



City of Pensacola

City Council

Agenda

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

January 31, 2024, 5:30 PM

Hagler-Mason Conference Room, 2nd Floor

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

ROLL CALL

ACTION ITEMS

1. 24-127 REVIEW OF ARCHITECTURAL REVIEW BOARD DECISION
REGARDING: 11 EAST GARDEN STREET - "B-SIDE"

Recommendation: That City Council conduct a quasi-judicial hearing on January 31, 2024, for the purpose of reviewing a decision made by the Architectural Review Board concerning the Installation of Artificial Green Foliage at 11 E. Garden St. -- "B-Side." Further that City Council either; confirm the Architectural Review Board decision, reverse or modify the Architectural Review Board decision or send it back to the Architectural Review Board for further action.

Sponsors: Council President Casey Jones

Attachments: 11 E. Garden Street ARB Appeal Packet

ADJOURNMENT

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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 #: 24-127

City Council

1/31/2024

QUASI-JUDICIAL HEARING

SPONSOR: Council President Casey Jones

SUBJECT:

REVIEW OF ARCHITECTURAL REVIEW BOARD DECISION REGARDING: 11 EAST GARDEN STREET - "B-SIDE"

RECOMMENDATION:

That City Council conduct a quasi-judicial hearing on January 31, 2024, for the purpose of reviewing a decision made by the Architectural Review Board concerning the Installation of Artificial Green Foliage at 11 E. Garden St. -- "B-Side." Further that City Council either; confirm the Architectural Review Board decision, reverse or modify the Architectural Review Board decision or send it back to the Architectural Review Board for further action.

HEARING REQUIRED: Quasi-Judicial Hearing Required

SUMMARY:

On September 21, 2023, the Architectural Review Board (ARB) considered a request as outlined in the attached materials.

After presentation by the applicant and discussion by the board, a properly made motion was amended with a proper second which stated:

"...a motion to approve the application as submitted with the exception that the applicant come back for abbreviated review for presenting an appropriate material to be used at the meters along Garden Street and at the rear fencing area at the side alley." This motion was clarified as follows:

"...the motion was to approve the three listed items but require modification to the other item discussed heavily being the faux green wall and that it come back for abbreviated review for a replacement with an appropriate material..." This motion passed on a 5-1 vote.

Section 12-12-3(13) of the City Code states:

Any person or entity whose property interests are substantially affected by a decision of the board may, within fifteen (15) days thereafter, apply to the city council for review of the board's decision. A written notice shall be filed with the city clerk requesting the council review said decision. If the applicant obtains a building permit within the fifteen-day period specified for

review of a board decision, said permit may be subject to revocation and any work undertaken in accordance with said permit may be required to be removed. The appellant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

In accordance with Sec. 12-12-3(13), a notice of appeal was timely filed.

Particulars of the ARB discussion and item can be found in the attachment to this item.

PRIOR ACTION:

September 21, 2023 -- ARB considered this item and rendered a decision
October 9, 2023 -- Notice of appeal received

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Don Kraher, Council Executive
Gregg Harding, Assistant Planning & Zoning Division Manager
Adrienne Walker, Historic Preservation Planner

ATTACHMENTS:

1. 11 E. Garden Street ARB Appeal Packet

PRESENTATION: No

Architectural Review Board

MEMORANDUM

TO: City Council

FROM: Adrienne Walker, Historic Preservation Planner

DATE: January 22, 2024

SUBJECT: **11 E. Garden Street
Palafox Historic Business District / Zone C-2A/City Council
District 6**

BACKGROUND

In September 2023, SMP Architecture sought approval from the Architectural Review Board for minor deviations to a new outdoor entertainment and event venue that was previously approved at the October 2022 ARB meeting. The October motion approved the project with the exception of the artificial turf areas and bar enclosure or shutters, which required an abbreviated review. The artificial turf was reduced to a small corn hole court and was approved via abbreviated review. The proposed shutters were referred to the full board but are not relevant to the current appeal.

During the on-site final planning and zoning inspection, several minor deviations were identified, and an abbreviated review was submitted. The deviations were deemed significant, and the application was referred to the full board. At the September 2023 ARB meeting, the board approved minor deviations including the bar face cladding, color of the bar structure, and changes to the siding material. The original plans did not include any artificial vegetation which has since been installed on site. Artificial vegetation, specifically turf, has been approved for a limited number of projects with very specific uses such as the corn hole court that was approved for this project.

After lengthy discussion, the following motion was made:

Board Member Ramos made a motion to approve the application as submitted with the exception that the applicant come back for abbreviated review for presenting an appropriate material to be used at the meters along Garden Street and at the rear fencing area at the side alley.

Chairperson Salter clarified that the motion was to approve the three listed items but require modification to the other item discussed heavily being the faux green wall and that it come back for abbreviated review for a replacement with an appropriate material, as discussed. Board Member Mead made a suggested amendment to have staff determine if the rear wall is included within the application by virtue of its being built by the applicant with the permission of the adjoining landowner to coordinate with this space. Assistant Planning & Zoning Division Manager Harding directed the board's attention to the January 2023 abbreviated review provided in the application package, sheet A2-1, that clearly shows that the wood fence at the back of the property is included as a part of this project. Assistant Planning & Zoning Division Manager Harding advised for it to be treated as such.

Board Member Mead seconded the motion as presented with the amendments. The motion carried 5-1.

Assistant Planning & Zoning Division Manager Harding clarified that the denial of the screening was based on the noted section about materials and in this district if something is denied, even if it is just an element, that replacement plans are to be submitted.

The applicants filed an appeal regarding the Architectural Review Board's decision to deny approval of the artificial vegetation. As part of the Council's packet, a timeline and index are provided in addition to the relevant ARB applications regarding this property.

11 E. Garden Street / B-Side ARB Timeline

1. July 2022 ARB meeting- SMP Architecture sought approval for new entertainment and event venue. (NOT PERTINENT TO APPEAL)
 - a. **Action:** Board Member Ramos moved to approve with the details of the bar and restroom roof to be submitted for abbreviated review. Chairperson Salter clarified that the detail or section of the juncture to the adjacent building as well as the profile of the roof edge be provided. Board Member Courtney seconded the motion and it carried 5-0.
2. July 2022 Abbreviated Review- SMP Architecture sought approval for details on roof height and materials and details for adjacent building resulting from July 2022 ARB motion. (NOT PERTINENT TO APPEAL)
 - a. **Action:** Approved.
3. October 2022 ARB meeting- SMP Architecture sought approval for a different design for the new entertainment and event venue. (PG.1- 37 of packet)
 - a. **Action:** Board Member Mead made a motion to approve with the exception of the turf areas as submitted and the bar area enclosures as submitted. The turf area can be submitted for abbreviated review to define a minimal corn hole area with appropriate boundaries and that the bar area enclosures be submitted for abbreviated review and be consistent with the discussion on their design per the PHBD design requirements. Board Member Yee provided at least one example that the applicant could draw from – those being similar door enclosures from Seville Quarter and outside of the bar area. Board Member Ramos seconded the motion and added the amendment that Chairperson Salter be the abbreviated reviewer. The amendment was accepted, and it carried unanimously.
4. December 2022 Abbreviated Review- SMP Architecture sought approval for vinyl film to be applied to roll-down shutters, artificial turf at corn hole court, and precast concrete pavers in seating area. (PG. 38-45 of packet)
 - a. **Action:** Artificial turf for corn hole court and precast concrete pavers approved; roll-down shutter with applied vinyl graphics denied / referred to the full board.
5. January 2023 ARB meeting- SMP Architecture sought approval for security roll-down shutters (NOT PERTINENT TO APPEAL)
 - a. **Action:** Board Member Mead made the motion to approve the proposal as submitted with the following modifications 1) the paint scheme for the housing and the underlying treatment of the roll-up doors in terms of color be submitted for abbreviated review, 2) the content and selection of the depicted images for the panels to be applied to the roll-up doors be submitted to the mural committee for selection and determination of

maintenance periods and requirements based upon a more detail examination of the technology and its examples, 3) and it be in sepia tones of historic photographs rather than some other treatment. Murals do not need to come back for abbreviated review. Board Member Courtney seconded the motion and it carried unanimously.

6. August 2023 Abbreviated Review- SMP Architecture sought approval for the shutter housing color per the board's motion at the January 2023 meeting (NOT PERTINENT TO APPEAL)

- a. **Action:** Approved.

7. August 2023 Abbreviated Review- SMP Architecture sought approval for minor deviations to the previously approved project including bar face cladding, paint color of bar structure, and restroom wall siding.

- a. **Action:** Recommend full board review, deviations submitted are significant.

8. September 2023 ARB meeting- SMP Architecture sought approval for minor changes to the previously approved project resulting from the denied August 2023 abbreviated review. (PG.46-64)

- a. **Action:** Board Member Ramos made a motion to approve the application as submitted with the exception that the applicant come back for abbreviated review for presenting an appropriate material to be used at the meters along Garden Street and at the rear fencing area at the side alley.

Chairperson Salter clarified that the motion was to approve the three listed items but require modification to the other item discussed heavily being the faux green wall and that it come back for abbreviated review for a replacement with an appropriate material, as discussed. Board Member Mead made a suggested amendment to have staff determine if the rear wall is included within the application by virtue of its being built by the applicant with the permission of the adjoining landowner to coordinate with this space. Assistant Planning & Zoning Division Manager Harding directed the board's attention to the January 2023 abbreviated review provided in the application package, sheet A2-1, that clearly shows that the wood fence at the back of the property is included as a part of this project. Assistant Planning & Zoning Division Manager Harding advised for it to be treated as such.

Board Member Mead seconded the motion as presented with the amendments. The motion carried 5-1.

Assistant Planning & Zoning Division Manager Harding clarified that the denial of the screening was based on the noted section about materials and in this district if something is denied, even if it is just an element, that replacement plans are to be submitted.

9. Evan Levin, Vinyl Productions, LLC DBA B Side filed appeal on October 9, 2023 (PG. 65 of packet)
10. As-built images taken 1-18-24 and 1-19-24 (PG. 66-72)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01017

Architectural Review Board

10/20/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 10/12/2022

SUBJECT:

11 E. Garden Street
Palafox Historic Business District / Zone C-2A
City Council District 2
New Construction

BACKGROUND:

SMP Architecture is seeking approval to build a new outdoor entertainment and event venue where a noncontributing structure was recently demolished. A different design for this space was approved in July 2022 and representative plans have been provided for comparison. The new design shows a completely open, exterior space, with a similar entry gateway and bar area, but now with a low aluminum guardrail for a more "inviting and engaging feel". Much of the general site work also is consistent with the July approval, and additional work to the attached roof structure is proposed.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-27(f)(2)b and c. *Palafox Historic Business District, Decisions for new construction*



City of
Pensacola
America's First Settlement
And Most Historic City

**Architectural Review Board Application
Full Board Review**

Application Date: Sept. 28, 2022

Project Address: 11 E. Garden St.

Applicant: SMP Architecture

Applicant's Address: 205 E. Intendencia St., Pensacola, FL 32502

Email: Dan@smp-arch.com **Phone:** 850-554-9633

Property Owner: ONLY T, LLC

(If different from Applicant)

District: **PHD** ☒ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☐ **GCD** ☐

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

The property owner (also current owner of abutting/adjacent parcel and building, Vinyl Music Hall) wishes to construct an outdoor food/beverage/entertainment and event venue at location of recently demolished one-story building that occupied an approx. area of 2,500 sf. The outdoor venue will be operated and managed by the same entity that operates and manages Vinyl Music Hall.

Located in the Palafox Historic District, the previously ARB approved "Green Room" exterior bar concept has been revised to achieve a more engaging / street friendly view & access to the public. Previous design had 10'-6" high perimeter fence/barrier between public space and courtyard seating; this has been diminished to achieve a more "inviting" and "engaging" feel to the public. Bar structure and design have changed slightly to meet budgetary expectations to an exposed steel & wood structure design with matching color schemes of adjacent "Vinyl Music Hall" building.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

September 28, 2022

Date



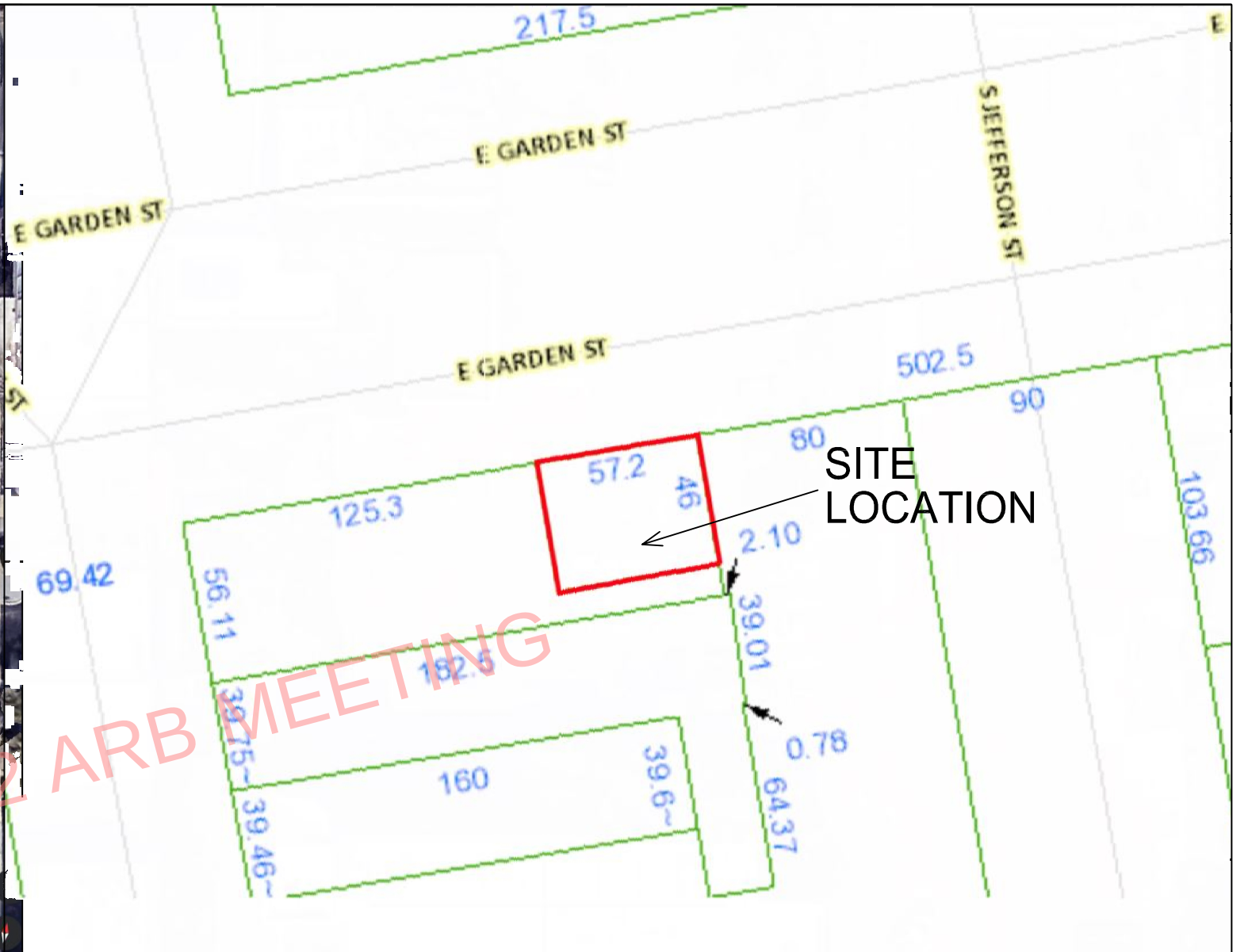
"The B-SIDE" - View from Garden Street (formally known as "The Green Room")



"The B-SIDE" - View from Garden Street (formally known as "The Green Room")



