

**REPORT OF CITY COUNCIL ACTION  
OFFICE OF THE CITY CLERK**

Classification 7  
 Subject \_\_\_\_\_  
 Location \_\_\_\_\_  
 Date 4/29/99

Agenda Item: 9B-4

**SUBJECT:**

**SITE SPECIFIC DEVELOPMENT AMENDMENT - PITT SLIP**

**ORDINANCE #** \_\_\_\_\_

**ACTION TAKEN:**  **APPROVED BY COUNCIL** \_\_\_\_\_  **REFERRED COMMITTEE** \_\_\_\_\_  **FIRST READING** \_\_\_\_\_  **SECOND READING** \_\_\_\_\_  
 \_\_\_\_\_ **OTHER** \_\_\_\_\_

COUNCIL MEMBERS	ACTION				COMMITTEE				
	MOT	SEC	YES	NO		PUB	GOVT		GROW
MIKE DESORBO		✓	✓		*	*	VC		VC
OWEN W EUBANKS			✓		C				
DOUGLAS C HALFORD			<i>Abstained</i>		*	C		*	*
RITA E JONES			✓				*		*
JOHN W NOBLES			✓		VC	*		C	
JOHN A PANYKO			✓			VC			
J D SMITH			✓				*	VC	*
SHARON L WAKEMAN			✓				*		
MICHAEL C WIGGINS	✓		✓		*		C	*	C
MARIE K YOUNG			✓			*		*	

C = CHAIRMAN      VC = VICE CHAIRMAN      \* = MEMBER

COPIES:  COUNCIL FILE \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_ OTHER \_\_\_\_\_

3. SUBJECT: ARAGON - FINAL SUBDIVISION PLAT

Reference Material:

Committee Memorandum dated April 22, 1999

Recommendation:

That the Governmental Services Committee forward the final subdivision plat of Aragon to City Council.

The motion passed unanimously.

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④ SUBJECT: SITE SPECIFIC DEVELOPMENT AMENDMENT - PITT SLIP

Reference Material:

Committee Memorandum dated April 22, 1999

Recommendation:

That City Council schedule a quasi-judicial hearing on June 24, 1999 to consider the request of Mr. Ray Russenberger to amend the Pitt Slip Site Specific Development (SSD) to permit the construction of 30 residential condominium units within two buildings within the Pitt Slip development.

The motion passed unanimously.

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# COMMITTEE MEMORANDUM

ITEM #4

**COMMITTEE:** Governmental Services  
**FROM:** Thomas J. Bonfield, City Manager *TJB*  
**DATE:** April 22, 1999  
**SUBJECT:** Site Specific Development Amendment - Pitt Slip

**RECOMMENDATION:** That City Council schedule a quasi-judicial hearing on June 24, 1999 to consider the request of Mr. Ray Russenberger to amend the Pitt Slip Site Specific Development (SSD) to permit the construction of 30 residential condominium units within two buildings within the Pitt Slip development.

**SUMMARY:** Planning Board has recommended approval of a proposed amendment to the Pitt Slip SSD to permit the development of 30 residential condominium units within two buildings subject to stormwater retention plans being approved by the City Engineer and the developer providing additional parking in the vicinity of the Pitt Slip development.

**PRIOR ACTION:** City Council approved the Pitt Slip SSD in 1985.

**CURRENT ACTION:**

**FUNDING:** None required.


**ATTACHMENTS:** (1) Staff Report

**STAFF CONTACT:** Jennifer Fleming, CRA Executive Director; Leo Doidge, Planning Director

City of  
**Pensacola**



**MEMORANDUM**

**TO:** Thomas J. Bonfield, City Manager  
**FROM:** Leo Doidge, Planning Director   
**DATE:** April 22, 1999  
**SUBJECT:** Site Specific Development Amendment - Pitt Slip

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**RECOMMENDATION:**

That City Council schedule a quasi-judicial hearing on June 24, 1999 to consider the request of Mr. Ray Russenberger, represented by Spencer Maxwell Bullock, Architects, to amend the Pitt Slip Site Specific Development (SSD) to permit the construction of 30 residential condominium units within two buildings.

