

Cynthia Cannon

From: Whitney Jeleniewski <w_jeleniewski@yahoo.com>
Sent: Monday, May 31, 2021 10:40 PM
To: Cynthia Cannon
Subject: [EXTERNAL] In opposition of proposed rezoning

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Ms Cannon,

Please ensure that this letter is forwarded to the Planning Board that will be hearing the proposed rezoning:

This email is to express my opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1.

Such rezoning would detrimental to the area. While property values are likely to go down in an area where commercial buildings may be built, these commercial buildings and severely reduced setbacks are completely inconsistent with the neighborhood's designation as a U.S. Historic District and as a residential neighborhood.

While Beck has made grand promises of residential structures filling the block, he has let us know of his plans to sell the lot(s) in order to fund the development of the building on the commercial side. Now that the complete application has been formerly submitted and accepted the City of Pensacola, we see that there is NO mention or plans for any homes along the Baylen Street side or any other restrictions that would force them to pursue only residential uses. Once the lots go up for sale, if rezoned to commercial, they neighborhood will be at the mercy of the highest bidder.

We do not feel it is anyone's best interest to rezone from residential to commercial simply to line the pockets of the developer while the residents paying the cost.

I strongly urge you to disapprove the proposed rezoning.

Respectfully,

Whitney Jeleniewski

217 West Gonzalez Street
Pensacola, Florida

Cynthia Cannon

From: Patti <pattisal_65@bellsouth.net>
Sent: Monday, May 31, 2021 11:49 AM
To: Cynthia Cannon
Subject: [EXTERNAL] PK Yonge zoning

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

May 31, 2021

Re: Development at P.K. Yonge/Zoning Change

Dear Cynthia,

I am a twenty-two-year resident of North Hill and I want to go on record that I do not support the proposed change in zoning on the P.K. Yonge property. The Baylen Street frontage is squarely inside the residential area of historic North Hill. The only proper development for that frontage is residential.

Under the current zoning of PR1-AAA, the neighborhood can be certain that residential units will be built. Changing the zoning to PC-1 opens the door to non-residential development. Mr. Beck has no intention of personally developing those lots and therefore cannot provide assurances of what shall be built. Like the proverbial camel's nose into the tent, once the historic district's residential zoning is breached, there is no going back. Keep the PR1-AAA classification and assure residential development.

Thank you

Patti Salvaggio

1023 N. Spring Street

Cynthia Cannon

From: Joshua Barrows <jcbarr81@yahoo.com>
Sent: Monday, May 31, 2021 11:53 AM
To: Cynthia Cannon; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] pK Yonge / fdle development

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Cynthia, Leslie, and Greg,

My wife and I live directly across the street from the FDLE building on W. Lloyd street, and would like to see the developer's development plan and rezoning request approved by the planning board and city council.

As a neighbors who would be negatively impacted by a vacant building, we believe that the proposed development would be a benefit to the neighborhood and community, and we are in full support of their request and proposed use of the property.

Thanks,
Josh and Mary Beth Barrows
9 W. Lloyd st
Pensacola, fl 32501

Sent from my iPhone

Cynthia Cannon

From: Hannah Domoslay-Paul <hannah.domoslay.paul@gmail.com>
Sent: Tuesday, June 1, 2021 2:34 PM
To: Ann Hill; Cynthia Cannon; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] Baylen Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

To whom it may concern:

This email is to express my very strong opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, to PC-1 from PR-1AAA.

I believe this rezoning would be detrimental to the North Hill Preservation District, herein after NHPD. Property values are very likely to go down, in an area where commercial buildings may be built, and the potential for these commercial buildings and monumentally reduced setbacks are wholly inconsistent with the NHPD designation as a U.S. Historic District and as a residential neighborhood.

While Beck Partners have made many promises of only residential structures filling the block, they have let us know of their plans to sell the lot(s) in order to fund the future development of the P.K. Yonge School. After reviewing the complete application has now been formerly submitted, and accepted by the City of Pensacola, I can see that there is absolutely no mention or plans for any homes along the Baylen Street. Further, there are no other restrictions that would force them to pursue only residential uses and, once the lots go up for sale, they can be rezoned to commercial and the neighborhood will be at the mercy of the highest bidder.

I do not feel it is anyone's best interest to rezone from residential to commercial simply to line the pockets of the developer while the residents are again paying the cost. My family and the other families in the NHPD deserve to continue to enjoy our neighborhood and we will all fight to preserve the NHPD as we are just stewards of this neighborhood that has been here for over 150 years.

I strongly urge you to deny the proposed rezoning application.

Sincerely,

Hannah Domoslay-Paul
915-309-0953
108 W Strong Street
Pensacola, FL 32501

Cynthia Cannon

From: Webster, Carrie C [US] (SP) <Carrie.Webster@ngc.com>
Sent: Tuesday, June 1, 2021 3:33 PM
To: Cynthia Cannon
Subject: [EXTERNAL] 1300 N. Palafox - Rezoning Application

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hello –

I am sending this email to express my opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1.

Such rezoning would be detrimental to the area. Property value devaluation aside the narrow historical streets are not set up to handle the type of traffic and parking issues a commercial business would bring. Furthermore rezoning would allow smaller lot sizes and reduced setbacks that are completely inconsistent with the Preservation District's Guidelines and Regulations.

At present all lots zoned as PC-1 are limited to locations that front on either Palafox or Cervantes. There are no PC-1 designations within the interior of the historic district residential area from Palafox to DeVillier's and from Blount to Cervantes. For these reasons we feel the rezoning should not be allowed thus preserving the neighborhoods designation as a United States Historic District, and as a residential neighborhood.

While Beck has made grand promises of residential structures filling the block, he has let us know of his plans to sell the lot(s) in order to fund the development of the building on the commercial side. Now that the complete application has been formerly submitted we see that there is **no** mention or plans for any homes along the Baylen Street side or any other restrictions that would force them to pursue only residential uses. Once the lots go up for sale, if rezoned to commercial, the neighborhood will be at the mercy of the highest bidder.

I strongly urge you to reject the proposed rezoning.

Thank you,
North Hill Resident Carrie Webster
316 W. Strong St.
Pensacola, FL 32501

Cynthia Cannon

From: Nancy LaNasa <nancylanasayoga@gmail.com>
Sent: Tuesday, June 1, 2021 3:33 PM
To: Cynthia Cannon
Cc: Ann Hill; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] rezoning request by Beck Partners of Lots 1-13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1.

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Ms. Cannon,

My husband Tom and I have owned our home at 12 W. Blount St. in the North Hill Preservation District since 1996. We feel fortunate to live in a district in Pensacola that is proud of its heritage and its designation as a National Landmark. We love our leafy streets and quiet neighborhood. We attended a ZOOM meeting with Justin Beck of Beck Partners in regard to the planned development of the beautiful PK Yonge School into apartments. We think this is a great idea. However, we are greatly concerned with and disturbed by Mr. Beck's request to have the block of Baylen St. behind the PK Yonge School changed from residential PR-1AAA to commercial PC-1. And 10 lots at that! Such rezoning will put our quiet neighborhood at risk of high density development which is inappropriate for the inner core of our neighborhood; it also won't guarantee that appropriate residential units will be built there. A national landmark district should be committed to low density residential units in its inner core, in relation to the already long-established residential neighborhood structures.

We strongly urge you to keep this block of Baylen St. behind the PK Yonge School zoned PR-1AAA, in keeping with the existing character of the surrounding area.

Thank you,

Nancy and Tom LaNasa
850-439-0350 and 212-254-8180

Cynthia Cannon

From: Hannah Domoslay-Paul <hannah.domoslay.paul@gmail.com>
Sent: Tuesday, June 1, 2021 2:34 PM
To: Ann Hill; Cynthia Cannon; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] Baylen Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

To whom it may concern:

This email is to express my very strong opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, to PC-1 from PR-1AAA.

I believe this rezoning would be detrimental to the North Hill Preservation District, herein after NHPD. Property values are very likely to go down, in an area where commercial buildings may be built, and the potential for these commercial buildings and monumentally reduced setbacks are wholly inconsistent with the NHPD designation as a U.S. Historic District and as a residential neighborhood.

While Beck Partners have made many promises of only residential structures filling the block, they have let us know of their plans to sell the lot(s) in order to fund the future development of the P.K. Yonge School. After reviewing the complete application has now been formerly submitted, and accepted by the City of Pensacola, I can see that there is absolutely no mention or plans for any homes along the Baylen Street. Further, there are no other restrictions that would force them to pursue only residential uses and, once the lots go up for sale, they can be rezoned to commercial and the neighborhood will be at the mercy of the highest bidder.

I do not feel it is anyone's best interest to rezone from residential to commercial simply to line the pockets of the developer while the residents are again paying the cost. My family and the other families in the NHPD deserve to continue to enjoy our neighborhood and we will all fight to preserve the NHPD as we are just stewards of this neighborhood that has been here for over 150 years.

I strongly urge you to deny the proposed rezoning application.

Sincerely,

Hannah Domoslay-Paul
915-309-0953
108 W Strong Street
Pensacola, FL 32501

Cynthia Cannon

From: Carol Swinford <carol.swinford@cox.net>
Sent: Tuesday, June 1, 2021 9:43 PM
To: Cynthia Cannon; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] PK Youge - 1301 N Palafox Street Redevelopment

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Ms Cannon, Ms Statler and Mr. Harding;

Please ensure that this letter is forwarded to the Planning Board that will be hearing the proposed rezoning.

My husband and I live at the corner of Lee and Baylen, 1401 N. Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is inside the residential area of North Hill Historical District. We believe that the original zoning of Baylen Street from Lee and Lloyd Streets should remain as PR1-AAA. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

Sincerely,

Harry B. Swinford
Carol F. Swinford
1401 N. Baylen Street
Pensacola, FL 32501

Cynthia Cannon

From: Jo Elizabeth Brown <pegasus53d@yahoo.com>
Sent: Wednesday, June 2, 2021 9:57 AM
To: Cynthia Cannon
Cc: Gregg Harding; Leslie Statler; Mike Ziarnek
Subject: [EXTERNAL] Opposition to Zoning Request of block 163

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Ms. Cannon,

What makes North Hill so unique.

Our lovely neighborhood is part of the National Register of Historic Neighborhoods; being a part of the historic national register, is quite extraordinary and is valued by all residents and visitors who tour North Hill and surrounding historic landmarks within North Hill and our beautiful city.

After traveling and living for years across the United States, as the wife of a United States Marine, we chose to invest in this special historic preservation area of Pensacola called, North Hill.

We love the beauty of our quaint neighborhood streets, the city parks, the diverse architecture and the unparalleled craftsmanship of these historic homes.

Last, but certainly not least, the zoning ordinances that were set in place, were a huge factor in our decision making.

After careful thought and consideration, of a handful of other cities and historic neighborhoods, across the U. S., we chose North Hill, 17 years ago.

While the city of Pensacola has seen tremendous growth in the past several years, along with that comes commercial and new home construction.

