

## Robyn Tice

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**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:48 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

For inclusion in the official record. Item # 21-00542...more to come

**Don Kraher**  
**Council Executive**  
Office of the City Council  
222 W. Main Street  
Pensacola, FL 32502  
(850) 435-1686 – Office  
(850) 384-6363 – Cell



**City of Pensacola**

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**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 9:43 PM  
**To:** Ann Hill <AHill@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Ms Hill;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

As our district representative, we hope that you can appreciate the historical nature of our neighborhood. Also, the fact that all residents of this neighborhood purchased their homes knowing that we would have to live by the strict zoning codes and other guidelines.

Sincerely,

Harry B. Swinford  
Carol F. Swinford  
1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

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**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:49 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

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**City of Pensacola**

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**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:27 PM  
**To:** Casey Jones <cjones@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Mr. Jones;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

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**Sent:** Thursday, August 12, 2021 12:49 PM  
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**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

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**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:23 PM  
**To:** Sherri Myers <smyers@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Ms Myers;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

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**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:49 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

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**Council Executive**  
Office of the City Council  
222 W. Main Street  
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**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:21 PM  
**To:** Teniade Broughton <TBroughton@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Ms Broughton;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive



## Robyn Tice

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**Sent:** Thursday, August 12, 2021 12:49 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

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**Council Executive**  
Office of the City Council  
222 W. Main Street  
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(850) 435-1686 – Office  
(850) 384-6363 – Cell



**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:20 PM  
**To:** Jennifer Brahier <JBrahier@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Ms Brahier;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

---

**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:50 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

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**Don Kraher**  
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**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:18 PM  
**To:** Jared Moore <JMoore@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Mr. Moore;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

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**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:50 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

For inclusion in the official record. Item # 21-00542...more to come

**Don Kraher**  
**Council Executive**  
Office of the City Council  
222 W. Main Street  
Pensacola, FL 32502  
(850) 435-1686 – Office  
(850) 384-6363 – Cell



**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:18 PM  
**To:** Jared Moore <JMoore@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Mr. Moore;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive

## Robyn Tice

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**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:50 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

For inclusion in the official record. Item # 21-00542...more to come

**Don Kraher**  
**Council Executive**  
Office of the City Council  
222 W. Main Street  
Pensacola, FL 32502  
(850) 435-1686 – Office  
(850) 384-6363 – Cell



**City of Pensacola**

---

**From:** Carol Swinford <carol.swinford@cox.net>  
**Sent:** Sunday, August 1, 2021 5:15 PM  
**To:** Delarian Wiggins <dewiggins@cityofpensacola.com>  
**Cc:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Request for Zoning Map Amendment - 1301 N. Palafox Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Mr. Wiggins;

Our family lives at 1401 N. Baylen Street the corner of Lee and Baylen. We have lived at this address since 1991. We would NOT like to see the residential zoning changed to PC-1.

The Baylen Street frontage is in the residential area of the North Hill Historical District. We believe that the zoning of Baylen Street from Lee and Lloyd Streets should remain as residential. A change to commercial zoning as the developer has purposed will negatively impact our property and neighborhood.

The residents of the North Hill Preservation District have abided by the strict guidelines to keep this historical neighborhood intact. All future development should also abide by these guidelines for our national landmark district. The continued protection of our historical neighborhood should be the foremost concerned by the City of Pensacola and the City Council.

Sincerely,

Harry B. Swinford  
Carol F. Swinford

1401 N. Baylen Street  
Pensacola, FL 32501

cc: Don Kraher, City Council Executive



## Robyn Tice

---

**From:** Don Kraher  
**Sent:** Thursday, August 12, 2021 12:52 PM  
**To:** Robyn Tice  
**Subject:** FW: [EXTERNAL] Copies of letters to Pensacola City Officials

**Don Kraher**  
**Council Executive**  
Office of the City Council  
222 W. Main Street  
Pensacola, FL 32502  
(850) 435-1686 – Office  
(850) 384-6363 – Cell



*City of Pensacola*

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**From:** pns32501 <pns32501@att.net>  
**Sent:** Friday, July 30, 2021 9:23 AM  
**To:** Don Kraher <DKraher@cityofpensacola.com>  
**Subject:** [EXTERNAL] Copies of letters to Pensacola City Officials

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Dear Mr. Kraher,

On Tuesday, I snail-mailed 8 letters to our Pensacola City Officials. I have emailed exact copies of the letters to President Moore, Vice President Hill and Mayor Robinson, to you.

All 8 letters have the same enclosures.

The cover letter to Jared Moore is duplicated for 5 Council Members with change to their name and addresses.

The cover letter to Ann Hill is edited to contain a personal note, with her name and addresses.

The cover letter to Mayor Robinson is different.

I hope that my complete letter to President Moore can be included in the packet for the Council Members August 12, 2021 meeting.

Thank you.

Respectfully,

Carol Ann Marshall

[Sent from Yahoo Mail for iPad](#)

Carol Ann Marshall  
1313 North Baylen Street  
Pensacola, FL 32501

July 26, 2021

The Honorable Grover C. Robinson, IV  
Mayor of Pensacola  
222 West Main Street  
Pensacola, FL 32502

Dear Mayor Robinson,

I am Carol Ann Marshall, living at 1313 N. Baylen Street since 1964. As your constituent, who enthusiastically voted for you, it is disappointing to learn that you will not seek a 2<sup>nd</sup> term. I am pleased with most of your decisions, especially the positions you have taken to protect us during the continuing Covid-19 crisis. Thank you.

