



**SUBDIVISION PLAT**

**Preliminary Plat**

Fee: \$1,000.00 + \$25/lot

**Final Plat**

Fee: \$1,500.00 + \$25/lot

1. *Applicable Parks/Open Space Fees are due prior to recording the Final Plat;*
2. *Resubmittal: 1/2 the initial fee;*
3. *Rescheduling of Planning Board/City Council: \$250.00*

Applicant Information	Owner Information (If Different from Applicant)
Name: <u>Geci &amp; Associates Engineers, Inc.</u>	Name: <u>Robert Hurst</u>
Address: <u>2950 N 12th Avenue,</u> <u>Pensacola, Florida 32503</u>	Address: <u>1 Bayou Blvd.</u> <u>Pensacola, Florida 32503</u>
Phone: <u>(850) 432-2929</u>	Phone: <u>(850) 393-0921</u>
Email: <u>clint@geciengineering.com</u>	Email: <u>roberthurst@cox.net</u>

Property Information

Location Address: 100 Blk Stillman Street, Pensacola, Florida 32505

Subdivision Name: \_\_\_\_\_

Parcel ID #: 0 0 - 0 S - 0 0 - 9 0 9 0 - 0 0 1 - 1 2 7

# of EXISTING Parcels to be Subdivided: 1    # of PROPOSED Lots: 56    Total Acreage: 5.33

Type of Subdivision:  Residential     Non-Residential/Commercial

Legal Description: Attached a full legal description from deed or survey

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)?  YES  NO

If YES, Please specify the exact Variance requested: \_\_\_\_\_  
\_\_\_\_\_

*I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based upon non-compliance with the 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 and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.*

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

For Office Use Only		
Zoning: _____	FLUM: _____	Council District: _____
Date Received: _____	Case Number: _____	
Application Fee: _____	Receipt #: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: _____ FINAL: _____	Recommendation: _____	
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

**Planning Services**

**222 W. Main Street, Pensacola, Florida 32502**

**(850) 435-1670**

**Email: [PlanningApplications@CityOfPensacola.com](mailto:PlanningApplications@CityOfPensacola.com)**

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

**SUBDIVISION PLAT**

**Sec. 12-7-6. Sites for public use.**

- (a) *School sites.* The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) *Sites for park and recreation or open space.* Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
  - (1) *Dedication of land for park, recreation or open space needs.* The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
  - (2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) *Public streets.* All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

**Open Space Requirements (only applicable to residential subdivision)**

Sec. 12-7-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check the preferred method of meeting the requirement:

(a) Total Land Area: 5.33 acres

5% for land dedication: N/A acres

(may NOT equal less than 1/4 acre)

(b) Value of Land \$ 178,929  
 (per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ 8,946.45

(Check payable to the City of Pensacola. Due after plat approval, *prior to receiving signatures*)

LEGEND:

- P.O.C. Denotes Point of Commencement
P.O.B. Denotes Point of Beginning
R/W Denotes Right-of-Way
B.S.L. Denotes Building Setback Line
P.C. Denotes Point of Curvature
P.T. Denotes Point of Tangency
P.R.C. Denotes Point of Reversed Curvature
C.C. Denotes Point of Compound Curvature
R.P. Denotes radius point
P.I. Denotes point of Intersection
(NR) Denotes Non-Radial Line
R Denotes Length of Radius
ARC Denotes Length of Arc
CH Denotes Length of Chord
C.B. Denotes Bearing of Chord
E.G.U.A. Emerald Coast Utilities Authority
DA Denotes Delta Angle
P.M.S. Denotes Permanent Referenced Monument Set #T073
P.C.P. Denotes Permanent Control Point set (PCP) #T073
O.R. Official Record Book
GPS Global Positioning System
LB Licensed Business
PSM Professional Surveyor & Mapper
PE Professional Engineer
NAD North American Datum
NAVD North American Vertical Datum
LLC Limited Liability Corporation
LDM Low density mixed-use district
ML-5 Mixed-use suburban

SURVEYOR'S NOTES:

- 1) The sign (°) means degrees, The sign (') means feet or minutes, The sign (") means seconds.
2) Measurements made in accordance to United States Standards.
3) All dimensions on curves are arc distances.
4) Subject to setbacks, easements and restrictions of record.
5) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Escambia County.
6) Bearings are based on the west right of way of Stillman Street as South 04°15'45" West (grid north).
7) Utility easements as shown hereon are to include cable television in accordance with Plat Act Chapter 177.091(2B).
8) The survey as shown hereon does not determine ownership.
9) There is a 5-foot private drainage easement along all common lot lines. Homebuilder is to construct drainage systems as required along these easements to direct stormwater to conveyance system. Fences and any other structures in these easement shall not impede stormwater flow.
10) No fences or other structures shall be constructed in the public drainage/access easement. These easements shall be accessible at all times.

CABLE TELEVISION NOTE:

All platted utility easements as shown hereon shall also be easements for the construction, installation, maintenance, and operations of cable television in accordance with and subject to the provisions of Section 177.091 (2B) Florida Statutes.

