-1 Commercial zoning district. One (1) parcel will be subdivided into twenty-two (22) lots to accommodate townhomes.

- Per Sec. 12-2-76: Subdivision of five (5) lots or more constitutes a major subdivision
- Property area: 1.87 acres
- Maximum Density: 35 units per acre
- Setback requirements:
  - No yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20 foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

# SUBDIVISION PLAT



## Please Check Application Type:

- ☒ Minor Subdivision (< 4 lots)  
☒ Preliminary & Final Plat Submission Fee: \$2,000.00  
*[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]*
- ☐ Subdivision (> 4 lots)  
☐ Preliminary Plat Submission Fee: \$1,000.00 + \$25/lot  
☐ Final Plat Submission Fee: \$1,500.00 + \$25/lot

### Applicant Information

Name: Paul A. Battle  
 Address: 2301 North 9<sup>TH</sup> Ave, Suite 300  
Pensacola, Florida 32503  
 Phone: 850-438-0400  
 Fax: N/A  
 Email: PaulB@rebol-battle.com

### Owner Information (if different from applicant)

Name: Ellarose Investments LLC  
 Address: 2719 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563  
 Phone: \_\_\_\_\_  
 Fax: N/A  
 Email: Kaschultz@schultzlawgrp.com

### Property Information

Location/Address: 2300 Block of Toni Street, Pensacola, Florida 32504

Subdivision Name: Grove Park Townhomes

# of Parcels to be Subdivided: 1 Parcel ID #(s): 31-15-30-1902-000-002

# of Existing Lots: 1 # of Proposed Lots: 22 Total Acreage: 1.87

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: ☒ Residential\* ☐ Non-Residential  
 [\*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify exact variance requested: \_\_\_\_\_

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Paul A. Battle

Signature of Applicant  
 (Owner of Property or Official Representative of Owner)

11/12/2021  
 Date

### FOR OFFICE USE ONLY

Zone: \_\_\_\_\_ District: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_  
 Application Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Open Space Requirement (acres or \$): \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Planning Board Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_  
 Council Date: \_\_\_\_\_ Action: \_\_\_\_\_  
 Recording Date: \_\_\_\_\_ Map Bk/Pg: \_\_\_\_\_



PROFESSIONAL SURVEYOR AND MAPPER

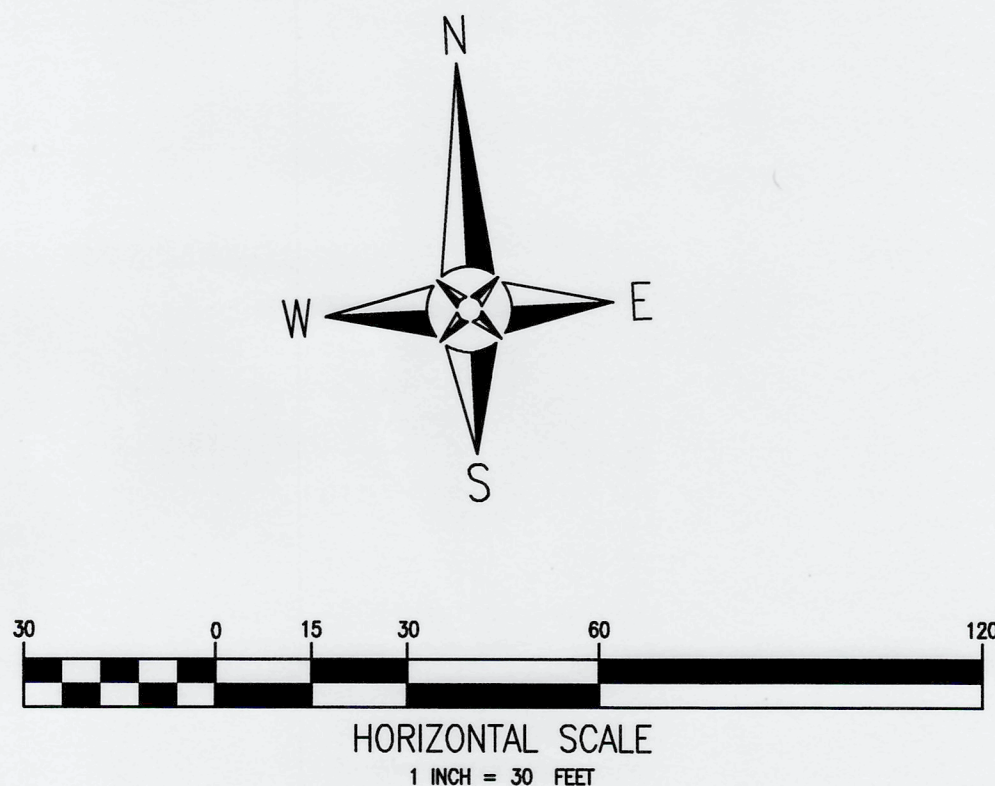
MARK A. NORRIS P.S.M. No. 6211  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

CIVIL ENGINEER

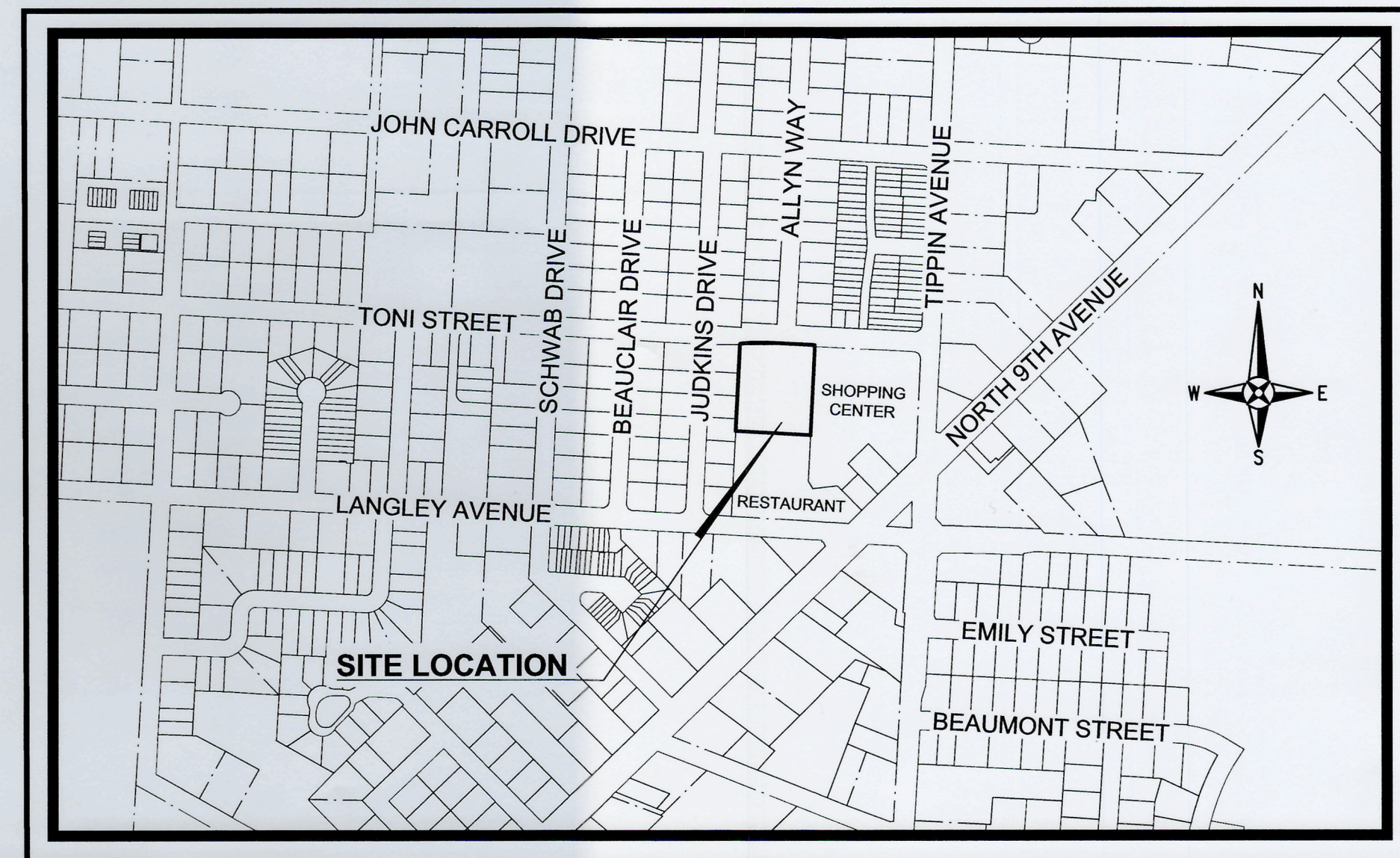
PAUL A. BATTLE, P.E. No. 53126  
REBOL-BATTLE & ASSOCIATES  
2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
(850) 438-0400

DEVELOPER

ELLAROSE INVESTMENTS, LLC  
2779 GULF BREEZE PKWY  
GULF BREEZE, FL 32563  
850-754-1600



PRELIMINARY PLAT OF  
**GROVE PARK TOWNHOMES**  
A RESIDENTIAL SUBDIVISION BEING A RESUBDIVISION OF  
LOTS 1-3 AND A PORTION OF LOT 4, BLOCK C AND LOTS 6-8, AND A PORTION OF  
LOT 5, BLOCK B, FIRST ADDITION TO COLLEGE COURT, PLAT BOOK 6, PAGE 20  
BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST  
CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA  
NOVEMBER 2021



**VICINITY MAP**  
SCALE: 1" = 500'

**DESCRIPTION:**

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TONI STREET (66' R/W) AND THE WEST RIGHT-OF-WAY LINE OF TIPPIN AVENUE (66' R/W) FORMERLY THE NORTHEAST CORNER OF THE FIRST ADDITION TO COLLEGE COURT, A SUBDIVISION OF LOTS 1-3, BLOCK 7, ADD. SUBDIVISION, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS WEST, 370.60 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 313.88 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS WEST, 261.42 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS WEST, 305.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TONI STREET, THENCE EAST ALONG THE SAID RIGHT-OF-WAY LINE OF TONI STREET, AND FOLLOWING THE CURVATURE THEREOF, 261 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**GENERAL NOTES:**

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF NORTH 03 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY, AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF THE RECORD PLAT OF FIRST ADDITION TO COLLEGE COURT AS RECORDED IN PLAT BOOK 6 AT PAGE 20 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY KIM SURVEYING, INC., DRAWING NO. 04-11584, DATED 06/22/2004; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- A TITLE COMMITMENT WAS PERFORMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1112478, ISSUING OFFICE FILE NUMBER: 21-01013.RC, WITH AN EFFECTIVE DATE OF JULY 6, 2021 AT 11:00 PM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-10-024V HAVING A PUBLISHED ELEVATION OF 116.36 FEET.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO ENLARGED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
- VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- VISIBLE UTILITIES ARE AS SHOWN HEREON. EMERALD COAST UTILITIES AUTHORITY (ECUA) WATER LINES ARE APPROXIMATE ONLY AND TAKEN FROM ECUA UTILITY MAPS.

