



Agenda

Community Redevelopment Agency

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Monday, November 15, 2021

3:30 PM

Hagler/Mason Conference Room, 2nd Floor

Immediately following City Council Agenda Conference starting at 3:30 P.M.

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public may also attend and participate via live stream or phone. Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

CALL MEETING TO ORDER

Members: Delarian Wiggins, Chairperson, Teniade Broughton, Vice Chairperson, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [21-00929](#) CRA MEETING MINUTES - 10/11/2021

Sponsors: Delarian Wiggins

Attachments: [Draft CRA Minutes - 10/11/2021](#)

PRESENTATIONS

2. [21-01005](#) HAWKSHAW REDEVELOPMENT PROJECT UPDATE

3. [21-01012](#) EAST GARDEN DISTRICT PROJECT UPDATE
 Sponsors: Delarian Wiggins
4. [21-01007](#) BRUCE BEACH WATERFRONT CONNECTIVITY PROJECT UPDATE
 Sponsors: Delarian Wiggins

ACTION ITEMS

5. [21-00889](#) AMENDMENT TO CRA URBAN DESIGN OVERLAY DISTRICT STANDARDS
 Sponsors: Delarian Wiggins
 Attachments: [Proposed Ordinance No. 45-21](#)
 [Proposed Amendment in Strikethrough and Underline](#)
 [Overlay District Map](#)
6. [21-00913](#) CRA COMMERCIAL FAÇADE IMPROVEMENT PROGRAM AWARD - HISTORIC MYRT'S BEAUTY SHOP
 Sponsors: Delarian Wiggins
 Attachments: [Program Application - 601 W La Rua St](#)
7. [21-00914](#) JACKSON STREET MASTER PLAN CONSULTANT SELECTION
 Sponsors: Delarian Wiggins
 Attachments: [MOU with Escambia County](#)
8. [2021 -09 CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-09 CRA - FINAL AMENDMENT TO THE FISCAL YEAR 2021 BUDGET
 Sponsors: Delarian Wiggins
 Attachments: [Supplemental Budget Resolution No. 2021-09 CRA](#)
 [Supplemental Budget Explanation No. 2021-09 CRA](#)

DISCUSSION ITEMS

OPEN FORUM

ADJOURNMENT

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 435-1695 (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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00929

Community Redevelopment Agency 11/15/2021

SUBJECT:

CRA MEETING MINUTES - 10/11/2021



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT

Meeting Minutes

October 11, 2021

4:52 P.M. Hagler/Mason Conference Rm, 2nd Fl

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Wiggins at 4:52 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones (via Teams), Jared Moore, Sherri Myers (left meeting at 5:30 P.M.)

CRA MEMBERS ABSENT: Teniade Broughton

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public also attended the meeting via live stream and/or phone.

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Open Forum, for items not on the agenda: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until 3:30 P.M. only** to indicate they wish to speak during Open Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the CRA using a telephone held up to a microphone.
- For agenda items: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until that agenda item has been voted upon** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the CRA using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon will not be considered.**

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

CRA Member Hill and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRMAN'S REPORT

None

ADD-ON ITEM

[21-00899](#) ADD-ON ITEM: 4TH AMENDMENT TO HAWKSHAW REDEVELOPMENT PROJECT DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

Recommendation: That the Community Redevelopment Agency (CRA) approve adding an item pertaining to the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment project to the agenda.

A motion was made by CRA Member Myers seconded by CRA Member Moore.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones
Jared Moore, Sherri Myers

No: 0 None

APPROVAL OF MINUTES

1. [21-00887](#) COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES - 09/07/2021 & 09/20/2021

A motion was made by CRA Member Moore seconded by CRA Member Hill.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones
Jared Moore, Sherri Myers

No: 0 None

PRESENTATIONS

None

ACTION ITEMS

2. [21-00854](#) EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE FOR 150 S. BAYLEN STREET THROUGH SEPTEMBER 0, 2022

Recommendation: That the Community Redevelopment Agency approve an extension of the date to commence construction on redevelopment of the property at 150 South Baylen Street through September 30, 2022.

A motion was made by CRA Member Moore seconded by CRA Member Brahier.

CRA Administrator Gibson gave an overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

No: 0 None

3. [2021-06 CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-06 CRA-AMENDING THE FISCAL YEAR 2021 BUDGET

Recommendation: That the Community Redevelopment Agency (CRA) adopt Supplemental Budget Resolution No. 2021-06 CRA.

A motion was made by CRA Member Moore seconded by CRA Member Hill.

CRA Administrator Gibson gave an overview of the item.

The motion carried by the following vote:

Yes: 5 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore

No: 0 None

4. [21-00899](#) ADD-ON ITEM: 4TH AMENDMENT TO HAWKSHAW REDEVELOPMENT PROJECT DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

Recommendation: That the Community Redevelopment Agency (CRA) approve the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project including the following milestone date changes: Complete Schematic Design Development Package for Project and General Contractor Candidates selected by December 27, 2021; Total Project Cost Estimate based on schematic design development package by January 18, 2022; and Final plans submitted for permitting no later than May 31, 2022.

A motion was made by Sherri Myers, seconded by Jennifer Brahier.

CRA Administrator Gibson gave an overview of the item and invited Mr. Brian Spencer of the Hawkshaw Redevelopment Project team to address the CRA. City Attorney Peppler provided a correction to the language contained in the item attachment. Mr. Spencer and staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 6 Delarian Wiggins, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

No: 0 None

DISCUSSION ITEMS

5. [21-00862](#) CRA URBAN DESIGN OVERLAY REVISIONS

A motion was made by CRA Member Moore seconded by CRA Member Hill.

CRA Administrator Gibson and Mayor Grover Robinson gave an overview of the item. Discussion ensued pertaining to the order in which the proposed revisions would be considered. It was agreed upon that the proposed revisions would be brought forth to the CRA prior to being considered by the Planning Board.

OPEN FORUM

ADJOURNMENT

5:33 P.M.

Approved: _____



Memorandum

File #: 21-01005

Community Redevelopment Agency 11/15/2021

PRESENTATION ITEM

FROM: Delarian Wiggins, Chairperson

SUBJECT:

HAWKSHAW REDEVELOPMENT PROJECT UPDATE

REQUEST:

That the Community Redevelopment Agency (CRA) receive a presentation to update the status of the Hawkshaw Redevelopment Project at 9th Avenue and Romana Street.

SUMMARY:

On October 11, 2021, the Community Redevelopment Agency (CRA) approved the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project in accordance with the revised project components and conceptual design plans presented on June 14, 2021.

The 4th Amendment includes a requirement that the developer provide monthly updates on the project's status. A presentation will be made by Brian Spencer of SMP, the project architect, representing the development team.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC.

February 26, 2018 - The deed for sale of Hawkshaw property to Hawkshaw Developers, LLC was filed in Escambia County Official Records.

June 10, 2019 - The CRA approved extension of the commencement deadline for the Hawkshaw redevelopment project at 9th Avenue and Romana Street to September 30, 2019 and granted extension of the construction commencement deadline.

August 5, 2019 - The CRA approved the revised design plans, revised construction timeline and changes to the Hawkshaw Redevelopment, LLC. Development Team.

May 10, 2021 - The CRA directed staff to send a letter to the developer requesting a presentation during its June meeting, as well as, written documentation of the developer's diligent and continuous prosecution of construction on the project and previously requested items from the CRA Chairman's letter dated December 17, 2019.

June 14, 2021 - The development team made a presentation to the CRA.

July 12, 2021 - The CRA authorized negotiation of a 4th Amendment to Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project.

October 11, 2021 - The CRA approved the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project including a requirement for monthly project updates.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 21-01012

Community Redevelopment Agency 11/15/2021

DISCUSSION ITEM

FROM: Delarian Wiggins, Chairperson

SUBJECT:

EAST GARDEN DISTRICT PROJECT UPDATE

SUMMARY:

An update will be provided on the status of the East Garden District Streetscape project.

PRIOR ACTION:

July 15, 2019 - CRA approved Resolution No. 2019-04 CRA authorizing an interlocal agreement between the City of Pensacola and the CRA pertaining to the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

July 15, 2019 - CRA approved Supplemental Budget Resolution No. 2019-05 appropriating funding in connection with the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

August 5, 2019 - The CRA approved the scheduling of a workshop to discuss the use of the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 3, 2020 - The CRA held a workshop to review recommended projects for funding through the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 10, 2020 - The CRA approved the "Hashtag" Waterfront Connector improvements, Bruce Beach improvements, Community Maritime Park Day Marina, and Jefferson Road Diet/sidewalk repair and improvements (aka "East Garden District") projects for funding through the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

October 19, 2020 - The CRA adopted Resolution No. 2020-05 CRA, approving the East Garden District Streetscape Project Master Redevelopment Agreement and Preliminary Plans.

November 19, 2020 - City Council adopted Resolution No. 2020-55, approving the East Garden District Streetscape Project Master Redevelopment Agreement and Preliminary Plans.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 21-01007

Community Redevelopment Agency 11/15/2021

PRESENTATION ITEM

FROM: Delarian Wiggins, Chairperson

SUBJECT:

BRUCE BEACH WATERFRONT CONNECTIVITY PROJECT UPDATE

REQUEST:

That the CRA receive a presentation from HDR Engineering, Inc. and SCAPE Landscape Architecture providing an update on the Bruce Beach Waterfront Redevelopment Project.

SUMMARY:

Goals of the 2010 Urban Core CRA Plan and the 2019 Pensacola Waterfront Framework and Catalytic Projects Master Plan prepared by SCAPE Landscape Architecture included creating a more connected public realm and expanded waterfront access, highlighting and celebrating local ecology, promoting equity and inclusion in public space, and preserving cultural heritage. The CRA selected HDR Engineering, Inc. as the consulting engineering firm to develop final design and construction documents for this project. SCAPE was engaged to provide community engagement and design concept consistency review services on the project. As final designs have developed, construction phasing and value engineering have been deemed appropriate for the projects. The design for Phase I is now at 60% completion. HDR and SCAPE will make a presentation to the CRA on the project design.

PRIOR ACTION:

August 5, 2019 - The CRA approved the scheduling of a workshop to discuss the use of the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

December 9, 2019 - The CRA adopted Supplemental Budget Resolution No. 2019-10 CRA carrying forward available balances from the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

December 12, 2019 - City Council adopted Supplemental Budget Resolution No. 2019-70 carrying forward available balances from the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

February 3, 2020 - The CRA held a workshop to review recommended projects for funding through the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 10, 2020 - The CRA approved funding of the "Hashtag" Waterfront Connector improvements, Bruce Beach improvements, Community Maritime Park Day Marina, and Jefferson Road Diet/sidewalk repair and improvements (aka "East Garden District") projects in accordance with the 2010 Urban Core Community Redevelopment Plan through the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 21-00889

Community Redevelopment Agency 11/15/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

AMENDMENT TO CRA URBAN DESIGN OVERLAY DISTRICT STANDARDS

RECOMMENDATION:

That the Community Redevelopment Agency refer revisions to the CRA Urban Design Overlay District Standards as described in Proposed Ordinance No. 45-21 to the City of Pensacola Planning Board.

