



# City of Pensacola

## Planning Board

### Agenda

---

Tuesday, January 11, 2022, 2:00 PM

Hagler-Mason Conference Room,  
2nd Floor

---

#### QUORUM / CALL TO ORDER

#### APPROVAL OF MEETING MINUTES

1. [21-01116](#) MINUTES FOR THE MEETING ON DECEMBER 14, 2021

Attachments: [Planning Board Minutes December 14 2021](#)

#### REQUESTS

2. [21-01118](#) REQUEST FOR FINAL PLAT APPROVAL - THE LANDING AT DEVILLIERS SUBDIVISION

Attachments: [The Landing Final Plat Application](#)  
[The Landings Subdivision Review Comments](#)

#### OPEN FORUM

#### DISCUSSION

4. [21-01117](#) TREE ORDINANCE DISCUSSION ITEM

Attachments: [Proposed Amendments to Sec. 12-6-6. Protected Trees](#)

#### ADJOURNMENT

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.*

#### ADA Statement

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-01116

Planning Board

1/11/2022

---

### **SUBJECT:**

Minutes for the Meeting on December 14, 2021



**MINUTES OF THE PLANNING BOARD**  
**December 14, 2021**

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

**MEMBERS ABSENT:** Vice Chairperson Larson

**STAFF PRESENT:** Assistant Planning Director Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Senior Planner Statler, City Surveyor Odom, Director of Development Services Morris, Deputy City Administrator Forte, CRA Administrator Gibson, Assistant CRA Administrator D'Angelo, Urban Design Specialist Parker, Help Desk Technician Russo

**STAFF VIRTUAL:** Inspections Supervisor Weekley

**OTHERS PRESENT:** William Van Horn II, Paul A. Battle, Todd H. Snyder

**AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from November 9, 2021
- **New Business:**
  - Grove Park Townhomes Preliminary Plat Application
  - CRA Urban Design Overlay Amendments
  - Open Forum
  - Discussion
  - Adjournment

**Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** - Board Member Powell made a motion to approve the November 9, 2021 minutes, seconded by Board Member Villegas, and it carried 6 to 0.

## **New Business –**

### **2. Grove Park Townhomes Preliminary Plat**

Rebol-Battle & Associates, LLC is requesting preliminary plat approval for Grove Park Townhomes located at the 2300 Block of Toni Street, near the intersection of Tippin Avenue and Toni Street. This property is located in the C-1 Commercial zoning district. One (1) parcel will be subdivided into twenty-two (22) lots to accommodate townhomes.

Chairperson Ritz indicated the property was surrounded by the county. He pointed out C-1 allowed townhomes by right, and they were also allowed in the adjacent R-1AA. Also, the preliminary plat would return to the Board for final approval. He advised the purpose of the meeting was to allow public input. City Surveyor Odom stated his comments were technical and involved meeting Chapter 177 of the State Statute and a couple of small items which were easily addressed to accommodate and approve. The implementation of those corrections would return in the final plat. Mr. Battle presented to the Board and explained there was an existing parking lot on the property which could be used for excess parking, and the condos would be front loaded units. The stormwater pond would be adjacent to the commercial properties and discharged at Toni Street.

**Board Member Grundhoefer made a motion for preliminary approval, seconded by Board Member Villegas, and it carried 6 to 0.**

### **3. CRA Urban Design Overlay Amendments**

The Urban Design Overlay was adopted by the City Council in 2019 to provide development standards for the CRA neighborhoods not covered by a special design review board. The intent of these design standards was to preserve and maintain the traditional walkable, urban pattern and character of Pensacola's community redevelopment area neighborhoods.

Chairperson Ritz stated the culmination of the overlay district was a task where the City had worked with an outside consultant, DPZ, to establish the criteria before the final implementation. Some of the issues had been the additional costs to housing in the overlay district, and how citizens, developers, and others might address the requirements – whether they helped or hindered projects on their properties. One of the efforts was to address and allow these issues to be vetted for modifications. The first item to be addressed was:

- Creation of a modification process through abbreviated review. (This would not be performed by the Planning Board.)

