

CITY COUNCIL MEMORANDUM Item #6-A

TO: Mayor and City Council

FROM: Thomas J. Bonfield, City Manager *FOR TJB*

DATE: July 13, 2006

SUBJECT: Major Revision to Site Specific Development-120 South Tarragona Street

RECOMMENDATION: That City Council conduct a quasi judicial hearing to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

SUMMARY: Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

PRIOR ACTION: Council approved the existing Site Specific Development Plan in 1989.

CURRENT ACTION:

FUNDING: None required.

ATTACHMENTS: PREVIOUSLY PROVIDED AND ON FILE IN THE CITY CLERK'S OFFICE.

City of
Pensacola



Mayor and City Council

Major Revision to Site Specific Development-120 South Tarragona Street

July 13, 2006


Page 2

STAFF CONTACT: Kevin A. Cowper, Community Development Director, Sherry
Morris, Planning Services Administrator.

PRESENTATION: Yes.

COMMITTEE MEMORANDUM**INFORMATION ONLY**

COMMITTEE: Economic and Community Development

FROM: Thomas J. Bonfield, City Manager 

DATE: July 10, 2006

SUBJECT: Major Revision to Site Specific Development-120 South Tarragona Street

RECOMMENDATION: That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

SUMMARY: Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

PRIOR ACTION: Council approved the existing Site Specific Development Plan in 1989.

CURRENT ACTION:

FUNDING: None required.

City of
Pensacola



Economic and Community Development Committee
Major Revision to Site Specific Development-120 South Tarragona Street
July 10, 2006
Page 2

ATTACHMENTS:

- (1) Staff Report
- (2) Location Maps
- (3) Site Specific Development Plan
- (4) Committee Memo - January 6, 1989

STAFF CONTACT:

Kevin A. Cowper, Community Development Director; Sherry
H. Morris, Planning Services Administrator.

PRESENTATION:

No.

MEMORANDUM

TO: Thomas J. Bonfield, City Manager

FROM: Kevin A. Cowper, Community Development Director

DATE: July 10, 2006

SUBJECT: Major Revision to Site Specific Development-120 South Tarragona Street.

RECOMMENDATION:

That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

BACKGROUND:

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing 3, 930 square foot structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The building height will not exceed the maximum allowed height for the Pensacola Historic District, which is 35 feet. The setbacks for the site will be as follows: front setback of 8 feet, rear setback of 29 feet, north side yard setback 5 feet, and a south side yard setback of 2 feet. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development, which is immediately south of the Tarragon Square residential development.

The SSD zoning designation was a provision in the City's Land Development Code (LDC) which permitted properties to be rezoned to SSD to permit deviation from zoning regulations through development plan review and approval. While new Site Specific Developments are not allowed, major changes to previously approved Site Specific Developments may be approved by City Council review and approval. The existing SSD was approved in 1989, and the City Council Committee report addressing the original approval is attached.

The property was previously zoned HC-1 prior to being rezoned to SSD, and all exterior modifications are subject to review and approval by the Architectural Review Board. The ARB granted conceptual approval for the revised SSD, including approval to demolish the existing structure on the site, at the May 18, 2006 meeting.

Thomas J. Bonfield, City Manager
Major Revision to Site Specific Development-120 Tarragona Street
July 10, 2006
Page 2

The Planning Board reviewed the request on June 13, 2006 and recommended approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal. No written comments were received. Any comments received prior to the quasi-judicial hearing will be provided to City Council.

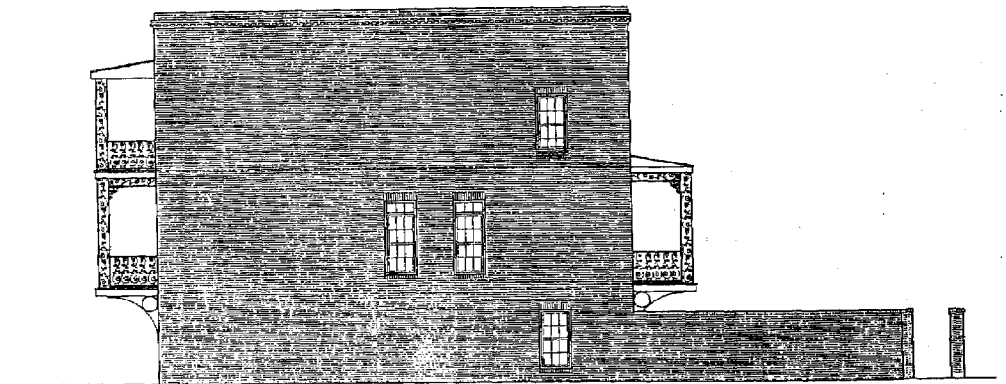
FINANCIAL IMPACT:

None.