AERIAL VIEW



SITE PLAN / PROPERTY LOCATION



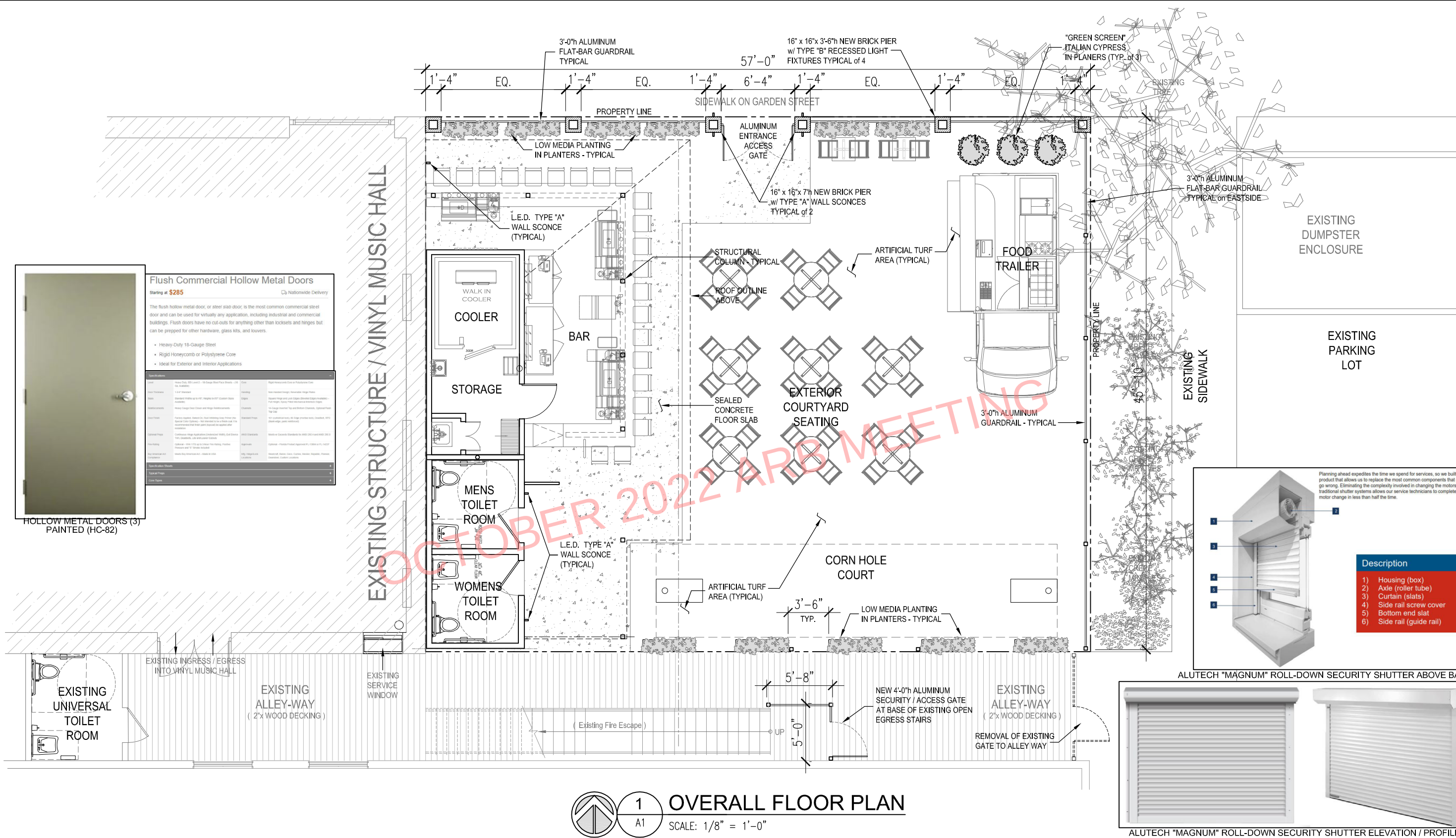
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The B-Side
11 E. GARDEN STREET
Pensacola, FL

SITE PLAN

X1

Sept. 28, 2022



Flush Commercial Hollow Metal Doors
Starting at **\$285** Nationwide Delivery

The flush hollow metal door, or steel slab door, is the most common commercial steel door and can be used for virtually any application, including industrial and commercial buildings. Flush doors have no cut-outs for anything other than knocksets and hinges but can be prepped for other hardware, glass kits, and louvers.

- Heavy-Duty 18-Gauge Steel
- Rigid Honeycomb or Polystyrene Core
- Ideal for Exterior and Interior Applications

HOLLOW METAL DOORS (3) PAINTED (HC-82)

Planning ahead expedites the time we spend for services, so we built a product that allows us to replace the most common components that can go wrong. Eliminating the complexity involved in changing the motors for traditional shutter systems allows our service technicians to complete a motor change in less than half the time.

Description	
1	Housing (box)
2	Axle (roller tube)
3	Curtain (slats)
4	Side rail screw cover
5	Bottom end slat
6	Side rail (guide rail)



1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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The B-Side
11 E. GARDEN STREET
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FLOOR PLAN

A1.1

Sept. 28, 2022

SIMES

luce per l'architettura

PRODUCTS

PROJECTS

DOWNLOAD

COMPANY

CONTACTS

Blog

EN

Cool

MINI-COOL APPLIQUE L 220mm

S 7231W
MODULES LED 3000K 220-240Vac 1090lm CRI 90 MacAdam step 3
Rated luminaire luminous flux: 562lm
Rated input power: 12.5W
Luminaire efficacy: 45lm/W
Electronic ballast NOT DIMMABLE



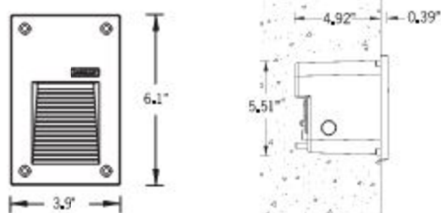
TYPE "A"

SIMES 20" MINI-COOL L.E.D. WALL SCONCES

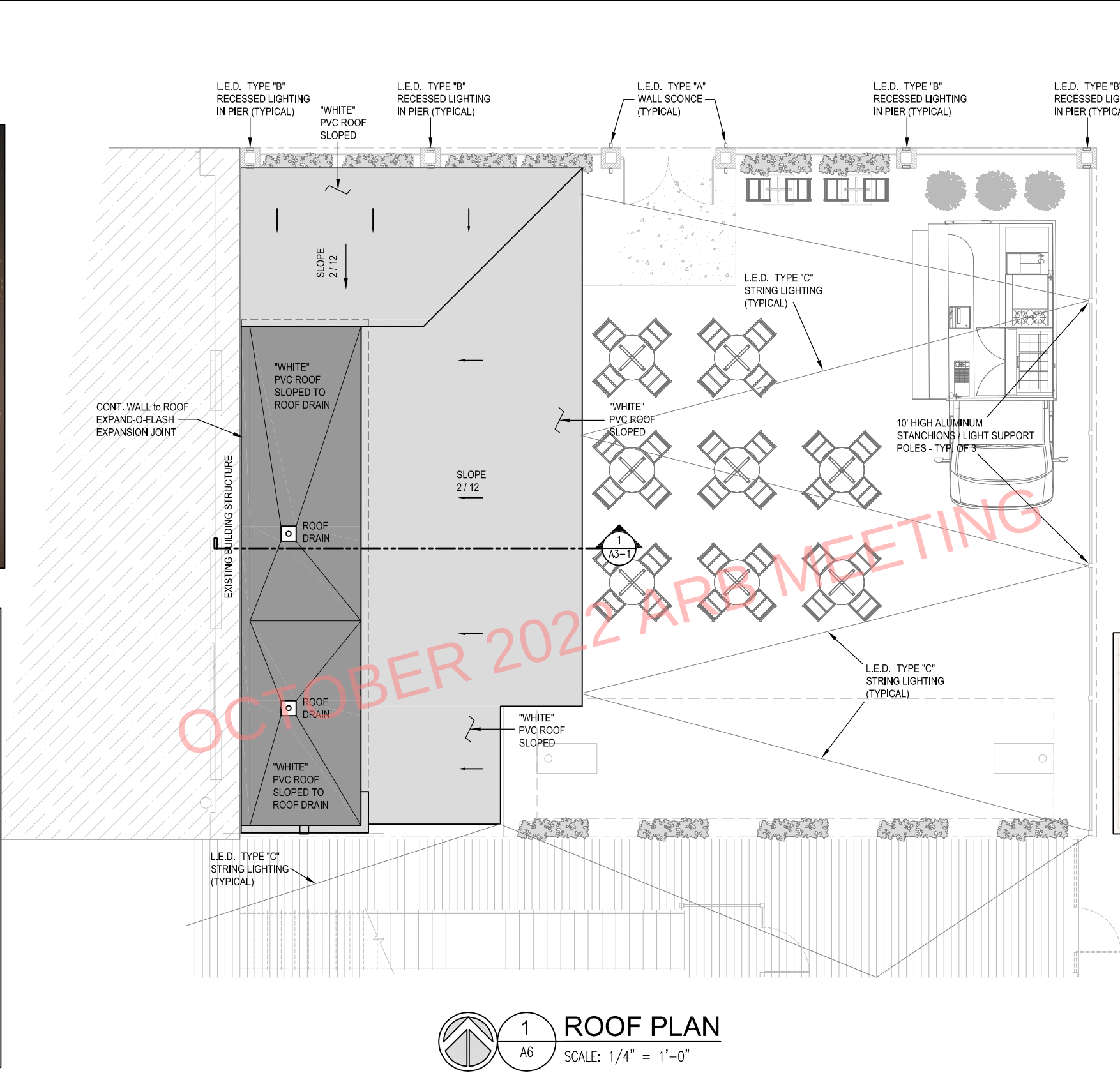


4w COB 133 Lumens
IP65 • Suitable For Wet Locations
IK09 • Impact Resistant (Vandal Resistant)
Weight 2.2 lbs

TYPE "B"



BRICK PIERS: RECESSED L.E.D. LIGHT FIXTURE



ROOF PLAN

SCALE: 1/4" = 1'-0"

L.E.D. TYPE "B" RECESSED LIGHTING IN PIER (TYPICAL)

L.E.D. TYPE "B" RECESSED LIGHTING IN PIER (TYPICAL)

L.E.D. TYPE "A" WALL SCONCE (TYPICAL)

L.E.D. TYPE "B" RECESSED LIGHTING IN PIER (TYPICAL)

L.E.D. TYPE "B" RECESSED LIGHTING IN PIER (TYPICAL)

"WHITE" PVC ROOF SLOPED

"WHITE" PVC ROOF SLOPED TO ROOF DRAIN

CONT. WALL TO ROOF EXPAND-O-FLASH EXPANSION JOINT

EXISTING BUILDING STRUCTURE

ROOF DRAIN

SLOPE 2 / 12

SLOPE 2 / 12

"WHITE" PVC ROOF SLOPED

"WHITE" PVC ROOF SLOPED TO ROOF DRAIN

ROOF DRAIN

L.E.D. TYPE "C" STRING LIGHTING (TYPICAL)

L.E.D. TYPE "C" STRING LIGHTING (TYPICAL)

10' HIGH ALUMINUM STANCHIONS / LIGHT SUPPORT POLES - TYP. OF 3

OCTOBER 2022 ARCH MEETING

BRAND

Addon

ITEM WEIGHT

11.08 pounds

MATERIAL

LED Plastic

COLOR TEMP

2700K

FEATURE

Shatterproof

VOLTAGE

120 Volts

WATTAGE

2 watts(per bulb)

POWER SOURCE

Corded Electric

QUANTITY

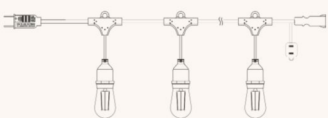
(15+1)*2

LUMEN

150lm

BASE TYPE

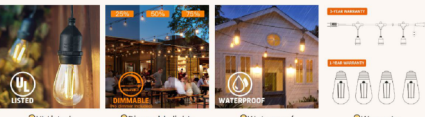
E26



TYPE "C"



Hanging Heavy-duty E26 Bases



UL Listed Dimmable lights Waterproof Warranty

ADDON WATERPROOF L.E.D. STRING LIGHTING
150LUMEN / 2 WATTS / DIMMABLE

smp.

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The B-Side

11 E. GARDEN STREET
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ROOF & LIGHTING PLAN

A1-2

Sept. 28, 2022

Page 16 of 81

MINI-COOL APPLIQUE L 220mm

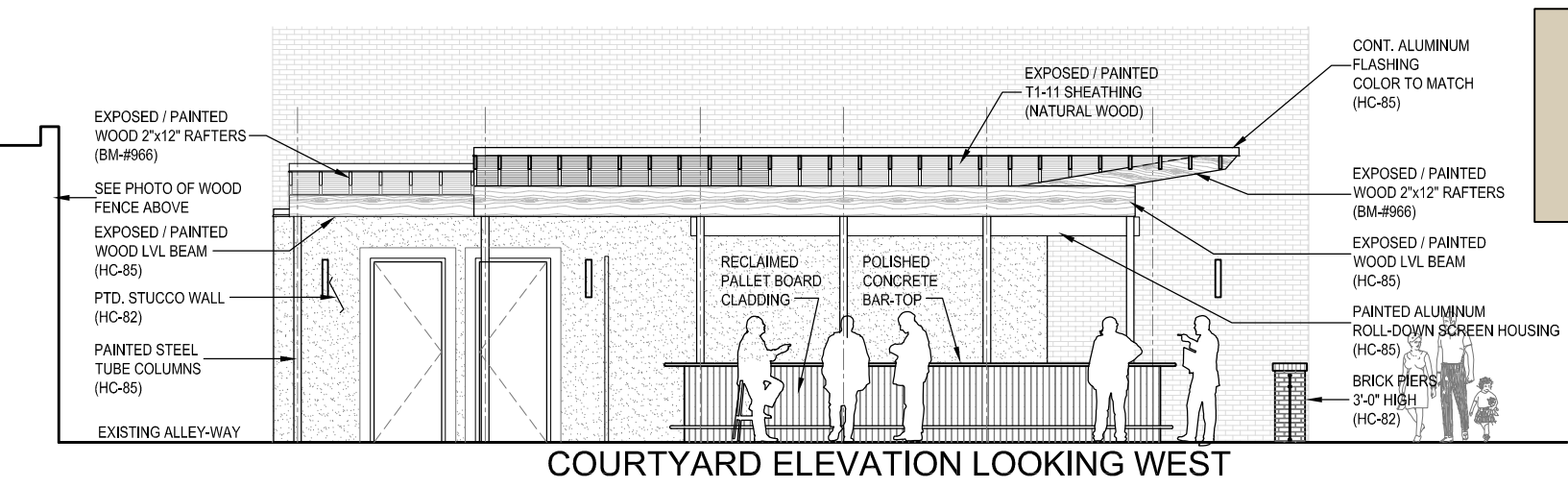
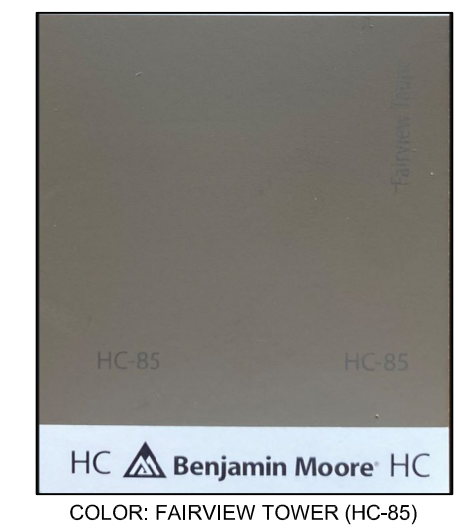
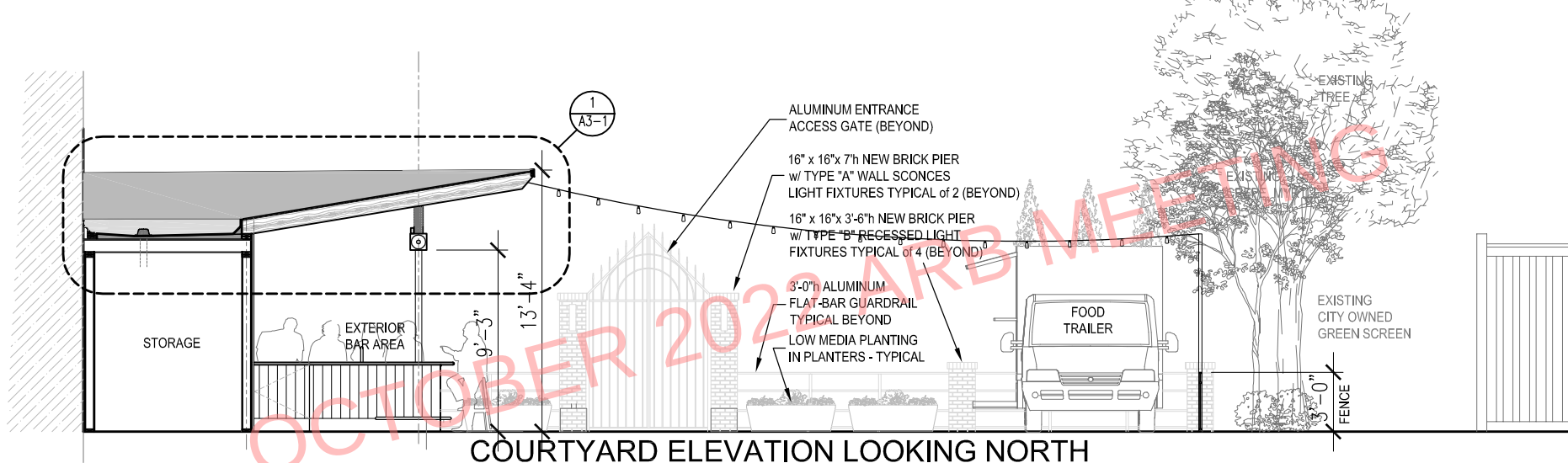
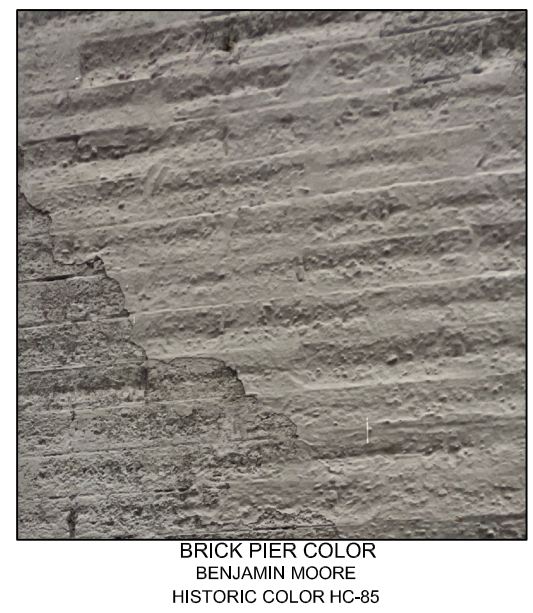
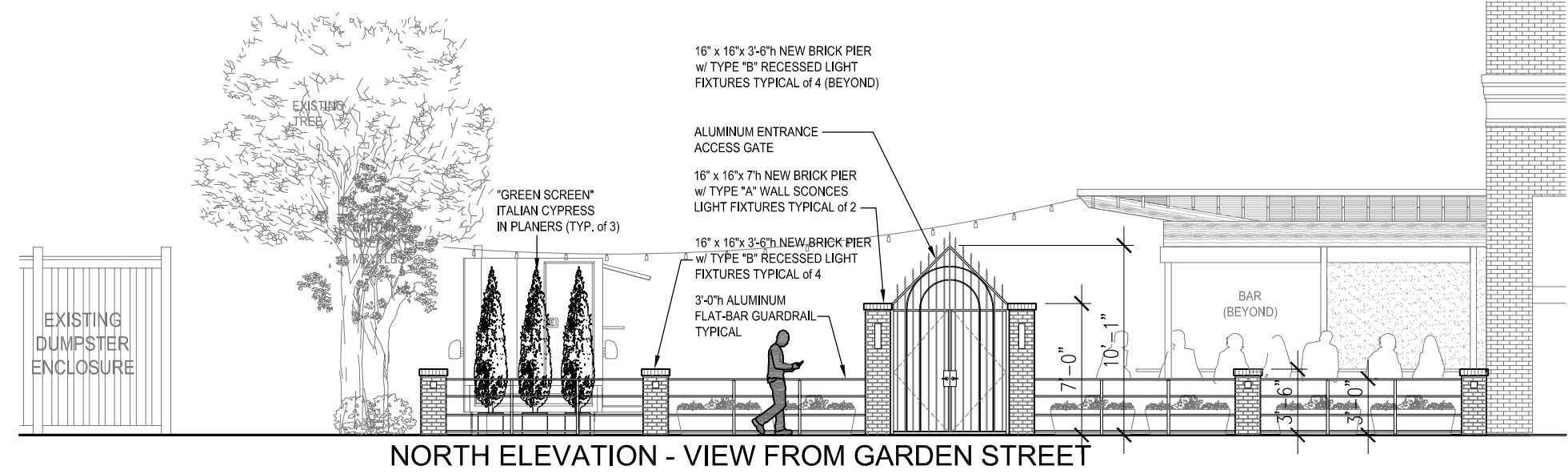
S.7231W
MODULES LED 3000K 220-240Vac 1090lm CRI 90 MacAdam step 3
Rated luminaire luminous flux: 562lm
Rated input power: 12.5W
Luminaire efficacy: 45lm/W
Electronic ballast NOT DIMMABLE



