



City of Pensacola

Planning Board

Agenda

Tuesday, June 14, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

[22-00617](#) MINUTES FOR THE MEETING OF APRIL 12, 2022

Attachments: [Planning Board Minutes April 12 2022 - DRAFT](#)

REQUESTS

[22-00616](#) PROPOSED AMENDMENT TO SECTION 12-6-4(4) - LANDSCAPE AND TREE PROTECTION (NOTICE) OF THE CODE OF THE CITY OF PENSACOLA

Attachments: [City Council Referral to Planning Board 12-6-4\(4\)](#)
[Proposed amendment language 12-6-4\(4\)](#)

[22-00615](#) REQUEST FOR VACATION OF RIGHT-OF-WAY - 400 BLOCK E. YONGE STREET

Attachments: [Magee Field Vacation of ROW Application](#)
[Review Comments Magee Field Vacation of ROW](#)

[22-00614](#) REQUEST FOR PRELIMINARY PLAT APPROVAL - STILLMAN SUBDIVISION

Attachments: [Stillman Subdivision Preliminary Plat Application](#)
[Sec. 12 3 4. Medium density residential district](#)
[Review Comments Preliminary Plat Stillman Subdivision](#)

OPEN FORUM

DISCUSSION

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 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.

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 to be based.

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 435-1606 (or TDD 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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00617

Planning Board

6/7/2022

SUBJECT:

Minutes for the Meeting of April 12, 2022



MINUTES OF THE PLANNING BOARD

April 12, 2022

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

MEMBERS ABSENT: Board Member Villegas (virtual – no voting).

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Help Desk Technician Russo, Development Services Director Morris

STAFF VIRTUAL: Senior Planner Statler

OTHERS PRESENT: Bob Cordes, Jim English, Brian Spencer, Bob Humley

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 8, 2022
- **New Business:**
- Variance Request – 523 E. Gregory Street
- Aesthetic Review – 523 E. Gregory Street
- Site Plan and Aesthetic Review – 711 S. Palafox Street
- Request for Map Amendments – Baptist Hospital Annexation
- Request for Map Amendments – Mark Eaton Annexation
- Request for Map Amendments – Richards Memorial United Church Property Annexation
- Comprehensive Plan Amendment – Coastal Management Element
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul 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 Larson made a motion to approve the March 8, 2022 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.

New Business –

Variance Request to Section 12-3-12 (1) D.9 – 523. E Gregory Street

Chairperson Paul Ritz addressed the board and stated that applicant, Bob Cordes, is representing the purchasers of a noncompliant restaurant and converting into a further noncompliant restaurant located at 523 E. Gregory Street. Board Member Grundhoefer inquired if there was a setback. Historic Preservation Planner Harding stated that the location is within the Gateway Review zoning district in which setbacks are based upon specific roads. Bob Cordes stated that they complied with the setbacks. A discussion continued in regards to impervious pavers. Board Member Van Hoose thanked the developer for vision and inquired if there would be room for a car in the specified area. Bob Cordes stated that there would not be room for a vehicle and that it would remain landscaped. Board Member Van Hoose asked if the paved area will be where what is now grass on the lot and if traffic flow around the building would be impacted. Bob Cordes answered yes and no respectively. Board Member Van Hoose asked what the specific condition was and noted that the situation of no outside seating was not created by the city. Board Member Powell asked if railroad right of way is a special condition. Chairperson Paul Ritz stated that 81% does not include the triangle of railroad right of way. Chairperson Paul Ritz stated that as a board all need to agree with all seven variance criteria and deliberation was needed. Chairperson Paul Ritz asked if it was an action of the application. Vice Chair Larson stated that going from 75 to 81 by variance and now more. Historic Preservation Planner Harding said he did not think this met the variance criteria, the site is existing non-conforming. Chairperson Paul Ritz agreed with Historic Preservation Planner Harding. Grundhoefer and Van Hoose both stated there were not conditions that exist that are peculiar for criteria #1. Chairperson, Paul Ritz, stated that if all the criteria are not met, the board need not continue. Bob Cordes asked if criteria would be met if he reduced the amount of impervious surface. Assistant Planning & Zoning Manager, Cannon stated that in asking for a variance, all criteria needed to be met. Assistant City Attorney, Lindsay stated a motion could be made that honors the intent and meets with policy of the Board. Reading from the code, Lindsay stated that Cordes could appeal to the Circuit Court if he did not agree with the ruling. Assistant City Attorney, Lindsay continued by saying that in Quasi, you are sitting and acting as a judge in a court of law. Furthermore, applicant (Cordes) has a right to rebuttal, including after deliberation. Harding stated that it can be approved, denied, or modified to a lesser amount. Assistant Planning & Zoning Manager, Cannon followed this by stating it still must meet the criteria. Chairperson, Paul Ritz clarified by asking if it was being suggested to move the impervious surface to an alternative area. Bob Cordes stated he was in agreement to shift some of the impervious area by using impervious pavers. Chairperson, Paul Ritz inquired if anyone had been to Fusion and stated the applicant could trade some pervious to impervious pavers to get 81%. While showing the area on the screen, Bob Cordes stated that the seating is needed, and he would like to take the surface at the dumpsters and replace with pervious pavers. Board member Van Hoose stated if there are able to make that exchange, a motion would not be needed. Assistant Planning & Zoning Manager, Cannon stated that Bob Cordes must work this out with engineering and then a variance would not be required. Chairperson, Paul Ritz asked if everyone understood that they were getting to 85% and

not staying at 81%. Board Member Grundhoefer stated that whatever the area, grant the variance with modifications to offset the amount of area (+/- 600 square feet) with equal amount of pervious pavers. The special condition is adding pervious area to offset. Board Member Powell stated special conditions were existing or we have determined there was one. **Board member Grundhoefer made a motion to approve contingent on the special condition, seconded by Board Member Powell, and it carried 6:0.**

Aesthetic Review – 523 E. Gregory Street

Bob Cordes is requesting a new color scheme, removal of storefront doors, addition of a New Orleans flair to design, a door to outside seating, window replacement, and the addition of handicap parking spaces. Chairperson, Paul Ritz, stated the presentation was weak due to missing images other than the photo of the door. Board Member, Grundhoefer, asked if the outdoor dining area would be fenced as they typically are. Bob Cordes stated they planned on moving the existing fence to the outdoor dining area. He further stated that he was unsure if they would get the variance so they did not plan much other than the color scheme changing. Assistant Planning & Zoning Manager, Cannon, stated ECUA provided comments regarding an easement on former DeLeon Right of way and stated they can't have a permanent structure. Assistant Planning & Zoning Manager Cannon asked if Chairman Paul Ritz was requesting color elevations. Chairperson, Paul Ritz stated that in prior cases, more informative plans have been shown and these plans are inconsistent. He stated it is difficult to address with what was presented. Board Member Grundhoefer asked if the three items could be abbreviated review. Chairperson, Paul Ritz stated the last two had gone to Board Member, Grundhoefer. He requested a motion from the Board to request additional information via an abbreviated review. **Board Member Grundhoefer made a motion to approve the request with additional information to be approved via abbreviated review, seconded by Board member Charletha Powell, and it carried 6:0.**

Site Plan and Aesthetic Review – Application – 711 S. Palafox Street

Jim English is requesting a Site Plan and Aesthetic Review for 711 S. Palafox Street. Brian Spencer referenced 4040 Dunwoody Drive. Jim English discussed with neighbors that their building falls under the category of being a contributing structure by the Architectural Review Board unlike his structure. Historic Preservation Planner Harding provided a history of demo approval. Brian Spencer stated that a precast building system is most appropriate and least impactful to adjacent buildings. Further stating that if you have been along I-10, a building can be seen being constructed using precast. Access to sides is virtually impossible to attain as is the rear due to Baylen Slip. Discussion during demo requested street level detail. Chairperson, Paul Ritz, stated horizontal lines and color like the Cultural Center would be preferable than white in an area with brick. Brian Spencer stated it was to be tan-muted limestone. Assistant Planning & Zoning Manager Cannon referenced special consideration to building within a historic district. Brian Spencer stated that Jim English was at the meeting and could discuss color. Brian Spencer stated to the south is painted stucco, and next painted stucco in pale green. On the north is a newer brick building. Across the street is blue-ish stucco. Brian Spencer further stated they are not interested in faux brick. Brian Spencer said each floor is 3400 square feet, if architects can view floor plan and remote access stairways. Board member Grundhoefer stated that the building is handsome and he is

sure they will come up with a beautiful color. Board Member Grundhoefer stated the garage was lacking human scale. Brian Spencer stated that due to FEMA, a habitable space is not allowed. Board Member Grundhoefer stated that it could be created visually. Board Member Grundhoefer also stated the wall can be blank, not like the Publix façade on Cervantes, but something other than a blank wall could be done. Discussion moved onto floor plan. Brian Spencer stated that rooms along Palafox would have a glass door with ornate entry to building. Chairperson, Paul Ritz asked if there could be embellishment. Brian Spencer stated it goes against good design. Chairperson, Paul Ritz stated spandrel glass could be used to create a storefront effect and could not be seen through. Board Member Grundhoefer stated he wanted the building to feel pedestrian. Jim English mentioned the last thing he wanted to do was stucco and brick, rather, he wanted to bring a historic feeling to South Palafox and with color and texture you can do anything. Chairperson Paul Ritz circled back to wanting to see something at a pedestrian scale other than one nice door and 3 blank spaces. Brian Spencer stated there was an opportunity to create a framework of door and spandrel glass and a transom for reflectivity. Board Member Powell stated this was a good compromise. Board Member Grundhoefer stated that the backside is contemporary and completely appropriate, Chairperson Paul Ritz agreed. Board Member Van Hoose stated that she is not excited about white and felt a darker color would be better due to the abundance of brick on the street. Discussion moved to street view of Escambia Courthouse Building. Chairperson Paul Ritz stated that the elevation is much different. Board Member Van Hoose stated it would be preferred if it blended with those buildings around it. Chairperson Paul Ritz reminded board it was a site plan and aesthetic review before the Board. Board Member Grundhoefer stated future revisions could go through an abbreviated review process. Chairperson Paul Ritz stated it is a major building. Assistant Planning & Zoning Manager Cannon mentioned that another consideration is to have them be approved together as this will continue before City Council. Brian Spencer stated he appreciated the Abbreviated Review due to construction timing. The abbreviated review will go to both Chairperson Paul Ritz and Board Member Grundhoefer. **Board Member Powell made a motion to approve the request with additional information to be approved via abbreviated review, seconded by Board member Larson, and it carried 6:0.**

Request for Map Amendments to the City's Zoning and Future Land Use Maps – Baptist Hospital Annexation

Request for Map Amendments to the City's Zoning and Future Land Use Maps – Baptist Hospital Annexation introduced by Assistant Planning & Zoning Manager Cannon. Baptist Hospital acquired additional parcels adjacent to the site of their new campus and subsequently requested annexation of the subject. This requires a map amendment to establish a new zoning district. It is customary to apply the adjacent zoning district. This was initiated through the voluntary annexation process; the city did not involuntarily apply these to Baptist. **Vice Chair Larson made a motion to approve, seconded by Board Member Sampson, and it carried 6:0.**

Request for Map Amendments to the City's Zoning and Future Land Use Maps – Mark Eaton Annexation

Request for Map Amendments to the City's Zoning and Future Land Use Maps Mark Eaton Annexation, introduction skipped due to similarity to Baptist annexation. Vice Chair

Larson asked about the gap between the two parcels and asked if it created an enclave and if this was permitted. Assistant Planning & Zoning Manager Cannon stated that they cannot create an enclave, access must remain to the other parcels. Mark Eaton has met the criteria of the state and avoided creating an enclave. **Vice Chair Larson made a motion to approve, seconded by Board Member Sampson.** Community Member, Bob Humley approached stand and introduced himself. Was confused if he needed to be there due to confusing signage making him think he was being annexed. Assistant Planning & Zoning Manager Cannon and Chairperson Paul Ritz cleared that he was not being annexed, but if he could pursue this through a voluntary process if so desired. **Vote carried 6:0.**

Request for Map Amendments to the City's Zoning and Future Land Use Maps – Richards Memorial United Church Property Annexation

Request for Map Amendments to the City's Zoning and Future land Use Maps – Richards Memorial United Church Property Annexation introduced by Assistant Planning & Zoning Manager Cannon. Stated that the jurisdictional boundary goes through the middle of the property and it is being requested into one jurisdiction. Chairperson Paul Ritz asks if there is any discussion or a motion. Vice Chair Larson asked if owner wanted this annex. Assistant Planning & Zoning Manager Cannon answered that this annex was voluntary. **Vice Chair Larson made a motion to approve, seconded by Board Member Sampson, and vote carried 6:0.**

Comprehensive Plan Amendment – Coastal Management Element

Comprehensive Plan Amendment – Coastal Management Element introduced by Assistant Planning & Zoning Manager Cannon. In 2015, the Florida Legislature passed the Peril of Flood Law which directed jurisdictions that have a Coastal Management Element as part of their comprehensive plan to include a redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in coastal areas. These requirements are related to coastal flooding and impacts of sea level rise. Pursuant to Sec 163.3178(2)(f) of Florida Statute Peril of Flood Law, the proposed amendments were drafted by a consulting firm specializing in the Peril of Flood redevelopment component. The redevelopment component must include the six strategies outlined in the state statute addressing best management practices that reduce losses due to flooding. Assistant Planning & Zoning Manager Cannon stated that the Planning Board has the authority to further edit both the existing and proposed language. Proposed amendment recommendations made by Chairperson Paul Ritz, Vice Chair Larson, Board Members Grundhoefer, Van Hoose, and Powel were discussed and notated by Assistant Planning & Zoning Manager Cannon. **Vice Chair Larson motioned to approve as amended, seconded by Board Member Powell, and vote carried 6:0.**

Open Forum – none

Discussion – none

Adjournment – With no further business, the Board adjourned at 5:24 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00616

Planning Board

6/14/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 6/7/2022

SUBJECT:

Proposed Amendment to Section 12-6-4(4) - Landscape and Tree Protection (Notice) of the Code of the City of Pensacola

BACKGROUND:

On May 12, 2022 the City Council referred to the Planning Board a proposed amendment to Section 12-6-4(4) - Landscape and Tree Protection (Notice) of the Code of the City of Pensacola. The proposed item seeks to add clarity to the code by including the following revised language (revised language is in underline format):

Notice. If removal is sought for one or more heritage trees or for more than ten protected trees (including heritage trees sought to be removed) and/or if removal of more than 50 of existing protected trees is sought within any property in any zoning district identified in section 12-6-2, a sign shall be posted no further back than four feet from the property line nearest each respective roadway adjacent to the property. One sign shall be posted for every 100 feet of roadway frontage. Each sign shall contain two horizontal lines of legible and easily discernible type. The top line shall state: "Tree Removal Permit Applied For." The bottom line shall state: "For Further Information Contact the City of Pensacola at 311" (or other number as designated by the Mayor). The top line shall be in legible type no smaller than six inches in height. The bottom line shall be in legible type no smaller than three inches in height. There shall be a margin of at least three inches between all lettering and the edge of the sign. Prior to the final approval of any landscape or tree protection plan where a protected species and/or heritage tree removal is requested and prior to the requisite building, site work, or tree removal permit is being issued, the requisite signs shall be posted by the applicant at their expense, and shall remain continuously posted for two weeks. The city's designated arborist will notify the councilperson representing the district in which the permit has been requested upon receipt of the request.

