



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

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MEMORANDUM

TO: Planning Board

FROM: Barbara Winns, Urban Planner II

THROUGH: T. Lloyd Kerr, AICP, Bureau Chief

DATE: September 30, 2008

RE: Review of Calabria Place, a proposed Planned Unit Development, requested by Hammond Engineering, Inc, agent and engineer for JKP International, inc., owner and developer.

RECOMMENDATION:

That the Planning Board review the development plan for Calabria Place, a Planned Unit Development (PUD), and transmit a recommendation to the Board of County Commissioners (BCC) for review.

BACKGROUND:

Hammond Engineering, Inc., project agent and engineer, submitted a PUD application proposing a 90-lot single-family residential subdivision within a 9.75-acre 2-parcel site on the west side of Bowman Avenue across from Rebecca Street. The site is within the UR (urban residential) future land use category, and the C-2 (General commercial and light manufacturing) and R-3 (One- and two-family, cumulative, medium density) zoning districts.

The development proposes rear yards less than the zoning district minimums and street right-of-way width less than standard as exceptions to the applicable C-2 and R-3 zoning district requirements and subdivision design provisions. As required by Article 6 of the Land Development Code, the application is being processed through the Development Review Committee (DRC) and Planning Board pending BCC approval of the plan with its requested exceptions.

BUDGETARY IMPACT:

There are no budgetary impacts anticipated as part of this ordinance.

LEGAL CONSIDERATION/SIGN-OFF:

The legal advertisement of the PUD public hearing has been reviewed and approved by Stephen G. West, Assistant County Attorney.

PERSONNEL:

No additional staff is required to process the PUD application.

POLICY/REQUIREMENT FOR BOARD ACTION/DISCUSSION:

Article 6 of the Land Development Code requires that the Planning Board review the PUD in a public hearing and transmit its recommendation to the BCC.

IMPLEMENTATION REQUIREMENTS:

Following BCC approval of the proposed development plan, and separate county approval of a subdivision infrastructure construction plan, the applicant will be authorized to proceed under the conditions of a development order. Subsequently, upon completion of construction and final plat approval, Building Inspections may issue permits allowing construction of homes on all lots within the subdivision.

COORDINATION WITH OTHER AGENCIES/PERSONS:

The project, with its requested exceptions to applicable zoning district and subdivision design requirements, has been reviewed and conditionally recommended for approval by the DRC. The BCC will act upon the Planning Board's recommendation in a public hearing.

TLK:bw:dvf

Attachments: Staff analysis of DRC criteria
Applicant's project narrative and review criteria booklet