**UTILITY SERVICE NOTES:**

POTABLE WATER:  
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

SANITARY SEWER:  
AFTER RECEIVING APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:  
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

**CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:**

SIGNED  
LESLIE D. ODOM, P.S.M. No. 6520

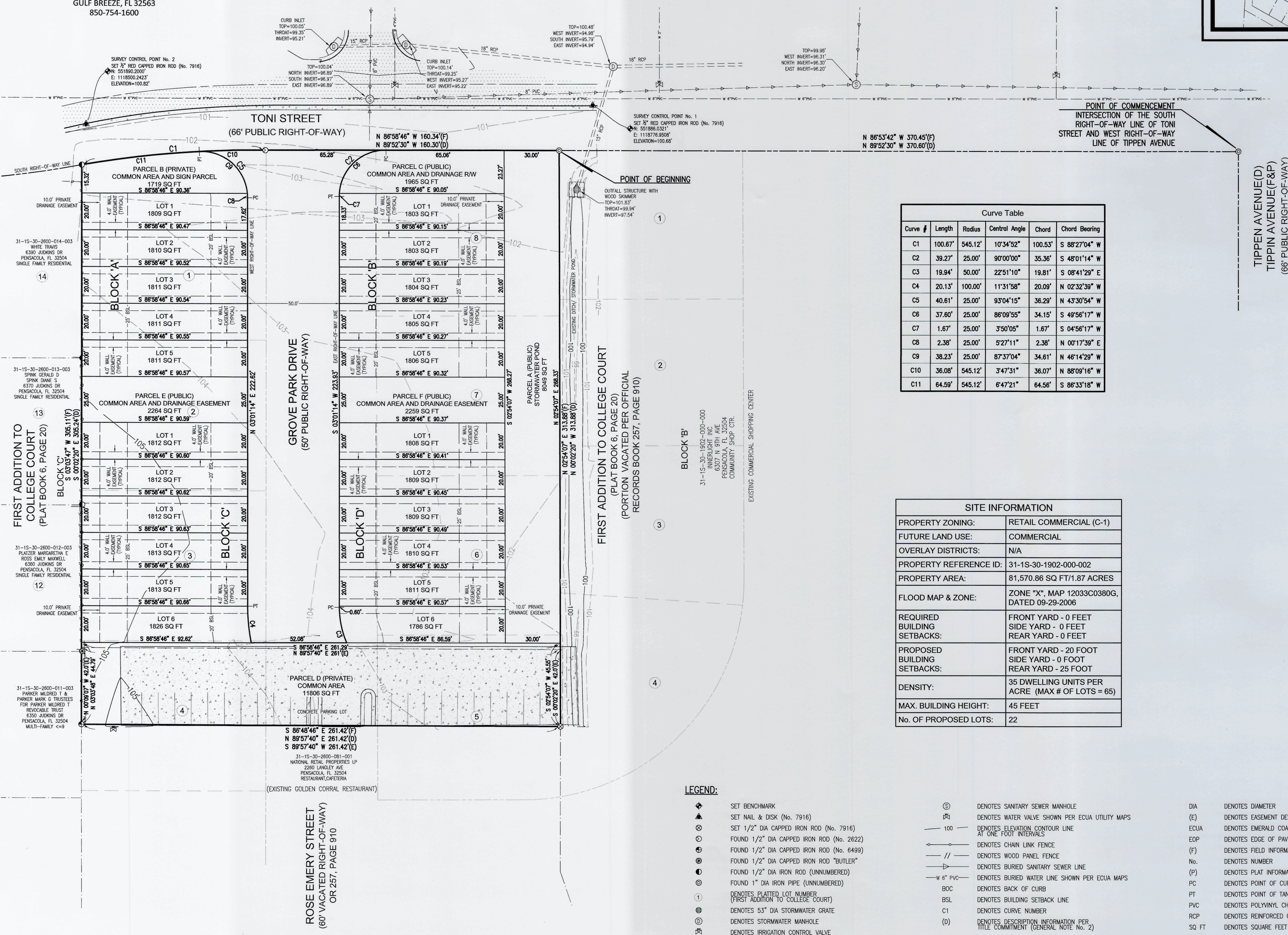
DATE

**SURVEYOR'S CERTIFICATE:**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBMITTED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES.

BY: Mark A. Norris  
FLORIDA REGISTRATION No. 6211

DATE

NOT VALID WITHOUT  
THE ORIGINAL  
SIGNATURE AND SEAL  
OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER



Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	100.67'	545.12'	10°34'52"	100.53'	S 88°27'04" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 48°01'14" W
C3	19.94'	50.00'	22°51'10"	19.81'	S 08°41'29" E
C4	20.13'	100.00'	11°31'58"	20.09'	N 02°32'39" W
C5	40.61'	25.00'	93°04'15"	36.29'	N 43°30'54" W
C6	37.60'	25.00'	86°09'55"	34.15'	S 49°56'17" W
C7	1.67'	25.00'	3°50'05"	1.67'	S 04°56'17" W
C8	2.38'	25.00'	5°27'11"	2.38'	N 00°17'39" E
C9	38.23'	25.00'	87°37'04"	34.61'	N 46°14'29" W
C10	36.08'	545.12'	3°47'31"	36.07'	N 88°09'16" W
C11	64.59'	545.12'	6°47'21"	64.56'	S 86°33'18" W

SITE INFORMATION	
PROPERTY ZONING:	RETAIL COMMERCIAL (C-1)
FUTURE LAND USE:	COMMERCIAL
OVERLAY DISTRICTS:	N/A
PROPERTY REFERENCE ID:	31-1S-30-1902-000-002
PROPERTY AREA:	81,570.86 SQ FT/1.87 ACRES
FLOOD MAP & ZONE:	ZONE "X", MAP 12033C0380G, DATED 09-29-2006
REQUIRED BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 0 FEET REAR YARD - 0 FEET
PROPOSED BUILDING SETBACKS:	FRONT YARD - 20 FOOT SIDE YARD - 0 FOOT REAR YARD - 25 FOOT
DENSITY:	35 DWELLING UNITS PER ACRE (MAX # OF LOTS = 65)
MAX. BUILDING HEIGHT:	45 FEET
No. OF PROPOSED LOTS:	22

**LEGEND:**

- SET BENCHMARK
- SET NAIL & DISK (No. 7916)
- SET 1/2" DIA CAPPED IRON ROD (No. 7916)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 2622)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 6499)
- FOUND 1/2" DIA CAPPED IRON ROD "BUTLER"
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- FOUND 1" DIA IRON PIPE (UNNUMBERED)
- DENOTES PLATTED LOT NUMBER (FIRST ADDITION TO COLLEGE COURT)
- DENOTES 53" DIA STORMWATER GRATE
- DENOTES STORMWATER MANHOLE
- DENOTES IRRIGATION CONTROL VALVE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE SHOWN PER ECUA UTILITY MAPS
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD PANEL FENCE
- DENOTES BURIED SANITARY SEWER LINE
- DENOTES BURIED WATER LINE SHOWN PER ECUA MAPS
- DENOTES BACK OF CURB
- DENOTES BUILDING SETBACK LINE
- DENOTES CURVE NUMBER
- DENOTES DESCRIPTION INFORMATION PER TITLE COMMITMENT (GENERAL NOTE NO. 2)
- DENOTES DIAMETER
- DENOTES EASEMENT DESCRIPTION INFORMATION
- DENOTES EMERALD COAST UTILITIES AUTHORITY
- DENOTES EDGE OF PAVEMENT
- DENOTES FIELD INFORMATION
- DENOTES NUMBER
- DENOTES PLAT INFORMATION
- DENOTES POINT OF CURVATURE
- DENOTES POINT OF TANGENCY
- DENOTES POLYVINYL CHLORIDE PIPE
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES SQUARE FEET



Department:

Comments:

FIRE	No comments
PW/E	See attached correspondence.
InspSvcs	No comments
ESP	No comments
ECUA	Projects that propose subdividing land in which the resulting new parcels will abut existing City right-of-way should contact ECUA Engineering to evaluate if existing water and sewer facilities are present/sufficient to accommodate the newly created parcels. It is possible the property owner may be required to install new water and sewer facilities to serve the new parcels should the existing facilities not be present or sufficient in size. Please contact the ECUA Engineering Map Room at 850-969-3311 for more information.
GPW	No comments
ATT	No comments
Surveyor	See attached correspondence.
Planning	No comments



**MEMORANDUM**

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 11/24/2021

SUBJ: Grover Park Townhomes. – Preliminary Subdivision Plat Review

The following comments from the Public Works and Engineering Department are regarding completeness of the preliminary plat for the Grover Park Townhomes.

City surveying notes the following:

1. Add tie line information per LDC Section 12-7-8 (m)
2. Confirm capped iron rod on the northern boundary of the parcel
3. Add typical lot size per LDC Section 12-7-8 (k)
4. Property Appraiser indicates Parcel D has an existing easement.

Engineering notes that as part of the preliminary plat approval the applicant shall provide a master drainage plan at a scale not smaller than one-inch equals 200 feet per Section 12-7-3.

For questions, please contact Caitlin Cerame at [ccerame@cityofpensacola.com](mailto:ccerame@cityofpensacola.com) or 850-436-5689.



DESCRIPTION:

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH R/W OF WAY LINE OF TONI STREET (66° R/W) AND THE WEST-  
RIGHT OF WAY LINE OF TIPPEN AVENUE (66° R/W) FORMERLY THE NORTHEAST CORNER OF THE FIRST ADDITION TO  
COLLEGE COUNTRY, A SUBDIVISION OF LOTS A/B, BLOCK 7, ABB SUBDIVISION, SECTION 31, TOWNSHIP 1 SOUTH, RANGE  
30 WEST, ESCAMBA COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 370.60 FEET TO  
THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 313.88 FEET; THENCE SOUTH  
89 DEGREES 57 MINUTES 40 SECONDS WEST, 261.62 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 07 SECONDS  
WEST, 305.24 FEET TO A POINT ON THE SOUTH R/W OF WAY LINE OF TONI STREET, THENCE EAST ALONG THE SAID  
R/W OF WAY LINE OF TONI STREET, AND FOLLOWING THE CURVATURE THEREOF, 261 FEET, MORE OR LESS TO THE  
POINT OF BEGINNING.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)–[2011]–[EPOCH 2010.0000] HAVING A BEARING OF NORTH 03 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY; AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER; THE RECEIVER WAS UTILIZED IN A REAL–TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF THE RECORD PLAT OF FIRST ADDITION TO COLLEGE COURT AS RECORDED IN PLAT BOOK 6 AT PAGE 20 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY KJM SURVEYING, INC., DRAWING NO. 04–11584, DATED 06/22/2004; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1112478, ISSUING OFFICE FILE NUMBER: 21–01013.RC, WITH AN EFFECTIVE DATE OF JULY 6, 2021 AT 11:00 PM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV80D) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48–10–GD4V HAVING A PUBLISHED ELEVATION OF 116.36 FEET.
4. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
6. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
7. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
8. VISIBLE UTILITIES ARE AS SHOWN HEREON. EMERALD COAST UTILITIES AUTHORITY (ECUA) WATER LINES ARE APPROXIMATE ONLY AND TAKEN FROM ECUA UTILITY MAPS.

## UTILITY SERVICE NOTES:

POTABLE WATER:  
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA,  
THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

SANITARY SEWER:  
AFTER RECEIVING APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE  
DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:  
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED  
UTILITY COMPANY.

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED \_\_\_\_\_  
LESLIE D. ODOM, P.S.M. No. 6520

SURVEYOR'S CERTIFICATE:  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES.

BY: Mark A. Norris 11/12/2  
FLORIDA REGISTRATION No. 6211 DATE:

**R:** NOT VALID WITHOUT  
THE ORIGINAL  
SIGNATURE AND SEAL  
OF A FLORIDA LICENSE  
SURVEYOR AND MAPPER

NOT VALID WITHOUT  
THE ORIGINAL  
SIGNATURE AND SEAL  
OF A FLORIDA LICENSED  
SURVEYOR AND MAP

LEGEND:

- |   |   |              |   |
|---|---|--------------|---|
| ▲ | SET BENCHMARK   | Ⓢ            | DENOTES SANITARY SEWER MANHOLE  |
| ▲ | SET NAIL & DISK (No. 7916)                                  | Ⓢ            | DENOTES WATER VALE SHOWN PER ECUA UTILITY MAPS                            |
| ⊗ | SET 1/2" DIA CAPPED IRON ROD (No. 7916)                     | — 100 —      | DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS                      |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 2622)                   | ← — — — — —  | DENOTES CHAIN LINK FENCE  |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 6499)                   | — // —       | DENOTES WOOD PANEL FENCE  |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD "BUTLER"                     | — — — — —    | DENOTES BURIED SANITARY SEWER LINE  |
| ⊙ | FOUND 1/2" DIA IRON ROD (UNNUMBERED)                        | — W 6" PVC — | DENOTES BURIED WATER LINE SHOWN PER ECUA MAPS                             |
| ⊙ | FOUND 1" DIA IRON PIPE (UNNUMBERED)                         | BOC          | DENOTES BACK OF CURB  |
| ① | DENOTES PLATED LOT NUMBER (FIRST ADDITION TO COLLEGE COURT) | BSL          | DENOTES BUILDING SETBACK LINE   |
| ② | DENOTES 53" DIA STORMWATER GRATE                            | C1           | DENOTES CURVE NUMBER  |
| ⊙ | DENOTES STORMWATER MANHOLE                                  | (D)          | DENOTES DESCRIPTION INFORMATION PER TITLE COMMITMENT (GENERAL NOTE NO. 2) |
| ⊙ | DENOTES IRRIGATION CONTROL VALVE                            |              |   |

DIA	DENOTES DIAMETER
(E)	DENOTES EASEMENT DESCRIPTION INFORMATION
EOUA	DENOTES EMERALD COAST UTILITIES AUTHORITY
EOP	DENOTES EDGE OF PAVEMENT
(F)	DENOTES FIELD INFORMATION
No.	DENOTES NUMBER
(P)	DENOTES PLAT INFORMATION
PC	DENOTES POINT OF CURVATURE
PT	DENOTES POINT OF TANGENCY
PVC	DENOTES POLYVINYL CHLORIDE PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
SQ FT	DENOTES SQUARE FEET

ROSE EMERY STREET  
60' VACATED RIGHT-OF-WAY)

- 1) not in compliance with FS Chapter 177.041(1), feel free to call me and discuss options
- 2) see LDC 12-7-8e easement information needed
- 3) add typical lot size per LDC 12-7-8k
- 4) add tie line info per LDC 12-7-8m

Property Appraiser  
Office indicates this  
area has an  
easement.