Now, I write to ask you to review my enclosed June 8, 2021, Planning Board remarks on retaining the 49 years of established zones in the North Hill Preservation District that have been continually supported by City of Pensacola leaders. It matters so much to each of us, the over 200 petition signers, homeowners and residents, because this is where we live ... in our homes in North Hill, protected by the restrictions we placed upon ourselves and every resident, current and future.

Thank you for reading my letter and remarks. It seems vitally important for the City of Pensacola to sustain our carefully designed North Hill Preservation District lines with property zones which allow investment and development opportunities as well as continued historic preservation, begun in 1972.

Respectfully,

Carol Ann Marshall  
850-433-8602  
pns32501@att.net

Encl: 4 pp

Cc: cam

[mayorrobison@cityofpensacola.com](mailto:mayorrobison@cityofpensacola.com)  
[dkraher@cityofpensacola.com](mailto:dkraher@cityofpensacola.com)  
[jmoore@cityofpensacola.com](mailto:jmoore@cityofpensacola.com)

Good afternoon, Ladies and Gentlemen.

I am Carol Ann Marshall.

Thank you for permitting me to speak with you today about the property, 1301 North Palafox Street, Block 163.

In 1964 my family moved into our home at 1313 North Baylen Street, which directly faces the back of the former P.K. Yonge School property. This location provided a home, a school that our children could walk to, and a short distance to my husband's office.

I respectfully ask you to deny the requested zone change on Block 163 from PR1-AAA to PC-1.

Let me explain why:

There is history that most in the room may not know involving our current Preservation District. The idea for preservation did not begin with protection of beautiful historic homes in a safe neighborhood, but rather with our North Hill neighborhood's empty houses and damaged buildings, people fearing crime encroachment, a child picking up a loaded gun in his yard, a rape of an elderly lady, the illicit drug shop on Lloyd Street trafficked by the entire county. And yes, beautiful historic homes.

My late husband and I are among the founders of the North Hill Preservation District. As founders, our small group decided to attempt a correction of our declining neighborhood. We would protect the beauty of our residences and try to decrease crime. We canvassed the neighbors to ascertain concerns and needs to carefully design and diagram the Preservation District, as shown in this map.

In 1972, after the proposal was successfully defended to the City of Pensacola, our document for the North Hill Preservation District was approved as written, which includes Block 163 -- confirming PC-1 on the Palafox Street side and PR-1AAA on the Baylen Street side of the property.

Also, the document states that the exterior of buildings can no longer be changed unless reverting to their original construction and attributes. Today, we continue to abide by the current rules.

In the early years of the District, several residents requested rezoning of a home or business that could result in encroachment. We held firm to our District lines, and each time a similar planning committee made a recommendation to maintain the zoning, the City Council approved the recommendation. Through these 49 years, the City has continued that support, by providing variances which have allowed us to keep our chosen zones.

P.K. Yonge Elementary School was built in 1921 on Block 163. For many years, a fine education was provided to all who attended. In the late 1970's, I voted with the other members of the School Board of Escambia County to close P. K. Yonge School because of declining enrollment and other issues. Although the building was immediately offered, neither the City of Pensacola nor Escambia County were interested. In the early 1980's since no buyers had appeared, plans were underway to demolish the building.

1985. Enter a gentleman interested in the purchase, a law firm is involved, and the final purchase made by a Boston Firm, the immediate past owner. For 25 years, this building is being rented to the Florida Department of Law Enforcement (FDLE).

Instead of a zoning change to the property, a waiver was granted by the City of Pensacola to allow the required parking for the new use of the building. The Baylen Street side of the property remained PR-1AAA.

On the rezoning application form, submitted by the new owners of 1301 North Palafox (P.K. Yonge), it states that the reason for the requested rezoning is: "To have all property zoned in same district and to have compatible use across the property."

Please note that the current developed property is on the same block with "compatible use across the property."

We request that this rezoning application be denied, and the current zoning PR 1-AAA on the Baylen Street side of the property be retained.

To rezone the property as PC-1 is a short-sighted solution without giving pause to the long-term damage and vulnerability for adverse encroachment that the North Hill Preservation District will be subject to. Who's not to say a gas station or beauty parlor will not appear, when the new owners decide to sell the property along Baylen Street?

We like the zone restrictions, chosen in 1972 to protect ourselves from unpleasant encroachment and to protect the historic value and beauty of our homes. We have enjoyed this protected zoning for the past 49 years with constant support from the City of Pensacola leaders. These are the rules we chose to live by, and we invite all new neighbors to do just that: live by our current rules which **do allow** investment and development **without changing** zones. Zone change has never been necessary and **definitely not now**.

With pride and humility, I bring our petition to you. 172 neighbors say:

**WHEREAS THE ZONING REQUEST TO CHANGE EXISTING PR-1AAA TO PC-1 IS STATED, "TO HAVE ALL PROPERTY ZONED IN SAME DISTRICT AND TO HAVE COMPATIBLE USE ACROSS THE PROPERTY," WE THE UNDERSIGNED DO HEREBY DECLARE OURSELVES IN OPPOSITION TO THE PROPOSED ZONING REQUEST CHANGING LOTS 1 THROUGH 13 AND 28, 29, 30, BLOCK 163, BELMONT TRACT, FROM PR-1AAA TO PC-1, AND, WE ASK THAT THE PROPOSAL BE DEFEATED BY THE PLANNING BOARD OF THE CITY OF PENSACOLA. THANK YOU.**

We may or may not agree with the new owners' projected plans, but we emphatically agree that whatever they design or sell **MUST MATCH** PR-1AAA on the Baylen Street side of the property.