20" OUTDOOR L.E.D WALL SCONCE

ENTRANCE GATE

SIMES MINI-COOL L.E.D.



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The B-Side
11 E. GARDEN STREET
Pensacola, FL

EXTERIOR
ELEVATIONS

A2-1
Sept. 28, 2022



EXISTING PHOTO / VIEW LOOKING SOUTH FROM GARDEN STREET



ITALIAN CYPRESS OR DWARF CONIFERS IN PLANTERS - GREEN SCREENING
IN FRONT OF FOOD TRUCK



PROPOSED ELEVATION / VIEW LOOKING SOUTH FROM GARDEN STREET



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EXTERIOR
ELEVATIONS

A2.2

Sept. 28, 2022

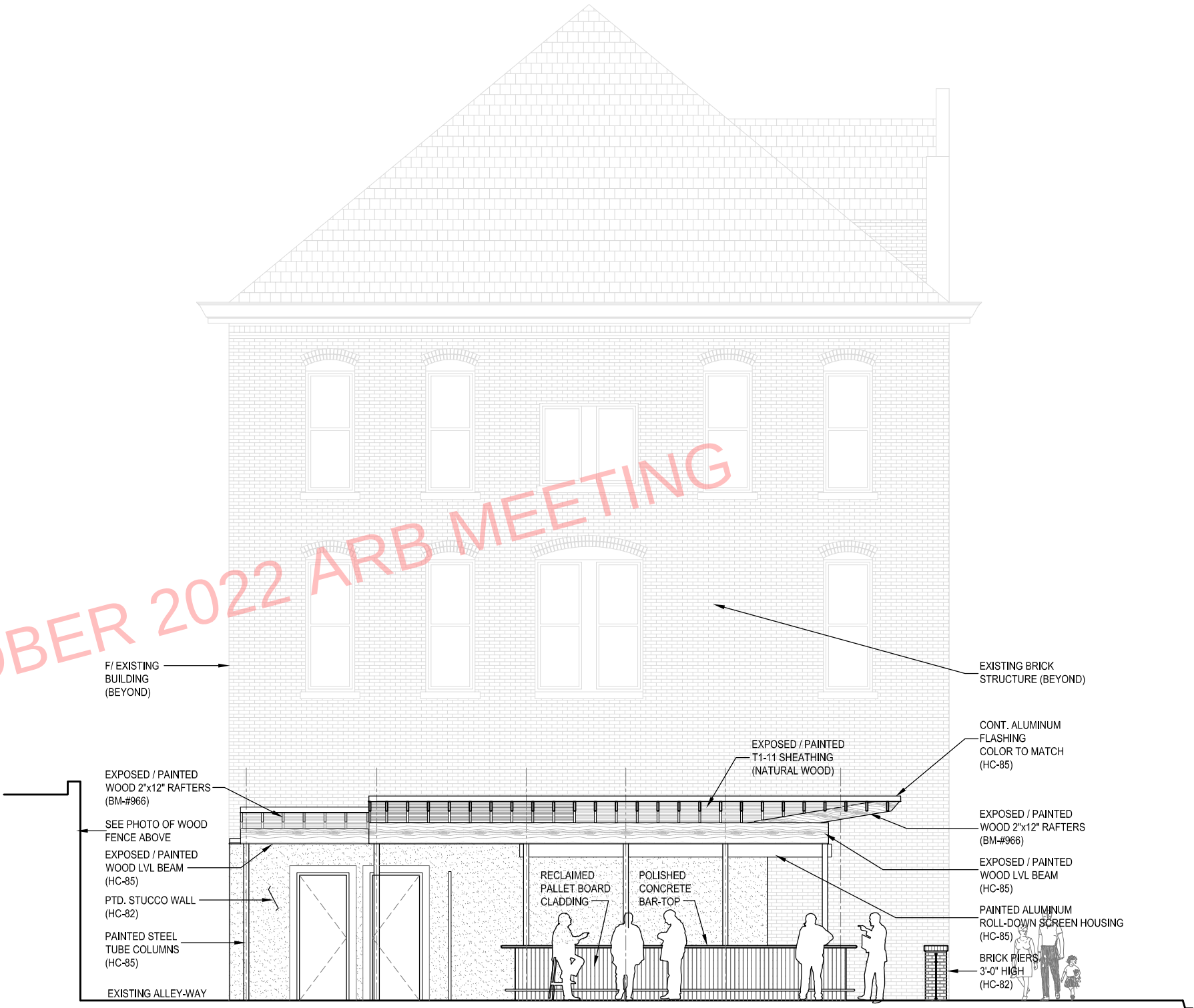


EXISTING PHOTO / VIEW ALLEYWAY WOOD FENCING (SOUHSIDE)



EXISTING PHOTO / VIEW OF ALLEYWAY LOOKING WEST FROM PARKING LOT

OCTOBER 2022 ARB MEETING



OVERALL WEST ELEVATION - VIEW FROM INSIDE PROPERTY



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EXTERIOR
 ELEVATIONS

A2.3

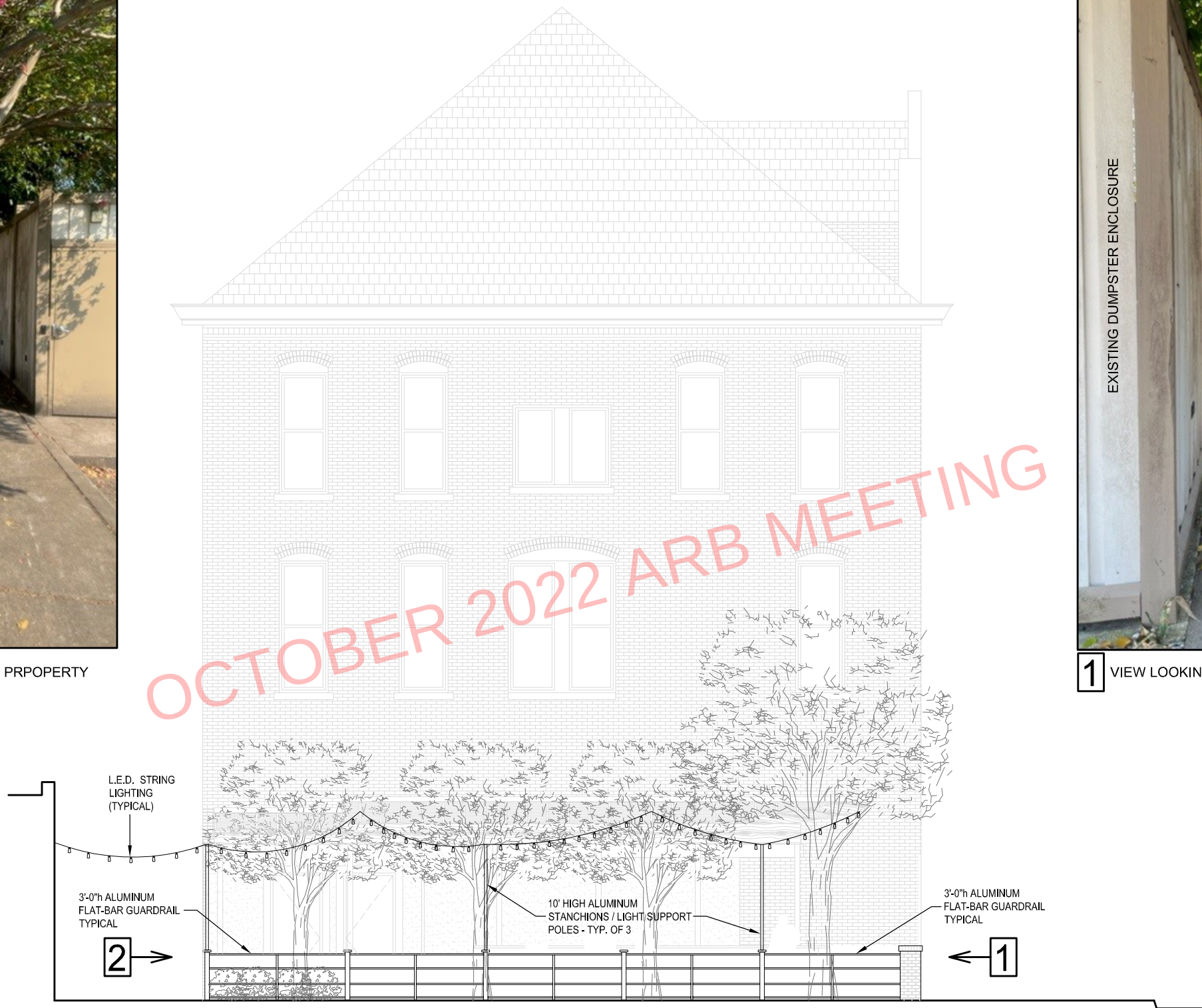
Sept. 28, 2022



2 VIEW LOOKING NORTH FROM SOUTHEAST CORNER OF PRPROPERTY



1 VIEW LOOKING SOUTH FROM NORTHEAST CORNER OF PRPROPERTY



OVERALL WEST ELEVATION - VIEW FROM OUTSIDE PROPERTY



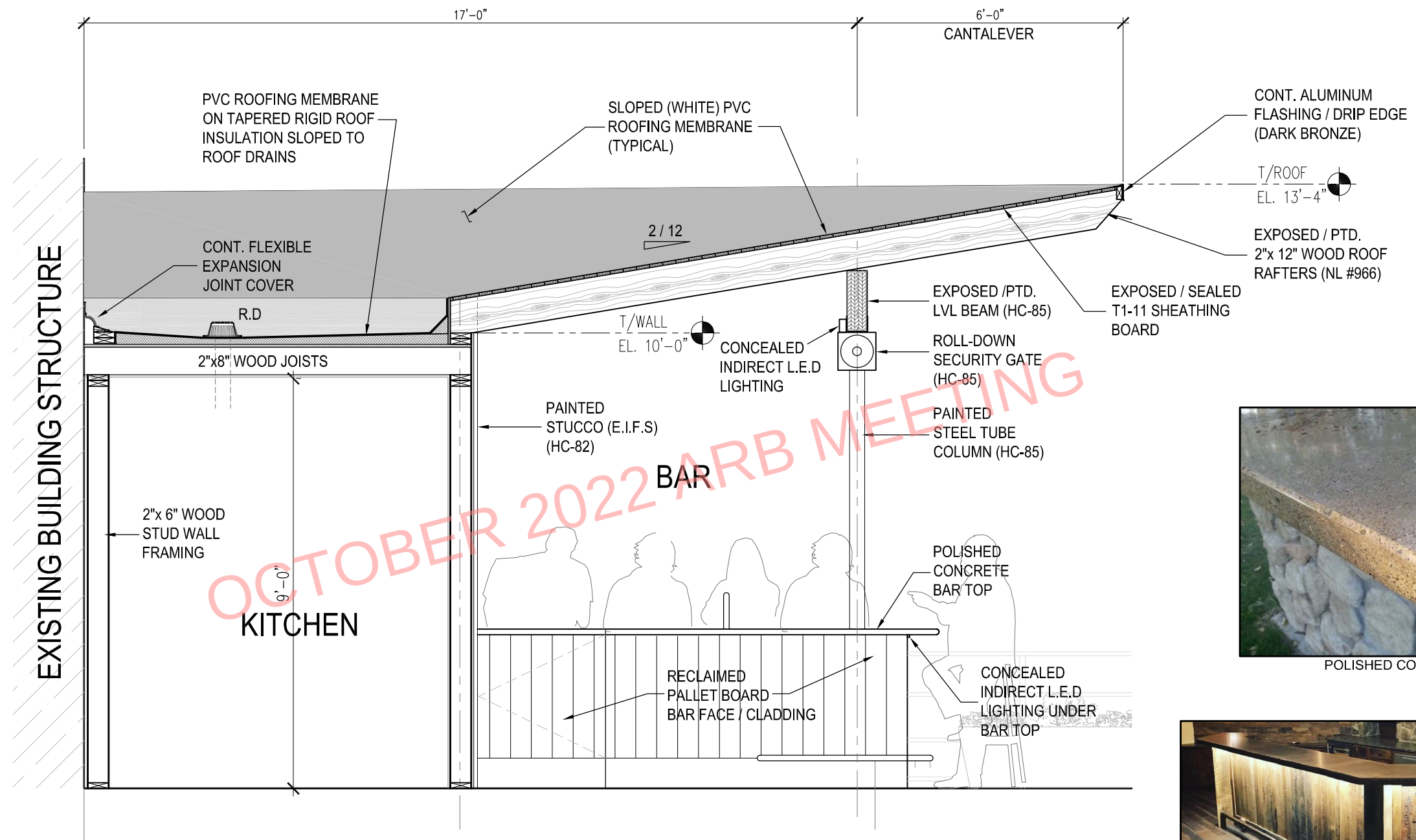
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The B-Side
11 E. GARDEN STREET
Pensacola, FL

EXTERIOR
ELEVATIONS

A2-4

Sept. 28, 2022



POLISHED CONCRETE BAR TOP



RECLAIMED PALLET BOARD BAR FACE CLADDING

1 BUILDING SECTION
A3-1 SCALE: 3/8" = 1'-0"



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The B-Side
11 E. GARDEN STREET
Pensacola, FL