WEST ELEVATION

FACING TARRAGONA STREET



SOUTH ELEVATION

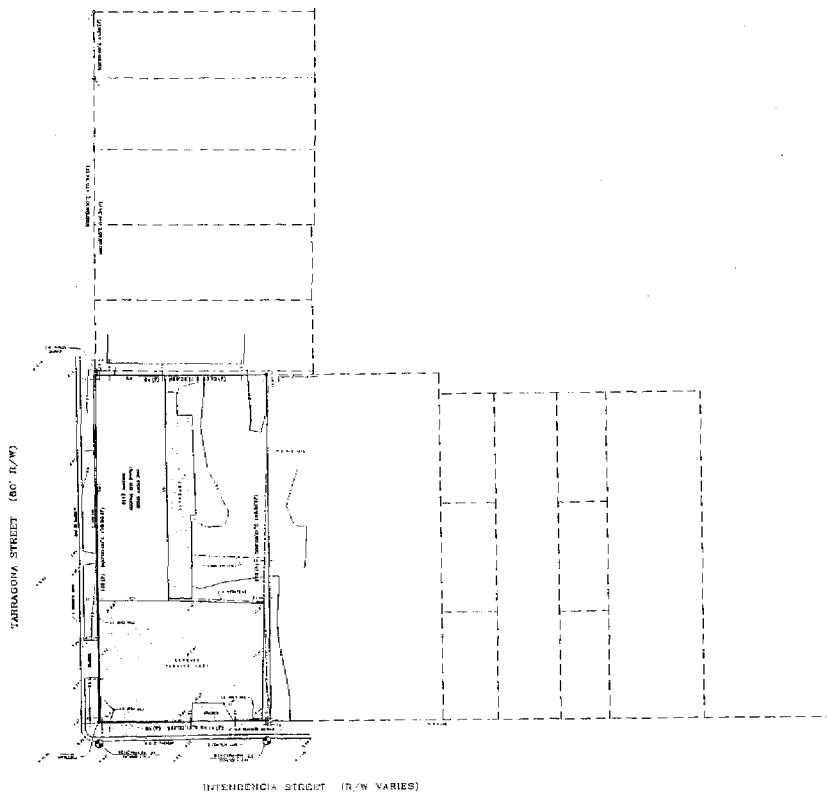
MAJOR SSD REVISION

NOT TO SCALE

APRIL 2006

REQUESTED BY MR STEELE

§



INTEGENCIA STREET (R/W VARIES)

LEGAL DESCRIPTION (ANALYST'S):
LOT 509 BLOCK 43, 44 AND CITY TRACT, IN THE CITY OF PENSACOLA,
ESCAMBA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY
CREATED BY B. THOMAS C. WATSON IN 1902.

GENERAL NOTES

1. INTERVIEW AND VIEW RECORDS SHOWING JENNARD ARE REFERENCED TO THE
A. SHOWN MEETING OF HUNTER DO BUSINESS ON MINUTES DO SECONDLY EAST
ALONG THE WEST SIDE OF SAID PARK.

2. THE MAJORITARIANLY WHITE HARBOR WERE MADE TO UNITED STATES
STANDARD AND WERE RECORDED IN BILLION OF FEET UNDER OTHERWISE
1940-1941.

3. IN THIS MATTER YOU REQUESTED AN AFR FORMED TO THE FBI FOR THE SUBJECT PROPERTY THERE MAY BE CASES OF RECORD. LONG-TERM RECORD, EXAMINING, JUDICIAL, OF-ICE, RECORDS, STATE AND FEDERAL JUDICIAL, AND RECORDS, CONSIDERED THE SUBJECT MATTER THAT COULD AFFECT THE RESPONSE IN THE SUBJECT MATTER.

