



MINUTES OF THE PLANNING BOARD

September 12, 2023

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Van Hoose

MEMBERS ABSENT: Board Member Powell, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Assistant City Attorney Lindsay, Deputy City Administrator Forte, Parking Services Director Dees, Help Desk Technician Russo, Executive Assistant Chwastyk

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT: Christina Cabassa, Chance Gaston, Gabriel Herring, Clint Herring, John Singley

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from August 8, 2023

New Business:

- Aesthetic Review Application – 524 E. Romana Street – Gateway Redevelopment District
- Aesthetic Conceptual Review Application – 801 E. Gregory Street – Gateway Redevelopment District
- Request for License to Use City Right of Way – 801 E. Gregory Street – Gateway Redevelopment District
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Vice Chairperson Larson made a motion to approve

the August 8, 2023 minutes, seconded by Board Member Van Hoose, and it carried 4:0.

New Business –

Aesthetic Review Application – 524 E. Romana Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Christy Cabassa is requesting site plan and aesthetic approval for a new single-family residence and a detached accessory dwelling unit over a garage in the Aragon subdivision. The buildings will have Hardi Cedarmill siding with galvalume metal roofs, windows will be metal clad with exterior grilles, and doors will be fiberglass. Approval has been received from the Aragon Architectural Review Board, along with a variance to the Aragon Design Code allowing the accessory structure to be closer than 12' to the primary structure and allowing the front stoop to encroach into the front setback due to FEMA flood plain requirements. This request has been routed through the various City departments and utility providers. Board Member Grundhoefer inquired as to why applicant was seeking variance for stairs to come down into the setback, doing so in order to meet the new requirements set by FEMA. Chairperson Ritz stated her submittal package was clear, concise, and clean, Board Member Grundhoefer agreed. **Board Member Grundhoefer made a motion to approve, seconded by Vice Chairperson Larson and it carried 4:0.**

Aesthetic Conceptual Review Application – 801 E. Gregory Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Kerioth Corporation, Inc. is seeking conceptual site plan and aesthetic review for new construction of a Homewood Suites by Hilton. The proposed development will be a 6-story 132-key extended stay hotel. Since the property is in the Gateway Redevelopment District, development is subject to Sec. 12-3-12(1) concerning development guidelines. Additionally, and since this application is for conceptual review, a final development plan will return to the board in the near future. Final plans will also be subject to Sec. 12-3-120, *Development plan requirements*. This request has been routed through the various City departments and utility providers. The applicant is here looking for feedback from the board on general designs, placement and how it may or may not compliment the district and surrounding properties. Clint Herring of Kerioth Corporation feels this project is a great redevelopment opportunity. The hotel went from 5 stories to 6 stories due to an ECUA sanitary sewer easement that did not make sense to move it, reduced footprint to go from the 5 stories to the 6 stories. Chairperson Ritz stated that the older buildings around do not look as good aesthetically as this new hotel. Clint Herring mentioned there's an 18-inch sewer interceptor that ECUA did not want to move so they moved the building north to not allow any coverage over the sanitary sewer which could have overburdened and possibly caused a settlement condition, they also had to move the pool to the east of the building to avoid close proximity to that sanitary sewer. Stormwater retention will be underground, under the north parking lot and on the southside as well. The water table has been taken into account by their engineer. This project has gone through the Development Review and the City Engineer has viewed the project and FDOT has reviewed the project in that same meeting. The total combined green space is right at the limit of 25.4, included in that calculation is a small adjacent portion owned by FDOT that is considered green space. Board Member Grundhoefer took issue with the colors not being

contrasting colors, Clint Herring said they are open to color recommendations. They will color samples the next meeting that they are before the board. Board Member Van Hoose feels the size of the building makes the area congested. They are within the confines of the code, the 100-foot maximum height allowed. Clint Herring stated that studies show buildings adjacent to a street begins to create traffic calming, which is what they are trying to accomplish. The trash receptacles are specifically designed for this area, they will be located on the West side of the building. Board Member Grundhoefer asked that they be careful with the size of their signage, that will be reviewed later, he also would like more green space or open space. **Board Member Van Hoose made a motion to approve, seconded by Vice Chairperson Larson, the motion was amended. Board Member Van Hoose made a motion to approve with the condition that the applicant address the colors, use of permanent materials, and more open spaces, seconded by Vice Chairperson Larson and it carried 4:0.**

Request for License to Use City Right of Way – 801 E. Gregory Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Kerioth Corporation, Inc. is requesting approval for a license to use for additional parking and improvements within the N. 13th Avenue and E. DeLeon Street rights-of-way. The additional parking is being requested in connection with a proposed 132-room hotel. Per Sec. 12-4-1(2), Parking requirements for specific land uses, hotels require 1 parking space per room. In addition to being located in the Gateway Redevelopment District and the Dense Business District, this property is also in the CRA Urban Core where certain land uses are eligible for reduced parking, and where “lodging” may apply a 35% reduction. However, the applicants do not wish to apply the reduction and are seeking the license to use to meet their full 132-parking calculation requirement. If granted, the license to use would allow the owners to designate the on-street parking for their exclusive use. Additionally, the applicants would be responsible for all right-of-way improvements, maintenance, insurance coverage, and an annual fee.