Assistant CRA Administrator D'Angelo presented to the Board and advised they had been tracking some of the issues which returned time and time again, and they decided to bring an amendment for consideration in two phases. The first phase was an immediate response to commercial development. A new Urban Design Specialist had been added to the CRA staff, and with that in mind, they recommended holding off on the major changes and implementing the modification process first to address these issues. They did think glazing should be addressed, but they wanted to take more time with the fenestration. At the last CRA meeting, there were comments addressing heritage trees and ways to preserve them. They had allowed further setbacks to address that preservation; because it was an urban design district, they wanted to see buildings closer to the street, but they also wanted to consider the heritage trees and desired to allow modification to this area. In staff's review, they felt this should not only apply to the CRA district but should be citywide and should be placed in the citywide section for heritage trees.

Board Member Grundhoefer asked if the changes had been considered by DPZ or just staff, and Ms. D'Angelo advised it was a feeling from the staff level that these observations should be addressed. Some of the common concerns on commercial development were

on glazing – the frontage occupation for certain uses; gas stations might need more consideration. Some of the commercial projects back up to residential, and those sides needed to be addressed. She explained the majority of the other areas already have some type of preservation or aesthetic district in place, so this would address those areas which did not have that protection. Staff explained DPZ had been involved with some of the aesthetics, and Ms. D'Angelo indicated DPZ had been retained to assist in the process and implementation of amendments to the overlay in response to stakeholder feedback. Chairperson Ritz explained whatever the vote of the Board, this item would proceed to Council for consideration.

Ms. D'Angelo stated essentially the Board was considering 1) the glazing table as recommended with the exception of the fenestration requirement, 2) the modification process in its entirety would remain, and 3) an adjustment to the City's overall code for heritage trees to allow additional setbacks in order to preserve heritage trees. The other items were to be reviewed by the Urban Design Specialist.

Under the modification process, 1) the Urban Design Specialist would be involved with the project to make sure it qualified, how it might be modified to be consistent with the intent of the Code, 2) it would be presented to an advisor/architect appointed by the Council (there would be two appointed in the event of a conflict of interest), and 3) the chairperson for the redevelopment board of the specific district would also have the opportunity for review. She advised this differed with variances in that it would be tied to uses rather than site specific and would not be required to go before a board; the intent was to have it be streamlined with a quick process and at a lower cost.

For the glazing for the most common commercial, single-unit, single-use, it would be a reduction from 70% down to 50% with a substantial reduction on the third or fourth sides. For heritage trees, the CRA had suggested this modification be citywide. Chairperson Ritz indicated the agenda item was for the CRA overlay district, but the desire was to make this citywide. Assistant City Attorney Lindsay explained the only thing that would return to the Board would be a change in the LDC, and the Board was only voting on the item being presented pertaining to the CRA.

Chairperson Ritz was supportive of something which allowed the process to be reviewed by three persons to ensure that the project followed the intent but allowed some flexibility for the applicant. He pointed out glazing costs were high, and with the reduction in glazing, we would still maintain the appearance that's intended but allow developers to save money.

Ms. D'Angelo clarified the amendments being voted on were the first two bullet points:

- Creation of a modification process through abbreviated review.
- Single unit commercial building glazing set at 50%, limited to the primary and second street-facing building side.

The last two bullet points considered would be:

- Reduction in glazing on a second street-facing side for single-family and two-family residential buildings from 20% to 15%.
- Provision to encourage preservation of heritage trees by permitting, by right, additional setbacks for the purpose of preservation.

Ms. D'Angelo explained they did not want to remove the stormwater element but limit what could be developed, allowing for other designs which could accomplish that purpose and be aesthetically pleasing and limited in size. She indicated the city engineer was involved in the language of the amendment.

There were no other speakers.

**Board Member Villegas made a motion to approve, seconded by Board Member Powell, and it carried 6 to 0.**

Staff advised this item would proceed to Council's January 2022 agenda. Chairperson Ritz asked staff to investigate the Code changes for citywide tree preservation, and other Board members agreed. Staff suggested this as a discussion item on the January 2022 agenda.

