



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

**MINUTES OF THE PLANNING BOARD**

February 13, 2018

**MEMBERS PRESENT:** Chairman Paul Ritz, Danny Grundhoefer, Nina Campbell, Jared Moore, Kurt Larson

**MEMBERS ABSENT:** Nathan Monk, Kyle Owens

**STAFF PRESENT:** Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner Don Kraher, Council Executive, Victoria D'Angelo, CRA Assistant Administrator

**OTHERS PRESENT:** Cinthia D. Lee Carter, Raymond P. Hudkins, Mary Collins, Sean Hickey, Ray Carter, Lisa Stack, Katrina Steene

**AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from January 9, 2018
- New Business:
  1. Request for Final Plat Approval for Covington Place Subdivision
  2. Request for Vacation of Right-of-Way – 1000 Block of E. LaRua Street
  3. Request for Approval of License to Use Right-of-Way – 201 S. Baylen Street
  4. Consider Amendment to LDC Section 12-2-82 Design Standards & Guidelines & 12-14-1 Definitions
- Open Forum
- Adjournment

**Call to Order / Quorum Present**

Chairman Ritz called the meeting to order at 2:03 pm with a quorum present.

**Approval of Meeting Minutes**

Mr. Moore made a motion to approve the January 9, 2018 minutes, seconded by Ms. Campbell, and it carried unanimously.

**New Business**

**Request for Final Plat Approval for Covington Place Subdivision**

Rebol-Battle & Associates has submitted a request for Final Plat approval for Covington Place Subdivision located at 15 W. Strong Street. Preliminary plat approval for this project was granted at the January 9, 2018 meeting.

The proposed Final Plat consists of 25 lots of varying widths which meet the requirements of the PC-1 zoning district. The proposed development meets the setback requirements for the zoning district with the exception of the rear yard setback for the lots along Baylen Street. However, on September 21, 2017, the Architectural Review Board granted a variance of 15 feet to reduce the minimum required rear yard from 15 feet to 0.0 feet to accommodate the internalized access for these lots. The minimum parking requirement has been met.

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The one modification since the Preliminary Plat is that the unnamed private access made addressing the units problematic. The applicant has named the private access as Covington Place East and West, and the City will address all the internal units as Covington Place East and West as well. An updated Final Plat was made available during the Planning Board meeting with this modification being made. The Final Plat has been routed through the various City departments and utility providers. The comments received to date were also provided.

Chairman Ritz was pleased with the internal access and the welcomed addition to a prominent corner of Pensacola. Mr. Rebol presented to the Board and advised they were working with ECUA on the utility routes. Ms. Campbell stated the project looked nice, and they had been responsive to the comments. Mr. Rebol clarified that there was one egress onto Cervantes, with the traffic entering on Strong Street. Mr. Grundhoefer asked if variances were obtained for all lots, and Ms. Deese confirmed variances were given for the lots on Baylen Street based on the orientation.

**Mr. Moore made a motion to approve, seconded by Ms. Campbell, and it carried unanimously.**

#### **Request for Vacation of Right-of-Way – 1000 Block of E. LaRua Street**

Chandler Prospecting, LLC is requesting approval for the vacation of a 10 foot portion of the 1000 Block of E. LaRua Street. The applicant has indicated the reason for the request is to attain the highest and best use of the property and to preserve and increase the property values in this area of East Hill. If granted, the additional 10 feet will allow the applicant to construct 3 single family detached structures instead of 1 single family detached structure and 2 attached structures. The applicant has indicated the surrounding neighbors desire to see the property developed as single family detached and thus support this request.

This request has been routed through the various City departments and utility providers and those comments were provided. The utility providers were comfortable with the easement language in place with the standard ordinance.