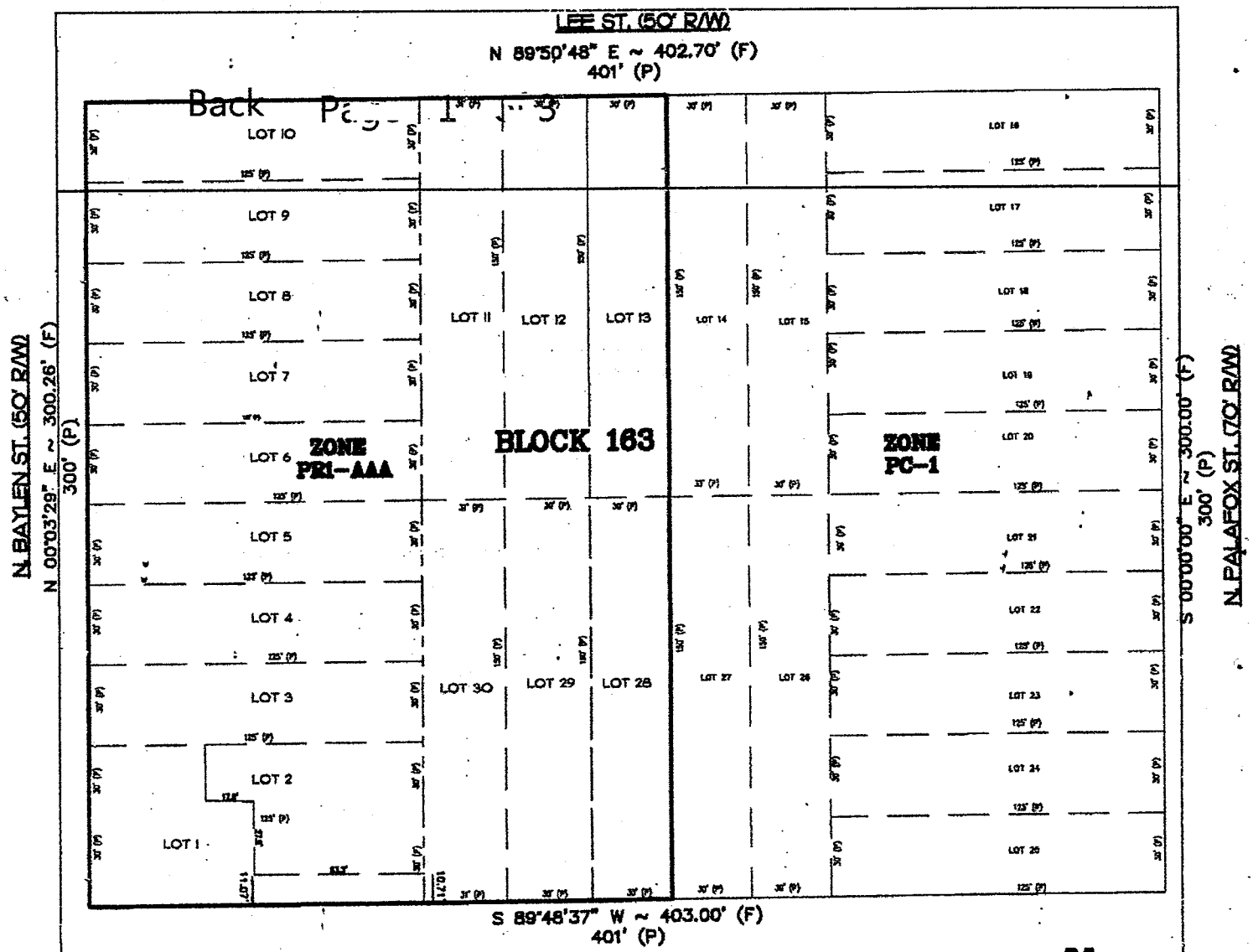
Thank you very much for listening to my information and thoughts.

Respectfully,

Carol Ann Marshall

Please include my printed comments and attachments to the minutes of this Planning Board Meeting, June 8, 2021.

Thank you.

