City of Pensacola

Planning Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

October 14, 2025, 2:00 PM **Hagler-Mason, 2nd Floor**

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

1. 25-1354 SWEARING IN REAPPOINTMENT AND APPOINTMENT

Attachments: *None*

APPROVAL OF MINUTES

2. 25-1355 PLANNING BOARD MEETING MINUTES FROM AUGUST 12, 2025

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes August 12 2025*

REQUESTS

OPEN FORUM

DISCUSSION ITEMS

3. 25-1356 PRESENTATION BY INSPIRE PLACEMAKING COLLECTIVE ON THE LAND DEVELOPMENT CODE UPDATE

Recommendation:

Sponsors:

Attachments: *None*

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 850-435-1666) 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.

PENSACOLA
FLORIDA'S FIRST & FUTURE

MINUTES OF THE PLANNING BOARD
August 12, 2025

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Yee, Board Member Powell Board Member Grundhoefer

MEMBERS ABSENT: Board Member Villegas

STAFF PRESENT: Planning & Zoning Manager Cannon Assistant Planning & Zoning Manager Harding, Digital Media Specialist Johnston, Development Services Coordinator Statler

STAFF VIRTUAL: Assistant City Attorney Goldsmith

OTHERS PRESENT: Dan Bowen, Anna Schmautz, Bear Pernell, Katarzyna Kurek, Chris Manganello

AGENDA:
- Quorum/Call to Order
- Swearing In Reappointment and Appointment
- Board Election of Officers – Chair and Vice Chair
- Approval of Meeting Minutes from July 8, 2025
  New Business:
- Request for Final Aesthetic Review – Whataburger Remodel at 417 E. Gregory Street, Gateway Redevelopment District
- Request for Zoning and Future Land Use Map Amendment for 2907 E. Lee Street
- Open Forum
- Discussion
- Adjournment

<u>Call to Order / Quorum Present</u>
Chairperson Ritz called the meeting to order at 2:01pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation. All attending board members were sworn in and Chairman Ritz was voted in as acting Chair 5-0 (Vice Chairman Larson motioned and Board Member Grundhoefer seconded), and Vice Chairman Larson was vote in as acting Vice Chairman 5-0 (Board

Member Grundhoefer motioned and Board Member Powell seconded).

<u>Approval of Meeting Minutes</u> – Board Member Larson made a motion to approve the July 8, 2025, minutes, seconded by Board Member Powell, and it carried 5:0.

<u>New Business</u> –

Request for Final Aesthetic Review – Whataburger Remodel at 417 E. Gregory Street, Gateway Redevelopment District

Whataburger Real Estate, LLC, is requesting aesthetic approval for a building remodel and expansion. The project includes new exterior finishes, including a new storefront and awnings, and the plans reflect Whataburger's latest brand design. Work will also include the addition of a second drive-through lane and some modification to the parking area. The western curb cut along Gregory Street is being closed per FDOT requirements and is being replaced with landscaping. Additionally, a sidewalk has been added to the southerly right-of-way to connect to the existing sidewalk next door. Although shown on the elevations, signage will be handled through an abbreviated review closer to permitting.

Mr. Pernell and Mr. Manganello presented to the board. Chairman Ritz was aware of the newer designed Whataburger restaurants and believed that the A-frame had its time. He appreciated the cleaner look. He thought it fit within the Gregory Street corridor and Gateway District. Board Member Grundhoefer thought it was an improvement as well and asked about landscaping. Landscaping was being added, especially along Gregory Street, adjacent to the parking lot and where the curb cut was being closed. The Gateway Redevelopment District does discourage bright colors, but the board understood that the color was a part of the restaurant's branding. Board Member Grundhoefer asked who will review the signs and staff answered that signage will be reviewed through an abbreviated review by Assistant Planning & Division Manager Harding and Chairman Ritz. Board Member Powell agreed that the proposed design was an improvement and fit better than the original design. Board Member Yee also liked the design and understood that the evolution of the restaurant's brand was driving the changes.

Vice Chairperson Larson made the motion to approve as presented, seconded by Board Member Powell, and it carried 5:0.

Request for Zoning and Future Land Use Map Amendment for 2907 E. Lee

Carmen Lemox, Michael Lewis, and Sharon Smith are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 2907 E. Lee Street. The property is currently zoned R-1AAA, Low-Density Residential Zoning District, and the existing Future Land Use designation is LDR, Low-Density Residential. The applicant is proposing to amend the zoning district to R-1AA, Medium-Density Residential Zoning District, and the Future Land Use to MDR, Medium-Density Residential. The property measures 125' wide and 140' deep and is 17,500 square feet in area. Under the current R-1AAA zone, it cannot be divided. If the rezoning application is successful, it is the applicants' desire to redevelop the property for residential uses. Under the proposed R-1AA zoning district, the parcel could accommodate three new lots for single-family residential use. A zoning analysis comparing R-1AAA and R-1AA standards, along with their highest possible uses for 2907 E. Lee Street, is included.

Mr. Lewis presented to the board and specified that the property is an inheritance from his mother to him and his three siblings and that his mother's will specified that the property

was to be sold. They would like to rezone the property so that it can be divided.
Chairman Ritz clarified that the subject property was eligible for a rezoning since it was contiguous to a R-1AA zone. The board always considered what could happen if a property was rezoned, so they try to consider the "worst-case scenario" development-wise and according to what the Land Development Code would allow. The heaviest use of the property would be three 41' wide lots with single-family home each with an accessory dwelling unit. The question was whether lots of that size and the possible density would be appropriate there. Board Member Yee noted that some of the properties to the east and within R-1AAA were on very narrow lots and were most likely existing nonconforming. The smaller lots to the east alleviated his concerns since smaller lots already existed in the area and in both districts. Board Member Grundhoefer asked if the item was properly noticed and it was. Mr. Lewis spoke to a number of his neighbors and received no opposition. Staff clarified that the application was noticed in the PNJ, by sign, and by postcards to all neighbors within 500'. Planning Board's recommendation would be sent to City Council's September 11 meeting. The lots to the south of the subject property have been zoned R-1AA for a long time. Board Member Powell thought that this type of application addressed the city's needs for additional housing and that a rezoning would be appropriate since it was adjacent to R-1AA and since there were smaller lots nearby in both R-1AA and R-1AAA. She liked what could be developed there and didn't think the impact would be negative. Board Member Ritz agreed that this type of application does address the city's housing needs, which is often discussed by the Affordable Housing Taskforce.
Board Member Powell made the motion to recommend approval, seconded by Board Member Larson, and it carried 5:0.

Open Forum – none

Discussion
A brief update regarding the Land Development Code rewrite was given. There will be an LDC public workshop on Monday, October 13 at 5:30pm and an LDC open house on Tuesday, October 14 at 8:00am.

Adjournment – With no further business, the Board adjourned at 2:53 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1356	Planning Board	10/14/2025

PRESENTATION

SUBJECT:

Presentation by Inspire Placemaking Collective on the Land Development Code Update

ATTACHMENTS:

None