



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

December 12, 2017

MEMBERS PRESENT: Chairman Paul Ritz, Danny Grundhoefer, Nina Campbell, Kurt Larson, Kyle Owens

MEMBERS ABSENT: Jared Moore, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner Ericka Burnett, City Clerk, Ross Pristera, Advisor

OTHERS PRESENT: Mary Hudgins Woods, Patricia Hudgins Travis, Tonia M. Hudgins Blacklock, Johnny Little, Keyla Little, Anna Thornhill, Hazel Johnson, Henry L. Phipps, Patricia Phipps, Marilyn Wiggins, Gloria Horning, Nan DeStafney, James L. Gulley

AGENDA:

- Quorum/Call to Order
- Swearing In of Members
- Approval of Meeting Minutes from November 14, 2017
- New Business:
 1. Request for Future Land Use Map Amendment & Zoning Map Amendment – 2120 W. Jackson St.
 2. Consider LDC Amendment – Section 12-2-22 Governmental Center District
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:01 pm with a quorum present.

Swearing in of members – City Clerk Ericka Burnett swore in Board Member Kyle Owens.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the November 14, 2017 minutes, seconded by Ms. Campbell, and it carried unanimously.

New Business:

Request for Rezoning – 2120 W. Jackson St.

Mr. Darold Montgomery is requesting for a Future Land Use Map Amendment and Zoning Map Amendment for the property located at 2120 W. Jackson Street. The property currently has a future land use designation of High Density Residential (HDR) and zoning designation of Residential/Office (R-2). This request is proposing to amend the Future Land Use Designation to Commercial and the zoning designation to Commercial (C-3).

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These changes will allow for the sale of the property to the adjacent business (Blues Angel Music) to provide for expansion of the business. The existing business located at 657 Pace Boulevard is adjacent and has a zoning designation of Commercial (C-3). The properties in this area with frontage on Pace Boulevard all have a Commercial (C-3) zoning designation. This request has been routed through the various City departments and utility providers with comments provided. The proper notice was provided with no objections received.

Chairman Ritz noted there were no negative comments and reminded the Board if approved, anything in C-3 could be placed on the property. His opinion was that C-3 was an intense commercial district. Ms. Deese read the listing of uses for C-3 in the Ordinance. She agreed that going from R-2 to C-3 was dramatic, but stated we did want to remain consistent with the surrounding properties. She pointed out the Board did have the option to go with C-2 or C-1. Mr. Grundhoefer advised this property was contiguous with C-1. Ms. Deese provided the GIS location which indicated a portion of the Blues Angel Music was C-3, but C-1 would be appropriate as well. This designation would also allow for the land use being proposed. Chairman Ritz supported the C-1 designation.

Mr. Darrell Montgomery, property owner, stated the goal was to sell the property, and Ms. DeStafney wanted to expand the Blues Angels business. He stated the church is relocating. Ms. DeStafney explained that the church had outgrown the existing facilities. It was her desire to expand and use the church's existing buildings, which would continue the commercial development to the west. She explained they had a warehouse and repair center, and Ms. Deese advised those were accessories to the primary business and appropriate for the C-1 designation.

Mr. Larson made a motion to approve as C-1, seconded by Mr. Owens. For clarification, Mr. Grundhoefer explained the Board's recommendation would be forwarded to the City Council for final approval. **The motion then carried unanimously.**

Consider LDC Amendment – Section 12-2-22 Governmental Center District

City Council, at their November 9, 2017 meeting, referred to this Board for consideration a Land Development Code Amendment for Section 12-2-22 Governmental Center District. Recently, concerns have been raised over the lack of clear, enforceable regulations in the Governmental Center District. The attached proposed code language would replace the Governmental Center District with a new redevelopment district that is very similar to the Maritime Redevelopment Land Use District that went before this Board and City Council back in 2013. This proposed district would provide for a review process that contains clear guidelines that allows for transparency to property owners as well as potential developers. If this amendment moves forward, additional sections of the Land Development Code where Governmental Center District is referred to will need to be amended as well. Ms. Deese reminded the Board that around a year ago Planning Board forwarded a proposal to the City Council addressing this change.

Chairman Ritz explained this legislation would put something in place, and Ms. Deese advised the ARB would oversee the aesthetic review of this district. She advised with the westward movement, this would bring more items to the ARB. As an ARB member, Ms. Campbell stated she would rather be tasked with more work than not see these proposals addressed. She pointed out in the 1970s, many historic buildings were demolished for development. Mr. Pristera explained large portions of the neighborhoods were torn down, but the Historic Trust saved some properties, and they found survey pictures before those demolitions. With the development of a recent project, the Historic Trust was notified that brick piers were found. In reviewing the district, he did not believe this area needed to be a historic district, but it did need some protection of the residential properties. He also advised the neighborhoods needed the chance to weigh in to provide a sense of community. He explained the Governmental Center District did not have guidelines, but Maritime had some.

Ms. Deese pointed out the proposed ordinance contains regulations for the proposed Maritime Redevelopment District and would replace the existing Governmental Center District. She explained that Councilwoman Jewel Cannada-Wynn sponsored the revision, but her intent was not to include the Tanyard since it would be a part of an overlay district proposed by the CRA; residential would also be excluded. There was a substantial amount of opposition from the neighborhood concerning regulations on residential which were included in the original document of 2013 that failed on second reading by City Council.