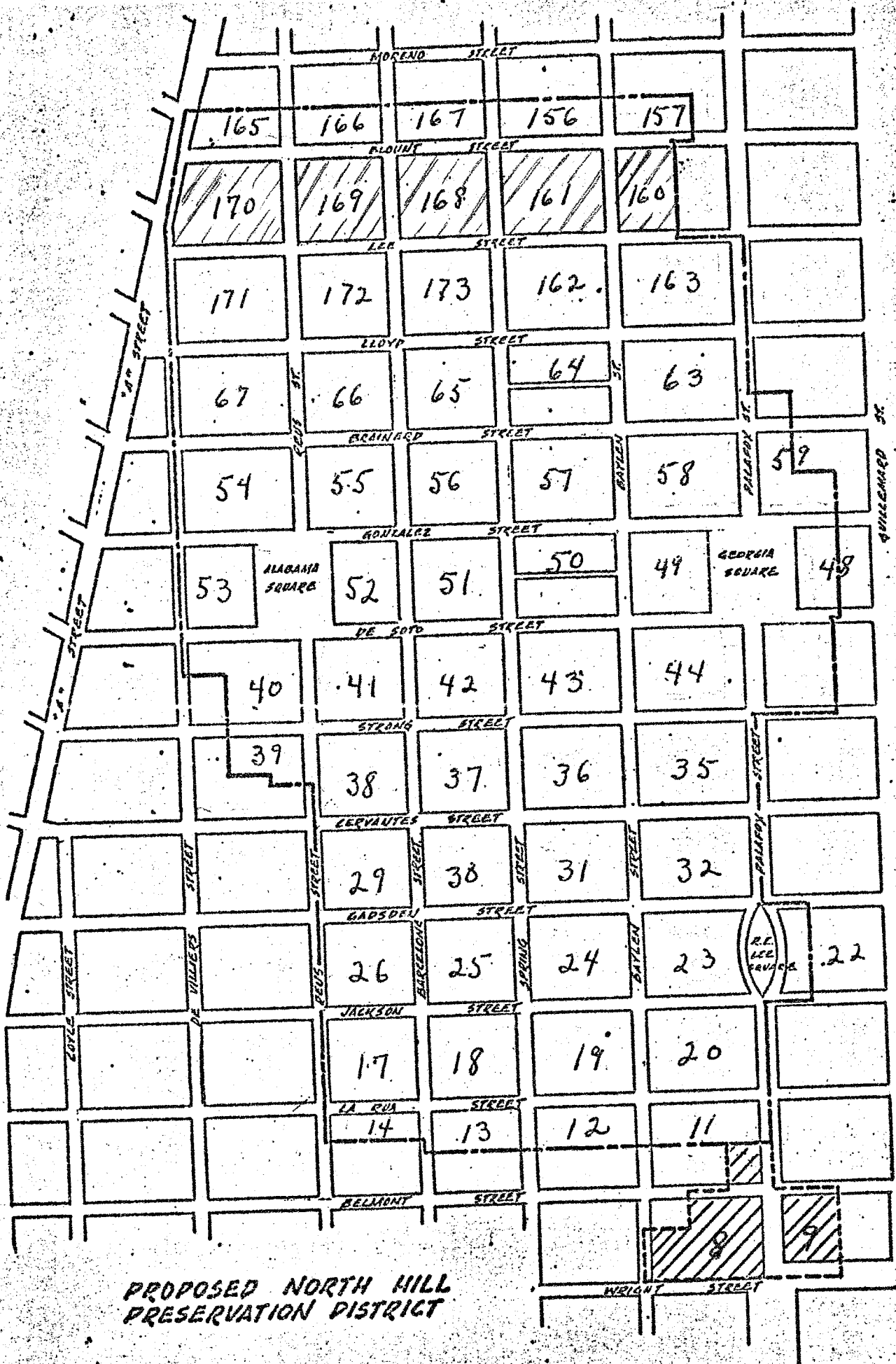


PAGE 2 OF 2  
SCALE 1"=100'



**MERRILL PARKER SHAW, INC.**  
PROFESSIONAL CIVIL ENGINEERING AND SURVEYING  
4928 N. Davis Highway  
Pensacola, Florida 32503  
Phone: (850) 478-4923  
Fax: (850) 478-4924

**A PORTION OF BLOCK 163, CLAPP TRACT,  
CITY OF PENSACOLA  
DESCRIPTION SKETCH**



Carol Ann Marshall  
1313 North Baylen Street  
Pensacola, FL 32501

July 26, 2021

The Honorable Jared Moore  
President, City of Pensacola Council  
222 West Main Street  
Pensacola, FL 32502

Dear Mr. Moore,

I am Carol Ann Marshall, your constituent living at 1313 North Baylen Street since 1964. My home, which faces Block 163, is located in the City of Pensacola Council District of the Honorable Ann Hill.

It is with great concern that I urge you to heed the June 8, 2021 conclusion of the City of Pensacola Planning Board and **vote to deny** the request of Mr. Justin Beck to rezone his newly purchased property, 1301 North Palafox Street, from residential PR-1AAA to commercial PC-1 with his given reason: "To have all property zoned in same district and to have compatible use across the property."

Now, I ask you to review the enclosed copy of my prepared remarks for that Planning Board meeting. By providing my account of the history of the North Hill Preservation District, we are reminded that the City of Pensacola leaders have continually supported us by maintaining the zones and the protective restrictions we placed upon ourselves, and every resident, current and future, to prevent commercial encroachment, while enhancing our historic neighborhood.

Please accept the June 8, 2021 decision of your planning board and **vote to deny** the proposed zoning request to change Lots 1 through 13, Lots 28, 29, 30, Block 163, Belmont Tract from residential PR-1AAA to commercial PC-1. It seems vitally important for the City of Pensacola to sustain our carefully designed North Hill Preservation District lines with property zones which allow investment and development opportunities as well as continued historic preservation, begun in 1972.

My deepest thanks and appreciation,

Carol Ann Marshall  
850-433-8602  
[pns32501@att.net](mailto:pns32501@att.net)

Encl: 4 pp  
cc: cam  
[mayorrobinson@cityofpensacola.com](mailto:mayorrobinson@cityofpensacola.com)  
[jmoore@cityofpensacola.com](mailto:jmoore@cityofpensacola.com)  
[dkraher@cityofpensacola.com](mailto:dkraher@cityofpensacola.com)



Good afternoon, Ladies and Gentlemen.