SUMMARY:

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 standards should be tweaked. Staff has drafted an initial amendment to the overlay. A subsequent amendment is anticipated after the CRA has filled the Urban Design Specialist position.

The initial amendment includes the following:

- Creation of a modification/variance process through abbreviated review.
- Reduction of glass requirements (windows and doors) for single unit commercial buildings.
- Reduction in glass requirements for commercial, multi-family and other non-residential buildings, as well as, allowing for additional building setback, fenestration and a street screen or substantial buffering as a replacement where providing glass is not possible.
- 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

- Reduction in the requirement for building street-facing frontage occupation for commercial and multi-family buildings.
- Increase of the maximum setback for commercial development.
- 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 when located interior to the lot and buffered with a site improvement, such as parking, or limited in length with the addition of landscaping requirements for facilities that are visible from the street.
- Requirement for stormwater on residential properties to be controlled by gutter or swale systems.
- Reduction in glass requirements on a second street-facing side for single family and two-family residential buildings from 20% to 15%.
- Language clarifications and organization changes for readability.

It is anticipated that a subsequent amendment, will be brought forth following a comprehensive review of setbacks, parking and architectural features.

PRIOR ACTION:

September 18, 2018 - The Planning Board held a public hearing and recommended adoption of the CRA Urban Design Standards.

January 15, 2019 - The CRA recommended that City Council adopt the CRA Urban Design Standards.

May 16, 2019 - City Council held a public hearing and approved Ordinance No. 10-19, creating the CRA Urban Design Overlay District on first reading.

May 30, 2019 - City Council adopted Ordinance No. 10-19, creating the CRA Urban Design Overlay District on second reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

11/9/2021

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 45-21
- 2) Proposed Amendment in Strikethrough and Underline
- 3) Overlay District Map

PRESENTATION: No

PROPOSED
ORDINANCE NO. 45-21

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-3-31 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, COMMUNITY REDEVELOPMENT AREA (CRA) URBAN DESIGN OVERLAY DISTRICT STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-3-31 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

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

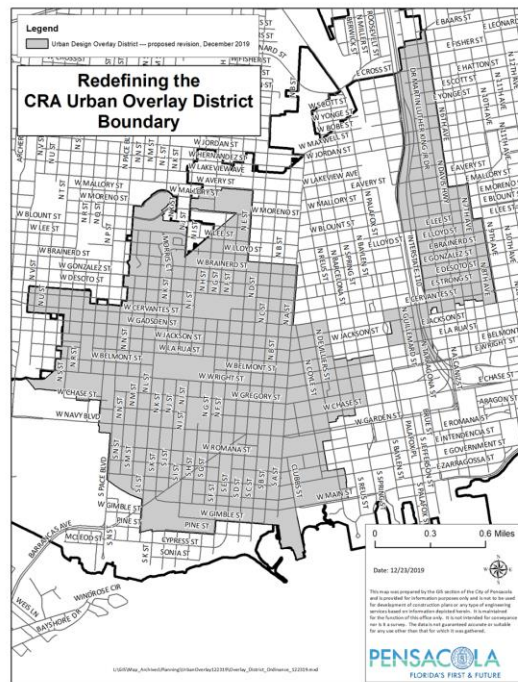
The regulations in this section shall be applicable to the community redevelopment area (CRA) urban design overlay district (CRAUDOD).

(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.
- (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 represent the redevelopment district for which the project is located and the Urban Design Specialist. Appeals shall be referred to the Zoning Board of Adjustments.

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
 - (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

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

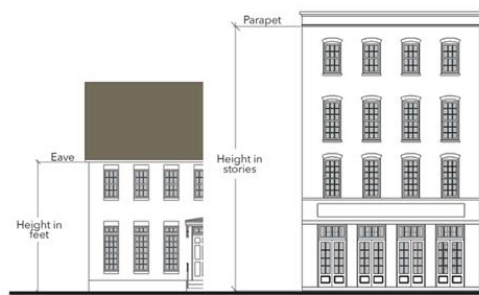
- (b) Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

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

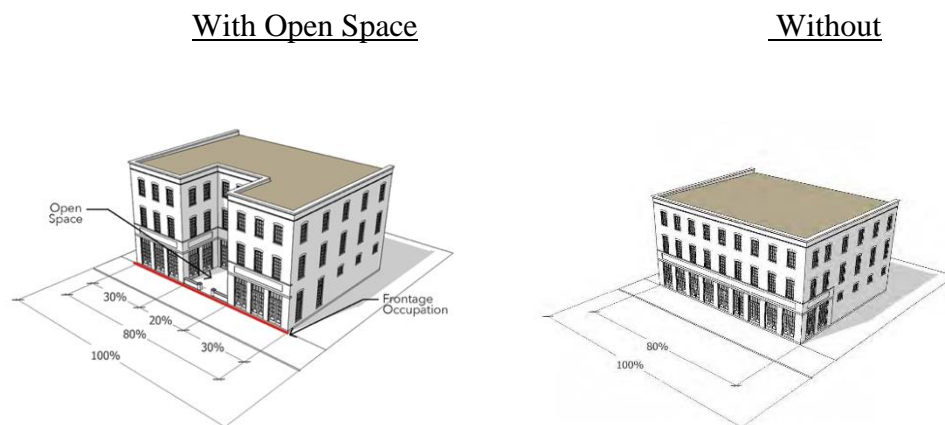


4. Parking garages shall not exceed the height of the principal building on the site. Parking garages shall not be subject to floor to floor height requirements according to subsection (7)a.3.iii of this section. Stand-alone parking garages shall only conform to the number of stories permitted within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

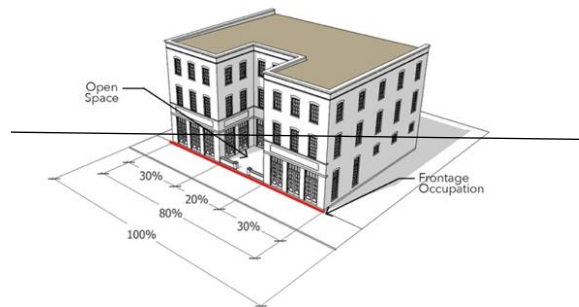
b. Building frontage occupation orientation.

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 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

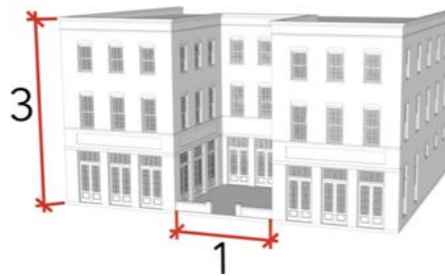


- ~~ILLUSTRATION 12-3-31.3. MINIMUM
BUILDING FRONTAGE OCCUPATION
WITH OPEN SPACE~~



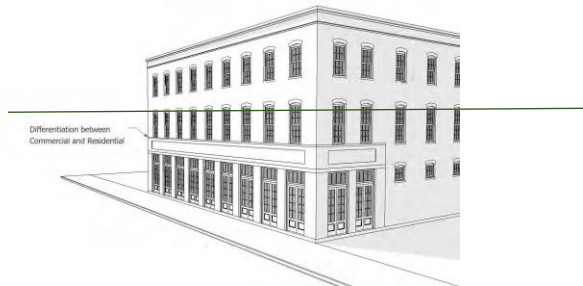
- 8

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:
- Equipment shall be screened.
 - 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:
- They shall be prohibited in frontage yards.
 - 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

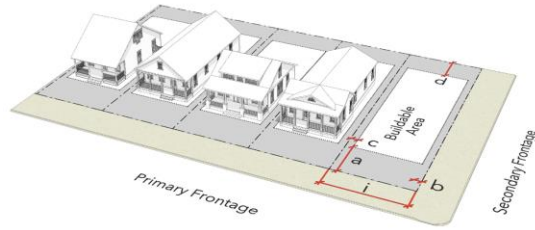
be as follows: Four (4) shade trees, three (3) understory trees, and 30 shrubs.

- 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.

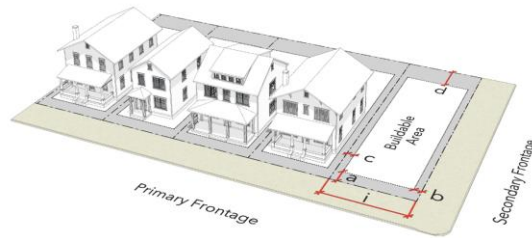
TABLE 12-3-31.3. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES - R-1AAA THROUGH R-1A



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

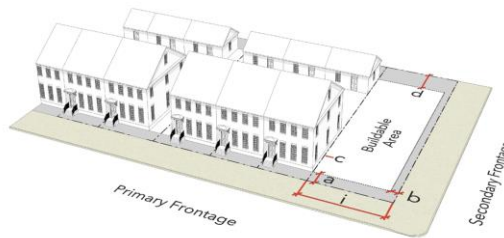
TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3



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

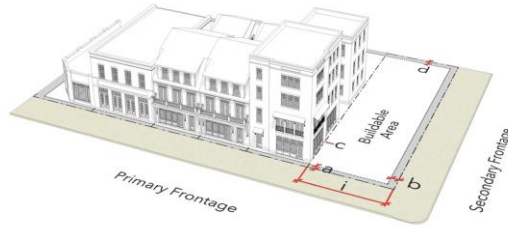
TABLE 12-3-31.5. SINGLE-FAMILY ATTACHED (TOWNHOUSE)
RESIDENTIAL BUILDING TYPES - R-1AA THROUGH C-3



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

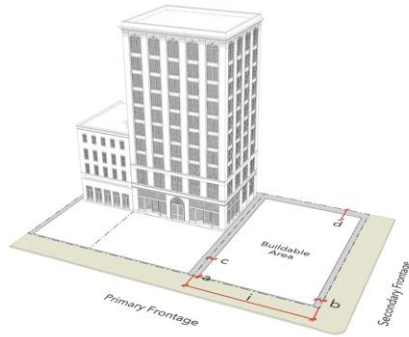
TABLE 12-3-31.6. MULTIFAMILY, MIXED-USE, NEIGHBORHOOD
COMMERCIAL AND COMMERCIAL BUILDING TYPES



Setbacks - Principal Building (feet)		Commercial	Multi-Family
Front (Com./Res.), Primary(1)		15 max.	15 max.
Front, Secondary (Com./Res.)		<u>520</u> 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 <u>ft.</u> or <u>ft.</u> 5 min.	0 <u>ft.</u> or <u>ft.</u> 5 min.
Rear		none	none
Frontage (min.)			
Primary		<u>680%</u>	
Secondary (one-side only)		<u>20% min.</u>	
Lot Occupation(4)			
Lot Width		16 ft. min.	
Lot Coverage		75% max.	
Building Height (max.)			
Principal Building(2)		4 stories <u>max.</u>	
Accessory Building(2)		N/A	
Off-Street Parking (min.)			
Residential		1/unit <u>min.</u>	
Commercial		Per subsection (7)h of this section	
Setbacks - Accessory Building (feet)			
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.	