We are so very blessed and grateful for the forward thinking North Hill residents, and the actions that they took, all those years ago, to protect this national treasure on the hill.

These North Hill residents were concerned about future residential and commercial intrusion; with density, traffic volume and future potential parking issues, on our residential streets.

These residents were committed with making sure that historic North Hill, remains protected with the zoning ordinances, which were set forth at that time, PR-1AAA.

The issues that the zoning request for a PC-1 change would bring, are many.

If PC-1 is approved, we would possibly be looking at townhome or row home residences, that are popping up all over our city. However, they would now be in the heart of historic and protected North Hill.

We could be looking at commercial encroachment, within our historic residences and lovely residential streets.

Regarding the restoration of the historic PK Yonge building, there will need to be sufficient parking for all apartment residents, their guests and visitors.

Of course, green spaces and other exterior necessities and amenities, for the apartment residents, will need to be provided, while maintaining the historic standards of North Hill preservation neighborhood.

North Hill is not downtown or other surrounding areas, that are dealing with massive new home construction on subdivided lots, townhomes, and row type homes.

Our family is speaking out today to say that we are strongly against the PC-1 rezoning request, by Beck Partners @ 1301 North Palafox Street,

specifically, the western side of this property, which is 1.5 acres, on block 163, which borders N. Baylen Street.

As North Hill residents, and home owners, it is our desire to maintain the zoning ordinance, PR-1AAA that is in place, to continue to protect this treasure and national historic neighborhood, for future generations of North Hill residents.

Sincerely,

Jo Elizabeth Brown
109 W. Blount Street
Pensacola, Florida

Cynthia Cannon

From: Leslie <pensacolaleslie@aol.com>
Sent: Wednesday, June 2, 2021 11:24 AM
To: Ann Hill; Cynthia Cannon; Leslie Statler; Gregg Harding
Subject: [EXTERNAL] Opposition to Re-Zoning the Former FDLE Property

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Planning Board,

I write this email to express my opposition to the rezoning of Belmont Tract, BLK 163 in Historic North Hill. In the past, I served as President of North Hill for three terms and have been a long time Pensacola community volunteer. I have lived in North Hill since 1992. We have lived in and renovated FOUR homes in the neighborhood.

North Hill is on the National Historic register. Our Preservation Association's mission is to "preserve all that is unique to North Hill." Our streetscapes and residential homes and lots are what make the neighborhood unique. The boundaries of the neighborhood were well negotiated and approved by the City Council in 1972. Since then, the city has used the area in ad campaigns, for film locations and for promotions. We have mutually benefited each other. Pensacolians and tourists, alike, enjoy the quiet streets, interesting homes and history filled streets and events. We are dedicated to maintaining that atmosphere.

This dedication to preserving the history of the neighborhood has often been in conflict with commercial developers. The North Hill boundaries were well-negotiated in 1972/1973. Left in place were the commercial corridors. There ARE blocks, like the FDLE block, that are bifurcated: part commercial, part residential. Why did the original organizers DO THAT? Because they recognized the importance of commercial development to a thriving downtown Pensacola. Thus, North Hill has many blocks that part commercial/part residential.

We LOVE commercial development that complements, improves and supports the historic mission. Beck Property's proposed development of the FDLE building to apartments fits that mission.

RE-ZONING the entire block to PC-1 DOES NOT. North Hill needs those "buffer" blocks to prevent further commercial encroachment into our residential neighborhood.

I am strongly opposed to the re-zoning request. Please weigh this letter and all the others letters you may receive in opposition as proof that the neighborhood is united and will not support a zoning change on that block.

Leslie Vilardi/Levin-Rinke Realty
380 West Brainerd Street
Pensacolaleslie@aol.com
850-291-6698

Cynthia Cannon

From: Jo Macdonald <jomac726@gmail.com>
Sent: Wednesday, June 2, 2021 12:11 PM
To: Cynthia Cannon
Subject: [EXTERNAL] Rezoning of Baylen side of 1301 N. Palafox

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Ms. Cannon,

The new owners of 1301 N. Palafox have submitted an application to change the zoning of the Baylen Street side of the property from PR-1AAA to PC-1. This would be a commercial encroachment upon the historically residential nature of this property and against everything that the North Hill Preservation Association stands for and has sought so diligently to preserve. Please do not allow this to happen and turn down this request!

Sincerely,
Jo MacDonald
North Hill Preservation Association Board Member

Dear Planning Board Members:

I am writing you concerning the agenda item requesting a rezoning of the rear portion of the property at 1301 North Palafox, the Historic PK Yonge school.

I have lived in North Hill since 1975 and seen this neighborhood grow and prosper. I lived here during the times when many of these beautiful houses were boarded up and we saw many of them bulldozed because of neglect.

In the late 1970's I participated in a series of lectures on historic preservation with Earl Bowden, in the Panhandle area, because of my background in research and historic preservation. Our concern was getting out the Federal guidelines on preservation to cities and counties so that historic districts would be afforded some protection from destruction or infill construction.

The request to change the current PR1AAA zoning of the back third of the PK Yonge school into PC1 zoning is the exact issue Earl Bowden taught us to defend against. That buffer was designated behind the school, years ago, to protect the integrity and residential nature of the heart of the North Hill district. It was set up to maintain a cushion from commercial to residential, although it is zoned to legally construct 4 houses. PC1AAA zoning will allow 4 houses with no change of zoning at all.

The Federal Guidelines on historic preservation state that new infill construction should meet the density, setbacks, width, height and spacing of the streetscapes it plans to adjoin. That density is 2 houses on West Lee Street, 2 houses on North Baylen and 4 houses on West Lloyd street. Even spreading out to the North and South of the Baylen PR1AAA zoning you find only 2-4 houses per block. That is the mean density for the entire North Hill area from Cervantes to Blount Street. Therefore, the existing zoning, and its allowance for 4 houses to be built there, is in keeping with the Federal Historic Preservation guidelines. This would allow comparable density, setbacks, height, width and rear yard requirements with no zoning change.

The request for zoning change would violate every one of the Federal mandates for infill construction....setbacks, density, backyard space, width, height, etc. A 30 foot wide lot could not blend into any of the adjoining streetscapes for blocks and blocks in all directions from this property.

That is not the only concern. The developers stated that they were not going to build on those lots, merely spin them off to buyers. With rezoning, that opens Pandora's box....a buyer could potentially open a beauty salon or barber shop or day care or office or art studio...even a restaurant or gas station with a variance. The PC1 zoning would leave all these open. That would end the intent of the buffer designed originally to protect the residential nature of the adjoining blocks.

In addition, the developer plans to make up to 40 apartments in the current PK Yonge school building. That puts an extreme burden on our already narrow and overcrowded streets. Essentially, when one car parks on these narrow historic streets, it turns the street into 1 way. If you add the 40 units in PK Yonge schoolhouse and allow the rezoning to PC1, that would push the numbers up to 50 units in a one block area where the highest density is now 4 houses.

My house looks out onto this PC1AAA area and I have regularly counted the cars that FDLE parks there with only 80 employees. They are forced to use all the space including the parking that is in the area these developers are trying to rezone. (At least their cars go home at night.)50 families would be 100 plus cars? Where will they park?

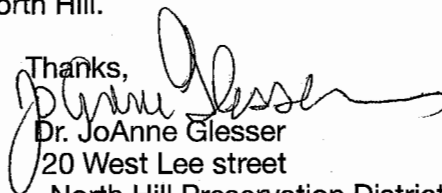
The addition of 50 units (100 plus people, minimum) and 100 plus cars....not counting visiting friends and families, parties, deliveries, babysitters etc., all crammed into a one block area, is a nightmare in the making.

I am against the rezoning of that portion of Baylen Street and in favor of keeping the existing zoning as PR1AAA and the allowance that is already in place for 4 homes that would, with no rezoning necessary, be able to meet the density, setbacks, height, width, spacing and backyard requirements as set out by the Federal guidelines. I know East Hill is using smaller lots for construction, but even though East Hill has a historic district, it is NOT listed on the National Register and as such is not mandated to follow these Federal guidelines. The North Hill Preservation District is on the National Register and we all have had to adhere to strict guidelines for years and years to preserve the character of our district. We don't want them thrown out to boost a single developer's profit margins.

Carol Ann Marshall, a former Pensacola school board member, and a North Hill resident, knows the entire history of that buffer PR1AAA. She was a member of the school board when the property was originally sold from elementary school to office building. She will be present at the planning board meeting. I beg you to call on her first and she can explain the entire history of that zoning and its intent. Many are requesting to address the board afterwards, but she is the core speaker in explaining the intent behind the zoning and why it was designed to protect the residential core of North Hill.

In summary, I am against the request for rezoning from its current PR1AAA on the grounds that the change would violate the Federal Guidelines for Historic Preservation as well as overburden the already overburdened traffic situation in North Hill.

Thanks,



Dr. JoAnne Glesser
20 West Lee street
North Hill Preservation District
Pensacola, Florida

Dear City of Pensacola Planning Board:

I am writing this letter to protest the rezoning of the Baylen Street property adjoins PK Yonge school from its current PR1AAA zoning, which permits construction of 4 homes, to PC 1 which would allow future owners to construct beauty shops, day care centers, art galleries, etc. in a strictly residential street in the historic district.

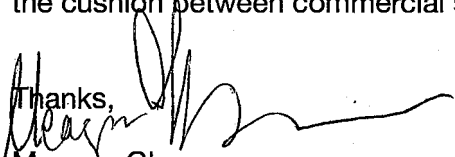
The current owners stated in a conference call that have no plans to construct on this PR1AAA land, they merely want to change the zoning and carve it up into 10 lots to sell off before they begin renovation of the PK Yonge school, which they stated in a zoom call, will hold 40 units. That would be a combined impact of 50 families in a one block area in the heart of the low density North Hill preservation area. 100plus cars and a 100 plus people...and their guests and family visiting....

I don't know if you are familiar with the narrow streets we have in North Hill, but 2 cars can barely pass each other. If a single car is parked on 1 side of the street, it becomes a one way street.

I object, primarily, because 4 houses would be compatible with the existing density in the surrounding blocks, North and South. Also, we were told by the school board that that land would always keep its PR1AAA zoning as a buffer between commercial and residential.

I was born and raised in North Hill, I know it has been hard at sometimes to follow the guidelines set out in the National Register...both financially and aesthetically, but we have always complied for the better good of the historic preservation district.

Please tell us all these years were not in vain....4 houses is enough on that block to maintain the cushion between commercial saturation and residential density.

Thanks,

Meagan Glesser
400 West Blount

Cynthia Cannon

From: Jennifer Wasilenko <sunserae24@hotmail.com>
Sent: Wednesday, June 2, 2021 3:20 PM
To: Ann Hill; Cynthia Cannon; Leslie Statler; Gregg Harding
Cc: Jennifer Wasilenko
Subject: [EXTERNAL] Rezoning request by Beck Partners

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Sirs/Ma'ams,

I just received a card in the mail today notifying me of a rezoning request that will be reviewed at a meeting next Tuesday. After researching the issue, I've learned that Beck Partners has submitted a request to rezone Lots 1 through 13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1. I'm writing to express my concerns about this request.

