



MINUTES OF THE PLANNING BOARD

April 13, 2021

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

MEMBERS ABSENT: Board Member Wiggins

STAFF PRESENT: Assistant Planning Director Cannon, Historic Preservation Planner Harding, Network Engineer Johnston, Help Desk Technician Russo

STAFF VIRTUAL: Assistant City Attorney Lindsay, Planning Director Morris

OTHERS PRESENT: Brian Spencer, Michelle Burch (virtual), Randy Maxwell, Jaret Nichols, B. Diane Davis, Shawna Lane, John Mills

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 9, 2021.

New Business:

- **Hilton Garden Inn – 9th Avenue**
- **Red Feather LTU – 150 S. Baylen Street**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. Board Member Murphy made a motion to approve the March 9, 2021 minutes, seconded by Board Member Sampson, and it carried unanimously.

222 West Main Street Pensacola, Florida 32502

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New Business

2. Hilton Garden Inn – 9th Avenue Aesthetic Review

Brian Spencer, SMP Architecture, is requesting approval of minor exterior design changes to the previously approved Hilton Garden Inn located on the corner of 9th Avenue and Colfax Street. The original application for a 108 room, 4 story Hilton Garden Inn was approved by the Gateway Review Board on June 16, 2018.

Chairperson Ritz explained that the reviews of the Gateway Review Board were now the responsibility of the Planning Board. Mr. Spencer presented to the Board, and Randy Maxwell, the project architect for the hotel, was also present. Mr. Spencer indicated due to site expenses as well as COVID, this project was in hibernation mode for almost a year and a half, but they were able to obtain financing to restart the development. He explained the project had shifted to the north portion of the development parcel for cost savings reasons. They were assured by the civil engineer that the latest drawing had incorporated the recently adopted Tree Ordinance. He also advised this project benefited from the stormwater facility known as the Admiral Mason Park pond, so there was no necessary on-site stormwater facility since the stormwater would be channeled to that pond. He furnished the previously approved renderings showing the brick; the color palate remained the same, with minor changes using a modern flush panel. They convinced the clients that the stair tower needed to maintain windows and fenestration. Chairperson Ritz did not feel it was a vast difference to the previous submittal; the alteration from metal panels to flush siding was an acceptable approach and a welcomed addition to that area; it also met the guidelines of Gateway Redevelopment District.

Board Member Grundhoefer questioned not having the development along Colfax Street side; the frontage was now facing a parking lot. Mr. Spencer stated this move was very budget driven, and Colfax was a completely abandoned right-of-way vacated 18 years ago, and the street might not even remain. The discussions were that it might become a greenway. Board Member Grundhoefer asked if they could lose a parking space and save some of the existing trees. Mr. Spencer stated by abandoning Colfax, there was an opportunity to develop a greenway, meeting the requirements of the new Tree Ordinance. Board Member Murphy noted the heritage trees would be replaced by those approved by the Tree Ordinance in species and height. Regarding pervious pavers, Mr. Spencer stated the Hilton was safety driven, and the site was not a sandy site, and the water table was high; however, drains would channel the water into the stormwater pond.

Ms. Lane addressed the Live Oak trees being removed when the preference was to preserve these trees.

Board Member Powell made a motion to approve, seconded by Board Member Murphy. Board Member Grundhoefer stated he could not support the motion unless they retained brick on the corners and preserved at least two of the heritage trees on Colfax. Mr. Spencer explained he had no authority to guarantee those requests on his own, but he would earnestly convey those items to the client. **The motion then carried unanimously.** Board Member Grundhoefer took Mr. Spencer's word that he would convey those concerns to the client.

3. Red Feather LTU – 150 S. Baylen Street

Red Feather Developers LLC is requesting approval for a License to Use (LTU) for Red Feather Subdivision located at 150 S. Baylen Street. The LTU is for approximately 1223 SF along Baylen Street and would allow for outdoor seating, balcony overhangs, and

landscaping to enhance the streetscape.

This request has been routed through the various City departments and utility providers with comments provided.

Ms. Burch addressed the Board. Chairperson Ritz wanted to confirm the position of the visibility triangle. Staff advised that this site is designated C-2A and that this zoning district is exempt from the visibility triangle provision. Board Member Grundhoefer thought the project was appropriate and enhanced the visibility and the street. Ms. Burch first wanted to confirm they could receive the LTU, but amenities were in the works. Chairperson Ritz stated the LTU was very common on the Palafox corridor, and they enliven and unify the sidewalk. Since an LTU is a License to Use, the City would retain the property with the client providing a yearly fee to the City. Staff confirmed commercial would, but when the development went to residential, it would go the Homeowner's Association. Ms. Burch also indicated the project would not have columns.

Board Member Grundhoefer made a motion to approve, seconded by Vice Chair Larson, and it carried unanimously. Assistant Planning Director Cannon explained this was a recommendation by the Board which would proceed to the City Council meeting on May 13, 2021.

Open Forum – None

Discussion – None

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 2:41 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board