



City of Pensacola

Planning Board

Agenda

Tuesday, July 14, 2020, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

The public is not allowed to attend in person. This will be conducted as a virtual meeting.

Quorum / Call to Order

Approval of Meeting Minutes

[20-00326](#) JUNE 9, 2020 PLANNING BOARD MINUTES

Attachments: [Planning Board Minutes June 9 2020.pdf](#)

Requests

[20-00201](#) REQUEST FOR VACATION OF RIGHT-OF-WAY - 310 AND 306 BAY BOULEVARD

Attachments: [Bay Blvd Vacation of Right of Way](#)

Open Forum

Discussion

[20-00327](#) DISCUSSION ON PROPOSED AMENDMENTS TO THE TREE ORDINANCE

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00326

Planning Board

7/14/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 7/7/2020

SUBJECT:

June 9, 2020 Planning Board Minutes

BACKGROUND:

Click or tap here to enter text.



MINUTES OF THE PLANNING BOARD

June 9, 2020

MEMBERS PRESENT: Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Murphy, Board Member Wiggins

MEMBERS VIRTUAL: Vice Chairperson Larson

MEMBERS ABSENT: Board Member Powell, Board Member Sampson

STAFF PRESENT: Assistant Planning Director Cannon, Senior Planner Statler, Assistant City Attorney Lindsay, Historic Preservation Planner Harding

OTHERS VIRTUAL: Christy Cabassa, Scott Sallis, Cynthia Bradford, Ryan Norenberg

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from May 12, 2020.
- **New Business:**
 1. **57 S. 9th Avenue - Gateway Review District - New Two Story Townhouse**
 2. **29 N. 9th Avenue – Gateway Review District – New Three Story Mixed-Use Building**
 3. **Request for Vacation of Right-of-Way – 2900 E. Lee Street between Perry Avenue and Pickens Avenue**
 4. **Request for License to Use Right-of-Way – 2110 E. Lakeview Avenue**
- Open Forum
- Discussion on the Proposed Amendment to the Tree Ordinance
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the virtual Board meeting.

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

Approval of Meeting Minutes

Board Member Wiggins made a motion to approve the May 12, 2020 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.

New Business

57 S. 9TH AVENUE - GATEWAY REVIEW DISTRICT - NEW TWO STORY TOWNHOUSE

Assistant Planning Director Cannon stated this item was in the GRD-1 which was in the Aragon redevelopment area. Ms. Cabassa presented to the Board and stated this was a single family residence attached to the Aragon Winebar, and they had received preliminary Aragon approval. There would be an out building for a garage connected with a breezeway and courtyard. All setbacks and heights had met the Aragon requirements. Chairperson Ritz advised this would be a great addition to that area. Board Member Grundhoefer indicated he had talked with the Aragon Review Committee Chairperson who said it had passed the Aragon requirements. Board Member Wiggins explained she had no concerns with the products of this designer. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

29 N. 9TH AVENUE – GATEWAY REVIEW DISTRICT – NEW THREE STORY MIXED-USE BUILDING

Chairperson Ritz was glad to see some infill and stated he would not hesitate to support any project presented by Mr. Sallis. Mr. Sallis presented to the Board and stated the project was submitted to the Aragon Review Committee 27 days ago, and he expected a response within the next few days. He also stated the space was very generic right now and they had no tenant at this time. Chairperson Ritz explained this project would make it a more unified streetscape. Mr. Sallis confirmed if the rooftop was eliminated, it would return for an abbreviated review and Aragon approval would still apply. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

REQUEST FOR VACATION OF RIGHT-OF-WAY – 2900 E. LEE STREET BETWEEN PERRY AVENUE AND PICKENS AVENUE

Chairperson Ritz pointed out the alleyway was not effective for vehicles, but the request here would give the property owners what would have been the property of the citizens of Pensacola. He suggested the right-of-way was probably not being used as intended and did not see any negative issues. It was pointed out that one property owner (2907 E. Blount) had not signed the petition to vacate; the property had been verified as vacant. Ms. Bradford addressed the Board and stated a chain link fence runs the entire length, and looked like it had not been traversed in 50 years. The owner of 2907 E. Blount could not be located, and ECUA had verified that home was abandoned. Chairperson Ritz explained the property owners of record had participated in this request. Staff indicated neighbors within 300' had been notified of this request. Chairperson Ritz advised if approved, this request would proceed to the Council for two readings prior to final approval.

Mr. DiBella advised the alleyway was the only way to access his property. Assistant City Attorney Lindsay advised Mr. DiBella's wife's name was on this deed, and there was access from the street with no requirement for the property to be accessed from the alley.