4. THE SUBJECT HAS BEEN INFORMED THAT HE IS BEING KEPT IN THE LOCAL
DETENTION UNIT AT THE JAIL AND IS BEING KEPT IN THE JAIL.

4. THE SIGNATURE CONTAINS IF ANY OF THAT INCLUDE THE NAMES OR
SIGNATURE OF THE PARTICIPATING PERSONS.

U THE EVIDENCE AS SHOWN HEREIN ARE REFERENCED TO THE
NATIONAL GEODESIC DATUM OF 1983

GENERALIS

1044 251-15-21 (PUL & DISC 2512) SET APPROXIMATELY 1' INTO THE
EXISTING PAVEMENT OF INTERSECTION STREET APPROXIMATELY 1' FROM
CORNER OF THE SOUTHWEST CORNER OF THE SUBJECT PARCELS.

BEACHMOUNT AC
(MNR) plat 73-30 MAIL & LOGO 20700 SET APPROXIMATELY 1' INTO THE
EXISTING PARAPET OF HIGHLAND AVENUE APPROXIMATELY 10 FEET
SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
PLANTATION 1x8T

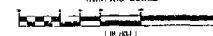
CONTINUED TO:
PAGE THREE

CELESTIAL 10.
CELESTIAL DPT OF 65

LEG 6102

[illegible]

GRAPHIC SCALE

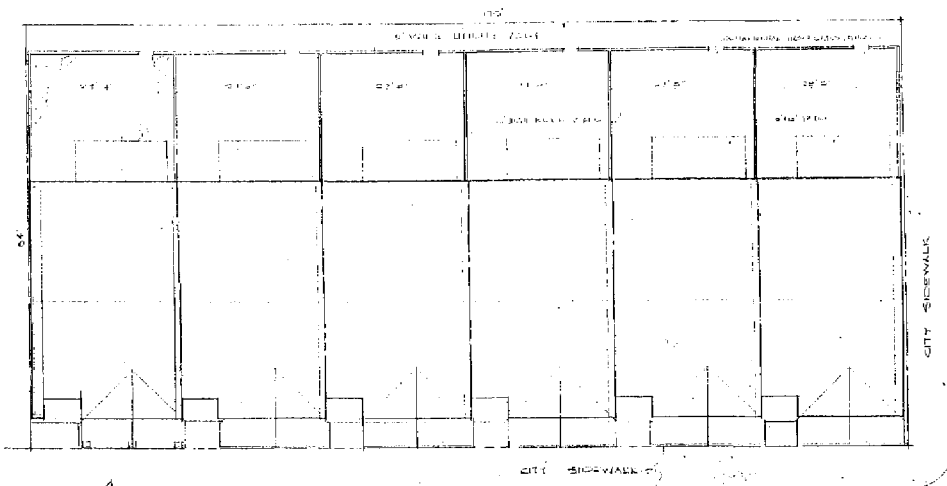


R. E. Ruffin
RUDOLPH E. RUFFIN, P.S.W. # 5791

3/25/09

© COPYRIGHT 2000 BY ADAM D. JENSON & P.S.M.

