



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-00305

Architectural Review Board

4/15/2021

---

**TO:** Architectural Review Board Members

**FROM:** Gregg Harding, RPA, Historic Preservation Planner

**DATE:** 4/7/2021

**SUBJECT:**

120 S. Tarragona Street  
Site Specific Development  
Conceptual Design Review for New Construction

### **BACKGROUND:**

J.J. Zielinski is requesting conceptual review for the construction at a site specific development and consisting of six attached three-story condominiums. The site specific development was approved by City Council in 1989 and again in 2006 after major revisions allowed the site to change to a residential use. ARB also approved conceptual plans for this site in 2006 at which time the existing building was demolished.

Although this development was changed from HC-1 to SSD, the design and materials are subject to ARB review and approval based on past records. Building standards such as the currently shown setbacks and maximum height have been previously approved as revisions to the overall development. An early design for this property was referred to as the "Courtyards on Tarragona" and those files are included as background information only. The current design should be reviewed as a new project and is not restricted to the previously proposed type of construction, theme, or exterior features. As a SSD, the proposed project is not bound by new construction standards typically enforced in the Pensacola Historic District. However, the final plans should still be designed in a manner that is complementary to the overall character of nearby buildings and the district.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-15 *Site specific development*  
Sec. 12-3-10(1)(h) *PHD, New construction in the historic district (in part)*