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

REFERRAL TO THE PLANNING BOARD – PROPOSED AMENDMENTS TO SECTION 12-6-4(4) – LANDSCAPE AND TREE PROTECTION (NOTICE) OF THE CODE OF THE CITY OF PENSACOLA.

RECOMMENDATION:

That City Council refer to the Planning Board proposed amendments to Section 12-6-4(4) – Landscape and Tree Protection (Notice) of the City Code.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Recently a situation occurred wherein landscape plans for a project were approved prior to a permit being issued. Signs were posted, as required by the code, however there was some confusion about the process of approving landscape plans prior to the two-week required posting of signs requesting tree removal. The project was the Caliber Carwash on Creighton Road.

This item seeks to add clarity to the code by including the following language:

“prior to the final approval of any landscape or tree protection plan where a protected species and/or heritage tree removal is requested and prior to the requisite building, site work, or tree removal permit being issued”

Because this proposed amendment is contained within the Land Development Code, the first step is a referral to the Planning Board for review and recommendation.

PRIOR ACTION:

February 25, 2021 – This code section was amended by City Council.

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Proposed Amendment to Section 12-6-4(4) of the City Code

PRESENTATION: No

Sec. 12-6-4. Landscape and tree protection plan.

A landscape and tree protection plan shall be required as a condition of obtaining any building permit or site work permit for multi-family residential, commercial and industrial development as specified in section 12-6-3. The plan shall be submitted to the inspection services department and reviewed by the city's designated arborist. A fee shall be charged for services rendered in the review of the required plan (see chapter 7-10 of this Code).

No building permit or site work permit shall be issued until a landscape and tree protection plan has been submitted and approved. Clearing and grubbing is only permitted after a site has received development plan approval and appropriate permits have been issued. The city's designated arborist may authorize minimal clearing to facilitate surveying and similar site preparation work prior to the issuance of permits. No certificate of occupancy shall be issued until the city's designated arborist has determined after final inspection that required site improvements have been installed according to the approved landscape and tree protection plan. In lieu of the immediate installation of the landscaping material and trees, the city may require a performance bond or other security in an amount equal to the cost of the required improvements in lieu of withholding a certificate of occupancy, and may further require that improvements be satisfactorily installed within a specified length of time.

- (1) *Contents of landscape and tree protection plan.* The landscape and tree protection plan shall be drawn to scale by a landscape architect, architect or civil engineer licensed by the State of Florida, and shall include the following information unless alternative procedures are approved per section 12-6-8 or 12-6-9:
 - a. Location, size and species of all trees and shrubs to be planted.
 - b. Location of proposed structures, driveways, parking areas, required perimeter and interior landscaped areas, and other improvements to be constructed or installed.
 - c. Location of irrigation system to be provided. All planted areas shall have an underground irrigation system designed to provide one hundred-percent coverage.
 - d. Landscape and tree protection techniques proposed to prevent damage to vegetation, during construction and after construction has been completed.
 - e. Location of all protected trees noting species and DBH.
 - f. Identification of protected trees to be preserved, protected trees to be removed, including dead trees, and trees to be replanted on site.
 - g. Proposed grade changes which might adversely affect or endanger protected trees with specifications on how to maintain trees.

-
- h. Certification that the landscape architect, architect or civil engineer submitting the landscape and tree protection plan has read and is familiar with chapter 12-6 of the Code of the City of Pensacola, Florida, pertaining to tree and landscape regulation.
- (2) *Installation period.* All landscape materials and trees depicted on the approved landscape plan shall be installed prior to the issuance of the certificate of occupancy.
- (3) *Quality.* All plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", current edition, State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Tallahassee, Florida, a copy of which shall be maintained for public inspection in the department of leisure services.
- (4) *Notice.* If removal is sought for one or more heritage trees or for more than ten protected trees (including heritage trees sought to be removed) and/or if removal of more than 50 of existing protected trees is sought within any property in any zoning district identified in section 12-6-2, a sign shall be posted no further back than four feet from the property line nearest each respective roadway adjacent to the property. One sign shall be posted for every 100 feet of roadway frontage. Each sign shall contain two horizontal lines of legible and easily discernible type. The top line shall state: "Tree Removal Permit Applied For." The bottom line shall state: "For Further Information Contact the City of Pensacola at 311" (or other number as designated by the Mayor). The top line shall be in legible type no smaller than six inches in height. The bottom line shall be in legible type no smaller than three inches in height. There shall be a margin of at least three inches between all lettering and the edge of the sign. Prior to the final approval of any landscape or tree protection plan where a protected species and/or heritage tree removal is requested and prior to the requisite building, site work, or tree removal permit is being issued, the requisite signs shall be posted by the applicant at their expense, and shall remain continuously posted for two weeks. The city's designated arborist will notify the councilperson representing the district in which the permit has been requested upon receipt of the request.

Exception: This provision does not include any tree located on a currently occupied, residential property so long as the city's designated arborist has determined the tree meets the qualifications as a diseased or weakened tree as specified in section 12-6-6(2)b.5., or, in the alternative, documentation of danger to person or property has been submitted to the city's designated arborist in advance of removal. For purposes of this provision, "documentation" means a completed two-page Tree Risk Assessment Form, which should be completed according to the standards found within Best Management Practices: Tree Risk Assessment, Second Edition, by E. Thomas Smiley, Nelda Matheny, and Sharon Lilly, and distributed by the International Society of Arboriculture Society; further, consistent with ISA standards and tree risk

assessment, a tree or tree part is a "danger" when two conditions exist: 1) the failure of the tree part or of the tree is imminent or impact is likely, and 2) the consequences of that failure are high or extreme.

(Code 1986, § 12-6-4; Ord. No. 31-09, § 1, 9-10-2009; Ord. No. 04-21, § 3, 2-25-2021)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00615

Planning Board

6/14/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 6/14/2022

SUBJECT:

Request for Vacation of Right-of-Way - 400 Block E. Yonge Street

BACKGROUND:

A request has been received from the City of Pensacola, Parks and Recreation, for a Vacation of Right-of-Way at the 400 Block of E. Yonge Street. The purpose is to combine the vacated right of way with adjoining parcels north and south of E. Yonge Street to become one parcel for the expansion of Magee Field Park.

This request has been routed through the various City departments and utility providers and their comments are attached for your review.

VACATION OF ALLEY OR STREET RIGHT OF WAY



Fee: \$2,000.00
Rehearing/Rescheduling Planning Board: \$250.00
Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name: Adrian Stills
Address: 222 West Main Street, 4th Floor, Pensacola Florida 32502
Phone: 850-436-5679 Fax: _____ Email: astills@cityofpensacola.com

Property Information:

Owner Name: The City of Pensacola
Location/Address: 400 Block East Yonge Street

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

Purpose of vacation of city right of way/comments:

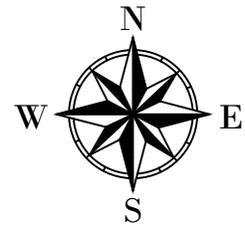
The City of Pensacola will combine the vacated right of way with adjoining parcels north and south of East Yonge Street to become one parcel for the expansion of Magee Field Park.

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

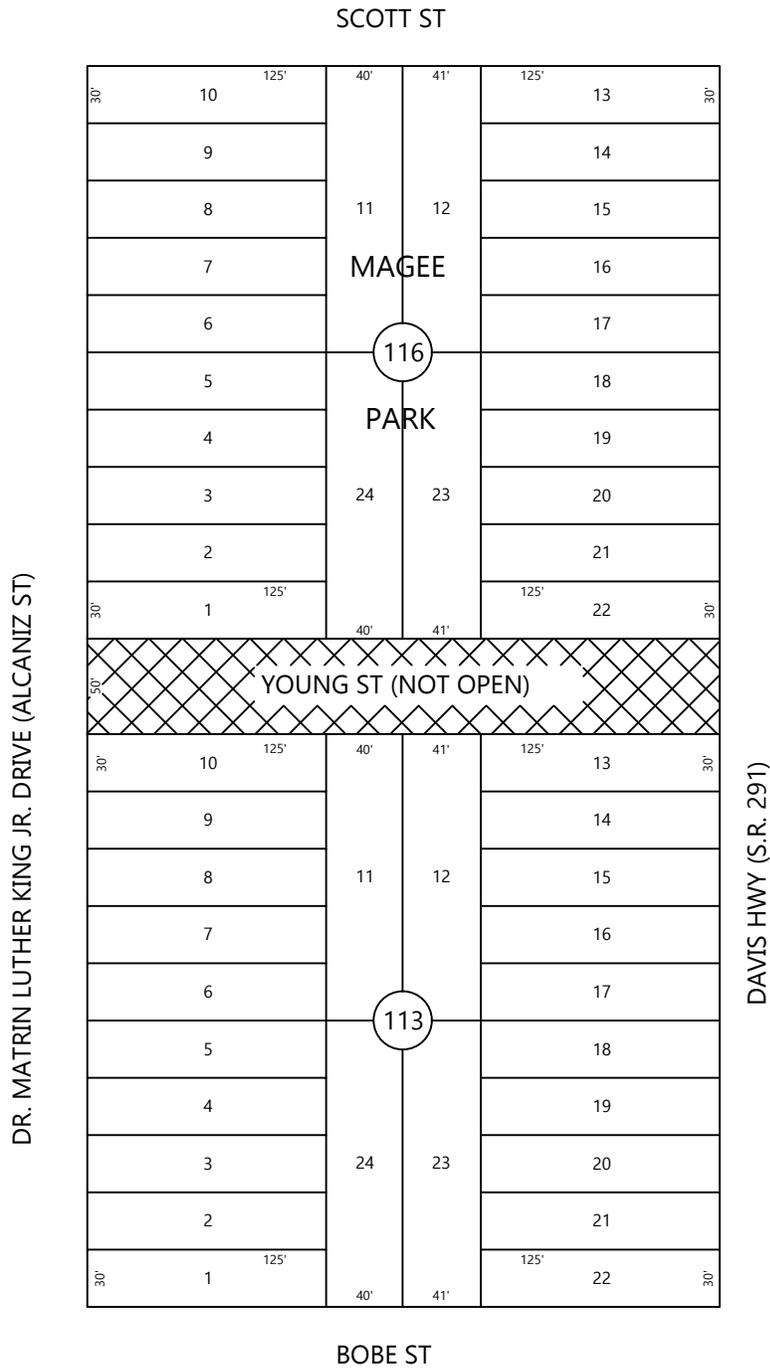
Signature of Applicant [Handwritten Signature] Date 5/4/22
(Owner of Property or Official Representative of Owner)

<i>FOR OFFICE USE ONLY</i>	
District: _____	
Date Received: _____	Case Number: _____
Date Postcards mailed: _____	
Planning Board Date: _____	Recommendation: _____
Council Date: _____	Council Action: _____

EXHIBIT A



SCALE 1" = 100'



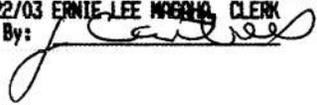
Description

Young Street between west line Davis Highway (formerly Davis Street) and the east line of Dr. Martin Luther King Jr. Drive (formerly Alcaniz Street).

Young Street between west line Davis Highway (formerly Davis Street) and the east line of Dr. Martin Luther King Jr. Drive (formerly Alcaniz Street).

