



PLANNING SERVICES

THE UPSIDE of FLORIDA

MINUTES OF THE PLANNING BOARD

November 14, 2017

MEMBERS PRESENT: Chairman Paul Ritz, Danny Grundhoefer, Jared Moore, Nathan Monk, Nina Campbell

MEMBERS ABSENT: Kurt Larson, Kyle Owens

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner Don Kraher, Council Executive, Ericka Burnett, City Clerk

OTHERS PRESENT: William T. Butler, Rimmer Covington Jr.

AGENDA:

- Quorum/Call to Order
- Swearing In of Members
- Approval of Meeting Minutes from September 12, 2017
- New Business:
 1. Request for Final Plat Approval for Aguada Creek Subdivision
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:04 pm with a quorum present.

Swearing in of members – Jared Moore was sworn in by the City Clerk’s Office.

Chairman Ritz thanked everyone for wearing orange, the color of childhood leukemia, in honor of his daughter.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the September 12, 2017 minutes, seconded by Mr. Monk, and it carried unanimously.

New Business:

Request for Final Plat Approval for Aguada Creek Subdivision

Ahi Esta LLC has submitted a request for Final Plat approval for “Aguada Creek” subdivision. The final plat remains consistent with the preliminary plat approved on September 12, 2017. The townhouse development is proposed to be located on a .6027-acre site bounded by S. Intendencia Street on the south and S. Spring Street on the east. It is currently vacant.

The proposed Final Plat consists of 14 lots which measure at least 20 feet in width. This development is located within the C-2 zoning district as well as being within the boundary of the Dense Business Area (DBA).

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

Although the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides, the Dense Business Area has a maximum front setback of 10 feet. The minimum parking required for townhouse developments is 1 parking space per unit as cited in LDC Section 12-3-1(B); the developer intends to meet this requirement with garages accessed from the interior of the development. The Final Plat has been routed through the various City departments and utility providers.

Chairman Ritz noted the comments by the City Surveyor appeared to be addressed in the paper copy, and Ms. Deese confirmed all comments were addressed. Chairman Ritz advised he supported the project and asked for comments. Mr. Monk stated he supported more housing downtown, but was curious to see what the structures would look like. Chairman Ritz explained the Planning Board did not have aesthetic control in this district, and even if the Board asked for specific details from the applicant, those details would not be mandated since the Board did not have control. Ms. Deese confirmed the Architectural Review Board had jurisdiction for aesthetic review of this project.

Mr. Covington, the owner and developer, and Mr. Butler, the surveyor, addressed the Board. Chairman Ritz thanked them for addressing many of the Board's concerns, and stated the rear garage was a big deal from the pedestrian point of view, and he believed the development was stronger for that feature. Mr. Covington stated they were pleased to have the bus stop directly adjacent to the property, and it was their desire to have the development consistent with other downtown developments. It was determined the architect was Bruce Toler who is well respected. It was also noted that the common area "A" boundaries were not part of the subdivision due to the closing timeframe of the purchase. Mr. Grundhoefer was concerned with an additional egress onto Spring Street. Mr. Covington stated the home owners' association had executed an agreement with Ahi Esta for an easement to ensure that the ingress/egress was there for the lifetime of the development. He indicated they had no intent to use any other ingress/egress.

Ms. Campbell made a motion to approve as submitted, seconded by Mr. Monk. The motion carried unanimously.

Open Forum – Mr. Grundhoefer mentioned the City Council went along with Planning Board's recommendation to not allow internally illuminated signs. Mr. Kraher stated the reasons the Planning Board gave for their decision were expressed in the memo to Council. He indicated some of the Council members felt during recent legal proceedings, the Code language was vague. He explained that in December, Council was sending to Planning Board, at the very minimum, a shell of a district with standards to replace the Governmental Center District, and the Board would determine the boundaries. Language to exclude internally illuminated signs would be included within the district standards. He further explained the Council did not want to remove the Governmental Center District without something in place. Chairman Ritz stated that the Board was there to guide the projects going forward in the development of downtown Pensacola. The Board then discussed other current projects.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:42 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board