Ms. Chandler addressed the Board and advised she had tried to speak to all of the adjoining and adjacent neighbors to make sure they were all on the same page. Chairman Ritz indicated the Board had granted vacations in the past, but they did not take that decision lightly since it gave what was currently property which belongs to the citizens of the city as a whole to an individual. He stated sometimes it was property which was slated for future development or road widenings; this right of way would not be the case for future expansion or improvement. He would support it if it offered the chance to increase density and bring more life into the neighborhood. As for the highest and best use, it would become taxed property. Mr. Grundhoefer asked the width of the right of way, and Ms. Chandler advised it was 70' with the road being centered in the right of way. Mr. Grundhoefer indicated they would be taking 10' of the 23'. Ms. Chandler indicated the lot was 1250 sq. ft. shy of being able to construct single family density detached structures. She advised the corner lot would have 50' of frontage, with the other two having approximately 44'. The lots would face 11<sup>th</sup> to allow the view of the bay from the second floor. She emphasized they needed 15,000 sq. ft. for three detached homes, and the aesthetic in this part of town was very important.

Mr. Grundhoefer asked about front-facing garages, and Ms. Chandler advised with the larger lots, she would have the ability to have automobiles in the rear, and if they were front-facing, they would be built with carriage doors. She also indicated she intended to construct sidewalks. Mr. Larson asked if they had considered two houses instead of three. Ms. Chandler advised when she bought the property, the best case scenario was the highest use of the property, holding the aesthetic of the neighborhood and keeping her reputation in tact when the transaction was completed. Chairman Ritz pointed out if the vacation was not granted, there would still be three residences on the property, with two in one single building. Ms. Chandler advised if the property were not divided into three parcels, she would not make her return on investment. She also stated they were selling to clients who did not prefer a large yard but wanted the downtown lifestyle. Dividing into two parcels would place the price out of the demographic she was selling to especially with the finishes going into them. Chairman Ritz stated he had confidence that the end

product would be as Ms. Chandler described. **Mr. Grundhoefer made a motion to approve, seconded by Ms. Campbell. The motion carried 4 to 1 with Mr. Larson dissenting.** Ms. Deese pointed out the recommendation would go before City Council for final approval.

**Request for Approval of License to Use Right-of-Way – 201 S. Baylen Street**

**(This request was withdrawn. Ms. Deese indicated that the grease interceptor would now be located on the private parcel, which was the driving force behind the need for the License to Use. With the balconies being overhanging, the Building Official has indicated he would issue an Administrative License to Use, resulting in this request being withdrawn.)**

**Consider Amendment to LDC Section 12-2-82 Design Standards & Guidelines & 12-14-1 Definitions**

The City's Land Development Code has Design Standards and Guidelines that are applicable to all properties within the City of Pensacola. Land Development Code Section 12-2-82 outlines these requirements and includes the requirement for building façade finishes that limits the percentage of metal. Although it was not the intent of the code at the time the language was added, the code language creates opportunity for Quonset hut style buildings to be permitted. The proposed amendment simplifies the code language and eliminates that opportunity as well as adds the definition of a wall to Land Development Code Section 12-14-1 Definitions. Ms. Deese explained the definition for walls was derived from the Florida Building Code.

Chairman Ritz pointed out the Quonset hut style had its position in history, but they did not need to be repeated since the current needs were not the same. Mr. Grundhoefer pointed out the language appeared to restrict metal buildings (metal skin and metal roof). Ms. Deese advised the language had been there to protect metal buildings. The drafted language was an effort between Planning Services and Building Inspections, and explained this definition of curtain wall was rewritten to eliminate the loophole.

**Mr. Larson made a motion to approve, seconded by Mr. Moore, and it carried unanimously.**

**Open Forum** – Ms. D'Angelo of the CRA explained the four-day charrette for an urban design guideline project for each of the redevelopment areas, which excluded special review districts. She reminded the Board of the combined workshop for February 14 for the Board and CRA to meet together for a debriefing and also provided informational materials to the Board. Chairman Ritz advised he planned to attend and advised the Board to maintain the Sunshine position. Ms. D'Angelo explained it had been advertised as an open meeting, so the Board would be able to meet together for discussion. She also indicated there would be another meeting March 19 at 2:00 pm where the Board would receive a draft of the guideline.

**Adjournment** – With no further business, Chairman Ritz adjourned the meeting at 2:40 pm.

Respectfully Submitted,



Brandi C. Deese  
Secretary to the Board