



MINUTES OF THE PLANNING BOARD

August 9, 2022

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell, Board Member Villegas

MEMBERS ABSENT: Board Member Sampson, Board Member Van Hoose

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Help Desk Technician Russo, Deputy City Administrator Forte, Assistant Airport Director Levitt, Executive Assistant Chwastyk

STAFF VIRTUAL: Senior Planner Statler, Development Services Director Morris, Urban Design Specialist Parker, City Engineer Hinote

OTHERS PRESENT: Arlean Bonner, John Fitzgerald, Ron Fitzgerald, Andrea Turner, JJ Ziecwski, William Campbell, Garry Crook, Monica Michalowski, James L. Gulley, Maureen Menton, Beau Box, Clifford Stokes, Helen Stokes, David Knight, Linda Knight, Susan Salamone, Jonathan Green, Jack Myslak, Jason Rebol, Andrew Rothfeder, Neil Tucker

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from July 12, 2022
- **New Business:**
 - Request for Vacation of Right-of-Way – Pensacola International Airport – Campus Heights and Executive Plaza
 - Request for Final Plat Approval – Stillman Subdivision
 - Request for Preliminary Plat Approval – Tarragona Townhomes
 - Request for Preliminary Plat Approval – Red Feather Subdivision
 - Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 515, 517, and 523 Hewitt Street
 - Request for Zoning Map and Future Land Use Map (FLUM) Amendment for Baptist Hospital
 - Open Forum

- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Board Member Grundhoefer made a motion to approve the July 12, 2022 minutes, seconded by Board Member Villegas, and it carried 5:0.

New Business –

Request for Vacation of Right-of-Way – Pensacola International Airport – Campus Heights and Executive Plaza

Assistant Planning & Zoning Manager Cannon introduced the item. Assistant Airport Director Levitt clarified what property the Airport already owned. Chairperson Paul Ritz stated that they would not be blocking anyone's homestead or real estate. Assistant Airport Director Levitt spoke on the annexation that took place a year ago on the property to the south. Board Member Grundhoefer confirmed this was just a vacation of ROW and not a zoning change and that the property is owned by the City. Board Member Grundhoefer asked if they were turning these into hangers and warehouses and if there were residents in that area. Assistant Airport Director Levitt stated yes, they would be hangers and warehouses and that there were no residents on Langley and only one on Tippen. Board Member Grundhoefer asked if the areas to the north had been vacated and Assistant Airport Director Levitt answered yes. **Board member Villegas made a motion to approve, seconded by Vice Chairperson Larson, and it carried 5:0.**

Request for Final Plat Approval – Stillman Subdivision

Assistant Planning & Zoning Manager Cannon introduced the item. Assistant Planning & Zoning Manager Cannon stated the preliminary plat came before the board in June and that minor revisions had been made with the addition of notes or surveyor comments that staff asked to be added. Assistant Planning & Zoning Manager Cannon stated once the Planning Board made a decision it would go before the City Council as a Quasi-Judicial hearing at their next meeting. Chairperson Paul Ritz asked that item be moved to a later time since a representative was not there to speak on the item.

Request for Preliminary Plat Approval – Tarragona Townhomes

Assistant Planning & Zoning Manager Cannon stated that this is a site specific zoning district. Assistant Planning & Zoning Manager Cannon explained that a site-specific zoning district is designed to allow for more flexibility in building standards and site design. Jonathan Green, project manager stated this is a subdivision of six lots for a townhome project and that they have an easement for the sewer along the back. Jonathan Green stated that they are exempt from stormwater requirements from the State. Assistant Planning & Zoning Manager Cannon stated that there were very minor comments made by City staff. Board Member Grundhoefer asked that since this was reviewed by Architectural Review Board staff in 2006 would this be resubmitted as a new design to the Architectural Review Board? Historic Preservation Planner Harding stated

that the conceptual plans came before the Architectural Review Board in April 2021 and that the final design will come before the Architectural Review Board in the coming months. JJ Zielinski stated the stormwater from the roof will be routed to the underground stormwater system and will not be shed into the street. **Board Member Villegas made a motion to approve the request, seconded by Board member Powell, and it carried 5:0.**

Request for Preliminary Plat Approval – Red Feather Subdivision

Assistant Planning & Zoning Manager Cannon stated that this had already been approved by the Planning Board on March 9, 2021, but because they did not resubmit within the 365 day timeline they were required to resubmit a new application. Assistant Planning & Zoning Manager Cannon stated the preliminary plat mirrors what was previously submitted. Jason Rebol confirmed that nothing has changed and that there were only minor notes to be addressed. Chairperson Paul Ritz stated there was additional information regarding emergency egress and that those were addressed and approved by the fire department. Board Member Grundhoefer wanted clarification on how the egress would be accomplished. Jason Rebol stated there will be deeded access that will always be maintained and accessible. Board Member Powell inquired about the notes from Engineering regarding the addition of a roadway. Assistant Planning & Zoning Manager Cannon stated Engineering and Public Works comments were satisfied. **Board Member Powell made a motion to approve the request, seconded by Board member Villegas, and it carried 5:0.**