The plans currently reflect the following parking calculation:

- 111 parking stalls proposed on-site
- 13 parking stalls proposed in 13th Avenue right-of-way (requiring a license to use)
- 8 parallel parking stalls proposed in 13th Avenue right-of-way (requiring a license to use)

This request has been routed through the various City departments and utility providers. No matter what their recommendation will be, the item will go before City Council on October 12th. Postcards were mailed out to all property owners within a 300 foot radius, they were mailed to the property owner of record no matter where they may live. Clint Herring stated the Gateway Redevelopment District is in a redevelopment stage, but shared parking concept is not offered at this time. The existing parking on 13th Avenue is there today, East DeLeon is in relative disrepair. They plan on making necessary improvements and introduce pedestrian friendly activity and traffic calming to the area. Gabriel Herring addressed the board; a meeting was held with Hilton and a representative wanted to make sure they met the one space per room parking count. Chance Gaston, representing Another Broken Egg Café addressed the board. Parking is a premium and the public is already parallel parking along the street, 13th and 14th Avenue are already congested on the weekends to get into his business. They have a great relationship with the Hotel next to his business and his customers use some of the Hotel’s parking. Parking

Services Director Dees wanted it clarified that the applicant qualifies for a parking reduction of 35%. Parking is in high demand; the city is looking at how they have historically looked at LTU's for parking. Additionally, the City is concerned about perception, what is perceived as a city street and should be used for citizen parking if they have exclusive rights how are they going to enforce parking if a citizen going to Another Broken Egg parks in one of their spaces. Clint Herring doesn't feel there will be a problem with Another Broken Egg customers taking those spaces, they would post signs stating, "Hotel Parking Only". He feels that both parties, the Hotel and Another Broken Egg would benefit from getting LTU's. Parking Services Director Dees remarked that there's more of a need for parking yet we are at a deficit. Additionally, parking is now given a value in the city. Clint Herring responded that the project doesn't make feasible sense without the parking. Also, they started this project in 2019, did their due diligence with the city and knew the availability of an LTU. There was a different ordinance in existence when they bought the property and started the project and now there's a different thought process regarding LTU's that puts them at a disadvantage. Assistant Planning & Zoning Manager Harding informed the board that Another Broken Egg has 58 spaces, it's required they have 65, but they are allowed to count on street parking. Vice Chairperson Larson inquired if they don't pay the money every year for the LTU is the contract valid, if it is not paid the city can rescind the LTU. At that point Vice Chairperson Larson made a motion to approve the LTU, seconded by Chairperson Ritz. Before the vote took place Board Member Grundhoefer inquired of the applicant, if you don't receive the LTU are you going to make changes and improvements to the spaces. Clint Herring replied he will only improve the spaces if they get the LTU, if not approved they may not do the project in general since they wouldn't have the spaces they need. Additionally, the employees would park in the 132 spaces they are seeking for the project. This item will still go before city council if the applicant proceeds with the process regardless of the board's recommendation. **Vice Chairperson Larson made a motion to approve, seconded by Chairperson Ritz and no consensus was reached due to a vote of 2-2 (Board Members Grundhoefer and Van Hoose dissenting).**

Upon making a motion to deny the LTU, the board began a further discussion of the item. Again, the board only makes a recommendation, the item will still go before the city council. Clint Herring inquired as to why the two board members made a denial. Board Member Grundhoefer reiterated that it sets a precedence for businesses to take over public property for their exclusive use. Board Member Van Hoose stated they would cause some bad feeling with the people of Pensacola by putting their name on the parking spaces. Clint Herring felt the board was not giving any alternatives, he's willing to address practical issues. The board offered several suggestions although Chairman Ritz made it clear that the board was not required to do so. Parking Services Director Dees stated the project still works with a parking reduction, from a city perspective they meet all the requirements, from his side those spaces are still there it's just not the exclusive use. Does there have to be exclusivity where you have to enforce it somewhere down the road or can there be a compromise, where you all know the spaces are there you all just don't have to put up signs and actually enforce it. Assistant City Attorney Lindsay stated that their project requires them to have 132 spaces, that's why they are asking for exclusive use which is the point of an LTU. Additionally, the board acts in an advisory capacity only, their advice moves forward to the City Council. Clint Herring stated their style is to get consensus, he doesn't really want to use parking meters. Applicant would like to reach a consensus

without reducing the number of rooms as well. Currently an LTU is being worked on for parking at 1154 North 12th Avenue, prior to that there was another location on 12th that was requesting an LTU but that project did not go through. Assistant City Attorney informed the board that if there is a consensus that can be reached they can vote again on the item. A discussion continued as to whether they could make stipulations in the contract, such as not posting signs and not towing vehicles. The language can be crafted to serve everyone's goals if they understand what everyone wants. Board Member Grundhoefer's concerns are that the enforcement might be too punitive towards the public, such as towing or booting their cars. Clint Herring agreed to happy medium which is to post signage, then put a sticker on the vehicle with a 24-hour time frame to move their vehicle before towing. Assistant City Attorney Lindsay advised the board if they can't iron out the logistics today, if they don't think they've reached a point where they can approve the LTU request with the ideas discussed that's acceptable. She can work with Planning staff to craft an LTU that meets everyone's goals. The board members continued to discuss whether or not they can come to a consensus. Assistant City Attorney Lindsay informed the board only if the two negative voters have a motion to purpose should they continue, they have already made their decision. Additionally, if one of the two nays would like to propose an alternative, then they can be recognized for a motion, otherwise, again they have already made their decision. Parking Services Director Dees added that she doesn't want to see this project not happen, but the City is making changes internally and we need to look at each LTU individually to make sure they're being done the best way possible for the City. Assistant City Attorney Lindsay informed the board as the their council that at this point since they have made their decision they need to end the discussion. Clint Herring wanted it known, for the record he did everything he could do to reach a consensus. Chairperson Ritz reiterated that City Council is not guaranteed to follow this board, they can accept, reject, or modify.

Open Forum – The board had discussions regarding future items coming before the board and white papers, parking, and the purpose of the Gateway Review District and how it can be re-envisioned.

Discussion – None

Adjournment – With no further business, the Board adjourned at 4:48 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board