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OFFICE OF THE CITY CLERK  
REPORT OF CITY COUNCIL ACTION

Agenda Item: # 8-L

Meeting Date: 10/24/85

SUBJECT: Final SSD Plan - Pitt Slip

MOTION:  
TO APPROVE

Copies sent to the following as checked:

CITY MANAGER  
CITY ATTORNEY  
ASSISTANT CITY MANAGER

DEPUTY CITY MANAGER FOR  
FINANCE

- Treasurer
- Property Mgt.
- Purchasing
- Data Processing

DEPUTY CITY MANAGER FOR  
GENERAL GOVERNMENT

- COMMUNITY - Director
- DESIGN & PLANNING CD & Housing
- ENGINEERING - Director
- AND FIELD Streets & Traffic
- OPERATIONS Bldg. & Maintenance
- FIRE - Chief
- POLICE - Chief
- Inspection
- RISK MGT. - Director

DEPUTY CITY MANAGER FOR  
PUBLIC ENTERPRISE

- AIRPORT - Director
- ESP - Director
- LEISURE - Director
- SERVICES Recreation
- Parks
- Saenger/Auditorium
- Library
- MARINE - Director
- OPERATIONS
- PERSONNEL - Director
- PUBLIC - Director
- SERVICES Sanitation
- Garage

- CRA - Director
- GCA - Director
- CIVIL - Director
- SERVICE

COUNCIL FILE

COMMITTEE		CITY COUNCIL MEMBERS		ACTION			
FINANCE	STEERING	GENERAL GOVERNMENT	PUBLIC ENTERPRISE	MOTION	SECOND	YES	NO
		*					
		*					
			*				
*			C				
VC	C						
			*				
*			VC				
*	VC						
C			*				
		*					

C = CHAIRMAN  
VC = VICE CHAIRMAN  
\* = MEMBER

Report of the General Government Committee

October 21, 1985

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J. SUBJECT: FINAL SUBDIVISION PLAT--LA MIRAGE

Reference Material:

Committee Memorandum October 18, 1985

Recommendation:

That City Council concur with the Planning Board recommendation, grant the waiver to reduce the right-of-way width from sixty (60) feet to fifty (50) feet, and approve the final plat of La Mirage Subdivision

The motion passed unanimously.

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K. SUBJECT: FINAL SITE PLAN--CHAN'S LIQUORS & RESTAURANT--  
900 EAST GREGORY STREET, GRD

Reference Material:

Committee Memorandum October 18, 1985

Recommendation:

That City Council concur with the Planning Board recommendation and approve the final site plan, with revisions, for Chan's Liquors & Restaurant, 900 East Gregory Street.

The motion passed unanimously.

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L. SUBJECT: FINAL SSD PLAN--PITT SLIP

Reference Material:

Committee Memorandum October 18, 1985

Recommendation:

That City Council concur with the Planning Board recommendation and approve the final SSD plan for Pitt Slip, Phase I, subject to the revisions requested by staff and the ARB. Subsequent phases will be submitted separately for approval.

The motion passed unanimously.

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# COMMITTEE MEMORANDUM

COMMITTEE: General Government  
DATE: October 18, 1985  
SUBJECT: Final SSD Plan--Pitt Slip

Issue:

The Planning Board has reviewed the final Site Specific Development (SSD) plan of Pitt Slip, submitted by Carter Quina for Florida Sun International, Inc., the leasee of the site. This City-owned waterfront parcel, located in the Historic District, and several other similar parcels (i.e., Municipal Auditorium site, Port Royal site) were rezoned to SSD as part of the Comprehensive Plan rezoning process.

The SSD rezoning was implemented to provide for flexible land use guided by detailed site review and design criteria. The original waterfront conceptual plans prepared by Cy Paumier, Consultant to the City, serve as preliminary SSD plans for these City-owned properties. This Pitt Slip plan is the refined final SSD plan which requires City staff review, Planning Board review, and City Council approval.

A two-phase development approach is shown on the final site plan. Phase I includes 20,000 square feet of commercial and office space in two buildings; public bathroom facilities; off-street parking totaling 126 spaces (32 spaces under the two elevated buildings); boardwalks and site improvements; boat docks and marina facilities for approximately 90 slips, including fuel docks and transient docking; a dry dock expansion; an additional 61 on-grade parking spaces; and expanded boardwalk and site improvements (kiosks, light posts, public benches).

Overall, the Pitt Slip final plan is consistent with the guidelines set forth in the SSD ordinance. This site is located in the Historic District which does not require off-street parking. It should be noted that this plan is a good example of the shared parking concept recommended in the Land Development Code for daylight weekday/weekend uses. The following additional information and action was recommended by City staff prior to recording of the final by the leasee:

1. Submission of a landscape plan indicating location and type of vegetation.

City of  
Pensacola



2. Relocation of fuel tanks for boat fueling off of the spoil disposal site with approval by the City Engineer and Fire Department.
3. Addition of a six (6) inch water line to pier fueling area with hydrants, subject to approval by the Fire Department.
4. Specification of size of refuse container and receptacles to serve boatdocks and boardwalks.

