



# APPLICATION FOR SITE PLAN APPROVAL

Please Check Application Type and Required Fees:

Site Plan "A"		
<input checked="" type="checkbox"/>	Conditional Use	
<input type="checkbox"/>	Special Planned Development	
<input type="checkbox"/>	Major Revisions to SSD's	
<input type="checkbox"/>	Exception to the 4,000 sq. ft. maximum area for a commercial use in an R-NC district	
Site Plan "A" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling	Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

Site Plan "C"		
<input type="checkbox"/>	Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:		
<input type="checkbox"/>	Application	Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council	Fee: \$250.00

Site Plan "B"		
<input type="checkbox"/>	Conservation district (CO)	
<input type="checkbox"/>	Airport district – all private, non-aviation related development in the ARZ zone and all developments except single-family in an approved subdivision in the ATZ-1 and AZT-2 zones	
<input type="checkbox"/>	Waterfront Redevelopment district (WRD)	
<input type="checkbox"/>	South Palafox Business district (SPBD)	
<input type="checkbox"/>	Interstate Corridor district (IC)	
<input type="checkbox"/>	Multi-family developments over 35' high within the R-2A district	
<input type="checkbox"/>	Buildings over 45' high in the R-2, R-NC and C-1 districts	
Site Plan "B" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling	Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

**APPLICATION DEADLINE IS 30 CALENDAR DAYS PRIOR TO THE PLANNING BOARD MEETING**

Applicant Information:

Name: John David Ellis Date: 02/04/2022

Address: 321 N deVilliers St. Ste. 101, Pensacola, FL 32501

Phone: 8503120012 Fax: \_\_\_\_\_ Email: johndavidellisjr@gmail.com

Property Information:

Owner Name: PLVS VLTRA LLC Phone: 8505053533

Location/Address: 209 N A St. Pensacola, FL 32502

Parcel ID: 00 - 0S - 00 - 9080 - 260 - 015 Square Feet/Acres: 8400SF/0.193 ac

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of site plan approval: To allow for the adaptive reuse of the existing structure into 6 dwelling units.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this site plan and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

J. Ellis  
Signature of Applicant  
(Owner of Property or Official Representative of Owner)

02/04/2022  
Date

# *PLVS VLTRA*

## **Conditional Use Approval - Mt. Lily**

Mt. Lily aims to be a small step towards providing a private solution to the public problem of housing affordability in Pensacola. This problem is getting worse each day, so by transforming this former church into 6 units of affordable rental housing in the heart of downtown Pensacola, we can begin to improve the quality of life of area residents. We aim to make these units and our building both beautiful and affordable, with an intended goal of renting out each unit well below market rents.

For context, In 2021, median home prices in the U.S. rose by 16.9%. This was the highest increase on record and while this has done well to bolster the wealth and financial security of homeowners throughout the country, this has also put homeownership out of reach for many, and increased the cost of rentals for many more. In the city of Pensacola, the Affordable Housing Task Force identified these key findings in their report released in 2020:

- Median Renter Households make only 66% of the Area Median Income - we hope to deliver units far below this income level.
- Renters are far more likely to be cost-burdened than homeowners - our project addresses the greatest need right now.
- 70% of our housing stock is single-family detached - this project adds to the diversity of our current housing stock.

To put it in plain terms, the task force concluded that we do not have enough housing, and even worse, the housing we do have is out of reach for most.

By approving the conditional use you will:

1. Demonstrate a genuine desire to address one of the greatest threats to continued growth and vibrancy that our city faces.
2. Preserve the integrity of the community fabric by creating attainable housing for the Westside-Garden District.
3. Eliminate more than a decade of vacancy and underutilization of this building which was once a fixture of this historic neighborhood.