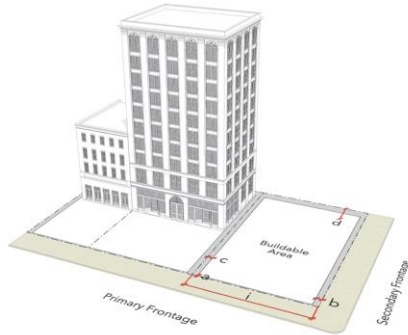
TABLE 12-3-31.7. MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-2A, C-2, C-3



Setbacks - Principal Building (feet)	Commercial	Multi-Family
Front (Com./Res.), Primary(1)	<u>15</u> max.	15 max.
Front, Secondary (Com./Res.)	<u>520</u> 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 <u>ft.</u> or <u>ft. 5</u> min.	0 <u>ft.</u> or <u>ft. 5</u> min.
Rear	none	none
Frontage (min.)		
Primary	<u>680</u> %	
Secondary (one-side only)	<u>20</u> % min.	
Lot Occupation(4)		
Lot Width	16 ft. min.	
Lot Coverage	75% max.	
Building Height (max.)		
Principal Building(2)	10 stories <u>max.</u>	
Accessory Building(2)	N/A	
Off-Street Parking (min.)		
Residential	1/unit <u>min.</u>	
Commercial	Per subsection (7)h of this section	
Setbacks - Accessory Building (feet)		
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 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-
USE AND COMMERCIAL BUILDING TYPES - C-3 ALONG C3C
FDOT CONTEXT ZONE



Setbacks - Principal Building (feet)	
Front, Primary	60 ft. max.
Front, Secondary	40 ft. max.
Front, Secondary (remaining sides)	0 ft. min.
Front, Secondary (Protected Zone - remaining)	15 ft. min.
Side (Interior)(2)	0 ft. or 5 ft. min.
Rear	none
Frontage (min.)	
Primary	60% min.
Secondary (one-side only)	20% min.
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	100% max.
Building Height (max.)	
Principal Building(1)	10 stories max.
Accessory Building	N/A
Off-Street Parking (min.)	
Residential	1/unit max.
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
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

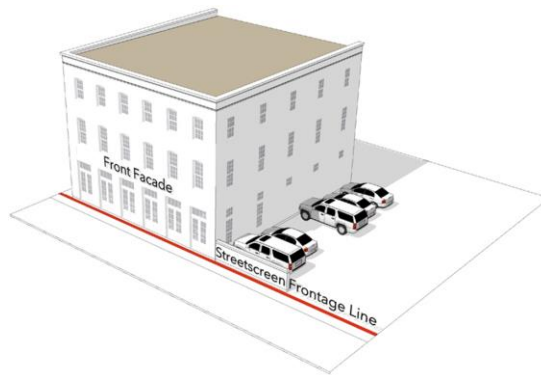
Facade Types	
Porch	Not Permitted
Stoop	Not Permitted
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(3) Minimum lot area 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.~~
 - ~~(c) 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

A. Standard Yard (Fenced or not)	
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. Cluster Court	
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.
C. Shallow Yard	
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.
D. Urban Yard	
Illustration	
Surface	Shall be paved at sidewalk grade.
Walkways	Shall be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Not permitted
E. Pedestrian Forecourt	
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.
F. Vehicular Forecourt	
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	<u>Multi-family, m</u> Minimum 18 inches and a maximum 24 inches above finished grade; <u>Non-residential, at sidewalk grade.</u>	
Requirements	A single collective entry to a multifamily 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 Bbuilding 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.

~~iii~~iv. 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.

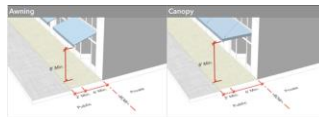
(b) A minimum unobstructed pedestrian path of at least six feet wide shall be provided along public rights-of-way.

(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 CANOPY 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.

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~~).

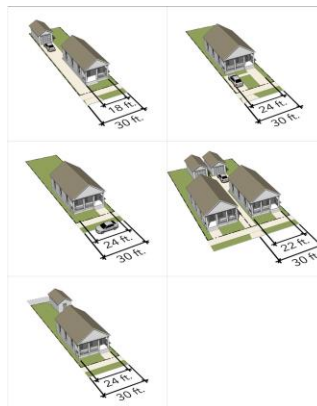
- (d) Lots 30 feet or less in width shall not be subject to minimum parking requirements, except for:
 - (1) Lots fronting streets where on-street parking is not permitted.
- (e) Lots less than 42 feet wide shall be accessed from a rear lane, where possible. Where not possible, the following exceptions 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

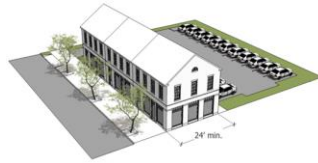


- (4) Single-family attached. Off-street parking for single-family attached residential types shall only be permitted in the rear 50 percent of the lot.
 - (5) Tandem parking is encouraged.
 - (6) Shared driveways are encouraged. A recorded easement providing for perpetual shared access and use must 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

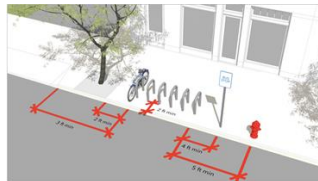
Building Type	Location	R-2A through C-2A	C-2, C-3*
Multifamily	Primary & Secondary Frontages	Minimum 0.25 spaces per unit	Minimum 0.50 spaces per unit
Nonresidential	Primary & Secondary Frontages	Minimum 0.50 spaces per 1,000 square feet	Minimum 0.75 spaces per 1,000 square feet

*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 façade, 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.

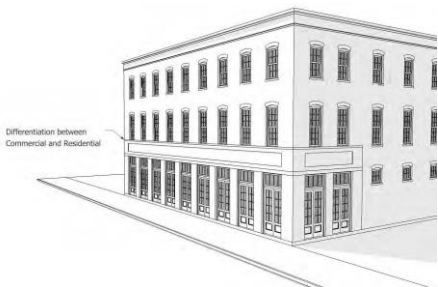
5. Blank wall length:

- 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 .

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.

TABLE 12-3-31.12. GLAZING AND FENESTRATION REQUIREMENTS

Residential	
At & above grade	Minimum 20% along frontages
	
Multifamily & office	
Above grade	Minimum 20% along frontages
At grade	Minimum 35% along frontages
	
Mixed-use	
Above grade	Minimum 20% along frontages
At grade	Minimum 70% along frontages
	

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

<u>Glazing</u>	<u>Primary</u>	<u>Secondary</u>
<u>Ground Floor</u>	<u>35% min.</u>	<u>35% min. (2nd side)</u> <u>15% min. (remaining sides)</u>
<u>Upper Floor</u>	<u>20% min.</u>	<u>20% min. (2nd side)</u> <u>10% min. (remaining sides)</u>
<u>Blank Wall Length</u>	<u>20 ft.</u>	<u>20 ft.</u>

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

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 Integrifolia
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
Shrubs	
Common Name	Scientific Name
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.
- 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.

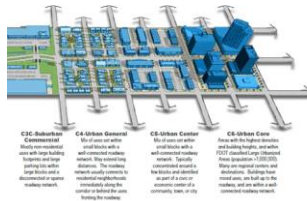
- ii. Where a gallery is provided, and the greenway that occurs between the sidewalk and the back of curb is less than three feet wide, no street trees shall be required.
- iii. Where a greenway at least three feet wide occurs between the gallery and the back of curb, and no overhead or underground utilities 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.

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 a the lot that the principal building façade 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.

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.

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)

SECTION II. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION III. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

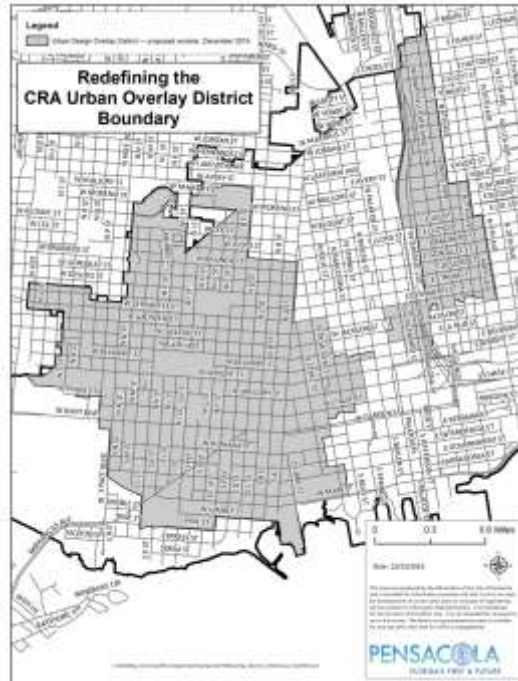
City Clerk

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.

-
- (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 represent the redevelopment district for which the project is located and the Urban Design Specialist. Appeals shall be referred to the Zoning Board of Adjustments.

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
 - (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

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

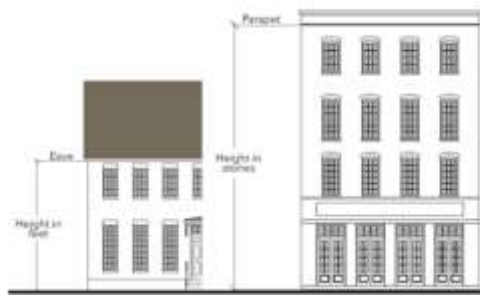
- (b) Mixed-use and nonresidential buildings shall be limited by ground floor story and above ground story height in accordance with Table 12-3-31.2.

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.
 - i. Gable or hipped roofs shall have a minimum pitch of 6:12 and a maximum pitch of 12:12.
 - ii. 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

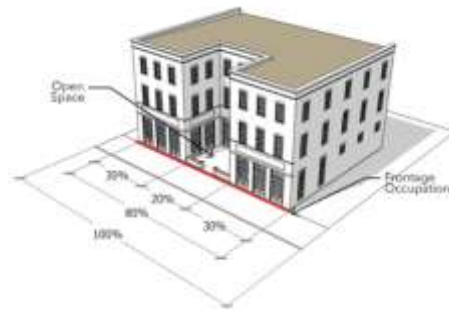
courtyard, patio area, forecourt, intentional public or pedestrian activity area or similar.

Building frontage occupation shall conform to the form standards in Tables 12-3-31.3 to 12-3-31.8.