In Mr. Beck's Zoom briefing to the community, there were multiple concerns expressed by my neighbors. I agree with some of those concerns and would like to add my two cents.

First, several concerns were voiced regarding the fact that this rezoning will open the 10 lots on Baylen to commercial development. Currently, all commercial entities in North Hill face Cervantes and Palafox. I'm concerned that this kind of rezoning is going to open to door to additional commercial zoning within the neighborhood.

Second, several concerns were voiced regarding traffic and parking issues. Even if all 10 lots were sold to people who intended to build residential, and even if they all include exterior garages that open to the parking lot as Mr. Beck suggests, there is going to be a spike in traffic in this sector of North Hill, and guests and visitors will be forced to find parking on the street somewhere. With our narrow streets this will be a huge problem for those of us near that block of North Hill.

Third, Mr. Beck intends to sell all 10 of the re-zoned lots, so what Mr. Beck is telling us these lots will be used for means absolutely nothing. If the rezoning is approved, these 10 lots will be open to anything allowed under PC-1 zoning. While Mr. Beck reassures us that he hopes to sell the lots to folks who intend to build residential, there is nothing in writing binding him to that intent. The PC-1 zoning opens the door for commercial use, and Mr. Beck will have zero control or influence on what happens on those lots once he sells them. While I think it would be lovely to have a florist or an art studio or even a beauty parlor in the neighborhood, again, I refer back to the traffic and parking issues. I simply do not believe it's smart or feasible to open up the interior of North Hill to commercial use.

Fourth, from what I've read, the existing zoning would allow for 4 houses to be built on Baylen, so Mr. Beck should already be in a position to sell these lots for residential use. It is my opinion that the density and setback requirements of the existing zoning should be maintained, thus ensuring this block of North Hill maintains the same historic integrity as the rest of the district.

I urge you to leave the zoning as-is so only residential use, in family with the rest of the neighborhood, will be permitted.

Thank you for your consideration,

Jennifer Wasilenko
Owner – 23 W. Brainerd St.

Sent from [Mail](#) for Windows 10

June 1, 2021

Dear NHPA President, Suzi Emerson,

We need your support and help to save our homes from encroachment by the new owners of 1301 N Palafox Street.

Many North Hill residents are petitioning the Planning Board of the City of Pensacola to defeat the proposal to change PR-1AAA (residential) to PC-1 (commercial) on the Baylen Street side of the property.

If the zoning from residential to commercial (PR-1AAA to PC-1) is approved, it will signal that the City of Pensacola and the North Hill Preservation Board disregard the intent, nature, and scope of historic preservation which the North Hill Preservation District and community members have consistently maintained since 1972.

Will you please sign the petition, and, please write your support to defeat the proposal, directly to the City of Pensacola Planning Board (ccannon@cityofpensacola.com)?

Sincerely, with our Thanks,

Devin and Daniela Beckwith	1421 North Baylen Street
Mike and Jo Elizabeth Brown	109 West Blount Street
Jennifer Coveny	1515 North A Street
Jo Anne Glesser	20 West Lee Street
Meagan Glesser	400 West Blount Street
Tom Glesser	116 West Blount Street
Susie Ham	17 West Lee Street
Carol Ann Marshall	1313 North Baylen Street
Camelot Marshall	1313 North Baylen Street
Harry and Carol Swinford	1401 North Baylen Street

Neighbors
North Hill Preservation District
Pensacola, Florida

Cynthia Cannon

From: Tom Glesser <glesdog@yahoo.com>
Sent: Wednesday, June 2, 2021 4:02 PM
To: Cynthia Cannon
Subject: [EXTERNAL] Proposed rezoning of PK Yonge school building

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

2 June 2021

Dear Pensacola Planning Board:

I am opposed to the rezoning request for PK Yonge school, 1301 North Palafox. The back third of the school area was zoned PR1AAA many years ago to protect the residential nature of the surrounding blocks from the encroachment of commercial ventures. "

While the builder told us he was carving out 10 lots to sell (I'm guessing to finance the renovations of the 40 apartments he is planning on putting into the school building), on his application for zoning change, he only states he wants that area rezoned. That would allow for tattoo parlors , barbershops, day care centers, offices and a variety of other uses short of industrial. This intrudes into the surrounding PR1 AAA zoning of the surrounding areas. I've been in North Hill since 1979 when the area was dangerous and we had to sleep with one eye open because the break-ins were regular- to current day where the neighborhood is restored and well maintained and residential in nature.

The addition of 40 units and the rezoning of the back area would be an "open sesame" to much more traffic and commercial penetration in an area where children can safely ride their bikes and people can still in the evening without worrying about constant traffic.

In addition, the zoning change would go against the Federal historic guidelines about infill construction. When I researched it and it said new construction should be similar in size, density, setbacks and spacing and green area. It also said new construction should not negatively impact traffic flow or patterns.

We have always had to live under very restrictive guidelines in North Hill, because, unlike the East Hill district, the North Hill district is on the National Register and must abide by those guidelines. We have learned to live with these restrictions because we value the core neighborhoods attempt to safeguard these beautiful historic treasures. Our streets are already stressed with current residents because they are so old and narrow. The addition of any commercial zoning would over stress them and cause chaos.

In summary, the current zoning PR1 AAA allows for 4 houses to be constructed on that land and that blends well with the current density of surrounding streets, well, a little on the high end, but still within range. That allows for setbacks and size compatibility with surrounding houses for many blocks in all directions.

The plan to add up to 40 apartment in one small block is already extremely increased density and traffic, but the addition of commercial space on the Baylen Street side is just over the top. I personally know Carol Ann Marshall (and knew her husband Dr. Marshall) and they were Instrumental years ago in insuring that buffer of PR1 AAA remained. She was on the school board at the time it was sold for the first time and knows all the intent behind the zoning. I understand she will speak at the Planning Board meeting next week. She is a goldmine of information on this topic.

Please consider our position in your decision making. We all have worked hard to make North Hill the showcase it is in representing Pensacola history .

Thank you,

Thomas H Glesser
116 West Blount Street
Pensacola, FL

Cynthia Cannon

From: Gregg Harding
Sent: Thursday, June 3, 2021 10:33 AM
To: Cynthia Cannon
Subject: FW: [EXTERNAL] Rezoning in North Hill

Cynthia,

Please see Ms. Hatch's comments below.

Gregg Harding, RPA
Historic Preservation Planner
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435.1676
gharding@cityofpensacola.com

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

-----Original Message-----

From: Lynsey Hatch <lynseyau@gmail.com>
Sent: Wednesday, June 2, 2021 10:40 PM
To: Gregg Harding <GHarding@cityofpensacola.com>
Subject: [EXTERNAL] Rezoning in North Hill

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Mr. Harding ,

This email is to express my opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1.

My family lives just a few blocks south of this area in question. Such rezoning would detrimental to the area. While property values are likely to go down in an area where commercial buildings may be built, these commercial buildings and severely reduced setbacks are completely inconsistent with the neighborhood's designation as a U.S. Historic District and as a residential neighborhood.

While Beck has made grand promises of residential structures filling the block, he has let us know of his plans to sell the lot(s) in order to fund the development of the building on the commercial side. Now that the complete application has been formerly submitted and accepted the City of Pensacola, we see that there is NO mention or plans for any homes along the Baylen Street side or any other restrictions that would force them to pursue only residential uses. Once the lots go up for sale, if rezoned to commercial, they neighborhood will be at the mercy of the highest bidder.

We do not feel it is anyone's best interest to rezone from residential to commercial simply to line the pockets of the developer while the residents paying the cost.

I strongly urge you to disapprove the proposed rezoning.

Thank you,
Lynsey & Neal Hatch
9 W De Soto St
Pensacola, FL

Cynthia Cannon

From: Gregg Harding
Sent: Thursday, June 3, 2021 11:40 AM
To: Karis T; Ann Hill; Cynthia Cannon; Leslie Statler
Subject: RE: [EXTERNAL] Re: Proposed Rezoning of Pk Yonge/FDLE property

Thank you very much for your email, Ms. Traud. We have received your comments and will make them available to the Planning Board.

Please let us know if you have any questions. Thank you again.

Gregg Harding, RPA

Historic Preservation Planner

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

gharding@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Karis T <karitraud@gmail.com>
Sent: Wednesday, June 2, 2021 6:31 PM
To: Ann Hill <AHill@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>
Subject: [EXTERNAL] Re: Proposed Rezoning of Pk Yonge/FDLE property

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

June 2, 2021

RE: Opposition to Rezoning of Lots 1-13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1

Dear Ms. Hill, Ms. Cannon, Ms. Statler, and Mr Harding,

This email is to express my strong opposition to the rezoning request by Beck Partners of Lots 1 through 13 and 28-30, Block 163, Belmont Tract, from PR-1AAA to PC-1.

Such rezoning would be detrimental to the area. While property values are likely to go down in an area where commercial buildings may be built, these commercial buildings and severely reduced setbacks are completely inconsistent with the neighborhood's designation as a U.S. Historic District and as a residential neighborhood. These lots were zoned residential to protect residents and the neighborhood for a reason. My house I have owned for 21 years on Baylen and love my neighborhood for its historical significance in respect to the older homes and protecting the value of these homes. Additionally, many people buy homes in our neighborhood based upon the integrity of our neighborhood.

While Beck has made grand promises of residential structures filling the block, he has let us know of his plans to sell the lot(s) in order to fund the development of the building on the commercial side. Now that the complete application has been formerly submitted and accepted by the City of Pensacola, we see that there is NO mention or plans for any homes along the Baylen Street side or any other restrictions that would force them to pursue only residential uses. Once the lots go up for sale, if rezoned to commercial, the neighborhood will be at the mercy of the highest bidder. To me, this shows disrespect for the neighbors and our neighborhood organization. These lots facing Baylen should be kept as residential lots to maintain the integrity of our neighborhood and as respect to the neighbors. It was wrong of Beck Partners to tell us one thing and file an application for something else as this erodes the trust of the developer with neighborhood residents. So yes, I absolutely and completely oppose these lots be rezoned from residential to commercial!

Shame on Beck Partners for lying to us neighbors in regards to his intentions. I do not feel it is anyone's best interest to rezone from residential to commercial simply to line the pockets of the developer while the residents are paying the cost. This city is all about its wonderful residents!

I strongly urge you to disapprove the proposed rezoning. I appreciate you understanding our desire to maintain the integrity and historical presence of our neighborhood.

Regards,

Kari

Kari Traud
1521 N. Baylen St
Pensacola, FL 32501

Cynthia Cannon

From: Gregg Harding
Sent: Thursday, June 3, 2021 10:57 AM
To: Lisa Mead; Ann Hill; Cynthia Cannon; Leslie Statler
Subject: RE: [EXTERNAL]

Thank you very much for your email, Ms. Mead. We have received your comments and will make them available to the Planning Board.

