



# APPLICATION FOR SITE PLAN APPROVAL

## Please Check Application Type and Required Fees:

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

Site Plan "C"	
Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:	
Application	Fee: \$1,500.00
Appeal to City Council	Fee: \$250.00

Site Plan "B"	
Conservation district (CO)	
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	
Waterfront Redevelopment district (WRD)	
South Palafox Business district (SPBD)	
Interstate Corridor district (IC)	
Multi-family developments over 35' high within the R-2A district	
Buildings over 45' high in the R-2, R-NC and C-1 districts	
Site Plan "B" Fees:	
Preliminary	Fee: \$1,500.00
Final	Fee: \$1,500.00
Preliminary & Final	Fee: \$2,000.00
Review Board Rehearing/Rescheduling	Fee: \$250.00
City Council Rehearing/Rescheduling	Fee: \$750.00

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

### Applicant Information:

Name: Jon LaPlante, Wilsoncap LLC Date: 05/07/2021

Address: P.O. 61127 Rosemary Beach, FL 32461

Phone: 850-258-2928 Fax: \_\_\_\_\_ Email: jdlaplante@gmail.com

### Property Information:

Owner Name: Wilsoncap LLC Phone: 850-258-2928

Location/Address: 1201 Cypress Street, Pensacola, FL 32502

Parcel ID: 00-0S-00-9080-071-177 & 00-0S-00-9080-000-198 Square Feet/Acres: +/- 4.5

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

Purpose of site plan approval: The applicant seeks planning board approval for the development of a multi-family residential rental project consisting of 231 attached residential units. No setback nor height variances are requested. Typical landscape requirements are met and exceeded. A density bonus is requested based on unique site design, green building design principles, and a dedicated public waterfront promenade.

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.

Signature of Applicant [Signature] FOR JON LAPLANTE Date 5/7/21  
(Owner of Property or Official Representative of Owner)