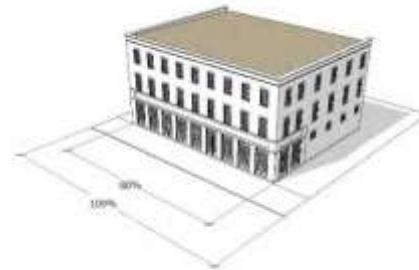
3. Principal bBuildings shall be oriented so that the principal facade is parallel to the street it faces for the minimum building frontage occupation required in the form standards in Tables 12-3-31.3 to 12-3-31.8. See Illustration 12-3-31.2 for a depiction of minimum frontage occupation requirements.

ILLUSTRATION 12-3-31.2. MINIMUM BUILDING FRONTAGE OCCUPATION

With Open Space



Without Open Space



- ~~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~~

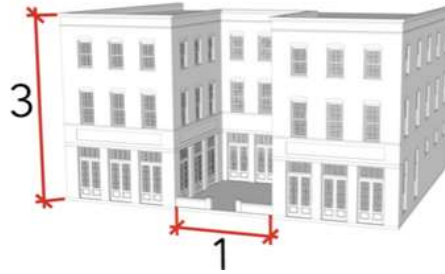
ILLUSTRATION 12-3-31.3 REMOVED

- ~~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.*

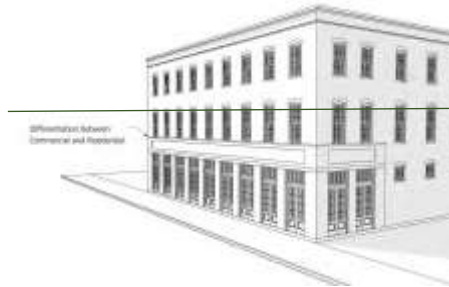
1. Intent. Buildings should be designed in proportions that reflect human-scaled pedestrian movement, and to encourage interest at the street level.
2. Where provided, multifamily building courtyards shall maintain a minimum width to height ratio of 1 to 3 in at least one dimension in order to avoid 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.
- ~~910.~~ 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.

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



Setbacks - Principal Building (feet)	
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. (<u>lots <=30' lots</u>)
Frontage (min.)	
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 (max.)	
Principal Building(1)	35 ft. <u>max.</u>
Accessory Building(1)	24 ft. <u>max.</u>
Parking (min.)	
Off-street(2)	1/unit <u>min.</u>
Setbacks - Accessory Building (feet)	
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
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 30-foot 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.

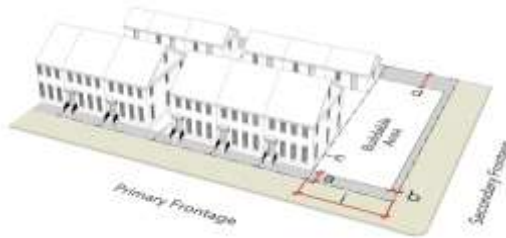
TABLE 12-3-31.4. SINGLE-FAMILY DETACHED AND TWO-FAMILY ATTACHED (DUPLEX) RESIDENTIAL BUILDING TYPES- R-1B THROUGH C-3



Setbacks - Principal Building (feet)	
Front, <u>Primary</u>	8 ft. min. /20 ft. max.
Front, Secondary(4)	5 ft. min.
Front, Secondary(4) (<u>remaining sides</u>)	5 ft. min.
<u>Front, Secondary (Protected Zone)</u>	N/A
Side (Interior)(4)	5 ft. min.
Rear	25 ft. min./20 ft. min. (lots <=30' lots)
Frontage (<u>min.</u>)	
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 (<u>max.</u>)	
Principal Building(1)	35 ft. <u>max</u>
Accessory Building(1)	24 ft. <u>max</u>
Parking (<u>min.</u>)	
Off-street(2)	1/unit <u>min.</u>
Setbacks - Accessory Building (feet)	
Front, <u>Primary</u>	50 ft. min.
Front, Secondary(4)	5 ft. min.
Side (Interior)	1 ft. min.
Rear	3 ft. min.
Frontage Yard Types	
Standard	Permitted
Shallow	Permitted
Urban	Not Permitted
Pedestrian Forecourt	Not Permitted
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 30-foot 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 (feet)	
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 (min.)	
Primary	80% <u>min.</u>
Lot Occupation(3)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	45 ft. <u>max.</u>
Accessory Building(2)	24 ft. <u>max.</u>
Parking (min.)	
Off-street	1/unit <u>min.</u>
Setbacks - Accessory Building (feet)	
Front, <u>Primary</u>	50 <u>ft.</u> min.
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

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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 (feet)	Commercial	Multi-Family
Front (Com./Res.) , Primary(1)	<u>15</u> max.	15 max.
Front, Secondary (Com./Res.)	<u>520</u> max.	15 max.
Front, Secondary (remaining sides)	<u>0 ft. min.</u>	<u>0 ft. min.</u>
Front, Secondary (Protected Zone - remaining)	<u>15 ft. min.</u>	<u>15 ft. min.</u>
Side (Interior)(3)	<u>0 ft.</u> or <u>ft. 5 min.</u>	<u>0 ft.</u> or <u>ft. 5 min.</u>
Rear	none	none
Frontage (min.)		
Primary	<u>680%</u>	
<u>Secondary (one-side only)</u>	<u>20% min.</u>	
Lot Occupation(4)		
Lot Width	16 ft. min.	
Lot Coverage	75% max.	
Building Height (max.)		
Principal Building(2)	4 stories <u>max.</u>	
Accessory Building(2)	N/A	
Off-Street Parking (min.)		
Residential	1/unit <u>min.</u>	
Commercial	Per subsection (7)h of this section	
Setbacks - Accessory Building (feet)		

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



Setbacks - Principal Building (feet)	Commercial	Multi-Family
Front (Com./Res. , Primary)(1)	<u>15</u> max.	15 max.
Front, Secondary (Com./Res.)	<u>520</u> 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 <u>ft.</u> or <u>ft.</u> 5 min.	0 <u>ft.</u> or <u>ft.</u> 5 min.
Rear	none	none
Frontage (min.)		
Primary	<u>68</u> 0%	

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<u>Secondary (one-side only)</u>	<u>20% min.</u>
Lot Occupation(4)	
Lot Width	16 ft. min.
Lot Coverage	75% max.
Building Height (max.)	
Principal Building(2)	10 stories <u>max.</u>
Accessory Building(2)	N/A
Off-Street Parking (min.)	
Residential	1/unit <u>min.</u>
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
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 12-3-31.8. HYBRID COMMERCIAL: MULTIFAMILY, MIXED-USE AND COMMERCIAL BUILDING TYPES - C-3
ALONG C3C FDOT CONTEXT ZONE



Setbacks - Principal Building (feet)	
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 (min.)	
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 (max.)	
Principal Building(1)	10 stories <u>max.</u>
Accessory Building	N/A
Off-Street Parking (min.)	
Residential	1/unit <u>max.</u>
Commercial	Per subsection (7)h of this section
Setbacks - Accessory Building (feet)	
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

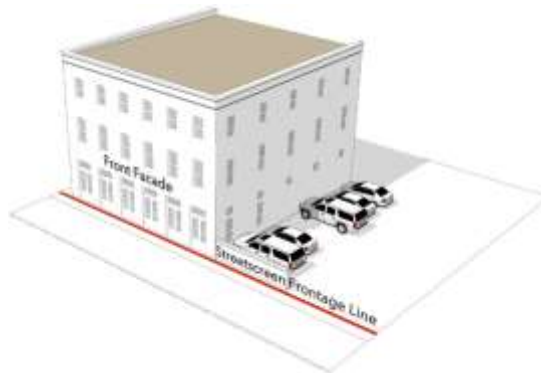
Common Entry	Permitted
Gallery	Permitted
Storefront	Permitted
Notes:	
(1) Measured according to subsection (7)a.3 of this section.	
(2) Zero-foot minimum (attached/zero-lot-line buildings)/five-foot minimum (detached buildings).	
(3) Minimum lot area shall not apply.	

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, underground 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







A. Standard Yard (Fenced or not)	
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. Cluster Court	
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.
C. Shallow Yard	
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.
D. Urban Yard	
Illustration	
Surface	Shall be paved at sidewalk grade.
Walkways	Shall be paved at sidewalk grade. Vegetation is permitted in raised containers.
Fencing	Not permitted
E. Pedestrian Forecourt	




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.
F. Vehicular Forecourt	
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	<u>Multi-family, minimum 18 inches and a maximum 24 inches above finished grade;</u> <u>Non-residential, at sidewalk grade.</u>	
Requirements	A single collective entry to a multifamily 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.
- ~~iii~~iv. 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.
- ~~i~~vi. 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

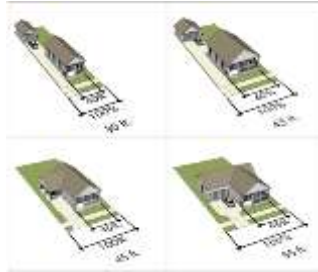


h. *Parking access, design and reductions.*

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).

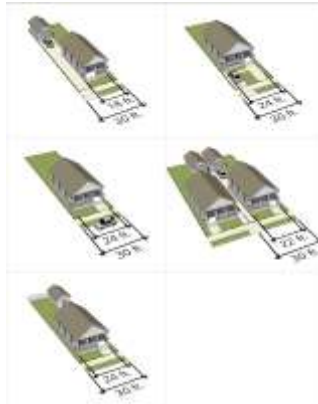
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- (c) Parking reductions shall be calculated according to [Chapter 12-4 \(Off-Street Parking\)](#), Table 12.3-1 (~~Downtown Pensacola CRA Parking Reductions~~).
 - (d) Lots 30 feet or less in width shall not be subject to minimum parking requirements, 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 foot 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 façade, and articulation of street-facing building facades.
 2. Fenestration applies to street-facing building facades only.
 - 1-3. 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 .




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.

TABLE 12-3-31.12. GLAZING AND FENESTRATION REQUIREMENTS

Residential	
At & above grade	Minimum 20% along frontages
	
Multifamily & office	
Above grade	Minimum 20% along frontages
At grade	Minimum 35% along frontages
	
Mixed-use	
Above grade	Minimum 20% along frontages
At grade	Minimum 70% along frontages
	

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

-
- 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

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 Integrifolia
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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(Supp. No. 1)

<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.

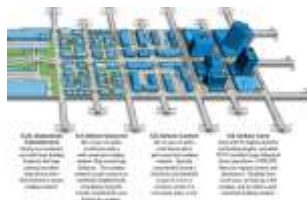
5. Tree selection and placement shall be coordinated with the engineering division of the city public works and facilities department and subject to section 12-3-58 (visibility triangle) and section 12-11-7 (license to use).
6. Mixed-use and nonresidential building types shall comply with the following:
 - 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.