PROPOSED TOWNHOUSES
FOR
HOWARD J. STEELE



NORTH

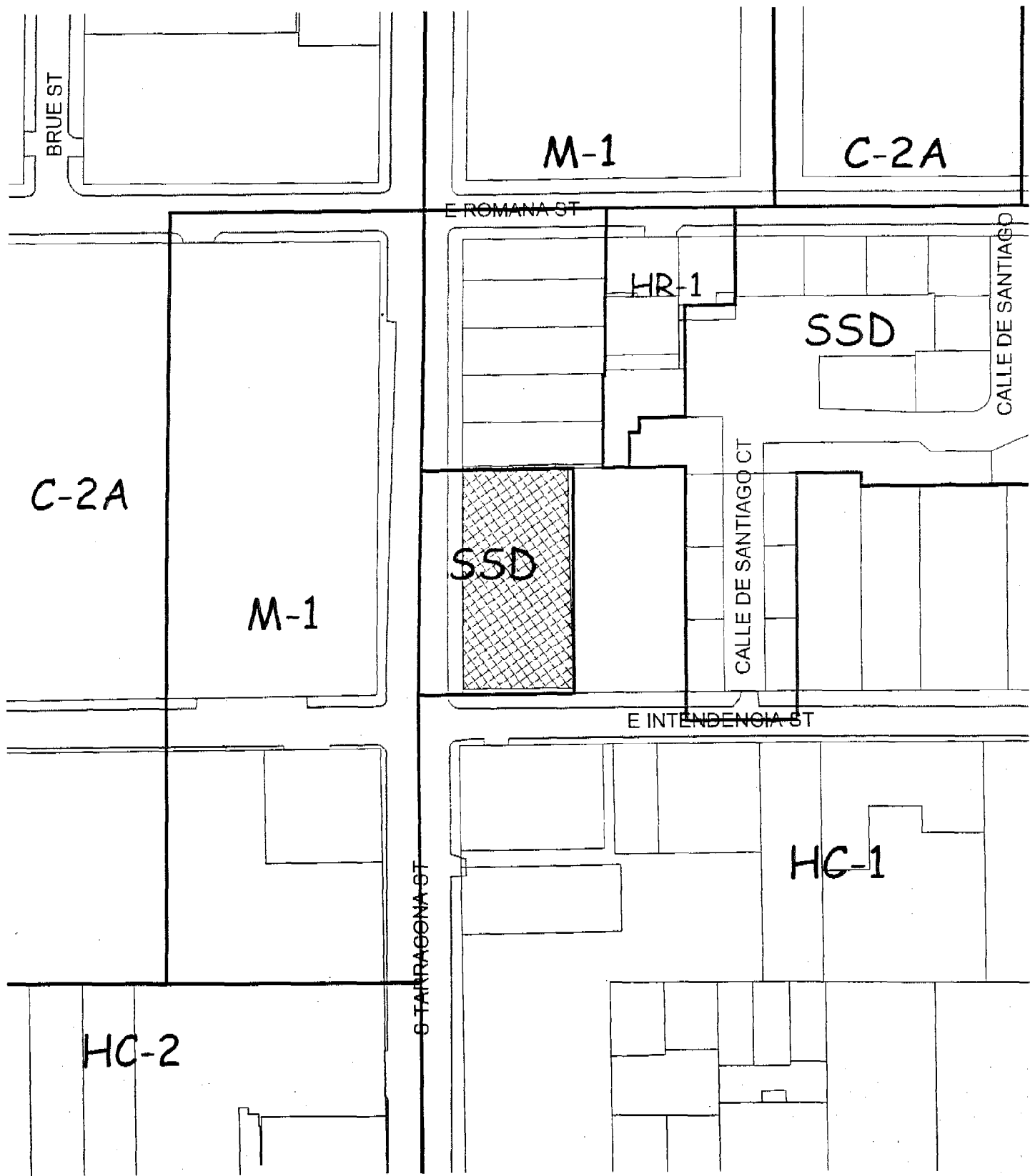
SITE PLAN 1/24/44

TARZAGONA STREET

INTERDUCIA STREET



REVISED _____
DRAWN W.P.D.
CHECKED _____
DATE 2/24/44
PROJECT NO. 20-107
DRAWING NO. 1
OF 5 SHEETS



N
1 inch equals 99 feet

MAJOR SSD REVISION

APRIL 2006

REQUESTED BY MR STEELE



MAJOR REVISION FROM DAY CARE USE TO 6 UNIT TOWNHOME

Courtyards on Tarragona

Site Location

120 S. Tarragona Pensacola, FL; NE corner of the intersection of Tarragona & Intendencia; the site is 170'X84'; .33 Acres +/-

Current Condition

Currently the site has a single story masonry structure with stucco veneer, an asphalt parking lot and a grassed area. The existing structure is approximately 3,930 square feet in area. The total impervious area is calculated at 14,470 square feet in area. Previous to Hurricane Ivan the site was a licensed child care center facility (Kids' Stuff Learning & Child Care Center). Due to excessive damage from Hurricane Ivan the building is no longer usable and a demolition permit has been issued by the City of Pensacola.