Mr. DiBella was a building contractor who needed access to the rear of the property. However, Chairperson Ritz advised Ms. DiBella had signed the petition to be a part of the vacation. He asked if Mr. DiBella was occupying any portion of the right-of-way, and Mr. DiBella stated he was not, but the fence was on their property line. Board Member Wiggins asked why his wife signed the petition, and Mr. DiBella stated she did not want to offend Ms. Bradford, but they had not talked together about it. It was determined Ms. DiBella's signature was received within the last few days. Board Member Murphy asked if the entire yard was fenced, was there a gate, and Mr. DiBella advised there was one which was overgrown in bushes. The property had been cleared, and the terrain was left unstable and impassable. Assistant City Attorney Lindsay clarified that Ms. DiBella owns the land, they live separately and homestead their separate residences. Chairperson Ritz explained if this matter proceeded to Council, Mr. and Mrs. DiBella could speak to Council on their concerns. **Board Member Wiggins made a motion to approve the vacation, seconded by Board Member Murphy, and it carried unanimously.**

REQUEST FOR LICENSE TO USE RIGHT-OF-WAY – 2110 E. LAKEVIEW AVENUE

For clarification, Assistant Planning Director Cannon explained the difference between a right-of-way and an LTU.

Ryan Norenberg has requested to install a 4' black aluminum fence across the front of his home, located no closer than 10' across the edge of Lakeview Avenue. Chairperson Ritz indicated there were lots of places along Lakeview without sidewalks; the City is adding sidewalks as they go along, but with LTU's and fences, the City would not be able to complete the sidewalks easily. He would like to see LTUs for general public use and not necessarily to close off spaces.

Board Member Murphy agreed that the City was trying to make neighborhoods more walkable, and this would reduce the ability to construct sidewalks especially in this area, and she felt it was important to keep this open. Board Member Grundhoefer agreed this was such a thoroughfare, it would be the next logical street for sidewalks, and a fence should be placed on their private property.

Mr. Norenberg addressed the Board and in looking at the aerial view, noted how close his house was to the front of the property. He was asking to enclose as much as possible to protect his children and the dog. Since there was slim to no chance for traffic calming, this seemed the best idea. Chairperson Ritz advised his house was 15' from the edge of the public sidewalk and could not support the request for an LTU. Board Member Wiggins advised the applicant that proceeding with a right-of-way vacation would substantially increase the property taxes, but she could not support the LTU. Board Member Murphy mentioned another reason for concern was the addition of a metal fence might be a potential sight safety issue with drivers attempting to turn right from Magnolia onto Lakeview.

Board Member Grundhoefer made a motion to deny, seconded by Board Member Murphy. Chairperson Ritz confirmed this item would proceed to Council as a recommendation. **The motion then carried unanimously.**

Open Forum – None

Discussion on the Proposed Amendment to the Tree Ordinance

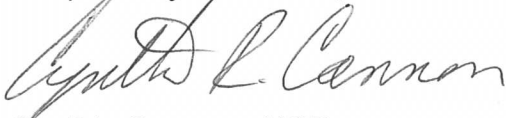
Chairperson Ritz advised 2019 House Bill 1159 was circulated, and he read it as a lay person. Board Member Wiggins wanted to make sure anything the Board did fell within

the State law.

Ms. Murphy addressed the Board and stated she attended a private workshop with Lyssa Hall from Arizona, and the University of Florida professors will probably come in August for workshops; Lyssa Hall would participate virtually. She has asked key people for locations to allow workshops to be centrally located for public input. Chairperson Ritz had attended the virtual meeting; his takeaway was the botanical names for plantings, and the species list was not as accurate as it could be. He emphasized the City has a current tree ordinance, and the State has rulings and laws as well. Board Member Murphy hoped to have specific dates before the next Board meeting which would be forwarded to the Board members.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience with the change in methods of physical and virtual participation and adjourned the meeting at 3:06 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Cynthia Cannon".

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00201

Planning Board

6/9/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Request for Vacation of Right-of-Way - 310 and 306 Bay Boulevard

BACKGROUND:

The Planning Department received a request from Mary Catherine and Louis E. Harper III for a Vacation of Right-of-Way (ROW) of Bay Boulevard (a 20' right-of-way) on 310 Bay Boulevard (Lots 6, 7 and 8, Block 3, East Pensacola) and 306 Bay Boulevard (East half of Lot 3 and all of Lots 4 and 5). The applicant has stated the ROW is no longer needed as a public thoroughfare in that it does not provide access to any other public road or ROW and that it terminates on Lot 7, Block 3.