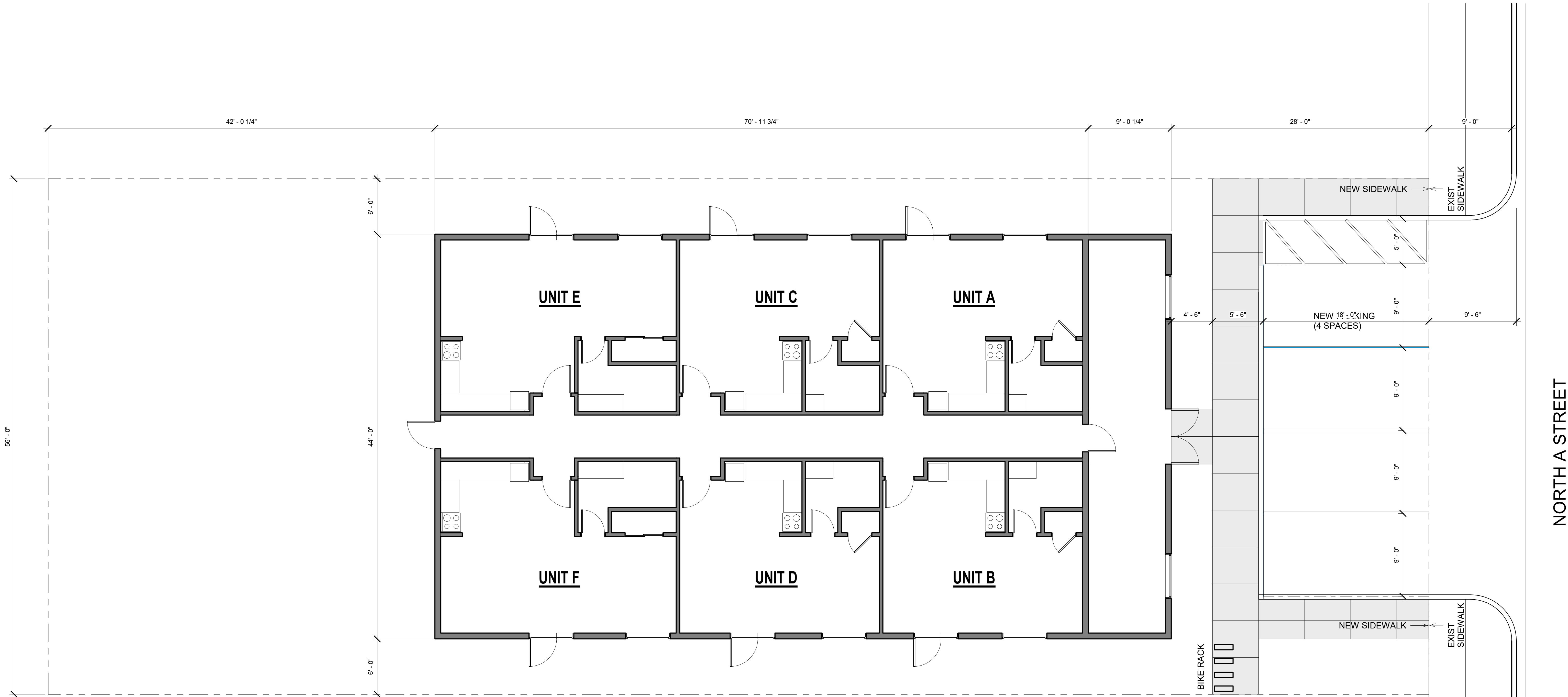
You have an opportunity before you to help us transform the lives of the working people of Pensacola by approving the conditional use being requested. We hope this is an easy decision for you to make. Thank you for your consideration, and for your contributions to the people of Pensacola.

**Legal Description- 209 N A St. Pensacola, FL 32502**

**LTS 26 27 BLK 15 DB 542 P 337 MAXENT TRACT CA 104**

Lots 26 and 27, Block 15, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C Watson in 1903.

