



MINUTES OF THE PLANNING BOARD

March 9, 2021

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Murphy, Board Member Sampson (virtual)

MEMBERS ABSENT: Board Member Powell, Board Member Wiggins

STAFF PRESENT: Assistant Planning Director Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Network Engineer Johnston

STAFF VIRTUAL: Planning Director Morris, Senior Planner Statler

OTHERS VIRTUAL: Brian Spencer, Andrew Rothfeder, Michelle Burch, Jason Rebol, Michael Crawford, James English, William Dunaway

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 9, 2021.
- **New Business:**
 - **Request for Building Demolition – 711 S. Palafox Street**
 - **Request for Combined Preliminary/Final Plat Approval – Covington Place First Addition Subdivision**
 - **Request for Preliminary Plat Approval – Red Feather Subdivision**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:15 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. Board Member Grundhoefer made a motion to approve the February 9, 2021 minutes, seconded by Board Member Larson, and it carried unanimously.

222 West Main Street Pensacola, Florida 32502

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New Business

2. Request for Building Demolition – 711 S. Palafox Street – South Palafox Business District

Mr. Spencer presented the demolition request and explained that the buildings proposed for demolition were formally occupied by Scuba Shack and Bayfront Gallery. Removal of the buildings was necessary for Geotech drilling and testing in advance of engineering and foundation design for a future project. This demolition request was previously submitted to the ARB and the minutes from that meeting were included in this application.

Staff advised the South Palafox Business District was established to promote the compatible redevelopment of the City's historic downtown waterfront by encouraging high quality site planning and architectural design compatible with the existing historic structures and the waterfront activities.

Mr. Spencer stated it was the property owner's intention to redevelop this property into a multi-residential building that may include three or four residences and a mixed venue; he pointed out the Geotech soils investigation completion would enable them to better understand what pylon support design might be necessary as they explore various building design solutions and building levels. They completed the 60-day waiting period process requested by the ARB; the project would eventually return to the Planning Board and include details on building elevations and design.

Chairperson Ritz explained the renovation of the building possibly in the 1970s-1980s did not present anything special, and that he would approve the demolition; he noted the hurricane damage and flooding had possibly damaged the foundations such that its future viability might also be in jeopardy. Chairman Ritz did not have a problem with the request for demolition. Mr. Spencer explained after Hurricane Ivan, FEMA raised the base flood elevation; the City's Flood Management Director, Jonathan Bilby, administered an additional 3' freeboard above FEMA's minimum level to address insurance rates for property and building owners.

Historic Preservation Planner Harding explained the project was not in an ARB district, but every demolition 50 years or older went to the ARB as an abbreviated review, and if the building was potentially significant, it would be submitted to the full ARB Board. It was determined to be one of the last remaining structures along that stretch and probably significant, and the ARB issued a 60-day delay on the demolition which had been accomplished. Assistant Planning Director Cannon stated that the Code specifically states that a demolition in the South Palafox Business District will go before the Planning Board, and the aesthetic review would then return to the Board for approval. Board Member Larson stated after looking at the building and its deteriorating condition, it might be best to let it go and move on to the next phase.

Board Member Larson made a motion to approve as submitted, seconded by Board Member Grundhoefer, and it carried unanimously.

3. Request for Combined Preliminary/Final Plat Approval – Covington Place First Addition Subdivision

Rebol-Battle and Associates is requesting a combined preliminary and final plat for Covington Place First Addition subdivision on Strong Street between Baylen and Palafox Streets. These properties are located within the PC-1 zoning district and the North Hill Preservation District (NHPD). One (1) parcel will be subdivided into three (3) lots to accommodate single-family attached residences (townhomes) which constitutes a minor subdivision.

Chairperson Ritz pointed out this was a continuation of what has already taken place adjacent to it and continued the densification of this area. Mr. Rebol advised this would add three units, and the common area would be an outdoor area with a retention pond associated with it on the south side. Assistant Planning Director Cannon advised after receiving approval from the Board, this item would proceed to the Council on April 8, 2021. Board Member Grundhoefer stated this was one of the finer townhouse developments within the city with rear parking. It was also stated that this project would go before the ARB again.

Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried unanimously.

4. Request for Preliminary Plat Approval – Red Feather Subdivision

Caldwell Associate Architects is requesting preliminary plat approval on behalf of Studer Properties LLC for Red Feather subdivision located at 150 S. Baylen Street. These properties are located within the C2-A zoning district of which two (2) parcels will be subdivided into thirteen (13) lots to accommodate single-family attached residences. These fall within the Palafox Historic Business District (PBHD) and the Dense Business Area (DBA).

Mr. Rothfeder presented to the Board and stated that the property was purchased from the CRA. The garages would face to the interior of the property, and they were excited to develop this under-utilized lot. They had met onsite with Gulf Power and others to address some of Gul Powers concerns. Water and sewer were not a concern; all the utilities would be located in the access/utility easement; it would be a master meter development with all utilities onsite being private. Rothfeder stated that a solution for power to feed adjacent buildings through their property was being developed; however; he did not have all of the details confirmed regarding the solution. He added that there was some existing landscaping within the parking lot, but the new buildings would have outside landscaping as well. Board Member Murphy asked about stormwater retention, and it was determined they were decreasing the amount of impervious surface onsite by adding more green spaces with everything collected and piped through the city's collection system on Intendencia Street. Chairperson Ritz stated that information would not be shown here since this was a preliminary plat. Staff advised the C2-A zoning district allows for 100% lot coverage. Mr. Rebol advised there would be a walkway (pedestrian easement) on the east side of Block C which would access the common area. There was also another pedestrian easement on the north side of Block C.

With no speakers, **Board Member Grundhoefer made a motion to approve as presented, seconded by Board Member Murphy.** Staff confirmed the Board would see additional details in the next submittal with the aesthetic review returning at a later date. **The motion carried 4 to 1 with Board Member Larson dissenting.**

Open Forum – None

Discussion – None

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 2:49 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board