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-01032

Planning Board

12/14/2021

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**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 12/7/2021

**SUBJECT:**

CRA Urban Design Overlay Amendments

### **BACKGROUND:**

The Urban Design Overlay was adopted by the City Council in 2019 to provide development standards for the CRA neighborhoods not covered by a special design review board. The intent of these design standards was to preserve and maintain the traditional walkable, urban pattern and character of Pensacola's community redevelopment area neighborhoods.

Implementation of the overlay has highlighted several areas in which the ordinance should be tweaked. Staff has drafted an initial amendment to the overlay. Details on the proposed amendments to the CRA Urban Design Overlay are outlined in the attached CRA memo.

The CRA is in the process of filling an Urban Design Specialist position to manage implementation of the overlay standards. A subsequent amendment is anticipated after this position has been filled.



## MEMORANDUM

**TO:** City of Pensacola Planning Board  
**FROM:** City of Pensacola Community Redevelopment Agency  
**DATE:** November 16, 2021  
**SUBJECT:** CRA Urban Design Overlay Amendments

The Urban Design Overlay was adopted by the City Council in 2019 to provide development standards for the CRA neighborhoods not covered by a special design review board. The intent of these design standards was to preserve and maintain the traditional walkable, urban pattern and character of Pensacola's community redevelopment area neighborhoods.

Implementation of the overlay has highlighted several areas in which the ordinance should be tweaked. Staff has drafted an initial amendment to the overlay. The CRA is in the process of filling an Urban Design Specialist position to manage implementation of the overlay standards. A subsequent amendment is anticipated after this position has been filled.

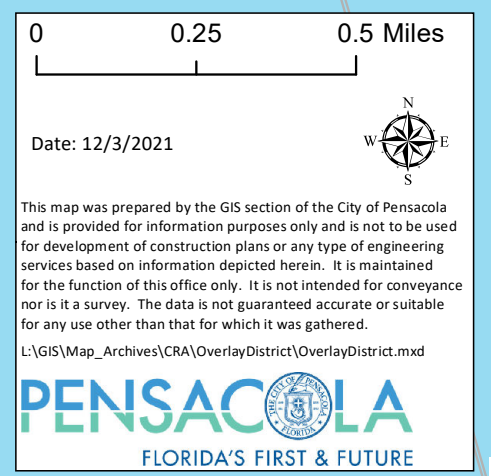
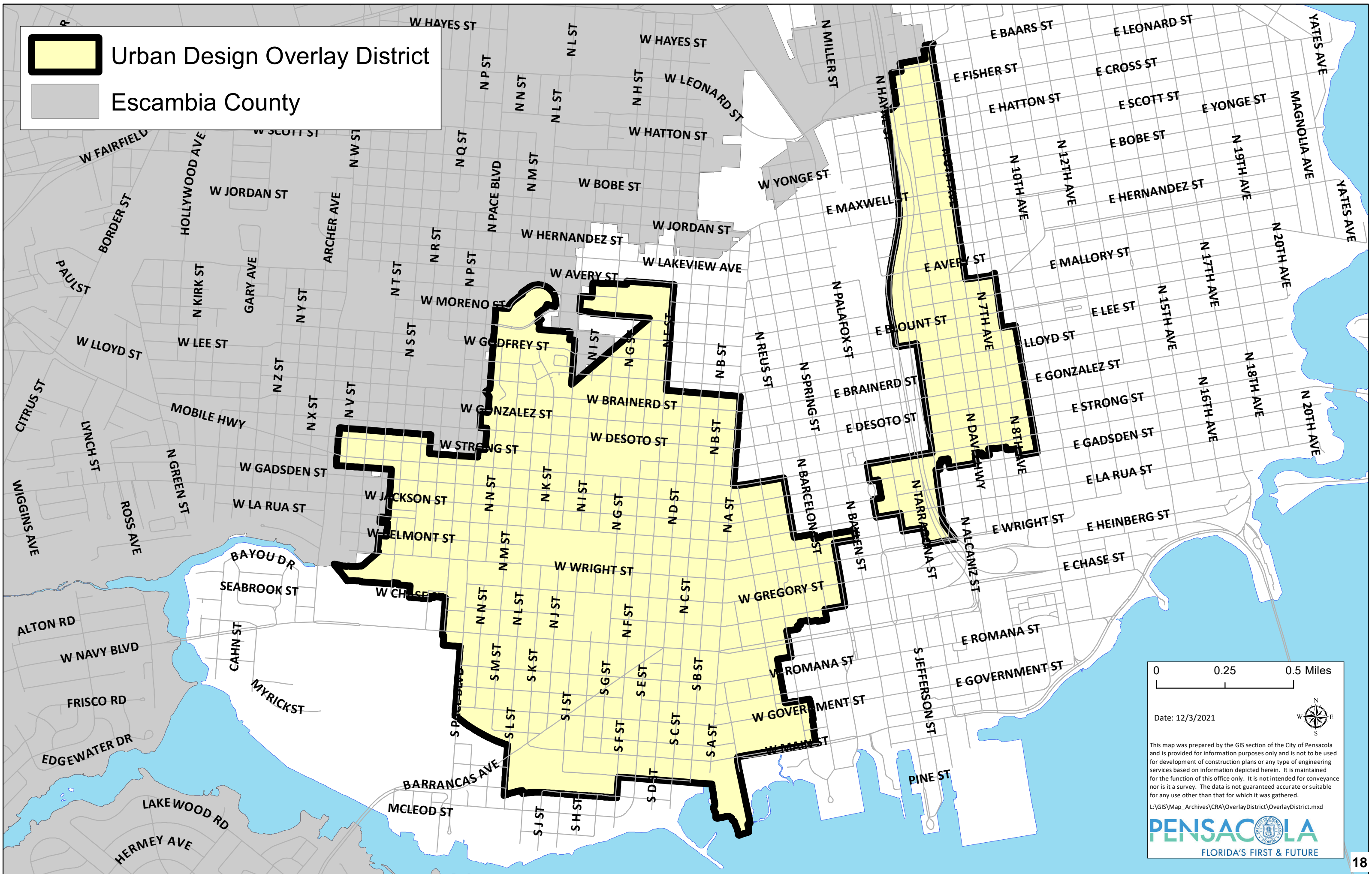
The initial amendment includes the following:

- Creation of a modification process through abbreviated review.
- Single unit commercial building glazing set at 50%, limited to the primary and the second street-facing building side.
- Reduction in commercial, multi-family and other non-residential building glazing for a third and fourth street-facing building side, when glazing is possible. When not possible, glazing may be replaced when the building is setback 15 feet or more and fenestration and a street screen or substantial buffering.
- Allowance for tinted windows to conceal areas where the use of clear glass would be impractical or undesirable.
- Addition of fenestration requirement, otherwise described as a "blank wall length" requirement for commercial and multi-family buildings
- Building frontage occupation for commercial and multi-family buildings reduced from 80% to 60% along a primary street-facing side with a

frontage occupation requirement of 20% along a second street-facing side. Building occupation may include buildings and defined open space.

- Increase of the maximum setback for commercial from 5 feet on a primary and a second street-facing building side to 15 feet on a primary street-facing side and 20 feet on a second street facing side.
- Requirement for commercial and multi-family buildings with a setback of more than 5 feet to provide landscaping or pedestrian space.
- Creation of buffering requirements for third and fourth street-facing building sides when a commercial building is located adjacent to a single family residential area. Establishment of fencing and landscape requirements for buffer.
- Requirement for dumpsters to be located interior to the site.
- Increased flexibility for stormwater ponds on street-facing sides. Change from stormwater ponds prohibited on street-facing sides to permitting a pond on a street-facing side when it is located interior to the lot and buffered with a site improvement, such as parking, or limited in length - 40 feet on a primary street-facing side and 100 feet on a second street-facing side. Requirement for landscaping on above ground stormwater facilities that are visible from the street.
- Requirement for stormwater on residential properties to be controlled by gutter or swale systems.
- Reduction in glazing on a second street-facing side for single family and two-family residential buildings from 20% to 15%.
- Provision to encourage preservation of heritage trees by permitting, by right, additional setbacks for the purpose of preservation.
- Language clarifications and organization changes for readability.

For the subsequent amendment, a comprehensive review of setbacks, parking and architectural features will be conducted.



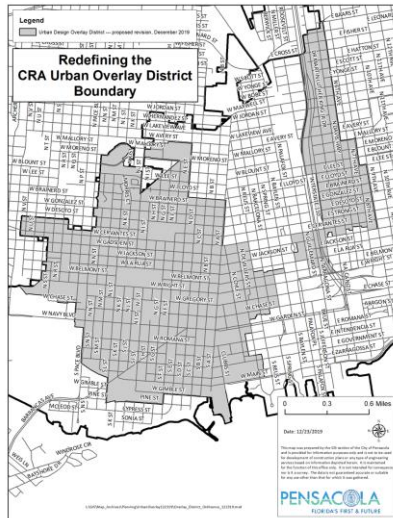
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### **Sec. 12-3-31. Community redevelopment area (CRA) urban design overlay district.**

The regulations in this section shall be applicable to the community redevelopment area (CRA) urban design overlay district (CRAUDOD).

- (1) *Intent.* The requirements set forth in this section are intended to:
  - a. Preserve and maintain the urban pattern and architectural character of Pensacola's community redevelopment areas, while encouraging new construction that is compatible with that heritage, but also reflective of its time.
  - b. Improve the physical appearance of the community redevelopment areas with urban design standards that provide more predictable results in terms of the form and character of buildings.
  - c. Support the removal of blight within the community redevelopment areas by encouraging quality redevelopment.
  - d. Support the future growth of the city, to ensure compatible and cohesive development, to remain resilient long-term, and to support the goals, objectives and policies of the city's comprehensive plan and community redevelopment area master plans.
  - e. Coordinate the placement, orientation, and design of buildings to ensure a coherent and walkable streetscape and traditional urban character by creating well-defined street edges with continuous building walls, articulated facades, and architectural features that create visual interest and an attractive pedestrian environment.
  - f. Capitalize on opportunities to attract and grow a variety of residential building types, retail, service, and cultural establishments to serve local needs, create regional attractions and a robust economic base.
  - g. Enable and encourage mixed-use development within the community redevelopment areas in support of viable and diverse locally-oriented business and cultural institutions.
  - h. Achieve context-based development and complete streets.
- (2) *Boundaries of the district.* The boundaries of the CRA urban design overlay district shall be as outlined on Figure 12-3-31.1. A more detailed map of the boundaries of the overlay is on file in the office of the city clerk.

FIGURE 12-3-31.1. CRA URBAN DESIGN  
OVERLAY DISTRICT BOUNDARIES



(3) *Applicability.*

- a. These standards shall apply to all new construction within the CRA urban design overlay district. For purposes of this section, "new construction" includes construction on a parcel that is vacant or becomes vacant following demolition of an existing structure on the parcel; it also includes construction of a freestanding accessory building and ancillary improvements on a parcel, but does not include an addition to a current structure.
- b. This section shall apply as an overlay to the underlying land development regulations. The land development regulations contained within this title shall apply unless pre-empted by this section. Where a conflict exists between this section and the underlying land development regulations, contained within this title, this section shall prevail.
- c. Standards, activated by "shall," are regulatory in nature, as defined within section 12-1-8 (general interpretative terms). Deviations from these standards shall only be permitted by variance in accordance with section 12-11-2 (appeals and variances).
- d. Guidelines, activated by "should," are encouraged and recommended but not mandatory, as defined within section 12-1-8 (general interpretative terms). Developments subject to this overlay district are encouraged to incorporate them as appropriate in order to enhance and complement the built and natural environment. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design.
- e. Figures, tables and illustrations shall be interpreted as defined in section 12-1-8 (general interpretative terms) unless the context clearly indicates otherwise.
- f. The provisions of this section are not intended to supersede, conflict with or replace any requirement in federal or state law pertaining to design, construction or accommodation requirements pertaining to persons with disabilities, and it is hereby declared to be the intent of the city that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.



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- (4) *Existing conditions.* Existing buildings and structures that do not conform to the requirements of this overlay district may be occupied, operated, repaired, renovated or otherwise continue in use in their existing nonconforming state unless demolished and rebuilt.
- (5) *Procedure for review.* All development regulated by this subsection shall be subject to the submission requirements contained within sections 12-11-5 (building permits), 12-3-120 (development plan requirements), and 12-3-121 (design standards and guidelines), as applicable. In addition to the plan submission requirements listed in sections 12-11-5 and 12-3-120, drawings illustrating compliance with this section shall be provided. Plans shall include drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building, including proposed materials, textures, and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walkways, terraces, landscaping, accessory buildings, paved areas, signs, lights, awnings, canopies, screening, and other appurtenances. Facade and frontage yard types shall be specified along frontages in accordance with Table 12-3-31.10 (Facade Types) and Table 12-3-31.9 (Frontage Yard Types).
- (6) Modifications and a Appeals and variances. Appeals and variances shall be subject to section 12-11-2 (appeals and variances). The standards established in this section are intended to achieve the principles outlined in subsection (1). However, specific site features, physical barriers or easement, and challenging characteristics affiliated with a particular site or type of use may create conditions that make compliance with a specific standard impractical or undesirable. In such instances alternative design solutions that achieve the principles defined in subsection 1 of this section may be considered. This section establishes the procedures for considering requests for a modification to the standards.