Proposed

A 6-unit, 3-story townhome complex with a two car garage and individual rear courtyards

Type of construction:

Insulated concrete forms (ICF) with concrete fill will serve as the structural component. The firewalls will be ICF. The front, back and side elevations will have brick veneer. The roof will slope from the front elevation to the rear. The Florida Building Code will apply.

Exterior Features:

Each unit will have three balconies. Two will overlook Tarragona and one will overlook the rear courtyard. Each unit will have its own distinctive ornamental ironwork detail, giving a unique design to each residence. The courtyards will be accessible from within the residence as well as from a utility easement at the east property line. Each courtyard will be separated by a 6' brick wall. The architecture will closely resemble what can be found on Palafox Street and in the French Quarter in New Orleans.

Parties

Owner

S. Ellen Carver
PO Box 644
Milton, FL 32572

Developer/Contractor

Carver & Steele
Howard J. Steele
PO Box 644
Milton, FL 32572
850.623.8144
850.393.9434

Architect

William R. Bean
3590 Riddick Drive
Pensacola, FL
850.439.3841

Engineer

Landmark Engineering
1304 N. Pace Blvd.
Pensacola, FL 32505
850.470.9722

COMMITTEE MEMORANDUM

Item #1

COMMITTEE: General Government

DATE: January 6, 1989

SUBJECT: Final SSD Plan -- 114-124 South Tarragona Street

ISSUE:

The Planning Board has reviewed the final SSD plan of a day care center, located at 114-124 South Tarragona, submitted by Joe Pair. City Council approved the preliminary SSD request at a public hearing conducted on December 15, 1988. No opposition was expressed.

The final SSD site plan has been reviewed and approved by the appropriate City departments. All exterior modifications to the structure will have to be reviewed and approved by the Architectural Review Board.

After reviewing the SSD final site plan, the Planning Board unanimously recommended approval of the project.

ALTERNATIVES:

1. Approve the final SSD site plan for 114-124 South Tarragona Street.
2. Deny the final SSD plan and request changes.

POLICY IMPLICATIONS:

The site plan is consistent with the SSD ordinance and guidelines.

FINANCIAL IMPACT:

The proposed improvements to this property will generate additional ad valorem and utility tax revenue for local government.

ECONOMIC DEVELOPMENT IMPACT:

Renovation and construction activities associated with converting this building to a day care center will generate additional labor and material expenditures within the local economy.

STAFF CONTACT:

Deputy City Manager Ed Hinkle; Community Design & Planning Director Peter DeVries.

City of
Pensacola

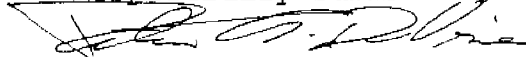


General Government
Final SSD Plan -- 114-124 South Tarragona Street
January 6, 1989
Page 2