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 515, 517, and 523 Hewitt Street

Chairperson Paul Ritz opened with a statement to the board on whether it is appropriate for this land to be rezoned from R-2 to C-1. Assistant Planning & Zoning Manager Cannon clarified the intent of C-1. The applicant's representative, Attorney Susan Salamone, stated that 515 and 517 Hewitt Street are being used as parking and the goal is for 523 to be used in the same way. Board Member Powell asked for clarification on the lines indicating C-1 on the map. Arlene Bonner, the resident adjacent to 523 Hewitt St., stated they do not have any mixed-use areas on their street and that she did not see how this was harmonious with the neighborhood. A discussion continued regarding the adjacent C-2 zoned area. Arlene Bonner stated that she and her neighbors feel they do not need another parking lot. Susan Salamone stated 523 Hewitt St. is owned by doctors and 515 and 517 Hewitt St. are under a separate ownership. Board Member Grundhoefer asked if 515 and 517 Hewitt St. are an approved use as a parking lot. Assistant Planning & Zoning Manager Cannon answered it is an approved use. Discussion continued regarding various ways that the applicant could achieve the use as a parking lot of 523 Hewitt St. Andrea Turner stated the goal is to use these parcels for overflow parking. Board Member Grundhoefer stated he was having difficulty approving this as C-1. Board Members discussed being hesitant to approve the request to make it C-1 and to further encroach into a residential zone. Board member Powell wanted to know specifically what the neighbors are concerned with. Arlene Bonner stated they were concerned about the traffic and the speeding of the employees. Board Member Grundhoefer suggested if all three parcels fell under one owner there wouldn't be any need to rezone. Chairperson Paul Ritz wanted to give a specific reason for their denial. Chairperson Paul Ritz stated their denial is due to their hesitation to allow C-1 to

encroach further into an R-1AA zoning district in this location. Chairperson Paul Ritz stated the vehicle they have chosen to achieve additional parking is inappropriate, especially if they are able to achieve it otherwise. **Board Member Powell made a motion to deny the request, seconded by Board member Grundhoefer, and it carried 5:0.**

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for Baptist Hospital

Jason Rebol, the applicant's representative, addressed the board and stated that Baptist Hospital will be putting the fifty – two (52) acres up for sale to a master developer, and that they are trying to control what goes into this redevelopment. He also stated there is currently no specific use in mind for the redevelopment of this site. Chairperson Paul Ritz stated that he was surprised that this parcel is currently zoned R-2 because it largely functions a commercial use. Jason Rebol stated representatives of Baptist have been speaking with the city to put back some of the original street blocks that were originally platted to bring back the neighborhood feel. Board Member Villegas expressed that this item was like the previous item where someone could come back and request more rezoning for C-1 in the future. Board Member Powell inquired if the goal was to have a commercial zoned parcel to offer to developers, Jason Rebol answered yes. Jason Rebol advised that they'd like to have free standing restaurants instead of them being connected to a residential structure. Board Members discussed how risky this would be since they do not know what will be going on that parcel amid all the residential homes. Board Member Grundhoefer inquired if anyone knew why a small parcel was already zoned C-1, Assistant Planning & Zoning Manager Cannon advised after much research she was unable to find anything regarding how that happened. Board Member Grundhoefer inquired if there were any advantage of going to an RNC verses C-1, Jason Rebol advised he was not sure until he researched what could go into RNC. James L. Gulley addressed the board to speak out against the rezoning. Chairperson Paul Ritz stated the Board has always been hesitant when people try to rezone for resale purposes. Vice Chairperson Larson advised that no matter what it's zoned, it will change the neighborhood drastically and he is not comfortable rezoning it to commercial. Board Member Grundhoefer stated he did receive feedback from a couple of neighbors who are against this rezoning. Chairperson Paul Ritz advised the reason behind the motion to deny is because C-1 is too intensive of a rezoning change and the Board is not comfortable with that at this time without input from a future property user. The fact that they are using it as a selling technique is not something the Board has appreciated in the past and continues to feel the same way. **Vice Chairperson Larson made a motion to deny the request, seconded by Board member Powell, and it carried 5:0.**

Request for Final Plat Approval – Stillman Subdivision

Chairperson Paul Ritz asked that the representative for Stillman Subdivision come forward and requested that Assistant Planning & Zoning Manager Cannon restate the item before the board. Assistant Planning & Zoning Manager Cannon also advised that the revisions came back with all comments addressed and approved by city staff. Board Member Grundhoefer inquired about the plan for the protected trees. Neil Tucker advised that landscaping plans were submitted but they have not been approved by the city arborist but that it will not affect the platting of the neighborhood. He stated that their plan is to replant all the trees onsite and that they would not be clear cutting the lots. Chairperson Paul Ritz inquired if they were cutting the right-of-way only and Neil Tucker answered yes. Board Member Villegas inquired they met all the requirements set forth by the city and Assistant Planning & Zoning Manager Cannon advised yes.

Chairperson Paul Ritz made a motion to approve the request, seconded by Board member Villegas, and it carried 5:0.

Open Forum – none

Discussion – none

Adjournment – With no further business, the Board adjourned at 3:46 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board