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

Amended Petition



Applicant Information:

Name: Mary Catherine and Louis Harper III

Address: c/o Harper Law, P.A., 25 W. Cedar Street, Suite 430, Pensacola, FL 32502

Phone: 850 382 7085

Fax: 850 435 4435

Email: bo@harpertlawpa.com

Property Information:

Owner Name: Mary Catherine Harper and Louis Harper III

Location/Address: 310 Bay Boulevard, Pensacola, FL 32503

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

Purpose of vacation of city right of way/comments:

See attached

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
(Owner of Property or Official Representative of Owner)

Date

4/20/2020

Mary Catherine Harper *Mary Catherine Harper 4/20/20*

FOR OFFICE USE ONLY

District: _____

Date Received: _____

Case Number: _____

Date Postcards mailed: _____

Planning Board Date: _____

Recommendation: _____

Council Date: _____

Council Action: _____

Sec. 12-12-4. Vacation of Streets, alleys

This section is established to provide for the vacation of streets, alleys or other public rights-of-way by official action of the city council.

(A) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the community development department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.

- (1) An application for vacation of streets, alleys or other public right-of-way must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the planning board.
- (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (3) No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 1. Accurate site plan drawn to scale;
 2. A legal description of the property proposed to be vacated;
 3. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 4. Reason for vacation request;
 5. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.
 - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
 - (d) Any party may appear in person, by agent, or by attorney.
 - (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(B) *Planning board review and recommendation.* The community development department will distribute copies of the request to vacate to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the city planning department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting.

- (1) Public notice for vacation of streets, alleys.

- (a) A sign shall be prominently posted on the property to which the application pertains at least seven (7) days prior to the scheduled board meeting.
- (b) The community development department shall notify property owners within a three hundred (300) radius, as identified by the current Escambia County tax roll maps, of the property proposed for vacation with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(C) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

- (1) *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven (7) days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten (10) days prior to the public hearing. The community development department shall notify property owners by certified mail, as identified by the current Escambia County tax roll, at least fifteen (15) days prior to the city council public hearing
 - (a) In case of an alley vacation request all adjacent owners shall be notified.
 - (b) In the case of a street vacation request, all property owners within three hundred feet (300') of the request shall be notified.
- (2) *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two (2) times following the public hearing, at which time the vacation becomes effective.

HARPER LAW, P.A.

25 WEST CEDAR STREET, SUITE 430
PENSACOLA, FLORIDA 32502

LOUIS E. "BO" HARPER III
bo@harperlawpa.com
Licensed in Florida, Alabama & Georgia

Ph: (850) 435-4435
Fax: (850) 435-4436
HarperLawPA.com

April 20, 2020

Via U.S. Mail

City of Pensacola Planning Division
222 West Main Street, 5th Floor, City Hall
Pensacola, Florida 32502

Re: Amended Petition for vacation of right-of-way over East half of Lot 3 and
Lots 4, 5, 6, and 7, Block 3, East Pensacola (310 Bay Boulevard, Pensacola,
Florida 32503)

Dear City of Pensacola Planning Division:

Enclosed herewith you will find the Amended Vacation of Right of Way Petition submitted by myself, Louis E. Harper III, and Mary Catherine Harper regarding 310 Bay Boulevard, Pensacola, Florida 32503.

It is an Amended Petition, because we also seek to vacate that portion of Bay Boulevard lying over our neighbors' property located at 306 Bay Boulevard.

David Ranney and Sophronia F. Ranney are the owners of 306 Bay Boulevard, which is described as the East half of Lot 3 and all of Lots 4 and 5, Block 3 to the portion of the right of way to be vacated.

David Ranney and Sophronia F. Ranney, as shown below, have consented to the vacation of Bay Boulevard lying across the property located at 310 Bay Boulevard and 306 Bay Boulevard (their own property).

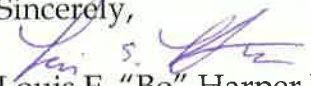
David Ranney and Sophronia F. Ranney have reviewed the original petition for vacation of Bay Boulevard across 310 Bay Boulevard and consent to the relief sought therein. Further, by their signatures below, David Ranney and Sophronia F. Ranney consent to the vacation of Bay Boulevard across the East half of Lot 3 and all of Lots 4 and 5, Block 3, East Pensacola, Plat Book DB 77, Page 520.

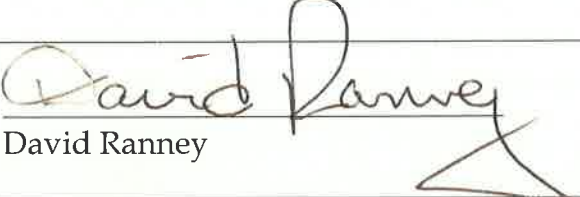
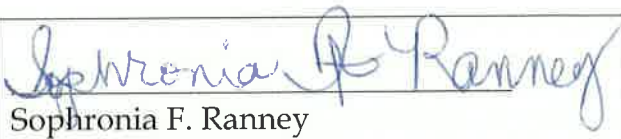
Accordingly, the following is the proposed legal description of the right-of-way to be vacated:

That portion of Bay Boulevard right-of-way which lies within twenty feet (20') of the East half of Lot 3, and Lots 4, 5, 6, and 7, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, Page 520, of the Public Records of Escambia County, Florida.

