

## Cynthia Cannon

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**From:** Ritz, Paul <pritz@dagarchitects.com>  
**Sent:** Wednesday, June 2, 2021 8:12 AM  
**To:** Chris Schwier  
**Cc:** Cynthia Cannon  
**Subject:** [EXTERNAL] RE: Agenda for Planning Board on 06-08-2021 2:00 PM - Members of the public may attend and participate via live stream or phone. Monitor the City's website for up-to-date information. on Tuesday, June 8, 2021 at 2:00 PM CDT has been posted

### **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dr. Schwier - Please direct your comments/concerns to City Staff, and they can distribute to the Board from there. As to the developers, I have no advice on how to contact them.

Thanks,



*2020 AIA Florida Firm of the Year*

**Paul Dea Ritz**

NCARB, CGC, LEED AP BD+C  
Architect FL & AL

40 S. Palafox, Suite 201, Pensacola, FL 32502  
C 850.206.9494 O 850.898.2093

[DAG on Social](#)

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**From:** Chris Schwier <chris.schwier@gmail.com>  
**Sent:** Tuesday, June 1, 2021 8:10 PM  
**To:** Ritz, Paul <pritz@dagarchitects.com>  
**Subject:** Fwd: Agenda for Planning Board on 06-08-2021 2:00 PM - Members of the public may attend and participate via live stream or phone. Monitor the City's website for up-to-date information. on Tuesday, June 8, 2021 at 2:00 PM CDT has been posted

Paul,

I live next to the 1201 Cypress Street Apartments project to be reviewed next week.

I am planning to attend the meeting in person, is that OK ?

I would like to prepare a document reflecting the questions and concerns of the community on this development. I would like to send it to you and the developers in advance of the meeting. Is that OK with you?

-

Best regards,

Dr. Chris Schwier  
President, Sanders Beach Neighborhood Association  
850.384.0446

----- Forwarded message -----

From: **City of Pensacola** <[pensacola@public.govdelivery.com](mailto:pensacola@public.govdelivery.com)>

Date: Tue, Jun 1, 2021 at 12:49 PM

Subject: Agenda for Planning Board on 06-08-2021 2:00 PM - Members of the public may attend and participate via live stream or phone. Monitor the City's website for up-to-date information. on Tuesday, June 8, 2021 at 2:00 PM CDT has been posted

To: <[chris.schwier@gmail.com](mailto:chris.schwier@gmail.com)>

**LATEST MEETING AGENDA AVAILABLE**

Planning Board on 06-08-2021 2:00 PM - Members of the public may attend and participate via live stream or phone. Monitor the City's website for up-to-date information.

Tuesday, June 8, 2021 at 2:00 PM CDT

Hagler-Mason Conference Room, 2nd Floor

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W Main Street ·  
Pensacola, FL · 32502



## Cynthia Cannon

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**From:** Chris Schwier <chris.schwier@gmail.com>  
**Sent:** Saturday, June 5, 2021 2:29 PM  
**To:** Cynthia Cannon  
**Cc:** Ritz, Paul; Jon LaPlante; Delarian Wiggins; sandersbeachneighborhoodassoc@gmail.com  
**Subject:** [EXTERNAL] SBNA Comments on SITE PLAN APPROVAL - 1201 CYPRESS STREET

### **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

June 5, 2021

TO: Cynthia Cannon, *Assistant Planning Director* ([ccannon@cityofpensacola.com](mailto:ccannon@cityofpensacola.com))  
cc: Paul Ritz, *Chairperson Planning Board* ([pritz@dagarchitects.com](mailto:pritz@dagarchitects.com))  
Jon LaPlante, *Developer* ([jdlaplante@gmail.com](mailto:jdlaplante@gmail.com))  
Delarian Wiggins, *Council Member District 7* ([dewiggins@cityofpensacola.com](mailto:dewiggins@cityofpensacola.com))  
Sanders Beach Neighborhood Association ([sandersbeachneighborhoodassoc@gmail.com](mailto:sandersbeachneighborhoodassoc@gmail.com))

RE: Comments on SITE PLAN APPROVAL - 1201 CYPRESS STREET

Dear Ms. Cannon:

As President of the Sanders Beach Neighborhood Association, I write to share several current concerns about the proposed development complex at 1201 Cypress. Absent any communication from the developer, our information is limited; I anticipate that my neighbors will have further specific questions as the process unfolds.

Speeding on Cypress St. stands at the top of the list. E Street transitions to Cypress Street at a blind curve located directly across from the proposed housing development. Drivers frequently accelerate through the curve and hit Cypress St. speeding.

The danger to walkers and bike riders is greatly increased by the configuration of this sweeping curve which makes it impossible for pedestrians to see oncoming traffic. The proposed project will double, or even triple, the number of cars on Cypress St. This can only exacerbate a problem that already endangers residents.

The Sanders Beach Neighborhood requests that the City design a solution that mitigates the safety problem. As a neighborhood council, we stand ready to assist the City in designing and communicating an answer to this problem.

A promising option, briefly discussed at our last meeting, is a roundabout. It would have three legs: E Street, Cypress Street, and the entrance to the proposed development. Correctly designed, a roundabout will boost public safety and frame the entrance to Sanders Beach and its' handsome new housing development.

A solution like this is likely to require more land at the curve than currently owned by the City. Therefore, this is a critical moment to assure that safety planning will be complete before the 1201 Cypress Street plan receives final approval.

In closing, we want to clearly state that we think this project can be a net benefit to the community. Clear communication, and timely information among residents, the developer, and city officials is essential to realizing that goal. We stand ready to help.