**BACKGROUND:**

Planning Board has reviewed the request of Mr. Ray Russenberger, current lessee of the Pitt Slip development, to amend the Pitt Slip Site Specific Development (SSD) to permit the construction of 30 residential condominium units in two buildings.

Phase 1 of the Pitt Slip SSD was approved by City Council in 1985 with two buildings containing offices, retail shops and a restaurant; in addition, a floating restaurant was also approved within the development. The area of the development proposed for the residential development was shown as a parking area in the original Phase I site plan. Mr. Russenberger's proposal is a substantial change to the adopted SSD which will require City Council approval. The Pitt Slip lease agreement between the City and Mr. Russenberger will also be required to be amended to allow the proposed development change. The review of this SSD amendment will be considered as a quasi-judicial decision of City Council.

During the review of this request, issues were raised by staff concerning the port and industrial land use activities occurring in the proximity of proposed residential development that may be considered objectionable to the residents. City staff stated that the existing Coastal Fuels liquid asphalt storage tanks would most likely remain in place for many years. A representative from Coastal Fuels recommended the developer construct a masonry wall between the tanks and the proposed condominiums. In addition, staff explained that Port related activities are expected to increase in the future which could add to the conflict between residential and port activities. Staff also noted that some of the existing parking spaces used by the public would be displaced by this development and that the developer would also be required to have stormwater retention plans approved by the City Engineer.

After reviewing the request, Planning Board recommended approval of the proposed SSD amendment for Pitt Slip subject to the developer providing additional parking in the vicinity of Pitt Slip and stormwater retention plans being approved by the City Engineer.

Additional background information regarding this request will be provided to City Council prior to the scheduled hearing.

**FINANCIAL IMPACT:**

The City and lessee will negotiate an amendment to the Pitt Slip lease agreement.