Thank you for your attention to this matter.

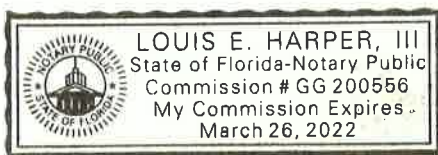
Sincerely,


Louis E. "Bo" Harper III

 David Ranney	 Sophronia F. Ranney
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State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2020 by David Ranney and Sophronia F. Ranney, who ☒ are personally known or ☐ have produced _____ as identification.




Notary Public [Seal]

Print Name

Louis F. Harper III
3/26/2022
My Commission Expires

PROPOSED
ORDINANCE NO. 23-89

ORDINANCE NO. 25-88

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING
PORTIONS OF BAY BOULEVARD IN PENSACOLA, ESCAMBIA
COUNTY, STATE OF FLORIDA; RETAINING INTERSECTING
STREETS; RESERVING AN EASEMENT FOR PUBLIC
UTILITIES; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a public hearing was held on May 12, 1988,
concerning the proposed vacation of portions of Bay Boulevard
right-of-way, East Pensacola Subdivision, Pensacola, Escambia
County, Florida; and

WHEREAS, the vacation of said portions of the right-of-way
of Bay Boulevard, hereinafter described, will contribute to the
general welfare of the City of Pensacola in that said right-of-way
is no longer needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That those portions of the Bay Boulevard
right-of-way between Perry Avenue and Blount Street (11th Street),
East Pensacola Subdivision, are hereby closed, discontinued, vacated
and forever abandoned by the City of Pensacola as public
thoroughfares.

SECTION 2. Provided, however, that portion of the
right-of-way described in Section 1 which lies within twenty feet
(20') of Lots 1 through 7, inclusive, Block 3, East Pensacola, that
portion of the right-of-way described in Section 1 which lies
adjacent to Lots 1 through 12, inclusive, Block 12, East Pensacola,
and those portions of the right-of-way described in Section 1 which
intersect with intersecting streets are excepted from the operation
of Section 1 and are retained as public rights-of-way.

SECTION 3. That the owners of the abutting property be,
and they are hereby authorized to acquire possession of the
right-of-way more particularly described in Section 1, excluding
those portions described in Section 2, and the City of Pensacola
does hereby abandon all claim of right, if any it has, in said
property, and it shall remain and be the property of the abutting
property owners.

SECTION 4. That, notwithstanding the foregoing sections,
the City of Pensacola reserves for itself, its successors and
assigns, the Escambia County Utilities Authority, and Gulf Power
Company, a full width utility easement in the entire portion of the
Bay Boulevard right-of-way vacated hereby for the purpose of
locating and maintaining public utilities.

SECTION 5. All ordinances or parts of ordinances in con-
flict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall take effect immediately
upon its passage by the City Council.

Passed: June 30, 1988

Approved: s/ Vince Whibbs

Mayor

Attest:

s/ Shirley F. Law
City Clerk

Legal in form and valid if
enacted:

s/ Don J. Caton
City Attorney

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING
IS A TRUE AND CORRECT COPY OF THE ORIGINAL
THEREOF IN THE CITY CLERK'S OFFICE. WITNESSED BY MY HAND
AND THE CORPORATE SEAL OF THE CITY OF PENSACOLA,
FLORIDA THIS 30th DAY OF June 1988
Shirley F. Law
CITY CLERK OF THE
CITY OF PENSACOLA, FLORIDA

Prepared by:
Louis E. Harper III
Harper Law, P.A.
25 West Cedar Street, Suite 430
Pensacola, Florida 32502

WARRANTY DEED

THIS WARRANTY DEED made effective the January 24, 2020, by Gail E. Sasnett-Stauffer, a/k/a Gail E. Sasnett, an un-remarried widow, whose mailing address is 6519 SW 37th Way, Gainesville, FL 32608, (herein "Grantor") (whether singular or plural), to Louis E. Harper III and Mary Catherine Harper, husband and wife, whose mailing address is 303 Chipley Avenue, Pensacola, Florida 32503 (herein collectively "Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Lots 6, 7, 8, 25, 26 and 27, Block 3, EAST PENSACOLA, a Subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, page 520, of the Public Records of Escambia County, Florida ✓

together with all interest in the vacated alley in Block 3 of said East Pensacola owned by ELVA L. SASNETT or said trust at the time of her death pursuant to Ordinance No. 15-95, City of Pensacola, passed April 13, 1995, vacating said alley.

Also together with all interest in those portions of Bay Boulevard owned by ELVA L. SASNETT or said trust as described above pursuant to ordinance vacating portions of Bay Boulevard between Perry Avenue and Blount Street (11th Street), East Pensacola, as closed by Ordinance No. 25-88 of the City of Pensacola, passed June 30, 1988, recorded in Official Records Book 2582 at page 007 of the public records of Escambia County, Florida.

