



MINUTES OF THE PLANNING BOARD

April 11, 2017

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

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board