35-0
16-36

OR BK 5244 PG 1562
Escambia County, Florida
INSTRUMENT 2003-149343

DEED DOC STAMPS PD @ ESC CO \$ 35.00
09/22/03 ERNIE LEE MAGNIA CLERK
By: 

Prepared by
Holley Dang, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850) 473-0044

Return to: Grantee

File No.: 1005-88977

WARRANTY DEED

This indenture made on **Eleventh day of June, 2003 A.D.**, by

Ruthie Wright and Willie J. Albritton and Malcom Albritton

whose address is: **3219 N. 6th Avenue, Pensacola, FL 32503**
hereinafter called the "grantor", to

The City of Pensacola

whose address is: **P.O. Box 12910, Pensacola, FL 32521**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Parcel being known as #411 East Yonge Street, Pensacola, Florida, and being Fifty-Six (56) feet East from the corner of Alcaniz and Yonge Streets for a starting point, thence run Forty-One (41) feet East with a depth of Sixty (60) feet and being a portion of Lots Nine (9) and Ten (10) in Block One Hundred Thirteen (113) East of Tarragona in the East King Tract, according to the map of Pensacola as copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: **00-05-00-9020-010-113**

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Ruthie Wright
Ruthie Wright

Willie J. Albritton
Willie J. Albritton

Malcom Albritton
Malcom Albritton

Signed, sealed and delivered in our presence:

Cathleen Carney
Witness Signature

Print Name: CATHLEEN CARNEY

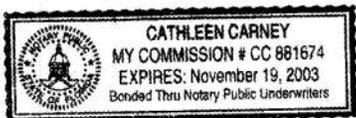
Stacie Wright
Witness Signature

Print Name: stacie Wright

State of **Florida**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **June 11, 2003**, by **Ruthie Wright and Willie J. Albritton and Malcom Albritton** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Cathleen Carney
NOTARY PUBLIC
CATHLEEN CARNEY

Notary Print Name
My Commission Expires: _____

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **411 E. Yonge Street, Pensacola, Florida 32503**

Buyer/Seller are aware that the property is on a (_____) Sewer System (_____) Septic Tank

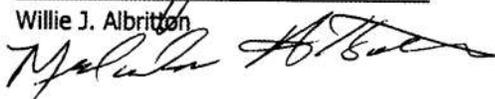
APPROVAL LETTER ATTACHED HERETO (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (X)

This form completed by:

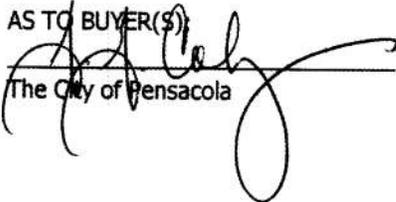
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):


Ruthie Wright 262-52-8501


Willie J. Albritton


AS TO BUYER(S):


The City of Pensacola

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway:

Legal Address of Property: **411 E. Yonge Street, Pensacola, Florida 32503**

The County (_____) has accepted (X) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

Cathleen Carney
Witness Signature

Witness Signature

Print Name: CATHLEEN CARNEY

Print Name: _____

Ruthie Wright
Ruthie Wright

Willie J. Albritton
Willie J. Albritton

Malcom Albritton
Malcom Albritton

RCD Sep 22, 2003 08:59 am
Escambia County, Florida

The City of Pensacola

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-149343

Al Coby
By: Al Coby

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS

Prepared by
Teri Kitchen, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850)473-0044

Return to: Grantee

File No.: 1005-1673941

WARRANTY DEED

This indenture made on **July 16, 2007** A.D., by

Richard R. Collins

whose address is: **1815 Strong Street, Pensacola, FL 32501**
hereinafter called the "grantor", to

City of Pensacola

whose address is: **Po Box 12910, Pensacola, FL 32521**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

The West 56 Feet of Lots 9 and 10, in Block 113, EAST OF TARRAGONA IN THE EAST KING TRACT, according to the map of Pensacola as copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

Parcel Identification Number: **00-0S-00-9020-009-113**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

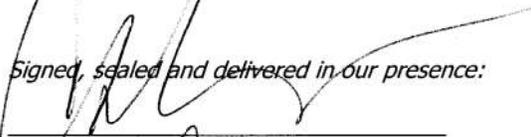
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Richard R. Collins

Signed, sealed and delivered in our presence:


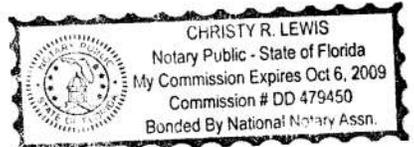
Witness Signature
Print Name: Christy Lewis

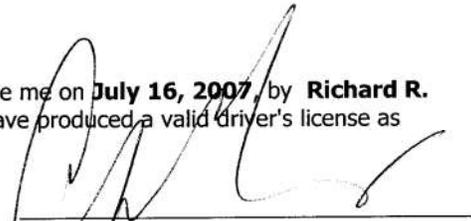


Witness Signature
Print Name: Jami Dunger

State of **FL**
County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **July 16, 2007**, by **Richard R. Collins** who is/are personally known to me or who has/have produced a valid driver's license as identification.





NOTARY PUBLIC
Christy Lewis
Notary Print Name
My Commission Expires: _____

1673941

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway:

Legal Address of Property: **2324 Dr. Martin Luther King Jr., Drive, Pensacola, Florida 32503**

The County (_____) has accepted (X) has not accepted the abutting roadway for maintenance.

This form completed by **First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Chris Lewis

Witness Signature

Print Name: Tami Dunigan

[Signature]
Richard R. Collins

City of Pensacola

[Signature]
By: Awin G. Coby, Assistant City
Manager

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **2324 Dr. Martin Luther King Jr., Drive, Pensacola, Florida 32503**

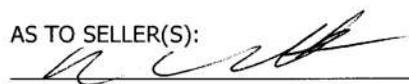
Buyer/Seller are aware that the property is on a (X) Sewer System (_____) Septic Tank

APPROVAL LETTER ATTACHED HERETO (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (_____)

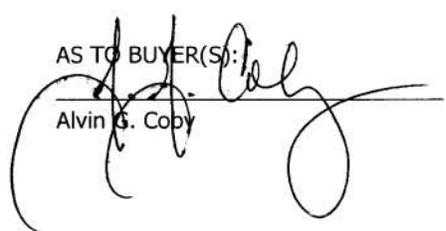
This form completed by:

First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):


Richard R. Collins

AS TO BUYER(S):


Alvin G. Coby

19.50
21.00

OR BK 5251 PGO013
Escambia County, Florida
INSTRUMENT 2003-152700

DEED DOC STAMPS PD # ESC CO \$ 21.00
09/29/03 ERNIE LEE HAGAN, CLERK
By: *[Signature]*

Prepared by
Teri Parsons, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850) 473-0044

Return to: Grantee

File No.: 1005-89055

WARRANTY DEED

This indenture made on **September 22, 2003** A.D., by

James Edward Albritton, a single man

whose address is: **P16543 NFRC West Unit P.O. Box 628, Lake Butler, FL 32054**
hereinafter called the "grantor", to

The City of Pensacola

whose address is: **P. O. Box 12910, Pensacola, FL 32521**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

That parcel known as #413 East Yonge Street in the City of Pensacola, Florida, and being Ninety-Seven feet East of Alcaniz Street and running thence Twenty-Eight feet East by a depth of Sixty (60) feet and being a part of Lot Ten (10) in Block One Hundred Thirteen (113) East of Tarragona in the East King Tract, according to the map of Pensacola, copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: **00-05-00-9020-008-113**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Yvonne A. Gibbs

James Edward Albritton by Yvonne A. Gibbs, as Attorney in Fact

Signed, sealed and delivered in our presence:

Teri L. Parsons
Witness Signature

Teri L. Parsons

Print Name: _____

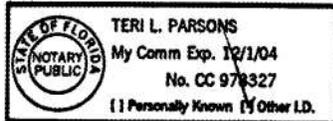
Stacie Wright
Witness Signature

Print Name: Stacie Wright

State of **Florida**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **September 22, 2003**, by **James Edward Albritton, a single man by Yvonne A. Gibbs as Attorney in Fact** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Teri L. Parsons

NOTARY PUBLIC

Teri L. Parsons

Notary Print Name

My Commission Expires: _____

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **East Yonge Street**

Legal Address of Property: **400 Block E. Yonge Street, Pensacola, Florida 32501**

The County (_____) has accepted (X) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504**

Signed, sealed and delivered in our presence:

Cathleen Carney
Witness Signature

Print Name: Cathleen Carney

Teri L. Parsons
Witness Signature

Print Name: Teri L. Parsons

Yvonne A. Gibbs
James Edward Albritton by Yvonne A. Gibbs,
as Attorney in Fact

The City of Pensacola

Al Goby
By: Al Goby,

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **400 Block E. Yonge Street, Pensacola, Florida 32501**

Buyer/Seller are aware that the property is on a (_____) Sewer System (_____) Septic Tank

APPROVAL LETTER ATTACHED HERETO (_____)

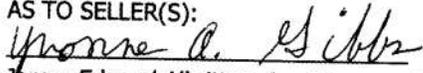
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (_____)

APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED (X)

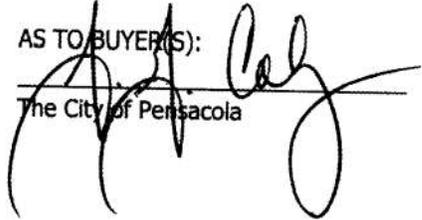
This form completed by:

First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):


James Edward Albritton by Yvonne A. Gibbs,
as Attorney in Fact

AS TO BUYER(S):


The City of Pensacola

RCD Sep 29, 2003 01:08 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-152700

Prepared by and Return to:
Teri Kitchen, an employee of
First American Title Insurance Company
2065 Airport Road, Suite 200
Pensacola, Florida 32504
(850)473-0044

PERSONAL REPRESENTATIVE'S DEED

This Indenture made on August 03, 2006, by and between

**Edith Maiden, as personal representative of the Estate of Gussie Mae Perkins, deceased and
Edith Maiden, as personal representative of the Estate of Henry C. Averhart, deceased**

whose address is: 400 Block East Yonge Street, Pensacola, FL 32503
hereinafter called the "Grantor", and

City of Pensacola, Florida

whose address is: P. O. Box 12910, Pensacola, FL 32521
hereinafter called the "Grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth: Grantor(s), pursuant to Order Authorizing Sale of the real property shall of the above named decedent and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor(s) by Grantee(s) receipt of which is acknowledged, grants, bargains and sells to Grantee(s) and Grantee's heirs and assigns forever, the real property in Escambia County, Florida, described as:

Lots Eleven (11) and Twelve (12) of Block One Hundred and Thirteen (113) East King Tract, East of Tarragona Street in the City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thos. C. Watson in 1906.

Parcel Identification Number: **00-05-00-9020-011-113**

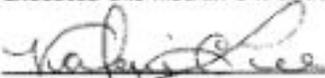
SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

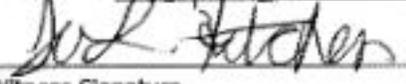
To Have And To Hold the same to Grantee(s), and Grantee's heirs and assigns, in fee simple forever.

And Grantor(s) do covenant to and with the Grantee(s) and Grantee's heirs and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedents Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

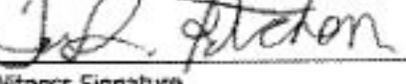

 Witness Signature _____
 Print Name: Valerie C. Lee _____

 Edith Malden, as Personal Representative
 of the Estate of Gussie Mae Perkins, deceased


 Witness Signature _____
 Print Name: TERI KITCHEN _____

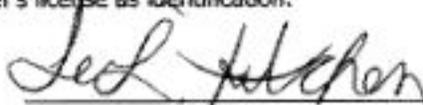

 Witness Signature _____
 Print Name: Valerie C. Lee _____

 Edith Malden, as Personal Representative
 of the Estate of Henry C. Averhart, deceased


 Witness Signature _____
 Print Name: TERI KITCHEN _____

State of Florida
 County of Escambia

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **August 03, 2006**, by **Edith Malden**, as Personal Representative of the Estate of **Gussie Mae Perkins, deceased**, deceased, who is personally known to me or who has produced a valid driver's license as identification.



 NOTARY PUBLIC

TERI KITCHEN

 Notary Print Name
 My Commission Expires: _____



State of **Florida**

County of **Escambia**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **August 03, 2006**, by **Edith Malden**, as Personal Representative of the Estate of **Henry C. Averhart, deceased**, deceased, who is personally known to me or who has produced a valid driver's license as identification.



Teri L. Kitchen

NOTARY PUBLIC

Notary Print Name _____

My Commission Expires: _____

FOR PREVIEW ONLY

15-
2-2nd
26-1

This Warranty Deed

OR BK 5039 P60819
Escambia County, Florida
INSTRUMENT 2002-042771

Made this 20th day of November A.D. 2002
by James Colston, Jr. and Patrick Colston
and Frank Colston and Judith Hinson and
Lawrence Colston

DEED DOC STAMPS PD @ ESC CO \$ 266.00
12/30/02 ERNIE LEE WAGNER, CLERK
By:

hereinafter called the grantor, to
The City of Pensacola

whose post office address is: P. O. Box 12910
Pensacola, Florida 32521

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

Lots 13, 14, and 15, Block 113, East King Tract, in the City of Pensacola, according to Map of said City copyrighted by Thomas C. Watson in 1906.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 00-09-00-9020-013-113

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Witness LINDA G. SALTER

Name & Address: Patrick Colston

Name: Witness Stacie Wright

Name & Address: James Colston, Jr. LS

Name: Witness

Name & Address: Frank Colston LS

Name: Witness

Name & Address: Judith Hinson LS

Name & Address: Lawrence Colston LS

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 20th day of November, 2002, by

James Colston, Jr. and Patrick Colston and Frank Colston and Judith Hinson and Lawrence Colston
who is personally known to me or who has produced drivers license as identification.