**Open Forum – None.**

**Adjournment** – With no further business, the Board adjourned at 2:43 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP  
Assistant Planning Director  
Secretary to the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-01118

Planning Board

1/11/2022

---

**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 1/4/2022

**SUBJECT:**

Request for Final Plat Approval - The Landing at DeVilliers Subdivision

### **BACKGROUND:**

Robert C. Krasnosky, PE is requesting final plat approval for The Landing at DeVilliers Subdivision located along the east side of DeVilliers Street between La Rua and Jackson Street. This property is located in the R-NCB - Residential/Neighborhood Commercial B zoning district. The purpose of this district is for providing for a mixture of residential housing types and densities, professional uses and certain types of neighborhood convenience-shopping-retail sales and service uses.

Six (6) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.77 acres
- Maximum Density: 35 Units Per Acre
- Proposed Setback requirements per Section 12-3-7:
  - Front Yard - 15 Feet
  - Side Yard - 5 Feet
  - Rear Yard - 15 Feet

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.





## SUBDIVISION PLAT

### Please Check Application Type:

#### Minor Subdivision (< 4 lots)

☐ Preliminary & Final Plat Submission

Fee: \$2,000.00

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

#### Subdivision (> 4 lots)

☐ Preliminary Plat Submission

Fee: \$1,000.00 + \$25/lot

☒ Final Plat Submission

Fee: \$1,500.00 + \$25/lot

#### Applicant Information

Name: Robert C. Krasnosky, PE

Address: 7201 N. 9th Avenue, Suite 6

Pensacola, FL 32504

Phone: 850-471-9005

Fax: 850-471-0093

Email: charlie@kh-a.com

#### Owner Information (if different from applicant)

Name: Nathan Mansfield

Address: 5512 Timber Creek Drive

Pace, FL 32571

Phone: 850-232-2798

Fax:

Email: nmtile@msn.com

#### Property Information

Location/Address: East side of De Villiers St. between La Rua St. and Jackson St. 514 North De Villiers St.

Subdivision Name: West King Tract

# of Parcels to be Subdivided: 6

Parcel ID #(s): See attached

# of Existing Lots: 5

# of Proposed Lots: 12

Total Acreage: 0.77

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: ☒ Residential\* ☐ Non-Residential  
[\*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify exact variance requested: \_\_\_\_\_

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Signature of Applicant

(Owner of Property or Official Representative of Owner)

