



City of Pensacola

Planning Board

Agenda

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

January 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

APPROVAL OF MINUTES

1. 25-32 PLANNING BOARD MEETING MINUTES FROM NOVEMBER 12, 2024

Recommendation:

Sponsors:

Attachments: Planning Board Minutes November 12, 2024

REQUESTS

OPEN FORUM

DISCUSSION ITEMS

2. 25-33 DISCUSSION ON THE LAND DEVELOPMENT CODE UPDATE, PHASE 2

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.



MINUTES OF THE PLANNING BOARD
November 12, 2024

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Powell, Board Member Sampson, Board Member Van Hoose, Board Member Villegas

MEMBERS ABSENT: none

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Planning & Zoning Manager Cannon, Development Services Coordinator Statler, Help Desk Technician Russo, Executive Assistant Chwastyk, City Surveyor Odom, Economic Development Director Grancagnolo

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT: Jack Myslack, Caroline McCarty, John Green, Malloy Studer, Alexa Peruski, KC Gartman, Steve Bien, Beau Box

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from September 10, 2024
- **New Business:**
 - Request for Aesthetic and Site Plan Review – 517 S. Palafox Street
 - Request for Final Plat Approval – 10th Avenue Development Subdivision
 - Request for Vacation of Street and Alley Rights-of-Way – 1000 W. Moreno Street
 - Open Forum
 - Discussion
 - Adjournment

Call to Order / Quorum Present

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

Approval of Meeting Minutes – Board Member Villegas made a motion to approve the September 10, 2024, minutes, seconded by Board Member Van Hoose, and it carried unanimously.

New Business –

Request for Aesthetic and Site Plan Review – 517 S. Palafox Street

The Bodacious Olive, LLC, is seeking aesthetic and site plan approval for the extension of an outdoor event space at 517 S. Palafox Street. The current space is vacant, although it is often used in conjunction with 5eleven Event Hosting next door. Both properties are owned by the applicant. The proposed site improvements include the addition of perimeter fencing and landscaping, interior arbors, new hardscapes, and an artificial turf event lawn. The application packet also shows the addition of new street trees along Cedar Street; however, that request will be reviewed by the City's Public Works Department, the City Arborist, and CRA. In addition to the aesthetic plans, the applicant is requesting that the Planning Board reduce a 15' visibility triangle located in the southeast corner of the site from 15' at the property line intersection to 0'.

Chairperson Ritz asked for clarification on the location of the visibility triangle and Assistant Planning & Zoning Division Manager Harding indicated its location, purpose, and the reduction request on an aerial.

Mallory Studer and John Green presented to the board.

Chairperson Ritz asked staff if there were any aesthetic criteria for the South Palafox Business District and Assistant Planning & Zoning Division Manager Harding read Sec. 12-3-13(1) – *"Purpose of district.* The South Palafox business district is established to promote the compatible redevelopment of the city's historic downtown waterfront by encouraging high quality site planning and architectural design that is compatible with both the historic character of the existing structures and the waterfront activities. The zoning regulations are intended to help avoid excessive building height and mass and vehicular congestion." The district across Palafox Street is the Palafox Historic Business District.

Board Member Grundhoefer thought the plan was very nice and asked for clarification on the proposed fencing. Mr. Green answered that the fence would be aluminum pickets, and the intent will be for the interior holly plantings to grow through the fencing. The lattice features are on the interior of the site. The board further discussed the proposed materials and landscaping. Chairperson Ritz did not have any objection to the visibility triangle reduction due to the site and right-of-way conditions. Staff added that the packet was reviewed by all departments, including Public Works. Mr. Green presented an aerial showing sight lines at the Palafox and Cedar intersection to show that the project would not further impact visibility beyond the current conditions. Board Member Villegas asked about the maximum height of fences in this district, and staff answered that there is none in the South Palafox Historic District. She did have concerns over the long-term development of the area and how the visibility triangle might be impacted with future growth and use of the district.

Board Member Villegas made the motion to approve as submitted, including the applicant's request to reduce the visibility triangle from 15' to 0'. The motion was seconded by Board Member Powell, and it carried unanimously.

Request for Final Plat Approval – 10th Avenue Development Subdivision

Bear General Contractors, Inc. is requesting final plat approval for the 10th Avenue Development Subdivision. The project is located within the R-1A zoning district of which two (2) parcels will be subdivided into nine (9) lots to accommodate single-family detached residences and one (1) lot to accommodate stormwater requirements. The preliminary plat was approved by Planning Board in August 2024. The property area is 1.79 acres, the maximum density is 12.4 dwelling units per acre, and setback requirements include front

setbacks of 20', side setbacks of 5', and rear setbacks of 25'.

Caroline McCarty and Jack Myslack presented to the board. It was clarified that all driveways would connect to 10th Avenue and that a sidewalk will be provided in the right-of-way. The board discussed the width of the right-of-way in that area and wanted to ensure that there would be enough room so that parked cars would not project into the street. The applicants clarified that there would be sufficient space.

Board Member Powell made the motion to approve as submitted. The motion was seconded by Board Member Grundhoefer, and it carried unanimously.

Request for Vacation of Street and Alley Rights-of-Way – 1000 W. Moreno Street

A request has been received from Baptist Hospital for vacation of rights-of-way at 1000 W. Moreno Street and adjacent Baptist Hospital parcels (1100 BLK W. Mallory Street, 1200 W. Mallory Street, and 1700 N. "J" Street). The rights-of-way include a portion of Mallory Street, a portion of "I" Street, and three sections of alleys. All subject rights-of-way are located within parcels owned by Baptist Hospital and there are no other abutting property owners who would be impacted by the vacation request.

In addition to the right-of-way vacation, the applicants are requesting that City Council not retain easements for public utilities, except within the Mallory Street right-of-way portion. All utility providers have provided comments of "no objection" to the vacation and to the easement extinguishment request, with the exception of a 30'-wide easement in the Mallory Street portion to accommodate an existing Florida Power & Light facility. The application was routed through the various City departments and utility providers.

KC Gartman and Steve Bien presented to the board and gave an overview of the project. Board Member Grundhoefer asked about portions of "I" Street not included in the application and whether they had been vacated. City Surveyor Odom offered that the portion of "I" Street subject to the request appears to have been missed during past vacation requests. Historically, the multiple parcels were a mix of City-owned and County-owned, until all of the parcels now owned by Baptist Hospital were annexed into the City. In working with the County and in review of all available documents, there is no evidence that the subject portion of "I" Street was ever vacated by either the City or County in the past. Vacation records were found for all other rights-of-way, except for those under review in this application. Board Member Grundhoefer did not have objection to the request and asked if they would see some form of plans for the development. Mr. Bien presented several conceptual plans and elevations to the board. The plan is to construct 268 units, with a possible park or green space on the western end. The board and applicants further discussed future plans for the site.

Board Member Villegas made the motion to approve as submitted. The motion was seconded by Board Member Sampson, and it carried unanimously.

Open Forum – none

Discussion – Additional discussion was provided on past Board applications.

Adjournment – With no further business, the Board adjourned at 2:45 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gregg Harding', with a long horizontal flourish extending to the right.

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-33

Planning Board

1/14/2025

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None