



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00021

Community Redevelopment Agency 1/14/2019

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

PROPOSED CRA URBAN DESIGN OVERLAY DISTRICT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend that City Council adopt the proposed CRA Urban Design Overlay District Ordinance.

SUMMARY:

The development of urban design standards has been identified as a key redevelopment project within each of the City of Pensacola's adopted community redevelopment plans. The CRA approved the FY17/18 CRA Work Plan on April 10, 2017, which authorized the development of design standards for each of the City's three redevelopment areas. On October 9, 2017, the CRA authorized a contract with DPZ CoDESIGN to develop and assist with codification of the design standards.

DPZ CoDESIGN launched the project in early January 2018. From February 2018 through April 2018, an extensive public input process included a series of charrettes, public workshops, input sessions, presentations and a written comment period. For reference purposes, a full list of public outreach and input opportunities, as well as, comments received and corresponding responses are attached.

The drafted overlay document was released on May 31, 2018, along with long term and transportation strategies, and presented with recommended modifications to the Planning Board for consideration and a public hearing on June 12, 2018. The Planning Board recommended adoption with modifications. Following the Planning Board hearing, the proposed overlay was presented to the Eastside Redevelopment Board (ERB) and the Westside Redevelopment Board (WRB) on July 11, 2018 and July 24, 2018, respectively. Both Boards recommended adoption of the proposed overlay as presented.

On September 18, 2018, the overlay was brought back to the Planning Board for a second public hearing regarding incorporation of the Board's recommended modifications and the additional clarifications recommended by the consultant. The Board recommended approval of the proposed overlay as presented.

During its October meeting, the CRA considered the recommended overlay, along with the following clarifications and adjustments, for recommendation to City Council:

- a. Revisions to Sec. 12-2-25(C), Applicability and 12-2-25(D), Existing Conditions to remove substantial

modifications to existing buildings from applicability under the overlay:

(C) Applicability.

(a) These standards shall apply to all new construction and ~~substantial modifications demolition and rebuild projects~~ within the CRA Urban Design Overlay District, ~~as defined by the Florida Building Code.~~

(D) Existing Conditions.

(a) 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 non-conforming state ~~unless demolished and rebuilt until such time as a substantial modification is requested, as defined by the Florida Building Code.~~

- b. Addition to Sec. 12-2-25(C), Applicability, clarifying the applicability of Building Code and Americans with Disabilities Act requirements as they relate to the overlay:

(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 of Pensacola that such requirements in federal or state law shall prevail over any provisions of this section to the extent of any conflict.

- c. Revision to Sec. 12-2-25(B), Boundaries of the District, removing the area east of 9th Avenue and south of Cervantes Street, from the overlay district boundaries.

However, the vote to approve and recommend the overlay did not pass. Following the CRA's action, the Eastside Redevelopment Board (ERB) and the Westside Redevelopment Board (WRB) passed an affirmative vote to request that the overlay be reconsidered. A letter from each respective Board is attached.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 9, 2004 - City Council approved the Eastside Neighborhood Plan.

October 27, 2005 - City Council amended and readopted the Urban Infill and Redevelopment Plan, incorporating therein the Eastside Neighborhood Plan.

May 24, 2007 - City Council adopted the Westside Community Redevelopment Plan.

January 14, 2010 - City Council adopted the Urban Core Community Redevelopment Plan (2010).

April 10, 2017 - The CRA approved the FY17/18 CRA Work Plan which included the development of design standards for the Urban Core, Westside and Eastside community redevelopment areas.

July 26, 2017 - The CRA issued Request for Qualifications (RFQ) No. 17-043 for Urban Design and Code Amendment Services for a Community Redevelopment Area Overlay.

October 10, 2017 - The CRA approved the ranking of the selection committee for RFQ No. 17-043 and

authorized the CRA Chair to negotiate and execute a contract with DPZ CoDESIGN.

May 7, 2018 - The CRA approved the FY18/19 CRA Work Plan which included the development of design standards for the Urban Core, Westside and Eastside community redevelopment areas.

June 12, 2018 - The Planning Board held a public hearing and recommended adoption of the CRA Urban Design Overlay District with modifications.

July 11, 2018 - The Eastside Redevelopment Board recommended adoption of the CRA Urban Design Overlay District.

July 24, 2018 - The Westside Redevelopment Board recommended adoption of the CRA Urban Design Overlay District.

September 18, 2018 - The Planning Board held a second public hearing regarding incorporation of the Board's recommended modifications and additional clarifications, and recommended adoption of the CRA Urban Design Overlay District as presented.

October 8, 2018 - The CRA voted not to recommend the proposed overlay to City Council.

October 23, 2018 - The Westside Redevelopment Board authorized the Chair to execute a letter requesting that the CRA Urban Design Overlay District be reconsidered.

October 24, 2018 - The Eastside Redevelopment Board authorized the Chair to execute a letter requesting that the CRA Urban Design Overlay District be reconsidered.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

1/2/2019

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance - CRA Urban Design Overlay District
- 2) ERB Request Letter
- 3) WRB Request Letter
- 4) Public Outreach and Input Opportunities

- 5) Comment Responses & Draft Document - Draft Comment Period
- 6) Comment Responses - Post Draft Comment Period
- 7) Post Draft Comments - As of 10-11-18
- 8) Recommended Long Term Strategies - DPZ CoDESIGN
- 9) Transportation Support Document - Hall Planning & Engineering

PRESENTATION: No