BUILDING SECTION

A3-1

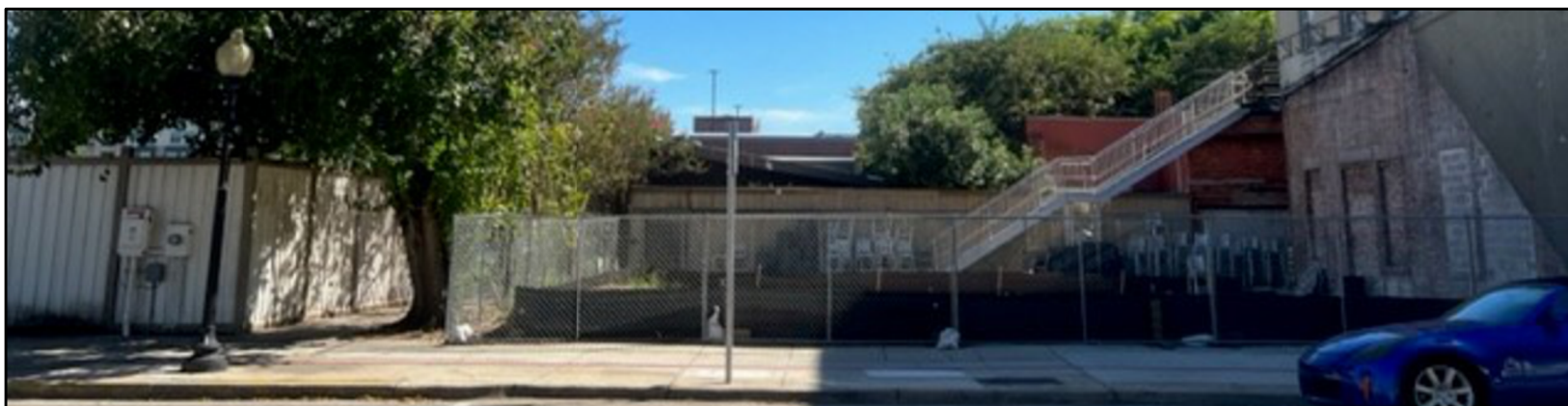
Sept. 28, 2022



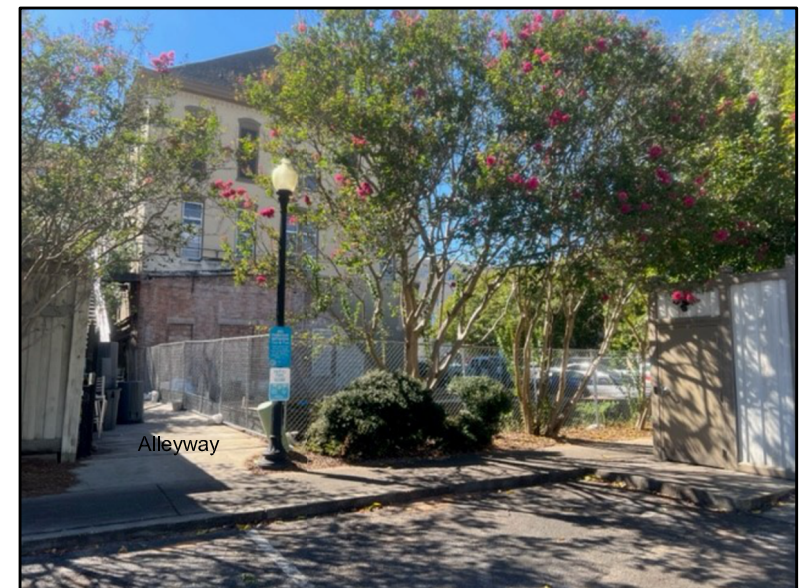
EXISTING VIEW LOOKING WEST FROM WITHIN PROPERTY



EXISTING VIEW LOOKING EAST FROM WITHIN PROPERTY



EXISTING VIEW OF SOUTH ALLEYWAY FROM GARDEN STREET



EXISTING WEST LOOKING WEST FROM PARKING LOT



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The B-Side
11 E. GARDEN STREET
Pensacola, FL

EXISTING SITE
PHOTOS

A4-1

Sept. 28, 2022



ARTIFICIAL TURF EXAMPLE / EXTERIOR SEATING



ARTIFICIAL TURF EXAMPLE / CORN HOLE COURT

EVERGLADE SPRING LIGHT

RECOMMENDED USE:	LIGHT TO MODERATE TRAFFIC
MAIN APPLICATION:	LANDSCAPE
COLORS:	FIELD GREEN/LIME GREEN

Product Video | **Description** | **Common Uses**

Never worry about lawn care again with our state-of-the-art synthetic turf! Minimize water and maintenance bills and maximize savings with TigerTurf Everglade Spring Light artificial turf!

Everglade Spring Light is a one of a kind artificial grass that features our exclusive omega fiber in a dual field and lime green color tone paired with a brown thatch layer. The approximately 50 ounce face weight in addition to the approximately 1.50 inch pile height creates a beautiful bright look for any commercial or residential landscape. Equipped with a triple reinforced backing through tuft bind technology, this synthetic turf is extremely durable. The perforated backing also allows for liquids to easily drain, so cleanup is simple and fast!

Each blade contains a protective UV inhibitor that is incorporated within the turf's master batch, so your grass will never fade!

Insured to last for a long time, Everglade Spring Light is the ideal landscape that will brighten up any backdrop!

TENCATE
materials that make a difference

TigerTurf

"TIGERTURF" - EVERGLADE SPRNG LIGHT PERMIABLE ARTIFICIAL TURF ON DRAINABLE GEOCELL MAT



ITALIAN CYPRESS / GREEN SCREENING EXAMPLE (FOOD TRUCK NORTH SIDE))



SMP Architecture, P.A.
205 E. INTENDENCIA STREET
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

The B-Side
11 E. GARDEN STREET
Pensacola, FL

MATERIAL SPECIFICATIONS

A4-2

Sept. 28, 2022

PHOTO #3 TAKEN HERE AT FACE
OF BUILDING LOOKING EAST TOWARDS
PROPOSED SITE



PHOTO TAKEN FROM START OR FACE OF ADJACENT 2ND STORY
BUILDING SET BACK FROM PROPOSED SITE



PHOTOS TAKEN FROM JEFFERSON ST. GARAGE UPPER DECK JUST SOUTH OF
PROPOSED PROJECT SITE



ALLEY WAY LOOKING WEST

ADJACENT EXISTING STRUCTURES
& FOLIAGE JUST SOUTH OF ALLEY WAY
OBSCURING VIEW OF PROPOSED SITE /
SCREENING / BAR ROOF STRUCTURE.



PHOTO #3 TAKEN HERE AT FACE OF BUILDING
BEHIND TREES LOOKING EAST TOWARDS
PROPOSED SITE



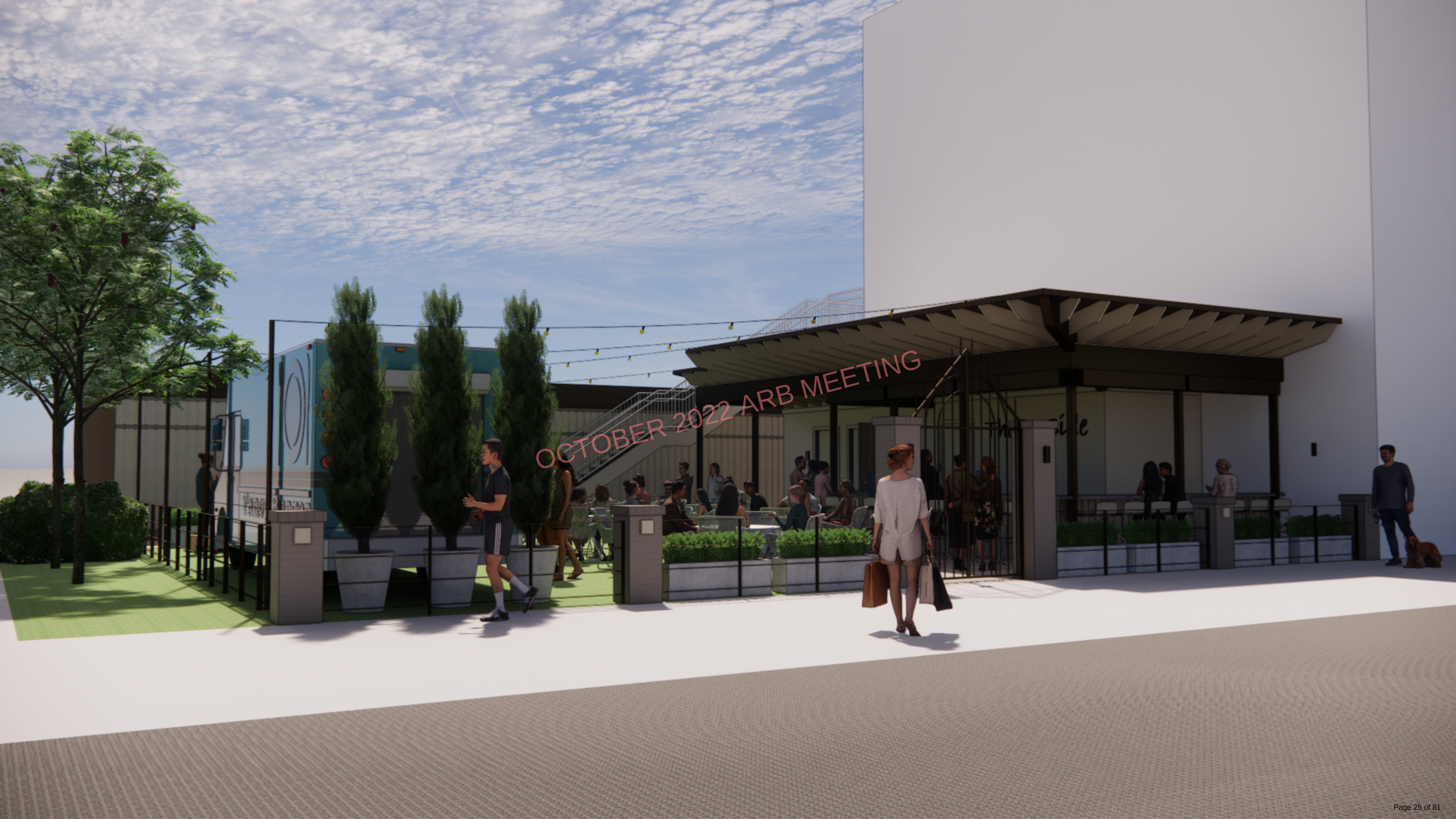
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The B-Side
11 E. GARDEN STREET
Pensacola, FL

PHOTOS

A4-4

Sept. 28, 2022



OCTOBER 2022 ARB MEETING



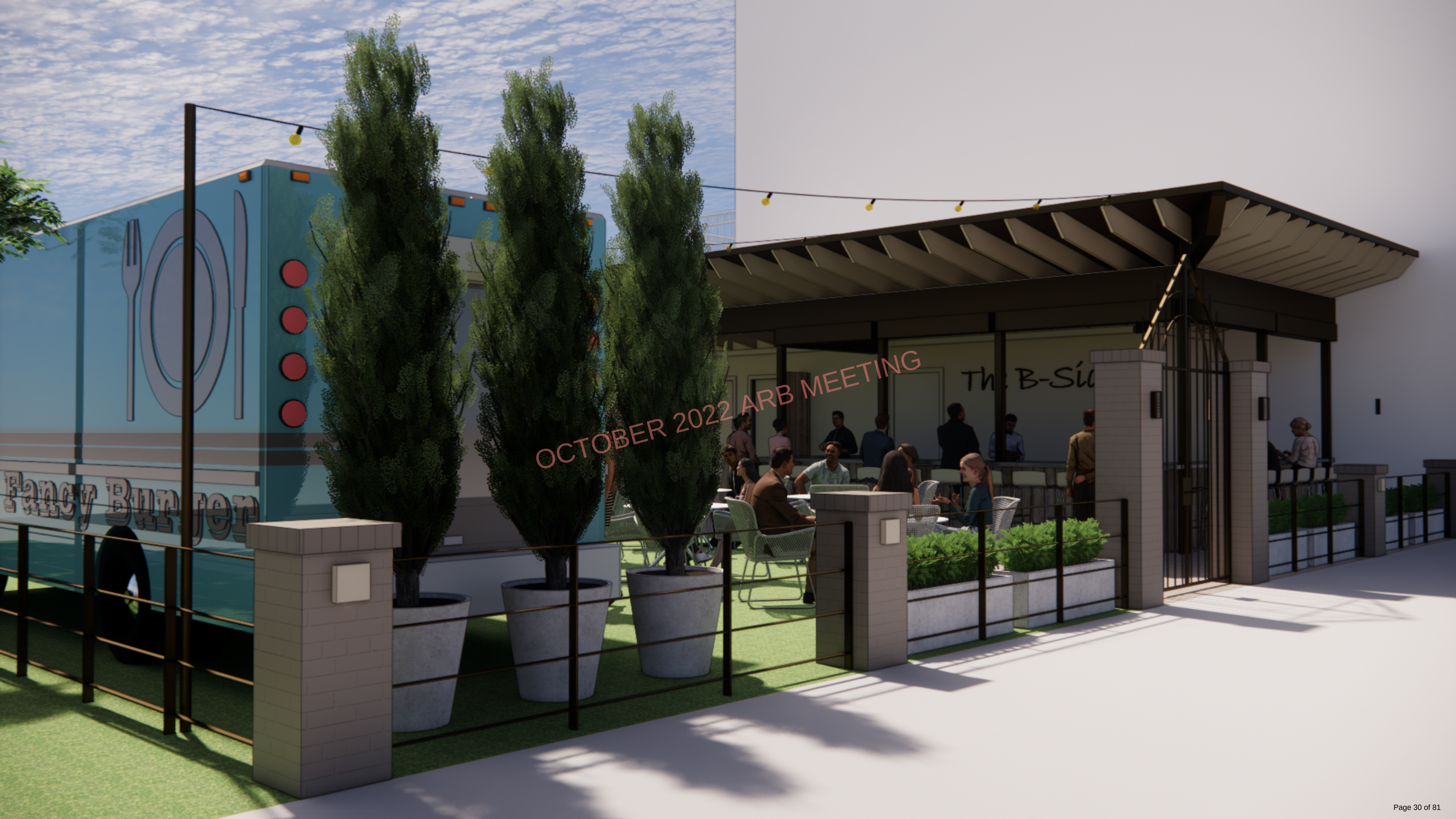
OCTOBER 2022 ARB MEETING







OCTOBER 2022 ARB MEETING



OCTOBER 2022 ARB MEETING





OCTOBER 2022 ARB MEETING



OCTOBER 2022 ARB MEETING



OCTOBER 2022 ARB MEETING



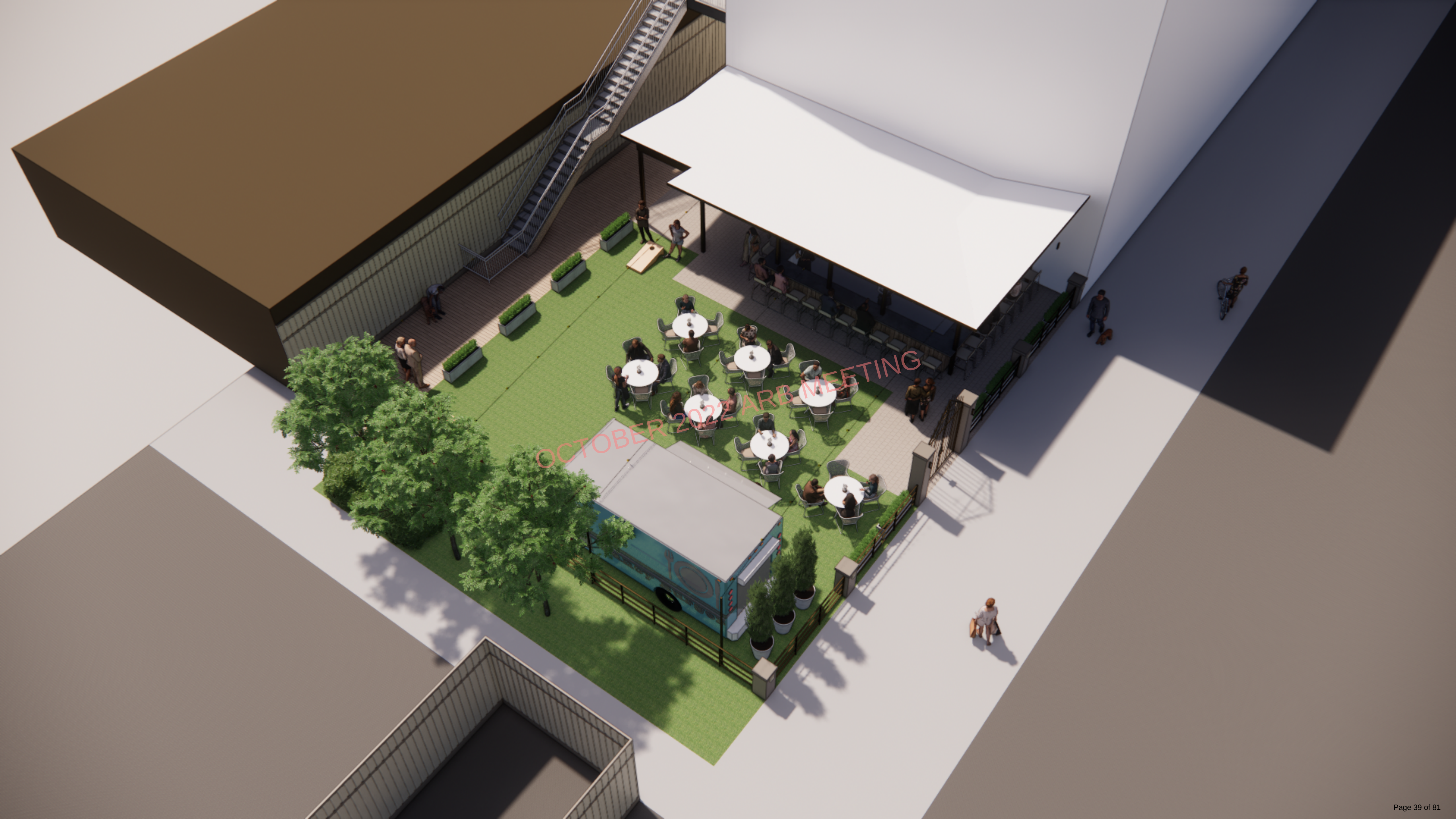


OCTOBER 2022 ARB MEETING





OCTOBER 2022 APB MEETING







OCTOBER 2022 ARB MEETING





Action Taken: Approved.

