

Mr. Liberis addressed the Board stating the closing date is next Friday (September 29), and it was contingent on the approval of the ARB; when he filed for an extension, it was denied, and requested the Board consider the motion Ms. Campbell offered. He stated they would always return to the Board for final approval. He explained he had a loan in place for acquisition, demolition and construction. Ms. Campbell retracted her motion. Ms. Deese clarified the applicant would not be able to pull permits until final approval was granted.

Mr. Mead made a motion to approve the plan with the following changes: an addition of a south facing gable for the Cervantes façade on the western most and central building ends facing Cervantes (townhouse 9 & 18); approval of the fence with brick piers and appropriate stone caps with block or brick with some manner of planting to green the wall with ivy or appropriate vines. Ms. Campbell seconded the motion. Chairman Quina asked if the block was skim coated, and Mr. Mead clarified it would be skim coated. Mr. Jones asked about the brick pavers, and Mr. Liberis stated the actual sidewalks would be concrete, the steps and porch floor of the first floor would be brick veneer, but there could be a brick edge between the sidewalk and the front step. Also, the driveways between the units would be asphalt. Chairman Quina thanked the applicant for being transparent with the neighborhood and having a preliminary review. **The motion then carried unanimously.**

Item 8

400 BLK Cevallos St

PHD

Variance

HC-1 / Wood Cottages

Action taken: Approved

Brian Spencer, smp architecture, is requesting a Variance to increase the maximum height for a two-residence flat condo from 35 feet to 42.5 feet. The proposed residential development will be three habitable floors with garages and an in-law suite on the ground floor and the upper two floors consisting of residential flats. The Variance will accommodate the additional level of living space. It was determined that three letters of support were provided to the Board.

Mr. Spencer stated the site abuts the Crown Cove SSD development. His desire was to bring more residential occupancy into the downtown area. He explained each of the future residents of this development have separate garages and entrances, with no shared foyers or entrances, and a Cevallos and Zarragossa address. He advised he was consolidating the living space and reducing the driveway connections, and it meets Streetscape II guidelines. Chairman Quina clarified if the applicant was asking for a flat roof, the variance would not be required. Mr. Spencer stated he was working to preserve the heritage oak tree on Zarragossa, and by pushing the structure back, the root system would not be in harm's way. He pointed out the adjacent structure has the same height. Chairman Quina explained the variance allowed the sloped roof, giving the structure more of the character of the district. Mr. Mead stated by having it pushed back further on the lot, it recedes and would not dominate the streetscape. Mr. Jones noted it would not block the view from any neighbors. Chairman Quina noted there were four garage doors facing the front, but this project has disguised that feature. Mr. Spencer pointed to the site plan with one set of garage doors facing Zarragossa and the other facing Cevallos, and he had made sure to minimize the visual impact.

Mr. Elebash lives adjacent to the proposed development on the second floor of the east side and closest to the structure. He liked that it was a small footprint, the parking was contained, and his view would be unobstructed. The height variance was not an issue. He also stated other residents are supporting the development which fits the neighborhood.

Mr. McGhee who lives at Crown Cove, was delighted something was being constructed on this lot, but was concerned about the existing trees, specifically one live oak which appeared to be removed for the structure. Ms. Deese explained that Mr. Weeks would be responsible for enforcing the Code, and this was not a part of the ARB purview.

Chairman Quina clarified one tree was a water oak with two live oaks. Ms. Deese confirmed this issue would be addressed during permitting. Mr. McGhee advised he was in favor of the project conceptually but was concerned about the trees.

Mr. Ray stated no one wanted the heritage tree removed, and that there was plenty of room between the trees to build a beautiful project. He was also going to file with the Circuit Court regarding this issue. Chairman Quina advised the Board had also granted another project where a heritage tree would be removed. Ms. Deese clarified that the ARB was not the enforcer of the tree ordinance.

Mr. Guilday, who lives around the corner from the proposed project, stated he has no objections to the project even though it will block his view of the bay. He did have a complaint on how the petition was obtained. He explained Mr. Ray was opposed because it would reduce the value of his property.

Chairman Quina stated the Board was certainly sensitive to the tree removal. Mr. Spencer provided examples of trees existing in Pensacola's earlier years. He advised he had purchased the most urban developed oak to be placed on Tarragona next to the new YMCA streetscape (around \$10,000) and offered to plant a tree on Mr. McGhee's property.

Mr. Jones made a motion to approve, seconded by Mr. Mead. Chairman Quina advised that Mr. Weeks would make the decision on the heritage oak and apply the ordinance. Ms. Deese advised Mr. McGhee should speak to Mr. Weeks for further information on the procedure. **The motion then carried unanimously.**

Item 9 **400 BLK Cevallos St** **PHD**
New Construction **HC-1 / Wood Cottages**

Action taken: Conceptual approval.

Brian Spencer, smp architecture, is seeking conceptual approval for a two-residence flat condo.

Mr. Townes stated Mr. Spencer had done a magnificent job of screening the garages and integrating them into the design. He also stated these were two complete elevations and very well-articulated as opposed to the previous project on Cervantes Street.

Mr. Townes made a motion to approve, seconded by Ms. Campbell. Mr. Jones referred to page A2.02 and thanked Mr. Spencer for placing windows on the side of the building. **The motion then carried unanimously.** Mr. Spencer thanked the Board for the positive feedback.

Item 10 **19 W. Garden St** **PHBD**
Variance **C-2A**

Action taken: Approved with comments.

Polly Tally, Mitchell Signs, Inc., is requesting a Variance to allow attached wall signage on three (3) elevations in lieu of the one (1) elevation permitted. The Ordinance permits the location to have a maximum of 200 square feet of attached wall signage on one elevation. Section 12-4-4 (A) limits the number of accessory signs per street frontage; this property is limited to street frontage on W. Garden Street only. The applicant would like to request additional wall signage for two other elevations (south and west). The total amount of proposed signage exceeds the maximum 200 sf allowed; however, it is less than 10% of the building's street front elevation.

Mr. Switzer advised they wanted to create two fronts with a new parking layout, with the north elevation being the main entrance on Garden Street, and the south elevation being a parking lot on the Romana Street side. The building was renamed Trustmark-Fisher Brown Building. Chairman Quina explained the code allowed for a Garden Street sign but not a west facing sign. Mr. Switzer advised if the building was on the corner, they would be allowed two signs, and considering they have created a back entrance, it was a similar situation. Chairman Quina pointed out the south elevation would be a primary entrance where signage should be allowed, and the one on the side could be a mural.