Please let us know if you have any questions. Thank you again.

Gregg Harding, RPA

Historic Preservation Planner

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

gharding@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Lisa Mead <nutmegr@gmail.com>
Sent: Wednesday, June 2, 2021 7:20 PM
To: Ann Hill <AHill@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>
Subject: [EXTERNAL]

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

2 June 2021

Dear Members of the Planning Board:

I would like to be on record as being strongly in opposition to the rezoning of part of the PK Yonge property (Lots 1-13 and 28-30, Block 163, Belmont Tract) from primarily residential (PR-1AAA) to primarily commercial (PC-1.)

It is *entirely* inconsistent with the nature of the neighborhood to drop an island of commercial property right into a historic residential neighborhood. As a neighborhood, North Hill was led to believe that Beck intended for the entire block to be residential, but the application for this rezoning clearly indicates otherwise.

The North Hill neighborhood is not asking for anything. The designation as PR-1AAA as it exists does not preclude development of the parcels in question. Residential development in keeping with the neighborhood and the existing zoning would be welcome. Commercial development along Palafox in existing PC-1 zoning would be welcome. The

developer is the one who, having bought the property at a price consistent with its existing zoning, seeks to change it in order to sell parts of it off at a higher profit margin. Our neighborhood is the one who would be paying the price for this. 10 commercial lots on one block of a quiet, narrow, residential street - sandwiched between residences on all sides - makes absolutely no sense at all. The developer can spin any tale about what the lots *could* be used for, but once those lots are sold, they will be zoned for a myriad of commercial uses inconsistent with the location.

The North Hill Preservation District is on the National Historic register, an asset to the character of Pensacola - which one would think the City would take care to protect. I urge you to deny this developer's request, do nothing, and simply maintain the existing zoning for this property.

Lisa Mead
nutmegr@gmail.com
1009 N Reus St
Pensacola, FL 32501
850-293-2902

Cynthia Cannon

From: Margaret E Rhea <winkierhea@gmail.com>
Sent: Thursday, June 3, 2021 10:12 AM
To: Cynthia Cannon
Cc: Leslie Statler; Gregg Harding
Subject: [EXTERNAL] Opposition to change in zoning of 1301 N Palafox

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Margaret E (winkie) Rhea
200 W Gonzalez St
Pensacola, FL 32501
(850)438-7270

To: Cynthia Cannon
CC: Leslie Statler, Gregg Harding
From: Margaret E. (Winkie) Rhea
RE: 1301 N Palafox St Rezoning

Dear Ms Cannon,

Please ensure that this email will reach all of the Planning Board before the June 8 meeting.

I am unreservedly opposed to the rezoning of the old P.K. Yonge property by the Beck Partners. The school itself is zoned PC-1 and the back part of the old playground, now parking lots, that faces Baylen is and must remain, PR-1AAA.

My family has resided in the same house in North Hill for sixty (60) plus years. P.K Yonge was my elementary school. To save the old building, which by being in North Hill is on the National Register of Historic Places and is protected, let it remain PC-1. Joyce Turner, my mother, Elizabeth C. Rhea, among others were able to establish North Hill on the National Registry of Historic Places to protect the neighborhood's unique character. With their foresight and the classification as an important historic place, North Hill has been able to stave off the creep of commercialization and protect our historic neighborhood. Before this protected status, North Hill saw the destruction of many fine old family homes and lots of heritage trees all for the power of commerce and the almighty dollar. Now, many of those properties are nothing but abandoned parking lots along Palafox, Baylen and Spring! So much for commercial development!

There is no good reason to allow Baylen, between Lloyd and Lee streets, to be rezoned from PR-1AAA to PC-1. This area of the FDLE parking lot was my school playground. There are many reason to oppose this zone change. One: Baylen Street is too narrow, it is one of the most narrow streets in the area. It will not be able to handle all the change such mushrooming development would create. Two: Property values of the nearby homes, including the magnificent home at 1313 N Baylen home, built by Dr. Allen M. Ames and in the Marshall family since 1963, will be adversely affected. And three: Children, dog walkers and us old folks will no longer be safe to walk and play in the area. Most importantly, why should any developer be allowed to invade a Nationally Registered Historic Place and change zoning to avoid all the regulations and protection that our status in North Hill allows. Indeed, why should any developer be permitted to avoid regulations and reap profits at the expense of our unique North Hill, both its people and their homes.

Please do no allow any rezoning of the P.K.Yonge property. There is good development and then there is overdevelopment. Any string of townhomes or retail shops is overdevelopment and only useful to developers. Any change of zoning is not friendly neighborhood commerce. Refuse to change the zone.

Respectfully,

Margaret (winkie) Rhea

Cynthia Cannon

From: Gregg Harding
Sent: Thursday, June 3, 2021 4:02 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] CONCERNS REGARDING BECK PARTNERS' APPLICATION REQUEST REGARDING THE REZONING AND USE OF 1301 N. PALAFOX STREET, PENSACOLA, FL 32501

Cynthia,

Mr. Brown just called me to make sure his comments are added to the packet. Thanks!

Gregg Harding, RPA

Historic Preservation Planner

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

gharding@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: m brown <pegasus53a@yahoo.com>
Sent: Tuesday, June 1, 2021 11:42 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Cc: Gregg Harding <GHarding@cityofpensacola.com>
Subject: [EXTERNAL] CONCERNS REGARDING BECK PARTNERS' APPLICATION REQUEST REGARDING THE REZONING AND USE OF 1301 N. PALAFOX STREET, PENSACOLA, FL 32501

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

DATE: JUNE 1, 2021

TO: Cynthia Cannon, AICP, Assistant Director, City of Pensacola, Planning Services, 222 W. Main Street, Pensacola, FL 32502

FROM: Major Michael R. Brown Jr. U.S.M.C. (Ret.), 109 W. Blount Street, Pensacola, FL 32501

SUBJECT: BECK PARTNERS' APPLICATION REQUEST REGARDING THE REZONING AND USE OF 1301 N. PALAFOX STREET, PENSACOLA, FL 32501

Truly a pleasure, to correspond with you today Ma'am, as I was guided by Mr. Gegg Harding to submit any concerns regarding the request to administer a potential zoning change(s), to the P.K. Yonge property, located at 1301 N Palafox Street, Pensacola, Florida.

I truly appreciate your time, in helping me with my concerns, regarding the upcoming June 8th, City Zoning Board Meeting. Please note, upfront, that I am not against the restoring, refurbishment, or improvement of the property.

My concerns are primarily that of the excessive volume of proposed residential and commercial properties, combined = 50 total (40 apartments and 10 townhomes); which would attract 130 plus vehicles that would clobber our neighborhood '24/7'. It is noted that FDLE on an average day may have 30 +/- vehicles there from 8 am to 5 pm: and I illustrate the following to help you and all members better understand our situation: It is truly bad enough that the residents of W. Blount Street of all ages, elderly and children alike, risk their lives every day trying to walk across W. Blount Street to go to their cars, let alone get out of their vehicles, keep in mind, the area of what I speak is 1 block north of the PK Yonge Building. This street has no speed bumps or permanent electronic/digital speed limit signage that reveals the speed limit and the speed of transiting automobiles. Traffic calming and attempts to thwart the speeders on W. Blount is an epic failure, and to add another 130 plus vehicles into the mix would be a complete disaster. Too often do the residents receive an unwanted adrenaline rush caused by nearby speeding vehicles!

My intent is to ensure that we limit any and all high volume residential build projects and parking issues that would turn a wonderful historic neighborhood into a high density overcrowded place, as found in larger cities.

Recently the Pensacola News Journal had an article speaking of "luxury apartments," which Mr. Beck denied to the participants on a Zoom Meeting in May 2021. The 'Zoom Meeting' had some NHPA personnel and very few residents from the area. It really had the appearance that what we were presented by Mr. Beck, the developer, and the NHPA is what was going to happen, no matter what, and that they had little time for questions and answers. The short notice email invite stated that "upscale" apartments would be built. The developer stated that they would be nice but eluded to no historic standard or level of elegance luxury nor upscale. He was unsure to say how many, and when pressed and given the opportunity to provide a range, he stated 20-40 apartments; that and with the added 10 row-homes to N. Baylen Street to the mix makes for high density and overcrowding and a public safety concern. He definitely was clear about his intent to offer all of the property to other buyers/developers and it is being advertised as such now. Not really sure if there is a historic preservation intent when one speaks of 'flipping' property to other buyers/developers. Another contention was how the developer was going to close on a property, that wasn't even zoned to his liking and provide a 'quick' Zoom Meeting, the day before the purchase. A review of this Zoom

Meeting is recommended. I must admit the developer was very respectful and a very kind gentleman but had clear intentions towards his investment.

My request is to ensure that we don't rezone this property, Block 163, at all, which if it became PC-1 will have 130 + people and 130 + vehicles in and around it, at all times. I must emphasize upfront that the PR-1AAA be retained as it is now and ad infinitum.

Please know that I did access the link on the City's website, to the calendar which contains the Agenda Packet for June 8th.

I wanted to inform you that there are issues regarding Agenda Packet page numbers 33, 34, 35 and 36.

Page 34 appears to be incongruous on several matters with regards to Agenda Packet Pages 33, 35 and 36:

1) Agenda Packet Page 34 speaks of Block 63, when the others address and regard Block 163; which makes one ponder of the etymology of drafting lots over what was once a straight forward empty block with no lots and how the property arrived at its current survey status.

2) Agenda Packet Page 34 is seriously flawed and conflicts with Agenda Packet Page 36 regarding what actually is PC-1 versus PR-1AAA, wherein the coloring is very very misleading, as it only indicates lots 1-10 as PR-1AAA, as shaded in light blue. When in fact that 1.5 acres is actually grandfathered in as PR-1AAA and only 1.2769 acres are zoned as PC-1; the artist seemed to include lots 11, 12, 13, 28, 29 and 30 into their PC-1 pinkish-orange coloring schematic, which is incorrect and is actually PR-1AAA. Left unnoticed, this could inappropriately mislead and influence the board into a wrong decision, as revealed here as a statement of fact, there is more of the property zoned PR-1AAA than that of PC-1, and that PR-1AAA as explained further has a larger stake in the future of this Historic Property.

Regarding Historic Preservation, the rationale to have PR-1AAA property changed to be zoned as same to a PC-1 scenario would violate Pensacola's Historic Preservation Standards and be seen as a defilement of the historical precedence set forth by ensuring that the City help its citizens ensure the prevention of commercial encroachment, to the interior of one of Our Nation's largest Historical Preservation Districts, North Hill.

There is significant evidence to the previous with nearly all of the blocks along the west side of N. Palafox, that are in the North Hill Preservation District, and even further north, along the North Hill Perimeter, that the blocks are basically one-half PC-1 on the N. Palafox side and PR-1AAA along the

N. Baylen side. This also the scenario all over towns and throughout cities across America and especially with Historic Districts.

