



MINUTES OF THE PLANNING BOARD
September 13, 2022

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

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Development Services Director Morris, Help Desk Technician Johnston, Deputy City Administrator Forte, Executive Assistant Chwastyk, City Arborist Stultz

STAFF VIRTUAL: Senior Planner Statler, Assistant City Attorney Lindsay

OTHERS PRESENT: Paul Battle, Doris Hayes

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from August 9, 2022

New Business:

- Request for Preliminary Plat Approval – Javelin Landing Subdivision
- Request for Preliminary Plat Approval – Girard Place Phase II
- Referral to Planning Board – Inclusion of Quercus Hemisphaerica – Darlington Oak to the list of protected trees in City Code Chapter 12-6 Tree/Landscape Regulations
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:01 pm with all members present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Board Member Larson made a motion to approve the August 9, 2022 minutes, seconded by Board Member Powell, and it carried 7:0.

New Business –

Request for Preliminary Plat Approval – Javelin Landing Subdivision

Assistant Planning & Zoning Manager, Cannon introduced the item and stated that this subdivision plat was previously approved in July 2021. Since the 365-day window had passed, the applicant was required to resubmit their application. Board Member Grundhoefer inquired about stormwater treatment. Paul Battle with Rebol-Battle stated that they have a stormwater pond located on the east side of the parcel which is designed to serve the entire development. Chairperson Paul Ritz noted that the city and county boundary lines intersect in that area. Paul Battle stated there will be amenities for this subdivision located at one of the other four subdivisions that are planned in the nearby County parcels. Assistant Planning & Zoning Manager, Cannon, verified that this parcel had been rezoned C-1 based on a recommendation from the Planning Board and City Council. Chairperson Paul Ritz stated there were very few comments from staff and that they had all been addressed. Assistant Planning & Zoning Manager, Cannon, confirmed that all review comments had been addressed. **Board member Villegas made a motion to approve, seconded by Vice Chairperson Larson, and it carried 7:0.**

Request for Preliminary Plat Approval – Girard Place Phase II

Chairperson Paul Ritz stated he would like to move the item to the next available meeting since there were no representatives to speak on the item. Board Member Grundhoefer questioned if Phase II was similar to Phase I. Assistant Planning & Zoning Manager Cannon and Development Services Director Morris could not recall if it was like Phase I since an extended amount of time had passed and the applicants representatives weren't available to address the question. Vice Chairperson Larson inquired about the access available to emergency vehicles. Assistant Planning & Zoning Manager Cannon stated that both the Engineering and Fire Departments reviewed the plat and had no comments or concerns. Chairperson Paul Ritz stated there was a consensus that there were too many questions to vote at this time and they would move this item to the end of the meeting in case the representatives would arrive prior to adjournment.

Referral to Planning Board – Inclusion of Quercus Hemisphaerica – Darlington Oak to the list of protected trees in City Code Chapter 12-6 Tree/Landscape Regulations

City Arborist Stultz stated that most of the trees in the city which appear to be protected Quercus laurifolia, are in fact Quercus hemisphaerica, and in order to maintain the biodiversity of the urban forest and keep the desired carbon sequestration that the City would need to protect the Quercus hemisphaerica. Board Member Villegas asked if this tree was equally important as the live oak. City Arborist Stultz stated it's equally important in the natural forest ecosystem but that the tree is not so well suited for an urban environment, due to the tree's much shorter life span. City Arborist Stultz stated that if we wanted to protect the city canopy, we needed to protect this tree because it makes up the largest number of oak trees that we have in the city. Chairperson Paul Ritz asked if they needed to offer this to City Council as a tree that needs protection, board members concurred that it warranted further protection. Chairperson Paul Ritz stated this board feels the canopy of the City of Pensacola is important, therefore it's important to include this tree, which according to the City Arborist is the most numerous in the city limits, as a protected tree.

Board Member Grundhoefer made a motion to approve, seconded by Board member Villegas, and it carried 7:0.

Request for Preliminary Plat Approval – Girard Place Phase II

Chairperson Paul Ritz asked if there was a representative to speak on this request and it was noted that there were no representatives at the meeting. Assistant City Attorney Lindsay stated the board is expected to act promptly on all applications per the city ordinance. Chairperson Paul Ritz asked if they could deny it without prejudice to allow them to return without reapplying or paying another fee. Assistant City Attorney Lindsay answered yes. Board Member Villegas questioned if there was any communication stating they would not be here and Assistant Planning & Zoning Manager Cannon stated she notified the applicant and their representatives via email and she only received an out of office reply. Cannon stated that various attempts had been made to reach the applicant and that there was no response. Historic Preservation Planner Harding mentioned that the application form states the applicant must be present on the date of the Planning Board meeting.

Board Member Larson made a motion to deny without prejudice allowing them time to return, seconded by Board member Villegas, and it carried 4:3.

Open Forum – none

Discussion – Board Member Grundhoefer inquired about the two rezonings on Hewitt Street and Baptist Hospital that were denied, Assistant Planning & Zoning Manager Cannon stated that both rezonings were pulled at the request of the applicants. The board began an open discussion regarding Airbnb's and how they are affecting neighborhoods.

Adjournment – With no further business, the Board adjourned at 3:02 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board