Parcel Identification Number: 052S295905025003 and Parcel Identification Number: 052S295905006003

The above property being one and the same as the property being described in Trustee's Deed dated May 12, 2006, recorded June 13, 2006 in Official Records Book 5927, Page (s) 134, of the Public Records of Escambia County, Florida.

THIS CONVEYANCE IS SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse (if applicable), nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered

in the presence of:

Becky L Howell
Signature of Witness

Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett
Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett

Becky L Howell
Printed Name of Witness

[Signature]
Signature of Witness
Meagan Smith
Printed Name of Witness

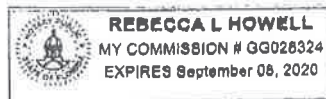
State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 24th day of January, 2020 by Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Rebecca L Howell
Notary Public



Printed Name: _____

My Commission Expires: _____

Prepared by:
Rollin D. Davis, Jr.
OF BUREAU FLEMING, DAVIS & FLEMING
201 FLORENCE AVENUE, TOWNSHIP
PENSACOLA, FLORIDA

S.F.D. & M. File No. D 900-Ranney

State of Florida,

WARRANTY DEED

Escambia County

306 Bay Blvd. - Pensacola, Florida 32503
Grantees' Address

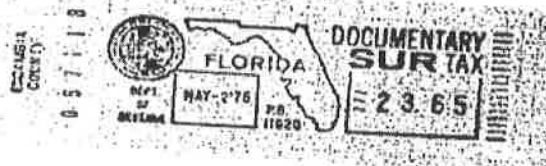
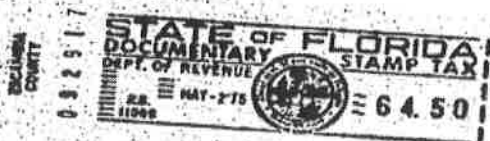
\$4.00 REG. FEE
\$4.50 ST. STAMP
23.65 BURTAK
92.15 TOTAL

TIME 896 PAGE 79

Know All Men by These Presents: That we, Jack W. Bowden and Evelyn S. Bowden, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to David Ranney and Sophronia F. Ranney, husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lots 4, 5, and the East half of Lot 3, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola, drawn by J. E. Kauser in January 1893 and recorded in Deed Book 77, Page 520, of the records of said County, ALSO including the South 10 feet of the alley adjoining the property on the North lying between a Northerly extension of the side lot lines.



Subject to taxes for current year and to valid encumbrances and restrictions of record affecting the above property, if any, which are not hereby relinquished.

To have and to hold, unto the said grantee S. their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee S. their heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand S. and seal S. this 30TH day of April, 10 75.

Signed, sealed and delivered in the presence of:

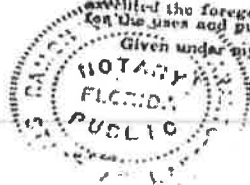
1. Robert V. Thompson
2. Robert V. Thompson

Jack W. Bowden (SEAL)
JACK W. BOWDEN (SEAL)
Evelyn S. Bowden (SEAL)
EVELYN S. BOWDEN (SEAL)

State of FLORIDA
County of ESCAMBIA

Before the subscriber personally appeared Jack W. Bowden
and Evelyn S. Bowden

his wife, known to me to be the individual S. described by said name S. in and who executed the foregoing instrument and acknowledged that he Y executed the same
Given under my hand and official seal this 30TH day of April, 10 75



Ramon Vincent Saranto
Notary Public

My Commission expires October 10, 1976 State of Florida at Large
My Commission Expires Nov. 6, 1976
Renewed by American Fire & Casualty Co.

CLERK FILE NO.
MAY 1 1 09 PM '75
IN BOOK
JACK W. BOWDEN
EVELYN S. BOWDEN
ESCAMBIA COUNTY

671852



Chris Jones

Escambia County Property Appraiser

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☐ [Reference](#)
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[Printer Friendly Version](#)

General Information

Reference: 052S295905006003
Account: 013020000
Owners: HARPER LOUIS E III
 HARPER MARY CATHERINE
Mail: 303 CHIPLEY AVE
 PENSACOLA, FL 32503
Situs: 310 BAY BLVD 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Linsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$210,000	\$78,453	\$288,453	\$288,453
2018	\$210,000	\$72,849	\$282,849	\$276,973
2017	\$185,250	\$66,544	\$251,794	\$251,794

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[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/24/2020	8237	1698	\$635,000	WD	View Instr
05/2006	5927	134	\$100	WD	View Instr
12/2005	5813	192	\$100	QC	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions

None

Legal Description

LTS 6 7 8 BLK 3 EAST PENSACOLA PLAT DB 77 P 520 & ADJ 10 FT OF ALLEY CA 1 OR 8237 P 1698

Extra Features

GREENHOUSE

Parcel Information

[Launch Interactive Map](#)