These half-block commercial areas act as a cushion to the residential areas, with half residential before followed by whole blocks of residential areas towards the interior. It is very obvious, that the earlier city planners built this in, to protect the neighborhood and neighborhoods throughout the city. It is visibly noticed either walking or driving the neighborhood, and it is evident as seen on Google Maps.

Another concern is the developer's intent to have ten homes, actually, ten 25' to 30' wide 'row-homes', with a five-foot setback. This would literally destroy the integrity of our neighborhood. What was done on the south side of Cervantes in the area known as the 'Court of North Hill' may work there; however, it is not enduring nor historic, and the traffic and parking there is rather hideous.

The other townhomes or row-homes, in the area of North Hill, at the northern intersection of W. Cervantes and N. Baylen are turning into high-density overcrowded living space with little regard to historic preservation standards. The idea of putting multiple townhomes or row-homes in areas that satiate the greed of tax collectors, is not Historic Preservation, yet rather the destruction of what was truly foreseen in the original plans. Focusing on potential PC-1 areas along N. Palafox and respecting PR-1AAA have huge potential tax earnings for the city with diligent, strategic and selective planning.

PR-1AAA as it is defined now, must be retained with its 75' frontage and 30' set-backs.

By retaining PR-1AAA along 1300 Block of N. Baylen Street, will allow for some great construction of approximately 4 homes total along the western 1,5 acres (the N. Baylen side of the road), with two addresses on N. Baylen, one address on W. Lee and one address on W. Lloyd. This approach would be in line with Historic Preservation at its finest.

Therefore, we must all object, 100%, to the developer's application request for rezoning for any additional PC-1 Zoning and his proposal of placing 5 to 10 homes along the 1300 block of N. Baylen Street, in a nationally recognized historic neighborhood.

I truly hope that these items will be considered, and discussed at the upcoming planning board meeting.

I respectfully request that the planning board reconsider any sort of approval that would destroy our Historic Neighborhood and vote 'no' to the rezoning application request to extent PC-1, and to ensure the aforementioned concerns are appropriately resolved, in accord to the highest standards set forth in Historical Preservation Guidelines and to preserve the western 1.5 acres of Block 163 as PR-1AAA.

Respectfully Submitted and Best Regards,

Michael R. Brown Jr.

Major USMC (Ret.)

850-449-4601

Cynthia Cannon

From: m brown <pegasus53a@yahoo.com>
Sent: Thursday, June 3, 2021 12:06 PM
To: Planning Questions
Subject: [EXTERNAL] City Planning Board Meeting June 8, 2021

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Team,

1) Are petitions allowed to be presented to the Board at the meeting; as we have a large number of people signing it and still are unaware of what the issues are that we are petitioning?

And

2) Is there an ability to present a PowerPoint and have the ability to access the Agenda Packet visibly?

Thank you,
Mike Brown
Major USMC (Ret.)

[Sent from Yahoo Mail on Android](#)

June 1, 2021

Dear NHPA President, Suzi Emerson,

We need your support and help to save our homes from encroachment by the new owners of 1301 N Palafox Street.

Many North Hill residents are petitioning the Planning Board of the City of Pensacola to defeat the proposal to change PR-1AAA (residential) to PC-1 (commercial) on the Baylen Street side of the property.

If the zoning from residential to commercial (PR-1AAA to PC-1) is approved, it will signal that the City of Pensacola and the North Hill Preservation Board disregard the intent, nature, and scope of historic preservation which the North Hill Preservation District and community members have consistently maintained since 1972.

Will you please sign the petition, and, please write your support to defeat the proposal, directly to the City of Pensacola Planning Board (ccannon@cityofpensacola.com)?

Sincerely, with our Thanks,

Devin and Daniela Beckwith	1421 North Baylen Street
Mike and Jo Elizabeth Brown	109 West Blount Street
Jennifer Coveny	1515 North A Street
Jo Anne Glesser	20 West Lee Street
Meagan Glesser	400 West Blount Street
Tom Glesser	116 West Blount Street
Susie Ham	17 West Lee Street
Carol Ann Marshall	1313 North Baylen Street
Camelot Marshall	1313 North Baylen Street
Harry and Carol Swinford	1401 North Baylen Street

Neighbors
North Hill Preservation District
Pensacola, Florida

Cynthia Cannon

From: President, North Hill Preservation Association, Inc. <president@historicnorthhill.com>
Sent: Monday, June 7, 2021 3:30 AM
To: Cynthia Cannon
Cc: Leslie Statler
Subject: [EXTERNAL] Rezoning of 1301 North Palafox Street - North Hill Preservation District
Attachments: PK_Yonge_Redevelopment_Existing_Home_Lot_Sizes_NH.pptx;
Deed_restriction_commitment.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear City of Pensacola Planning Board Members,

The North Hill Preservation Association, Inc. Board of Directors met on June 5th, and at this time, we cannot support the rezoning request for 1301 North Palafox Street.

We have been meeting with Justin Beck and his organization since March 31st about the redevelopment of the P.K. Yonge school property. He has heard the history of the zoning of the property when the school closed, and the block was changed from PR-1AAA zoning to a split zone of PC-1 and PR-1AAA. He learned that this change occurred so that the school building could be converted to office use, but the neighborhood would have protection on the interior from future commercial encroachment. If you review our zoning map, you will see that we have Commercial zoning along the main corridors of Cervantes and Palafox Streets, but that the interior of our neighborhood is zoned PR-1AAA, and PR-2 for residential uses. Upon learning the history of the zoning and the desires of the adjacent residents to prohibit commercial encroachment, the applicant, and members of the NHPA Board of Directors met with the City's Planning Department on June 3rd to review options for variances to the City's minimum lot size, and lot width. We have many homes built on smaller lots than 9,000 sf as evidenced by the attached PowerPoint. City Planners shared that they were unable to use variances to achieve the applicant's goal. Unfortunately, because the City had established a 9,000 square foot minimum lot size for PR1-AAA and PR-2 residential zoning districts, the only way the applicant can build five homes on this site would be for it to be rezoned to PC-1, which does not have minimum lot size for residential homes. Additionally, they clarified that they were the ones who felt that the rezoning route was the only way to achieve the applicant's desire to develop the Baylen Street side of the parcel into single-family homesites.

The applicant has proposed a compromise that would ensure no commercial encroachment into the neighborhood. The applicant has submitted a letter of intent to begin working on creating a five-lot residential plat with perpetual deed restrictions that would prohibit any commercial uses for the Baylen Street side of the property where the five new residential homes are planned.

We appreciate the applicant's willingness to meet and hear from the neighborhood during our May 13th Town Hall Meeting on the project to hear our concerns and develop a compromise. We continue to encourage all residents to share their individual input with the Planning Board and the City Council.

In conclusion, if the Applicant has the deed restrictions on the five proposed residential lots in place by either of the two City Council Public Hearings, we will then offer North Hill Preservation Association, Inc.'s support, as the use of the Baylen Street PR-1AAA exterior parcels will be restricted IN PERPETUITY to residential use despite being zoned PC-1.

On Behalf of the Board of Directors,

Susan Emerson, President
North Hill Preservation Association, Inc.

P.O. 12451

Pensacola, FL 32591
president@historicnorthhill.com

1301 N. PALAFOX, LLC

125 W. Romana St Suite 800 | 850-477-7044

June 5, 2021

Suzi Emerson, President
North Hill Preservation Association, Inc.
P.O. Box 1251
Pensacola, FL 32591

**Dear Suzi Emerson, President
North Hill Preservation Association, Inc.**

As manager of 1301 N. Palafox, LLC I would like to thank you and the board of directors for your work on this project thus far, and I believe our project will be better and more successful because of it.

While it has never been our intention to have any use other than residential in the current PR-1AAA area, we understand that the brevity of the rezoning application created serious concerns about our intentions. Furthermore, with additional review, and feedback, we believe a maximum of ten residential lots (which was initially planned) would not be congruent with the existing neighborhood.

Pursuant to the board meeting which took place on June 2nd, we agree to limit the number of residential lots on Baylen Street to five. These lots will be no less than 60' in width, and all would have rear entry vehicular access via a shared drive with the current PK Yonge building. Further, we agree to record a perpetual deed restriction that prohibits any commercial uses along Baylen St and the area currently zoned PR-1AAA.

As we learned on a conference call with City Staff on June 3rd a variance for changes is not possible, and given the current zoning districts in available in North Hill, a rezoning to PC-1 is the only zoning district that would allow a 60' wide residential lot. If the board is in support of this approach, we would immediately begin work on creating a five-lot residential plat with

above stated deed restrictions, which of course would require additional approvals from the City through the normal development process.

We graciously ask for your support for the approval of our rezoning application contingent upon of the above stated assurances.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Trawick". The signature is written in a cursive style with a large, stylized "T" and "K".

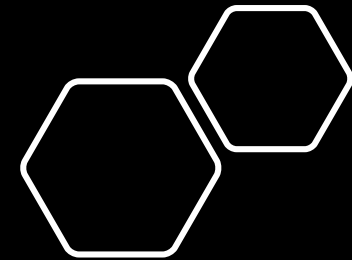
1301 N. Palafox, LLC

**cc: John Trawick
Cynthia Cannon
Stacy Taylor
Melania Nichols**

The following are images of single-family homes within North Hill which would not have been allowed to be built with the City's current restrictions for Minimum Lot Area for residential uses *
A minimum lot width is now 75 feet and a minimum lot area/size of 9,000 for single-family homes.

*These are just some of what we have had time to document and will suffice as an example.

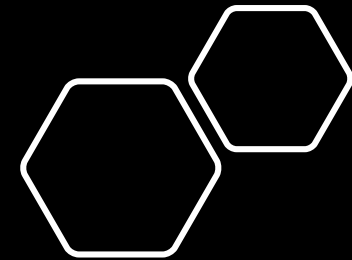
*Newer construction was required to go through City Boards and City Council for approval to rebuild where an historic home was destroyed because lots no longer met minimum lot size.