I am Carol Ann Marshall.

Thank you for permitting me to speak with you today about the property, 1301 North Palafox Street, Block 163.

In 1964 my family moved into our home at 1313 North Baylen Street, which directly faces the back of the former P.K. Yonge School property. This location provided a home, a school that our children could walk to, and a short distance to my husband's office.

I respectfully ask you to deny the requested zone change on Block 163 from PR1-AAA to PC-1.

Let me explain why:

There is history that most in the room may not know involving our current Preservation District. The idea for preservation did not begin with protection of beautiful historic homes in a safe neighborhood, but rather with our North Hill neighborhood's empty houses and damaged buildings, people fearing crime encroachment, a child picking up a loaded gun in his yard, a rape of an elderly lady, the illicit drug shop on Lloyd Street trafficked by the entire county. And yes, beautiful historic homes.

My late husband and I are among the founders of the North Hill Preservation District. As founders, our small group decided to attempt a correction of our declining neighborhood. We would protect the beauty of our residences and try to decrease crime. We canvassed the neighbors to ascertain concerns and needs to carefully design and diagram the Preservation District, as shown in this map.

In 1972, after the proposal was successfully defended to the City of Pensacola, our document for the North Hill Preservation District was approved as written, which includes Block 163 -- confirming PC-1 on the Palafox Street side and PR-1AAA on the Baylen Street side of the property.

Also, the document states that the exterior of buildings can no longer be changed unless reverting to their original construction and attributes. Today, we continue to abide by the current rules.

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1985. Enter a gentleman interested in the purchase, a law firm is involved, and the final purchase made by a Boston Firm, the immediate past owner. For 25 years, this building is being rented to the Florida Department of Law Enforcement (FDLE).

Instead of a zoning change to the property, a waiver was granted by the City of Pensacola to allow the required parking for the new use of the building. The Baylen Street side of the property remained PR-1AAA.

On the rezoning application form, submitted by the new owners of 1301 North Palafox (P.K. Yonge), it states that the reason for the requested rezoning is: "To have all property zoned in same district and to have compatible use across the property."

Please note that the current developed property is on the same block with "compatible use across the property."

We request that this rezoning application be denied, and the current zoning PR 1-AAA on the Baylen Street side of the property be retained.

To rezone the property as PC-1 is a short-sighted solution without giving pause to the long-term damage and vulnerability for adverse encroachment that the North Hill Preservation District will be subject to. Who's not to say a gas station or beauty parlor will not appear, when the new owners decide to sell the property along Baylen Street?

We like the zone restrictions, chosen in 1972 to protect ourselves from unpleasant encroachment and to protect the historic value and beauty of our homes. We have enjoyed this protected zoning for the past 49 years with constant support from the City of Pensacola leaders. These are the rules we chose to live by, and we invite all new neighbors to do just that: live by our current rules which **do allow** investment and development **without changing** zones. Zone change has never been necessary and **definitely not now**.

With pride and humility, I bring our petition to you. 172 neighbors say:

**WHEREAS THE ZONING REQUEST TO CHANGE EXISTING PR-1AAA TO PC-1 IS STATED, "TO HAVE ALL PROPERTY ZONED IN SAME DISTRICT AND TO HAVE COMPATIBLE USE ACROSS THE PROPERTY," WE THE UNDERSIGNED DO HEREBY DECLARE OURSELVES IN OPPOSITION TO THE PROPOSED ZONING REQUEST CHANGING LOTS 1 THROUGH 13 AND 28, 29, 30, BLOCK 163, BELMONT TRACT, FROM PR-1AAA TO PC-1, AND, WE ASK THAT THE PROPOSAL BE DEFEATED BY THE PLANNING BOARD OF THE CITY OF PENSACOLA. THANK YOU.**

We may or may not agree with the new owners' projected plans, but we emphatically agree that whatever they design or sell **MUST MATCH** PR-1AAA on the Baylen Street side of the property.