Parcel ID Number: **000S009080260015**



**PARCEL DATA:**

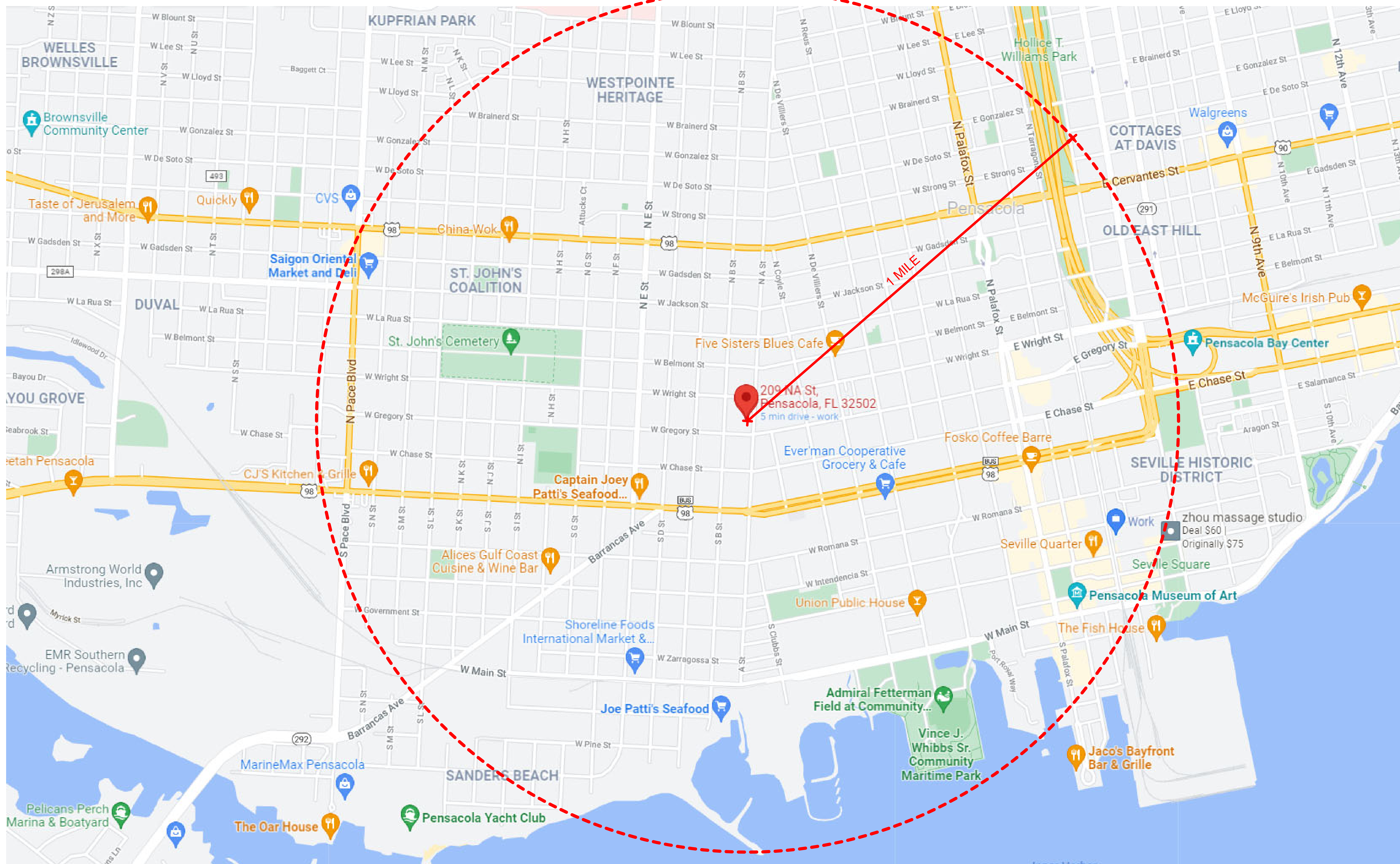
PARCEL AREA: 8,400 SF (0.193 ACRE)  
 EXISTING ZONING: R1-A  
 EXISTING USE: CHURCH  
 EXISTING BUILDING AREA: 3,502 SF  
 EXISTING PARKING: 2 SPACES  
 OVERLAYS: PENSACOLA INNER CITY CRA  
 WESTSIDE CRA  
 URBAN INFILL  
 URBAN DESIGN OVERLAY DISTRICT

**PROPOSED ADAPTIVE RE-USE:**

PROPOSED DWELLING UNITS: 6 (AVG DU SIZE = 465 SF)  
 DU/ACRE: 31.1 (35 MAX)  
 EXISTING BUILDING AREA: 3,502 SF (NO CHANGE TO EXISTING FOOTPRINT)  
 HEIGHT: 25 FT (NO CHANGE TO EXISTING HEIGHT, 45 FT MAX)  
 YARD & SPACING REQ.: ADAPTIVE RE-USE EXISTING CHURCH (NO CHANGE TO FOOTPRINT)  
 COMMON AREA: 3,862 SF  
 PARKING: 4 SPACES [6 REQ'D W/ CREDIT FOR 2 SPACES FOR BIKE RACK (1) & ADMINISTRATIVE REDUCTION (1)]  
 TREE COVER & VEGETATION: MINIMAL EXISTING VEGETATION TO REMAIN