Mr. Pristera clarified the study provided by interns included residential. Chairman Ritz clarified that the boundaries were just the Governmental Center District, but Ms. Deese advised the Board's recommendation could be different.

Ms. Wiggins, President of the Tanyard Neighborhood Association, was concerned with what type of ordinance would be put into place and hoped the neighborhood would still belong to the residents. Chairman Ritz explained residences were not included in the proposed district. Unless there was a zoning change, zoning regulations would limit commercial businesses from coming in. He added that a home could be built on a commercial property if it was zoned commercial. Mr. Grundhoefer explained that this would help a McDonald's fit into the neighborhood and look like it belongs in the district. Ms. Deese indicated in reading the proposed ordinance, it appeared that residential was included, but it was not the intent of the sponsor as far as staff was aware. Also, when Planning Board recommended this to Council about a year ago, they discussed the desire to extend the boundaries to A Street.

Ms. Campbell asked Ms. Wiggins how the residents felt about being under the ARB review. Ms. Wiggins explained the residents felt whatever was going on in this area did not include them, and they were afraid of being pushed out of their homes. Ms. Campbell explained she felt the ARB would protect their investment. Mr. Grundhoefer agreed that the ARB would provide protection assuring that what was built around them would be compatible with the neighborhood. Ms. Deese clarified in looking at Old East Hill, some of their residents were in a similar situation where even the application fee to come before the ARB was too great of a burden. The ARB could require certain materials that current residents could not afford.

Dr. Gloria Horning stated gentrification was exactly what was occurring here. She explained the Tanyard was rich in African American history. She pointed to Aragon Court which had a high-end developer say the residents could have the opportunity to purchase, however, they could only afford the land itself. She explained houses are currently being built in Tanyard and priced at \$136,000 which made them unaffordable. Businesses without suitable parking were also presenting a problem. Chairman Ritz explained the ordinance did not discuss commercial versus residential. He explained that without legislation, the residents would continue to have problems, but the legislation would actually help. Ms. Campbell pointed out with the legislation, they could preserve the residential homes since demolition is taken very seriously by the ARB.

Mr. Gulley, Chairman of the Westside CRA, gave a history and background of the Tanyard and addressed demolitions in locations west of A Street. As a point of order, Chairman Ritz advised west of A Street could not be addressed in this proposal. Mr. Gulley stated the current proposal would cover to A Street, and it should not be approved until it is clarified by the sponsoring Council member. As a point of reference, Chairman Ritz clarified that the legislation did not go to A Street but only renamed the Governmental Center District, and the map was yet to be determined. Mr. Gulley cited demolitions and subdivisions recently approved in the Westside CRA and stated the decisions of this Board had a great impact. He pointed out Ms. Gibson of the CRA would be placing an overlay district for all of the CRAs (possibly June of next year).

Ms. Thornhill advised they were in gentrification and had about ten percent of the original residents in Tanyard today.

She provided examples of parking problems as well as the special events of the Maritime Park where the public uses their neighborhood parking spaces. Chairman Ritz noted the interest from the neighborhood. He pointed out the ARB had provided workshops and other meetings with a more informal approach to any developing legislation being put forth. One of the key components was input from the residents. The proposed legislation before the Board has holes in the framework that were intended to be worked out during this meeting. However, without having Council Member Cannada-Wynn present for questions, the Board was going by "hearsay" and didn't feel comfortable moving forward without more insight.

Ms. Phipps lives outside of the district and hoped the Board was still considering the flooding issue, and stated whatever was built, it would result in flooding since they were taking away more land. Chairman Ritz pointed out the Board was not involved in stormwater management. She also discussed the bus terminal across the street and the noise generated.

At this point, Chairman Ritz stated the Board was not at a point to move forward and needed input from Councilwoman Cannada-Wynn. He explained this Board had a limited scope and has no authority on storm-water planning. He continued by stating that this Board considers zoning and legislation concerning the Land Development Code, and the Board valued input from the neighborhoods when considering movement forward for the City. He explained neighborhoods were developed differently today considering new technologies, family styles and transportation. With all that was said, he stated the Board needed to study the issue more and obtain additional input. Mr. Larson asked if the Board could ask for more input from Council on the Tanyard and the CRA district they wanted exempted so the Board would not be overstepping what they were trying to do initially. Chairman Ritz asked staff for additional information from Council. He asked Ms. Wiggins how she would like to have input, and suggested she write out suggestions and deliver them to staff. He clarified with no decision made by the Board, this issue would come back as an agenda item. He asked if Dr. Horning could reference specific items. Dr. Horning stated they appreciated the opportunity since they had never been asked for input before. Chairman Ritz explained their written comments would become part of the record which would also be a part of the information forwarded to Council.

Mr. Larson made a motion to postpone until the Board could obtain additional guidance. Ms. Campbell seconded the motion, and it carried unanimously.

Open Forum – Mr. Larson thanked Mr. Grundhoefer for the report in the minutes regarding Council's decision on internally illuminated signage.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:17 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board