Modifications shall be approved through an abbreviated review process. This process shall require review by an architect advisor appointed by the City Council, the Chair of the applicable redevelopment board representing the redevelopment district for which the project is located and the Urban Design Specialist. City Council shall appoint two architects to serve as the architect advisor(s), a primary and an alternate. In the absence of the architect advisor or in the event of a conflict of interest, the alternate architect shall serve in the capacity of the architect advisor. The appointed architects shall not be employed by the same firm or have any other relationship that would constitute a conflict of interest between them.

1. Review shall consider the principles defined in subsection (1) of this section.
2. The decision to approve, deny or approve with modifications shall be based on the following considerations:
  - i. The physical conditions of the property such as flood plain, drainage or small or irregular lot shape making compliance to the specific standard physically impossible and this hardship is not created by the applicant; and/or
  - ii. If by its nature, including its function and intensity, the development constitutes a special use or presents a particular circumstance that causes challenges integrating into an urban, walkable, neighborhood environment; and
  - iii. The modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality, or other matters affecting the public health, safety and general welfare; and
  - iv. The modification will not result in a substantial departure from the key principles that buildings should:
    - (a) Front the street and be located close to the street edge
    - (b) Provide interest to those walking and biking past by avoiding blank walls

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- (c) Create a human-scaled street edge and add value to the walkability of streets
- (d) Include key architectural features which reflect traditional neighborhood character
- 3. Appeals shall be referred to the Zoning Board of Adjustments.

(7) *Urban design standards and guidelines.*

a. *Building height.*

1. Intent. Within the overlay district, height for single-family residential types will be measured in feet and multifamily, mixed-use and nonresidential buildings will be measured in stories. Measuring height in stories rather than feet has numerous benefits which include:
  - i. To provide greater creativity for a natural variety of roof forms;
  - ii. To recognize the need of different users, as commercial floor plates are different than residential floor plates;
  - iii. To remove the incentive to create short floorplates, and instead encourage more gracious floor-to-ceiling heights for environmental health, without penalizing property owners; and
  - iv. To protect the historical proportions of Pensacola's community redevelopment areas.
2. Maximum building heights for principal and accessory buildings shall be as defined by the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. Building height is measured as follows:
  - i. Where maximum height is specified, the measurement shall be taken from the finished grade at the front of the building.
  - ii. Building height shall be measured in feet for single-family residential types as defined in the form standards in Tables 12-3-31.3 to 12-3-31.8 and as follows:
    - (a) For pitched roof buildings, to the bottom of the lowest eave of the principal structure.
    - (b) For flat roof buildings, to the bottom of the parapet.
    - (c) Minimum floor to ceiling height in single-family residential types shall be nine feet per floor.
  - iii. Building height shall be measured in stories for multifamily, mixed-use and nonresidential buildings as follows:
    - (a) Multifamily buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.1.

TABLE 12-3-31.1. MULTIFAMILY STORY HEIGHT REQUIREMENTS

Zoning Category	Ground Floor Story Height	Above Ground Story Height
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(Supp. No. 1)

	Max.	Min.	Max.
R-2A through C-3	16 ft.	12 ft.	14 ft.

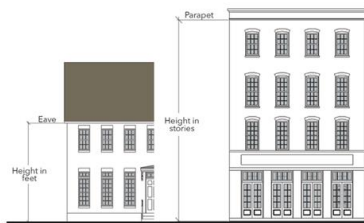
- (b) Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

TABLE 12-3-31.2. MIXED-USE/NONRESIDENTIAL  
STORY HEIGHT REQUIREMENTS

Zoning Category	Ground Floor Story Height		Above Ground Story Height
	Max.	Min.	Max.
R-1AAA through R-2A	16 ft.	12 ft.	14 ft.
R-NC, R-NCB and R-2	20 ft.	14 ft.	14 ft.
C-1, C-2, C-2A and C-3	24 ft.	14 ft.	14 ft.

- (c) Stories are measured from finished floor to finished floor with the exception of one-story buildings that shall be measured floor to ceiling.
- (d) Story heights that exceed the maximum permitted height specified in Tables 12-3-31.1 and 12-3-31.2 shall count as two stories. Height defined within this subsection shall not supersede height as defined by the Florida Building Code.
- iv. See Illustration 12-3-3.1 for a depiction of height measurements in feet and stories.

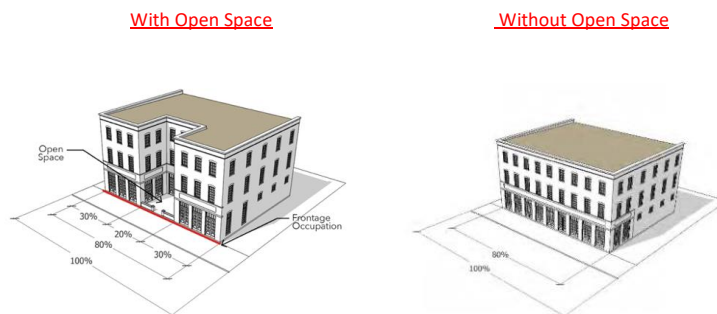
ILLUSTRATION 12-3-3.1. MEASURING BUILDING HEIGHT



4. Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be subject to floor to floor height requirements according to subsection (7)a.3.iii of this section. Stand-alone parking garages shall only conform to the number of stories permitted within the form standards in Tables 12-3-31.3 to 12-3-31.8.
5. Roof pitch.
- Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12.
  - Shed roofs shall have a minimum pitch of 4:12.
- b. Building frontage occupation orientation.

1. Intent. Streets should be framed by buildings and defined open spaces oriented along the street to create interest and support a walkable, urban environment. Buildings should have their principal pedestrian entrance along a street, pedestrian way or open space, with the exception of entrances off a courtyard, visible from public rights-of-way.
2. Building frontage occupation is the required percentage of lot width that must be occupied by a building façade or a building façade and an ancillary defined open space such as a courtyard, patio area, forecourt, intentional public or pedestrian activity area or similar. Building frontage occupation shall conform to the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. Principal b Buildings shall be oriented so that the principal facade is parallel to the street it faces for the minimum building frontage occupation required in the form standards in Tables 12-3-31.3 to 12-3-31.8. See Illustration 12-3-31.2 for a depiction of minimum frontage occupation requirements.

ILLUSTRATION 12-3-31.2. MINIMUM BUILDING FRONTAGE OCCUPATION



4. ~~Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line and minimum lot area shall not apply.~~
4. Where applicable, the principal building façade shall be oriented along a public space, such as a street, with the highest pedestrian importance (such as a busy, main street).
5. ~~Forecourts, courtyards and other such defined open spaces shall count towards minimum frontage requirements. See Illustration 12-3-31.3 for an illustration depicting minimum frontage occupation requirements with open space.~~

~~ILLUSTRATION 12-3-31.3. MINIMUM  
BUILDING FRONTAGE OCCUPATION  
WITH OPEN SPACE~~

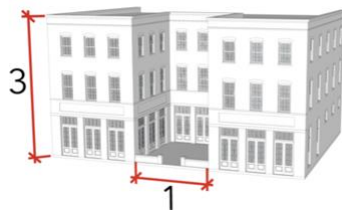
ILLUSTRATION 12-3-31.3 REMOVED

- ~~65.~~ Ground floor units in multifamily residential buildings shall provide landscaping, walls, and/or fences that provide some privacy for the building.

c. *Building massing.*

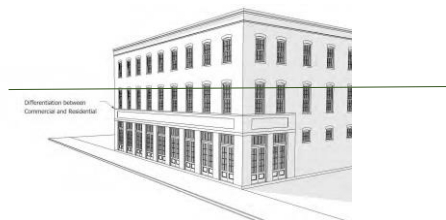
1. Intent. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
2. Where provided, multifamily building courtyards shall maintain a minimum width to height ratio of 1 to 3 in at least one dimension in order to avoid light well conditions. Courtyards should be wider than the minimum where possible. See Illustration 12-3-31.4 for depiction of courtyard ratio measurements.

ILLUSTRATION 12-3-31.4. COURTYARD HEIGHT TO WIDTH RATIO MEASUREMENTS



- ~~3.~~ The design and facade treatment of mixed-use buildings shall differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, awnings, terraces, etc.), changes in fenestration, facade articulation and/or material changes. See Illustration 12-3-31.5 for depiction of mixed-use building differentiation of uses.

~~ILLUSTRATION 12-3-31.5. MIXED-USE BUILDING DIFFERENTIATION OF USES~~



- ~~4.~~ Single-family units shall be distinguished from abutting units with changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings.
- ~~35.~~ All service and loading areas shall be entirely screened from public right-of-way as follows:
- i. Equipment shall be screened.
  - ii. If outdoor storage areas are separate from the building they serve, the fence materials shall be limited to masonry, concrete, stucco, wood, PVC and metal, excluding chain-link.

~~46.~~ HVAC and mechanical equipment are restricted as follows:

- i. They shall be prohibited in frontage yards.
- ii. They shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces.
- iii. Through-wall units shall be prohibited along street frontages and open spaces, unless recessed within a balcony.

~~57.~~ Mechanical equipment on roofs shall be visually screened from the street with parapets or other types of visual screens of the minimum height necessary to conceal the same.

~~6.~~ Dumpsters shall be visually screened from the street with an architectural treatment reflective of the overall building design and substantially setback from the street.

~~78.~~ Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment.

~~89.~~ Exterior wall materials prohibited for all single-family residential types shall include:

- i. Corrugated metal panels; and
- ii. Exposed concrete block.

~~940.~~ Material requirements contained within section 12-3-121(c)(8) (design standards and guidelines) shall apply within the CRA urban design overlay district.

d. *Form standards.*

1. Form standards within the CRA urban design overlay district shall be as defined in Tables 12-3-31.3 to 12-3-31.8.

~~2.~~ Lot width shall be measured along the right-of-way at the front property line. Lot width measurements at the building setback line and minimum lot area shall not apply.

~~3.~~ For multi-family and commercial sites, any setback greater than 5 feet shall provide an intentional public or pedestrian activity space between the building and the property line, such as a park, plaza, outdoor dining or landscaped area including shrubs and trees.

~~4.~~ Except for primary and secondary sides requiring building frontage occupation, remaining sides shall provide at least a 15-foot buffer between the property line and the development elements when a commercial or multi-family site is located adjacent to a single family residential area ("Protected Zone"). The following elements shall be provided within the buffer zone:

- i. Decorative fencing or walls between 4' – 6' in height. Fencing or walls above 4' in height shall include transparency above 4'.
- ii. Lush and interesting landscaping located between the fencing and property line. Minimum landscape per 100' shall be as follows: Four (4) shade trees, three (3) understory trees, and 30 shrubs.
- iii. Tree shall have a maximum spacing of 30 feet. Shrubs shall be 75% evergreen with expected height of 4 feet within 3 years and minimum of 2 feet tall at time of planting.

---

~~52.~~ Exceptions to form standards.

- i. Front setbacks in R-1AAA, R-1AA, and R-1A shall not be less than the average setback of all frontage yards (front and exterior side yards) located on either side of the block face, up to the minimum front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5. In cases where no other dwellings exist within the block, the front setback shall be no less than the front setback defined in form standards in Tables 12-3-31.3 and 12-3-31.5.
- ~~ii. Each single family attached dwelling unit shall be located on its own lot if a development requires subdivision procedures, it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.~~
- iii. Where lot occupation and setback standards differ from the dense business area (DBA), as defined in chapter 12-13 (definitions), the standards in the DBA shall prevail.
- iii. Deviation from setback requirements shall be permitted for the purpose of preserving heritage trees. Such deviation shall be the minimum amount required for preservation. Preservation of heritage trees is encouraged whenever possible.

TABLE 12-3-31.3. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A



Setbacks - Principal Building <del>(feet)</del>	
Front, <u>Primary</u>	20 <u>ft.</u> min.
Front, Secondary <u>(one side)</u> (4)	5 <u>ft.</u> min.
<u>Front, Secondary (remaining sides)</u> (4)	5 <u>ft.</u> min.
<u>Front, Secondary (Protected Zone)</u>	N/A
Side (Interior)(4)	5 <u>ft.</u> min.
Rear <u>(Interior)</u>	30 <u>ft.</u> min./20 <u>ft.</u> min. (lots $\leq$ 30' <del>lots</del> )
Frontage <del>(min.)</del>	
Primary	45% <u>min.</u> /40% <u>min.</u> (lots < 42')
<u>Secondary (one-side only)</u>	N/A
Lot Occupation(5)	
Lot Width(3)	30 ft. min.
Lot Coverage	50% max.
Building Height <del>(max.)</del>	
Principal Building(1)	35 ft. <u>max.</u>
Accessory Building(1)	24 ft. <u>max.</u>
Parking <del>(min.)</del>	
Off-street(2)	1/unit <u>min.</u>
Setbacks - Accessory Building <del>(feet)</del>	
Front, <u>Primary</u>	50 <u>ft.</u> min.
Front, Secondary(4)	5 <u>ft.</u> min.
Side (Interior)	1 <u>ft.</u> min.
Rear	3 <u>ft.</u> min.
Frontage Yard Types	
Standard	Permitted
Shallow	Not Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted

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Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) See subsection (7)h.2 of this section for exceptions.	
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.	
(4) Minimum setback for <del>30-foot</del> lots <u>that are 30-feet or less in width</u> shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.	
(5) Minimum lot area shall not apply.	

TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3



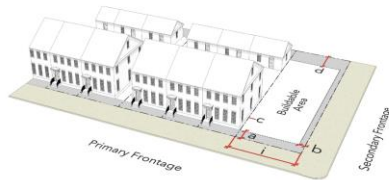
Setbacks - Principal Building <del>(feet)</del>	
Front, <u>Primary</u>	8 <u>ft.</u> min. /20 <u>ft.</u> max.
Front, Secondary(4)	5 <u>ft.</u> min.
Front, Secondary(4) <del>(remaining sides)</del>	5 <u>ft.</u> min.
<u>Front, Secondary (Protected Zone)</u>	N/A
Side (Interior)(4)	5 <u>ft.</u> min.
Rear	25 <u>ft.</u> min./20 <u>ft.</u> min. (lots <=30' lots)
Frontage <del>(min.)</del>	
Primary	45% <u>min.</u> /40% <u>min.</u> (lots < 42')
Lot Occupation(5)	
Lot Width(3)	30 ft. min.
Lot Coverage	50% max.
Building Height <del>(max.)</del>	
Principal Building(1)	35 ft. <u>max</u>
Accessory Building(1)	24 ft. <u>max</u>
Parking <del>(min.)</del>	
Off-street(2)	1/unit <u>min.</u>
Setbacks - Accessory Building <del>(feet)</del>	
Front, <u>Primary</u>	50 <u>ft.</u> min.
Front, Secondary(4)	5 <u>ft.</u> min.
Side (Interior)	1 <u>ft.</u> min.
Rear	3 <u>ft.</u> min.
Frontage Yard Types	
Standard	Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	

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Porch	Permitted
Stoop	Not Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) See subsection (7)h.2 of this section for exceptions.	
(3) Lot width shall only be measured from the right-of-way line. Lot width at the building setback line shall not apply.	
(4) Minimum setback for <del>30-foot</del> lots <u>that are 30-feet or less in width</u> shall be three feet measured from the finished wall or the minimum setback required per applicable Florida Building Code.	
(5) Minimum lot area shall not apply.	

TABLE 12-3-31.5. SINGLE-FAMILY ATTACHED (TOWNHOUSE) RESIDENTIAL BUILDING TYPES - R-1AA THROUGH C-3



Setbacks - Principal Building <del>(feet)</del>	
Front, <u>Primary</u>	8 <u>ft.</u> min.
Front, Secondary	5 <u>ft.</u> min.
Front, Secondary <u>(remaining sides)</u>	5 <u>ft.</u> min.
<u>Front, Secondary (Protected Zone)</u>	N/A
Side (Interior)(1)	0 <u>ft.</u> or 5 <u>ft.</u> min.
Rear	25 <u>ft.</u> min.
Frontage <del>(min.)</del>	
Primary	80% <u>min.</u>
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height <del>(max.)</del>	
Principal Building(2)	45 ft. <u>max.</u>
Accessory Building(2)	24 ft. <u>max.</u>
Parking <del>(min.)</del>	
Off-street	1/unit <u>min.</u>
Setbacks - Accessory Building <del>(feet)</del>	
Front, <u>Primary</u>	50 <u>ft.</u> min.

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Front, Secondary	5 <u>ft.</u> min.
Side (Interior)	1 <u>ft.</u> min.
Rear	3 <u>ft.</u> min.
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
Vehicular Forecourt	Not Permitted
Facade Types	
Porch	Permitted
Stoop	Permitted
Common Entry	Not Permitted
Gallery	Not Permitted
Storefront	Not Permitted
Notes:	
(1) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Minimum lot area shall not apply.	

TABLE 12-3-31.6. MULTIFAMILY, MIXED-USE, NEIGHBORHOOD COMMERCIAL AND COMMERCIAL BUILDING TYPES



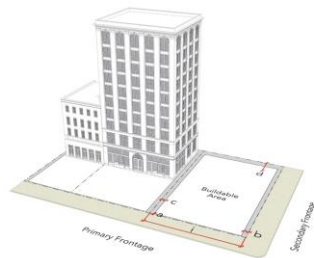
Setbacks - Principal Building ( <del>feet</del> )	Commercial	Multi-Family
Front ( <del>Com./Res.</del> , <u>Primary</u> )(1)	<u>15</u> max.	15 max.
Front, Secondary ( <del>Com./Res.</del> )	<u>520</u> max.	15 max.
Front, Secondary (remaining sides)	0 <u>ft.</u> min.	0 <u>ft.</u> min.
Front, Secondary (Protected Zone - remaining)	15 <u>ft.</u> min.	15 <u>ft.</u> min.
Side (Interior)(3)	0 <u>ft.</u> or <u>ft.</u> 5 min.	0 <u>ft.</u> or <u>ft.</u> 5 min.
Rear	none	none
Frontage ( <del>min.</del> )		
Primary	<u>60</u> %	
<u>Secondary (one-side only)</u>	<u>20% min.</u>	
Lot Occupation(4)		
Lot Width	16 <u>ft.</u> min.	
Lot Coverage	75% max.	

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Building Height <del>(max.)</del>	
Principal Building(2)	4 stories <u>max.</u>
Accessory Building(2)	N/A
Off-Street Parking <del>(min.)</del>	
Residential	1/unit <u>min.</u>
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building <del>(feet)</del>	
Front, <u>Primary</u>	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Lots within the dense business area shall be permitted the lesser front setback.	
(2) Measured according to subsection (7)a.3 of this section.	
(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(4) Minimum lot area shall not apply.	

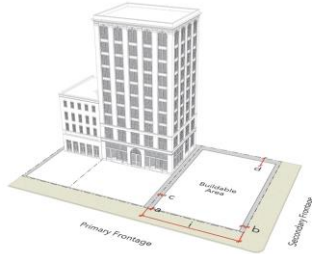
TABLE 12-3-31.7. MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-2A, C-2, C-3



Setbacks - Principal Building <del>(feet)</del>	Commercial	Multi-Family
Front <del>(Com./Res.)</del> , <u>Primary</u> (1)	<u>15</u> max.	15 max.

Front, Secondary ( <del>Com./Res.</del> )	520 max.	15 max.
Front, Secondary (remaining sides)	0 ft. min.	0 ft. min.
Front, Secondary (Protected Zone - remaining)	15 ft. min.	15 ft. min.
Side (Interior)(3)	0 ft. or ft. 5 min.	0 ft. or ft. 5 min.
Rear	none	none
Frontage ( <del>min.</del> )		
Primary	680%	
Secondary (one-side only)	20% min.	
Lot Occupation(4)		
Lot Width	16 ft. min.	
Lot Coverage	75% max.	
Building Height ( <del>max.</del> )		
Principal Building(2)	10 stories max.	
Accessory Building(2)	N/A	
Off-Street Parking ( <del>min.</del> )		
Residential	1/unit min.	
Commercial	Per subsection (7)h of this section	
Setbacks - Accessory Building ( <del>feet</del> )		
Front, Primary	N/A	
Front, Secondary	N/A	
Side (Interior)	N/A	
Rear	N/A	
Frontage Yard Types		
Standard	Not Permitted	
Shallow	Permitted	
Urban	Permitted	
Pedestrian Forecourt	Permitted	
Vehicular Forecourt	Permitted	
Facade Types		
Porch	Not Permitted	
Stoop	Permitted	
Common Entry	Permitted	
Gallery	Permitted	
Storefront	Permitted	
Notes:		
(1) Lots within the dense business area shall be permitted the lesser front setback.		
(2) Measured according to subsection (7)a.3 of this section.		
(3) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).		
(4) Minimum lot area shall not apply.		

TABLE 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-3  
ALONG C3C FDOT CONTEXT ZONE



Setbacks - Principal Building ( <del>feet</del> )	
Front, <u>Primary</u>	60 <u>ft.</u> max.
Front, Secondary	40 <u>ft.</u> max.
Front, Secondary (remaining sides)	0 <u>ft.</u> min.
Front, Secondary (Protected Zone - remaining)	15 <u>ft.</u> min.
Side (Interior)(2)	0 <u>ft.</u> or 5 <u>ft.</u> min.
Rear	none
Frontage ( <del>min.</del> )	
Primary	60% <u>min.</u>
<u>Secondary (one-side only)</u>	<u>20% min.</u>
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	100% max.
Building Height ( <del>max.</del> )	
Principal Building(1)	10 stories <u>max.</u>
Accessory Building	N/A
Off-Street Parking ( <del>min.</del> )	
Residential	1/unit <u>max.</u>
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building ( <del>feet</del> )	
Front, <u>Primary</u>	N/A
Front, Secondary	N/A
Side (Interior)	N/A
Rear	N/A
Frontage Yard Types	
Standard	Not Permitted
Shallow	Permitted
Urban	Permitted
Pedestrian Forecourt	Permitted
Vehicular Forecourt	Permitted
Facade Types	
Porch	Not Permitted
Stoop	Not Permitted

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Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(3) Minimum lot area shall not apply.	

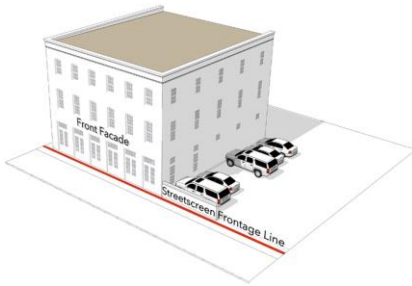
e. *Frontage types.*

1. Intent. New buildings proposed for existing neighborhoods should be compatible with or complement the architectural character and siting pattern of neighboring buildings. Maintaining a consistent street-wall is a fundamental component for a vibrant pedestrian life and a well-defined public realm. Buildings closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of buildings along the edge of the sidewalk should be given particular attention, as it is that portion of the buildings that is the primary contributor to pedestrian activity.
2. Frontage yard type shall be selected and specified along frontages in accordance with the frontage yard types in Table 12-3-31.9 and subject to the standards and guidelines in this section, including the form standards in Tables 12-3-31.3 to 12-3-31.8.
3. In addition to the frontage yard type standards contained within Table 12-3-31.9, the following shall be required:
  - i. Frontage yards shall be wholly open to the sky and unobstructed, except for trees, roof projections, and permitted encroachments attached to principal buildings.
  - ii. Impervious surfaces and walkways in frontage yards shall be subject to the following requirements:
    - (a) Where single-family attached units occupy a common site, each attached single-family unit with an entrance towards a frontage shall have a walkway connecting the sidewalk to the attached single-family entrance. See Table 12-3-31.9.A (Frontage Yard Types - Shallow Yard) for an illustration depicting single-family attached walkway connections.
    - (b) At cluster courts, the shared court shall have a walkway connecting the sidewalk at the primary frontage with building entries. See Table 12-3-31.9.B (Frontage Yard Types - Cluster Court) for an illustration depicting cluster court walkway connections.
  - iii. For multifamily, mixed-use and nonresidential types, any portion of a frontage not occupied by buildings, driveways, or walkways shall be lined with a streetscreen as follows:
    - (a) Streetscreens shall meet the fencing and wall standards according to the frontage yard types specified in Table 12-3-31.9.
    - ~~(b) Streetscreens, up to 24 feet long, shall count towards minimum frontage requirements.~~







- (eb) Streetscreens shall be coplanar with the primary building facade, as depicted in Illustration 12-3-31.6 below.

ILLUSTRATION 12-3-31.6. STREETSCREEN  
ILLUSTRATED





- iv. Street trees and landscaping in frontage yards shall comply with the requirements of subsection (8) of this section.
- v. Stormwater ~~ponds facilities shall be prohibited along frontages, located along interior lot lines, undergrounded or located interior to the lot and buffered by another site improvement, such as parking, when possible. Where not possible, the following exceptions may be permitted:~~
  - (a) Stormwater ponds may be located along a frontage when the pond does not exceed 40ft in length along a primary frontage and 100 feet in length along a secondary frontage, limited to one secondary side. Such ponds shall not count towards building frontage occupation.
  - (b) Stormwater ponds may be located along a frontage, and may count towards building frontage occupation, when they serve a dual purpose, including but not limited to, a controlled access park-like area or similar pedestrian activity space.
- vi. All above ground stormwater facilities visible from the street shall be beautified by, at least, lush and interesting landscaping. Where fencing is provided it shall be decorative.
- vii. The City of Pensacola's stormwater treatment and attenuation requirements shall apply to all stormwater facilities.
- viii. Stormwater on residential properties shall be controlled by gutter and/or swale systems to divert stormwater to a stormwater sewer conveyance or other approved point of collection in accordance with LDC Section 12-7-3.b.1.c.
- viii. Frontage yard setbacks shall be as follows:
  - (a) Buildings shall be set back in accordance with the form standards specified in Tables 12-3-31.3 to 12-3-31.8.
  - (b) Where maximum setbacks are specified, they pertain only to the amount of building facade required to meet the minimum building frontage occupation requirements defined in the form standards specified in Tables 12-3-31.3 to 12-3-31.8.