Goodwyn Mills Cawood, LLC, is seeking approval for exterior alterations to a contributing structure. The scope of work will include restoring historically closed openings and adding aluminum storefront systems to the north, west, and south elevations. The goal is to create new office and tenant spaces. A new canopy will be added to the building's south façade and the primary south entrance will be enlarged to serve as the building's main entrance. Besides the new storefront systems, new materials include a 5v-crimp steel-framed canopy, metal rod guardrails, and a new metal louver gate to screen the dumpster area. Some site work is also included, though all alterations will be consistent with existing site elements.

Mr. Williams presented to the board. He provided information on the new owners and the occupancy of the structure. He also expressed that the owners desired to support the preservation of the history of this building. He clarified and commented on the overall aspects of the project. Chairperson Salter stated that overall, this was a great project and commended the architects on the project. He further questioned whether the lighting would follow the frame all the way around on the loading dock elevation. Mr. Williams stated that the lighting would just be on the horizontal portion of the structure and clarified that the new canopy would recess under the already existing canopy. Board Member Mead asked Advisor Pristera if there was any other historic information of the building. Advisor Pristera stated that he had done a quick search and it has sparse documentation. Board Member Mead further asked whether or not the step parapet was original. Advisor Pristera states that as far as he knows it is original. Mr. Williams confirmed that it was original and further explained other historic construction details and parking status of the property. Board Member Mead questioned staff about the square footage and age of the building and would it come subject to the parking requirements. Assistant Planning & Zoning Division Manager Harding replied that parking is relative to the use of the building and confirmed that Mr. Williams is correct, that the project appears to currently follow parking requirements. Board Member Mead further commented that the addition of the windows was desperately needed to bring the building back to life and he appreciates that aspect. Board Member Ramos commented his agreement of this project and commended the package and presentation.

Board Member Mead made a motion to approve as submitted. Board Member Ramos seconded the motion and it carried unanimously.

**Item 12 11 E. Garden Street
New Construction**

PHBD / Zone C-2A, City Council District 2

Action Taken: Approved.

SMP Architecture is seeking approval to build a new outdoor entertainment and event venue where a noncontributing structure was recently demolished. A different design for this space was approved in July 2022 and representative plans have been provided for comparison. The new design shows a completely open, exterior space, with a similar entry gateway and bar area, but now with a low aluminum guardrail for a more "inviting and engaging feel". Much of the general site work also is consistent with the July approval, and additional work to the attached roof structure is proposed. Mr. Girardin and Mr. Levin presented to the board. Chairperson Salter commented that the structure had changed significantly since the last packet and the roof structure has become a major element but helped define the space. Additionally, with the change of the previous fence design and the artificial turf material was now exposed to public view, which was going against the historic nature of the district. He suggested that effort be put forward to mitigate the visibility of the turf from the public street view. Mr. Girardin asked if the concern was over the totality of the artificial turf, or would it be better if another approved material be used for the main space and the turf be reserved for the corn

hole area. Chairperson Salter further commented that if the turf was minimized and used for a specific reason, the board may be more accepting of that option, and it would better fit with the ordinance to the best of his understanding. Chairperson Salter questioned the color of the shutter housing. Mr. Girardin replied that that element has not been finalized as of now and it depended on what the manufacturer could offer; they will be trying to match the natural linen color that is in the packet. Board Member Ramos asked how the bar will appear during the day in regards to the shutter. Mr. Girardin replied that it will be locked up during non-staffed hours, and that the owners would be able to provide further hour details. Board Member Mead asked for a depiction of the shutters when they are rolled down, and further asked for clarification of the color of the shutters. Mr. Girardin clarified that the shutters would be the natural linen color and that it was chosen to match and complement the existing exterior color. Board Member Mead brought into discussion the possibility of swing down panels versus the roll down shutters. He was concerned that the roll down elements would become the predominant face of the day light public hours. Mr. Levin clarifies that the shutters are similar to the shutters that are located at the outside bar at Graffiti Pizza, located at the 200 block of south Palafox. Board Member Ramos asked whether they had considered a folding shutter option instead of roll down. Mr. Girardin stated that it could be an option. Board Member Mead further suggested roll downs with windowed lites like Odd Colony. Mr. Girardin stated that he had not looked into that and stated that whether roll down or folded shutters were chosen, it would still be a solid surface when closed. Board Member Mead clarified that he did not necessarily have a problem with it being a solid surface, but he did not believe the roll down effect would meet the aesthetic nature to compliment the property. Mr. Girardin said they can look into other shutters. Mr. Levin stated that there is also a security issue and most outdoor bars in the downtown area have roll down shutters. Board Member Mead also suggested a sidetrack shutter.

Mr. Levin commented that the turf is made to feel and look just like real grass. Chairperson Salter confirmed that the SCI building's turf was approved by the board and stated that he understood the use, but the look is still artificial throughout the year. Board Member Mead clarified that the SCI turf was very specific to the modern structure and the nature of the governmental district as different guidelines and rules for the use of the properties. He also mentioned a second site that uses turf, but again it had a specific use, and it was not part of the core district of downtown. He reiterated that this location is part of the core historic district of downtown and was part of one of the more prominent structures in downtown. Advisor Pristera asked how the exposed brick of the existing structure will be treated now that the previous accessory structure has been demolished. Mr. Levin clarified that it will be painted. Board Member Fogarty asked the board if it would be a possibility to get a sample of the turf for the board to experience and if that would be up for consideration. Chairperson Salter stated that he is not against artificial turf, but the board is tasked with preserving the historic nature of the districts and aesthetically turf is not a traditional aspect of historic districts. Board Member Mead showed other shutter options to the applicants for consideration. Board Member Ramos asked for the reason why the canopy cuts in towards the building near the rest rooms. Mr. Girardin clarified that it was due to the corn hole court's location.

Board Member Mead made a motion to approve with the exception of the turf areas as submitted and the bar area enclosures as submitted. The turf area can be submitted for abbreviated review to define a minimal corn hole area with appropriate boundaries and that the bar area enclosures be submitted for abbreviated review and be consistent with the discussion on their design per the PHBD design requirements. Board Member Yee provided at least one example that the applicant could draw from – those being similar door enclosures from Seville Quarter and outside of the bar area. Board Member Ramos seconded the motion and added the amendment that Chairperson Salter be the abbreviated reviewer. The

amendment was accepted, and it carried unanimously.

Item 13 100 W. Garden Street PHBD / Zone C-2A, City Council District 2
Final and Conceptual Reviews for Changes to a Contributing Building

Action Taken: Approved as submitted.

Trapolin Peer Architects is seeking final and conceptual reviews for alterations to a contributing structure. The request for a final approval includes modifications to the ground floor exterior façade, specifically modifications to the ground-floor storefronts, addition of new ground-floor storefronts, removal of the existing column-supported canopy and addition of a new metal-clad cantilevered canopy, and replacement of the brick veneer with simulated wood.

The applicants are also seeking conceptual approval for other changes which will be brought back for final review. These include the painting of all exposed brick, a mural on the Baylean Street upper-floors, decorated metal panels on portions of the Spring Street side, and a green wall along the retail side of Spring Street.

Ms. King presented to the board. Chairperson Salter commended the applicant's packet. He clarified that this building is a contributing structure and notes that the distinctive historic element was the pre-cast paneling and that all the other elements were created around the prefabricated panels and accentuate this element. He further commended the proposal by not touching the historic paneling and all improvements work to enhance the building's aesthetic and the overall proposal presented stands to benefit the structure. Board Member Mead asked staff for clarification on whether the board will be approving the mural or if that will be a signage situation. Assistant Planning & Zoning Division Manager Harding clarified that the mural is presented for conceptual review and there are no signage proposals for this current application. Board Member Mead further commended the project proposal and stated his appreciation of the proposed improvements. Board Member Ramos echoed Chairperson Salter and Board Member Mead's sentiments. Ms. King requested advice on the mural's presence in relation for other conceptual design choices. Assistant Planning & Zoning Division Manager Harding clarified that as long as the mural has no advertising elements that there are no particular guidelines to size and mural approval is dependent on the board's aesthetic decision. Board Member Mead asked for further clarification of how the applicant is approaching the mural design. Ms. King stated that the current concept is a vinyl application due to the artist's process. She further states that she can provide examples of other mural mediums. Board Member Mead states his favor of mural motifs around the city. He further advised about the potential down falls of sizing up premade pictures/illustrations for mural usage. Ms. King confirmed they were aware and planning on ensuring the detail of the mural would translate well to the building. Advisor Pristera advised there be wall space around the mural to create the appearance of canvas on wall aesthetic, how lighting will be integrated, and his approval of vinyl. Board Member Mead reiterated the brick giving a good framing element of the image. Assistant Planning & Zoning Division Manager Harding added to Advisor Pristera's comment that there has been a level of consistency to downtown murals. Advisor Pristera informed the applicant of a separate mural committee that can further help verify and develop the mural. Ms. King asked for clarification on preference between art depiction or historic depiction. Board Member Mead stated that either way has the potential to benefit the downtown landscape. Board Member Mead states that he thinks the metal screens can go however the applicant wants.

Board Member Mean made a motion to approve as submitted. Board Member Fogarty seconded the motion and it carried unanimously.



City of
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America's First Settlement
And Most Historic City

**Architectural Review Board Application
Abbreviated Review**

Application Date: December 06, 2022

Project Address: 11 E. Garden street / Pensacola, FL

Applicant: SMP Architecture

Applicant's Address: 205 E. Intendencia Street / Pensacola, FL

Email: Dan@smp-arch.com **Phone:** 850-554-9633

Property Owner: Only T, LLC

(If different from Applicant)

District: **PHD** ☒ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☐ **GCD** ☐

There is a \$25 Application Fee for the following project types:

☐ Change of Paint Color(s) **Body:** _____
Trim: _____
Accent: _____

☐ New/Replacement Sign(s) **Sign Type:** _____
Dimensions: _____
Colors: _____

☒ Minor Deviation to an Approved Project / Change of Roofing Material / Fence Solar Panels **Description:** Historic photos of Masonic building & other down town landmarks on vinyl film applied to roll-down shutters.
Artificial turf extent at corn-hole court. Pre-cast concrete pavers used in seating area field.
(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

ARB Secretary Signature

12.7.2022

Date

This request was reviewed and approved by the following members of the Architectural Review Board:

12-8-2022

Architect Signature / Date

UWFHT Representative Signature / Date

Comments: _____

The roll-down shutter with applied vinyl graphics does not address the board discussed concerns and is denied.

The alternate pre-cast concrete paver plaza material and artificial turf game court does meet the board discussed concerns and is approved.

Comments: _____

Planning Services

222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521



LOW MEDIA PLANTING
HERBACEOUS GREEN PERENNIAL
CREEPING ROSEMARY



LOW MEDIA PLANTING
HERBACEOUS GREEN PERENNIAL
ROSEMARY PLANT



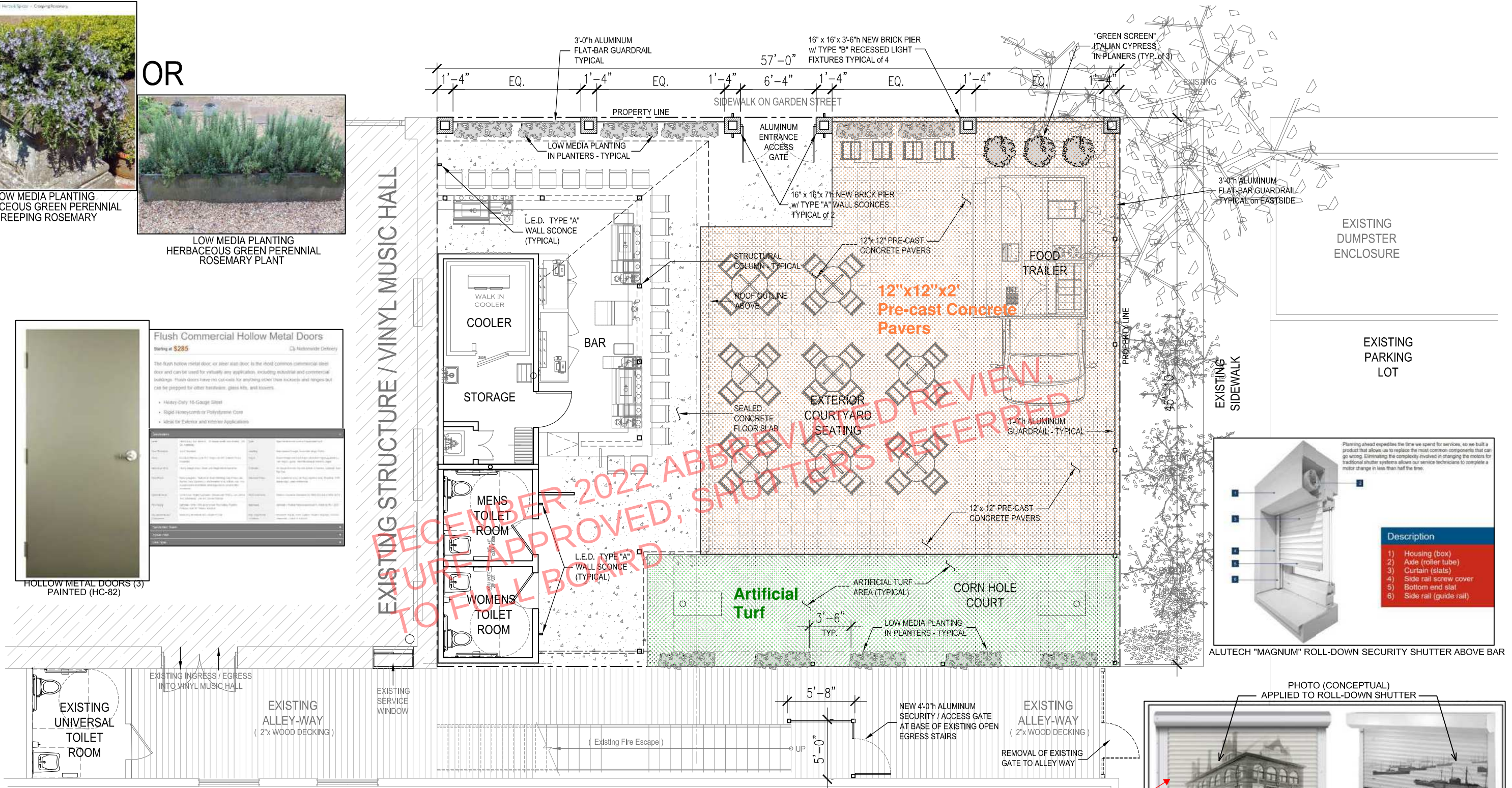
HOLLOW METAL DOORS (3)
PAINTED (HC-82)

Flush Commercial Hollow Metal Doors
Starting at \$285

The flush hollow metal door, or steel skin door, is the most common commercial steel door and can be used for virtually any application, including residential and commercial buildings. Flush doors have no cut-outs for anything other than locks and hinges and can be prepared for other hardware, glass kits, and louvers.

- Heavy-Duty 16-Gauge Steel
- Solid Honeycomb or Polyethylene Core
- Ideal for Exterior and Interior Applications

Accessories	Options	Accessories	Options
Door Hardware	See page 10 for details on door hardware.	Door Hardware	See page 10 for details on door hardware.
Door Hardware	See page 10 for details on door hardware.	Door Hardware	See page 10 for details on door hardware.
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Door Hardware	See page 10 for details on door hardware.	Door Hardware	See page 10 for details on door hardware.



1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALUTECH "MAGNUM" ROLL-DOWN SECURITY SHUTTER ABOVE BAR

Planning ahead expedites the time we spend for services, so we built a product that allows us to replace the most common components that can go wrong. Eliminating the complexity involved in changing the motors for traditional shutter systems allows our service technicians to complete a motor change in less than half the time.

Description
1) Housing (box)
2) Axle (roller tube)
3) Curtain (slats)
4) Side rail screw cover
5) Bottom end slat
6) Side rail (guide rail)

PHOTO (CONCEPTUAL) APPLIED TO ROLL-DOWN SHUTTER

ALUTECH "MAGNUM" ROLL-DOWN SECURITY SHUTTER ELEVATION / PROFILE

Refer to sheet A4-8 for additional conceptual photos applied to roll-down shutters - Exterior elevation.