After reviewing this request, the Planning Board unanimously recommended approval of the Pitt Slip final SSD plan subject to the resolution of the additional items recommended by the staff above.

This project was also reviewed and approved by the Architectural Review Board at its October 17, 1985 meeting, subject to the deletion of the dry dock boat storage structure which will be replaced with a 10,000 square foot office/retail building in Phase II.

Alternatives:

1. Approve the final Pitt Slip SSD plan as submitted, subject to the revisions requested by staff and the ARB.
2. Approve the final Pitt Slip SSD plan with additional modifications.
3. Deny approval of the final Pitt Slip SSD plan.

Policy Implications:

The final Pitt Slip SSD plan is consistent with the conceptual site planning prepared for the area by Cy Paumier. This project also reflects the City's intent in all its waterfront projects to provide public open space and recreation use with an income producing, privately leased development.

The use of Pitt Slip as a public marina with related commercial and office uses is consistent with the City's adopted Comprehensive Plan.

Financial Impact:

The City has invested public funds to prepare this site for leasing and development. The successful development of the site as shown in the final plan will generate lease revenues to the City per the agreement with Florida Sun, International, Inc.

Final SSD Plan--Pitt Slip  
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Additional ad valorem, utility tax, and sales tax revenue will accrue to local government. Additional job opportunities will be created.

Staff Contact:

Deputy City Manager Ed Hinkle, Community Design and Planning Director Pete DeVries.

Recommendation:

That the City Council concur with the Planning Board recommendation (Alternative 1), subject to the revisions requested by staff and the ARB, and approve the final SSD plan for Pitt Slip.

Respectfully submitted,



Rodney L. Kendig  
City Manager

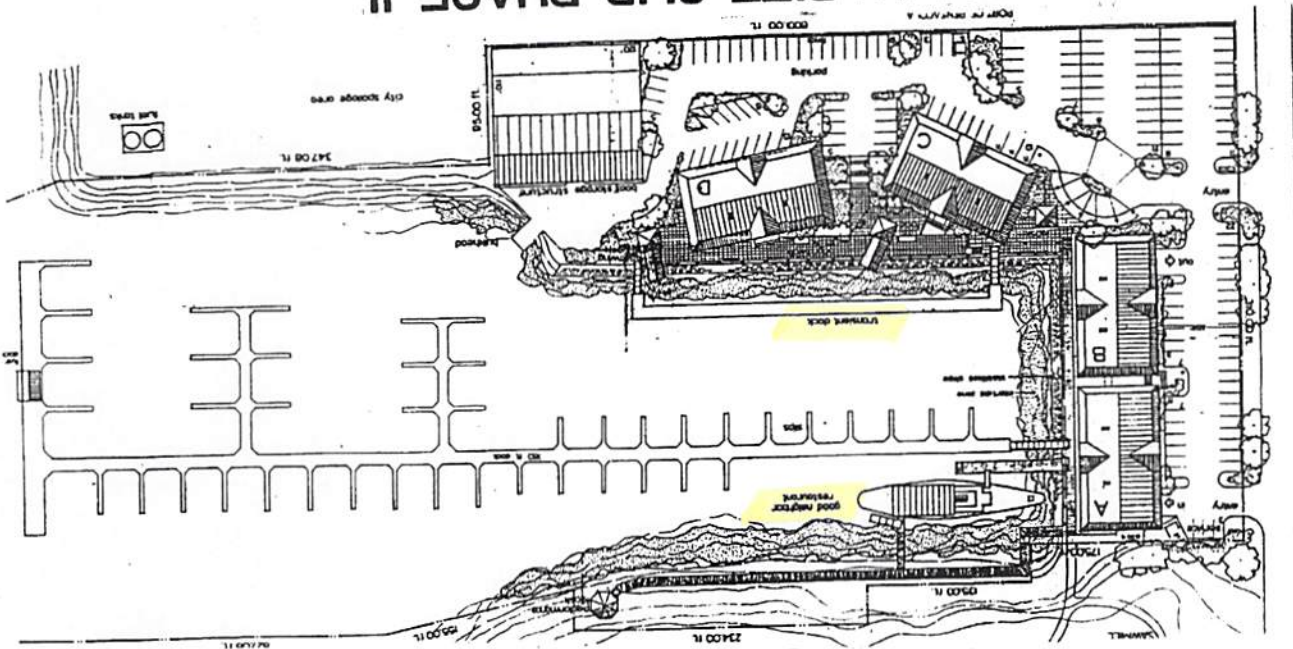
REQUESTED BY MR QUINA

OCTOBER 1985

NOT TO SCALE



# SITE PLAN PITT SLIP PHASE II



BARTRAM PARK