Notary Public
Print Name: LINDA G. SALTER
My Commission Expires: June 17 2003

PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
2065 Airport Blvd, Suite 200
Pensacola, Florida 32504
File No: 1005-88958

LINDA G. SALTER
Notary Public-State Of FL
Comm. Exp. June 17 2003
Comm. No. CC 840685

WD-1
5/93

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2319 N. Davis Street

Legal Address of Property: 2319 N. Davis Street, Pensacola, Florida 32503

The County () has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
2065 Airport Boulevard, Suite 200
Pensacola, Florida 32504

AS TO SELLER(S):

Sylvia M. Johnson
Sylvia M. Johnson

James Colston, Jr.
James Colston, Jr.
Patrick Colston
Patrick Colston

Witness to Seller(s)

Patricia Becton
Patricia Becton

Dimeris Anzole Diaz
Dimeris Anzole Diaz

Frank Colston
Frank Colston

Judith Hinson
Judith Hinson

AS TO BUYER(S):

Witness to Buyer(s)

Lawrence Colston
Lawrence Colston

The City of Pensacola

BY Thomas J. Bonfield

Thomas J. Bonfield, City Manager

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

DR BK 5039 P60821
Escambia County, Florida
INSTRUMENT 2002-042771

RCD Dec 30, 2002 08:42 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-042771

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

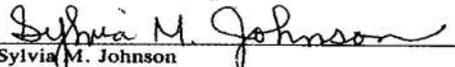
ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

Legal Address of Property: 2319 N. Davis Street, Pensacola, Florida 32503

Buyer/Seller are aware that the property is on a (x) Sewer System () Septic Tank
APPROVAL LETTER ATTACHED HERETO ()
APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD ()
APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED ()

This form completed by: First American Title Insurance Company
2065 Airport Boulevard, Suite 200
Pensacola, FL 32504

AS TO SELLER (S):


Sylvia M. Johnson


James Colston, Jr.


Patrick Colston


Frank Colston

AS TO BUYER (S):


Judith Hinson


Lawrence Colston

The City of Pensacola

BY: 
Thomas J. Bonfield, City Manager

U.S. CO. 1917, 400 195

State of Florida

Escambia County

(\$3.30 Govt. stamp on cancelled)
No. 10503 (\$2.90 State stamp on cancelled) A. M.
Filed for record 26th day of December 1944 at 10:08/

WARRANTY DEED

know all Men by these Presents, That we, J. Whiting Hyer and Emma T. Hyer
his wife

for and in consideration of the sum of One Dollar and other good and valuable consideration
DOLLARS,

to us in hand paid by The City of Pensacola, a municipal corporation,
the receipt whereof is hereby

acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said
The City of Pensacola, a municipal corporation,
successors
their heirs and assigns forever, the following described real estate, situate, lying, and being in

County of Escambia, State of Florida, to-wit:

All of Block 116, East King Tract East of Tarragona Street, in The City of Pensacola,
Florida, according to the Map of Thomas C. Watson, copyrighted in the year 1906.

Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise apper-
taining.

TO HAVE AND TO HOLD the said above described premises unto the said The City of Pensacola,
a municipal corporation, their successors

heirs and assigns, forever, free from all exemption or homestead right or claim of ours, the said
grantor s, if any such right or claim we possess: And we, the said grantor s,
for ourselves and our heirs, do covenant with the said grantee s their successors heirs
and assigns, that we are well seized of the said property, and have a good right to convey the same; that it is free
from any lien or incumbrance in law or equity, and that said grantor s shall and will warrant and by these presents for-
ever defend the said premises unto the said grantee s, their successors heirs and assigns, against the lawful claims
of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hand s and seal s this 27
day of October 19 44.
Signed, sealed and delivered in the presence of

Regina M. Denk J. Whiting Hyer (SEAL)

Elbert A. Clubbs Emma T. Hyer (SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

This day, before the undersigned, personally appeared J. Whiting Hyer and Emma T. Hyer,
husband and wife,

to me well known to be the individual s described in and who executed the foregoing Deed of Conveyance, and acknowledged
that they executed the same for the uses and purposes therein expressed, and the said Emma T. Hyer
wife of the said J. Whiting Hyer upon a

private examination by me held, separate and apart from her said husband, acknowledged and declared that she executed
the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and
for the purpose of relinquishing, renouncing and conveying all her rights of whatever kind in and to the said property.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 27
October A.D. 19 44.

(NOTARIAL SEAL)

Elbert A. Clubbs Notary Public.

My Commission expires 4/4/45

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	ECUA owns and operates an 8" sewer main and an 8" water main within the area of Yonge St that is proposed to be vacated. Therefore, ECUA will need to retain a full length and width utility easement for the area to be vacated. Additionally, we'd like to mention that ECUA will need 24-hour access to its facilities and, not knowing the depth of the sewer, we will need to be sure there are adequate building setbacks, should the City want to construct a building.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	No comments.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00614

Planning Board

6/14/2022

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 6/7/2022

SUBJECT:

Request for Preliminary Plat Approval - Stillman Subdivision

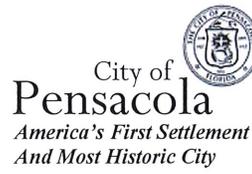
BACKGROUND:

Geci & Associates Engineers, Inc. is requesting preliminary plat approval for Stillman Subdivision which is located along 100 Blk Stillman Street and bordered to the south by Marques Street. This property is located in the R-1A, Medium Density Residential, zoning district. Sec. 12-3-4 Medium Density Residential land use District (attached) includes the purpose and building standards for this district.

One (1) parcel will be subdivided into fifty-six (56) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 5.33 acres
- R-1A: Maximum Density - 17.4 Units Per Acre
- Proposed Setback requirements:
 - Front Yard - 20 Feet
 - Side Yard - 5 Feet
 - Rear Yard - 25 Feet

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.



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

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

Property Information

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

Subdivision Name: Stillman Subdivision

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: 4/7/22

<u>For Office Use Only</u>		
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
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)

Planning Services
222 W. Main Street, Pensacola, Florida 32502
(850) 435-1670
Email: PlanningApplications@CityOfPensacola.com
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

General Location Map

Stillman Subdivision

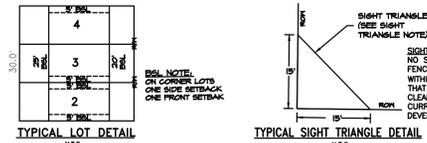
100 Blk Stillman Street

Pensacola, Florida 32505



- LEGEND:**
- BM Benchmark
 - ELEV Elevation
 - FFE Finished floor elevation
 - FL Flow line
 - P.O.B. Point of beginning
 - R/W Right of way
 - N Northing
 - E Easting
 - CP Concrete pipe
 - CPF Corrugated plastic pipe
 - MET Metal pipe
 - PLAS Plastic pipe
 - PVC Poly vinyl chloride
 - 1/2" Capped iron rod set #107B
 - 1/2" Capped iron rod found #noted
 - o Iron pipe found
 - o Guy wire
 - o Power pole
 - o Road sign
 - o Sanitary manhole
 - o Spot elevation
 - o Cable line
 - o Contour line
 - o Electric line
 - o Fence - chain link
 - o Fence - wood
 - o Gas line
 - o Sanitary sewer line
 - o Telephone line
 - o Water line

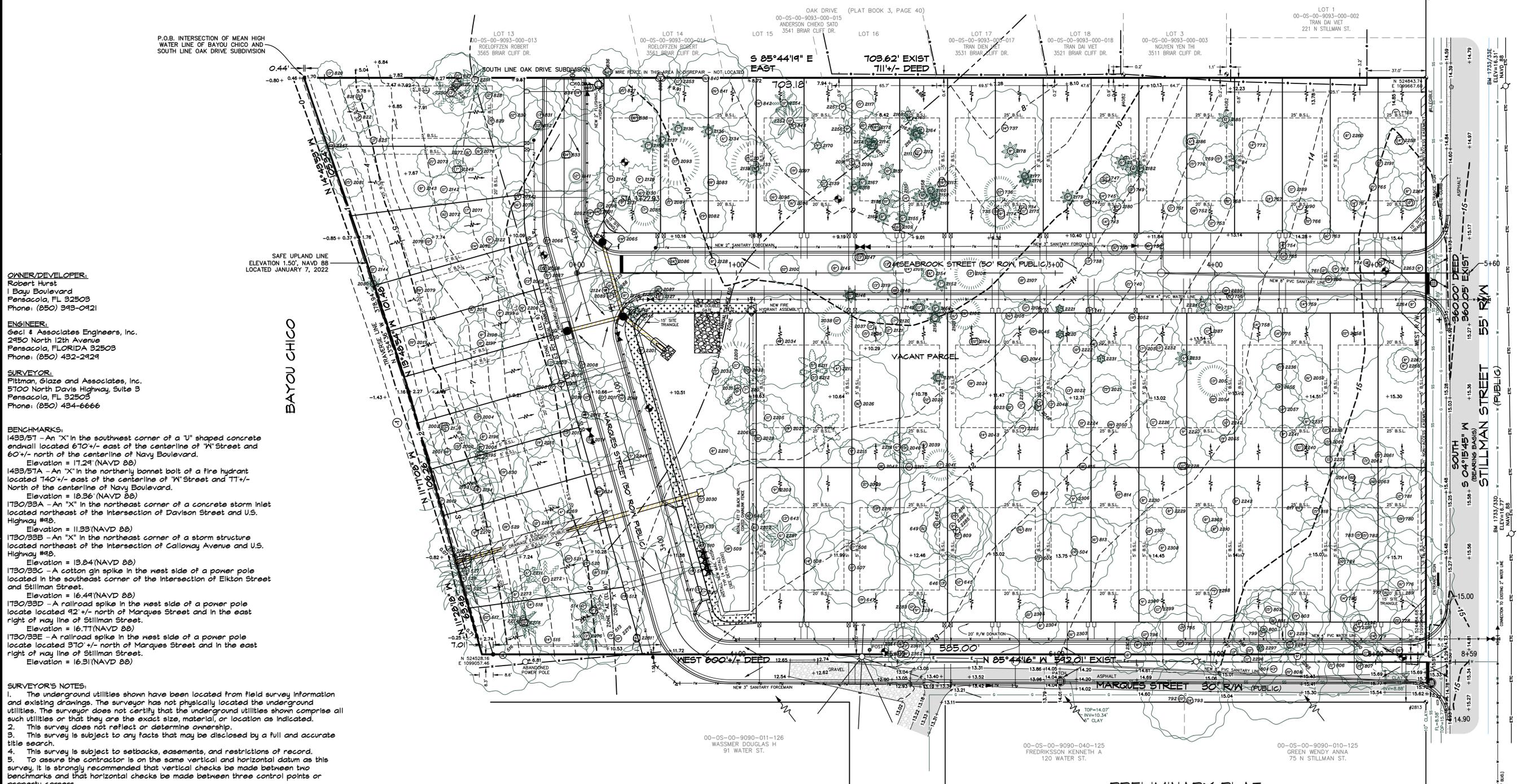
- Hickory tree
- Holly tree
- Laura
- Magnolia tree
- Maple tree
- Miscellaneous tree
- Oak tree
- Palm tree



PARCEL TABULATION:

NAME	DESCRIPTION	OWNER	ACREAGE
A	DRY STORMWATER POND	PUBLIC	0.29
	MARQUES ST. & SEABROOK ST.	PUBLIC	1.21
	DRAINAGE EASEMENT	PUBLIC	0.02

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



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

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

SURVEYOR:
Pittman, Glaze and Associates, Inc.
5100 North Davis Highway, Suite 3
Pensacola, FL 32503
Phone: (850) 434-6666

- BENCHMARKS:**
- 1433/51 - An "X" in the southwest corner of a "U" shaped concrete endwall located 670 +/- east of the centerline of "W" Street and 60 +/- north of the centerline of Navy Boulevard.
Elevation = 17.24 (NAVD 88)
 - 1433/51A - An "X" in the northerly corner of a fire hydrant located 740 +/- east of the centerline of "W" Street and 77 +/- North of the centerline of Navy Boulevard.
Elevation = 18.36 (NAVD 88)
 - 1730/33A - An "X" in the northeast corner of a concrete storm inlet located northeast of the intersection of Davison Street and U.S. Highway #98.
Elevation = 11.33 (NAVD 88)
 - 1730/33B - An "X" in the northeast corner of a storm structure located northeast of the intersection of Calloway Avenue and U.S. Highway #98.
Elevation = 13.84 (NAVD 88)
 - 1730/33C - A cotton gin spike in the west side of a power pole located in the southeast corner of the intersection of Elkton Street and Stillman Street.
Elevation = 16.44 (NAVD 88)
 - 1730/33D - A railroad spike in the west side of a power pole located 42 +/- north of Marques Street and in the east right of way line of Stillman Street.
Elevation = 16.77 (NAVD 88)
 - 1730/33E - A railroad spike in the west side of a power pole located 370 +/- north of Marques Street and in the east right of way line of Stillman Street.
Elevation = 16.31 (NAVD 88)

- SURVEYOR'S NOTES:**
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
 - This survey does not reflect or determine ownership.
 - This survey is subject to any facts that may be disclosed by a full and accurate title search.
 - This survey is subject to setbacks, easements, and restrictions of record.
 - To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
 - Sub-surface Improvements, if any, not located.
 - Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
 - 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 are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.
 - The safe uplands line elevation was furnished to this firm from Florida Department of Environmental Protection on January 7, 2022.
 - The safe upland line is at or above the mean high water line.

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 377 feet more or less to the Point of Beginning.

PRELIMINARY PLAT
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

Bearing Reference: NORTH BASED ON THE WEST R/W STILLMAN STREET AS 5 04°15'45" N (GRID NORTH)
Ordered By: MR. RICK SPRAGUE Elevation Reference: NAVD 88
Encroachments: FENCES, GUY WIRE
Source of Information: PUBLIC RECORDS: ATLAS SHEET #144, RECORDED PLAT: OKA DRIVE (P.B. 9, P. 40)

Measurements made in accordance with United States Standards.