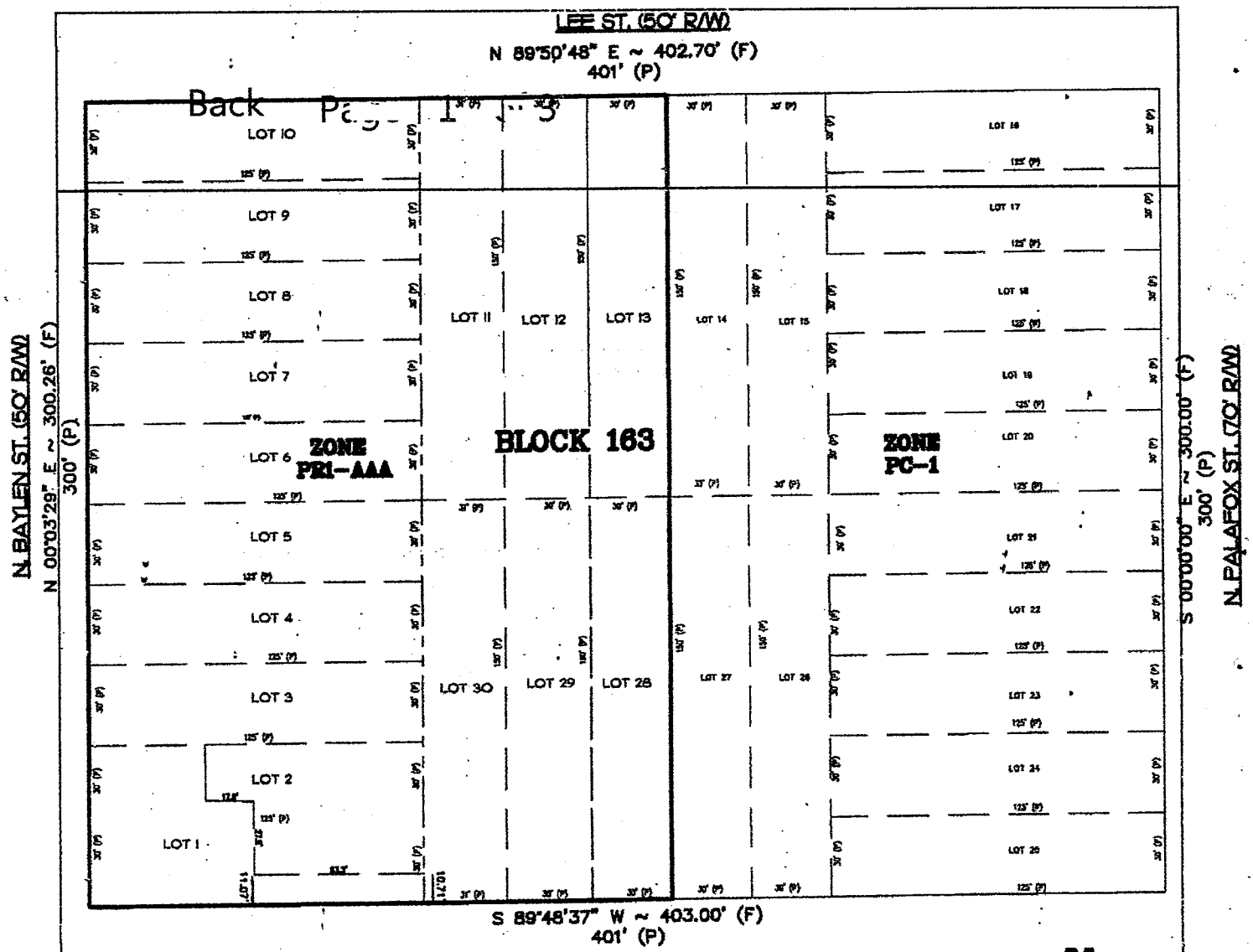
Thank you very much for listening to my information and thoughts.

Respectfully,

Carol Ann Marshall

Please include my printed comments and attachments to the minutes of this Planning Board Meeting, June 8, 2021.

Thank you.