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 the lot that the principal building façade 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.

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.

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)

Urban Design Overlay District --- proposed revision, December 2019

Legend

Urban Design Overlay District --- proposed revision, December 2019

**Redefining the
CRA Urban Overlay District
Boundary**

0 0.3 0.6 Miles

Date: 12/23/2019

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

PENSACOLA
FLORIDA'S FIRST & FUTURE

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0 0.3 0.6 Miles

Date: 12/23/2019

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Memorandum

File #: 21-00913

Community Redevelopment Agency 11/15/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

CRA COMMERCIAL FAÇADE IMPROVEMENT PROGRAM AWARD - HISTORIC MYRT'S BEAUTY SHOP

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve a commercial façade improvement program funding award, in an amount, not to exceed, \$60,000, to Silvia E. Tisdale for eligible improvements to the property located at 601 West La Rua Street, Pensacola Florida, commonly known as the Historic Myrt's Beauty Shop. The property is located in historic Belmont-DeVilliers. Further, that the CRA Board authorize the CRA Chairperson to take all actions necessary to complete the project pursuant to the program documents.

SUMMARY:

On December 11, 2017, the CRA Board approved the CRA Commercial Façade Improvement Program for administration within targeted districts of the City of Pensacola's designated community redevelopment areas. Under this program, eligible participants, whose non-residential property is located within target boundaries of the Westside redevelopment area, may receive up to \$30,000 for each street-facing building façade enhanced. Funding provided is subject to a required 25% owner match and secured by a forgivable mortgage loan for a period of five (5) years.

Sylvia Tisdale, owner of the Historic Myrt's Beauty Shop, has submitted an application for façade improvements to her property located at 601 West La Rua Street, Pensacola Florida.

The historic site is a culturally significant community landmark that served as an important entrepreneurial and education institution for the African American community. Myrtle Watson Brown grew up during the period of segregation in Pensacola. She graduated from Apex College of Beauty Culture in Atlanta in 1940 and soon after opened Myrt's House of Beauty on La Rua Street. The business moved into its current location in 1944. The beauty shop was a safe place for African American women and a place of education. Today Myrt's Beauty Shop celebrates Watson Brown's business and investments in the Belmont-DeVilliers and African American community.

The requested program award will provide supplemental funding needed to complete siding repairs, paint, windows, front door with transom, new columns and signage, fencing, wall lighting, street trees, fencing and roofing.

PRIOR ACTION:

None

FUNDING:

Budget: \$ 60,000 Urban Core CRA Commercial Façade

Actual: \$ 60,000

FINANCIAL IMPACT:

Funding will be appropriated in the FY2022 budget upon approval of the carryforward supplemental budget resolution in December. Award disbursement is based upon actual expenditures following project completion according to the program guidelines for matching funds.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

[Click here to enter a date.](#)

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Program Application - 601 W La Rua Street

PRESENTATION: No



Commercial Façade Improvement Program Application

SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

Name: Sylvia E. Tisdale Title: owner
Mailing Address: 6250 College PKwy
Phone 1: 850-572-3761 Phone 2: _____
Email: SylviaTisdale1951@gmail.com Fax: _____

SECTION 2: PROPERTY INFORMATION

Address: 601 W Lakewood St. #10471 Parcel #: _____

Is the property historical or culturally significant, as defined in the program guidelines? ☐ Yes ☐ No

If yes, attach the following documentation:

- ☐ **Proof of listing on the National Register of Historic Places and/or cultural significance, as defined under Section B, Eligible Property, Commercial Façade Improvement Program Guidelines.**
- ☐ **Documentation of support from entities or organizations that do not have financial or personal interest in the applicant or this program. This shall include four (4) or more letters of support.**

Are there any code violations or liens? ☐ Yes ☒ No

Is the property current on ad valorem taxes? ☒ Yes ☐ No

If the property contains code violations, liens, or is delinquent on ad valorem taxes please explain the circumstances below: _____

Attach the following documentation:

- ☐ ~~Property Deed~~
- ☐ Photograph of Existing Property Conditions (minimum one 4X6 per storefront)

Is the property leased or tenant-occupied? ☐ Yes Proceed to Section 3. ☒ No Proceed to Section 4.

SECTION 3: TENANT/LESSEE INFORMATION

For multiple tenants/lessees, please attach documentation providing the information required within this section for each.

Tenant/Lessee Name: _____
No. of Years at Project Location: _____
No. of Years Remaining on Lease: _____

SECTION 4: BUSINESS INFORMATION

If not applicable, write "N/A".

Name: Beauty shop

Type: _____

Federal Tax ID #: _____

Current # of Employees or Full Time Equivalent (FTE): _____

New Employment (FTE) Projected (If Applicable): _____

Attach the following documentation:

- **Copy of Valid City of Pensacola Business License(s)** if applicable

SECTION 5: PROJECT SUMMARY AND BUDGET

Please provide a brief description of the proposed project. Windows, Roof, Siding
Repairs, door, awnings, paint, potted plants

maybe floors, bathroom, kitchen, gas HVAC

Estimated Project Budget: \$20,000

Estimated Funding Request: \$60,000

How will the project be financed? _____

To the best of your knowledge, has a grant or loan through the City of Pensacola and/or CRA ever been awarded for this property? ☐ Yes ☒ No

If Yes, please describe. _____

Attach the following documentation:

- Concept Plan/Renderings (If Available)
- Three Cost Estimates (If Available)

SECTION 6: CERTIFICATION

The information on this application is provided for the purpose of applying for assistance under the CRA Commercial Façade Improvement Program. This information is accurate to the best of my knowledge. Applicants understand that personal, business, and/or property information may be requested pursuant to this grant application and I hereby give my consent to such information to be provided to the CRA. The CRA retains the sole decision as to whether this grant application is approved, denied or modified. Applicant(s) has/have read and accepts the terms outlined in the Program Guidelines.

Signature

Sylvia E. Tisdale

Name and Title (Print)

owner

Date

7/14/21

Signature

Name and Title (Print)

Date

THE *Positive Impact* OF Change

A GREATER PENSACOLA BLACK HISTORY MONTH SERIES BY ROBIN RESHARD



Pensacola entrepreneur leaves legacy of success

By Robin Reshard

Special to the News Journal

Entrepreneurship and education have long been tools for advancing socioeconomic status. In the 19th and

PART
4 OF 4

20th centuries, national leaders such as Booker T. Washington, Ida B. Wells-Barnett, W.E.B. Du Bois and Madame C.J. Walker challenged African-Americans to start their own businesses and seek formal education.

Harkened by the call, many families made sacrifices to attain their ideals of success. In a segregated Pensacola, Myrtle Watson Brown was among those who embraced the challenge.



WATSON
BROWN

Watson Brown was born in 1916 in Molino into a family of entrepreneurs. Her paternal grandparents owned a family-run farm and grocery store in Gonzalez, where they raised five children.

Watson Brown and her only sibling, Elsie, were raised on the same farm by their parents, Elmore and Annie Johnson, until they moved to Pensacola's

Belmont-DeVilliers neighborhood. Elmore worked as a truck driver for the Lewis Bear Company, and Annie was a homemaker.

By 1935, Watson Brown had dropped out of high school and was married with two daughters. She and her husband eventually divorced, and she set out to make a living for her family, cleaning houses of well-to-do white families in North Hill and providing hair services to black women.

Then, with her family's support, she enrolled in Atlanta's Apex College of Beauty Culture and graduated in 1940. She returned to Pensacola and opened Myrt's House of Beauty in a rented duplex behind her parents' La Rua Street home. In 1944, she moved her enterprise to a building she bought at the corner of La Rua and Coyle streets.

"She always worked for herself," said Vera Watson, her youngest daughter.

Meanwhile, her sister had earned a bachelor's degree in mathematics from Florida Agricultural and Mechanical University and went on to teach algebra and geometry at Booker T. Washington High School.



Myrtle Watson Brown, lower left, with five generations of her family in 2006. PHOTOS COURTESY OF THE WATSON FAMILY

Elsie's education and financial support must have helped spur Watson Brown to get her high school diploma in 1952 at the age of 36 and, at the age of 40, her bachelor's in home economics from FAMU.

"She went to FAMU during the week, came back on the weekends to do hair," her daughter said, "and then returned to school on Sunday."

Watson Brown taught cosmetology at Booker T. Washington Vocational School, and the year after integration went into effect in Escambia County, she taught home economics and art at Tate High School.

"She was a sweet lady," said

Ora Wills, a retired teacher who taught at Tate High School.

Watson Brown, who remarried, also gave to her community. She supported Escambia County Head Start, the 4-H Club, her church and numerous community groups and garden clubs, and was a 50-year member of the Alpha Kappa Alpha Sorority.

As her economic status grew, she bought two homes in Belmont-DeVilliers and one in North Hill. With other community leaders, she invested in land in the Grand Lagoon area where blacks could enjoy the beach in the 1970s when attitudes about integration were

still precarious.

In her mid- and later life, she became a world traveler, even visiting Israel, Switzerland and Great Britain by herself. She shared her success with her family, taking them on vacations to Denver, Las Vegas, the California coast, China, Japan, and Disneyland.

She retired from teaching in 1990 and retired shortly thereafter from the beauty shop. Her last trip was a cruise with her daughters to Alaska when she was 90. She was determined to give her daughters the benefits of their ancestors' hard work by showing them the world beyond the plains of Gonzalez and the streets of Belmont-DeVilliers.

She died in 2006, a few months after her 90th birthday, leaving a legacy of entrepreneurship, education and community.

Robin Reshard is an interviewer, author, filmmaker, public speaker and community educator who brings relevant issues to light through media and community projects.

pnj.com/blackhistory

PROUDLY SPONSORED BY





BELMONT/ DeVILLIERS **NEIGHBORHOOD ASSOCIATION**

321 N. DeVilliers St., Suite 108 Pensacola, FL 32501

24 August 2021

Ms. Helen Gibson
CRA Administrator
222 W. Main St.
Pensacola, FL 32502

SUBJ: **Myrt's Beauty Shop**
Commercial Façade Program

On behalf of the Belmont Devilliers Neighborhood Association, we submit this letter in support of Pastor Sylvia Tisdale's efforts to beautify her property (Myrt's Beauty Shop), located at 601 West LaRue Street.

Pastor Sylvia Tisdale is the owner of this historical beauty salon that has cultural significance to the Belmont/DeVilliers area. This salon has been a fixture in the African American community for over 80 (+) years. Many African-American women visited Myrt's Beauty Shop from the entire City of Pensacola. This business has been a long standing element in our community.

This Salon was a safe haven and place where African American women visited to catch up on all the activities happening in the community and their beauty needs.

This salon is a very important component of the Belmont/DeVilliers history. Thank you for considering this historical salon for the Commercial Façade Improvement Program.

