



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-01009

Architectural Review Board

11/18/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 11/10/2021

**SUBJECT:**

200 BLK W. Garden Street  
Palafox Historic Business District and Governmental Center District / Zone C-2 and C-2A  
Final Review for New Construction

### **BACKGROUND:**

Bearing Point Properties is seeking *FINAL* review of a new mixed-use, multi-family property located at the corner of Garden Street and Spring Street. The proposed mixed-use project includes approximately 329 residential units offered for rent, 53 condominium units offered for sale, and approximately 37,000 square feet of grocery retail space. The space for all of these uses is proposed to surround a central parking garage to accommodate the entire development. The conceptual packet for this project was approved in August 2021. The final plans have incorporated the board's previous comments which are reflected in the revised elevations and renderings, and final site plan and catalog of materials have been provided. Staff has also provided a timeline detailing past ARB reviews for this project and zoning maps.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS**

Sec. 12-3-27(f)(2)b.-c. Palafox Historic Business District , Decisions, New Building  
Sec. 12-3-27(f)(3) PHBD, Recommendation for changes  
Sec. 12-3-27(f)(4) PHBD, Board review standards  
Sec. 12-3-28(c) Governmental Center District, Decisions