225 West DeSoto

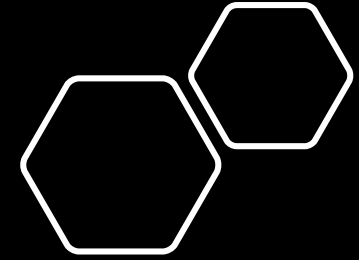
Lot Size: 6,000 feet

Lot Width: 50 feet



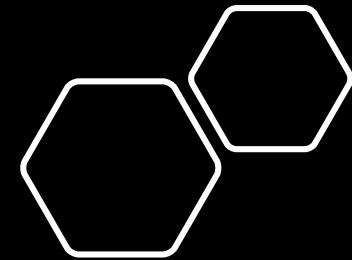
315 West DeSoto

Lot Size: 5,250 sf
Lot Width: 35 feet



317 West DeSoto

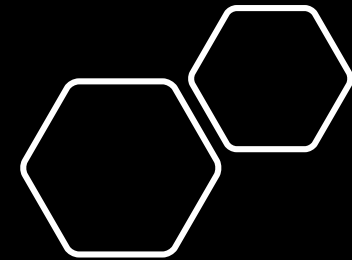
Lot Size: 7,950 sf
Lot Width: 53 feet



319 West DeSoto

Lot Size: 7,950

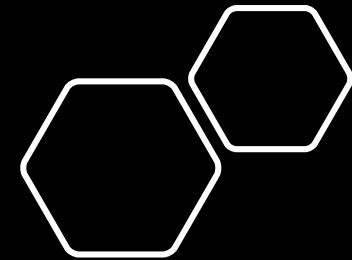
Lot Width: 53 feet



321 West DeSoto

Lot Size: 8,100

Lot Width: 54 feet



411 West DeSoto

Lot Size: 7,025 sf
Lot Width: 61.4 wide

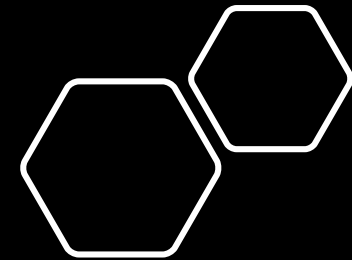
Built in 2003



1010 North Reus

Lot Size: 6,600

Lot Width: 60 feet

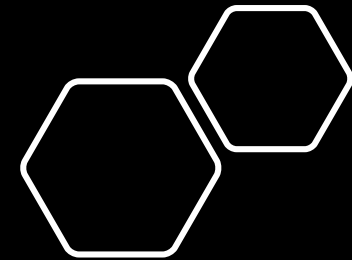


1008 North Reus

Lot Size: 8,250

Lot Width: 75 feet

05.04.2018 12



1000 North Reus

Lot Size: 8,250

Lot Width: 75 feet



301 West Gonzalez

Lot Size: 7,500

Lot Width: 60



418 West Gonzalez

Lot Size: 5,244

Lot Width: 43.7



420 West Gonzalez

Lot Size: 4,956

Lot Width: 41.3



424 West Gonzalez

Lot Size: 4,800

Lot Width: 40



905 North Reus

Lot Size: 7,500

Lot Width: 60 feet



907 North Reus

Lot Size: 7,500

Lot Width: 60 feet



900 North DeVilliers

Lot Size: 3,750

Lot Width: 30 feet

Year Built: 1918

Cynthia Cannon

From: Tom Glesser <glesdog@yahoo.com>
Sent: Monday, June 7, 2021 10:44 AM
To: Cynthia Cannon
Subject: [EXTERNAL] PK Yonge Zoning Change Request

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Planning Board:

We want you to know that at 163, the PK Yonge built under PR1AAA under the agreement, in order to provide residential houses. That with his plans to build will be very damaging to the

Cynthia Cannon

From: Tom Glesser <glesdog@yahoo.com>
Sent: Monday, June 7, 2021 12:00 PM
To: Cynthia Cannon
Subject: [EXTERNAL] PK Yonge Zoning Change Request-RESEND due to poor transmission

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

June 3rd, 2021

Dear Pensacola Planning Board:

I am opposed to the rezoning request for PK Yonge school, 1301 North Palafox. The back third of the school area was zoned PR1 AAA many years ago to protect the residential nature of the surrounding blocks from the encroachment of commercial ventures.

While the builder told us he was carving out 10 lots to sell (I'm guessing to finance the renovations of the 40 apartments he is planning on putting into the school building), on his application for zoning change, he only states he wants that area rezoned. That would allow for tattoo parlors , barbershops, day care centers, offices and a variety of other uses short of industrial. This intrudes into the surrounding PR1 AAA zoning of the surrounding areas.

I've been in North Hill since 1979 when the area was dangerous and we had to sleep with one eye open because the break-ins were regular- to current day where the neighborhood is restored and well maintained and residential in nature.

The addition of 40 units and the rezoning of the back area would be an "open sesame" to much more traffic and commercial penetration in an area where children can safely ride their bikes and people can still in the evening without worrying about constant traffic.

In addition, the zoning change would go against the Federal historic guidelines about infill construction. When I researched it and it said new construction should be similar in size, density, setbacks and spacing and green area. It also said new construction should not negatively impact traffic flow or patterns.

We have always had to live under very restrictive guidelines in North Hill, because, unlike the East Hill district, the North Hill district is on the National Register and must abide by those guidelines. We have learned to live with these restrictions because we value the core neighborhoods attempt to safeguard these beautiful historic treasures. Our streets are already stressed with current residents because they are so old and narrow. The addition of any commercial zoning would over stress them and cause chaos.

In summary, the current zoning PR1 AAA allows for 4 houses to be constructed on that land and that blends well with the current density of surrounding streets, well, a little on the high end, but still within range. That allows for setbacks and size compatibility with surrounding houses for many blocks in all directions.

The plan to add up to 40 apartment in one small block is already extremely increased density and traffic, but the addition of commercial space on the Baylen Street side is just over the top.

I personally know Carol Ann Marshall (and knew her husband Dr. Marshall) and they were Instrumental years ago in insuring that buffer of PR1 AAA remained. She was on the school board at the time it was sold for the first time and knows all the intent behind the zoning. I understand she will speak at the Planning Board meeting next week. She is a goldmine of information on this topic.

Please consider our position in your decision making. We all have worked hard to make North Hill the showcase it is in representing Pensacola history.

Respectfully Submitted,

Thomas H Glesser

116 West Blount Street
Pensacola, FL 32501
(850)-384-8364

Dear Planning Board:

We want you to know that we are in opposition to the rezoning of the entire back half of block 163, the PK Yonge building, from pr1aaa to pc1. We understand that this would always be PR1AAA under the agreement forged by the school board for the sale of the property years ago, in order to provide a residential buffer between commercial and historic preservation residential houses. The current zoning allows the developer to build 4 houses and coupled with his plans to build 40 apartments in the school, we feel rezoning is not necessary and will be very damaging to the residents of North Hill.

Thanks,

Cynthia Redeker
(850) 485-0001

D. J. Charles, III
(850) 485-0002

909 N BARCELONA ST
PENSACOLA, FL

Amy Hargett

From: Cynthia Cannon
Sent: Monday, June 07, 2021 1:29 PM
To: Amy Hargett
Subject: FW: [EXTERNAL] PK Yonge Zoning Change Request

Cynthia Cannon, AICP

Assistant Planning Director

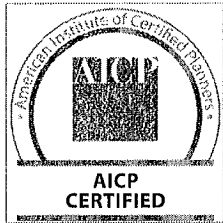
Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by


From: Tom Glesser <glessdog@yahoo.com>
Sent: Monday, June 7, 2021 11:38 AM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] PK Yonge Zoning Change Request

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cindy Redeker
909 N Barcelona St
Pensacola, FL 32501
(850)-485-0001

Dear Planning Board:

We want you to know that we are in opposition to the rezoning of the entire back half of block 163, the PK Yonge building, from pr1aaa to pc1. We understand that this would always be PR1AAA under the agreement forged by the school board for the sale of the property years ago, in order to provide a residential buffer between commercial and historic preservation residential houses. The current zoning allows the developer to build 4 houses and coupled with his plans to build 40 apartments in the school, we feel rezoning is not necessary and will be very damaging to the residents of North Hill.

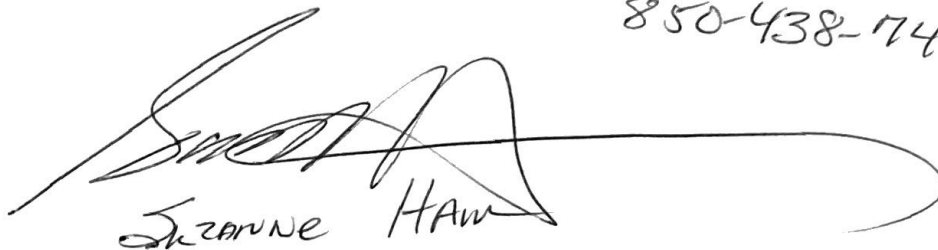
Thanks, 
850-444-8888

Dear Planning Board:

We want you to know that we are in opposition to the rezoning of the entire back half of block 163, the PK Yonge building, from pr1aaa to pc1. We understand that this would always be PR1AAA under the agreement forged by the school board for the sale of the property years ago, in order to provide a residential buffer between commercial and historic preservation residential houses. The current zoning allows the developer to build 4 houses and coupled with his plans to build 40 apartments in the school, we feel rezoning is not necessary and will be very damaging to the residents of North Hill.

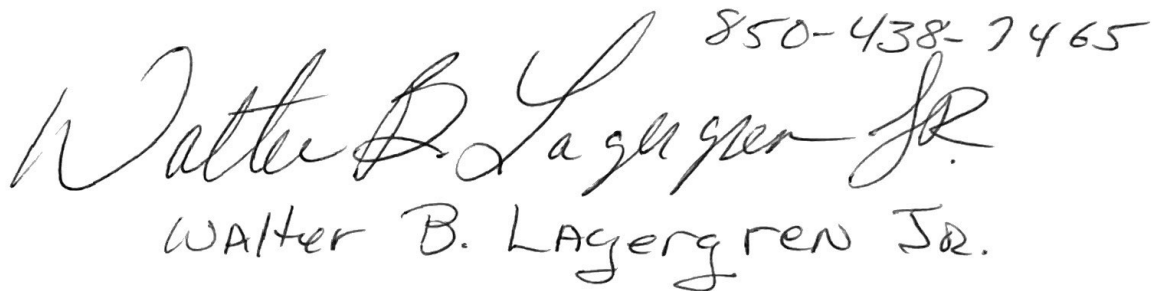
Thanks,

850-438-7465



Suzanne Ham

850-438-7465



Walter B. Lagergren Jr.
WALTER B. LAGERGREN JR.

Dear Planning Board:

We want you to know that we are in opposition to the rezoning of the entire back half of block 163, the PK Yonge building, from pr1aaa to pc1. We understand that this would always be PR1AAA under the agreement forged by the school board for the sale of the property years ago, in order to provide a residential buffer between commercial and historic preservation residential houses. The current zoning allows the developer to build 4 houses and coupled with his plans to build 40 apartments in the school, we feel rezoning is not necessary and will be very damaging to the residents of North Hill.

Thanks,

Justin Baker
7468 Briarwood St. P.O. 32506
850-375-2956

Dear Planning Board:

We want you to know that we are in opposition to the rezoning of the entire back half of block 163, the PK Yonge building, from pr1aaa to pc1. We understand that this would always be PR1AAA under the agreement forged by the school board for the sale of the property years ago, in order to provide a residential buffer between commercial and historic preservation residential houses. The current zoning allows the developer to build 4 houses and coupled with his plans to build 40 apartments in the school, we feel rezoning is not necessary and will be very damaging to the residents of North Hill.