Respectfully,

Eddie S. Todd, Jr.
President,
Belmont/DeVilliers Neighborhood Association.
Cell: (850) 206-5275
Email: toddeta@bellsouth.net



Brian Wyer, President/CEO
Gulf Coast Minority Chamber of Commerce

August 23, 2021

Dear Pastor Tisdale and the City of Pensacola,

The Gulf Coast Minority Chamber of Commerce submits this letter in strong support of the Myrt's Beauty Shop located at 601 West LaRue Street. The Shop needs improvements through the Commercial Façade Improvement Program.

The Shop will help City residents by providing employees with jobs, business processes, life skills and entrepreneurial mentorship. The historic African American beauty salon has cultural significance in the Belmont/DeVilliers area for over 80 years.

The Mission of our chamber is to serve as an advocate and the conscience of the business community, assisting in procurement opportunities, developing business strategy, and increasing operating capacity, while striving to ensure economic fairness for all. Our vision is to be the beacon for small and minority business enterprises for economic development, business development, and wealth creation along the Gulf Coast.

Our area has struggled with equal representation in the economy, business ownership and cultural heritage. Beauticians have contributed significantly to our society, but those accomplishments have not always been represented in our business community. The facade improvement will provide opportunities for more collaborative efforts with other area businesses.

If awarded, you have our chamber's commitment to assist in the process of assisting Myrt's Beauty Shop. We can provide education to the business through networking and business process improvement. Our office space is located at the corner of Belmont and DeVilliers street, so we have a truly vested interest in bettering our area.

Thank you for the opportunity to offer my full support for this Façade program, and please do not hesitate to contact me if any additional details are needed.

Sincerely

Sincerely,

Brian Wyer, President/CEO of the Gulf Coast Minority Chamber of Commerce

bwyer@gcmcc.info (850) 438-3993, 321 N. DeVilliers Street, Suite 104, Pensacola, FL 32501



KUKUA INSTITUTE, INC.
300 North Reus Street • Pensacola, FL 32501
www.KukuaInstitute.org

August 25, 2021

City of Pensacola
Community Redevelopment Agency
222 W. Main Street
Pensacola, FL 32502
(Sent electronically to Rev. Sylvia Tisdale)

Re: Property at 601 West LaRua


Dear City of Pensacola:

The efforts of Rev. Sylvia Tisdale for the preservation of the property at 601 West LaRua Street is exciting and meaningful for the Belmont DeVilliers neighborhood and for Pensacola. Since the early 1900s, it has stood as a residence, retail store, manufacturing plant, and – most iconically – a beauty salon and school. Today, it still stands as a historically and culturally significant building that has maintained its mixed-use nature, serving the residents, businesses, and visitors of Pensacola for over 120 years.

Early records indicate that the property, located at the southwest corner of LaRua and Coyle Streets, had two addresses for the one building: 601 West LaRua Street and 423 North Coyle Street. This is understandable as the property stands on the corner and served dual purposes as a residence for the families who were entrepreneurs and had a place of business in the building. As the city continued to grow at the turn of the 20th century, it continued to move westward and northward and the Belmont DeVilliers neighborhood continued to prosper. Listings in the city directories between 1905 and 1944 show the commercial address on LaRua Street had an unnamed grocery store, Big League Food Products (a mayonnaise manufacturer), and Polk's Grocery and Market. In 1944, Myrtle Johnson Watson Brown bought the entire building of almost 3,000 square feet for \$2,500 and it became Myrt's House of Beauty. In it, she added more beauty and creativity to the hair of African American women and, over the next 60 years, taught other African American women the craft and business of being a beautician.

Today, we salute Rev. Tisdale as a staunch advocate for historic preservation, cultural development, affordable housing, and diverse entrepreneurship for Pensacola and Escambia County. We support her efforts to continue this work and garner financial, in-kind and volunteer resources to ensure this historic building – and its legacy – is around for another century.

Sincerely,



Robin Reshard
Kukua Institute

Gulf Properties Asset Management, LLC
PO Box 1492
Gulf Breeze, FL 325632

February 26, 2019

City of Pensacola,

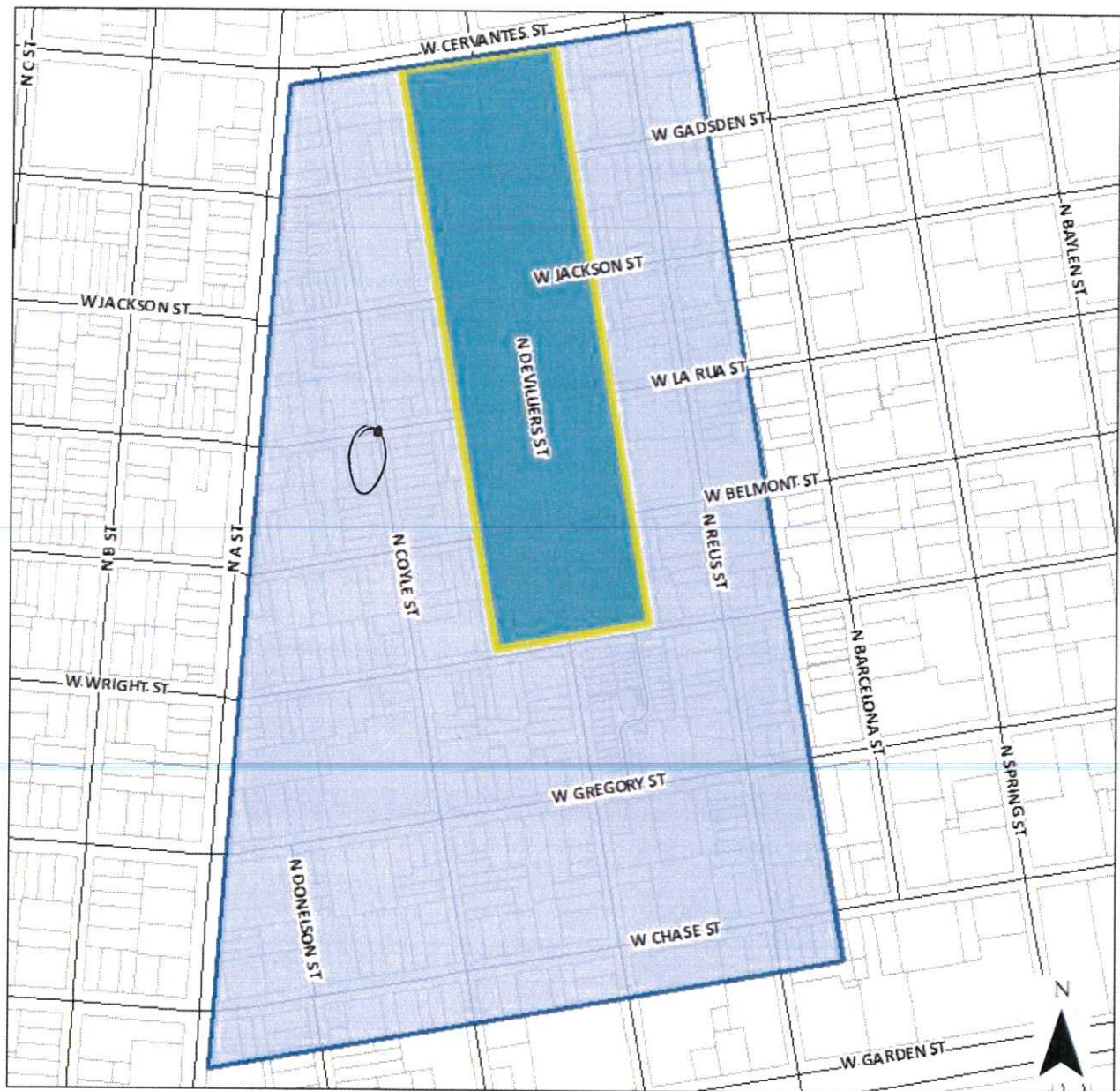
I, Sarah Dixon am writing on behalf of Gulf Properties Asset Management, LLC a neighbor located 403 N Coyle Street in support Pastor Sylvia Tisdale efforts to beautifying her property located at 601 W La Rua Street. Pastor Tisdale is the owner of this historical beauty salon with cultural significance to the Belmont/Devilliers area. Although, I did not have to opportunity to enjoy the experience at this salon, I have heard stories this was the place in the neighbor for Africa-American women to visit, catch up on all the activities happen in the community and gossip at any given time. It was and continues to be a safe place for women to be accepted by their peers without judgment. The salon is very important to keeping a part of the Belmont/Devilliers' history. Thank you for considering this historical salon for the Commercial Façade Improvement Program.

Truly,
Sarah Dixon

President



Commercial Facade Improvement Target Area: Belmont DeVilliers Commercial Core and Expansion Area



Last Updated: November 2018

Legend

Commercial Facade Sub-Boundary

Belmont DeVilliers Commercial Core

Belmont DeVilliers Expansion

Allowable Property Types

Commercial, Historical and Culturally Significant

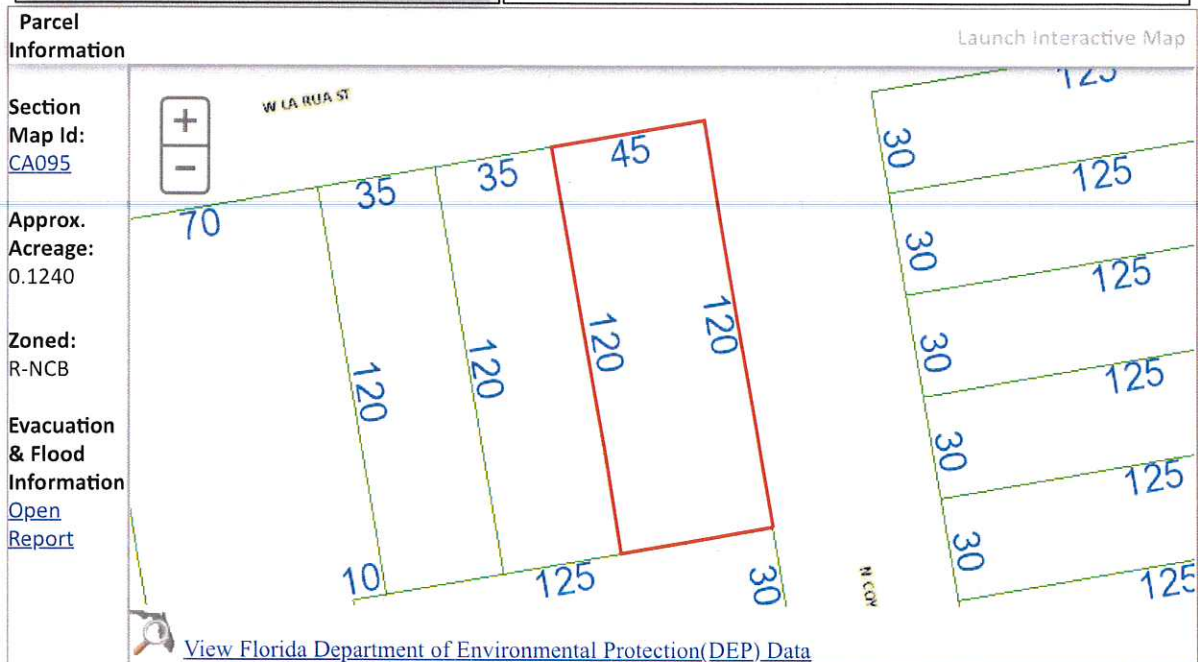
Historical and Culturally Significant Only