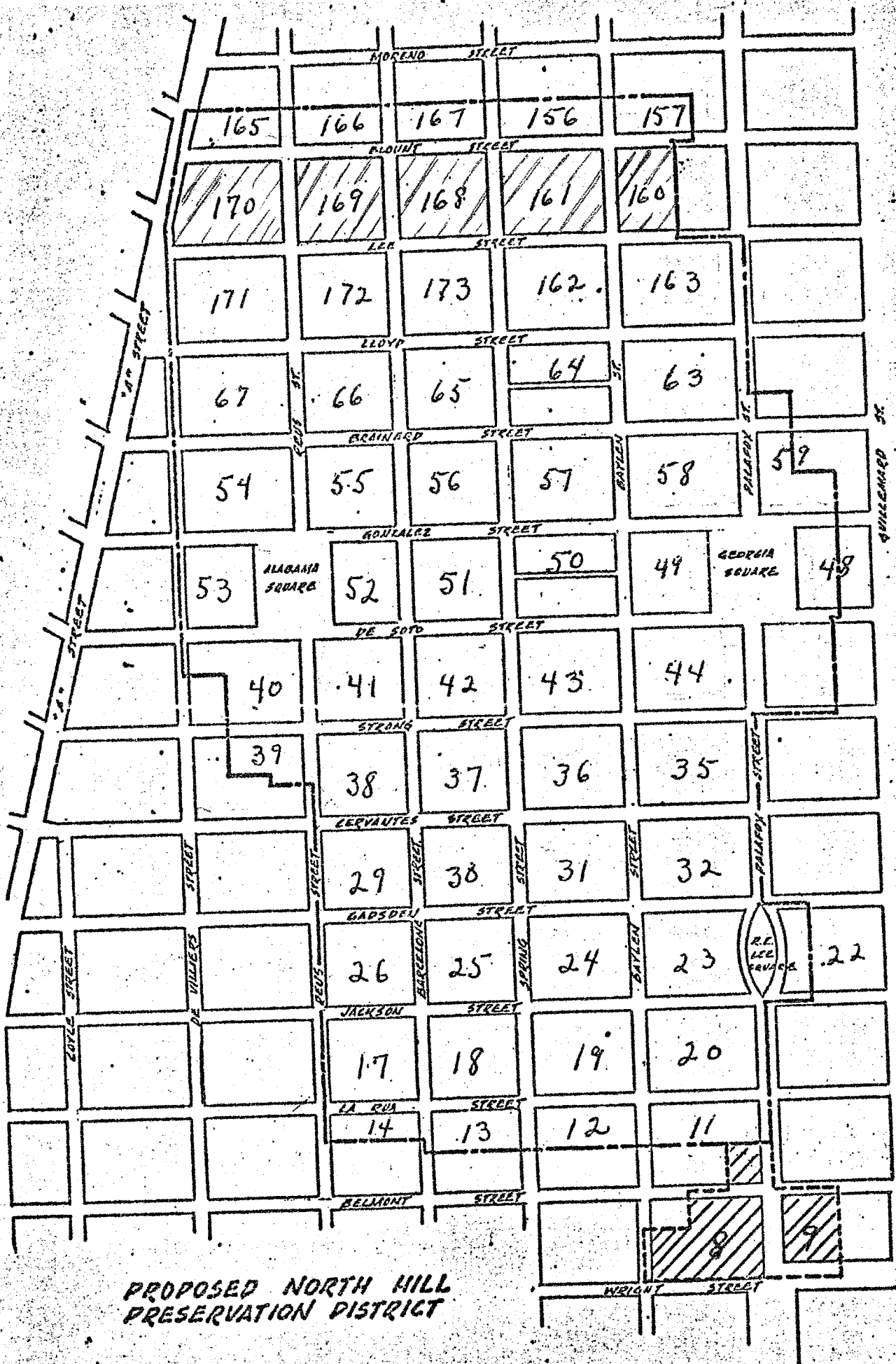


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SCALE 1"=100'



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4928 N. Davis Highway  
Pensacola, Florida 32503  
Phone: (850) 478-4923  
Fax: (850) 478-4924

A PORTION OF BLOCK 163, CLAPP TRACT,  
CITY OF PENSACOLA  
DESCRIPTION SKETCH



Carol Ann Marshall  
1313 North Baylen Street  
Pensacola, FL 32501

July 26, 2021

The Honorable Ann Hill  
Vice President, City of Pensacola Council  
222 West Main Street  
Pensacola, FL 32502

Dear Ms. Hill,

I am Carol Ann Marshall, your constituent living at 1313 North Baylen Street since 1964. My home, which faces Block 163, is located in your City of Pensacola Council District. Thank you for serving us!

It is with great concern that I urge you to heed the June 8, 2021 conclusion of the City of Pensacola Planning Board and **vote to deny** the request of Mr. Justin Beck to rezone his newly purchased property, 1301 North Palafox Street, from residential PR-1AAA to commercial PC-1 with his given reason: "To have all property zoned in same district and to have compatible use across the property."

Now, I ask you to review the enclosed copy of my prepared remarks for that Planning Board meeting. By providing my account of the history of the North Hill Preservation District, we are reminded that the City of Pensacola leaders have continually supported us by maintaining the zones and the protective restrictions we placed upon ourselves, and every resident, current and future, to prevent commercial encroachment, while enhancing our historic neighborhood.

Please accept the June 8, 2021 decision of your planning board and **vote to deny** the proposed zoning request to change Lots 1 through 13, Lots 28, 29, 30, Block 163 in Belmont Tract from residential PR-1AAA to commercial PC-1. It seems vitally important for the City of Pensacola to sustain our carefully designed North Hill Preservation District lines with property zones which allow investment and development opportunities as well as continued historic preservation, begun in 1972.

My deepest thanks and appreciation,

Carol Ann Marshall  
850-433-8602  
[pns32501@att.net](mailto:pns32501@att.net)

Encl: 4 pp  
cc: cam  
[ahill@cityofpensacola.com](mailto:ahill@cityofpensacola.com)  
[jmoore@cityofpensacola.com](mailto:jmoore@cityofpensacola.com)  
[dkraher@cityofpensacola.com](mailto:dkraher@cityofpensacola.com)

Good afternoon, Ladies and Gentlemen.

I am Carol Ann Marshall.

Thank you for permitting me to speak with you today about the property, 1301 North Palafox Street, Block 163.

In 1964 my family moved into our home at 1313 North Baylen Street, which directly faces the back of the former P.K. Yonge School property. This location provided a home, a school that our children could walk to, and a short distance to my husband's office.

I respectfully ask you to deny the requested zone change on Block 163 from PR1-AAA to PC-1.

Let me explain why:

There is history that most in the room may not know involving our current Preservation District. The idea for preservation did not begin with protection of beautiful historic homes in a safe neighborhood, but rather with our North Hill neighborhood's empty houses and damaged buildings, people fearing crime encroachment, a child picking up a loaded gun in his yard, a rape of an elderly lady, the illicit drug shop on Lloyd Street trafficked by the entire county. And yes, beautiful historic homes.

My late husband and I are among the founders of the North Hill Preservation District. As founders, our small group decided to attempt a correction of our declining neighborhood. We would protect the beauty of our residences and try to decrease crime. We canvassed the neighbors to ascertain concerns and needs to carefully design and diagram the Preservation District, as shown in this map.

In 1972, after the proposal was successfully defended to the City of Pensacola, our document for the North Hill Preservation District was approved as written, which includes Block 163 -- confirming PC-1 on the Palafox Street side and PR-1AAA on the Baylen Street side of the property.

Also, the document states that the exterior of buildings can no longer be changed unless reverting to their original construction and attributes. Today, we continue to abide by the current rules.

In the early years of the District, several residents requested rezoning of a home or business that could result in encroachment. We held firm to our District lines, and each time a similar planning committee made a recommendation to maintain the zoning, the City Council approved the recommendation. Through these 49 years, the City has continued that support, by providing variances which have allowed us to keep our chosen zones.