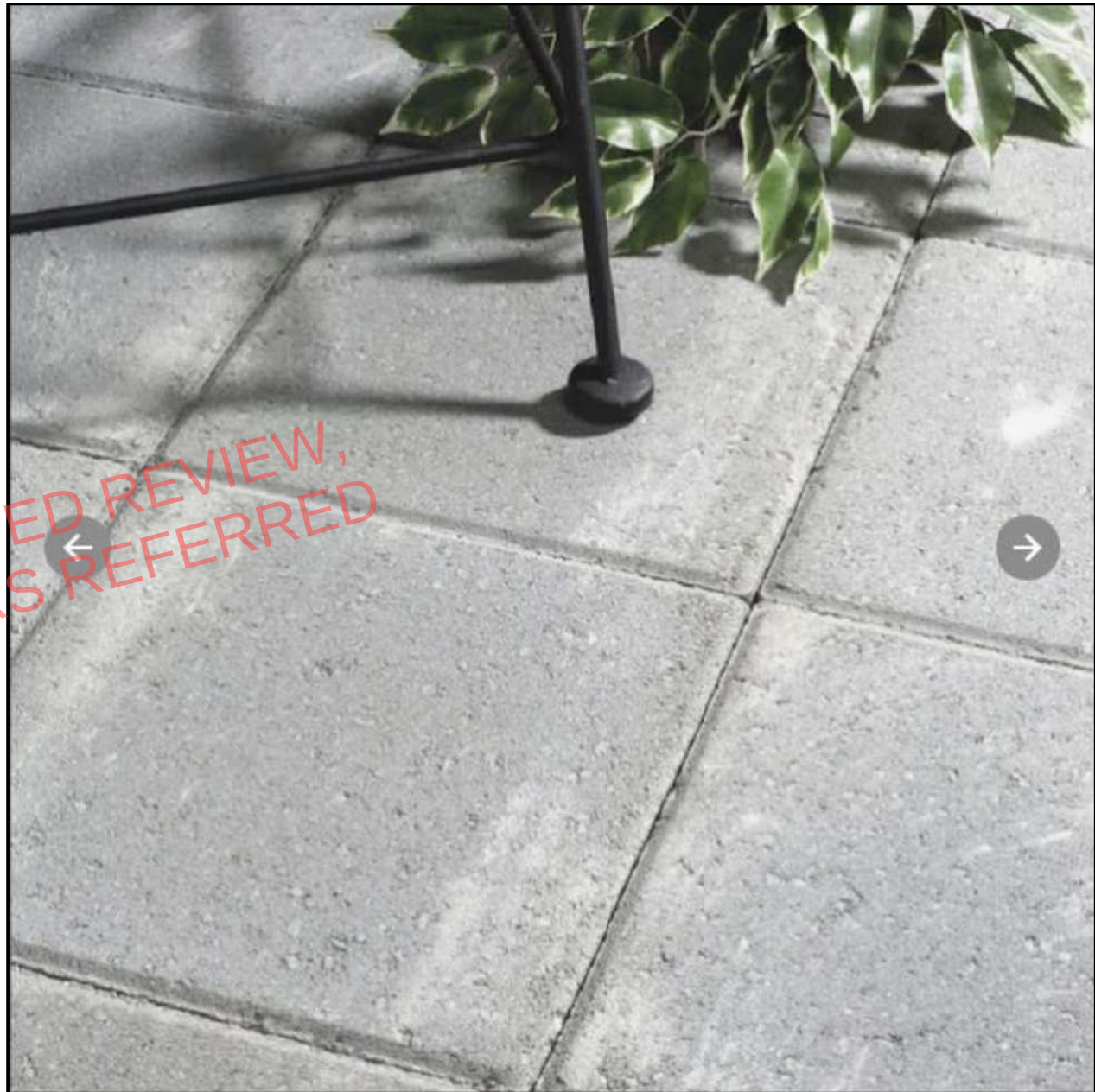
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The B-Side
11 E. GARDEN STREET
Pensacola, FL

FLOOR PLAN

A1.1

Sept. 28, 2022



ARTIFICIAL TURF PHOTOS

12" x 12" x 2" PRECAST CONCRETE PAVER



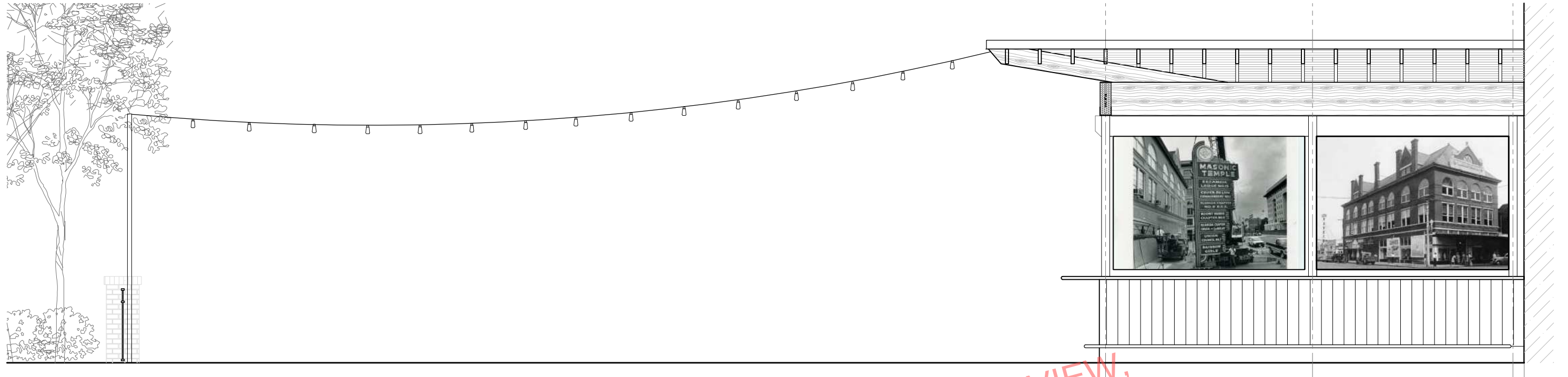
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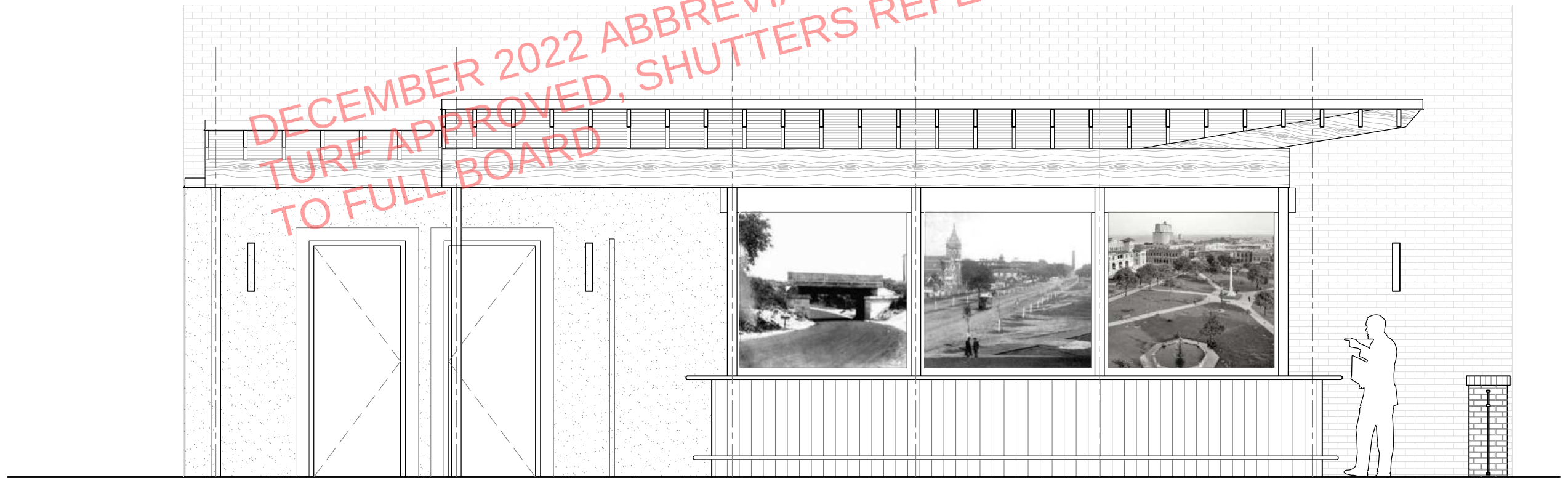
MATERIALS

A4-6

DEC. 06, 2022



DECEMBER 2022 ABBREVIATED REVIEW,
 TURE APPROVED, SHUTTERS REFERRED
 TO FULL BOARD



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The B-Side
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 Pensacola, FL

CONCEPT ELEVATIONS

A4-8

DEC. 06, 2022



DECEMBER 2022 ABBREVIATED REVIEW,
TUF APPROVED, SHUTTERS REFERRED
TO FULL BOARD



DECEMBER 2022 ABBREVIATED REVIEW,
TURF APPROVED, SHUTTERS REFERRED
TO FULL BOARD



DECEMBER 2022 ABBREVIATED REVIEW,
TURF APPROVED, SHUTTERS REFERRED
TO FULL BOARD



DECEMBER 2022 ABBREVIATED REVIEW,
TYPED APPROVED SHUTTERS REFERRED
TO FULL BOARD



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00697

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

11 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Abbreviated Review for Minor Changes Referred to the Full Board

BACKGROUND:

SMP Architecture is seeking approval for minor deviations from what was approved by the ARB at the October 2022 meeting. The changes include using Sherwin Williams Elder White paint for the bar structure, utilizing Hardie cement board for the restroom component and back bar walls, and utilizing a green glazed ceramic tile for the below-bar-counter bar face. An abbreviated review for the changes was submitted in August 2023 and was referred to the full board for review.

Please find attached all relevant documentation for your review.

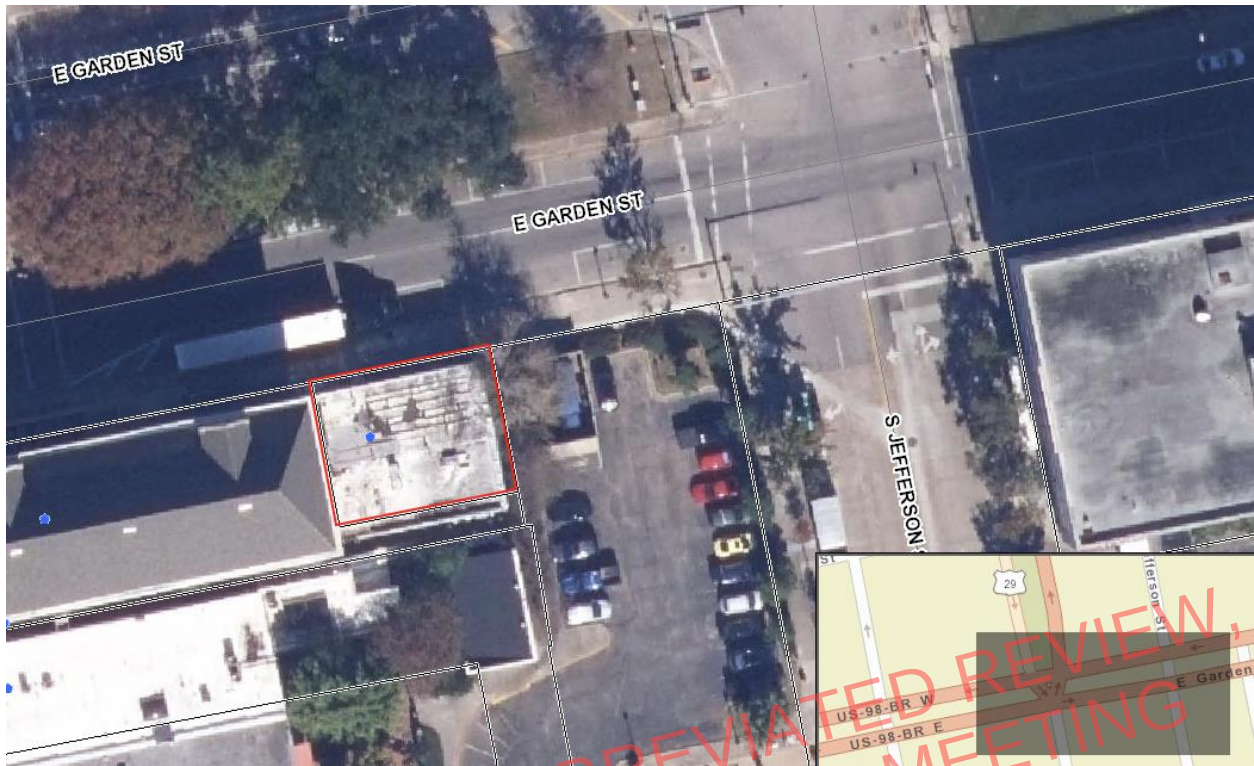
RECOMMENDED CODE SECTIONS

Sec. 12-3-27(e)(3) Palafox Historic Business District; Procedure for review and submission of development plan; Review and approval by the ARB.

Sec. 12-3-27(f)(2) PHBD; Decision guidelines.

Sec. 12-3-27(f)(3) PHBD; Recommendation for changes.

11 E. Garden Street





AUGUST 2023 ABBREVIATED REVIEW,
REFERRED TO SEPT 2023 MEETING



City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Abbreviated Review**

Application Date: 8/23/2023

Project Address: 11 E. Garden Street

Applicant: Mark Chastain

Applicant's Address: on file

Email: mark32501@gmail.com **Phone:** 850-287-5177

Property Owner: _____

(If different from Applicant)

District: **PHD** ☐ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☒ **GCD** ☐

There is a \$25 Application Fee for the following project types:

- ☒ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____
- ☐ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____
- ☒ Minor Deviation to an Approved Project / Change of Roofing Material / Fence Solar Panels Description: Bar face cladding changed from reclaimed pallet board to green tile; bar structure painted all white; restroom wall siding changed from painted stucco to lap siding

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Adrienne J. Walker

ARB Secretary Signature

8/23/2023

Date

This request was reviewed and approved by the following members of the Architectural Review Board:

Yuri Ramos
2023.08.30
10:08:24-05'00'

Architect Signature / Date

Comments: Deviations submitted are significant. Recommend full board review.

Comments: _____

UWFHT Representative Signature / Date

Planning Services
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Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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MINI-COOL APPLIQUE L 220mm