Approved 12/11/17

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information		Assessments				
Parcel ID:	000S009010019079	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	131722000	2020	\$43,200	\$41,622	\$84,822	\$54,084
Owners:	TISDALE SYLVIA E	2019	\$43,200	\$40,542	\$83,742	\$49,168
Mail:	6250 COLLEGE PKWY PENSACOLA, FL 32504	2018	\$18,900	\$39,143	\$58,043	\$44,699
Situs:	601 W LA RUA ST 32501	Disclaimer				
Use Code:	STORE, 1 STORY	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Download Income & Expense Survey				
Sales Data		2020 Certified Roll Exemptions				
Sale Date	Book Page Value Type	None				
		Legal Description				
08/2004	5474 1959 \$60,000 WD	E 45 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 5474 P 1959 CA 95				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features				
		BLOCK/BRICK BUILDING				



Buildings

Address: 601 W LA RUA ST, Year Built: 1901, Effective Year: 1970, PA Building ID#: 18180

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-ASPHALT TILE

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-6

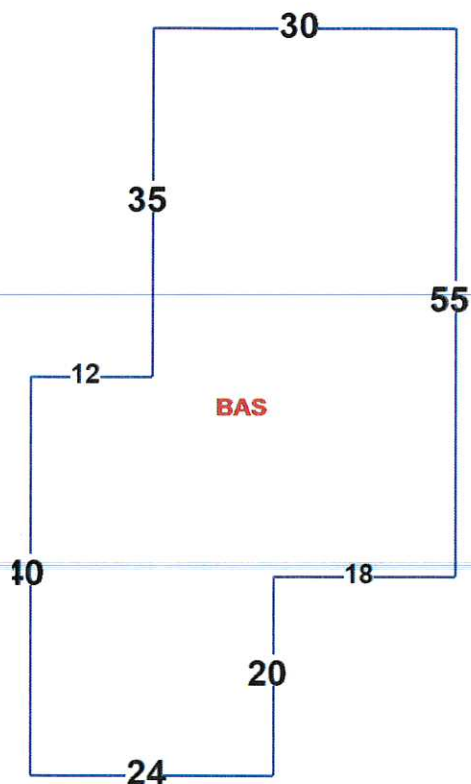
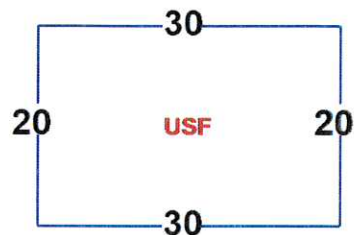
NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-12

STRUCTURAL FRAME-WOOD FRAME



Areas - 2970 Total SF

BASE AREA - 2370

UPPER STORY FIN - 600

Images



2/17/21

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Escambia County Property Appraiser
000S009010019079



Record 15.50
42000

This instrument prepared by:
CHARLES F. JAMES, IV, Esquire
Clark, Partington, Hart, Larry,
Bond, & Stackhouse
Post Office Box 13010
Pensacola, FL 32592-3010
(850) 434-9200

CPH&H File no. 04-1078

Parcel ID Number: 00-0S-00-9010-019-079

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 5474 PG 1959
Escambia County, Florida
INSTRUMENT 2004-273945

DEED DOC STAMPS PD & ESC CO \$ 420.00
08/11/04 ERNIE LEE WASHBURN, CLERK

For Clerk's Use Only

WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

This Indenture, Made this 5th day of August, 2004, between MYRTLE W. BROWN f/k/a MYRTLE JOHNSON WATSON, whose address is 1415 North "A" Street, Pensacola, Florida 32501, Grantor, and SYLVIA E. TISDALE, an unmarried woman, whose address is 6250 College Parkway, Pensacola, Florida 32504, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

The East 45 feet of Lots 16 through 19, Block 79, of Belmont Tract, according to the map of said city copyrighted by Thomas C. Watson in 1906.

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.

Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

OR BK 5474 PG1960
Escambia County, Florida
INSTRUMENT 2004-273945

RCD Aug 11, 2004 01:28 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-273945

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

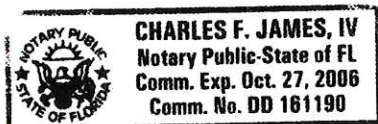
Vera E. Watson
Vera E. Watson
[Type/print name of witness]

Charles F. James, IV
CHARLES F. JAMES, IV
[Type/print name of witness]

Myrtle W. Brown
MYRTLE W. BROWN f/k/a
MYRTLE JOHNSON WATSON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of August, 2004, by MYRTLE W. BROWN f/k/a MYRTLE JOHNSON WATSON, who () is personally known to me or who (☒) has produced a drivers license as identification.



(NOTARIAL SEAL)

Charles F. James, IV
(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____



Ron DeSantis, Governor

Julie I. Brown, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF COSMETOLOGY

THE COSMETOLOGY SALON HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 477, FLORIDA STATUTES

MYRTS BEAUTY SHOP

SYLVIA E TISDALE
601 WEST LARUA STREET
PENSACOLA FL 32504

LICENSE NUMBER: CE9965228

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Memorandum

File #: 21-00914

Community Redevelopment Agency 11/15/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

JACKSON STREET MASTER PLAN CONSULTANT SELECTION

RECOMMENDATION:

That the Community Redevelopment Agency accept Escambia County's selection of consulting firm, WSP USA, Inc. for development of the Jackson Street Transportation Master Plan.

SUMMARY:

On June 14, 2021, the Community Redevelopment Agency approved a Memorandum of Understanding (MOU) with Escambia County to develop a transportation master plan to be called "Jackson Street Reimagined: A Transportation Master Plan" for improvements to Jackson Street from A Street to Fairfield Drive, within the Westside community redevelopment area. In accordance with the MOU, Escambia County has solicited Request for Qualifications PD 20-21.051 to complete the work. Six (6) responses were received. The evaluation committee shortlisted the following firms: WSP USA, Inc., Tindale-Oliver & Associates, Inc., and Greenman-Pederson, Inc. A discussion/ranking meeting was held on September 30, 2021 and WSP USA, Inc. was selected as the most responsive and capable firm.

Pursuant to the MOU, the CRA must provide concurrence with the County's selection before the work can proceed for the City's jurisdiction.

PRIOR ACTION:

June 14, 2021 - The CRA approved an MOU with Escambia County to develop a transportation master plan for Jackson Street.

FUNDING:

Budget:	\$ 90,000	Westside Complete Streets
	<u>210,000</u>	Escambia County Portion
	<u>\$300,000</u>	

Actual: \$300,000

FINANCIAL IMPACT:

Funding in the amount of \$90,000 is available in the Fiscal Year 2022 Westside TIF complete streets budget. However, the CRA has also applied for a \$40,000 DEO Technical Assistance grant towards this project. The CRA has been notified that the grant has been approved. Once final documents have been prepared, an item will be brought back to City Council to approve the grant and appropriate the grant funding. Escambia County will pay their portion of \$210,000 directly to the consultant.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/26/2021

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) MOU with Escambia County

PRESENTATION: No

7/14/2021 CARI-39

**MEMORANDUM OF UNDERSTANDING BETWEEN ESCAMBIA COUNTY AND THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA
FLORIDA, RELATING TO JACKSON STREET REIMAGINED MASTER PLAN**

This Memorandum of Understanding ("Agreement") is made and entered into as of this 26th day of JULY, 2021 between Escambia County, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the Community Redevelopment Agency of the City of Pensacola, a political subdivision of the State of Florida (hereinafter referred to as "CRA").

WITNESSETH:

WHEREAS, the County intends to procure a highly qualified urban transportation design and engineering consultant (Consultant) to develop a conceptual phased master plan for transportation improvements to Jackson Street (Project).

WHEREAS, Jackson Street traverses the jurisdictional limits of the County and City and is located within the County's adopted Brownsville Community Redevelopment Area and the City of Pensacola's (City) Westside Community Redevelopment Area.

WHEREAS, both the Brownsville and Westside community redevelopment area plans identify Jackson Street as a key corridor for improvement.

WHEREAS, to further implement the community redevelopment plan, the CRA intends to cooperatively partner with the County to implement the Project from Fairfield Drive, 4.2 miles to the east to T Street within Escambia County and 2 miles further east to A Street within the City.

WHEREAS, the parties have determined that it is in the best interest of the citizens of both the incorporated and unincorporated areas of Escambia County that the City/CRA and County enter into this Memorandum of Understanding to memorialize the parties' intent as provided herein.

NOW THEREFORE, in consideration of the mutual terms and conditions, promises, covenants and payment hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, the County and the City agree as follows:

Section 1. Purpose of Agreement.

1.1 Recitals. The recitals contained in the preamble of this Agreement are declared to be true and correct and are hereby incorporated into this Agreement.

2.2 Purpose. The purpose of this MOU is to establish the conditions, extent and mechanism whereby the County and the CRA will work in good faith and cooperatively complete the Project in compliance with the community redevelopment plans.

Date: 7/14/2021 Verified By: 

- d) Prior to award of contract, the County shall obtain concurrence from the CRA regarding consultant selection and cost.
- e) The CRA and County shall each, individually, be responsible for ensuring the Project is consistent with the community redevelopment plan for each respective Parties' community redevelopment area, as well as any applicable local laws such as land development codes, resolutions and/or ordinances.
- f) The County shall receive a letter of concurrence from the CRA prior to finalization of the Project pertaining to the area from the City limit line to A Street, within the City's jurisdiction.
- g) The final Project deliverables shall be provided to the County and the CRA.
- h) The CRA and County shall jointly coordinate regarding applications for and administration of grants related to development of the Project and implementation of the resultant plans. Coordination shall include joint review of grant applications that may be reasonably expected to impact the other party for concurrence prior to submittal, cooperation in meeting grant deadlines and providing key deliverables and progress reports, and any other administrative requirements necessary to maintain compliance and facilitate receipt of grant awards.