PLACES FOR PEOPLE, LLC  
1904 E. LEONARD ST.  
PENSACOLA, FL 32503  
(850) 380-8020 | AR#96913

ADDRESS: 209 N A STREET  
PARCEL ID: 00-0S-00-9080-260-015

# MT LILY

VICINITY MAP



2/4/2022 10:37:03 AM

SCALE: 1 : 7200



# National Flood Hazard Layer FIRMette



## Legend

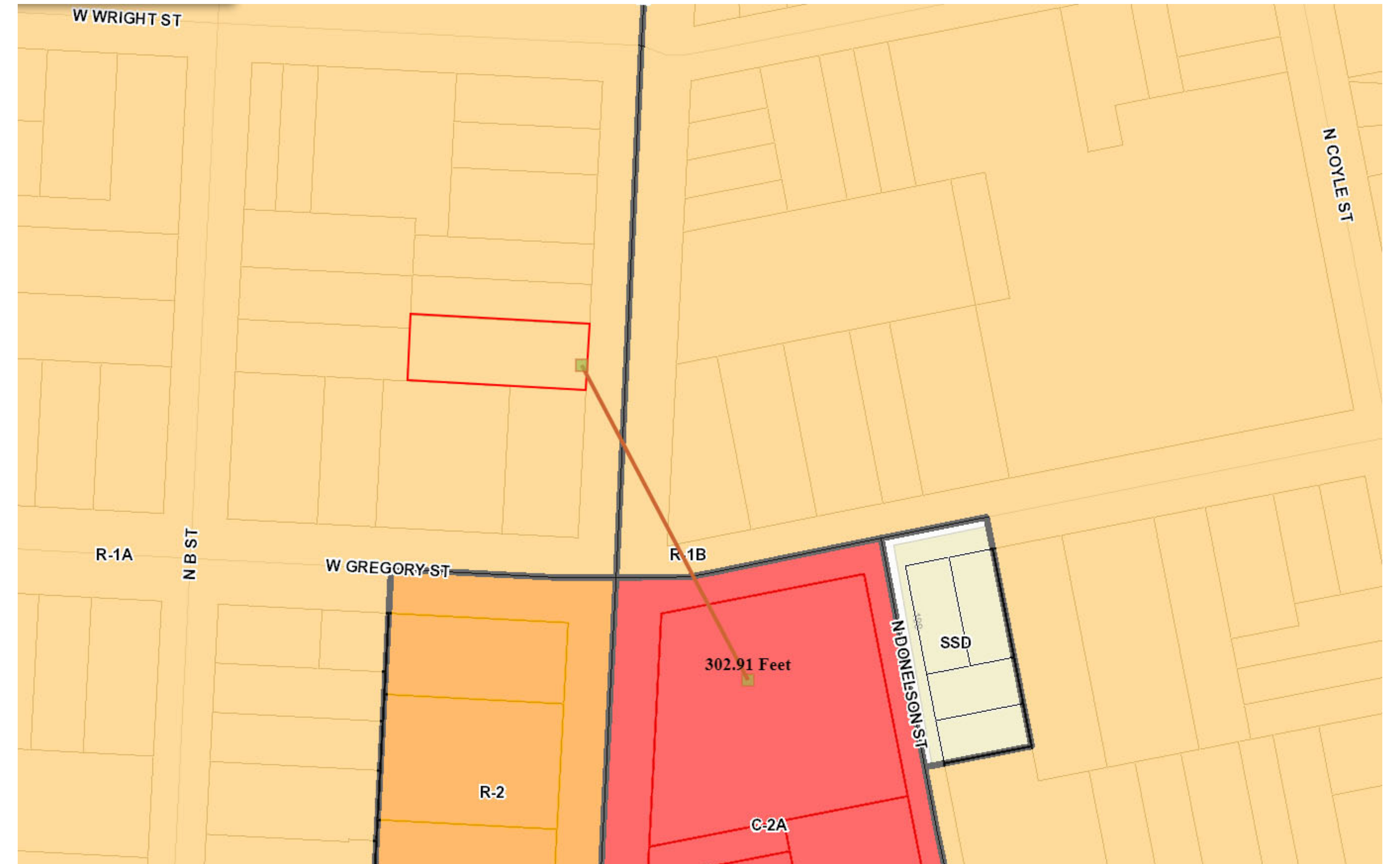
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/4/2022 at 7:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





[Restore Full Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	000S009080260015	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	152451000	2021	\$41,940	\$92,989	\$134,929	\$134,929
<b>Owners:</b>	MOUNT LILLY BAPTIST OF THE CITY OF PENSACOLA FLORIDA	2020	\$41,940	\$93,177	\$135,117	\$135,117
<b>Mail:</b>	C/O PLVS VLTRA LLC 321 N DEVILLIERS ST STE 101 PENSACOLA, FL 32501	2019	\$41,940	\$90,244	\$132,184	\$125,081
<b>Situs:</b>	209 N A ST 32502	<b>Disclaimer</b>				
<b>Use Code:</b>	CHURCH	<b>Market Value Breakdown Letter</b>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<b>Tax Estimator</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>File for New Homestead Exemption Online</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
11/12/2021	8667	355	\$55,000	WD		<b>Legal Description</b>	
11/12/2021	8667	354	\$100	WD		LTS 26 27 BLK 15 DB 542 P 337 MAXENT TRACT CA 104	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b>	
						None	