Date

#### FOR OFFICE USE ONLY

Zone: \_\_\_\_\_ District: \_\_\_\_\_

Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_

Application Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_

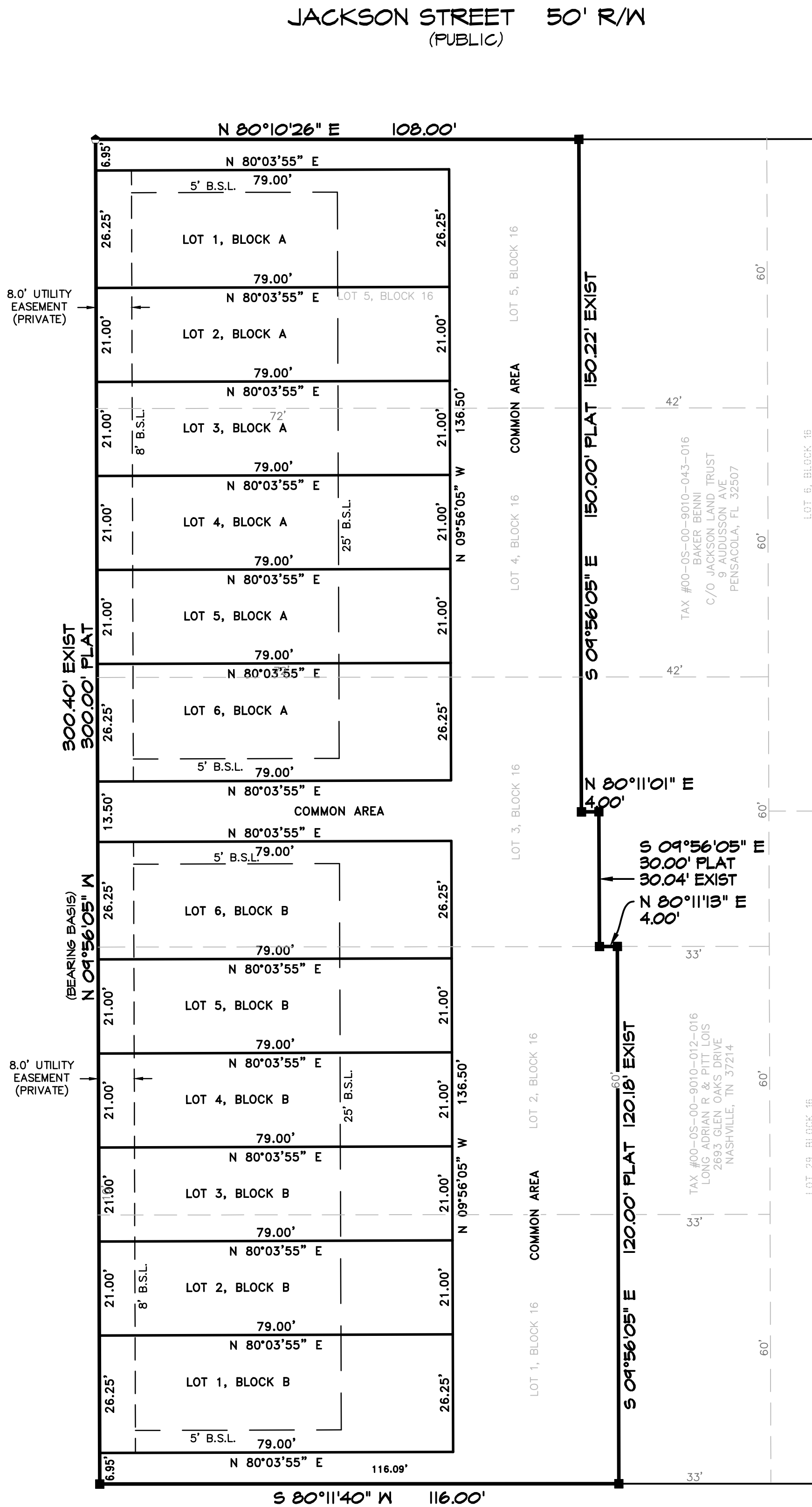
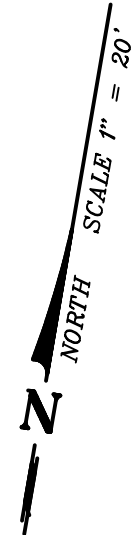
Open Space Requirement (acres or \$): \_\_\_\_\_ Receipt #: \_\_\_\_\_

Planning Board Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_

Council Date: \_\_\_\_\_ Action: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Map Bk/Pg: \_\_\_\_\_

DeVilliers Street 50' R/W  
(PUBLIC)



JACKSON STREET 50' R/W  
(PUBLIC)

LA RUA STREET 50' R/W  
(PUBLIC)

**SURVEYOR**  
David D. Glaze PSM#5605  
Pittman, Glaze & Associates  
5700 North Davis Highway  
Suite 2  
Pensacola, FL 32503  
Phone: 850-434-6666

**ENGINEER**  
Robert C. Krasnosky, Jr. PE#49944  
Kenneth Horne & Associates, Inc.  
7201 North Ninth Avenue  
Suite 6  
Pensacola, FL 32504  
Phone: 850-471-9005

**DEVELOPER**  
Nathan Mansfield  
Mansfield Home Properties, LLC  
5512 Timber Creek Drive  
Pace, FL 32571  
Phone: 850-232-2798

**LEGAL DESCRIPTION:**

The West 108 feet of Lots 4 and 5 and of the North Half of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.  
The West 112 feet South Half of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.  
The West 116 feet of Lots 1 and 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