Sincerely,

*Chris*

Dr. Chris Schwier  
President, Sanders Beach Neighborhood Association

[chris.schwieer@gmail.com](mailto:chris.schwieer@gmail.com)  
850-384-0446

Dr. Chris Schwier  
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W Main Street ·  
Pensacola, FL · 32502



June 5, 2021

Cynthia Cannon, Assistant Planning Director (ccannon@cityofpensacola.com)

cc: Paul Ritz, Chairperson Planning Board (pritz@dagarchitects.com)  
Delarian Wiggins, Council Member District 7 (dewiggins@cityofpensacola.com)  
Sanders Beach Neighborhood Association (sandersbeachneighborhoodassoc@gmail.com)  
Pensacola News Journal (lnelless@gannett.com <lnelless@gannett.com)  
WEAR TV (news@weartv.com)

RE: Comments on SITE PLAN APPROVAL - 1201 CYPRESS STREET

Dear Ms. Cannon:

Sanders Beach is a quiet neighborhood of mostly single family homes. The intersection at Main and E Street is the primary exit for traffic to downtown, I-110 and other points east and north. It is an intersection of narrow streets with a standard traffic light. It appears that around 130 or so homes currently use this intersection plus incidental visitor traffic. There are already some traffic issues at the intersection during rush hours which would be amplified during an emergency evacuation. Doubling or tripling the amount of traffic at this intersection could cause massive traffic issues unless the City adds turn lanes and turn signals. To a similar degree this upgrade is also needed at Main and A Street. The City currently does not own the property to perform the necessary widening of these streets to accommodate a huge increase in traffic.

The primary exit to the west for residents is via the intersection at Cypress and Pace. This intersection has no light or stop sign and is already quite dangerous due to the positioning of street parking on Pace and the inability to see (sometimes high speed) traffic coming from the south. Doubling or tripling traffic at this intersection without remediation will likely result in a significantly greater potential for traffic accidents.

Neighborhood residents make frequent use of Cypress and E Street as walking paths around the area and to downtown and other points outside of the neighborhood. There are no designated crosswalks on Cypress or E. A huge increase in traffic has the potential for deadly or disabling vehicular-pedestrian incidents.

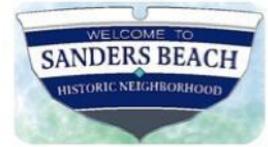
The infrastructure in our neighborhood is old. It is unclear if the sewer and water systems can handle the proposed increase. Local utilities will also need to perform major upgrades to their networks.

The developer of the property at issue stands to make a significant financial gain. Correspondingly the developer's project will result in a diminished property value for a large number of existing home owners and a significant impediment to future sales of nearby homes. This is one party's gain at the expense of many parties' loss.

In summation the project as proposed will cause great harm to the neighborhood and current residents. This project should be shelved until the City can conduct appropriate traffic, safety, resident impact and obvious required variances studies and produce appropriate remediation plans to ensure all negative issues are addressed.

Respectfully,

Guy Miller  
861 South G Street  
318-381-1501



June 5, 2021

TO: Cynthia Cannon, *Assistant Planning Director* (ccannon@cityofpensacola.com)  
cc: Paul Ritz, *Chairperson Planning Board* (pritz@dagarchitects.com)  
Jon LaPlante, *Developer* (jdlaplante@gmail.com)  
Delarian Wiggins, *Council Member District 7* (dewiggins@cityofpensacola.com)  
Sanders Beach Neighborhood Association (sandersbeachneighborhoodassoc@gmail.com)

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Sincerely,

*Chris*

Dr. Chris Schwier  
President, Sanders Beach Neighborhood Association  
[chris.schwier@gmail.com](mailto:chris.schwier@gmail.com)  
850-384-0446



June 7, 2021

City of Pensacola Planning Board  
222 W Main Street  
Pensacola, FL 32502

**RE: 1201 Cypress Street Development (21-00481)**

Members of the Planning Board,

Bike Pensacola is a six-year-old organization with the goal of promoting bikes as a safe means of transportation by organizing social rides and advocating for safer streets. Our monthly social ride regularly attracts upwards of 400 participants who are able to experience the benefits and pleasures of using a bike as a means of transportation.

It is our understanding that the development at 1201 Cypress Street is requesting a density bonus based on green building design principles. The incorporation of green building design principles into a project is encouraging. Unfortunately, one of the key methods of incorporating green building design principles is often overlooked. Automobile dominated transportation accounts for nearly one quarter of all total carbon dioxide emissions. Automobiles contribute heavily to air and noise pollution. The proximity of this development to the downtown core provides a perfect opportunity to promote much more environmentally sustainable transportation alternatives. This particular development's location lends itself particularly well to bike transportation.

Bike transportation is the single most efficient form of transportation available today. Bike transportation can be promoted in several ways. One of the simplest ways to encourage bike transportation is to provide convenient, covered, locked bike parking. Other methods of promoting include the construction of a protected bike path along Cypress Street to provide a safe bike route towards downtown businesses, shopping, and restaurants.

We are hopeful that the developer understands the environmental benefits of incorporating bike transportation alternatives into the design and will take a significant step in promoting the most efficient form of transportation available. It would also provide a solution to the "so many cars" neighborhood concern that is already plaguing this development.

Regards,

A handwritten signature in blue ink that reads "Zachary Lane".

Zachary Lane  
Bike Pensacola Advocacy Chair

On behalf of Bike Pensacola Board Members:

Christian Wagley  
Sheri Hamilton  
Robbie Mott  
Dan Powers  
Travis Coleman  
Steve David  
Silke Johnson  
Jarah Jacquay

[bike@pensacolacan.org](mailto:bike@pensacolacan.org)