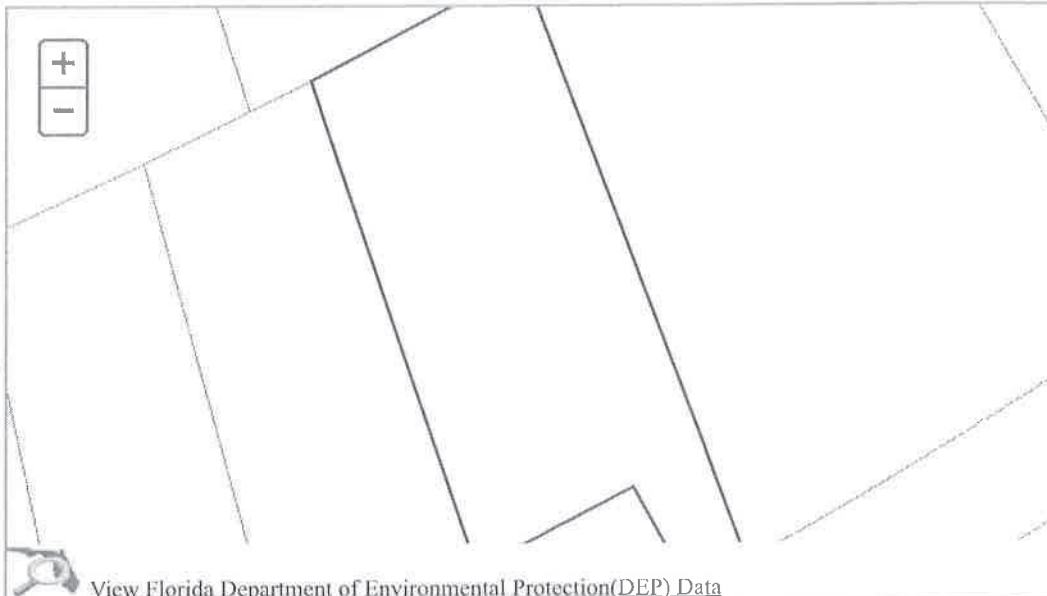
Section Map

Id:
[CA001-1](#)

Approx. Acreage:
 0.2643

Zoned:
 R-1AAA

Evacuation & Flood Information
[Open Report](#)



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

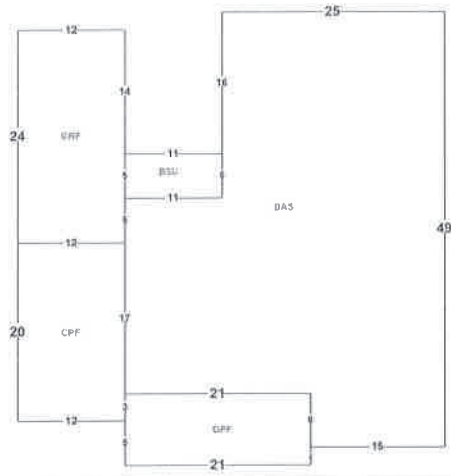
Buildings

Address: 310 BAY BLVD, Year Built: 1963, Effective Year: 1963

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQUET

OPEN PORCH FIN - 168





Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)
☒ Navigate Mode
 ☒ Account
 ☐ Reference
[Printer Friendly Version](#)

General Information

Reference: 052S295905025003
Account: 013024000
Owners: HARPER LOUIS E III
 HARPER MARY CATHERINE
Mail: 303 CHIPLEY AVE
 PENSACOLA, FL 32503
Situs: 303 CHIPLEY AVE 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$120,845	\$50,192	\$171,037	\$149,737
2018	\$120,845	\$46,585	\$167,430	\$136,125
2017	\$120,845	\$42,583	\$163,428	\$123,750

[Disclaimer](#)[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/24/2020	8237	1698	\$635,000	WD	View Instr
05/2006	5927	134	\$100	WD	View Instr
12/2005	5813	194	\$100	QC	View Instr
10/2000	4623	81	\$73,500	WD	View Instr
05/2000	4557	1692	\$11,100	CT	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions
 None

Legal Description

LTS 25 26 27 BLK 3 ALSO ADJOINING 10 FT OF ALLEY EAST
 PENSACOLA PLAT DB 77 P 520 CA 1 OR 8237 P 1698

Extra Features

BLOCK/BRICK BUILDING

Parcel Information

[Launch Interactive Map](#)

