



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

March 14, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Kyle Owens

MEMBERS ABSENT: Nina Campbell, Nathan Monk

STAFF PRESENT: Brandi Deese, Leslie Statler, Bill Weeks, Inspections

OTHERS PRESENT: Steven Sebold, Kacee Bidnick, Lloyd Reshard, David S. Lamar, Jason Rebol, Mike Thomas, Meghan Gilroy-Triolo

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 14, 2017
- Request for Final Plat Approval – Junction at West Hill
- Request for Preliminary Plat Approval – Hallmark Subdivision
- Consider East Hill Neighborhood Association's Request for Overlay District
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:03 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the February 14, 2017 minutes, seconded by Mr. Moore, and it carried unanimously.

Request for Final Plat Approval – Junction at West Hill

A Door Properties has submitted a request for Final Plat approval for "Junction at West Hill" subdivision. The proposed townhouse development is located within the western portion of Block 3 Belmont Tract along N. DeVilliers Street, W. Wright Street, and W. Gregory Street. Ms. Deese explained the final plat was routed through the various departments, and the Engineering Department had recanted their original concerns on the dead end road stating it was private and was in the hands of the engineer of record, and they agreed with the plat as submitted.

Ms. Bidnick reminded the Board there was a land dispute with the Mossholders, but they decided to sell the property to applicants. Commercial was deemed not feasible, so they added more residential resulting in a total of 32 units. Chairman Ritz stated the strength of the project was bringing more residents to the area and more life into the city. Mr. Larson asked if stormwater had been addressed, and Mr. Lamar, the engineer for the project, advised with the addition of the added property, the design was modified to have four retention ponds hopefully added as an aesthetic amenity and common area.

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The ponds would be fenced with decorative type fencing with opportunities for landscaping. He explained the changes to the commercial lots caused the pond areas to shift with three on parcel F and one on parcel G.

Mr. Grundhoefer was concerned with the five northwest lots not having alleyway access which would result in parking along DeVilliers Street. Mr. Lamar pointed out a 5' hiatus running east and west which cannot be acquired. Chairman Ritz offered that to base each decision on an automobile would not be wise since there are those people who don't have cars or multiple cars, and parking on the street is occurring all over Pensacola. Mr. Grundhoefer explained he did not want to see a garage taking over the façade of the entire 23' lot which would not be street friendly. Ms. Bidnick explained they were still trying to acquire the 5' gap, but for now the plan was to have parking in the front. Mr. Lamar stated there was room to add an alley and get the appropriate access easements, but the developer would need to make the decision in handling those lots with an easement versus a dedicated right of way. Ms. Deese explained the plat approval process was different, and the Board could not add conditions if the applicants met the Code requirements.

Mr. Larson indicated this was the first time the Board was reviewing the plat as residential. Mr. Grundhoefer suggested it should follow the same logic and planning as the other 26 lots. Chairman Ritz advised that because the various departments took no exception to the submitted plat, it did meet the requirements of the City of Pensacola, and the Board should make its determination on the plat as it relates to the requirements defined in the LDC. **Mr. Grundhoefer made a motion to deny based on his concerns and comments. The motion died for lack of a second. Mr. Larson made a motion to approve which also died for lack of a second.** Chairman Ritz asked for the opinions of other Board members. Mr. Grundhoefer asked if the applicants changed those 5 lots and had access from the north and made the revisions would it return to the Board. Ms. Deese advised the developer could do that if the Board was supportive of it, but it was not something the Board could require of them in the platting process. Mr. Lamar stated the engineer had advised they could have driveways entering from DeVilliers. Mr. Moore clarified that the Board was reviewing the technical and not the aesthetics. Ms. Deese stated if the applicants met the requirements which had been reviewed by technical departments, the plat had to be approved, and they could not require anything additional from the applicant. She stated if there were outstanding concerns from the utility providers and various City departments, it would be the Board's job to determine if they wanted to approve based on those issues.

Mr. Moore agreed with Mr. Grundhoefer's comments but understood the Board's role in this case. **Mr. Moore made a motion to approve, seconded by Mr. Owens. The motion carried with Chairman Ritz, Mr. Owens and Mr. Moore approving and Mr. Grundhoefer and Mr. Larson dissenting.** Chairman Ritz explained this item would proceed to the City Council for final approval.

Request for Preliminary Plat Approval – Hallmark Subdivision

349 LLC has submitted a request for Preliminary Plat approval for "Hallmark" subdivision. The proposed development, identified as 115 South E Street, is a 5.09 acre parcel bounded by W. Romana Street on the north, South E Street on the east, W. Government Street on the south, and South F Street on the west. The site is the location of the former Hallmark Elementary School. The proposed Preliminary Plat 76 lots measure 20 feet in width. This development is located within the C-3 zoning district, which has a maximum density of 35 dwelling units per acre. The proposed development complies with this standard.

Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. The minimum parking required for townhouse developments is 2 parking spaces per unit; the developer intends to meet this requirement with a garage and driveway space. The developer has opted to pay into the park escrow in lieu of dedicating a park within the project.

Mr. Rebol indicated that the revised preliminary plat addressed comments from the City surveyor. He stated they had a landscape architect working on the common area which would include a fitness center, pools, and walking trails benefiting the residents. They are exploring retention ponds and underground

water retention systems. He explained the lots would be single family attached, fee simple with a dividing wall similar to projects on 30A. Chairman Ritz pointed out downtown development (Bill Thompson building) with garages facing the street. Mr. Grundhoefer stated with garages facing the street, there would be no interacting with people unless there were porches on an upper floor, but the Board's hands were tied since the plat met City Code. Chairman Ritz indicated the Board could present its concerns to the Council. Mr. Rebol stated they would like to save the school building, but it was not feasible, however, they intended to pay homage by recycling the brick and sharing some of the past with the new development. They also added one hydrant for fire coverage and were extending ECUA service to the development.

Chairman Ritz advised the Board would see the final plat. Mr. Larson was concerned about the distance between fire hydrants, and Mr. Rebol advised he would verify that spacing requirements had been met. **Mr. Larson made a motion to approve, seconded by Mr. Owens, and it carried unanimously.**

Consider East Hill Neighborhood Association's Request for Overlay District

City Council has referred to this Board for its review and recommendation, a request from the East Hill Neighborhood Association for an overlay district. City Council has asked that the Planning Board work with the neighborhood groups to seek input in the establishment of this Overlay District.

Chairman Ritz advised he was not personally in favor of an overlay district for East Hill.

Mike Thomas advised the overlay district was something the neighborhood association wanted for a long time, and he appreciated Mr. Grundhoefer's comments on driveways. He pointed out a citizen acquired two lots and built an RV carport on one of them, destroying all the property values in that area. He emphasized the intent was to protect property values as East Hill grows with infill. He saw this as giving a little more rigor, with plans coming before the Board which would give citizens more control on what occurs next door, preventing RV garages or old-style Habitat Houses.

Mr. Larson asked if there was any specific language or was the Board looking at this for the future. Mr. Thomas understood the process to be Board approval then forming a committee with private citizens and planners who would develop definitions such as amount of overhang, etc. Chairman Ritz advised that City staff helped put together workshops involving citizens which would take place over a course of months, with the final goal being to present to Council. Ms. Deese clarified at this point, staff did not know if the neighborhood desired this overlay and wanted some type of notification to take place during the process. If the neighborhood as a whole wanted this, they would need to present more concrete ideas. Mr. Thomas explained the East Hill Neighborhood Association boundary as roughly Belmont north to the tree tunnel, and Bayou on the east over to about Ninth Avenue. As far as vocabulary and definitions, the neighborhood association had not taken those steps, but it has been a conversation for years. Mr. Larson liked the idea of meeting the character of the neighborhood.

Chairman Ritz pointed out that historically looking at the 1950s, East Hill was far more dense than it is becoming today. However, in the 1980s, it was totally different. He clarified that the Board had been asked by the Council to explore the idea of an overlay; an advertised agenda item would be presented followed by a workshop. **Mr. Larson made a motion to encourage Council to explore the options of having an East Hill Overlay District, seconded by Mr. Grundhoefer.** Mr. Grundhoefer asked if they had discussed the commercial aspect such as the 12th Avenue Corridor or Bayview Park or others within this zone. Mr. Thomas stated his understanding was this type of distinction would be made in the workshops, but he stated the motivations were mostly residential in nature. Chairman Ritz advised that any crafted language would proceed through the Legal Department to make sure it was appropriate with the standards of the State of Florida. Ms. Deese informed that the charge to the Board from Council was to seek input. Mr. Grundhoefer pointed out that Ms. Mack had outlined the restrictions she was looking for in the Ninth Avenue Overlay District. The Board reviewed and revised them, and it might be incumbent on the East Hill Association to draft some of wants and needs to present to the Board as a starting point. Chairman Ritz

advised if the item goes forward, it would be a Board agenda item first for the initial announcement and to have public input, and then proceed to a workshop. Mr. Thomas said the neighborhood association could build the documents with the vocabulary and return to the Board for review. Mr. Grundhoefer clarified that in the overlay districts, the Board and the citizens were allowed to subjectively review projects; this allowed the community to rally around some development or be opposed to something which might be allowed in some areas. **The motion then carried with Chairman Ritz dissenting.**

Open Forum – Mr. Weeks advised he had seen East Hill go from where no one wanted to live to where everyone wants to live, and pointed out something has been done right over the last 36 years. Chairman Ritz stated property values had definitely increased over the year.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:04 pm. Chairman Ritz reminded the Board of the Sunshine Law regarding the East Hill meetings and speaking to each other, however, they were allowed to speak to staff on issues being considered by the Board.

Respectfully Submitted,



Brandi C. Deese
City Planner
Secretary to the Board