# CYPRESS STREET

OWNER/DEVELOPER: WILSONCAP LLC

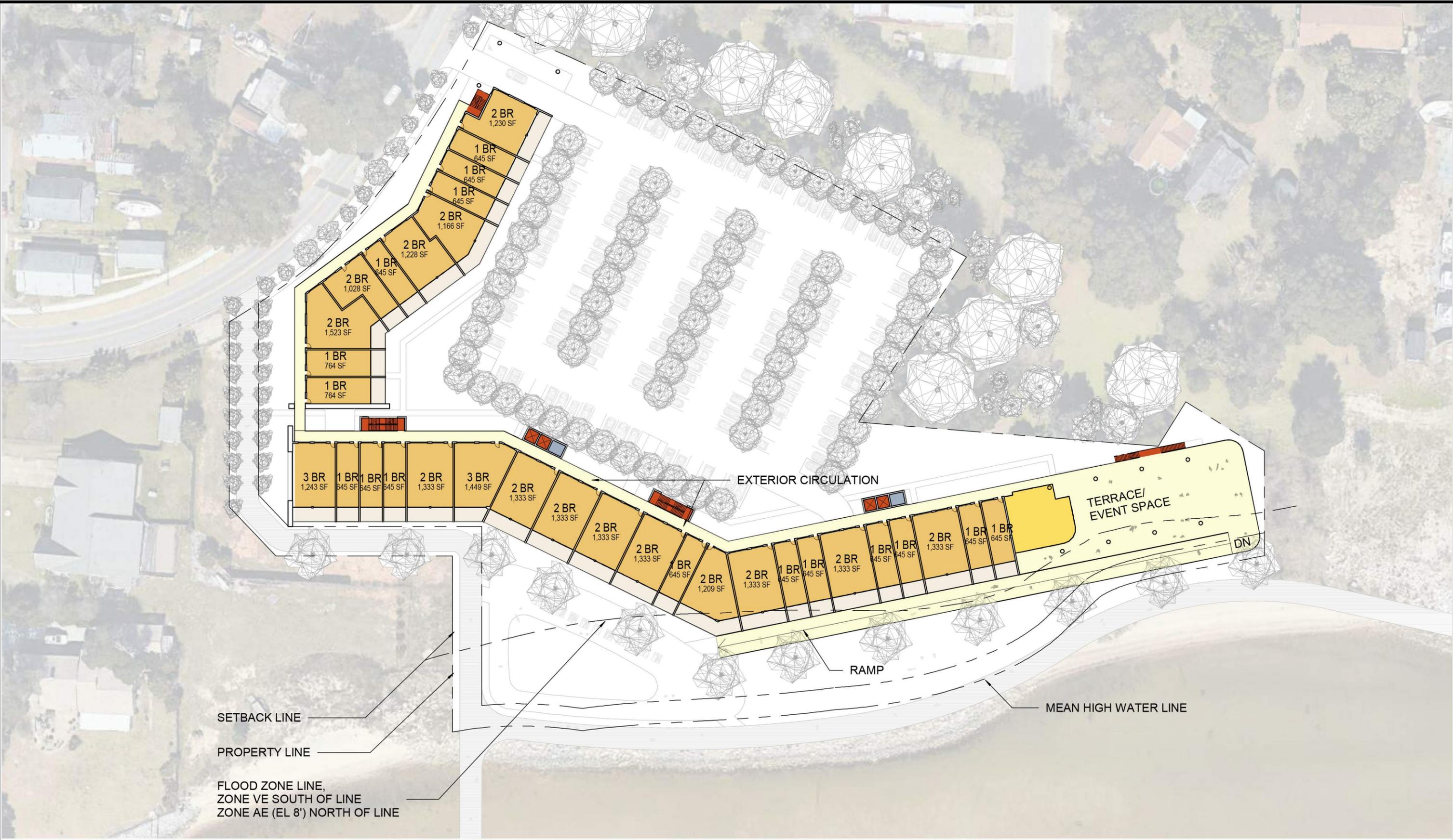
CONTEXT PLAN

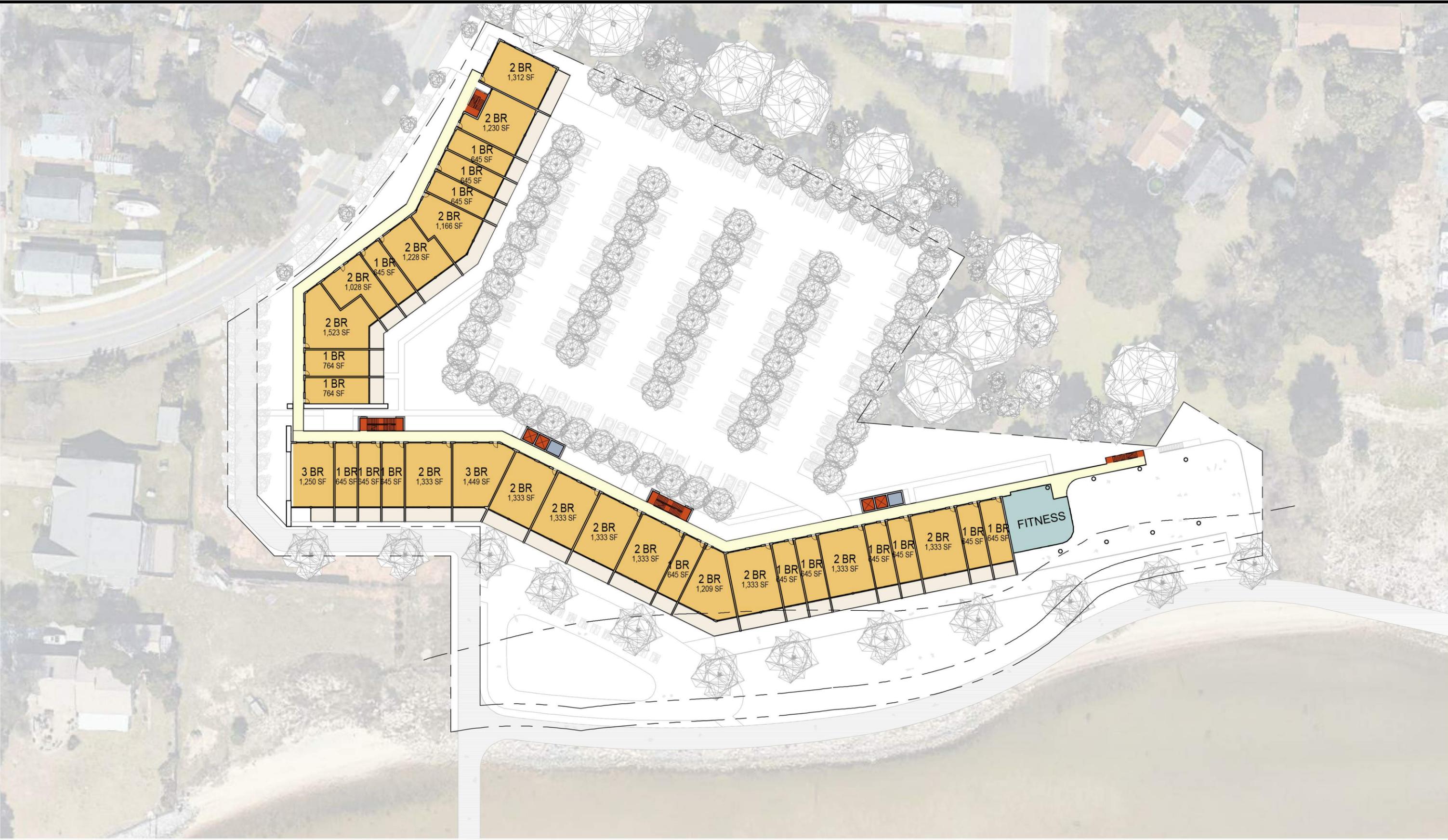
A0

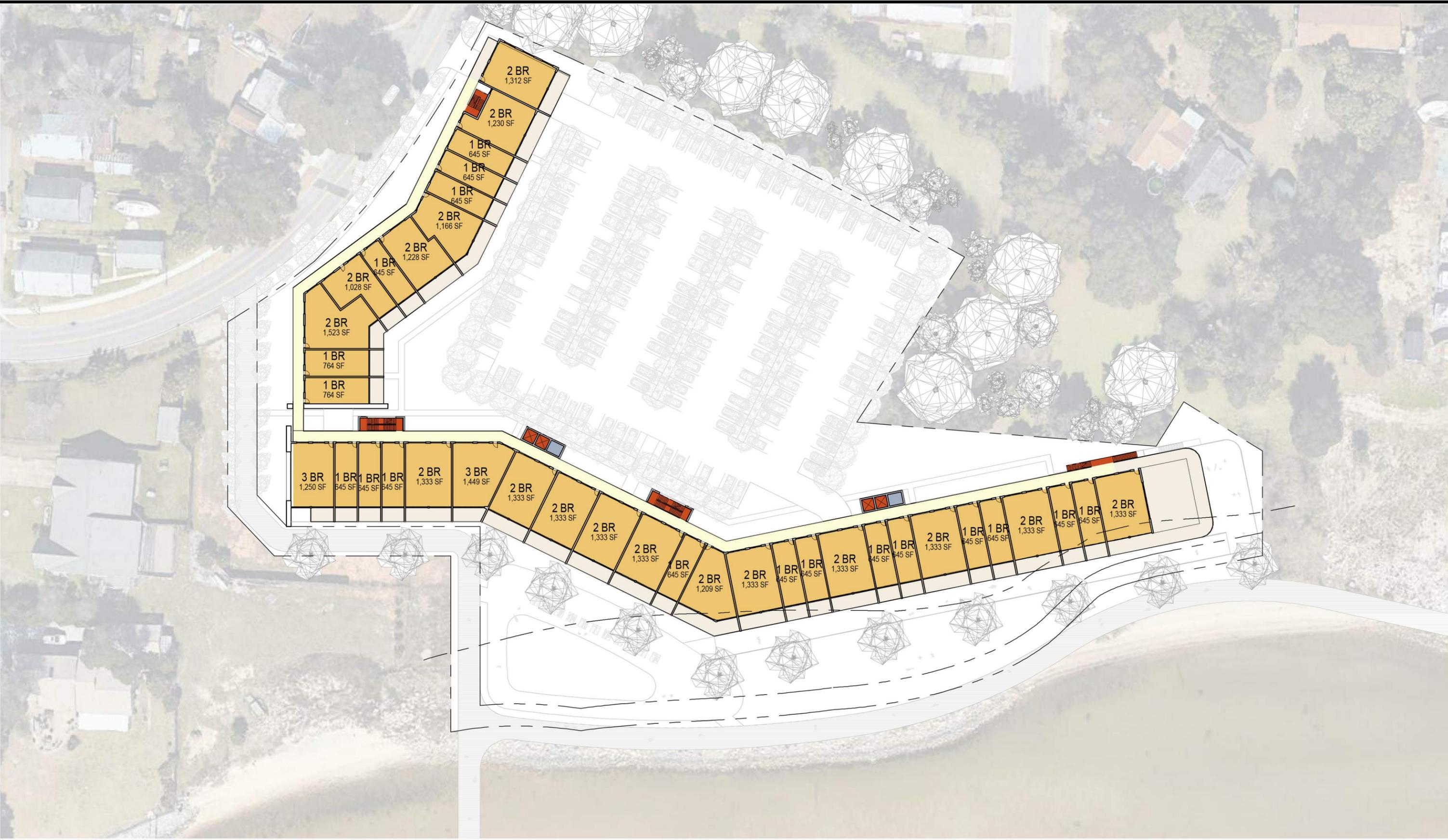
05/07/2021

147 COVERED  
 166 UNCOVERED PARKING SPACES  
 313 TOTAL PARKING SPACES









# CYPRESS STREET

OWNER/DEVELOPER: WILSONCAP LLC

LEVEL 4

1" = 60'-0"

A4

05/07/2021





# CYPRESS STREET

OWNER/DEVELOPER: WILSONCAP LLC

LEVEL 6

1" = 60'-0"

A6

05/07/2021







BUILDING HEIGHT IS MEASURED FROM THE FIRST HABITABLE FLOOR (GROUND LEVEL PARKING DOES NOT COUNT TOWARDS THE BUILDING HEIGHT).