A TIDAL WATER BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 39, T-2-S, R-30-W

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
508 N. DAVIS HIGHWAY, SUITE 303
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

LB No. 7073

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
PSM #3503

Walter J. Glaze
PSM #6190

SHEET	1
OF	3
NOT VALID WITHOUT SEAL AND SIGNATURE	
File No.	C-2160
Job No.	94572-22
Scale	1" = 30'
Date of Survey	1-28-2022
Date of Plat	4-21-2022
Date of Revision	5-2-2022
FB	1730 PC 33-33
FB	PC
Drawn by	EWL
Checked by	DDG

TREE TABLE

POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET
504	Oak	24	25	817	Oak	22	15	2088	Oak	12	5	2201	Oak	10	10
505	Oak	23	25	818	Oak	15	10	2089	Oak	12	10	2202	Magnolia	6	15
506	Oak	27	30	820	Oak	13	8	2090	Oak	13	10	2203	Oak	9	10
507	Oak	14	25	821	Oak	20	10	2091	Oak	14	25	2204	Crepe myrtle	7	15
508	Oak	14	20	822	Oak	23	10	2092	Oak	14	10	2205	Oak	11	15
509	Oak	18	20	823	Oak	13	10	2093	Miscellaneous	37	15	2206	Oak	11	20
510	Oak	13	15	824	Oak	21	10	2094	Oak	25	15	2207	Oak	9	20
511	Oak	19	20	825	Oak	13	10	2095	Oak	16	5	2208	Crepe myrtle	7	15
512	Oak	29	35	826	Oak	29 Quad	20	2096	Oak	16	5	2209	Miscellaneous	11	15
513	Oak	19	20	827	Oak	21	15	2097	Oak	19	5	2210	Oak	8	15
514	Oak	42	40	828	Oak	12	10	2098	Oak	19	10	2211	Crepe myrtle	5	10
515	Oak	24	30	829	Oak	25	19	2099	Oak	13	5	2212	Crepe myrtle	5	10
516	Oak	18	25	830	Oak	22	19	2100	Oak	22	10	2213	Dogwood	4	5
517	Oak	22	20	831	Oak	17	10	2101	Oak	24	10	2215	Oak	9	8
518	Oak	14	15	832	Oak	33 Triple	25	2102	Miscellaneous	26	10	2216	Oak	19	6
519	Oak	14	15	833	Oak	34 Twin	25	2103	Oak	16	5	2217	Oak	11	5
520	Oak	13	15	834	Oak	24 Twin	15	2104	Oak	22 Twin	10	2218	Crepe myrtle	6	10
521	Oak	20	20	835	Oak	20 Twin	15	2105	Oak	26	5	2219	Magnolia	11 Twin	5
524	Oak	40 Quad	50	836	Oak	62 Cluster	15	2106	Oak	12	5	2220	Crepe myrtle	10	3
525	Palm	24	20	837	Oak	25	26	2107	Oak	18	15	2221	Crepe myrtle	12	3
526	Palm	24	15	838	Oak	30 Twin	26	2108	Miscellaneous	13	10	2222	Oak	10	12
527	Palm	24	20	839	Oak	32 Triple	26	2109	Oak	16 Twin	10	2223	Oak	11	9
528	Oak	15	15	840	Oak	26	36	2110	Crepe myrtle	14	10	2224	Oak	10	8
529	Oak	18	20	841	Oak	26	36	2111	Oak	13	10	2225	Oak	10	5
530	Oak	19	15	842	Oak	24	36	2112	Oak	11	5	2226	Oak	11	15
639	Oak	13	10	843	Oak	18	26	2113	Miscellaneous	28 Triple	10	2227	Oak	9	10
640	Oak	17	20	2000	Oak	15	26	2114	Miscellaneous	15	10	2228	Oak	11 Twin	6
641	Oak	17	15	2001	Oak	16	26	2115	Oak	22	10	2229	Oak	8	5
642	Oak	31	35	2002	Oak	34 Twin	36	2117	Oak	15	10	2230	Oak	8	7
643	Oak	13	15	2003	Oak	21	36	2118	Miscellaneous	13	5	2231	Crepe myrtle	4	3
645	Oak	12	10	2004	Oak	13	26	2119	Oak	13	5	2232	Oak	13	15
646	Oak	13	20	2005	Oak	15	26	2120	Oak	17	10	2233	Magnolia	6	6
647	Oak	19	40	2006	Oak	14	26	2121	Oak	12	10	2234	Magnolia	8	6
648	Oak	22	35	2007	Oak	15	20	2122	Oak	9	5	2235	Oak	10	12
649	Oak	16	25	2008	Oak	17	26	2123	Oak	10	5	2236	Oak	21	12
734	Oak	17	5	2009	Oak	17	20	2124	Oak	9	10	2237	Crepe myrtle	8	6
735	Oak	15	10	2010	Oak	12	10	2125	Oak	8	5	2238	Oak	11	9
736	Miscellaneous	22	10	2011	Oak	23	15	2126	Oak	8	5	2239	Oak	11	10
737	Oak	34	25	2012	Oak	44	30	2127	Oak	8	5	2240	Oak	11 Twin	6
738	Oak	13	10	2013	Oak	13	10	2128	Oak	8	5	2241	Oak	8	6
739	Oak	16	5	2014	Oak	15	15	2129	Holly	9	10	2242	Oak	10	8
740	Oak	21	10	2015	Oak	19	10	2130	Holly	4	5	2243	Oak	8	10
741	Oak	22	10	2016	Oak	16	25	2131	Miscellaneous	9	5	2244	Crepe myrtle	5	6
742	Oak	14	10	2017	Oak	20	10	2132	Magnolia	6	5	2245	Crepe myrtle	6	6
743	Oak	14	5	2018	Oak	16	15	2133	Miscellaneous	11	15	2246	Crepe myrtle	5	5
744	Oak	22	10	2019	Oak	12	15	2134	Holly	6	5	2247	Palm	23	10
745	Oak	14	10	2021	Oak	15	10	2135	Magnolia	7	5	2249	Dogwood	7 Twin	6
746	Oak	12	5	2022	Oak	13	10	2136	Magnolia	7	5	2250	Laura	13 Triple	12
747	Oak	12	15	2023	Oak	13	10	2137	Magnolia	6	5	2251	Magnolia	7	10
748	Oak	15	10	2024	Oak	18	10	2138	Magnolia	7	5	2252	Magnolia	10	12
749	Oak	18	10	2025	Oak	22	10	2139	maple	11	5	2253	Hickory	11	8
750	Oak	19	10	2026	Oak	36	30	2140	Holly	7	10	2254	Laura	10	8
751	Oak	11	5	2027	Oak	24	10	2141	Miscellaneous	12	5	2255	Magnolia	9 Twin	6
752	Oak	18	15	2028	Oak	12	10	2142	Oak	11	10	2256	Maple	9	6
753	Oak	12	5	2029	Oak	31	30	2143	Oak	8	5	2257	Maple	9	8
754	Oak	14	10	2030	Oak	15	25	2144	Oak	10	10	2258	Oak	14 Triple	9
755	Oak	12	5	2031	Oak	14	15	2145	Miscellaneous	8	5	2259	Oak	8	8
756	Oak	15	10	2032	Oak	15	10	2146	Magnolia	11 Twin	5	2260	Oak	8	9
757	Oak	18	10	2033	Oak	12	10	2147	Oak	13 Twin	5	2261	Oak	8	12
758	Oak	14	10	2034	Oak	40	30	2148	Miscellaneous	10	5	2262	Oak	10 Twin	5
759	Oak	14	5	2036	Oak	15	15	2149	Magnolia	11 Twin	6	2263	Oak	8	12
760	Oak	15	5	2037	Oak	13	10	2150	Magnolia	8	5	2264	Oak	8	9
761	Oak	12	10	2038	Miscellaneous	12	10	2151	Magnolia	17 Triple	5	2265	Oak	12 Twin	6
762	Oak	19	5	2039	Oak	16	15	2152	Magnolia	7	5	2266	Oak	8	11
763	Oak	16	5	2040	Oak	13	10	2153	Oak	8	5	2267	Oak	8	8
764	Oak	14	5	2041	Miscellaneous	17	10	2154	Oak	6	5	2268	Oak	10	8
765	Oak	21	20	2042	Oak	18	15	2155	Magnolia	6	5	2269	Crepe myrtle	4	9
766	Oak	20	15	2043	Oak	24	15	2156	Magnolia	11	6	2270	Oak	9	12
767	Oak	14	5	2044	Oak	24	20	2157	Magnolia	10	6	2271	Maple	6	6
768	Oak	18	5	2045	Oak	20	20	2158	Magnolia	8	5	2272	Laura	8	12
769	Oak	15	10	2046	Oak	19	20	2159	Magnolia	8	5	2273	Maple	8	9
770	Oak	15	10	2047	Oak	13	5	2160	Magnolia	6	5	2274	Hickory	12 Triple	10
771	Oak	14	5	2048	Oak	13	10	2161	Magnolia	9	5	2275	Laura	15 Twin	10
772	Oak	14	10	2050	Oak	28	25	2162	Magnolia	10	6	2276	Laura	13 Twin	9
773	Oak	17	15	2051	Oak	17	15	2163	Magnolia	6	5	2277	Laura	24 Quad	11
774	Oak	12	15	2052	Oak	28	30	2164	Holly	8	5	2278	Oak	8	8
775	Oak	14	35	2053	Miscellaneous	13	10	2165	Maple	8	5	2279	Magnolia	10 Twin	12
776	Oak	16	35	2054	Oak	20	25	2166	Maple	6	5	2280	Magnolia	6	8
777	Oak	16	35	2055	Oak	19	15	2167	Magnolia	6	5	2281	Crepe myrtle	6	12
778	Oak	15	35	2056	Oak	13	15	2168	Magnolia	9	5	2282	Crepe myrtle	4	6
779	Oak	24	35	2057	Oak	14	15	2169	Magnolia	8	5	2283	Oak	12	8
780	Oak	19	35	2058	Oak	22	25	2170	Hickory	9	5	2284	Oak	9	8
781	Oak	12	15	2059	Oak	16	15	2171	Magnolia	6 Twin	5	2285	Oak	9	20
782	Oak	15	20	2060	Oak	15	10	2172	Magnolia	8	5	2286	Oak	9	20
783	Oak	15	20	2061	Oak	25	30	2173	Holly	8 Twin	10	2287	Magnolia	6	10
784	Oak	26	35	2062	Oak	17	15	2174	Miscellaneous	8 Twin	10	2289	Oak	8	11
785	Oak	14	35	2063	Oak	26	25	2175	Oak	11	10	2290	Oak	11	8
792	Oak	22	26	2064	Oak	15	15	2176	Magnolia	9	5	2291	Magnolia	6 Twin	9
793	Oak	24	26	2065	Oak	24	25	2177	Magnolia	10	5	2292	Oak	8	6
794	Oak	12	20	2066	Oak	21	20	2178	Magnolia	8	6	2293	Oak	8	6
795	Oak	12	15	2067	Oak	15	20	2179	Magnolia	8	5	2294	Oak	11	4
796	Oak	12	8	2068	Oak	35 Twin	35	2180	Oak	10	5	2295	Oak	9	6
797	Oak	13	25	2069	Miscellaneous	23	20	2181	Magnolia	8	6	2296	Oak	11	10
798	Oak	22	25	2070	Oak	24	20	2182	Magnolia	9	9	2297	Crepe myrtle	4 Twin	2
799	Oak	12	20	2071	Oak	17	15	2183	Magnolia	6	5	2298	Oak	10 Twin	4
800	Oak	18	20	2072	Oak	16	10	2184	Magnolia	7	6	2299	Oak	11	6
801	Oak	18	20	2073	Oak	21	10	2185	Magnolia	6	6	2300	Oak	9	8
802	Oak	15	15	2074	Oak	24	10	2186	Miscellaneous	6	5	2301	Oak	8	5
803	Oak	19	22	2075	Oak	16	10	2187	Oak	11	8	2302	Oak	18 Twin	12
804	Oak	43	35	2076	Oak	16	15	2189	Oak	11	5	2303	Miscellaneous	16 Quad	13
805	Oak	20	20	2077	Oak	16	10	2190	Oak	8	5	2304	Oak	8	12
806	Oak	21	20	2078	Oak	22	6	2191	Oak	13	10	2305	Oak	10 Twin	8</

LEGEND:
 P.O.C. Denotes Point of Commencement
 P.O.B. Denotes Point of Beginning
 R/W Denotes Right-of-Way
 B.S.L.A. Denotes Building Setback Line
 P.C. Denotes Point of Curvature
 P.T. Denotes Point of Tangency
 P.R.A. Denotes Point of Reversed Curvature
 P.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.C.U.A. Emerald Coast Utilities Authority
 Denotes Delta Angle
 ▲ Denotes Permanent Referenced Monument Set #T073
 Denotes Permanent Control Point set (PCP) #T073
 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
 LDMJ Low density mixed-use district
 MU-S Mixed-use suburban

LEGEND:
 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 swales 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.