TABLE 12-3-31.9. FRONTAGE YARD  
TYPES

<b>A. Standard Yard (Fenced or not)</b>	
Illustration	
Surface	Fifty percent minimum shall be pervious material. A minimum of one tree is required per subsection (6)a of this section. Paving is limited to walkways, and driveways.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted along frontage lines, and according to subsection (5)h of this section.
<b>B. Cluster Court</b>	
Illustration	
Surface	A minimum 50 percent of the court shall be landscaped with ground cover, trees, or understory trees. Paving is limited to walkways, and driveways.
Walkways	Court shall be a minimum 20 feet wide and a min. 1,000 square feet in size, and shall have a walkway connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted except along street frontages, fronted by a shared court, according to subsection (5)h of this section.
<b>C. Shallow Yard</b>	
Illustration	
Surface	Maximum setback of eight feet. Fifty percent minimum shall be landscaped in R-1A, and R-1B and up to 100 percent may be paved in R-NC and R-NCB.
Walkways	One per frontage connecting the sidewalk at the primary frontage with building entries.
Fencing	Permitted interior to the building setback line at primary street frontages. Permitted at or interior to secondary street frontage lines according to subsection (5)h of this section.
<b>D. Urban Yard</b>	
Illustration	
Surface	Shall be paved at sidewalk grade.
Walkways	Shall be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Not permitted
<b>E. Pedestrian Forecourt</b>	

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Illustration	
Surface	Minimum 80 percent paving.
Fencing	Permitted at or interior to building setback lines and according to subsection (5)h of this section.
Area	Forecourt: A minimum 20 feet wide up to 30 percent of the allowable frontage, and a maximum 50 feet deep.
Activation	Shall be lined with habitable space on three sides, or on two sides at corner sites.
<b>F. Vehicular Forecourt</b>	
Illustration	
Surface	Driveway shall be paved at sidewalk grade. The remainder of front setback may be paved or landscaped.
Fencing	Low wall, maximum 24 inches high, of either brick or stone is permitted.
Area	Forecourt: 4,200 square feet maximum.
Activation	Shall be lined with habitable space on three sides, or on two sides at corner sites.



f. *Building elements.*

1. *Intent.* Buildings should be architecturally articulated with such elements as distinguishing expression lines, changes in fenestration, material and/or color and designed in proportions that reflect human-scaled pedestrian movement to encourage interest at the street level.
2. *Facade types.* Facade types shall be as follows:
  - i. Porches, stoops, common entries, galleries and storefronts shall constitute allowable facade types as defined in Table 12-3-31.10 in accordance with the form standards in Tables 12-3-31.3 to 12-3-31.8.
  - ii. Facade types shall be selected and specified along frontages in accordance with Table 12- 2-25.10.
    - (a) Porches shall not be required for single-family detached and two-family (duplex).
  - iii. Projections into setbacks shall be permitted as follows:
    - (a) Roof overhangs, cornices, window and door surrounds and other facade decoration may project up to two feet.
    - (b) Where permitted, shading devices may project into the front setback up to the property line with a minimum eight-foot clearance.
    - (c) Balconies may project up to three feet.
    - (d) Bay windows may project up to three feet.

- (e) Porches and stoops may project in accordance with the facade types defined in Table 12-3-31.10.
- (f) Projections shall not, in any instance, exceed beyond the property line.

TABLE 12-3-31.10. FACADE TYPES

<i>A: Porch</i>		
Entry Grade	Minimum 18 inches above finished grade	
Requirements	Required at the primary building entrance.	
	Porches shall be a minimum six feet in depth.	
	Porches and related structures may project into front setbacks a maximum ten feet.	
	Porch openings shall be vertical in proportion.	
	Porches shall be a maximum ten feet in height. Columns shall have a minimum diameter of six inches, and should have a capital and a base.	
<i>B: Stoop</i>		
Entry Grade	Minimum 34 inches above finished grade.	
Requirements	A stoop is required at building entrances, projecting from the facade.	
	Wood is prohibited for stoop railings.	
	Stoops and related structures may project into front setbacks up to 100 percent.	
<i>C: Common Entry</i>		
Entry Grade	<del>Multi-family, minimum 18 inches and a maximum 24 inches above finished grade;</del> <u>Non-residential, at sidewalk grade.</u>	
Requirements	A single collective entry to a <del>multifamily</del> lobby is required at the primary building entrance.	

	Canopies and awnings are permitted to project into front setbacks up to 100 percent of their depth.	
<i>D: Gallery</i>		
Entry Grade	At sidewalk grade	
Requirements	Where a gallery occurs, it is required along a minimum of 80 percent of the frontage.	
	Encroachments are permitted according to subsection (5)g of this section.	
	Awnings are not permitted in galleries.	
<i>E: Storefront</i>		
Entry Grade	At sidewalk grade	
Requirements	A storefront is required at the primary entrance of the tenant space. Storefronts are permitted according to subsection (7)f.4 of this section.	

3. *Building entries.* Building entries shall be as follows:
  - i. The main entrance to a building entrances shall be clearly visible from the street. Attached dwelling units shall be exempt from this requirement. When at least one street-facing building entrance is provided, duplexes are also exempt.
  - ii. One building entry shall be provided every 80 feet of facade leading to a habitable space.
  - iii. Building entries for mixed-use buildings shall differentiate entrances for residential and commercial uses.
  - iv. Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.
  - v. Residential building entries shall be restricted as follows:
    - (a) Single-family and multifamily residential buildings shall be raised above finished grade, at the front of the building, according to facade types defined in Table 12-3-31.10.
    - (b) In no instance shall single-family and multifamily residential building entries be raised less than 18 inches above finished grade.
    - (c) Entry grade shall be measured from the finished grade to the first finished floor.
  - vi. Mixed-use and commercial building entries shall be at sidewalk grade.
4. *Storefronts.*

- i. Intent. Storefronts should be architecturally articulated through the varied use of high-quality durable materials, display windows, entrances, awnings and buildings signs. Their signage, glazing and doors should be conceived as a unified design. High quality, durable materials are especially important at street level within reach of pedestrians.

~~i. Opaque, smoked, and reflective glass on storefront windows shall be prohibited. Low-E shall be permitted as per Florida Building Code.~~

~~ii. Storefronts shall provide a minimum of 70 percent glazing (void to solid ratio of surface area along principal facades at the ground level).~~

- iii. Extruded aluminum storefront frames are discouraged, and where used, shall present a simple, relatively flat profile to avoid heavily extruded profiles.

~~iiiv.~~ Materials for storefronts shall consist of stone, brick, concrete, stucco, metal, glass, cementitious siding and/or wood. Construction detail and finish shall adhere to craftsman standards.

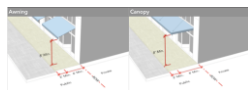
~~iv.~~ Outdoor dining areas on sidewalks and/or within the public right-of-way shall be permitted subject to the following standards:

- (a) Outdoor dining areas shall be separated from public walkways and streets using railings, fences, bollards, planters, and/or landscaping.
- (b) A minimum unobstructed pedestrian path of at least six feet wide shall be provided along public rights-of-way.
- (c) Outdoor dining areas within the public right-of-way shall comply with section 12-11-7 (license to use).

g. *Building encroachments.*

1. Encroachments located within the public right-of-way shall comply with section 12-11-7 (license to use), section 12-3-58 (visibility triangle) and any clearance standards established by the engineering division of the city public works and facilities department and the Florida Greenbook.
2. Awnings for storefronts and canopies are not subject to section 12-11-7 (license to use) but shall be restricted as follows:
  - i. Awning and canopies may project into the public right-of-way, up to a maximum of two feet from the curb.
  - ii. Awnings and canopies shall be a minimum of six feet in depth and have a minimum of eight feet of vertical clearance. See Illustration 12-3-31.7 for a depiction of awning and canopy encroachment measurements.

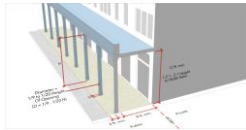
ILLUSTRATION 12-3-31.7. AWNING AND  
CANAOPY ENCROACHMENT MEASUREMENTS



3. Galleries shall be restricted as follows:
  - i. Galleries shall be subject to and shall comply with section 12-11-7 (license to use).

- ii. Galleries shall not alter height or width along a building facade.
- iii. Galleries shall be a minimum of eight feet in depth and a minimum of 12 feet in height, maintaining a 1.2:1 to a 2:1 height to width ratio, as depicted in Illustration 12-3-31.8.
- iv. Gallery columns should have a diameter between one-ninth and 1/20 their height, measured from the base to the bottom of the entablature, as depicted in Illustration 12-3-31.8, and should have a capital and a base.
- v. Galleries should encroach into building setbacks.
- vi. Galleries should encroach over sidewalks.
- vii. Where galleries encroach over sidewalks, they shall not extend beyond a maximum of two feet from the curb, as depicted in Illustration 12-3-31.8.

ILLUSTRATION 12-3-31.8. GALLERY ENCROACHMENTS



h. *Parking access, design and reductions.*

1. Intent. The intent of these standards is to guide the placement and design of parking, when it is provided. Vehicular parking spaces should be carefully integrated to avoid the negative impacts of large surface parking areas on the pedestrian environment. In general, parking supply should be shared by multiple users and property owners to facilitate the ability to "park once and walk." On-street parallel parking is encouraged on both sides of the street to provide a supply of convenient shared parking, and as a means to provide a protective buffer for pedestrians on the sidewalk. Where surface parking is permitted, it should be hidden or screened from the pedestrian realm by use of garden walls and narrow landscape edges. Parking garages, where provided, should be masked from frontages by liner buildings no less than 24 feet in depth. They are encouraged to be designed for possible future conversion to other non-parking functions, including office, residential and/or commercial use.
2. All parking access and design shall comply with the form standards in Tables 12-3-31.3 to 12-3-31.8 and the following:
  - i. Parking standards in the dense business area (DBA) defined in chapter 12-13 (definitions) shall take precedence over the form standards in Tables 12-3-31.3 to 12-3-31.8 and those included in this subsection.
  - ii. Minimum parking requirements are as follows:
    - (a) Parking requirements shall be in accordance with section 12-4-1(2) (parking requirements for specific land uses) with the following exception:
      - (1) Off-street parking requirements for residential use types shall be one space per unit unless otherwise exempted.
    - (b) Shared parking shall be according to section 12-4-1(4) (off-site parking).

- 
- (c) Parking reductions shall be calculated according to [Chapter 12-4 \(Off-Street Parking, Table 12.3-1 \(Downtown Pensacola CRA Parking Reductions\)\)](#).
  - (d) Lots 30 feet or less in width shall not be subject to minimum parking requirements, except for:
    - (1) Lots fronting streets where on-street parking is not permitted.
  - (e) Lots less than 42 feet wide shall be accessed from a rear lane, where possible. Where not possible, the following exceptions shall be permitted, in coordination with the engineering division of the city public works and facilities department:
    - (1) Parking in the rear of the lot, subject to accessory structure setbacks as defined within the form standards in Tables 12-3-31.3 to 12-3-31.8. Shared driveways are encouraged. [A recorded easement providing for perpetual shared access and use must be provided to the City prior to development.](#)
    - (2) A single-car garage, subject to the minimum frontage occupation requirements defined within the form standards in Tables 12-3-31.3 to 12-3-31.8.
    - (3) Driveways shall be exempt from minimum width and spacing requirements defined in subsection (9)b.4 of this section.
  - (f) Lots shall be accessed through a rear lane when the development is over 75 percent of the block.
- iii. Vehicular parking location is restricted as follows:
- (a) Single-family residential types.
    - (1) Residential off-street parking, where required, shall be provided within garages, carports or on driveways for all single-family residential types.
    - (2) Uncovered parking shall be permitted the entire length of the driveway, including within the front setback, but not beyond the property line.
    - (3) Single-family detached and two-family (duplex) off-street parking.
      - a. Covered or garage parking for single-family detached and two-family (duplex) buildings shall be set back a minimum 20 feet behind the principal building facade. See Illustration 12-3-31.9 for a depiction of covered parking placement for single-family detached and two-family attached (duplex) buildings.