**SURVEYOR'S NOTES:**

- 1) FB Denotes Plat Book
- 2) PG Denotes Page
- 3) PI Denotes point of Intersection
- 4) ■ Denotes Permanent Referenced Monument Set #T073
- 5) ● Denotes 1/2" Capped Iron Rod Set #T073
- 6) ▲ Denotes Permanent Control Point (PCP) LB #T073
- 7) The sign ( ° ) means degrees, The sign ( ' ) means feet or minutes, The sign ( " ) means seconds.
- 8) Measurements made in accordance to United States Standards.
- 9) All dimensions on curves are arc distances.
- 10) Subject to setbacks, easements and restrictions of record.
- 11) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 12) Bearings are based upon the the east right of way DeVilliers Street as North 09°56'05" West (grid north)
- 13) Utility easements as shown hereon are to include cable television in accordance with Plat Act Chapter 177.091(28).
- 14) There are entrance marker or subdivision signs proposed.

**NOTICE:**

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat may be found in the public records of this County.

**AVIGATION EASEMENT**

The overall plat is subject to an Avigation Easement.

**CABLE TELEVISION NOTE:**

All platted utility easements as shown hereon shall also be easements for the construction, installation, maintenance, and operations of cable television in accordance with and subject to the provisions of Section 177.091 (28) Florida Statutes.

**ZONING INFORMATION**

- As furnished by City of Pensacola, Planning Services Division
1. Current zoning: R-NCB
  2. Overlay District: CRA Urban Design Overlay
  3. Future Land Use: C, Commercial
  4. Density: The maximum density is 35 DU/acre.
- Parking: One space is required per DU.

**FLOOD STATEMENT:**

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C043906. Effective September 29, 2006.

**BUILDING SETBACK LINES:**

Front = 8 feet  
Rear = 25 feet  
Side = 0 feet or 5 feet, as depicted

**DEDICATION**

Know all men by these present that Mansfield Home Properties, LLC owner of the land herein described and platted hereon, known as the Landing at DeVilliers, hereby dedicate to and hereby authorize and request the filing of this plat in the Public Records of Escambia County, Florida. And hereby further dedicate to The Landing at DeVilliers Homeowners Association, Inc., the common area and private utility easement.

Witness  
Print  
Signature  
Print  
Signature

Owners  
Mansfield Home Properties, LLC  
By: Nathan Mansfield  
Position

**STATE OF FLORIDA, COUNTY OF ESCAMBIA**

Before the subscriber personally appeared \_\_\_\_\_, known to me to be the individuals described herein and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes herein set forth. They are personally known to me and they did not take an oath. Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public, State of Florida  
My commission expires \_\_\_\_\_  
My commission number \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

I, Pam Childers, Clerk of Courts of Escambia County, Florida hereby certify that this plat complies with all the requirements of the Plat Act Chapter 177 Florida Statutes and the same was recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ of the public records of said County.

Pam Childers, Clerk of Courts

**CITY COUNCIL CERTIFICATE**

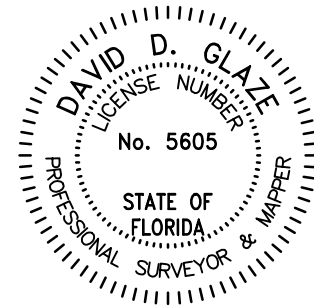
I, Ericka L. Burnett, City Clerk of the City of Pensacola, Florida hereby certify that this plat was presented to the City Council at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 and was approved by said Council.

Pam Childers, Clerk of Courts

**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies that this plat is a true and correct presentation of the land described herein, that said land has been subdivided as indicated, that permanent reference monuments (P.R.M.) have been placed as indicated, that the survey was made under my responsible direction and supervision and that the survey data complies with all requirements of The Plat Act Chapter 177.011 - 177.151 Florida Statutes, and the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 to 5J-17.026, Florida Administration Code, Signed this 7th day of December, 2021.