S.7231W

MODULES LED 3000K 220-240Vac 1090lm CRI 90 MacAdam step 3

Rated luminaire luminous flux: 562lm

Rated input power: 12.5W

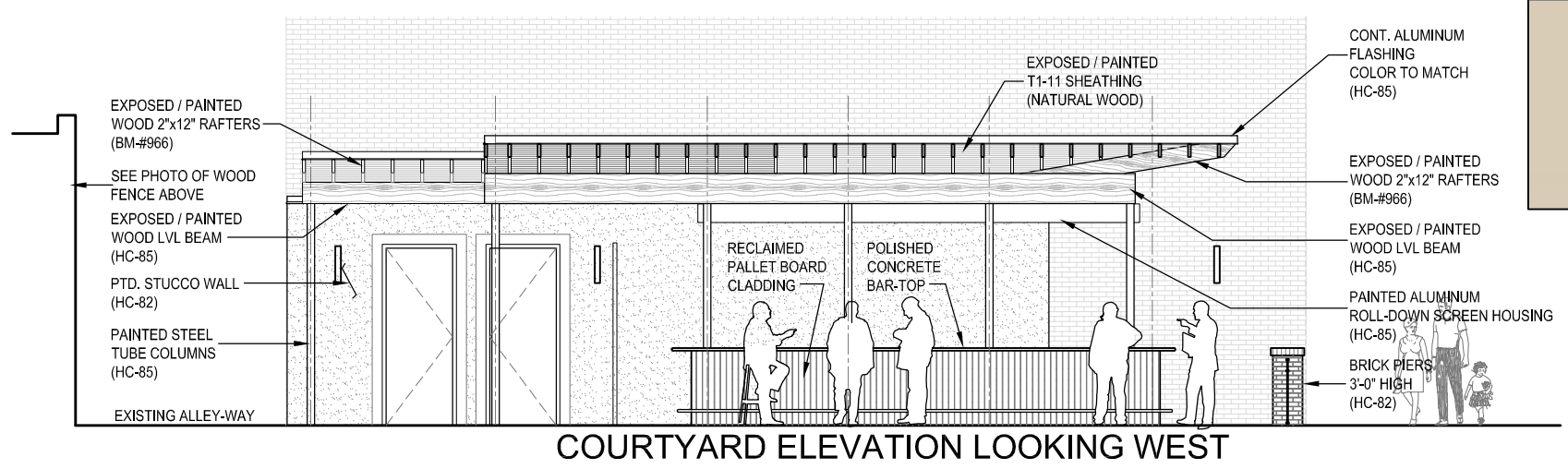
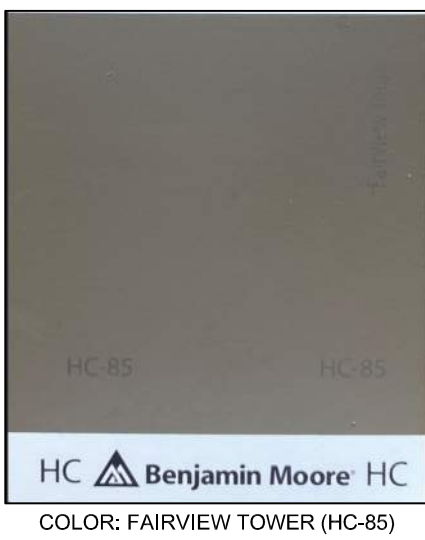
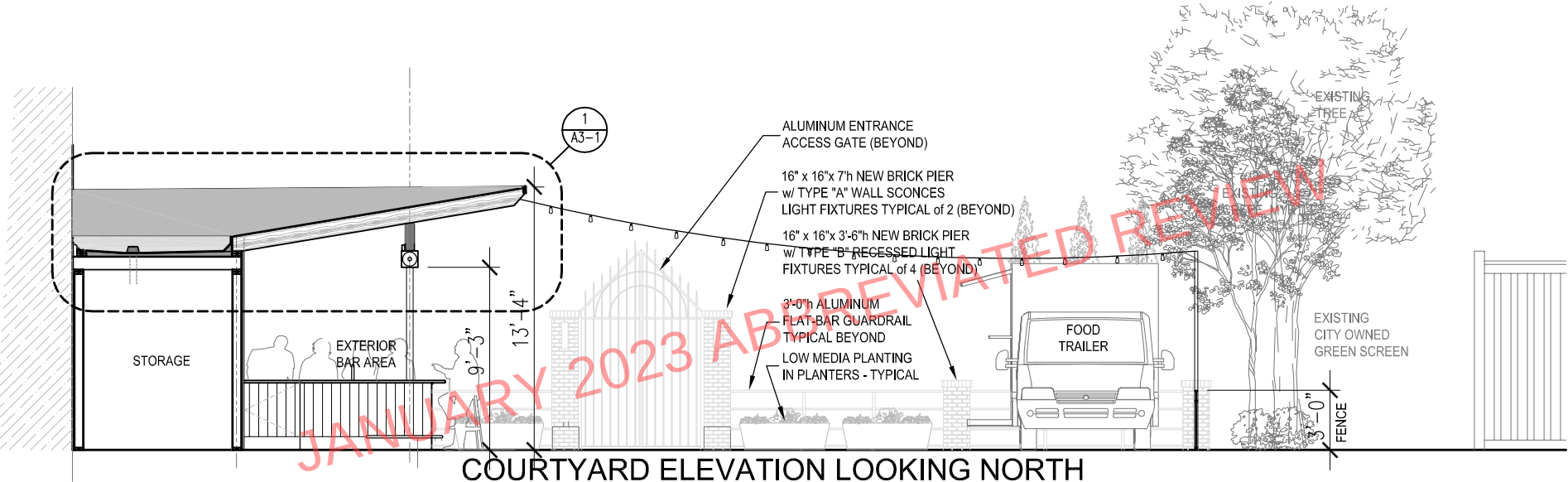
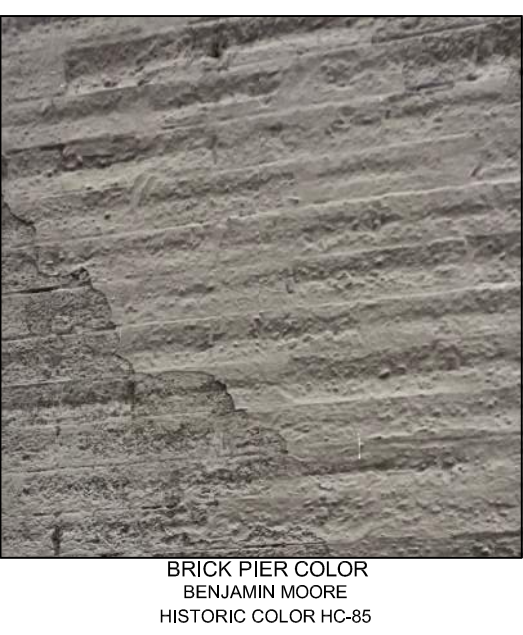
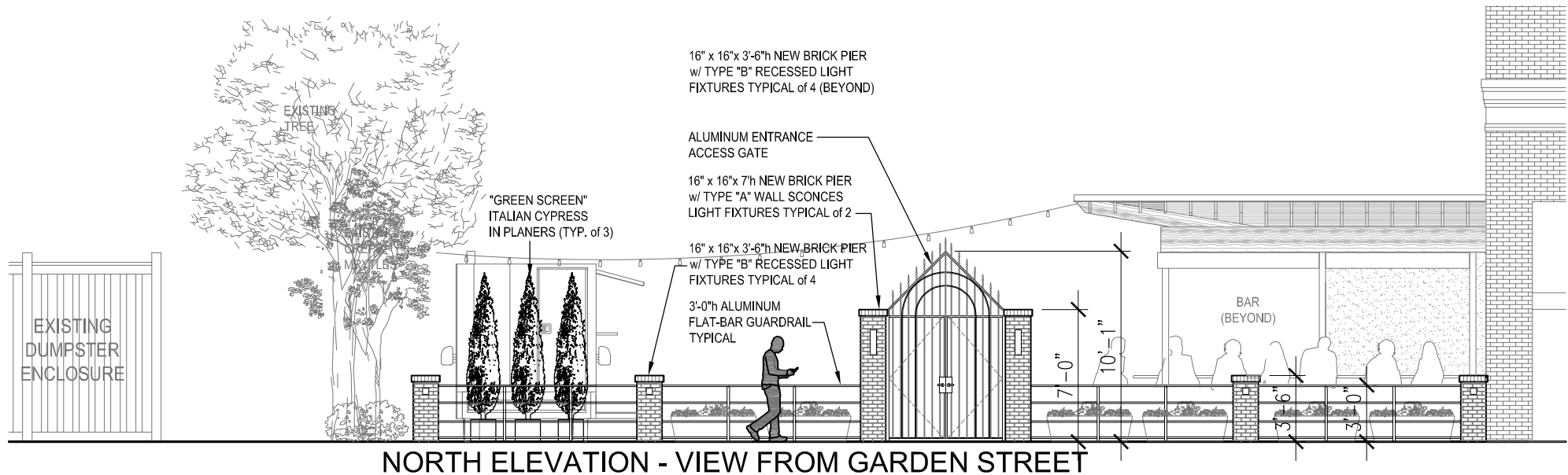
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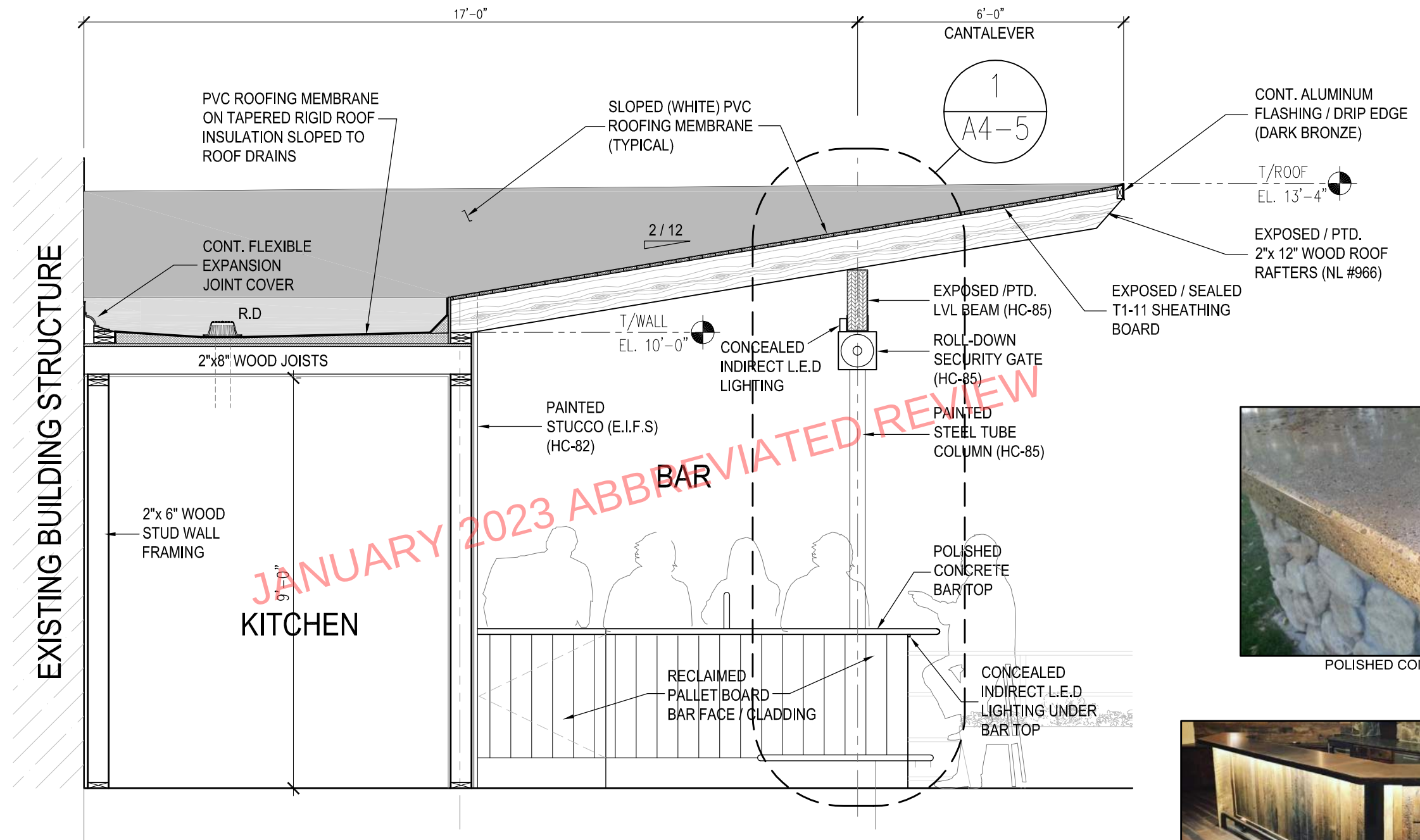
Electronic ballast NOT DIMMABLE

20" OUTDOOR L.E.D WALL SCONCE

ENTRANCE GATE

SIMES MINI-COOL L.E.D.





POLISHED CONCRETE BAR TOP



RECLAIMED PALLET BOARD BAR FACE CLADDING

1 BUILDING SECTION
A3-1 SCALE: 3/8" = 1'-0"



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The B-Side
11 E. GARDEN STREET
Pensacola, FL

BUILDING SECTION

A3-1

DEC. 29, 2022



AUGUST 2023 ABBREVIATED REVIEW,
REFERRED TO SEPT 2023 MEETING

Adrianne Walker

From: Brian Spencer <brian@smp-arch.com>
Sent: Friday, September 1, 2023 5:12 PM
To: Adrianne Walker; Gregg Harding
Cc: levinevan@gmail.com; harry@vinylmusichall.com; levinteri@aol.com; mark32501@gmail.com; Dan Girardin
Subject: [EXTERNAL] 11 E. Garden Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

DATE: September 1, 2023

TO: Adrianne Walker, City of Pensacola
FROM: Brian Spencer, SMP Architecture

RE: 11 E. Garden Street / Project Address
ARB Review of Constructed Deviations

Adrianne,

On behalf of our client, I am providing the following information associated with the 9/21/23 Architectural Review Board's (ARB) review of the following three (3) items:

- 1) Applicant is seeking approval of Sherwin Williams color (SW Elder White, CP 7014) as the exterior color for the newly constructed bar structure in lieu of previously submitted/approved brown-taupe color that matches painted brick color of primary, 3-story historic main building (formerly Masonic Lodge, presently Vinyl Music Hall). Please note ARB previously approved the applicant's submitted SW Elder White as the exterior color for the exposed, roll-up shutter boxes attached to the newly constructed outdoor bar structure. Photographs provide evidence of shutter box "white" color matching the bar structure "white" color. It is our opinion that this recently constructed, exposed wood frame structure is further differentiated as "new" by introducing an intentional departure from the painted masonry historic building.
- 2) Applicant is seeking approval for change of approved painted "white" stucco surface at restroom component and back bar wall to a James Hardie cement board application. Please note that the siding material is NOT lap siding but is co-planer to minimize shadow lines. Attachment of smooth cement boarding is via concealed fasteners, and all visible surface areas are painted with same approved "white" color previously submitted as a stucco surface.
- 3) Applicant is seeking approval for replacement of previously submitted below-bar-counter "bar face" wood facing (recycled/reclaimed pallet board) with deep green, glazed ceramic tile. This deviation was determined to be a more durable and "bar patron friendly", as the reclaimed, exposed-to-weather wood pallet planking could introduce an increased risk of exposing customers to wood splintering. The tile color was selected to match an approved historic deep green color, SW 6440 Courtyard.

Respectfully submitted,

Brian Spencer, AIA Principal
SMP ARCHITECTURE
205 E Intendencia St. Pensacola, FL 32502
M: 850.712.2612



AUGUST 2023 ABBREVIATED REVIEW,
REFERRED TO SEPT 2023 MEETING

B-Side / As-Built_ 8-31-2023

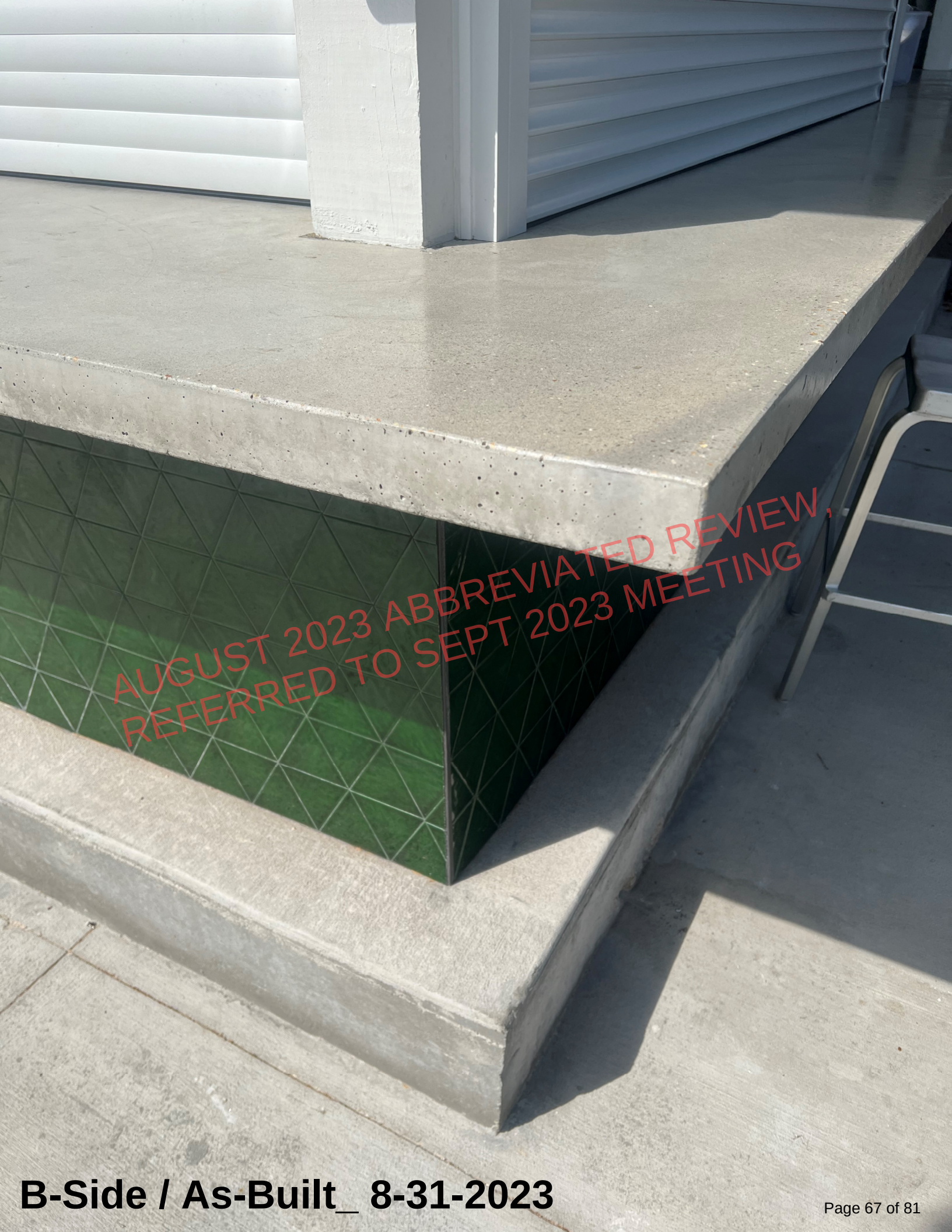
Existing
Building

New James Hardie
V-Groove horizontal
siding (painted)
Color: SW Elder White

AUGUST 2023 ABBREVIATED REVIEW,
REFERRED TO SEPT 2023 MEETING



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in height and architecture with the added issue of having an entryway off of Palafox. This impedes the walkability of the area and becomes a safety issue for bikes and pedestrians. It is also inconvenient considering Palafox is shut down for parades, Gallery Night, and other pedestrian friendly events, a highlight of downtown no one wants to lose. I along with countless others choose to live in Pensacola because of the history, art, food festivals, and events and the small town vibe it offers, it is unique. These structures are not and seem to fight against the general feel of downtown, historic area. Thank you.

NEW BUSINESS

Item 2 215 W. De Soto Street NHPD / Zone PR-1AA, City Council District 6 Exterior Alterations at a Contributing Structure

Action Taken: Approved.

Paul Jansen is seeking approval to remove two existing vinyl windows to be framed in and finished with 5 1/8" novelty wood siding to match the existing in addition to adding an exterior plumbing chase that will be finished to match the existing siding and wood trim. All exterior work will be painted to match the existing, Sherwin Williams Nantucket Dune for the siding and Benjamin Moore Nantucket Grey for the trim.

Paul Jansen presented to the board. Chairperson Salter noted that the North Hill Preservation Association has no objections to the request.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 6-0.

Item 3 11 E. Garden Street PHBD / Zone C-2A, City Council District 6 Abbreviated Review for Minor Changes Referred to the Full Board

Action Taken: Approved with abbreviated review required.

SMP Architecture is seeking approval for minor deviations from what was approved by the ARB at the October 2022 meeting. The changes include using Sherwin Williams Elder White paint for the bar structure, utilizing Hardie cement board for the restroom component and back bar walls, and utilizing a green glazed ceramic tile for the below-bar-counter bar face. An abbreviated review for the changes was submitted in August 2023 and was referred to the full board for review.