BUILDING SETBACKS REQUIREMENTS WITHIN RI-A:

- Front yard = 20 feet
Rear yard = 25 feet
Side yard = 5 feet
Single-family attached residences = 5' on one side/0.0' on one side
Single-family detached residences = 5'

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat may be found in the public records of this County.

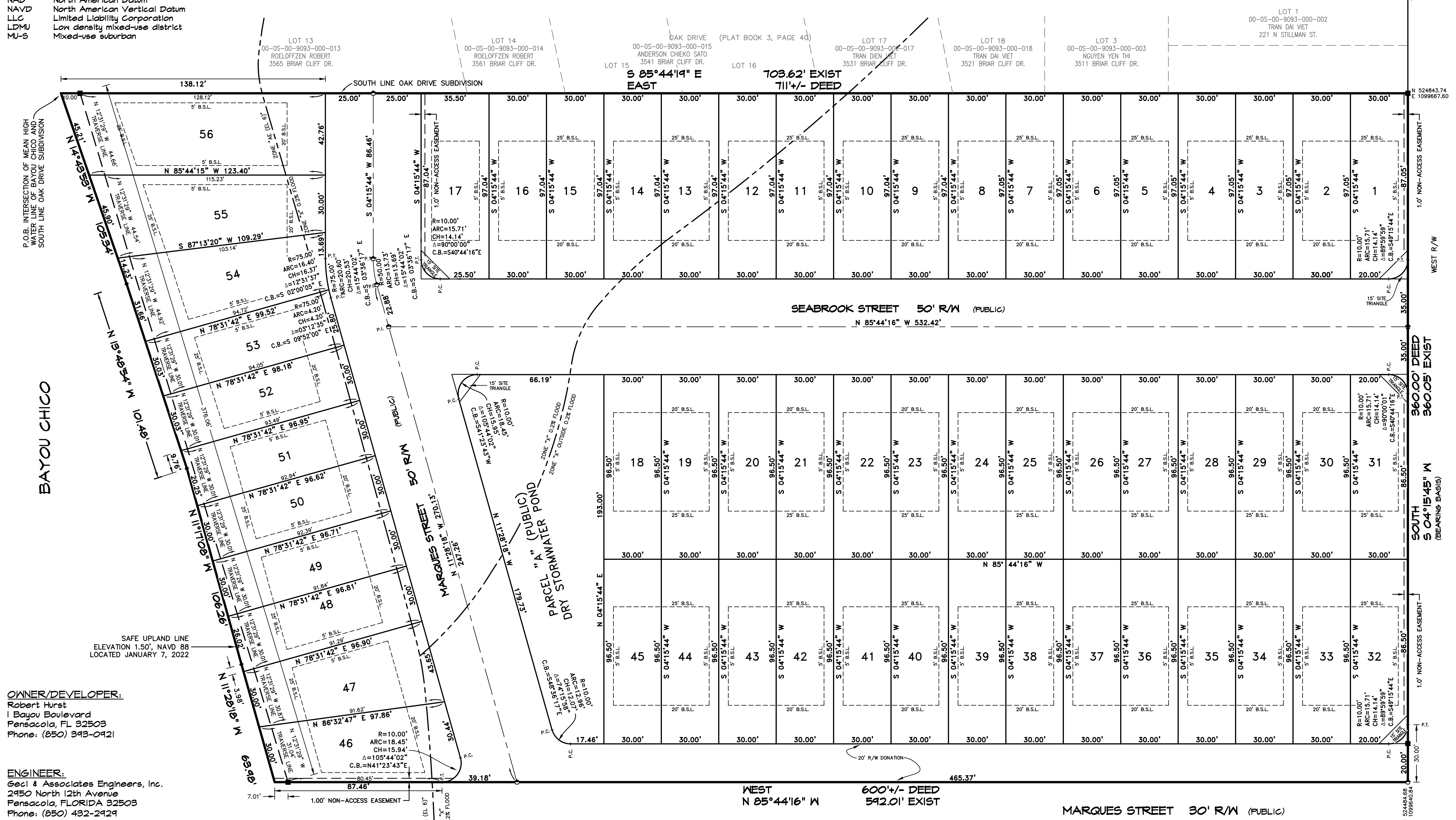
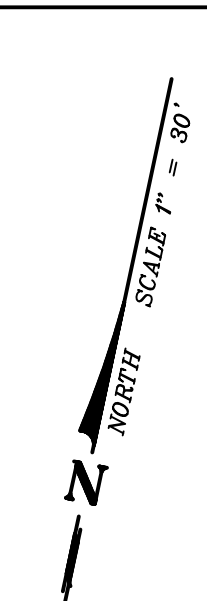
G.I.S. MAPPING

Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet. Coordinates based on continuously operating reference station (CORS) "Pensacola Airport": N 544231.69, E 1121244.12, Z 101.20.

