



PLANNING SERVICES

THE UPSIDE of FLORIDA

MINUTES OF THE PLANNING BOARD

March 13, 2018

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

MEMBERS ABSENT: Nathan Monk, Kyle Owens

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

OTHERS PRESENT: Curt Morse

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 13, 2018
- New Business:
 1. Request for License to Use Right-of-Way – Intendencia Street - Southtowne
 2. Consider Amendment to LDC Section 12-2-9 Industrial Land Use District
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:00 pm with a quorum present.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the February 13, 2018 minutes, seconded by Mr. Moore, and it carried unanimously.

New Business

Request for License to Use Right-of-Way – Intendencia Street - Southtowne

Daily Convo is requesting approval for a License to Use for improvements within the Intendencia Street right-of-way in connection with the Southtowne Development. **This item was withdrawn at the request of the applicant's legal counsel.**

Consider Amendment to LDC Section 12-2-9 Industrial Land Use District

The City's Land Development Code addresses permitted uses within each Zoning District as a stand-alone use or as an accessory to a primary use. Outdoor storage and work is first listed in the Land Development Code within the Commercial Land Use District (C-3). However, the use is listed as an accessory use and requires that it *shall be screened by an opaque fence or wall at least eight (8) feet high at installation. Vegetation shall also be used as a screen and shall provide seventy-five (75) percent opacity. The vegetative screen shall be located on the exterior of the required fence.* The next time this use is found is within the Industrial Land District (M-1) and it is permitted as a stand-alone use.

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

Although our Land Development Code is cumulative, as a stronger enforcement tool, staff is recommending that the screening language listed in C-3 be added to the stand-alone use in the Industrial Land Use District (M-1).

Chairman Ritz explained as Pensacola progresses and moves away from the heavy industrial forms closer to the center of downtown, screening would help some of the other developments already occurring downtown.

Mr. Larson made a motion to approve, seconded by Mr. Moore. Mr. Grundhoefer asked if this would leave out any other districts, and Ms. Deese explained that everything below the industrial zoning districts that permits this type of use is covered currently and because the zoning ordinance is cumulative, the M-2 zone would be covered as well. **The motion then carried unanimously.**

Open Forum – With Mr. Owens' departure, Mr. Larson nominated Mr. Grundhoefer, and Ms. Campbell nominated Mr. Larson for Vice Chairman. **Mr. Grundhoefer moved to accept Mr. Larson's nomination, seconded by Ms. Campbell, and the vote was unanimous for Mr. Larson as Vice Chairman.**


The Board then discussed the License to Use (LTU) requirements, since Chairman Ritz had not seen an LTU for an entire street. Ms. Deese agreed that the Southtowne project did not fit the mold, but this process was the best option chosen between the applicant's attorney and the City Attorney in how to vet out this project. She advised vacation was considered as an option, but was not chosen for several reasons.

Mr. Grundhoefer asked for an update on the DPZ exercise with the overlay districts and asked if the Board would see a draft of proposed changes. Ms. Deese explained that this was a CRA project, and staff was not involved in it other than distributing it through the normal process, however, it has been scheduled for the April board meeting. She explained this issue would come before the Board as a normal item for consideration for approval, denial, or approval with recommended changes. She also advised this project was partially funded through a grant which had specific requirements involving public meetings/input. The process will begin again on March 19 at 2:00 pm with a super workshop involving the Planning Board and City Council to accept the draft. Ms. Gibson advised a notice was sent out through the Clerk's Office, and the meeting with the Board was crucial to the process for their direct input, with an opportunity to speak directly to the consultant.

The Board members were also invited to attend Ed McMahon speaking this evening on how to preserve and enhance what makes our community so special.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:35 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board