Thanks,

Ed. Hawer
850-390-1250
#1 West Lloyd

DATE: JUNE 8, 2021

TO: City Planning Board, City of Pensacola, Planning Services, 222 W. Main Street, Pensacola, FL 32502

FROM: Michael R. Brown Jr. and Jo Elizabeth Brown, 109 W. Blount Street, Pensacola FL 32501

SUBJECT: CONCERNS REGARDING THE REZONING AND USE OF 1301 N. PALAFOX STREET, PENSACOLA, FL 32501

Good afternoon (or evening,) my name is Major Michael R. Brown Jr. United States Marine Corps (Ret.) and my wife is Jo Elizabeth Brown. We reside within the 500 foot radius of 1301 N. Palafox Street, block 163, Pensacola, Florida 32501 a.k.a. P.K. Yonge School Property. My family and I invested in a home at 109 W. Blount, one block and around the corner, from the historic PK Yonge School property.

As you know, North Hill, is a nationally recognized historic neighborhood. There are many reasons that an individual or a family chooses North Hill. My wife and I chose North Hill 17 years ago, out of a handful of other historic neighborhoods, across the United States. The reason, that we chose historic North Hill, was not just for the multitude of various architecture of the homes, or the unparalleled craftsmanship, but also for the ordinances, that were set forth to protect this national treasure, from commercial encroachment.

As we all know, Pensacola is booming with new residential and commercial growth, within the city and throughout Escambia County. North Palafox Street, which borders historic North Hill, is a logical and likely direction for continued growth of our beautiful downtown. Along N. Palafox Street, which is the gateway to downtown Pensacola, residents would love, welcome and encourage cafes, boutiques, shops and other commercial businesses development.

We remain committed in stating that we have not wavered with our opposition to the rezoning application. We also want to make it known that we are not represented by any neighborhood board, group, individual or individuals; however, we do stand in solidarity with over 170 plus North Hill neighbors and fellow Pensacolians, petitioning against the rezoning request, or any future changes to the PR-1AAA. We oppose any changes to the property zoning listed at, 1301 N. Palafox Street, Block 163, the historic PK Yonge School Property. It is our desire to retain the PR-1 AAA zoning boundaries as they currently stand today; with no other provisions made to create future sub-divisions, etc.

Discrepancies in the Request for Application are evident in the Agenda Packet posted on-line after the sale of 1301 N. Palafox, block 163. It is noted that the property was zoned PC-1 on the Palafox side, 1.2769 acres on the eastern side; and PR-1AAA, was zoned on the 1.5 acres facing N. Baylen, on the western side of the property, which is the residential side of the block 163, the historic P.K. Yonge property.

Under PR-1AAA, home construction would need to follow the PR-1AAA zoning ordinance as is, with proper setbacks and strict guidelines and with no variances. This allows cohesion and consistency within our nationally recognized historic neighborhood. With that said, Page 34 is seriously flawed and conflicts with Agenda Packet page 36. The two schematics in the zoning

request, regarding what actually is PC-1 versus PR-1AAA, wherein the coloring or highlighted area, is very misleading. It only indicates solely lots, 1-10 as PR-1AAA, as shaded in light blue. Left unnoticed, this could inappropriately mislead and potentially influence the board into a wrong decision and false thinking that the majority is PC-1, which in fact, it is not.

It is certainly evident that more of the property is zoned PR-1AAA than PC-1. We should retain the half block cushion, as this is evident throughout the neighborhood and outside of North Hill, as well. North Hill residents within the 500' feet perimeter of the PK Yonge property, and many other North Hill residents, outside of the 500' foot perimeter are concerned. After review of the outcome of the North Hill Preservation Association meeting, with city planners and Beck partners; the NHPA email dated 6-3-21, at 7:53 pm, it appears that the NHPA acted and spoke autonomously, about a '5 house compromise.' Unbeknownst to us, they did this without contacting anyone from within the 500' foot perimeter, previous to their meeting. It appears that they tried to use our letters to this Board against us regarding PR-1AAA.

We appreciate and are very grateful, for the earlier city planners, and for those still today, along with North Hill residents, who continue to have the foresight and desire to protect our historic neighborhood. We are here today, like those before us, to protect North Hill; specifically, the residential side of 1300 N. Baylen Street, and to retain it as PR-1AAA. We stand against any commercial intrusion or encroachment.

I, Michael R. Brown Jr., and my wife, Jo Elizabeth Brown respectfully request, that the City of Pensacola's Planning Board, understand that we along with 170 plus petitioners, and many North Hill residents, who could not make this meeting today, request your vote in opposition, to the Beck Partners rezoning application request, regarding, 1301 N. Palafox Street, Block 163, the historic PK Yonge property, in becoming PC-1.

If PC-1 is approved, it would set a negative precedent for future commercial encroachment in residential neighborhoods, in North Hill and elsewhere in our city.

We simply ask that you, our City Planning Board, of our beautiful historic Pensacola, to please retain the historic beauty, fabric and integrity of our residential, North Hill neighborhood.

Respectfully Submitted,

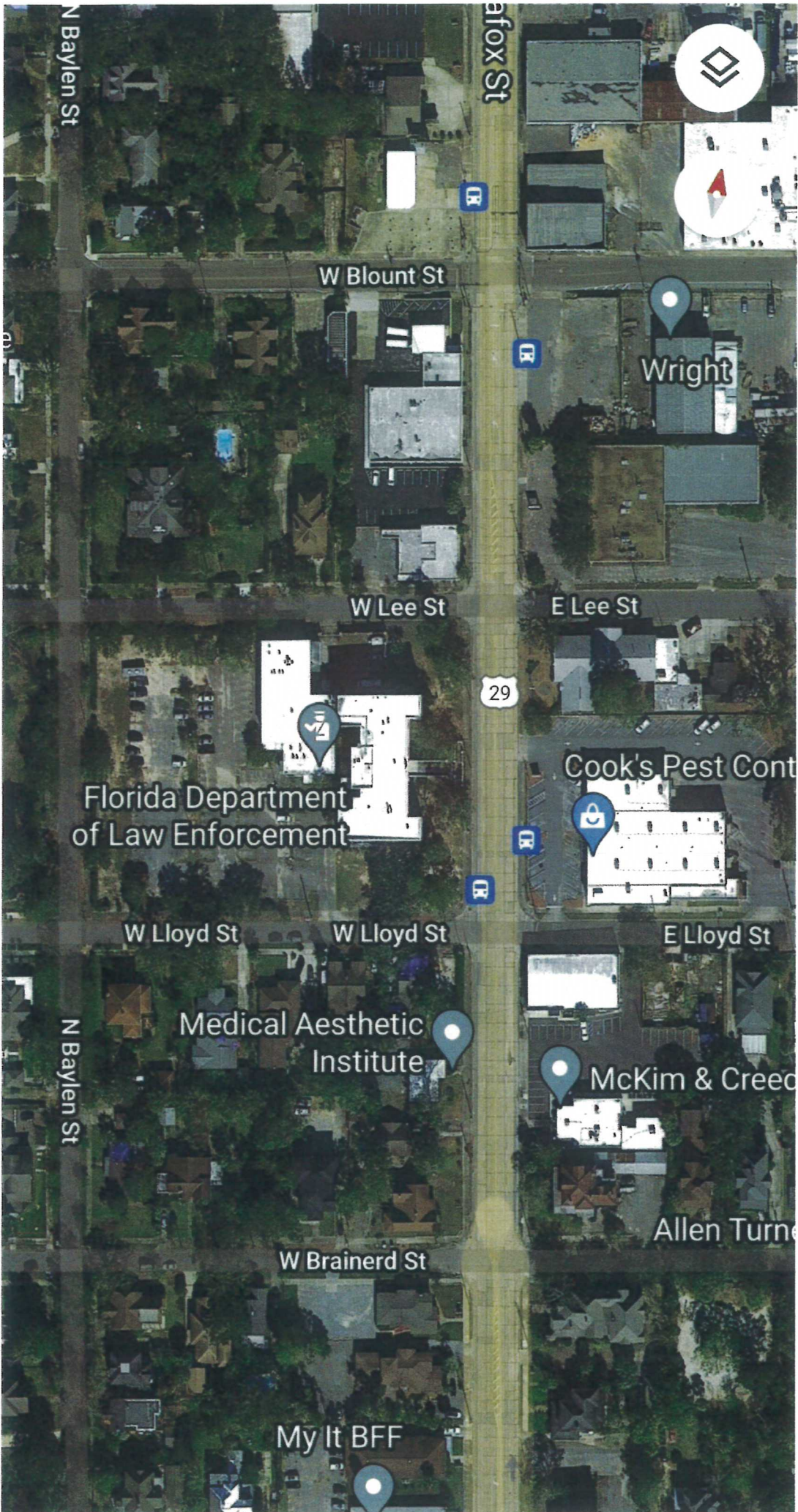


Michael R. Brown Jr.

Major U.S.M.C. (Ret.)



Jo Elizabeth Brown



Good afternoon,

I am Dr. Jo Anne Glessner. I live at 20 West Lee Street, right on the PK Yonge schoolyard. I have been a resident of North Hill since 1975 and my husband and I have lived in and remodeled over 20 houses, so we are really familiar with PR1AAA zoning guidelines.

In the 1970s, Earl Bowden asked me, because of my research background, to join a team to give seminars on Historic Preservation Guidelines to different groups both private and public in the Panhandle area. Historic Preservation was a relatively new concept at the time. Mr. Bowden was a champion of historic preservation and safeguarding its precepts from external erosion. He was instrumental, along with others, in bringing North Hill to life.

He had a favorite theme he called "first to worst"....explaining that the first attacks on preserving historic guidelines in National Historic Preservation districts were the deterioration of inner cities. Explaining that deterioration infused an attitude of non-enforcement in historic districts because of other issues like crime and abandoned storefronts in downtown areas. This was the stage of North Hill in the 1970s-boarded up houses and recurrent crime. We slept with one eye open.

The second part of Mr. Bowden's thesis, he called "the Worst". He said that threat to maintaining the federal guidelines to protect preservation districts would emerge when accelerated growth of the downtown areas pushed cities into trying to nibble away from the outside edges of historic preservation districts in order to provide housing during a heated up growth spurt in these towns. We didn't think much of this portion of his warning in the 1970s-but it is on us now.

PK Yonge school, back when it transitioned from a school to commercial use, was lauded as a great compromise. The historic building was saved and put into reuse and a PR1AAA buffer was kept in place to protect the residential portion of North Hill proper. A variance was given to allow cars to park on the PR1AAA side and the back portion could have been sold as 4 homesites. Everyone who invested in the residential properties in this 3 block area surrounding the school was assured the buffer was ironclad and would provide security and quiet enjoyment of our homes.

All of the properties adjoining the school were PR1AAA and as such, we were required to conform to the cardinal guidelines of the Sec. of the Interior related to historic preservation. Over the years, many times it put both a financial burden as well as a limitations on use burden on all of the homeowners based on PR1AAA zoning, but we felt the district was worth protecting.

Before I address the guidelines that rezoning will destroy, I would like to correct some misperceptions in the developers application. This is a drawing that they submitted leading us to believe that almost the entirety of the block was already zoned PC1 and only the narrow strip along Baylen was the rezoning area in question. Looking at the actual survey of block 163, the PK Yonge site, we see that greater than 50% of the block is zoned PR1AAA. Less than 50% is zoned PC1.

