



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

January 9, 2018

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

MEMBERS ABSENT: Nathan Monk, Kurt Larson, Kyle Owens

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner Helen Gibson, CRA Administrator, Don Kraher, Council Executive

OTHERS PRESENT: Patrick Jehle, Jason Rebol, Tim Evans, Diane Mack, Rand Hicks

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from December 12, 2017
- New Business:
 1. Request for Preliminary & Final Plat Approval for 4020 N. 9th Avenue Subdivision
 2. Request for Preliminary Plat Approval for Covington Place Subdivision
 3. Consider Amendment to the Urban Core Community Redevelopment Plan
- 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

Ms. Campbell made a motion to approve the December 12, 2017 minutes, seconded by Mr. Grundhoefer, and it carried unanimously.

New Business:

Request for Preliminary & Final Plat Approval for 4020 N. 9th Avenue Subdivision

Northwest Florida Community Housing Development Corporation has submitted a request for Preliminary and Final Plat approval for the parcel located at 4020 N. 9th Avenue. The applicant is proposing a duplex development for the 0.055 acre site at the southeast corner of North 9th Avenue and Mango Street. There is an existing dwelling to be removed prior to the recording of this plat, if approved.

The proposed Preliminary & Final Plat consists of 4 lots which all meet or exceed the lot width and square footage required by the R-1AA zoning district. The proposed development meets the setback requirements for the zoning district as well. The minimum parking requirement for duplex developments with frontage on a public street is 1 parking space per unit as cited in LDC Section 12-3-1(B) and this requirement has been met. The Final Plat has been routed through the various City departments and utility providers with comments provided. Mr. Jehle addressed the Board on behalf of the Northwest Florida Community Housing Development Corporation, advising he had met with staff to see the best way to accomplish the proposed use as a duplex development.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

He indicated no variances were required. He stated Mr. Evans had been in touch with the homeowners association and felt the project was compatible with the neighborhood and accomplished the goals of the development. He pointed out the existing house was not occupied, and a demolition permit had not been issued. Chairman Ritz explained with the development coming for preliminary and final approval, the Board would not see the project again if approved. Mr. Grundhoefer asked about stormwater retention. Mr. Jehle stated Mr. Hinote wanted to make sure they were accounting for offsite contribution and wanted to ensure construction plans were complete. Regarding discharge from the pond, the master plan indicated pipes discharging into the Mango Street gutter line, with a concrete overflow/emergency discharge directed to the street. He explained there was a blanket stormwater easement across all four lots.

Mr. Hicks, who is the president of the neighborhood association, advised Ms. Mack had brought Tim Evans to the neighborhood association meeting to present the complete plan, bringing compassion and illumination to their neighborhood. Mr. Hicks explained the architecture would marry well with the neighborhood needs, with special care taken for the environment, the aesthetic appeal, and retaining one driveway for the entire project.

Ms. Mack stated she and her husband were delighted they would no longer battle over what might be developed on this site. The use of the property would allow clients from the ARC Gateway. They would be stable, long-term tenants, and the neighborhood could provide family support for the residents. She advised they looked forward to involving them in the neighborhood association. She emphasized that Mr. Evans was being a partner and a good neighbor, and they looked forward to working with him.

Chairman Ritz appreciated the owner and community involvement. Mr. Grundhoefer asked if the Board would get aesthetic review on the final design, and Ms. Deese advised residential was exempt.

Mr. Evans, the Board Chairman for Northwest Florida Community Housing Development Corporation as well as the Executive Director and CEO for Pensacola Habitat for Humanity, addressed the Board. He stated this particular development would be for adults with developmental and intellectual disabilities who are capable of "near" independence but need some supportive living assistance. This particular parcel was within walking distance to all essential needs. Regarding the demolition, he stated they were on a hold pattern with funding from the state of Florida until the plat approval was completed; after the final approval of City Council, a significant preliminary award would be released.

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

Request for Preliminary Plat Approval for Covington Place Subdivision

Rebol-Battle & Associates has submitted a request for Preliminary Plat approval for Covington Place Subdivision located at 15 W. Strong Street. The applicant is proposing a townhouse development for the 1.47 acre site bounded by Strong Street on the North and Cervantes on the South. A demolition permit was issued in November for the existing structure to be removed which has taken place.

The proposed Preliminary Plat consists of 24 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 for townhouse developments is 1 parking space per unit as cited in LDC Section 12-3-1(B) and this requirement has been met. The Preliminary Plat has been routed through the various City departments and utility providers with comments provided.

Mr. Rebol addressed the Board and corrected the information to show there were 25 lots, and on the original plat there were two lot no. 8's listed. He advised they addressed Mr. Hinote's comments, and they had received Architectural Review Board (ARB) approval.

There are no stormwater ponds on the site since it is totally impervious and exempt from City, State and FDOT regulations. Garages are located in the rear. He indicated the project would be a

townhome development with four units per building and fee-simple lots with green spaces. Mr. Grundhoefer asked about access, and Mr. Rebol advised residents would access from Strong Street. Their intent was to have an "exit only" on Cervantes which was agreeable with FDOT. He explained the easement granted by the ARB was for the far west lots (2-9) with a 15' setback. He also pointed out that North Hill supported this development.

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

Consider Amendment to the Urban Core Community Redevelopment Plan

Staff has received a request from Mrs. Helen Gibson, CRA Administrator, for this Board to recommend to City Council the adoption of an amendment to the Urban Core Community Redevelopment Plan. This amendment includes the adoption of additional priority elements to provide for additional specificity of affordable housing elements and planning and design services related to affordable housing solutions. Mrs. Gibson has asked that the Board find that the proposed Plan amendment conforms to the Comprehensive Plan for the City of Pensacola.

Ms. Gibson presented to the Board and advised that the CRA approved the amendment and recommended Council approve it and schedule a public hearing at their February 2018 meeting. She explained with the 2010 plan, which was an update from the original 1989 document, the Board found that it conformed to the Comprehensive Plan. She pointed out they were adding specificity to determine the exact year the 60-year limit was. They were recommending an infill program which was being performed by a number of entities within the city, and the other program dealt with rehab for residential properties, which had not been accomplished by the CRA in the Urban Core.

Chairman Ritz stated with the Urban Core being revitalized, he appreciated the affordable housing types. Ms. Gibson stated there were goals presented in the statute, one being blight removal and the other being affordable housing which had not been the focus in the past. Chairman Ritz supported legislation to back up funding, and stated the public forum allowed full understanding. Ms. Gibson explained in the next 3 to 5 years, the goal was to target a number of older homes in the Tanyard and Belmont-DeVilliers neighborhoods specifically addressing blight. She explained they were beginning with the rehab of existing structures. In the past, the CRA had purchased lots, provided the infrastructure and worked with private developers to construct homes; they also underwrote the purchase price for affordability. **Mr. Moore made a motion to approve the language, seconded by Mr. Grundhoefer. It was clarified that the motion was to recommend to Council that the amendment conformed to the Comprehensive Plan. The motion then carried unanimously.**

Open Forum – Mr. Grundhoefer asked about the status of the amendment for the Governmental Center District. Mr. Kraher advised he was working with Councilwoman Cannada-Wynn. Chairman Ritz explained groundwork still needed to be done prior to addressing the Board. Mr. Grundhoefer requested that Tanyard be included in new Maritime Redevelopment District, and the Board agreed.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:49 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board