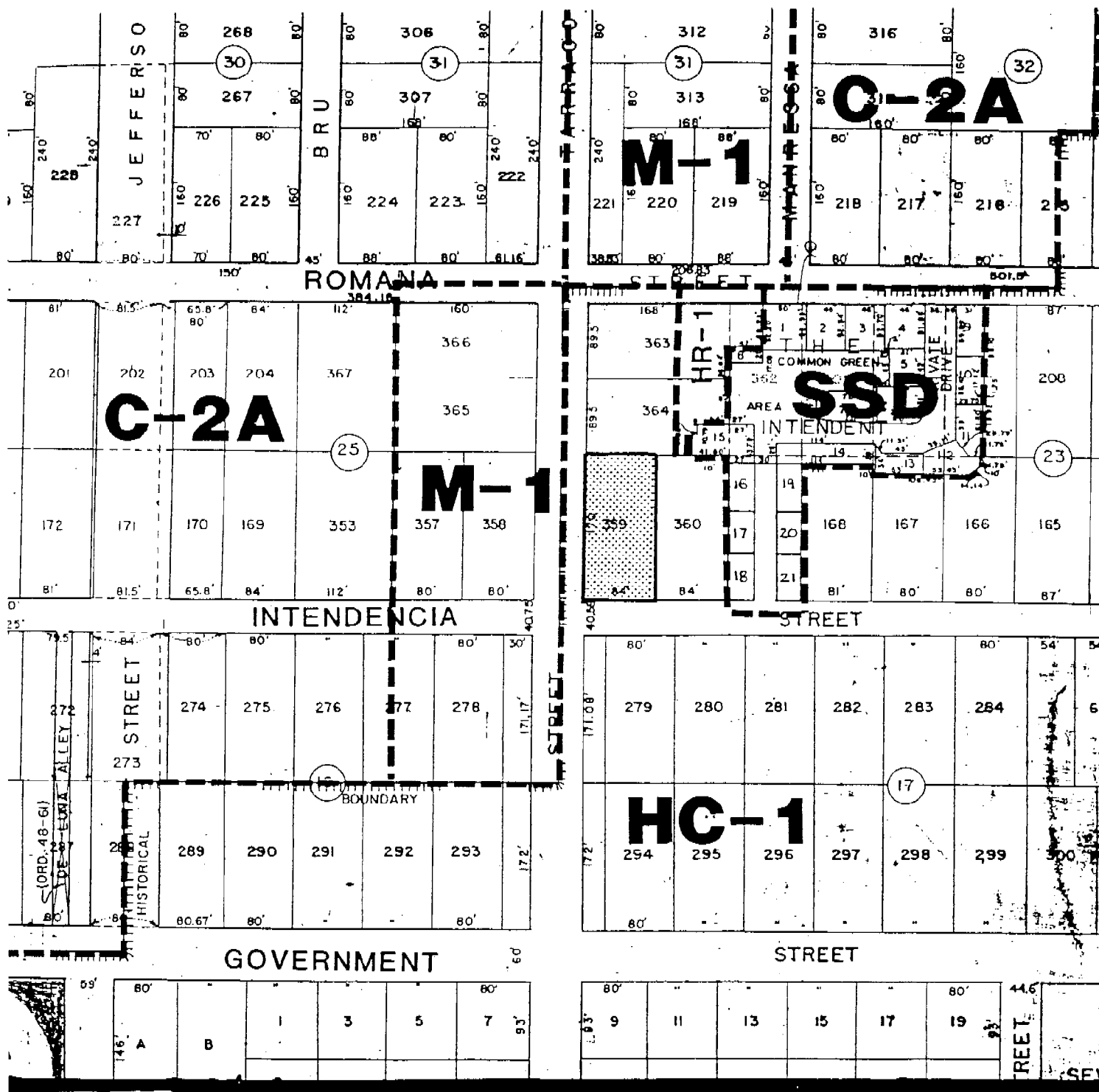
RECOMMENDATION:

That City Council concur with the Planning Board recommendation and approve the final SSD site plan for 114-124 South Tarragona Street.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Peter A. DeVries", written over a horizontal line.