David D. Glaze  
Registered Land Surveyor No. 5605, LB No. 7073  
Pittman, Glaze & Associates  
700 North 9th Avenue  
Pensacola, FL 32501

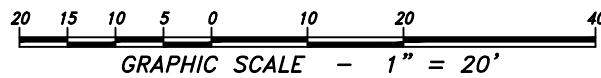


**CERTIFICATE OF PLAT REVIEW**

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part I, by the undersigned Surveyor and Mapper for the City of Pensacola on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Leslie D. Odum  
Professional Surveyor and Mapper  
Florida Certification No. 6520

**THE LANDING AT DeVILLIERS**  
A PLANNED UNIT DEVELOPMENT BEING  
A RE-SUBDIVISION OF A PORTION OF BLOCK 16,  
WEST KING TRACT, BELMONT NUMBERING,  
IN THE CITY OF PENSACOLA, SECTION 28,  
TOWNSHIP 2 SOUTH, RANGE 30, WEST  
ESCAMBIA COUNTY, FLORIDA  
DECEMBER 2021



RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

## Project: The Landings Final Plat Subdivision Review

Department:

Comments:

FIRE	No comments
PW/E	No comments
InspSvcs	No comments
ESP	No comments
ECUA	Projects that propose subdividing land in which the resulting new parcels will abut existing City right-of-way should contact ECUA Engineering to evaluate if existing water and sewer facilities are present/sufficient to accommodate the newly created parcels. It is possible the property owner may be required to install new water and sewer facilities to serve the new parcels should the existing facilities not be present or sufficient in size. Please contact the ECUA Engineering Map Room at 850-969-3311 for more information.
GPW	No comments
ATT	No comments
Surveyor	No comments
Planning	No comments



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-01117

Planning Board

1/11/2022

---

### **FOR DISCUSSION**

**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 1/4/2022

**SUBJECT:**

Tree Ordinance Discussion Item

**BACKGROUND:**

The Planning Board requested that a discussion item be placed on the January agenda in regards to a request from Building Inspections staff to amend Section 12-6-6. Protected Trees. Currently there are setback requirements in the LDC that conflict with the protection of Heritage trees and an amendment to this section would provide better protection of Heritage trees citywide.

## Sec. 12-6-6. Protected Trees.

Protected trees are those trees identified by species and size in Appendix "A" of this chapter if living and viable. Where protected trees are identified on a site proposed for lot clearing within the applicable zoning districts identified in section 12-6-2, the number of protected trees to be preserved on the site shall be determined based upon the final approved location of proposed structures, driveways, parking areas, and other improvements to be constructed or installed.

(1) *Preservation incentives.*

- a. *Parking space reduction.* A reduction of required parking spaces may be allowed when the reduction would result in the preservation of a protected tree with a trunk of 12 inches DBH or greater. Such reduction shall be required when the reduction would preserve a heritage tree. The following reduction schedule shall apply:

REDUCTION SCHEDULE

Number of Required Parking Spaces	Reduction of Required Parking Spaces Allowable
1—4	0
5—9	1
10—19	2
20 or above	10 percent of total number of spaces (total reduction regardless of number of trees preserved).

- b. *Consideration of park and open space requirement.* A reduction or waiver of the required park and open space (or payment in lieu of land dedication) for new residential subdivisions specified in section 12-7-6 may be approved by the mayor or their designee when it is determined that said waiver will result in the preservation of five or more protected trees with a trunk of 12 inches DBH or greater.
- c. *Sidewalks.* Modifications to sidewalks, their required location, and width and curb requirements, may be allowed as necessary to facilitate the preservation of any protected tree.
- d. *Credit for additional landscaping.* The city's designated arborist may authorize up to one-half of the total calculated mitigation cost (as determined according to subsections (2)d and e of this section) to be used by the applicant for additional landscaping, which is defined as landscaping that is not required by this chapter or any other law. Additional landscaping shall meet the following minimum standards:
1. A minimum of 75 percent of all required plant material shall consist of evergreen species.
  2. All landscape material shall be placed so as to maximize its screening and/or coverage potential at maturity.
  3. All shrub material shall be a minimum height of 30 inches and have a minimum crown width of 24 inches when planted and shall be a species capable of achieving a minimum height of eight feet at maturity.
- e. *Setback Reductions.* Deviations to setbacks may be authorized by the City's designated arborist, the mayor, or their designee for preservation of heritage trees. Such deviation shall be the minimum amount necessary for the preservation of the tree(s).