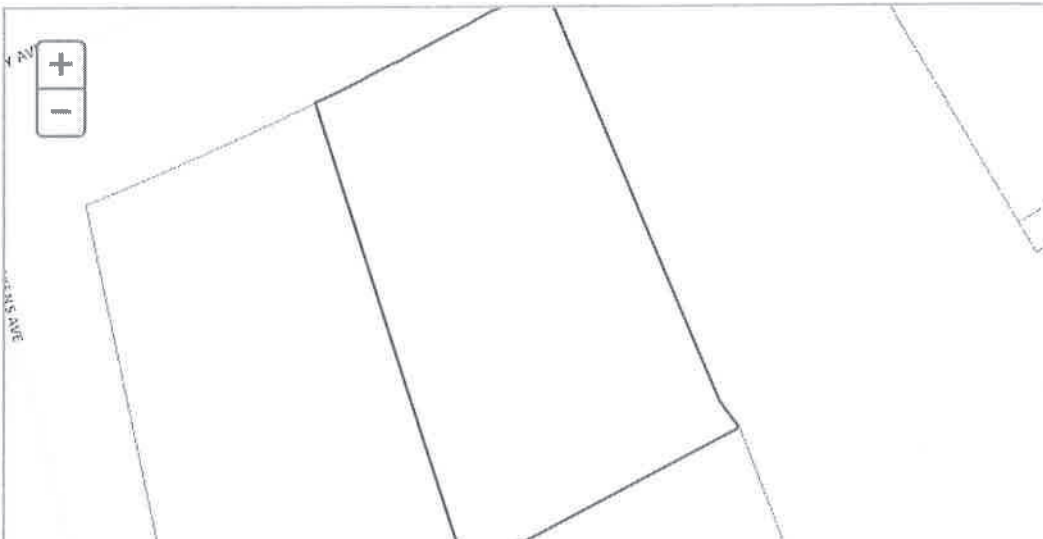
Section Map

Id:
 CA001-1

Approx. Acreage:
 0.2642

Zoned:
 R-1AAA

Evacuation & Flood Information
[Open Report](#)



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

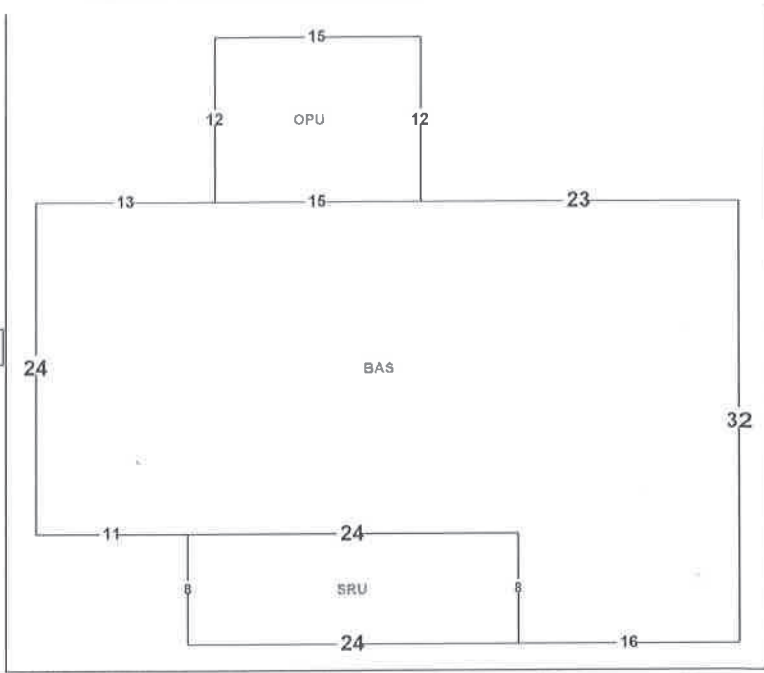
Buildings

Address: 303 CHIPLEY AVE, Year Built: 1953, Effective Year: 1953

Structural Elements

DECOR/MILLWORK-AVERAGE

BASE AREA - 1352
OPEN PORCH UNF - 180
SUN ROOM UNF - 192



1. $\int_0^1 \frac{1}{x} dx$



2/6/19

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

Last Updated: 04/08/2020 (v.3103)

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	25.96'	1526.83'	0°59'29"	25.96'
C2	51.14'	1506.83'	1°56'40"	51.14'
C3	9.32'	1404.57'	0°22'46"	9.32'
C4	71.23'	760.32'	5°22'04"	71.21'

LEGAL DESCRIPTION: (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 28 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1889 AND RECORDED IN DEED BOOK 77, PAGE 134, AND THE REVISED MAP OF ESCAMBIA COUNTY, FLORIDA, DRAWN BY J.E. KAUSER IN JANUARY, 1889 AND RECORDED IN DEED BOOK 77, PAGE 134, TOGETHER WITH ALL INTERESTS THEREIN, INCLUDING THE BLOCKS OF SAID EAST PENSACOLA OWNED BY ELLA V. SANNETT OR SAID TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 1546, CITY OF PENSACOLA, PASSED APRIL 13, 1895, VACATING SAID ALLEY.