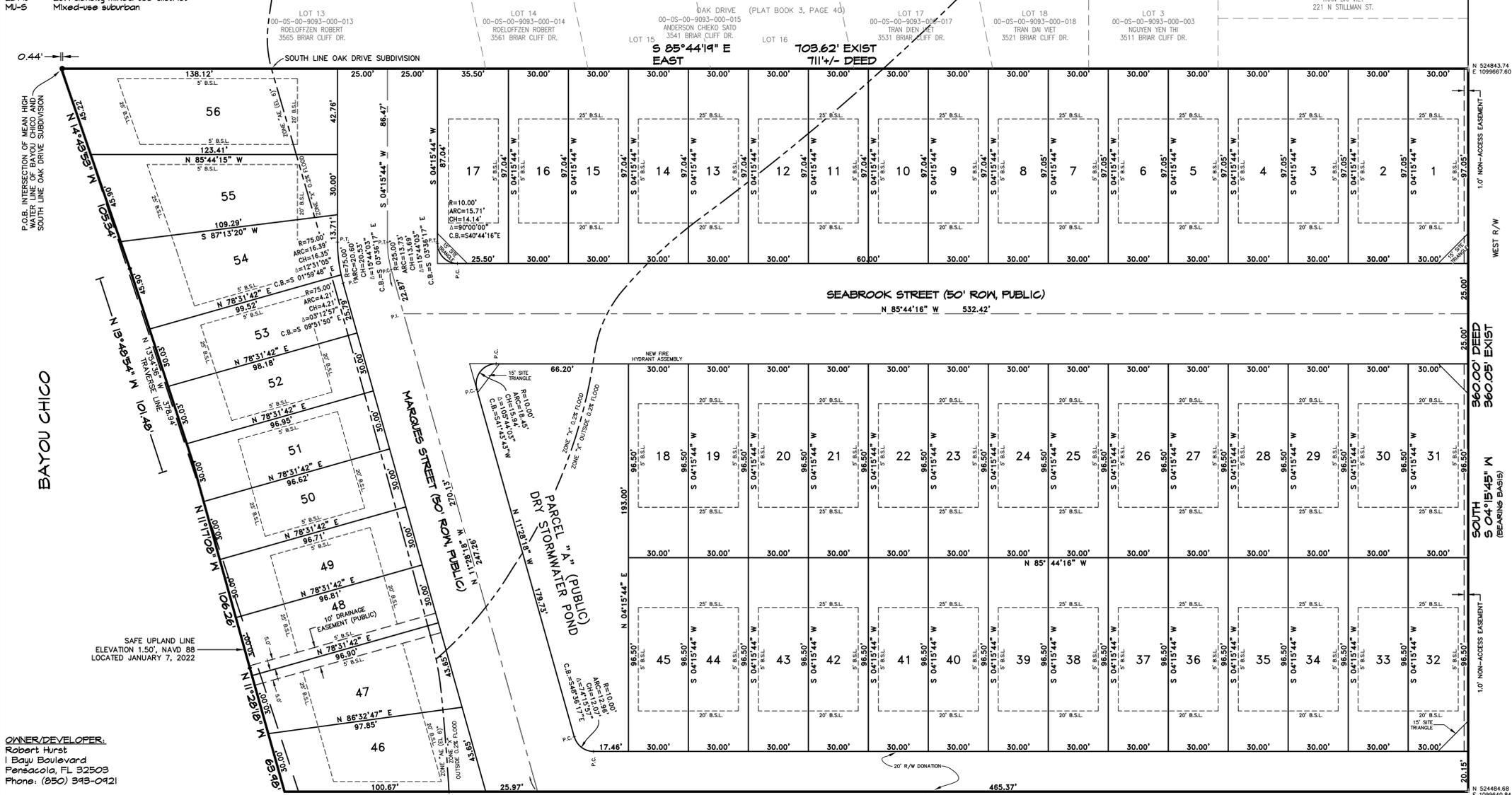
CABLE TELEVISION NOTE:
 All platted utility easements as shown hereon shall also be easements for the construction, installation, maintenance, and operations of cable television in accordance with and subject to the provisions of Section 177.091 (2B) Florida Statutes.

BUILDING SETBACKS REQUIREMENTS:
 Front yard = 20 feet
 Rear yard = 25 feet
 Side yard = 5 feet

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 supplanted 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 544237.63, E 1121244.12, Z 101.20.

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



OWNER/DEVELOPER:
 Robert Hurst
 1 Bayou Boulevard
 Pensacola, FL 32503
 Phone: (850) 343-0921

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

SURVEYOR:
 Pittman, Glaze and Associates, Inc.
 5700 North Davis Highway, Suite 3
 Pensacola, FL 32505
 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 (FPRN), 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 flo; 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 12033C03T06 Effective September 29, 2006.

DEDICATION
 Know all men by these present that Robert Hurst, owner of the land herein described and platted hereon, known as Stillman Subdivision hereby dedicates 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 _____ Owner _____
 Print _____ By: Robert Hurst
 Signature _____
 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

Leslie D. Odum, 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 _____ day of _____, 2022

David D. Glaze
 Registered Land Surveyor No. 5605, LB No. 7073
 Pittman, Glaze & Associates
 5700 North Davis Highway, Suite 3
 Pensacola, FL 32505

Bearing Reference: NORTH BASED ON THE WEST R/W STILLMAN STREET AS S 04°15'45" W (GRID NORTH)
 Ordered By: MR. RICK SPRAGUE - Elevation Reference: NAVD 88
 Encroachments: FEENCES, GUY WIRE
 Source of Information: PUBLIC RECORDS, ATLAS SHEET #144, RECORDED PLAT, OAK DRIVE (P.B. P. 40)
 Measurements made in accordance with United States Standards.

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32505
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pgsurvey@bellsouth.net

DAVID D. GLAZE
 Registered Land Surveyor No. 5605, LB No. 7073
 Pittman, Glaze & Associates
 5700 North Davis Highway, Suite 3
 Pensacola, FL 32505

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes, LB No. 7073
 David D. Glaze
 Registered Land Surveyor No. 5605, LB No. 7073
 Pittman, Glaze & Associates
 5700 North Davis Highway, Suite 3
 Pensacola, FL 32505

SHEET 3 OF 3
 NOT VALID WITHOUT SEAL AND SIGNATURE
 File No. C-2760
 Job No. 34572-22
 Scale: 1" = 30'
 Date of Survey: 1-28-2022
 Date of Plat: 4-21-2022
 Date of Revision: 5-2-2022
 FB: 1750 PG: 33-33
 Drawn by: PGL
 Checked by: DDG

PRELIMINARY PLAT 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

Sec. 12-3-4. Medium-density residential land use district regulations.

The regulations in this section shall be applicable to the one- and two-family zoning districts: R-1AA, R-1A and R-1B.

- (1) *Purpose of district.* The medium-density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.
- (2) *Uses permitted.*
 - a. Single-family detached dwellings.
 - b. Accessory residential units subject to regulations in section 12-3-81.
 - c. Single-family attached dwellings (townhouse construction, maximum two units).
 - d. Two-family attached dwellings (duplex).
 - e. Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
 - f. Cemeteries, when:
 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and
 2. The provisions of section 12-3-85 have been met.
 - g. Residential design manufactured homes are permitted in the R-1A district, with a maximum density of 12.4 units per acre subject to regulations in section 12-3-91.
 - h. Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.
 - i. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.
 - j. Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.
 - k. Home occupations subject to regulations in section 12-3-57.
 - l. Municipally owned and operated parks and playgrounds.
 - m. Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.
 - n. Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.
 - o. Family day care homes licensed by the state department of children and family services as defined in state statutes.

(3) *Conditional uses permitted.*

- a. Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-3-91.
- b. Bed and breakfast subject to regulations in section 12-3-84.
- c. Child care facilities subject to regulations in section 12-3-87.
- d. Accessory office units subject to regulations in section 12-3-80.

(4) *Development permitted.*

- a. Conventional subdivision subject to regulations in section 12-3-105.
- b. Special planned development subject to regulations in section 12-3-106.

(5) *Regulations for development within the medium-density residential land use district.* Tables 12-3.2 and 12-3.2A describe requirements for the one- and two-family residential zoning districts.

TABLE 12-3.2. REGULATIONS FOR THE MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICTS

Standards	R-1AA			R-1A		
	Single-Family Detached	Two-Family Attached (duplex)	**Single-Family Attached (townhouses)	Single-Family Detached	Two-Family Attached (duplex)	**Single-Family Attached (townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	11.6 units per acre	12.4 units per acre	17.4 units per acre	17.4 units per acre
Minimum Lot Area	5,000 s.f.	7,500 s.f.	3,750 s.f.	3,500 s.f.	5,000 s.f.	2,500 s.f.
Lot Width At Minimum Building Setback Line	40 feet	60 feet	30 feet	30 feet	50 feet	25 feet
Minimum Lot Width At Street R-O-W Line	40 feet	50 feet	25 feet	30 feet	50 feet	25 feet
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 30 feet 6 feet 30 feet			(Minimum Building Setbacks) 20 feet 5 feet 25 feet		
Off-Street Parking	1 space/unit		2 sp./unit	1 space/unit		2 sp./unit
Maximum Building Height	35 feet Except as provided in section 12-3-62)			35 feet (Except as provided in section 12-3-62)		

*The front yard depths in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.
**Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.
***All future residential development on parcels changed to a Medium-Density Residential (MDR) zoning district via the passage of Ord. No. 23-16, effective on August 18, 2016, shall be considered legal nonconforming and may utilize the R-1A zoning district standards applicable to lot width, lot area and setbacks.

TABLE 12-3.2A

Standards	R-1B		
	Single-family Detached	Two-Family Attached (Duplex)	**Single-family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	17.4 units per acre
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 10 feet 5 feet 10 feet		
Off-Street Parking	1 space/unit		
Maximum Building Height	45 feet (Except as provided in section 12-3-62)		
Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units	Maximum 50%		
Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units: The maximum combined area occupied by all	Building Height 1—4 stories 5—7 stories 8—9 stories (See note 4)	Building Coverage 30% 25% 20%	

principal and accessory buildings			
*The front yard depths in the R-1AA, R-1A and R-1B districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.			
**Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.			

(Code 1986, § 12-2-4; Ord. No. 6-93, § 2, 3-25-1993; Ord. No. 29-93, § 2, 11-18-1993; Ord. No. 45-96, § 2 (exh. 1), 9-12-1996; Ord. No. 6-02, § 2, 1-24-2002; Ord. No. 11-16, § 1, 5-12-2016; Ord. No. 23-16, § 1, 8-11-2016)

Department:	Comments:
FIRE	See Attached
PW/Engineering	See Attached
InspSvcs	No Comment
ESP	No Comment
ECUA	This subdivision is currently under review by ECUA Engineering for water and sewer permitting. No additional comments at this time.
FPL	No Comment
ATT	No Comment
Planning	No Comment

MEMORANDUM

TO: City of Pensacola Planning Board
FROM: Engineering and Public Works Department
DATE: 5/23/2022
SUBJ: Stillman Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the revised Preliminary Plat for the Stillman Subdivision.

City surveying notes the following:

1. Confirm street name under Owner/Developer notes
2. Correct local jurisdiction name under General Notes G.2
3. Explain symbology in northeast corner of lot 56.
4. Confirm radius near intersection of Seabrook Street and Marques Street.
5. Add signature block for the City Planning Department
6. Add Underscore line after Page in the Certificate of County Clerk section.

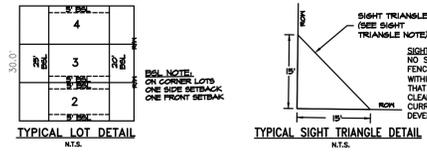
Engineering notes the following:

1. Verify with the Fire Marshal that the "dead-end" of Marques Street to the north is acceptable.
2. Notes will required on the construction plans that states "All impervious areas shall be directed to the stormwater pond".
3. Property owner shall be informed that significant erosion control measures are expected to be needed on this jobsite. Further, as Bayou Chico is outside the City limits all erosion control measures shall be reviewed and approved by Escambia County.
4. Property owner shall be informed that all proposed improvements will have to be constructed in accordance with City standards in order for the City to be willing to take over ownership and maintenance.

For questions, please contact Caitlin Cerame at ccerame@cityofpensacola.com or 850-436-5689.

- LEGEND:**
- BM Benchmark
 - ELEV Elevation
 - FFE Finished floor elevation
 - FL Flow line
 - P.O.B. Point of beginning
 - R/W Right of way
 - N Northing
 - E Easting
 - CP Concrete pipe
 - CPF Corrugated plastic pipe
 - MET Metal pipe
 - PLAS Plastic pipe
 - PVC Poly vinyl chloride
 - 1/2" Capped iron rod set #107B
 - 1/2" Capped iron rod found #noted
 - o Iron pipe found
 - o Guy wire
 - o Power pole
 - o Road sign
 - o Sanitary manhole
 - o Spot elevation
 - o Cable line
 - o Contour line
 - o Electric line
 - o Fence - chain link
 - o Fence - wood
 - o Gas line
 - o Sanitary sewer line
 - o Telephone line
 - o Water line