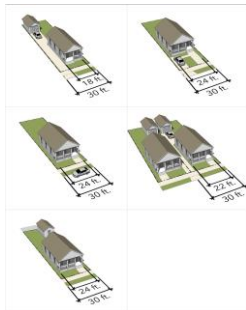
ILLUSTRATION 12-3-31.9. GARAGE  
LOCATIONS ILLUSTRATED





- b. The outer edge of driveways shall be placed a maximum of two feet from either side property line. See Illustration 12-3-31.10 for a depiction of driveway placement for single-family detached and two-family attached (duplex) buildings on 30 feet wide lots.

ILLUSTRATION 12-3-31.10. DRIVEWAY LOCATIONS ILLUSTRATED



- (4) Single-family attached. Off-street parking for single-family attached residential types shall only be permitted in the rear 50 percent of the lot.
- (5) Tandem parking is encouraged.
- (6) Shared driveways are encouraged. [A recorded easement providing for perpetual shared access and use must be provided to the City prior to development.](#)
- (b) Multifamily, mixed-use and nonresidential types.
  - (1) Off-street parking shall not be permitted within the front setback area. Exceptions include:
    - a. Properties adjacent to a thoroughfare identified as an FDOT C3C Suburban Commercial Context Classification Zone as defined within subsection (9)a.2 of this section (context classification). Such properties shall conform to the form standards according to Table 12-3-31.8 (Hybrid Commercial).
  - (2) Off-street parking shall be masked from frontages by liner buildings no less than 24 feet in depth to achieve the minimum frontage occupation. See Illustration 12-3-31.11 depicting off-street parking

lot masking with liner buildings and subsection (7)e.3.iii of this section for permitted streetscreen requirements.

ILLUSTRATION 12-3-31.11. PARKING LOT MASKING WITH LINER BUILDINGS



- (3) The ground floor of commercial buildings with a gross floor area less than 1,500 square feet shall be exempt from parking requirements.
- iv. Bicycle parking.
  - (a) Minimum bicycle parking requirements shall be as follows:
    - (1) Bicycle parking shall not be required for single-family residential or multifamily residential with less than eight units.
    - (2) Bicycle parking requirements shall be according to Table 12-3-31.11.

TABLE 12-3-31.11. MINIMUM REQUIRED BICYCLE PARKING

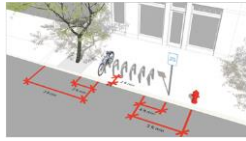
Building Type	Location	R-2A through C-2A	C-2, C-3*
Multifamily	Primary & Secondary Frontages	Minimum 0.25 spaces per unit	Minimum 0.50 spaces per unit
Nonresidential	Primary & Secondary Frontages	Minimum 0.50 spaces per 1,000 square feet	Minimum 0.75 spaces per 1,000 square feet

\*Excluding C3C Context Zones.

- (3) Bicycle parking locations within the public right-of-way shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-11-7 (license to use), and minimum clearance distances.
- (b) Bicycle parking configuration shall be as follows:
  - (1) Bicycle racks shall not be located within:
    - a. Five feet of fire hydrants.
    - b. Four feet of loading zones and bus stop markers.
    - c. Three feet of driveways and manholes.
    - d. Two feet of utility meters and tree planters.

See Illustration 12-3-31.12 for a depiction of bicycle parking clearances.

ILLUSTRATION 12-3-31.12. BICYCLE RACK CLEARANCES



- (c) Bicycle parking located along private or public streets shall be subject to the following:
- (1) Bicycle racks installed parallel to curbs shall be set back from the curb a minimum of two feet, as illustrated in Illustration 12-3-31.11.
  - (2) Bicycle racks installed perpendicular to curbs shall allow for a minimum clearance of two feet at the curb and six feet of pedestrian way with a 56 cm or 22 in bicycle properly locked to the rack.
  - (3) Bicycle racks should be spaced a minimum of 36 inches apart.
  - (4) Bicycle racks shall allow bicycle frames to be locked at two points of contact with the rack.

i. *Fences and walls.*

1. Where provided, fences and walls shall provide full enclosure.
2. Fences and walls shall be restricted according to frontage yard types in Table 12-3-31.9 and section 12-3-58 (visibility triangles).
3. Height of fences and walls shall comply with the following:
  - i. Height shall be limited to a minimum ~~30 inches~~ 2.5 feet and a maximum ~~42 inches~~ 3.5 feet within the front setback.
  - ii. Height shall be limited to eight feet behind the building face at non-frontages.
4. Materials for fences and walls shall be limited as follows:
  - i. Approved materials shall include, but are not limited to, wood, brick, stone, and wrought iron.
  - ii. Vinyl is discouraged on all frontages.
  - iii. Chain-link, exposed concrete block, barbed wire and razor wire shall be prohibited.
  - iv. Wood fences shall have the finished side to the public frontage.
  - v. Where hedges are utilized along frontages, they shall be maintained in accordance with subsection (8)b.1.v of this section.

j. *Windows, ~~and glazing~~ and fenestration.*

1. Fenestration includes glazing, the minimum percentage of glass that must cover a ground or upper story building facade, and articulation of street-facing building facades.
2. Fenestration applies to street-facing building facades only.
- ~~4-3.~~ Windows shall meet the following requirements:

- 
- i. Windows on frontages shall be square or vertical in proportion, with the exception of transoms and special windows.
  - ii. Windows should have muntins for residential building types, which should be vertical in proportion.
  - iii. Single panes of glass shall not exceed 20 square feet for residential building types.

~~24.~~ Glazing, ~~shall meet the following requirements:~~

- i. ~~Storefront~~ Glazing requirements shall be according to Table 12-3-31.12.
- ii. ~~Glazing shall apply to ground and upper story floors. For residential and mixed-use buildings, excluding commercial uses at grade, the percentage of glazed wall area shall be a minimum 20 percent.~~
- iii. Reflective and tinted windows shall be prohibited for residential buildings.
- iv. Stained, reflective and tinted windows shall be prohibited at ground floor commercial uses. Low-E is permitted as per Florida Building Code.
- v. In limited applications, tinting may be used to conceal areas that, if developed behind transparent glass, would be impractical or undesirable. When tinting must be used, it must be supplemented with significant fenestration. The opacity of the glazing permitted shall be approved by the Urban Design Specialist.
- vi. Glazing shall be void to solid ratio of surface area on the ground floor.
- vii. For commercial, light industrial, storage and warehouse sites, when secondary sides are setback more than 5 feet, a decrease of up to 10% of glazing along a secondary side requiring building occupation, and 5% along the remaining sides, for the ground floor shall be permitted.
- viii. For multi-family and other commercial, light industrial, storage and warehouse sites, glazing shall be provided on third and fourth frontages, when possible. When not possible, glazing may be waived on the ground floor of these frontages when a street screen and landscaping and/or other substantial buffering is present and the building side is setback 15 feet or more. Modifications shall be restricted to the minimum area, both horizontally and vertically, that is necessary to satisfy the need. Creative alternatives such as garden walls, murals and exemplary masonry should be used in limited applications on these sides, in lieu of glazing. Areas without glazing shall be considered blank wall areas and subject to blank wall requirements.

~~5.~~ Blank wall length:

- i. Blank wall length is the portion of a street-facing building façade that does not include: glazing, columns, pilasters, projections, banding, awnings, terraces or other articulation greater than 12 inches in depth; or a substantial material change.
- ii. Blank wall length shall be measured vertically and horizontally and applies to both ground and upper story floors.
- iii. Blank wall length restrictions shall apply only to street-facing building facades.

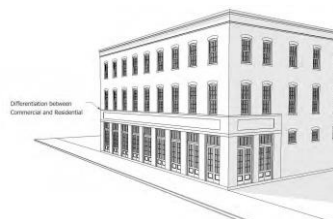
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6. The design and facade treatment of mixed-use buildings shall differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, awnings, terraces, etc.), changes in fenestration, facade articulation and/or material changes. See Illustration 12-3-31.5 for depiction of mixed-use building differentiation of uses.




ILLUSTRATION 12-3-31.5. MIXED USE BUILDING DIFFERENTIATION OF USES



7. Single-family units buildings shall be distinguished from abutting adjacent units buildings with significant changes in unit entry, plane, color, materials, front porches, front stoops, fenestration, and/or building elements such as railings. Two-unit townhouses shall constitute a single building for the purpose of this requirement.

Commented [VD1]: Add two-family to language.

TABLE 12-3-31.12. GLAZING AND FENESTRATION REQUIREMENTS

<b>Residential</b>	
At & above grade	Minimum 20% along frontages
	
<b>Multifamily &amp; office</b>	
Above grade	Minimum 20% along frontages
At grade	Minimum 35% along frontages
	
<b>Mixed-use</b>	
Above grade	Minimum 20% along frontages
At grade	Minimum 70% along frontages
	

<b>RESIDENTIAL</b>		
<b><u>Glazing</u></b>	<b><u>Primary</u></b>	<b><u>Secondary</u></b>
<u>Ground Floor</u>	<u>20% min.</u>	<u>15% min.</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>15% min.</u>
<b><u>Blank Wall Length</u></b>	<b><u>N/A</u></b>	<b><u>N/A</u></b>
<b>MULTI-FAMILY</b>		
<b><u>Glazing</u></b>	<b><u>Primary</u></b>	<b><u>Secondary</u></b>
<u>Ground Floor</u>	<u>35% min.</u>	<u>35% min.</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>20% min.</u>
<b><u>Blank Wall Length</u></b>	<b><u>20 ft.</u></b>	<b><u>20 ft.</u></b>
<b>COMMERCIAL &amp; MIXED USE</b>		
<b><u>Glazing, Multi-Unit</u></b>	<b><u>Primary</u></b>	<b><u>Secondary</u></b>
<u>Ground Floor</u>	<u>70% min.</u>	<u>70% min. (2<sup>nd</sup> side)</u> <u>35% min. (remaining sides)</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>20% min.</u> <u>10% min (remaining sides)</u>
<b><u>Blank Wall Length, Multi-Unit</u></b>	<b><u>20 ft.</u></b>	<b><u>20 ft.</u></b>
<b><u>Glazing, Single-Unit</u></b>	<b><u>Primary</u></b>	<b><u>Secondary</u></b>
<u>Ground Floor</u>	<u>50% min.</u>	<u>50% min. (2<sup>nd</sup> side)</u> <u>25% min. (remaining sides)</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>20% min. (2<sup>nd</sup> side)</u> <u>10% min. (remaining sides)</u>
<b><u>Blank Wall Length, Single Unit</u></b>	<b><u>20 ft.</u></b>	<b><u>20 ft.</u></b>
<b>LIGHT INDUSTRIAL, STORAGE AND SIMILAR</b>		
<b><u>Glazing</u></b>	<b><u>Primary</u></b>	<b><u>Secondary</u></b>
<u>Ground Floor</u>	<u>35% min.</u>	<u>35% min. (2<sup>nd</sup> side)</u> <u>15% min. (remaining sides)</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>20% min. (2<sup>nd</sup> side)</u> <u>10% min. (remaining sides)</u>
<b><u>Blank Wall Length</u></b>	<b><u>20 ft.</u></b>	<b><u>20 ft.</u></b>

k. Lighting on private property.

1. Lighting shall be arranged to be contained on-site and to reflect away from adjacent property.

(8) Landscape standards and guidelines.

- a. *Intent.* Supplement the urban canopy, accommodate stormwater, increase access to open space and facilitate pedestrian movement throughout the existing block patterns to meet the urban design goals of the community redevelopment agency. A healthy tree canopy contributes to the health of citizens and the environment, and is fundamental to a vibrant pedestrian life and a well-defined public realm. Trees closely aligned to the street edge with consistent setbacks, provide a clear sense of enclosure of streets, enabling them to function as pedestrian-scaled outdoor rooms. The placement of trees along the edge of the sidewalk should be given particular attention as a major contributor to pedestrian activity. Trees and other native plants placed in drainage rights-of-way and parking islands contribute to the control of stormwater quantity and quality.

b. Landscape on private property.

1. Landscaping in frontage yards are subject to the requirements of the frontage yard types in Table 12-3-31.9, and section 12-3-58 (visibility triangles), and the following:
  - i. For single-family detached and two-family lots, one tree for every lot or for every 50 feet of linear frontage along the right-of-way shall be preserved or planted. Trees planted to meet this requirement shall be as follows:
    - (a) Measured at diameter breast height (DBH), as described in section 12-6-2(e) (DBH).
    - (b) For lots with a front setback of less than eight feet where planting in front yards is not possible, required trees shall be planted elsewhere on the block itself.
  - ii. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians, bicyclists, or vehicles shall be maintained a minimum distance of two feet from the edge of walkways and sidewalks.
  - iii. In single-family detached and two-family lots, trees shall be protected in accordance with section 12-3-10(1)e.2 (protection of trees).
  - iv. When off-street parking is located in front or side setbacks, a year-round streetscreen along the street edges of the parking lot shall be installed as a means of buffering, according to section 12-6-3(2) (off-street parking and vehicle use areas).
  - v. Hedges planted along street rights-of-way shall be between three and five feet in height at maturity.
2. Minimum landscape area requirements of the development site for all building types except single-family detached and two-family attached (duplex) shall be according to Table 12-3-31.13. Landscape requirements for single-family detached and two-family attached shall be in accordance with subsection (8)b.1 of this section and Table 12-3-31.9, frontage types.

