



## **MINUTES OF THE PLANNING BOARD**

**December 10, 2019**

**MEMBERS PRESENT:** Chairperson Paul Ritz, Vice Chairperson Kurt Larson, Board Member Grundhoefer, Board Member Powell, Board Member Sampson, Board Member Wiggins

**MEMBERS ABSENT:** Board Member Murphy

**STAFF PRESENT:** Assistant Planning Services Administrator Cannon, Assistant City Attorney Lindsay, Planning Services Administrator Morris, Senior Planner Statler, Transportation Planner-Complete Streets Ziarnek, Neighborhoods Administrator Powell, Council Executive Kraher

**OTHERS PRESENT:** Will Dunaway, Carrie Stevenson, Eric Fears, Chris & Tracy Gonsoulin, Steve Corbae

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from November 18, 2019.
- **New Business:**
  1. **Consider Rezoning for Community Maritime Park Parcels to WRD-1**
  2. **Consider Zoning and Future Land Use Map Amendment for Baptist Annexation Parcels**
  3. **Consider Baptist Request for Vacation of Right-of-Way**
  4. **Consider Amendment to the CRA Urban Overlay District Boundary**
  5. **Discussion on the Proposed Amendment to the Tree Ordinance**
- Open Forum
- Adjournment

### **Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:03 pm with a quorum present and explained the procedures of the Board meeting.

### **Approval of Meeting Minutes**

**Board Member Larson made a motion to approve the November 18, 2019 minutes, seconded**

222 West Main Street Pensacola, Florida 32502

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**by Board Member Powell, and it carried unanimously.**

### **New Business**

#### **Consider Rezoning for Community Maritime Park Parcels to WRD-1**

Staff received a request to amend the zoning map for the Community Maritime Park (CMP) parcels to WRD-1. This is consistent with the existing Future Land Use Map (FLUM) classification for the CMP which is "Redevelopment".

On October 8, 2019 the Planning Board approved a request to modify the Redevelopment Land Use District WRD by establishing a subcategory which would become the WRD-1. The proposed WRD-1 is a standalone section with the intent of optimizing the future development of the City's CMP parcels.

To reinforce, Chairperson Ritz stated the previous Board meeting was to establish the WRD-1 subcategory and was not specific to a piece of property, so today it is actually being applied to a particular parcel. WRD-1 was approved by the Board and Council, and today's agenda item is to apply it to a particular parcel. He also clarified there were multiple parcels.

Mr. Rothfeder with Studer Properties addressed the Board and stated he thought the first process with the Board was to rezone these parcels and did not realize it would be done in a two-step process – create the zoning district and then rezone the parcels. Chairperson Ritz clarified that any parcel within the WRD designation had that option. Mr. Rothfeder deferred to the City to determine the parcels to be rezoned. Assistant Planning Services Administrator Cannon explained that WRD-1 was being applied to the vacant parcels. But if it was the applicant's desire to apply that to the entire park, the Board would have that latitude to make that change. Chairperson Ritz advised it did not make any difference to him but from a development standpoint, it captured the end goal of this project. He also clarified these were the remaining undeveloped parcels.

Mr. Gonsoulin who owns a few lots north of Main Street asked if the rezoning would affect his properties. Chairperson Ritz advised it would not but could not attest to the property values going better or worse, but it would definitely not affect his zoning or setback lines. He was notified because of his location to these parcels (within 500' public notification).

**Board Member Grundhoefer made a motion to approve, seconded by Board Member Wiggins. The motion carried unanimously.**

#### **Consider Zoning and Future Land Use Map Amendment for Baptist Annexation Parcels**

Baptist Health Care officially requested Annexation into the City of Pensacola on October 17, 2019. Approval of the annexation request by City Council necessitated an amendment to the City's Zoning and Future Land Use maps to include the subject properties. The recommended designation of C-3 is consistent with the adjacent industrially and commercially zoned properties currently located within the City limits.

Chairperson Ritz explained because this was not property belonging to the City prior to the annexation, it did not have a City zoning designation, and the County rules were in effect. It was not a part of the City, and this agenda item was to apply a zoning designation to the newly annexed City property. C-3 is very consistent with the surrounding properties. Board Member Larson had been concerned that it was not going C-1, but understood that C-3 allowed for greater height, and he was good with allowing that for Baptist's capabilities.

Mr. Rebol represented the hospital and confirmed that the C-3 designation was primarily to allow for the building height.

**Board Member Powell made a motion to approve, seconded by Board Member Larson. The motion carried unanimously.**

### **Consider Baptist Request for Vacation of Right-of-Way**

Subsequent to the approval of the Baptist Health Care Annexation and rezoning request is a request for vacation of the following rights-of-way within the annexed area: Rawson Lane from Brent Lane to Corday Street, Corday Street from Dixie Drive to I-110 and Joe Elliot Way in its entirety.

Assistant Planning Services Administrator Cannon explained that Baptist had reassured that they were working with ECUA and AT&T in maintaining the utility easements for those areas. Board Member Larson felt the plan gave more flexibility to Baptist for development of whatever they needed.