The Sec of the Interior's guidelines list distinct items that should be applied to new construction or infill. These key items to be applied to any new construction within a nationally recognized historic district include, whether residential or commercial:

1. Uniform setbacks: creates a street wall that is essential to preserve the character of the historic district. New construction should respect the street line of the existing neighbors.

PC1 zoning change would remove this restriction and allow building with no setbacks, unlike anything on the surrounding blocks in North Hill.

2. Floor/Area ratio: dividing the sq footage of structure by the square footage of the lot to keep proportions of surrounding structures in balance with new construction.

This will be lost with PC1 zoning.

3. Alignment, rhythm and spacing. Effect that new construction will have on the existing block patterns- greenspace, width and side and backyard setbacks relative to adjoining blocks design

PC1 zoning will remove this guideline.

4. Density- as you can see by this map of the North Hill district, there is very low density in the entire area. 3-4 houses or less is the norm. On the blocks surrounding the school we only have 2 residential homes on Lee St., 2 on Baylen and 3 on LLOYD street.

Rezoning to PC1 will lose control over the density of this space. It's current PR1AAA allows 4 homes to be built, which is in keeping with the surrounding streetscape density.

5. Height and width: as with the other new construction guidelines in historic districts, this one will also be removed with rezoning.

In summary, all of the guidelines put in place by the Sec of Interior to protect historic preservation districts from encroachment of inappropriate structures, will be totally eliminated by the loss of PR1AAA zoning and the surrounding homes and their families will be adversely affected by density, setbacks and spacing issues that can never be corrected.

Unfortunately, PC1 zoning in Pensacola, as it is now written, does not offer historic guideline protections that other cities have built into their zoning codes. This is a shame because it forces us to try to preserve PR1AAA as our only option to protect the residential heart of North Hill from the loss of these protections that other cities have implemented.

The developer purchased this property knowing that more than half of it was zoned PR1AAA. The developer also stated he wanted to sell off the rear lots and he was not going to build there. The problem exists that instead of selling them off with historic guidelines on density, setbacks and spacing intact, he has stripped them to the barebones and is able to sell them under PC1 zoning permission.

The developers have ask for blanket PC1 rezoning without specifically, in contract or legally binding form, restricted the possible abuse of this PC1 zoning. Neighbors have no security that his promised development will happen in the one of the several versions he has offered for carving up and selling off the back lots. If something were to happen to the partnership after rezoning, a new owner could do just about anything to that block.

PC1 rezoning strips North Hill of any voice in the development of that land other than the ARB approving the architectural aspect of the planned structure.

Please don't allow this damage to the heart of our historic district. If PC1 zoning could be revised to preserve the National Historic guidelines for new construction, like many other cities have done, this zoning would become a better friend to the North Hill historic district.

Rezoning outside the Palafox business corridor opens up the spreading of this rezoning to proximate properties. We have PC1 zoning at the end of our block on Palafox. Would this open the way for others to rezone our houses to benefit from the extra land? Or is this just spot rezoning? We all will still be held to PR1AAA guidelines, yet 20 ft away across the street, our

neighbors are free of those restrictions. The developer will be given the right to strip them away before sale.

The developer has asked simply for PC1 rezoning, he is not legally bond to honor any verbal assurances he might have made about his intent. Once he achieves his goal of rezoning most of the block, he can do whatever he wants.

Preservation Commercial Zoning was originally designed to work with the Seville Historic District, commercial in nature, not designed to meld with the historic zoning of a strictly residential neighborhood like North Hill. We have almost no PC1 zoning. Please say no to this rezoning under the current PC1 form. It damages our historic district on so many levels. It opens a Pandora's box . PR2 zoning would have been a better, less abrupt option or just leaving the existing zoning and selling off the current 4 lots.

As Earl Bowden explained: subdivisions normally have natural boundaries that protect them from encroachment by commercial or over building. Historic districts like North Hill, that developed in the inner city have none. They are fragile and very vulnerable to intrusions. The National Register and its guidelines provide the only shield for these historic landmarks....but it is up to the cities to safeguard that protection.

I beg you to help protect this valuable treasure in our town...

Thank you, Dr. JoAnne Glesser
20 West Lee
North Hill Preservation district

June 8, 2021

Good afternoon.

My name is Carol Swinford. My family and I live at 1401 North Baylen Street. We purchased our home in 1991, 30 years ago. Our home is located on the corner of Baylen and Lee and diagonal from Block 163, it is therefore within the 500-foot radius of this block. The North Hill Board did not contact us and we disagree with the board's decision.

In the late 1980's we moved to the neighborhood and lived on Strong Street. My husband had grown up in the neighborhood across the street from Hopkins Boarding House. He attended PK Yonge as a child along with his six brothers and sisters.

Once back in North Hill, we then decided that we wanted to make an investment in the neighborhood because of its historical nature. We were confident in the historical significance of this neighborhood and that it would be preserved and respected due to the approval by the City Council of the boundaries of the North Hill Preservation District in 1973 and in 1983 the neighborhood was added to the National Register of Historic Places.

When we purchased our home, we were aware that the PK Yonge building was vacant and had been for a number of years. We also understood that in the future the school could be redeveloped. My husband and I bought our home because the back portion of the PK Yonge block on Baylen Street from Lee to Lloyd Streets was zoned residential. We were confident that the borders and zoning of the North Hill Historical Preservation District would keep us safe from any danger of commercial encroachment.

We were shocked when we learned that the residential zoning was in jeopardy of becoming commercial. The current zoning PR-1AAA allows for four homes to be built on this block which is consistent with the neighborhood standards. We do not believe that the zoning change to commercial PC-1 will be beneficial to our historic neighborhood; in fact, we believe it will be detrimental to the neighborhood and its preservation.

My family would appreciate your consideration and protection by not allowing this residential zoning to become commercial.

Thank you for your time.

Please add this letter to the minutes for this hearing.



Carol Swinford
1401 N. Baylen Street
Pensacola, FL 32501

June 8, 2021

Good afternoon, Ladies and Gentlemen.

I am Carol Ann Marshall.

Thank you for permitting me to speak with you today about the property, 1301 North Palafox Street, Block 163.

In 1964 my family moved into our home at 1313 North Baylen Street, which directly faces the back of the former P.K. Yonge School property. This location provided a home, a school that our children could walk to, and a short distance to my husband's office.

I respectfully ask you to deny the requested zone change on Block 163 from PR1-AAA to PC-1.

Let me explain why:

There is history that most in the room may not know involving our current Preservation District. The idea for preservation did not begin with protection of beautiful historic homes in a safe neighborhood, but rather with our North Hill neighborhood's empty houses and damaged buildings, people fearing crime encroachment, a child picking up a loaded gun in his yard, a rape of an elderly lady, the illicit drug shop on Lloyd Street trafficked by the entire county. And yes, beautiful historic homes.

My late husband and I are among the founders of the North Hill Preservation District. As founders, our small group decided to attempt a correction of our declining neighborhood. We would protect the beauty of our residences and try to decrease crime. We canvassed the neighbors to ascertain concerns and needs to carefully design and diagram the Preservation District, as shown in this map.

In 1972, after the proposal was successfully defended to the City of Pensacola, our document for the North Hill Preservation District was approved as written, which includes Block 163 -- confirming PC-1 on the Palafox Street side and PR-1AAA on the Baylen Street side of the property.

Also, the document states that the exterior of buildings can no longer be changed unless reverting to their original construction and attributes. Today, we continue to abide by the current rules.

In the early years of the District, several residents requested rezoning of a home or business that could result in encroachment. We held firm to our District lines, and each time a similar planning committee made a recommendation to maintain the zoning, the City Council approved the recommendation. Through these 49 years, the City has continued that support, by providing variances which have allowed us to keep our chosen zones.

P.K. Yonge Elementary School was built in 1921 on Block 163. For many years, a fine education was provided to all who attended. In the late 1970's, I voted with the other members of the School Board of Escambia County to close P. K. Yonge School because of declining enrollment and other issues. Although the building was immediately offered, neither the City of Pensacola nor Escambia County were interested. In the early 1980's since no buyers had appeared, plans were underway to demolish the building.

1985. Enter a gentleman interested in the purchase, a law firm is involved, and the final purchase made by a Boston Firm, the immediate past owner. For 25 years, this building is being rented to the Florida Department of Law Enforcement (FDLE).

Instead of a zoning change to the property, a waiver was granted by the City of Pensacola to allow the required parking for the new use of the building. The Baylen Street side of the property remained PR-1AAA.

On the rezoning application form, submitted by the new owners of 1301 North Palafox (P.K. Yonge), it states that the reason for the requested rezoning is: "To have all property zoned in same district and to have compatible use across the property."

Please note that the current developed property is on the same block with "compatible use across the property."

We request that this rezoning application be denied, and the current zoning PR 1-AAA on the Baylen Street side of the property be retained.

To rezone the property as PC-1 is a short-sighted solution without giving pause to the long-term damage and vulnerability for adverse encroachment that the North Hill Preservation District will be subject to. Who's not to say a gas station or beauty parlor will not appear, when the new owners decide to sell the property along Baylen Street?

We like the zone restrictions, chosen in 1972 to protect ourselves from unpleasant encroachment and to protect the historic value and beauty of our homes. We have enjoyed this protected zoning for the past 49 years with constant support from the City of Pensacola leaders. These are the rules we chose to live by, and we invite all new neighbors to do just that: live by our current rules which **do allow** investment and development **without changing** zones. Zone change has never been necessary and **definitely not now**.

With pride and humility, I bring our petition to you. 172 neighbors say:

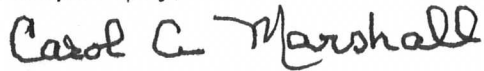
WHEREAS THE ZONING REQUEST TO CHANGE EXISTING PR-1AAA TO PC-1 IS STATED, "TO HAVE ALL PROPERTY ZONED IN SAME DISTRICT AND TO HAVE COMPATIBLE USE ACROSS THE PROPERTY," WE THE UNDERSIGNED DO HEREBY DECLARE OURSELVES IN OPPOSITION TO THE PROPOSED ZONING REQUEST CHANGING LOTS 1 THROUGH 13 AND 28, 29, 30, BLOCK 163, BELMONT TRACT, FROM PR-1AAA TO PC-1, AND, WE ASK THAT THE

**PROPOSAL BE DEFEATED BY THE PLANNING BOARD OF THE CITY OF
PENSACOLA.
THANK YOU.**

We may or may not agree with the new owners' projected plans, but we emphatically agree that whatever they design or sell MUST MATCH PR-1AAA on the Baylen Street side of the property.

Thank you very much for listening to my information and thoughts.

Respectfully,

A handwritten signature in black ink that reads "Carol C. Marshall". The signature is written in a cursive style with a large, prominent "C" at the beginning.

Carol Ann Marshall

Please include my printed comments and attachments to the minutes of this Planning Board Meeting, June 8, 2021.

Thank you.