2.3 Project Funding. The Project is estimated to cost up to \$300,000. Seventy (70) percent of the total Project cost shall be the responsibility of the County, and thirty (30) percent of the total Project cost shall be the responsibility of the CRA based on the linear miles contained within each jurisdictions' boundaries, respectively (Cost Sharing). Project invoices shall be paid to the Consultant directly upon receipt, according to the aforementioned Cost Sharing agreement. The final Project cost shall be identified upon selection of the Consultant, subject to concurrence from the CRA as described in Section 2.3(d). Costs associated with continuing services which shall be authorized by the CRA Administrator on behalf of the CRA and the Transportation Engineer on behalf of the County. Authorization shall be provided on a case-by-case basis for costs that will be paid by each party, respectively.

2.4 Term and Termination. This Memorandum of Understanding shall commence upon the date last executed and run concurrent with completion of the Project and the established continuing services period described in Section 2 unless earlier terminated by either party by providing 30 days prior written notice of termination. Final project deliverables are estimated to be complete within ten (10) to twelve (12) months from Notice to Proceed.

Section 3. Miscellaneous Provisions.

3.1 Liability: The parties hereto, their respective elected officials, officers and employees shall not be deemed to assume any liability for the acts, omissions or

the case of governmental persons, persons succeeding to their respective functions and capacities.

- a) If either party discovered any material discrepancy, deficiency, ambiguity, error or omission in this Agreement or is otherwise in doubt as to the meaning of any provisions of the Agreement, it shall immediately notify the other party and request clarification of its interpretation of this Agreement.
- b) This Agreement shall not be more strictly construed against either party hereto by reason of the fact that one party may have drafted or prepared any or all of the terms or provisions hereto.

3.7 Severability: The invalidity or non-enforceability of any portion or provisions of this Agreement shall not affect the validity or enforceability of any other portion or provision. Any invalid or unenforceable portion or provision shall be deemed severed from this Agreement and the balance hereof shall be construed to be enforced as if this Agreement did not contain such invalid or unenforceable portion of provision.

3.8 Further Documents: The parties shall execute and deliver all documents and perform further actions that may be reasonably necessary to effectuate the provisions of this Agreement.

3.9 Governing Law.

This Agreement is governed and construed in accordance with the laws of the State of Florida. The law of the State of Florida shall be the law applied in the resolution of any claim, actions, or proceedings arising out of this Agreement.

3.10 Venue.

Venue for any claim, actions, or proceedings arising out of this Agreement shall be Escambia County, Florida.

3.11 Mandatory Use of E-Verify System.

In compliance with the provisions of F.S. 448.095, the parties to this Agreement and any subcontractors engaged in the performance of this Agreement hereby certify that they have registered with and shall use the E-Verify system of the United States Department of Homeland Security to verify the work authorization status of all newly hired employees, within the meaning of the statute.

**CITY OF PENSACOLA COMMUNITY
REDEVELOPMENT AGENCY**, political
subdivision of the State of Florida

ATTEST:

By: Rebecca M. Jice
ASST. City Clerk

By: Debra Wiegman
CRA Chairperson
Date: July 21, 2021

(SEAL)

Approved as to Content:

MHLH
CRA Administrator
Date: 7/23/2021

Approved as to Form and Legal as Drawn:

MA Wiegman
City Attorney
Date: 7-26-21



Memorandum

File #: 2021 -09 CRA

Community Redevelopment Agency 11/15/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-09 CRA - FINAL AMENDMENT TO THE FISCAL YEAR 2021 BUDGET

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution NO. 2021-09 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2021 Annual Budget: the Urban Core TIF, the Eastside TIF, and the Westside TIF. The Community Redevelopment Agency (CRA) is responsible for using the Tax Increment Financing (TIF) funds to promote growth, redevelopment, and subsequent property value increases in the Redevelopment Area. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhood included within the respective plans.

In order to be compliant with Florida Statutes, the CRA is required to approve all budget resolutions involving any TIF District.

According to Florida Statute §166.241, the governing body of a municipality may, within up to 60 days following the end of the fiscal year, amend a budget for that year. The attached resolution includes final CRA budget adjustments for Fiscal Year 2021 that require action by the CRA.

Adjustments have been made to various revenue accounts within the three CRA Funds based on the actual amounts received.

Revenues from Interest Income were more than anticipated in the CRA Debt Service Fund and will be placed into Debt Service Reserves (Fund Balance).

Interest Income in the CRA Series 2017 and 2019 Project Funds has been recognized and has been offset with an increase in Capital Outlay.

PRIOR ACTION:

August 10, 2020 - The Community Redevelopment Agency approved the Fiscal Year 2021 Budget on Budget Resolution No. 2020-01 CRA.

November 9, 2020 - The Community Redevelopment Agency approved an Encumbrance Carryover Budget Resolution on Supplemental Budget Resolution No. 2020-06 CRA.

December 7, 2020 - The Community Redevelopment Agency approved a Contracts Payable Budget Resolution on Supplemental Budget Resolution No. 2020-07 CRA.

December 7, 2020 - The Community Redevelopment Agency approved a Non-Encumbered Carryover Budget Resolution on Supplemental Budget Resolution No. 2020-08 CRA.

October 11, 2021 - The Community Redevelopment Agency approved Supplemental Budget Resolution No. 2021-06 CRA amending the Fiscal Year 2021 Budget.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution maintains compliance as required by Florida Statutes pertaining to tax increment financing districts.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

[Click here to enter a date.](#)

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2021-09 CRA
- 2) Supplemental Budget Explanation No. 2021-09 CRA

PRESENTATION: No

CRA RESOLUTION NO. 2021-09 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR
ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT
AGENCY AS FOLLOWS:

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. COMMUNITY REDEVELOPMENT AGENCY FUND

As Reads:	Berth Harbor Revenue	1,000
Amended		
To Read:	Berth Harbor Revenue	989
As Reads:	Interest Income	35,535
Amended		
To Read:	Interest Income	42,124
As Reads:	Plaza DeLuna Concession	9,000
Amended		
To Read:	Plaza DeLuna Concession	2,334
As Reads:	Operating Expenses	5,333,585
Amended		
To Read:	Operating Expenses	5,333,497

B. EASTSIDE TIF FUND

As Reads:	Interest Income	2,758
Amended		
To Read:	Interest Income	3,365
As Reads:	Operating Expenses	434,655
Amended		
To Read:	Operating Expenses	435,144
As Reads:	Transfer to CRA Debt Service Fund	89,200
Amended		
To Read:	Transfer to CRA Debt Service Fund	89,318

C. WESTSIDE TIF FUND

As Reads:	Interest Income	3,838
Amended		
To Read:	Interest Income	4,695
As Reads:	Operating Expenses	746,160
Amended		
To Read:	Operating Expenses	747,991

As Reads:	Transfer to CRA Debt Service Fund	279,400
Amended		
To Read:	Transfer to CRA Debt Service Fund	278,426

D. CRA DEBT SERVICE FUND

To:	Interest Income	5,044
As Reads:	Transfer In From Eastside TIF Fund	89,200
Amended		
To Read:	Transfer In From Eastside TIF Fund	89,318
As Reads:	Transfer In From Westside TIF Fund	279,400
Amended		
To Read:	Transfer In From Westside TIF Fund	278,426
As Reads:	Principal	2,085,000
Amended		
To Read:	Principal	2,089,188

E. CRA SERIES 2017 PROJECT FUND

To:	Interest Income	35,004
As Reads:	Capital Outlay	10,366,898
Amended		
To Read:	Capital Outlay	10,401,902

F. CRA SERIES 2019 PROJECT FUND

To:	Interest Income	68,601
As Reads:	Capital Outlay	17,790,897
Amended		
To Read:	Capital Outlay	17,859,498

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 2021 SUPPLEMENTAL BUDGET RESOLUTION EXPLANATION
RESOLUTION NO. 2021-09 CRA

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Estimated Revenues:		
Berth Harbor Revenue	(11)	Decrease estimated revenue from Berth Harbor Revenue
Interest Income	6,589	Increase estimated revenue from Interest Income
Plaza DeLuna Concession	(6,666)	Decrease estimated revenue from Plaza DeLuna Concession
PSA Reserved Parking	0	Decrease estimated revenue from PSA Reserved Parking
Transfer In From Urban Core Redevelopment Trust	0	Decrease estimated revenue from Transfer In From Urban Core Redevelopment Trust Fund
Total Estimated Revenues	<u>(88)</u>	
Appropriations:		
Personal Services	<u>0</u>	Decrease appropriation for Personal Services
Operating Expenses	<u>(88)</u>	Decrease appropriation for Operating Expenses
B. EASTSIDE TIF FUND		
Estimated Revenues		
Current Ad Valorem Tax - County	0	Increase estimated revenue from Current Ad Valorem Tax - County
Interest Income	607	Increase estimated revenue from Interest Income
Transfer In - City	<u>0</u>	Increase estimated revenue from Transfer In - City
Total Estimated Revenues	<u>607</u>	
Appropriations		
Operating Expenses	489	Increase appropriation for Operating Expenses
Transfer to CRA Debt Service Fund	<u>118</u>	Increase appropriation for Transfer to CRA Debt Service Fund
Total Appropriations	<u>607</u>	

THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 2021 SUPPLEMENTAL BUDGET RESOLUTION EXPLANATION
RESOLUTION NO. 2021-09 CRA

FUND	AMOUNT	DESCRIPTION
C. WESTSIDE TIF FUND		
Estimated Revenues		
Interest Income	857	Increase estimated revenue from Interest Income
Total Estimated Revenues	<u>857</u>	
Appropriations		
Operating Expenses	1,831	Increase appropriation for Operating Expenses
Transfer to CRA Debt Service Fund	(974)	Decrease appropriation for Transfer to CRA Debt Service Fund
Total Appropriations	<u>857</u>	
D. CRA DEBT SERVICE FUND		
Estimated Revenues		
Interest Income	5,044	Appropriate estimated revenue from Interest Income
Transfer in From Eastside TIF Fund	118	Increase estimated revenue from Transfer In From Eastside TIF Fund
Transfer in From Westside TIF Fund	(974)	Decrease estimated revenue from Transfer In From Westside TIF Fund
Total Estimated Revenues	<u>4,188</u>	
Appropriations		
Principal	4,188	Increase appropriation for Principal
Total Appropriations	<u>4,188</u>	
E. CRA SERIES 2017 PROJECT FUND		
Estimated Revenues		
Interest Income	35,004	Appropriate estimated revenue from Interest Income
Total Estimated Revenues	<u>35,004</u>	
Appropriations		
Capital Outlay	35,004	Increase appropriation for Capital Outlay
Total Appropriations	<u>35,004</u>	

THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
SEPTEMBER 2021 SUPPLEMENTAL BUDGET RESOLUTION EXPLANATION
RESOLUTION NO. 2021-09 CRA

FUND	AMOUNT	DESCRIPTION
F. CRA SERIES 2019 PROJECT FUND		
Estimated Revenues		
Interest Income	68,601	Appropriate estimated revenue from Interest Income
Total Estimated Revenues	68,601	
Appropriations		
Capital Outlay	68,601	Increase appropriation for Capital Outlay
Total Appropriations	68,601	