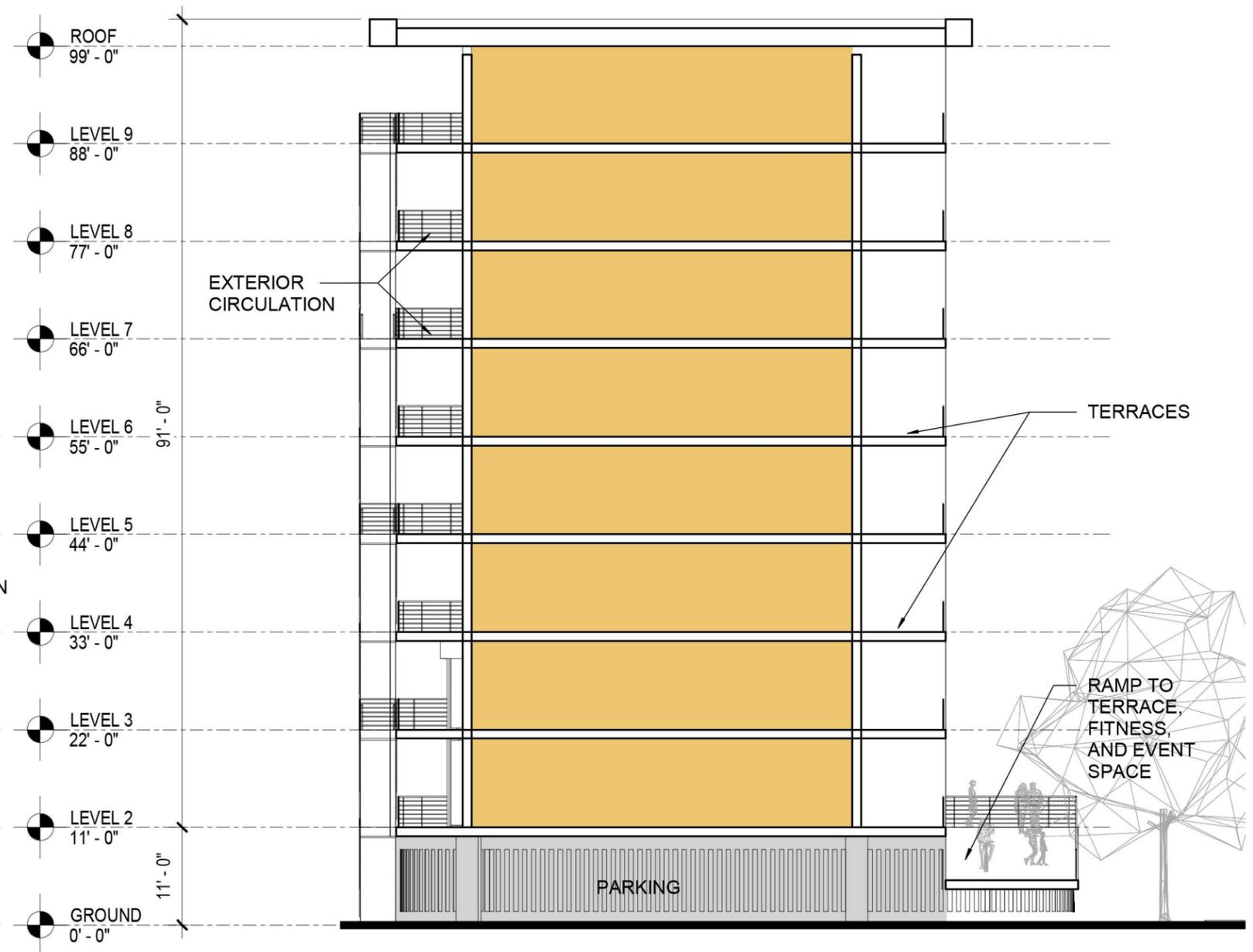
BUILDING HEIGHT CAN BE 45' BEGINNING AT THE PROPERTY LINES. YOU CAN ADD 3' IN HEIGHT FOR EACH ADDITIONAL 1' THE BUILDING IS SETBACK FROM THE PROPERTY LINE.

BUILDING 1:  
105' ALLOWED HEIGHT WITH A 20' MINIMUM SETBACK

BUILDING 2:  
54' ALLOWED HEIGHT WITH A 3' MINIMUM SETBACK



② BUILDING 2 CROSS SECTION  
1/16" = 1'-0"



① BUILDING 1 CROSS SECTION  
1/16" = 1'-0"



WATER VIEWS AND SOUTH FACING  
TERRACES

TERRACE,  
FITNESS, AND  
EVENT SPACE

GROUND LEVEL  
COVERED PARKING

RAMP TO TERRACE  
LEVEL



EXTERIOR CIRCULATION TERRACES

VEHICLE ENTRANCE

GROUND LEVEL COVERED PARKING







WATER VIEWS AND SOUTH FACING  
TERRACES

GROUND LEVEL  
COVERED PARKING

PARKING

TERRACE,  
FITNESS, AND  
EVENT SPACE

POOL

BOARDWALK

BEACH

RAMP TO TERRACE  
LEVEL



## UNIT MIX

Room Name	Area	Count
BUILDING 1		
1 BR		
1 BR	645 SF	88
1 BR: 88		
2 BR		
2 BR	1,209 SF	8
2 BR	1,333 SF	70
2 BR: 78		
3 BR		
3 BR	1,243 SF	1
3 BR	1,250 SF	7
3 BR	1,449 SF	8
3 BR: 16		
184		
BUILDING 2		
1 BR		
1 BR	645 SF	11
1 BR	764 SF	8
1 BR: 19		
2 BR		
2 BR	1,028 SF	4
2 BR	1,166 SF	4
2 BR	1,228 SF	4
2 BR	1,230 SF	4
2 BR	1,312 SF	3
2 BR	1,523 SF	4
2 BR: 23		
47		
Grand total: 224		