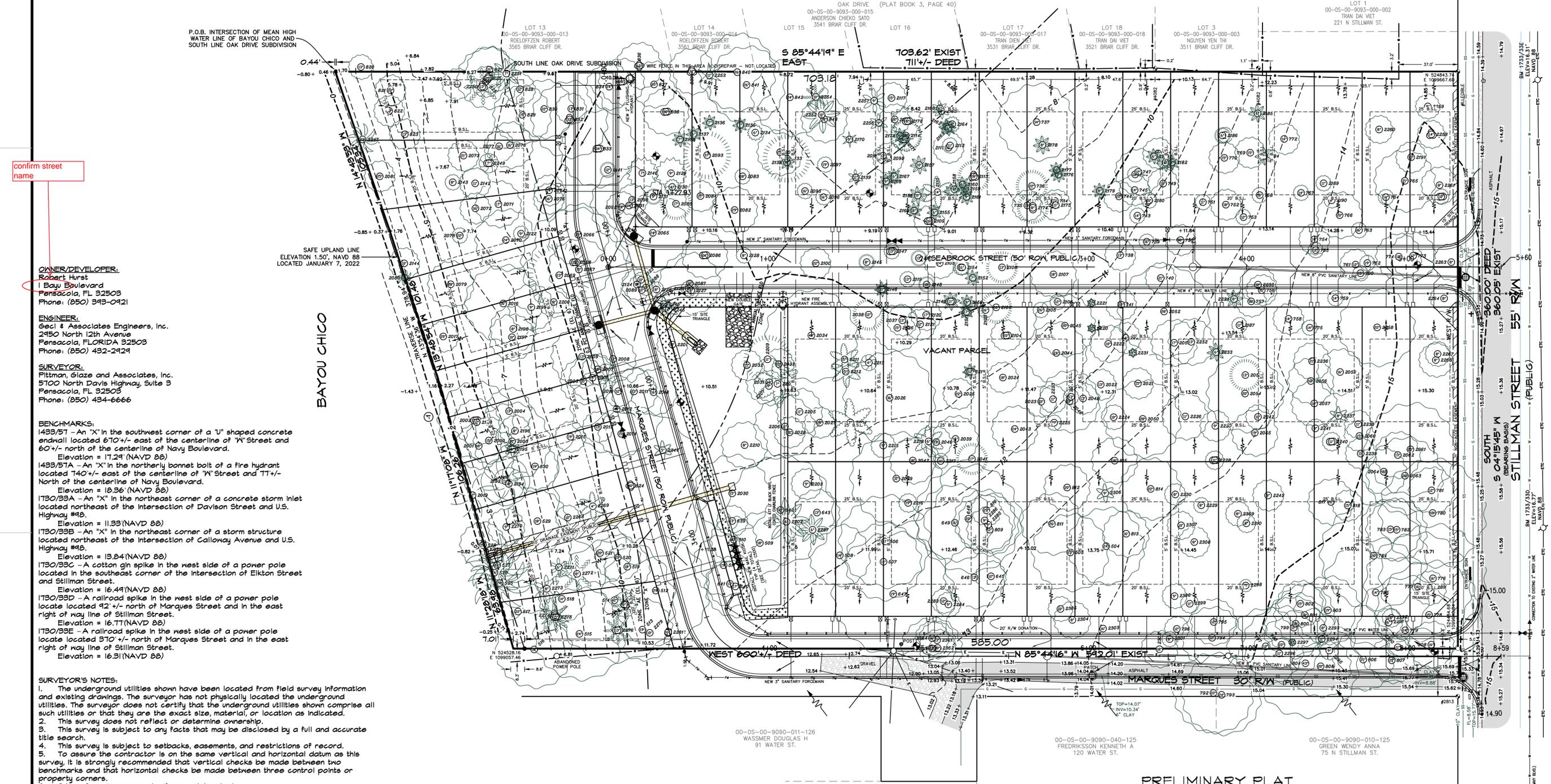
- Hickory tree
- Holly tree
- Laura
- Magnolia tree
- Maple tree
- Miscellaneous tree
- Oak tree
- Palm tree



PARCEL TABULATION:

NAME	DESCRIPTION	OWNER	ACREAGE
A	DRY STORMWATER POND	PUBLIC	0.29
	MARQUES ST. & SEABROOK ST.	PUBLIC	1.21
	DRAINAGE EASEMENT	PUBLIC	0.02

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



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

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

SURVEYOR:
Pittman, Glaze and Associates, Inc.
5100 North Davis Highway, Suite 3
Pensacola, FL 32503
Phone: (850) 434-6666

- BENCHMARKS:**
- 1433/51 - An "X" in the southwest corner of a "U" shaped concrete endwall located 670 +/- east of the centerline of W Street and 60 +/- north of the centerline of Navy Boulevard.
Elevation = 17.24 (NAVD 88)
 - 1433/51A - An "X" in the northerly corner of a fire hydrant located 740 +/- east of the centerline of W Street and 77 +/- North of the centerline of Navy Boulevard.
Elevation = 18.36 (NAVD 88)
 - 1730/33A - An "X" in the northeast corner of a concrete storm inlet located northeast of the intersection of Davison Street and U.S. Highway #98.
Elevation = 11.33 (NAVD 88)
 - 1730/33B - An "X" in the northeast corner of a storm structure located northeast of the intersection of Calloway Avenue and U.S. Highway #98.
Elevation = 13.84 (NAVD 88)
 - 1730/33C - A cotton gin spike in the west side of a power pole located in the southeast corner of the intersection of Elkton Street and Stillman Street.
Elevation = 16.44 (NAVD 88)
 - 1730/33D - A railroad spike in the west side of a power pole located 42 +/- north of Marques Street and in the east right of way line of Stillman Street.
Elevation = 16.77 (NAVD 88)
 - 1730/33E - A railroad spike in the west side of a power pole located 370 +/- north of Marques Street and in the east right of way line of Stillman Street.
Elevation = 16.31 (NAVD 88)

- SURVEYOR'S NOTES:**
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
 - This survey does not reflect or determine ownership.
 - This survey is subject to any facts that may be disclosed by a full and accurate title search.
 - This survey is subject to setbacks, easements, and restrictions of record.
 - To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
 - Sub-surface Improvements, if any, not located.
 - Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
 - 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 are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.
 - The safe uplands line elevation was furnished to this firm from Florida Department of Environmental Protection on January 7, 2022.
 - The safe upland line is at or above the mean high water line.

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 377 feet more or less to the Point of Beginning.

**PRELIMINARY PLAT
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**

Bearing Reference: NORTH BASED ON THE WEST R/W STILLMAN STREET AS 5 04°15'45" N (GRID NORTH)
Ordered By: MR. RICK SPRAGUE Elevation Reference: NAVD 88
Encroachments: FENCES, GUY WIRE
Source of Information: PUBLIC RECORDS: ATLAS SHEET #144, RECORDED PLAT: OKA DRIVE (P.B. 9, P. 40)

Measurements made in accordance with United States Standards.

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
508 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

DAVID D. GLAZE
P.S.M. #3505

WALTER J. GLAZE
P.S.M. #6190

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
508 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

LB No. 7073

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
P.S.M. #3505

Walter J. Glaze
P.S.M. #6190

SHEET	1
OF	3
NOT VALID WITHOUT SEAL AND SIGNATURE	
File No.	C-2160
Job No.	94572-22
Scale	1" = 30'
Date of Survey	1-28-2022
Date of Plat	4-21-2022
Date of Revision	5-2-2022
FB	1730 PC 33-33
FB	PC
Drawn by	WJG
Checked by	DDG

TREE TABLE

POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET
504	Oak	24	25	817	Oak	22	15	2088	Oak	12	5	2201	Oak	10	10
505	Oak	23	25	818	Oak	15	10	2089	Oak	12	10	2202	Magnolia	6	15
506	Oak	27	30	820	Oak	13	8	2090	Oak	13	10	2203	Oak	9	10
507	Oak	14	25	821	Oak	20	10	2091	Oak	14	25	2204	Crepe myrtle	7	15
508	Oak	14	20	822	Oak	23	10	2092	Oak	14	10	2205	Oak	11	15
509	Oak	18	20	823	Oak	13	10	2093	Miscellaneous	37	15	2206	Oak	11	20
510	Oak	13	15	824	Oak	21	10	2094	Oak	25	15	2207	Oak	9	20
511	Oak	19	20	825	Oak	13	10	2095	Oak	16	5	2208	Crepe myrtle	7	15
512	Oak	29	35	826	Oak	29	20	2096	Oak	16	5	2209	Miscellaneous	11	15
513	Oak	19	20	827	Oak	21	15	2097	Oak	19	5	2210	Oak	8	15
514	Oak	42	40	828	Oak	12	10	2098	Oak	19	10	2211	Crepe myrtle	5	10
515	Oak	24	30	829	Oak	25	19	2099	Oak	13	5	2212	Crepe myrtle	5	10
516	Oak	18	25	830	Oak	22	19	2100	Oak	22	10	2213	Dogwood	4	5
517	Oak	22	20	831	Oak	17	10	2101	Oak	24	10	2215	Oak	9	8
518	Oak	14	15	832	Oak	33	25	2102	Miscellaneous	26	10	2216	Oak	19	6
519	Oak	14	15	833	Oak	34	25	2103	Oak	16	5	2217	Oak	11	5
520	Oak	13	15	834	Oak	24	15	2104	Oak	22	10	2218	Crepe myrtle	6	10
521	Oak	20	20	835	Oak	20	15	2105	Oak	26	5	2219	Magnolia	11	15
522	Oak	40	50	836	Oak	62	15	2106	Oak	12	5	2220	Crepe myrtle	10	3
523	Palm	24	20	837	Oak	25	26	2107	Oak	18	15	2221	Crepe myrtle	12	3
526	Palm	24	15	838	Oak	30	26	2108	Miscellaneous	13	10	2222	Oak	10	12
527	Palm	24	20	839	Oak	32	26	2109	Oak	16	10	2223	Oak	11	9
528	Oak	15	15	840	Oak	26	36	2110	Crepe myrtle	14	10	2224	Oak	10	8
529	Oak	18	20	841	Oak	26	36	2111	Oak	13	10	2225	Oak	10	5
530	Oak	19	15	842	Oak	24	36	2112	Oak	11	5	2226	Oak	11	15
639	Oak	13	10	843	Oak	18	26	2113	Miscellaneous	28	10	2227	Oak	9	10
640	Oak	17	20	2000	Oak	15	26	2114	Miscellaneous	15	10	2228	Oak	11	10
641	Oak	17	15	2001	Oak	16	26	2115	Oak	22	10	2229	Oak	8	5
642	Oak	31	35	2002	Oak	34	36	2117	Oak	15	10	2230	Oak	8	7
643	Oak	13	15	2003	Oak	21	36	2118	Miscellaneous	13	5	2231	Crepe myrtle	4	3
645	Oak	12	10	2004	Oak	13	26	2119	Oak	13	5	2232	Oak	13	15
646	Oak	13	20	2005	Oak	15	26	2120	Oak	17	10	2233	Magnolia	6	6
647	Oak	19	40	2006	Oak	14	26	2121	Oak	12	10	2234	Magnolia	8	6
648	Oak	22	35	2007	Oak	15	20	2122	Oak	9	5	2235	Oak	10	12
649	Oak	16	25	2008	Oak	17	26	2123	Oak	10	5	2236	Oak	21	12
734	Oak	17	5	2009	Oak	17	20	2124	Oak	9	10	2237	Crepe myrtle	8	6
735	Oak	15	10	2010	Oak	12	10	2125	Oak	8	5	2238	Oak	11	9
736	Miscellaneous	22	10	2011	Oak	23	15	2126	Oak	8	5	2239	Oak	11	10
737	Oak	34	25	2012	Oak	44	30	2127	Oak	8	5	2240	Oak	11	10
738	Oak	13	10	2013	Oak	13	10	2128	Oak	8	5	2241	Oak	8	6
739	Oak	16	5	2014	Oak	15	15	2129	Holly	9	10	2242	Oak	10	8
740	Oak	21	10	2015	Oak	19	10	2130	Holly	4	5	2243	Oak	8	10
741	Oak	22	10	2016	Oak	16	25	2131	Miscellaneous	9	5	2244	Crepe myrtle	5	6
742	Oak	14	10	2017	Oak	20	10	2132	Magnolia	6	5	2245	Crepe myrtle	6	6
743	Oak	14	5	2018	Oak	16	15	2133	Miscellaneous	11	15	2246	Crepe myrtle	5	5
744	Oak	22	10	2019	Oak	12	15	2134	Holly	6	5	2247	Palm	23	10
745	Oak	14	10	2021	Oak	15	10	2135	Magnolia	7	5	2249	Dogwood	7	10
746	Oak	12	5	2022	Oak	13	10	2136	Magnolia	7	5	2250	Laura	13	12
747	Oak	12	15	2023	Oak	13	10	2137	Magnolia	6	5	2251	Magnolia	7	10
748	Oak	15	10	2024	Oak	18	10	2138	Magnolia	7	5	2252	Magnolia	10	12
749	Oak	18	10	2025	Oak	22	10	2139	maple	11	5	2253	Hickory	11	8
750	Oak	19	10	2026	Oak	36	30	2140	Holly	7	10	2254	Laura	10	8
751	Oak	11	5	2027	Oak	24	10	2141	Miscellaneous	12	5	2255	Magnolia	9	10
752	Oak	18	15	2028	Oak	12	10	2142	Oak	11	10	2256	Maple	9	6
753	Oak	12	5	2029	Oak	31	30	2143	Oak	8	5	2257	Maple	9	8
754	Oak	14	10	2030	Oak	15	25	2144	Oak	10	10	2258	Oak	14	10
755	Oak	12	5	2031	Oak	14	15	2145	Miscellaneous	8	5	2259	Oak	8	8
756	Oak	15	10	2032	Oak	15	10	2146	Magnolia	11	10	2260	Oak	8	9
757	Oak	18	10	2033	Oak	12	10	2147	Oak	13	10	2261	Oak	8	12
758	Oak	14	10	2034	Oak	40	30	2148	Miscellaneous	10	5	2262	Oak	10	10
759	Oak	14	5	2036	Oak	15	15	2149	Magnolia	11	10	2263	Oak	8	12
760	Oak	15	5	2037	Oak	13	10	2150	Magnolia	8	5	2264	Oak	8	9
761	Oak	12	10	2038	Miscellaneous	12	10	2151	Magnolia	17	10	2265	Oak	12	10
762	Oak	19	5	2039	Oak	16	15	2152	Magnolia	7	5	2266	Oak	8	11
763	Oak	16	5	2040	Oak	13	10	2153	Oak	8	5	2267	Oak	8	8
764	Oak	14	5	2041	Miscellaneous	17	10	2154	Oak	6	5	2268	Oak	10	8
765	Oak	21	20	2042	Oak	18	15	2155	Magnolia	6	5	2269	Crepe myrtle	4	9
766	Oak	20	15	2043	Oak	24	15	2156	Magnolia	11	6	2270	Oak	9	12
767	Oak	14	5	2044	Oak	24	20	2157	Magnolia	10	6	2271	Maple	6	10
768	Oak	18	5	2045	Oak	20	20	2158	Magnolia	8	5	2272	Laura	8	12
769	Oak	15	10	2046	Oak	19	20	2159	Magnolia	8	5	2273	Maple	8	9
770	Oak	15	10	2047	Oak	13	5	2160	Magnolia	6	5	2274	Hickory	12	10
771	Oak	14	5	2048	Oak	13	10	2161	Magnolia	9	5	2275	Laura	15	10
772	Oak	14	10	2050	Oak	28	25	2162	Magnolia	10	6	2276	Laura	13	10
773	Oak	17	15	2051	Oak	17	15	2163	Magnolia	6	5	2277	Laura	24	10
774	Oak	12	15	2052	Oak	28	30	2164	Holly	8	5	2278	Oak	8	8
775	Oak	14	35	2053	Miscellaneous	13	10	2165	Maple	8	5	2279	Magnolia	10	12
776	Oak	16	35	2054	Oak	20	25	2166	Maple	6	5	2280	Magnolia	6	8
777	Oak	16	35	2055	Oak	19	15	2167	Magnolia	6	5	2281	Crepe myrtle	6	12
778	Oak	15	35	2056	Oak	13	15	2168	Magnolia	9	5	2282	Crepe myrtle	4	6
779	Oak	24	35	2057	Oak	14	15	2169	Magnolia	8	5	2283	Oak	12	8
780	Oak	19	35	2058	Oak	22	25	2170	Hickory	9	5	2284	Oak	9	8
781	Oak	12	15	2059	Oak	16	15	2171	Magnolia	6	10	2285	Oak	9	20
782	Oak	15	20	2060	Oak	15	10	2172	Magnolia	8	5	2286	Oak	9	20
783	Oak	15	20	2061	Oak	25	30	2173	Holly	8	10	2287	Magnolia	6	10
784	Oak	26	35	2062	Oak	17	15	2174	Miscellaneous	8	10	2289	Oak	8	11
785	Oak	14	35	2063	Oak	26	25	2175	Oak	11	10	2290	Oak	11	8
792	Oak	22	26	2064	Oak	15	15	2176	Magnolia	9	5	2291	Magnolia	6	10
793	Oak	24	26	2065	Oak	24	25	2177	Magnolia	10	5	2292	Oak	8	6
794	Oak	12	20	2066	Oak	21	20	2178	Magnolia	8	6	2293	Oak	8	6
795	Oak	12	15	2067	Oak	15	20	2179	Magnolia	8	5	2294	Oak	11	4
796	Oak	12	8	2068	Oak	35	35	2180	Oak	10	5	2295	Oak	9	6
797	Oak	13	25	2069	Miscellaneous	23	20	2181	Magnolia	8	6	2296	Oak	11	10
798	Oak	22	25	2070	Oak	24	20	2182	Magnolia	9	9	2297	Crepe myrtle	4	10
799	Oak	12	20	2071	Oak	17	15	2183	Magnolia	6	5	2298	Oak	10	10
800	Oak	18	20	2072	Oak	16	10	2184	Magnolia	7	6	2299	Oak	11	6
801	Oak	18	20	2073	Oak	21	10	2185	Magnolia	6	6	2300	Oak	9	8
802	Oak	15	15	2074	Oak	24	10	2186	Miscellaneous	6	5	2301	Oak	8	5
803	Oak	19	22	2075	Oak	16	10	2187	Oak	11	8	2302	Oak	18	12
804	Oak	43	35	2076	Oak	16	15	2189	Oak	11	5	2303	Miscellaneous	16	13
805	Oak	20	20	2077	Oak	16	10	2190	Oak	8	5	2304	Oak	8	12
806	Oak	21	20	2078	Oak	22	6	2191	Oak	13	10	2305	Oak	10	10
807	Oak	21</													