TABLE 12-3-31.13. MINIMUM LANDSCAPE AREA REQUIREMENTS

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Zoning District	Percent
R-1AAA through R-2	25
R-NC, R-NCB, C-1, C-2, C-2A, C-3, M-1, M-2	15

c. *Buffer yards.*

1. In addition to the buffer yard requirements of section 12-3-56 the following shall apply:

- i. Berms shall not be installed as part of a required buffer without review and approval by the engineering division of the city public works and facilities department to ensure a proposed berm will not have a detrimental effect on adjacent properties by impeding or diverting stormwater flow.
- ii. Berms shall be planted and stabilized to prevent erosion.
- iii. Buffer yards may be used to create rain gardens or other stormwater facilities with the selection of appropriate plant material, according to the city's approved plant list and approval by the engineering division of the city's public works and facilities department.
- iv. Plants in these stormwater facilities shall be selected to meet any applicable buffer yard screening requirements, and they should be tolerant of periodic inundation and drought. It is recommended that native plants be selected from the Florida Friendly Landscaping Guide to Plant Selection and Landscape Design, Northern Region, and Waterwise Landscapes by the South Florida Water Management District, according to Table 12-3-31.14.

TABLE 12-3-31.14. BIORETENTION & RAINWATER  
GARDEN PLANT LIST

Flowers	
Common Name	Scientific Name
Blue Flag Iris	Iris Hexagona
Cardinal Flower	Lobelia Cardinalis
Chipola Coreopsis	Coreopsis Integriifolia
Goldenrod	Solidago spp.
Swamp Sunflower	Helianthus Angustifolius
Spider Lily	Hymenocallis Latifolia
Swamp Lily	Crinum Americanum
Swamp Milkweed	Asclepias Perennis
Grasses	
Common Name	Scientific Name
Blue-Eyed Grass	Sisyrinchium Atlanticum Bicknell
Florida Gamma Grass	Tripsacum Floridanum
Muhly Grass	Muhlenbergia Capillaris
Path or Soft Rush	Juncus spp.
Rainlily	Zephyranthes spp.
River Oats	Chasmanthium Latifolium
Wiregrass	Aristida Stricta

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<i>Shrubs</i>	
<i>Common Name</i>	<i>Scientific Name</i>
Beautyberry	Callicarpa Americana
Buttonbush	Cephalanthus Occidentalis
Virginia Willow	Itea Virginica
Wax Myrtle	Myrica Cerifera

d. *Street trees in the public right-of-way.*

1. Street trees shall be provided in the public right-of-way for all developments except single-family detached and two-family (duplex), in accordance with section 11-4-88 (placement of trees and poles), section 12-6-3 (landscaping requirements) and this subsection.
2. Where street trees cannot reasonably be planted, payment in lieu of planting shall be made to a new and dedicated CRA tree planting fund, at the value established in section 12-6-6(2)e.
3. Street tree planting, and maintenance requirements shall be as follows:
  - i. For each lot, one tree shall be provided on an average of 35 linear feet of public right-of-way frontage, where no underground utility conflicts exist.
  - ii. Where greenways exist, trees shall be required to be planted within the greenway. The following exceptions shall apply:
    - (a) Where no greenway exists or where the greenway is less than three feet wide, between sidewalk and curb, required street trees shall be planted on the block.
    - (b) Where planting within the greenway is infeasible due to utility conflicts, required street trees shall be planted on the block.
  - iii. Trees planted three feet or less from a public sidewalk shall have a minimum clearance of six feet and six inches between the public walking surface and the lowest branches at planting.
  - iv. Mature trees shall be maintained at a minimum clearance of eight feet above the public walking surface.
  - v. Trees planted within the public right-of-way shall include a root barrier to prevent the shifting of sidewalks at maturity.
  - vi. Installation of tree pits and grates within the public right-of-way shall be coordinated with the city public works and facilities department for style consistency. Installed tree pits and grates shall be maintained by the property owner in perpetuity.
  - vii. Where possible, trees may be clustered together to share soil space.
4. Tree selection shall be limited to those allowable plantings contained within the tree replant list specified in chapter 12-6, Appendix B (Tree Replant List). The following conditions shall apply:
  - i. Where overhead utilities occur, a tree with smaller size at maturity shall be selected.

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5. Tree selection and placement shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-3-58 (visibility triangle) and section 12-11-7 (license to use).
6. Mixed-use and nonresidential building types shall comply with the following:
  - i. Where galleries are not provided, street trees shall be planted, unless in conflict with underground utilities. Where there are overhead utilities, appropriate species from the tree replant list specified in chapter 12-6, Appendix B shall be selected.
  - ii. Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three feet wide, no street trees shall be required.
  - iii. Where a greenway at least three feet wide occurs between the gallery and the back of curb, and no overhead or underground utilities prevent street tree installation, planting of a street tree shall be required.
  - iv. Where paved surface occurs between the gallery and curb, installation of street trees in individual tree pits with tree grates, or linear planters with pervious pavers between several trees, shall be required.
  - v. Where trees are planted in sidewalk planters, the minimum sidewalk planting pit dimensions shall be four feet by four feet.

(9) *Thoroughfare standards and guidelines.*

a. Context classification.

1. The context classification system, as developed by FDOT and described within the FDOT Complete Streets Manual, shall be adopted to identify place and guide streets and other transportation features, and to allow transportation to support adjacent land uses. See Illustration 12-3-31.13 depicting context classification zones.

ILLUSTRATION 12-3-31.13. CONTEXT CLASSIFICATION ZONES ILLUSTRATED



2. Streets shall be classified in accordance with the zoning to context classification translations specified in Table 12-3-31.15.

TABLE 12-3-31.15. ZONING TO CONTEXT CLASSIFICATION TRANSLATION

Context Classification (FDOT) Zone	Zoning District
C4 - Urban General	R-1AAA through R-2
C5 - Urban Center	R-NC through C-3
C3C - Suburban Commercial	C-3 adjacent to M-1 or M-2. Limited to segments that abut such zoning districts. M-1 M-2

b. Street design.

1. Design of local streets shall be guided by the Florida Greenbook, Chapter 19 Traditional Neighborhood Design.
2. Where a greenway of at least five feet exists, driveway approaches and curb cuts shall not be permitted to interrupt the sidewalks.
3. *Sidewalks.* Sidewalks shall be required on all street frontages in residential, nonresidential, commercial and industrial developments in accordance with standards established by the Engineering Division of the City's Public Works and Facilities and the Florida Greenbook.
4. *Driveways and curb cuts.* Driveway, driveway approaches and curb cut requirements shall be as follows:
  - i. Single-family residential types. Driveway and curb cut widths for single-family residential types shall be according to Table 12-3-31.16.

TABLE 12-3-31.16. SINGLE-FAMILY  
RESIDENTIAL DRIVEWAY AND CURB  
CUT WIDTHS

Driveway Type	Minimum Width	Maximum Width
Single-Use	10 feet	20 feet
Joint-Use	10 feet	22 feet

- ii. Multifamily, mixed-use and nonresidential types. Driveway and curb cut widths for multifamily and nonresidential types shall be according to Table 12-3-31.17.

TABLE 12-3-31.17. MULTIFAMILY/  
NONRESIDENTIAL DRIVEWAY AND  
CURB CUT WIDTHS

Driveway Type	Minimum Width	Maximum Width
All	12 feet	24 feet

- iii. Driveway and curb cut spacing on a single property shall be a minimum of 42 feet with the following exception:
    - (a) Lots equal to or less than 42 feet wide shall be limited to one driveway and curb cut.
- (10) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Building height, multifamily and nonresidential means* the vertical distance of a building measured by stories. The restrictions to story height are according to subsection (7)c.3 of this section.

*Building height, single-family residential means* the vertical distance of a building measured from the finished grade to the bottom of the eave for pitched roof buildings or the bottom of the parapet for flat roof buildings.

*Cluster court* means a collection of buildings on a semi-public, privately owned open space.

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*Colonnade* means a row of columns joined by an entablature. Colonnades may cover sidewalks and may front storefronts.

*Complete street* means a thoroughfare that is designed giving each user an equal level of priority including pedestrians, cyclists, transit users, and drivers.

*Craftsman standards* means a baseline of construction quality denoting a finished project.

*(FDOT) Distinct Context Classifications Zone* means classifications, along with functional classification and design speed, determine the corresponding thoroughfare design standards within the Florida Design Manual. (<http://www.fdot.gov/roadway/CSI/files/FDOT-context-classification.pdf>)

*Eave* means the edge of the roof that meets or overhangs the walls of a building.

*Encroachment* means certain permitted building elements that may cross established setbacks or rights-of-way.

*Entablature* means a horizontal, continuous building element supported by columns or a wall.

*Facade, building* means the exterior wall of a building that faces a frontage line.

*Facade type* means the different configurations of building elements that make up a building facade, such as a storefront, porch, etc. See Table 12-3-31.10.

*Figures and tables.* Any chart or graphic presentation in this title that is specifically designated as a "Figure" or "Table" shall be deemed to be a part of the text of the title and controlling on all development.

*Frontage line* means a property line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other property lines.

~~*(Building) Frontage occupation* means the length of the frontage that is occupied by a building or a building and open space.~~

~~*Frontage, primary* means the frontage street facing a public space such as a street of higher pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the shorter side of athe lot that the principal building facade faces.~~

~~*Frontage, secondary* means the any frontage street facing the public space such as a street that is of lesser pedestrian importance (i.e. traffic volume, number of lanes, etc.). Typically, the longer side of the lot other than the primary frontage side.~~

*Frontage yard type* means the configuration of the area between the facade of the building and the frontage line such as a standard, shallow, cluster court, etc. See Table 12-3-31.9.

*Frontage yard type (cluster court)* means a frontage yard type where a group of houses has their primary facades facing a common green or open space that is horizontal to the primary frontage.

*Frontage yard type (pedestrian forecourt)* means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate open space and the primary entrance of the building.

*Frontage yard type (shallow)* means a frontage yard type where the facade is slightly set back from the lot line.

*Frontage yard type (standard)* means a frontage yard type where the facade is set back from the lot line. Fences are permitted and the setbacks are visually continuous with adjacent yards.

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*Frontage yard type (urban yard)* means a frontage yard type where the facade is at or near the lot line and the surface is paved.

*Frontage yard type (vehicular forecourt)* means a frontage yard type where the primary facade is located near the lot line with an area setback to accommodate a driveway meant for passenger loading and unloading.

*Gallery* means a covered sidewalk in front of a storefront that supports either a roof or outdoor balcony above.

*Habitable space* means building space which use involves human presence with direct view of the enfronting streets or public or private open space, excluding parking garages, self-service storage facilities, warehouses, and display windows separated from retail activity.

*Human-scaled* means buildings and their elements designed to be comfortably viewed and experienced by people on foot.

*Hybrid commercial* means a commercial type in the C3C FDOT Context Zone that transitions between urban and suburban types, typically permitting one row of parking at the frontage.

*Liner building* means a building specifically designed to mask a parking lot or a parking structure from a frontage.

*Parallel* means two lines or planes that are equidistant apart and do not touch on an infinite plane.

*Parapet* means the extension of a false front or wall above a roof line.

*Parkway, greenway, verge* means the planting strip between the edge of the road and sidewalk or right-of-way, which may be used for tree planting. See sections 11-4-86 through 11-4-88.

*Paving* means to cover or lay with concrete, stones, bricks, tiles, wood or the like to make a firm, level surface. The term paving in this section includes all pavement materials, both pervious and impervious.

*Pervious* means materials or natural earth that allows for the natural percolation of water.

*Porch* means a private facade type that is an open-air room appended to the mass of a building with a floor and roof but no walls on at least two sides.

*Principal building* means the main building on a lot, usually located toward the frontage.

*Principal building facade* means the front of the building that faces the front of the lot.

*Single-family residential* means a single-family ownership on a single lot. Multiple ownership on a single lot is not construed as a single-family type. Single-family is restricted to the following types on their own lots: detached single-family, attached single-family and two-family attached (duplex).

*Stoop* means a private facade type wherein the facade is aligned close to the front property line with the first story elevated for privacy with an exterior stair and landing at the entrance. This type is suitable for ground-floor residential uses at short setbacks with townhouses and apartment buildings. Stoops may encroach into the setback.

*Streetscreen* means a freestanding wall built along the frontage line, or aligned with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

*Travel mode* means the different means of transport around an area including by foot, bicycle, public transit, and car.

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*Walkability* means a measurement of comfort, convenience, safety, and ease of pedestrian movement throughout an area.

(Code 1986, § 12-2-25; Ord. No. 13-19, § 1, 5-30-2019; Ord. No. 05-20, § 1, 2-13-2020)