Mark Chastain, Teri Levin, and Harry Levin presented to the board. Board Member Ramos noted that he recommended the abbreviated review to the full board, there are not a lot of exterior finishes on this project, but the ones that are present have been changed from the original application, so it was prudent to refer to the full board for review. Board Member Ramos noted the roll down shutters do not have the historic image graphics that were discussed during the full board review and one image depicts a wood trellis near the restroom entrance that was not approved. Mr. Chastain answered that the black and white historic photographs that were approved are currently being manufactured and they are expected to be installed over the next few weeks. The wood trellis is no longer there. Chairperson Salter noted that of the three items that were listed on the abbreviated review, the color change does not drastically change the way the structure sits or reads or how it interacts with the historic district. Chairperson Salter's opinion is that the change in color palette is fine. The change from stucco to lap siding is not an issue, it is clean and lap siding is allowed and common in the area. The change of the bar from the previously proposed to the tile contributes quite a bit to linking the

more contemporary structure with the historic and is a nice touch.

One thing not listed as a change but is visible in the photographs, is the plastic, fake green wall system that looks to be applied across the wall in the back. Mr. Chastain answered that the area of green wall is not a part of the B-Side property, that stops at a concrete curb, so it is not a part of the application package. Chairperson Salter asked the applicant to explain the use of fake greenery on the food truck. Mr. Chastain noted the end of the food truck has industrial looking items like an air conditioner condensing unit, grease trap, and water backflow and the fake greenery was meant to be screening for those items. Chairperson Salter asked how the screening was supported. Mr. Chastain answered on lattice. Chairperson Salter asked if the lattice sits on the ground, and is it anchored to the ground or anchored to the truck. Mr. Chastain answered it sits on the ground and is not permanently anchored or attached to the trailer. Chairperson Salter asked staff if that entity is under the purview of the board. Assistant Planning & Zoning Division Manager Harding asked the applicant for clarification. Mr. Chastain noted that the green wall system on the bottom of the truck is glued to the truck wall panel and where it reaches six feet tall, it is attached to wood lattice that was put up to be screening and it was covered with green ivy to be consistent with the bottom of the truck. Assistant Planning & Zoning Division Manager Harding noted his opinion that if it is directly related to the truck and does not require a building permit and is not related to the building permit for the overall changes, it would probably not be under the purview of the ARB and would be related to the temporary nature of the food truck. Mr. Chastain noted if the food truck gets moved, the screening would be taken down. Assistant Planning & Zoning Division Manager Harding stated that typically the ARB does not weigh in on the aesthetics of food trucks because they are a temporary element; however, if they are anchored down and require a permit then the ARB is required to weigh in. Mr. Chastain clarified that the truck is not anchored. Assistant Planning & Zoning Division Manager Harding noted that the Fire Marshal did inspect the truck and confirmed it is not tied down. Board Member Mead asked if a food truck is not tied down, how well will it stand up to winds. Assistant Planning & Zoning Division Manager Harding answered that if temporary, the idea is the truck would be moved ahead of a storm. Mr. Chastain noted there is a group that leases the space for the truck who went through a permitting process and has a responsibility to move the truck, if needed. Assistant Planning & Zoning Division Manager Harding noted the truck was inspected by the Fire Marshal who has a separate set of criteria for food trucks, which is why the truck location was moved a few weeks ago. Captain Cobbs is ok with the current location and condition of the truck.

Board Member Ramos noted artificial greenery material on the Garden Street side of the building to screen panels behind the bar. Chairperson Salter asked the applicant if that is the same material. Mr. Chastain answered yes, it is hanging over electrical meters and panels. It was selected for consistency and to cover unattractive elements. Chairperson Salter asked staff to access the original application for the project to see the extent of the southernmost wall. Chairperson Salter noted that the applicant's stance is that the southernmost wall is on a separate piece of property and asked the applicant to clarify if the greenery on the south wall was placed as a part of this project. Mr. Chastain answered that the southern piece of property is owned by the Masonic LLC and work was being done there at the same time. Technically the work was done through the Masonic LLC and not through the B-Side, they are two different entities. Chairperson Salter asked if the Masonic LLC received board approval to install the material. Mr. Chastain answered no, they did not.

Assistant Planning & Zoning Division Manager Harding depicted the property lines on the screen. Cultural Resources Coordinator Walker depicted the original application on the screen.

Board Member Fogarty commented that she has no issues with the revised paint color, she looks forward to the graphics, and she likes the tile but for the record, strongly feels that the vertical artificial greenery is an eyesore and hopes that it gets addressed. Chairperson Salter noted that while the artificial greenery on the food truck is not under the purview of the ARB, it needs to be determined if the use of the material on the back wall was a part of the original project and application. The use to screen electrical panels is an element that falls under the ARB purview, and it is a change that can be addressed. Assistant Planning & Zoning Division Manager Harding noted that anything related to this project and permits that the project needs would be subject to ARB's review. Cultural Resources Coordinator depicted a rendering of what was approved in October 2022 and the site plan states, low media planting and planters for the south wall area. Chairperson Salter asked the applicant to clarify the location of the south wall in question. Mr. Chastain concurred it is the wall that was depicted and called out with low media planting and planters. Board Member Ramos asked if the electrical screening was depicted on the original plans and Cultural Resources Coordinator Walker answered no. Board Member Ramos questioned the coiling doors with the housing facing outwards instead of being hidden inside the bar area. Mr. Chastain answered that the installation required the housing to be on the outside. Board Member Mead recalled discussion about the installation framework and Assistant Planning & Zoning Division Manager Harding noted that the board required the paint selection of the housing to come back because it was going to be visible. Cultural Resources Coordinator Walker confirmed the Elder White paint selection for the housing was approved through an abbreviated review. Board Member Mead asked for clarification about the back wall property line and boardwalk area. Mr. Chastain answered that the boardwalk area is owned by the Masonic and is part of their exit corridor. Chairperson Salter commented that the three items on the abbreviated review are in keeping within the general aesthetic of the previously approved project. With regard to the green wall specifically, the fake and plastic green wall that is visible from the street, with regard to Sec. 12-3-27(f.)4. that all new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site, Chairperson Salter thinks the fake plants are in vast contrast to the standards for the historic district and are completely inappropriate for that area.

Board Member Mead asked the applicant if there was discussion with the Masonic group about using the green wall on the B-Side in regard to consistency. Mr. Chastain answered that the use of greenery behind the bar was to cover a door they had considered painting. After the ivy was put up on the back wall, there was some left over and from a consistency standpoint it is close to the green tile color and provides texture as opposed to just a painted door. Board Member Mead asked if the same crew assisted with putting the ivy on the back wall. Mr. Chastain answered yes. Board Member Mead asked staff how the Masonic ivy would be reviewed. Assistant Planning & Zoning Division Manager Harding answered, as a different property it is up to the board's discretion as to whether that installation was intended to be a part of this application. Mr. Chastain clarified that he did not make a separate application for the greenery on the Masonic property.

Board Member Mead asked the applicant if alternative options were explored such as panels or tile. Mr. Chastain noted they did not look at tile since there is a weight issue and the ivy is lightweight. Around town the ivy product has been used other places and the client had just arrived back from a trip to New York where it was used. In tying in with the original green color and the burger truck color, it seemed to fit well for the needs. Board Member Fogarty commented that she understands the rationale behind the choice and if the ivy was a live plant growing up a lattice, her opinion would be different. A lot of discussion occurred debating the artificial turf in that area, with very conflicting opinions on it, and having such a visible presence of artificial material detracts from the overall, historic nature of the space. Specifically, the space hiding the electrical panel stands out even more

because it is in such contrast from the wall color. Aside from issues using artificial plants, if there is another way to disguise that with something that blends in more with the wall color, so it doesn't stand out so much as you pass by. Mr. Chastain noted that the photograph showing the back wall from outside of the property shows the artificial vegetation fades into the background. Board Member Fogarty noted that if used in a different place, her feelings about it would be different.

Ms. Levin addressed the board as one of the owners of the property. The artificial grass and ivy are everywhere now as a current trend in big cities and expensive places. It is not cheap, is dimensional, and looks real until you go up and touch it. To have real ivy, which was considered, would require planters that would impede the exit. Rather than just paint the boards green, where extra tables are stored behind, or looking at garbage cans or junk, the green wall has been complimented on by visitors to the space. Ms. Levin walked downtown and took pictures of other properties that have used the fake ivy such as the food court at Main and Palafox Street. When looking at examples, the applicants felt as though they weren't doing anything that has not already been done in the historic district. The applicants didn't want to look at ugly meters and to keep it all congruent and together, the ivy was used so it all aesthetically blends together. Chairperson Salter asked if the food court at Main and Palafox was in an ARB review district. Assistant Planning & Zoning Division Manager Harding answered no and you would not know it by walking since they complement so nicely but it is a redevelopment district, the South Palafox Business District, though it is across the street from the historic district. The South Palafox Business District is a planning board review district. Chairperson Salter noted that he appreciates Ms. Levin walking the board through the reasoning behind it, which makes sense. It is not a cheap product, it is used in a lot of places and high-end places, but what this board is tasked with is within our review districts trying to maintain the historic integrity of the district and the ordinance states the materials are one of those things that the board must consider. That is why Chairperson Salter feels the material is presenting itself as something it is not in an artificial way. While there are instances where that is traditionally historic, such as stucco facades that are carved to resemble block, Chairperson Salter is not aware of an instance where plastic plants have been used to represent plants in historic districts. From a materials standpoint, Chairperson Salter has an issue with it being used in such a prominent spot in the actual historic district. Ms. Levin noted that the applicants didn't feel it was a prominent spot. There is a wall with fake plants behind the Wine Bar and Cigar Bar, but you wouldn't know they are not real until you touch them. Chairperson Salter asked staff if the board has ever approved a fake system of this sort in what would be considered a permanent application. Assistant Planning & Zoning Division Manager Harding answered not to his knowledge and there has always been great discussion on the use of artificial turf and this board has determined it is on a case-by-case basis, based on the architecture on site and the intended occupancy of that area and the specific use. Assistant Planning & Zoning Division Manager Harding was unfamiliar with the board ever approving a green wall screen.

Board Member Mead posed an alternative of a green wall made of pothos, a very durable plant. It has a lovely trailing affect and is very easy to tend to, watering it from time to time, and is very draught tolerant. It is a good choice in long, linear hanging baskets and it doesn't weigh much. It can be supported without impeding the walkway. Board Member Ramos recalled during the demo application, there was discussion on the egress stair that was removed and replaced. Board Member Ramos noted a new egress stair was installed per the plans, though we have seen that this is a different property which is fine, but it does sound like the applicants are storing equipment under the egress stair on this adjacent property, and in Board Member Ramos' opinion it is very likely to be the applicant's fence that is being used to hide equipment. Board Member Ramos has concern over storing items under the egress stair, though it is not under the purview of the board, but it is in

addition to the misuse of material. Mr. Chastain clarified that the tables and chairs stored behind the fence are for Vinyl. Board Member Courtney noted another alternative would be to have an artist paint a panel or create hand crafted art. Ms. Levin answered they considered an artist or having a mural and asked if that would be acceptable to the board. Board Member Courtney noted that painted murals should not detract from the historic images on the shutters, but a real material should be used, perhaps in the green color family. Ms. Levin noted that nothing there is historical, such as the burger truck, and it is a new property that replaced the barber shop that was demolished. The goal was to make it aesthetically beautiful.

Board Member Yee noted that the board appreciates the work that has gone into the property and the other changes are improvements or not a big deal. Board Member Yee does not take exception to the material, frustration may be stemming from procedurally how it was installed, but from the street the artificial vegetation is not noticeable. There are other systems or materials that can be used, live plants are always best, but they are hard to keep alive and maintain. Property owners are not always considerate of how they are using materials. The challenge the board faces is once it appears, though it does not technically set a precedent for others to use that material, once you can see it somewhere it implies it is allowed to be used. The area of the electrical panel might be easier to remedy with some other system. Board Member Yee noted the ordinance is written in such a way that it makes it difficult for the board to approve newer, artificial materials. Ms. Levin asked why the board is allowing the artificial vegetation on the burger truck but not on Vinyl property. Chairperson Salter answered that the vegetation is being allowed on the food truck because the ARB cannot deny it since the board has no control over the food truck because it is a temporary structure. Ms. Levin asked if the board could deny the artificial vegetation on the fence at Vinyl since it is not B-Side property. Chairperson Salter answered that is a question for staff. Assistant Planning & Zoning Division Manager Harding answered if the board determines that the intent of the green wall being put on was in coordination with this project, the board could deny it.

Advisor Pristera noted that he agrees with Board Member Yee that from the street it is not that noticeable. This property is not trying to be historic; it is new infill. The vegetation is being used as a background material and once everything is set up, it is not a main focal point. The part around the electrical meters could probably be changed since that is closest to the street, but in this case, it isn't fooling anyone. It is one, cohesive newer project. This material is an issue if used in the historic village, obviously that is not a correct use for it. It should be on a case by case basis for how and when it is used. In a modern infill project where it is in the background, it does not detract from the historic district. People will point to this like they point to other projects, but in this case and some others, it has a very clear purpose if approved. The process of how the board is finding out is why there is a longer discussion. Board Member Mead echoed Board Member Yee and Advisor Pristera's sentiments about being careful of inviting people to do whatever they want and come back for forgiveness after the fact. From a policy standpoint, the ARB can't afford that which will lead to post-construction approvals that lead to burden. Ms. Levin again pointed out the fact that the greenery is on Vinyl property. Board Member Mead stated that from ARB perspective there is an implicit license to use, granted by Vinyl to use and to install the amenity for the project, which then brings it into the sweep of the project. Board Member Fogarty noted that the biggest problem with the material is on the food truck and that is the biggest eyesore along with the electrical panel and she understands the rationale for placing the artificial vegetation on the back wall. Eyesore was a strong word to use, but so much discussion has centered around the use of this material. Board Member Courtney reiterated what Board Member Fogarty stated about the back wall being least offensive.

Board Member Ramos complimented the applicants on their hard work but stated that the artificial ivy takes away from what has been created and plans to vote against using the material in the historic district. Ms. Levin asked for a suggestion to replace the ivy. Board Member Ramos answered the siding material by the restrooms would work for a small electrical room and the rear fence should be built with materials that are approved for that district. Harry Levin addressed the board, providing additional support for the applicant's justification for using artificial vegetation.

Board Member Ramos made a motion to approve the application as submitted with the exception that the applicant come back for abbreviated review for presenting an appropriate material to be used at the meters along Garden Street and at the rear fencing area at the side alley.

Chairperson Salter clarified that the motion was to approve the three listed items but require modification to the other item discussed heavily being the faux green wall and that it come back for abbreviated review for a replacement with an appropriate material, as discussed. Board Member Mead made a suggested amendment to have staff determine if the rear wall is included within the application by virtue of its being built by the applicant with the permission of the adjoining landowner to coordinate with this space. Assistant Planning & Zoning Division Manager Harding directed the board's attention to the January 2023 abbreviated review provided in the application package, sheet A2-1, that clearly shows that the wood fence at the back of the property is included as a part of this project. Assistant Planning & Zoning Division Manager Harding advised for it to be treated as such.

Board Member Mead seconded the motion as presented with the amendments. The motion carried 5-1.

Assistant Planning & Zoning Division Manager Harding clarified that the denial of the screening was based on the noted section about materials and in this district if something is denied, even if it is just an element, that replacement plans are to be submitted.

Item 4 600 S. Palafox Street PHBD / Zone C-2A, City Council District 6
Demolition of a Non-Contributing Structure
Action Taken: Approved.

Buck Lindsay is seeking approval to demolish a non-contributing structure to allow for the development of a nine-story Hilton Brand hotel. The 28,875 sf. structure is non-contributing and does not require replacement plans to be provided, but the next agenda item is for conceptual review of the proposed hotel development.

Buck Lindsay presented to the board. Chairperson Salter clarified that the criteria to consider demolition of a non-contributing structure is to determine if there is architectural significance. Board Member Mead clarified that the original factory was torn down in the 1970s so the existing structures are warehouses that long post-date the original factory. Advisor Pristera concurred and described the 1907 Sanborn map depicting the space and an aerial from 1920s-1930s showing the area. Board Member Mead asked staff about height and setback conditions for this property and asked about considering the demolition and conceptual review in conjunction. Assistant Division Manager Harding stated that per Sec. 12-3-10(1)j.2. Other Demolition permits, if the structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of all city code



DATE: OCTOBER 9, 2023

TO: COUNCIL EXECUTIVE DON KRAHER, CITY OF PENSACOLA
CITY CLERK ERICKA BURNETT, CITY OF PENSACOLA

FROM: EVAN LEVIN, APPELLANT, VINYL PRODUCTIONS, LLC DBA B SIDE

RE: INTENTION TO APPEAL 9/21/23 ARCHITECTURAL REVIEW BOARD DECISION
TO DENY APPROVAL OF ARTIFICIAL GREEN FOLIAGE INSTALLATION AT 11 E. GARDEN ST.

Mr. Kraher, Ms. Burnett,

As per Sec. 12-12-3(13), please accept this written communication and application fee of \$500 as notice that Vinyl Productions, LLC DBA B Side would like to initiate the appeal process associated with the 9/21/23 ARB decision as is referenced above.

Respectfully submitted,

Evan Levin, Manager Member
Vinyl Productions, LLC DBA B Side
11 E. Garden St., Pensacola, FL 32502

11 E Garden St, Pensacola, FL 32502
bsidevmh@gmail.com
850.232.3002



IMAGES TAKEN 1-18-24



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