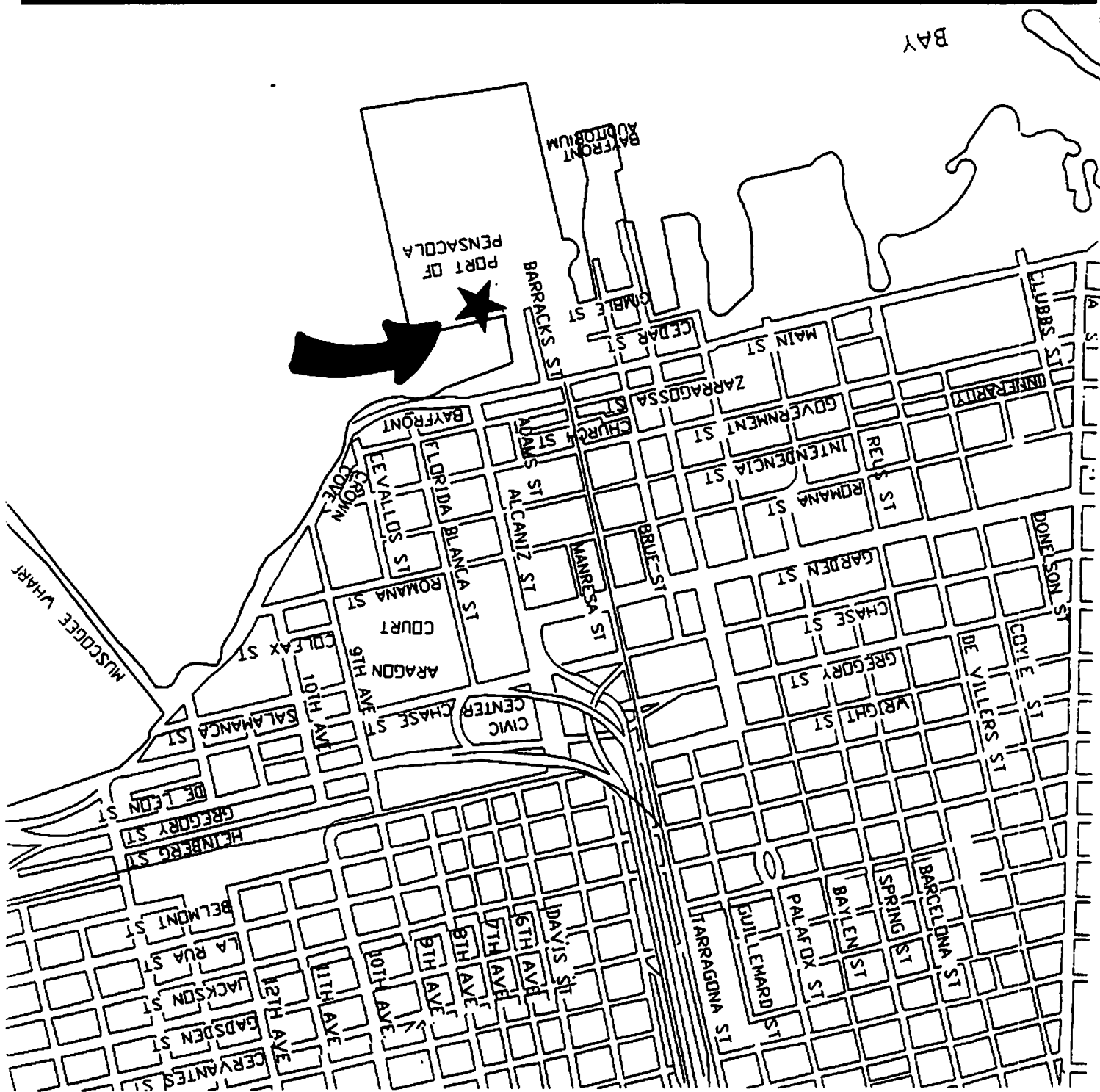
SSD AMENDMENT - PITT SLIP

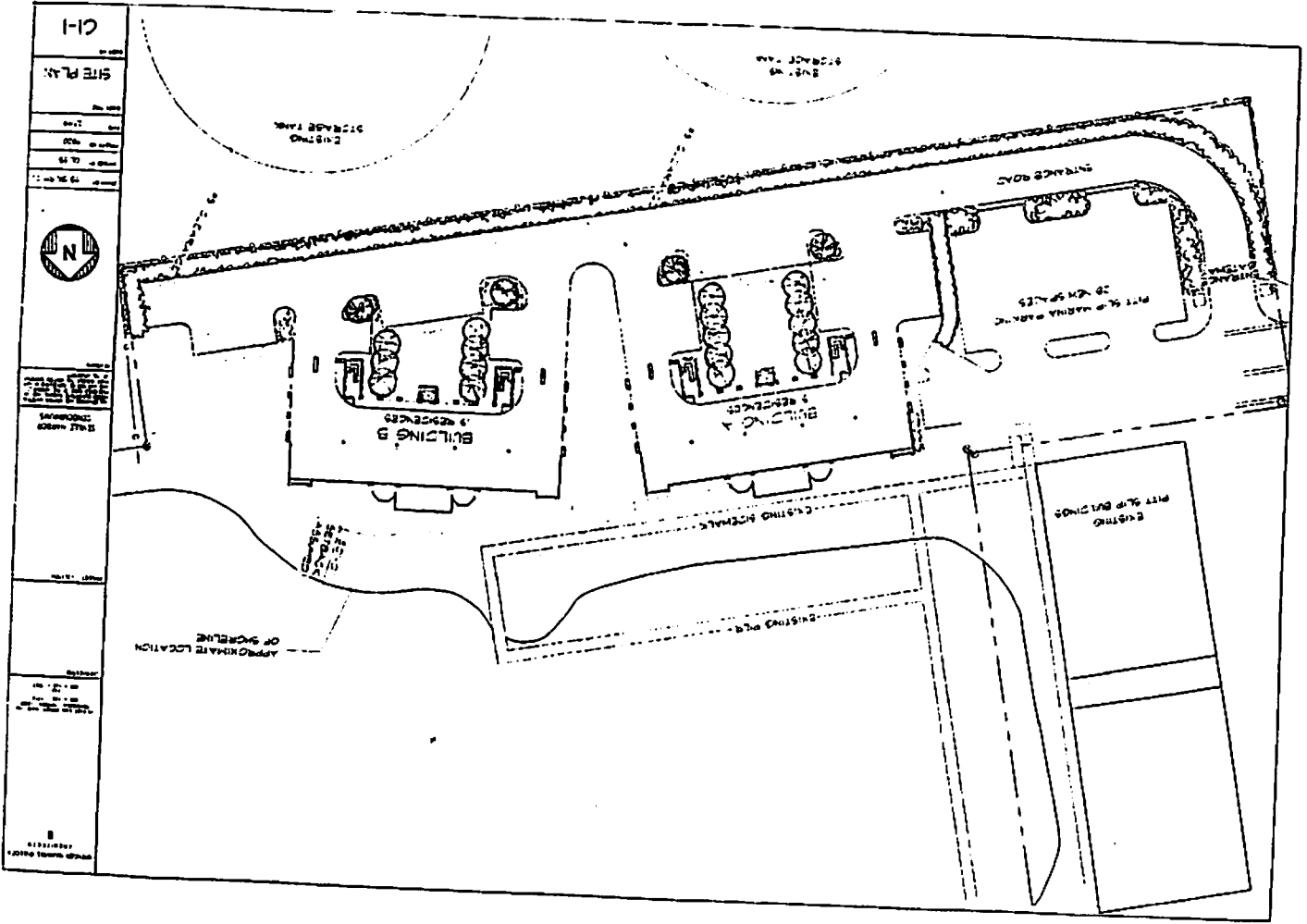
REQUESTED BY MR RUSSENBERGER

APRIL 1999

SCALE: 1" = 1000'

# VICINITY MAP





10301

EXTERIOR ELEVATIONS

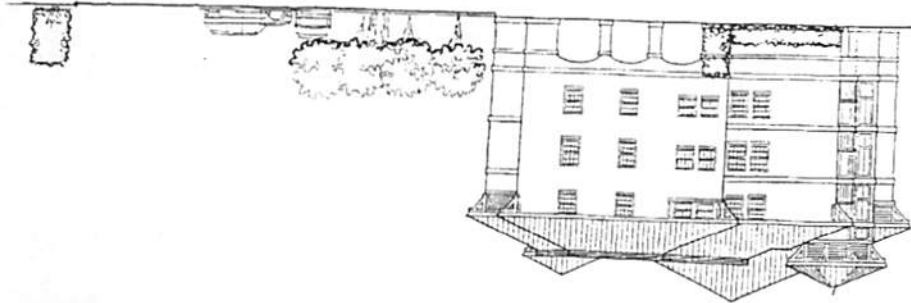
NO. 10301	DATE 10/10/00