NOTE:

All lots, with the exception of lot 17 and lot 56, are approved for single-family attached residences only. Lot 17 and lot 56 are approved for development as single-family detached residences. For the zoning district, only two-unit townhouses may be constructed on the applicable lots; single-family detached residences will not be allowed due to the lot size requirements.

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



OWNER/DEVELOPER: Robert Hurst, I Bayou Boulevard, Pensacola, FL 32503, Phone: (850) 943-0421

ENGINEER: Gecl & Associates Engineers, Inc., 2450 North 12th Avenue, Pensacola, FLORIDA 32503, Phone: (850) 432-2424

SURVEYOR: Pittman, Glaze and Associates, Inc., 5700 North Davis Highway, Suite 3, Pensacola, FL 32503, Phone: (850) 434-6666

STATE PLANE COORDINATE TABLE

Referenced to NAD 83 (2011) and NAVD 88. Location established from Florida Department of Transportation Permanent Reference Network (PPRN), Florida's Global Navigation Satellite System (GNSS) reference station network. To convert a ground distance to a grid distance multiply the ground distance by the average combined scale factor.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain; 0.2 pct annual chance flood; and Flood Zone "AE (EL 6)", areas determined to be a special flood hazard area subject to inundation by the 1% annual chance flood and is in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12035C03706 Effective September 24, 2006.

LEGAL DESCRIPTION:

A portion of Section 39, Township 2 South, Range 30 West, Escambia County, Florida described as follows: Beginning at the intersection of the mean high water line of Bayou Chico and the South line of Oak Drive Subdivision according to plat filed in Plat Book 3 at Page 40, of the Public Records of said County; Thence East along the said South line of Oak Drive Subdivision a distance 711 feet more or less to the West right-of-way line of Stillman Street (a 55' right-of-way); Thence South along the said right-of-way line a distance of 360.00 feet; Thence West parallel to the South line of Oak Drive Subdivision a distance of 600 feet; more or less to the mean high water line of Bayou Chico; Thence Northwesterly a distance of 371 feet more or less to the Point of Beginning.

DEDICATION Know all men by these present that Robert Hurst, owner of the land herein described and platted hereon, known as Stillman Subdivision hereby dedicate to the public all streets, roads, storm easements and retention ponds as designated on this plat, and do hereby authorize and request the filing of this plat in the public records of Escambia County, Florida.

Witnesses: Print, Signature, Owner: By: Robert Hurst, Print, Signature

STATE OF FLORIDA, COUNTY OF ESCAMBIA Before the subscriber personally appeared known to me to be the individuals described herein and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes herein set forth. They are personally known to me and they did not take an oath. Given under my hand and official seal this day of 2022.

Notary Public, State of Florida My commission expires My commission number

CERTIFICATE OF COUNTY CLERK I, Pam Childers, Clerk of Courts of Escambia County, Florida hereby certify that this plat complies with all the requirements of the Plat Act Chapter 177 Florida Statutes and the same was recorded on the day of 2022 in Plat Book at Page of the public records of said County.

Pam Childers, Clerk of Courts

CITY COUNCIL APPROVAL I, Ericka Burnett, Clerk of the City of Pensacola, Florida, hereby certify that this plat was presented to the City Council at its meeting held on the day of 2022 and was approved by said Council.

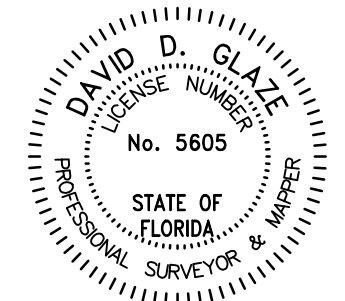
Ericka Burnett, City Clerk, Pensacola, Florida

CITY SURVEYOR STATEMENT This plat has been reviewed for conformity to Chapter 177, Florida Statutes, by the undersigned professional surveyor and mapper for the City of Pensacola

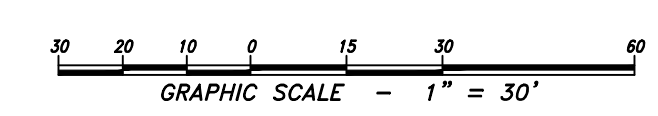
Signed this day of 2022 Leslie D. Odom, Registered Land Surveyor No. 6520

SURVEYOR'S CERTIFICATE The undersigned hereby certifies that this plat is a true and correct presentation of the land described herein, that said land has been subdivided as indicated, that permanent reference monuments (P.R.M.) have been placed as indicated, that the survey was made under my responsible direction and supervision and that the survey data complies with all requirements of The Plat Act Chapter 177.011 - 177.151 Florida Statutes, and that permanent reference monument and permanent control points have been set.

Signed this 5th day of July, 2022 David D. Glaze Registered Land Surveyor No. 5605, LB No. 7073 Pittman, Glaze & Associates 5700 North Davis Highway, Suite 3 Pensacola, FL 32503



STILLMAN SUBDIVISION A 56 LOT TOWNHOME SUBDIVISION OF A PORTION OF SECTION 39, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



RESTRICTIVE COVENANTS FILED IN O.R. BOOK PAGE PLAT BOOK PAGE