#### **Board Member Larson made a motion to approve, seconded by Board Member Wiggins.**

Chairperson Ritz agreed this would greatly benefit Baptist Hospital. He explained in the vacation of right-of-ways, the City could not just sell the property to Baptist since that property was owned collectively by the citizens of Pensacola, therefore, the citizens must grant the vacation to give the property to Baptist. Board Member Grundhoefer asked if there were any streets where Baptist did not own adjacent property. Assistant City Attorney Lindsay advised they own all the adjacent property. Assistant Planning Services Administrator Cannon pointed out the proper notification had been met. She also explained there would be full width easements for those utilities to be maintained as necessary, and Baptist had been working with ECUA and AT&T from the beginning. The language presented to Council would contain that easement language.

**The motion then carried unanimously.**

### **Consider Amendment to the CRA Urban Overlay District Boundary**

Please consider a request to redefine the boundary of the CRA Urban Overlay District. The current CRA boundary includes industrial uses located on the outer edge of the district that were not intended to be included in the overlay district.

Chairperson Ritz advised he had visited the area and noted the larger parcels were heavy industrial uses and would not fit with what the CRA was intended to accomplish. He did not think the rail yard would change in the near future and supported redefining the boundary. Assistant City Attorney Lindsay explained the request was coming from the design requirements of the CRA Urban Overlay and that City staff was requesting the Board to consider removing these parcels. Board Member Grundhoefer questioned the three parcels north of Chase close to the Global Learning Academy. Assistant City Attorney Lindsay explained those parcels were in close proximity to Gulf Power, and their boundary was with the Wildlife Refuge Center. In order to encourage development there, industrial use was the only thing anticipated to occur at that location and something that would not have to meet the urban requirements. She offered who would want to make that capital investment to meet the urban design overlay to encourage foot traffic there. Assistant Planning Services Administrator Cannon explained the uses would not change, but they were only removing the additional layer of design in this industrial area.

#### **Board Member Wiggins made a motion to approve, seconded by Board Member Sampson.**

**The motion carried unanimously.**

### **Discussion on the Proposed Amendment to the Tree Ordinance**

Assistant Planning Services Administrator Cannon explained no new information had been received regarding the timeline for Board Member Murphy's charrettes. Board Member Wiggins asked if there was a reason for charrettes rather than a Board workshop; she felt more comfortable with the Board taking the lead due to public access. Chairperson Ritz explained Board Member Murphy wanted to reach out more strongly to the community for those who chose not to participate in the first workshop. He believed the consensus of the Board was to allow that to happen but to have additional information available to the public forum prior to any kind of vote. He explained the Board was keeping it as a

discussion item on the agenda, and if Board Member Murphy was unable to bring those constituencies together in her outside charrettes, the Board would fall back to the normal process. Board Member Wiggins' only concern was that the business community was involved as well. Board Member Grundhoefer had not been aware of the City's EAB who might have more scientific basis for discussion. Board Member Sampson emphasized that was the reason this Board had decided to involve them in this process. Chairperson Ritz explained this Board would have the final say, and the final draft could be something totally different than what was presented to the Board, and hopefully at that time, the Board would have more information on which to base the decision. Board Member Powell asked if editing was an option, and it was determined to be a choice. Board Member Grundhoefer pointed out the document which had been presented had revised the existing ordinance. Board Member Powell asked if the current document could be reviewed. In the workshop, information was obtained from the scientific and professional community. Chairperson Ritz stated the workshop ultimately brought up more questions with tree funds, tree choices, etc. Assistant Planning Services Administrator Cannon stated in modifying language in an existing code, you need clear knowledge of what you are trying to solve, and the stakeholder groups need to be on the same page. Board Member Grundhoefer offered the focus was on building up the Tree Fund and making it more difficult to tear down heritage trees by developers. He explained our current ordinance protects the trees but doesn't have enough incentive for developers to build around the trees and pay into the Tree Fund. Assistant City Attorney Lindsay commented that Board Member Murphy had intended that the charrettes address the questions that were raised, and that she was open to making sure the Board's questions were addressed. However, she also thought the Board was having another workshop after the charrettes. It was determined that the Board had postponed the workshop until the additional feedback was received, and the item was maintained as a discussion item for review. Chairperson Ritz explained if the ordinance needed to be addressed, it would be in due time. Board Member Larson hoped to formulate his questions based on the feedback from the charrettes. Chairperson Ritz explained with more information coming, there was time to reassess as the Board moved from additional workshops to an agenda vote.

**Open Forum** – Ms. Bennett addressed the Board and mentioned the Crepe Myrtles which do not provide a food supply or nesting for birds. Ms. Stephenson with the Escambia County Extension Office offered her input if the Board had specific questions. She also had information from the public survey done for the County as well as information from the University of Florida on hurricane-resistant tree species and the life span of trees. She also explained that in general, root systems are within the first 18" of the soil, going two to three times as wide as the canopy. She was encouraged to send her information to Planning staff to compare with the current Ordinance. Board Member Grundhoefer also encouraged her to attend the charrettes given by Board Member Murphy; Assistant Planning Services Administrator Cannon advised she would keep Ms. Stephenson informed of the progress.

**Adjournment** – With no further business, Chairperson Ritz adjourned the meeting at 3:00 pm.

Respectfully Submitted,

Assistant Planning Services Administrator Cynthia Cannon  
Secretary to the Board