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NO. 10301	DATE 10/10/00

STATE HARBOR CONDOMINIUMS

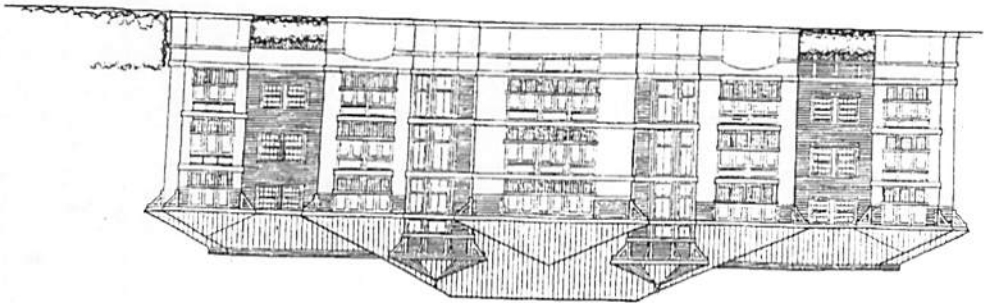
ARCHITECT

REGISTERED ARCHITECT

2 WEST ELEVATION



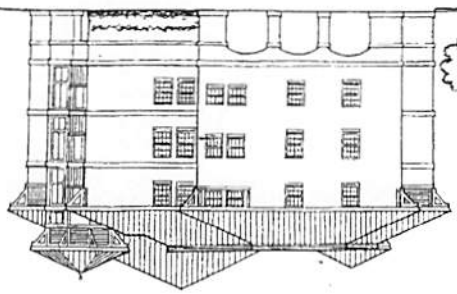
1 NORTH ELEVATION





302  
EXTERIOR ELEVATIONS  
SEATTLE HARBOR  
CONDOMINIUMS

2 EAST ELEVATION



1 SOUTH ELEVATION