Peter A. DeVries
Secretary to the Planning Board



REZONING REQUEST



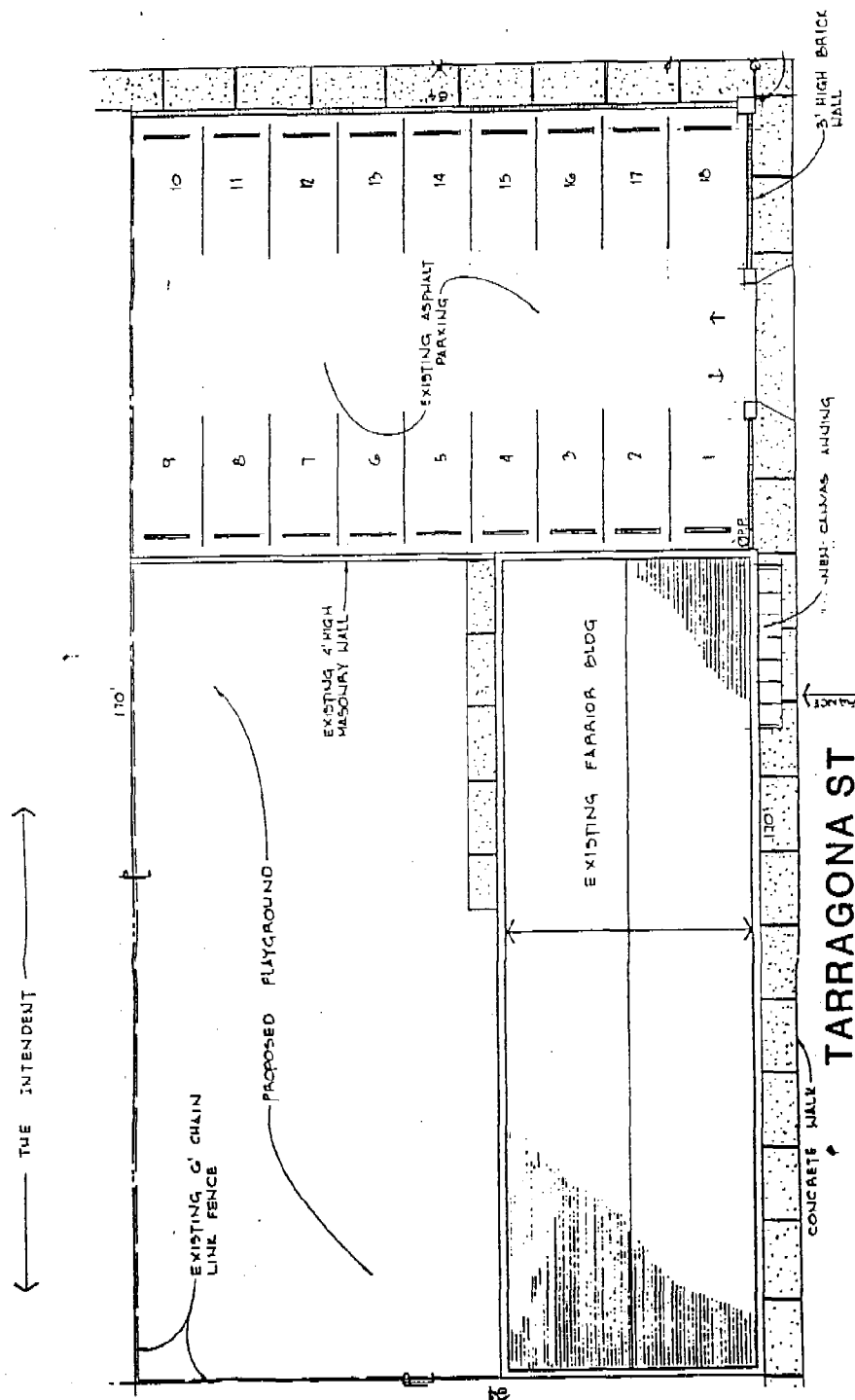
NOT TO SCALE

OCTOBER 1988

REQUESTED BY MR PAIR



REZONE FROM HC-1 (HISTORICAL COMMERCIAL) TO
SSD (SITE SPECIFIC DAY CARE CENTER)



SSD SITE PLAN

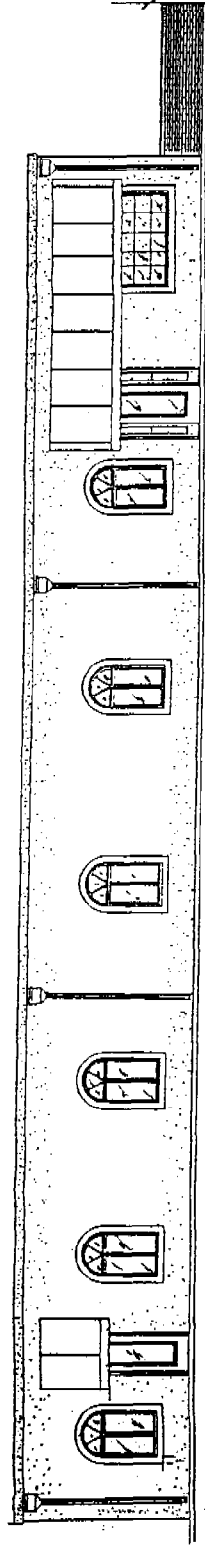
NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

FOR A CHILDCARE CENTER

INTENDENCIA



SSD ELEVATION

NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

114S TARRAGONA ST