LEGEND:
 P.O.C. Denotes Point of Commencement
 P.O.B. Denotes Point of Beginning
 R/W Denotes Right-of-Way
 B.S.L.A. Denotes Building Setback Line
 P.C. Denotes Point of Curvature
 P.T. Denotes Point of Tangency
 P.R.A. Denotes Point of Reversed Curvature
 P.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.C.U.A. Emerald Coast Utilities Authority
 Δ Denotes Delta Angle
 ■ Denotes Permanent Referenced Monument Set #T073
 ● Denotes Permanent Control Point set #T073
 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
 LDMJ Low density mixed-use district
 MU-S Mixed-use suburban

LEGEND:
 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 swales 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.

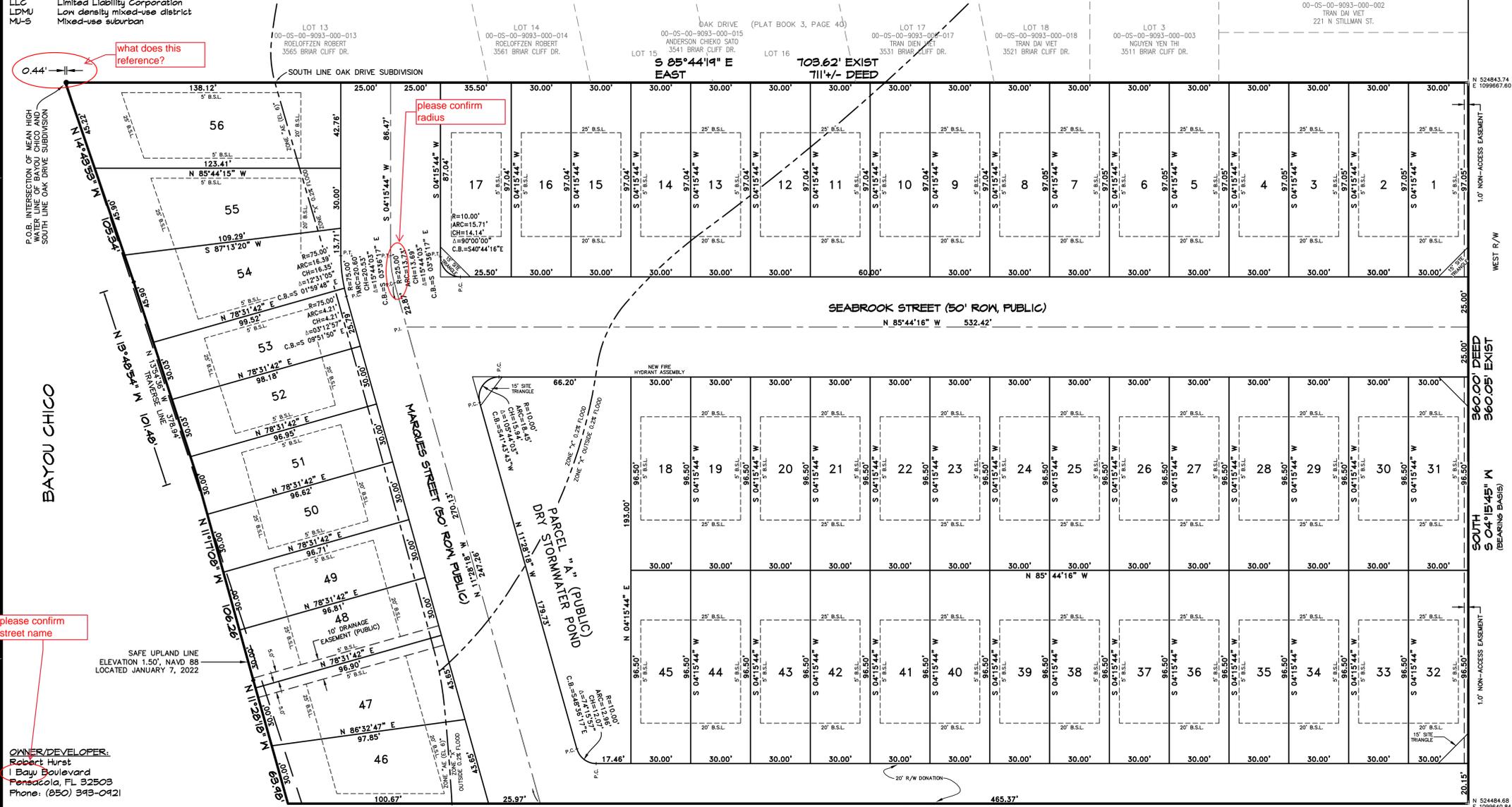
BUILDING SETBACKS REQUIREMENTS:
 Front yard = 20 feet
 Rear yard = 25 feet
 Side yard = 5 feet

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 supplanted 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 NAD 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 544237.63, E 1121244.12, Z 101.20.

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.

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



OWNER/DEVELOPER:
 Robert Hurst
 Bayou Boulevard
 Pensacola, FL 32503
 Phone: (850) 343-0921

ENGINEER:
 Glaze & 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 32505
 Phone: (850) 434-6666

STATE PLANE COORDINATE TABLE

Referenced to NAD 83 (2011) and NAVD 83
 Location established from Florida Department of Transportation Permanent Reference Network (FPRN), 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 flo; 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 12033C03T06 Effective September 29, 2006.

DEDICATION
 Know all men by these present that Robert Hurst, owner of the land herein described and platted hereon, known as Stillman Subdivision hereby dedicates 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 _____ Owner _____
 Print _____ By: Robert Hurst _____
 Signature _____
 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 _____
 add underscore line

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

Leslie D. Odum, 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 _____ day of _____, 2022

David D. Glaze
 Registered Land Surveyor No. 5605, LB No. 7073
 Pittman, Glaze & Associates
 5700 North Davis Highway, Suite 3
 Pensacola, FL 32505

add signature block for City Planning Department

PRELIMINARY PLAT
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

Bearing Reference NORTH BASED ON THE WEST R/W STILLMAN STREET AS S 04°15'45" N (GRID NORTH)
 Ordered By MR. RICK FRASIGUE Elevation Reference NAVD 83
 Encroachments FEENEGES, GUY WIRE
 Source of Information PUBLIC RECORDS, ATLAS SHEET #144, RECORDED PLAT, OAK DRIVE (P.B. P. 40)

Measurements made in accordance with United States Standards

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32505
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pitgsurvey@bellsouth.net

GRAPHIC SCALE - 1" = 30'

PITTMAN, GLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32505
 Phone: (850) 434-6666 Fax: (850) 434-6661
 Email: pitgsurvey@bellsouth.net

GRAPHIC SCALE - 1" = 30'

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes, LB No. 7073

David D. Glaze
 Registered Land Surveyor No. 5605
 PSM #3505
 PSN #6190
 I certify that I have consulted the original plat and original signature of the signing surveyor

Walter J. Glaze
 PSN #3505
 PSN #6190

SHEET 3 OF 3

NOT VALID WITHOUT SEAL AND SIGNATURE

File No. C-2760
 Job No. 34572-22
 Scale 1" = 30'
 Date of Survey 1-28-2022
 Date of Plat 4-21-2022
 Date of Revision 5-2-2022
 FB 1750 PC 33-33
 FB PG
 Drawn by PGL
 Checked by DDG

Cynthia Cannon

From: Brad Hinote
Sent: Friday, May 20, 2022 1:05 PM
To: Cynthia Cannon; Adrian Stills; Amy Hargett; Amy Tootle; Andre Calaminus (ECUA); Annie Bloxson; Bill Kimball; Caitlin Cerame; Chris Mauldin; David Forte; Diane Moore; Gregg Harding; Heather Lindsay; James Cook; Jonathan Bilby; Karl Fenner (AT&T); Kellie L. Simmons (Gulf Power); Leslie Odom; Leslie Statler; Mark Jackson; Miriam Woods; Paul A Kelly(GIS); Robbie Weekley; Sherry Morris; Stephanie Chwastyk; Stephen Kennington (AT&T)
Subject: RE: Stillman Subdivision - "REVISED"

My comments are somewhat generalized as these are construction plans. Even so, the following needs to be considered:

- Verify with the Fire Marshal that the “dead-end” of Marques Street to the north is acceptable. I would assume they’d want to a cul-de-sac or hammerhead to be able to turnaround
- Notes will required on the construction plans that states “All impervious areas shall be directed to the stormwater pond”.
- Property owner shall be informed that significant erosion control measures are expected to be needed on this jobsite. Further, as Bayou Chico is outside the City limits all erosion control measures shall be reviewed and approved by Escambia County.
- Property owner shall be informed that all proposed improvements will have to be constructed in accordance with City standards in order for the City to be willing to take over ownership and maintenance.

Brad Hinote, P.E.

City Engineer
City of Pensacola
222 W. Main Street
Pensacola, FL 32502
850.435.1646 (w)
850.595.1461 (f)

bradhinote@cityofpensacola.com

For Non-Emergency Citizen Requests visit Pensacola311.com

Visit us at <http://cityofpensacola.com>



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Monday, May 16, 2022 8:57 AM

To: Adrian Stills <astills@cityofpensacola.com>; Amy Hargett <ahargett@cityofpensacola.com>; Amy Tootle <ATootle@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; David Forte <DForte@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; James Cook

Cynthia Cannon

From: Nate Edler
Sent: Monday, May 23, 2022 10:32 AM
To: Cynthia Cannon
Cc: Ginny Cranor
Subject: Re: Stillman Subdivision - "REVISED"

Good morning Cynthia,

For the dead end on Marques Street (north end), a cul-de-sac would be better served for fire apparatus. This allows for a quick turn around and will not force our men/women to exit the apparatus to help get turned around. Have a great day and let me know if anything else is needed.

Respectfully,
Captain Edler

Sent from my iPhone

On May 20, 2022, at 2:32 PM, Cynthia Cannon <CCannon@cityofpensacola.com> wrote:

Thank you!

Cynthia Cannon, AICP
Assistant Planning & Zoning Manager
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by