P.K. Yonge Elementary School was built in 1921 on Block 163. For many years, a fine education was provided to all who attended. In the late 1970's, I voted with the other members of the School Board of Escambia County to close P. K. Yonge School because of declining enrollment and other issues. Although the building was immediately offered, neither the City of Pensacola nor Escambia County were interested. In the early 1980's since no buyers had appeared, plans were underway to demolish the building.

1985. Enter a gentleman interested in the purchase, a law firm is involved, and the final purchase made by a Boston Firm, the immediate past owner. For 25 years, this building is being rented to the Florida Department of Law Enforcement (FDLE).

Instead of a zoning change to the property, a waiver was granted by the City of Pensacola to allow the required parking for the new use of the building. The Baylen Street side of the property remained PR-1AAA.

On the rezoning application form, submitted by the new owners of 1301 North Palafox (P.K. Yonge), it states that the reason for the requested rezoning is: "To have all property zoned in same district and to have compatible use across the property."

Please note that the current developed property is on the same block with "compatible use across the property."

We request that this rezoning application be denied, and the current zoning PR 1-AAA on the Baylen Street side of the property be retained.

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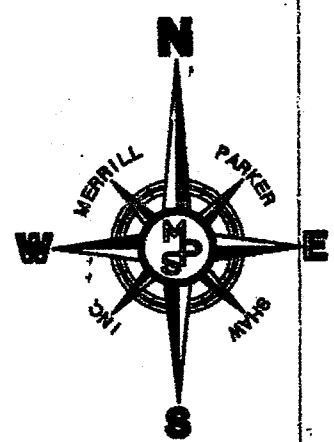
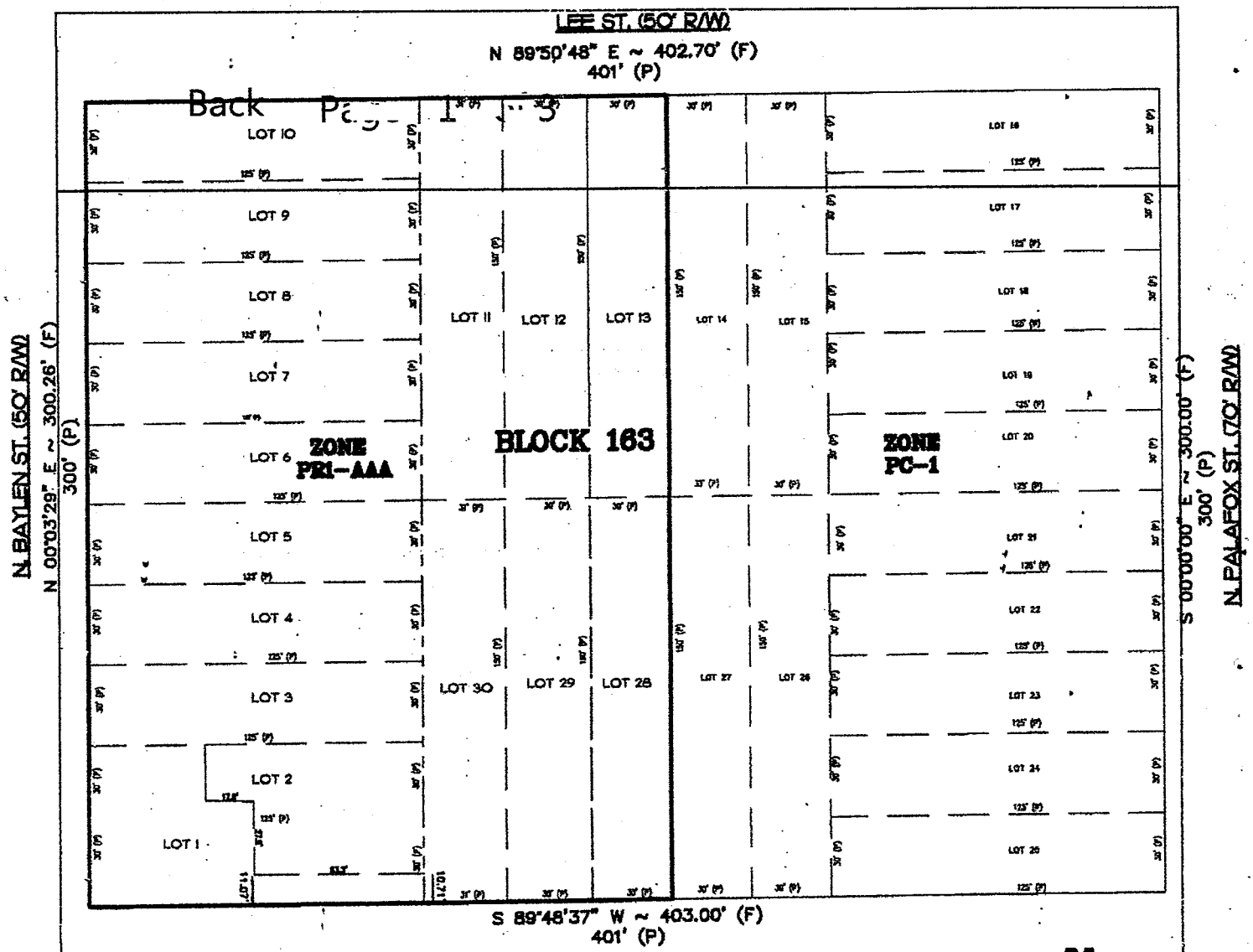
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