**Parcel Information**

[Launch Interactive Map](#)

**Section Map Id:**  
[CA104](#)

**Approx. Acreage:**  
0.1970

**Zoned:**  
R-1A

**Evacuation & Flood Information**  
[Open Report](#)

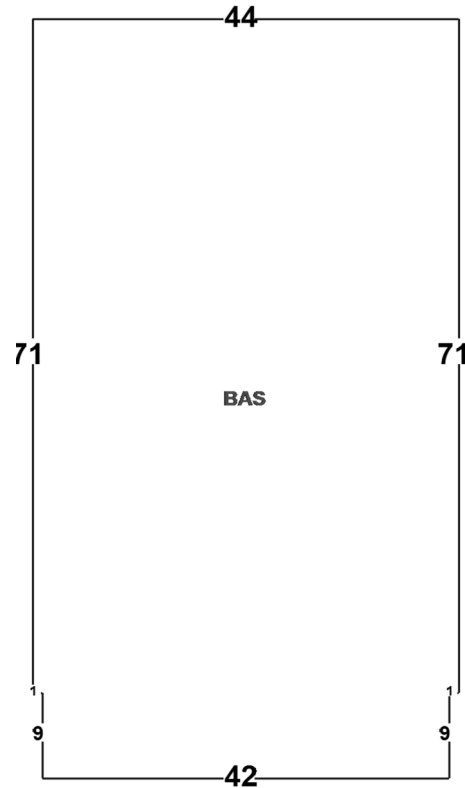
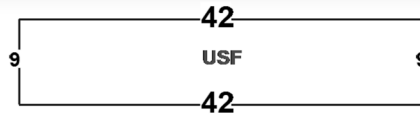
[View Florida Department of Environmental Protection \(DEP\) Data](#)

**Buildings**

Address: 209 N A ST, Year Built: 1958, Effective Year: 1970, PA Building ID#: 26043

Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-0**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**EXTERIOR WALL-CONCRETE BLOCK**  
**FLOOR COVER-VINYL/CORK**  
**FOUNDATION-SLAB ABOVE GRDE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**INTERIOR WALL-EXPOSED BLK/BRK**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-2**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-10**  
**STRUCTURAL FRAME-MASONRY PIL/STL**



Areas - 3880 Total SF

**BASE AREA - 3502**  
**UPPER STORY FIN - 378**

Images



2/2/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



# Escambia County, FL - Address Search

209 N A ST




## Warning: This is not a survey

This site was prepared by the Escambia County GIS Division and is provided for information purposes only. It is not to be used for development of construction plans or any type of engineering services based on the information depicted herein and is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

## Administrative Report

<b>Parcel Site Address:</b>	209 N A ST
<b>Parcel Ref (link to Property Appraiser):</b>	<a href="#">00-0S-00-9080-260-015</a>
<b>Tax Collector ID (link to Tax Collector):</b>	<a href="#">152451000</a>
<b>Commission District:</b>	3
<b>Jurisdiction:</b>	CITY OF PENSACOLA
<b>Subdivision:</b>	None
<b>Zip Code of Site Address:</b>	32502 (Note: Must be verified with USPS)
<b>Water Franchise:</b>	EMERALD COAST UTILITIES AUTHORITY
<b>Elementary School Zone:</b>	Global Learning Academy (Note: Must be verified with the ECSD)
<b>Middle School Zone:</b>	Workman (Note: Must be verified with the ECSD)
<b>High School Zone:</b>	Pensacola (Note: Must be verified with the ECSD)
<b>Voting Precinct:</b>	31
<b>Polling Place:</b>	Christ Church Pensacola (Note: Must be verified with the ECSD)
<b>Mosquito Spray Area::</b>	14

### Emergency Management Report

 <b>Hurricane Evacuation Zone:</b>	No
<b>Special Flood Hazard Area:</b>	X
<b>DFIRM Panel:</b>	12033C0390G
<b>Base Flood Elevation:</b>	Not Available
<b>Wind Zone:</b>	140
<b>Fire District:</b>	PENSACOLA - 10

### Topographical Report

<b>Wetlands Attribute (not an official wetland determination):</b>	No
<b>Soils Map Unit Name:</b>	FOXWORTH SAND, 0 TO 3 PERCENT SLOPES
<b>Drainage Basin:</b>	PENSACOLA BAY
<b>Drainage Basin Number:</b>	VIII

### Land Use Report

Land use report not available. Please check with the CITY OF PENSACOLA

### Parcel Map Image