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, COVENANTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS, COVENANTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS, COVENANTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS, COVENANTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE EXISTENCE OF EASEMENTS, COVENANTS, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'16"E ON THE EAST LINE OF LOT 8.
7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
8. ENCROACHMENTS ARE AS SHOWN.
9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.



360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.887.4400



BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 303 CHIPLEY AVE &
310 BAY BOULEVARD
PENSACOLA, FLORIDA 32503
PROJECT NUMBER: 2001048
DATE: 01-23-2020
FIELD BOOK: 131 PAGE: 31
DRAWN BY: JLS
APPROVED BY: JOSHUA W. MILLER



SCALE: 1"=50'
SHEET 1 OF 1

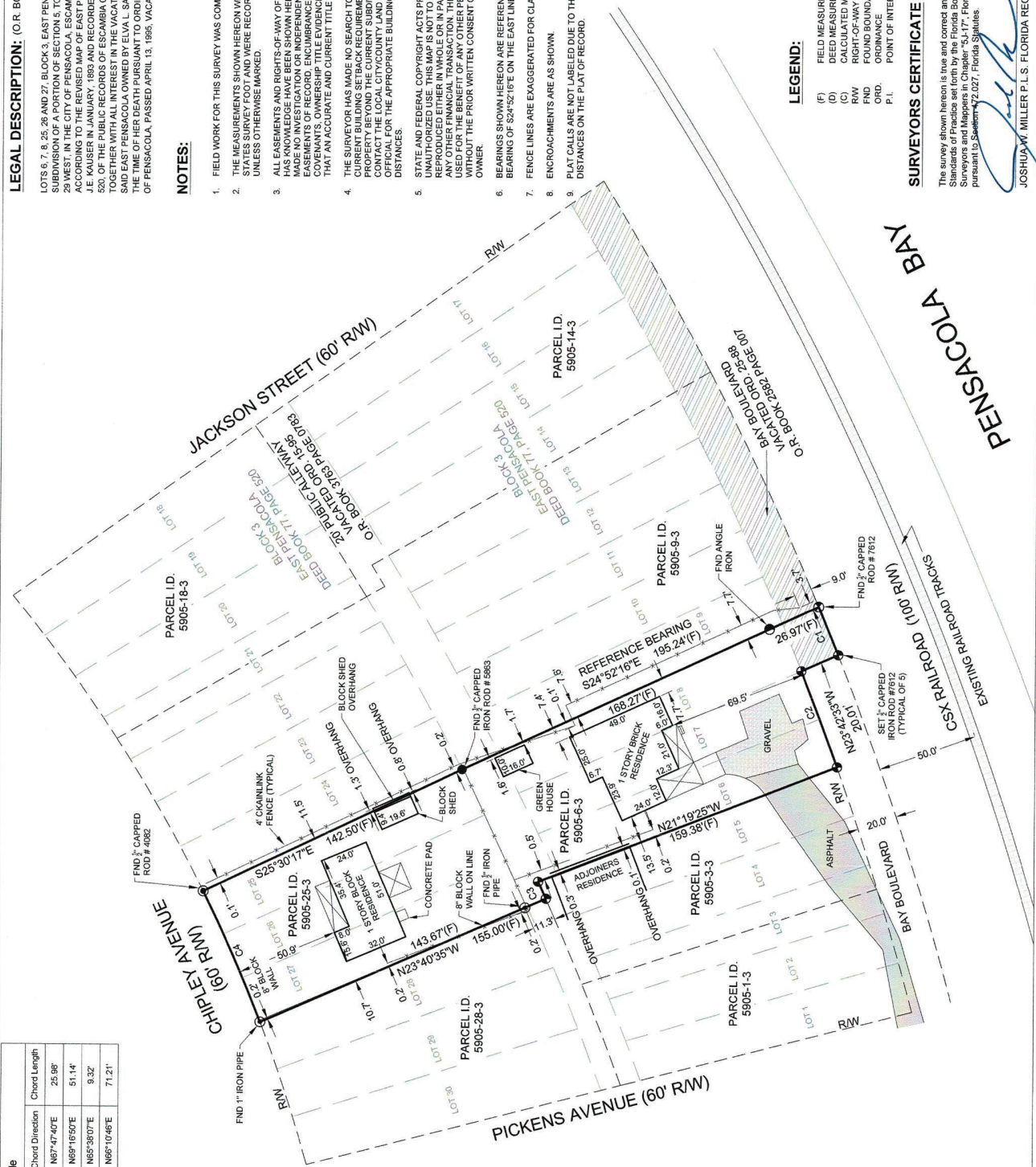
LEGEND:

- (F) FIELD MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- RW RIGHT-OF-WAY
- FND FOUND BOUNDARY CORNER
- ORD ORDINANCE
- P.I. POINT OF INTERSECTION

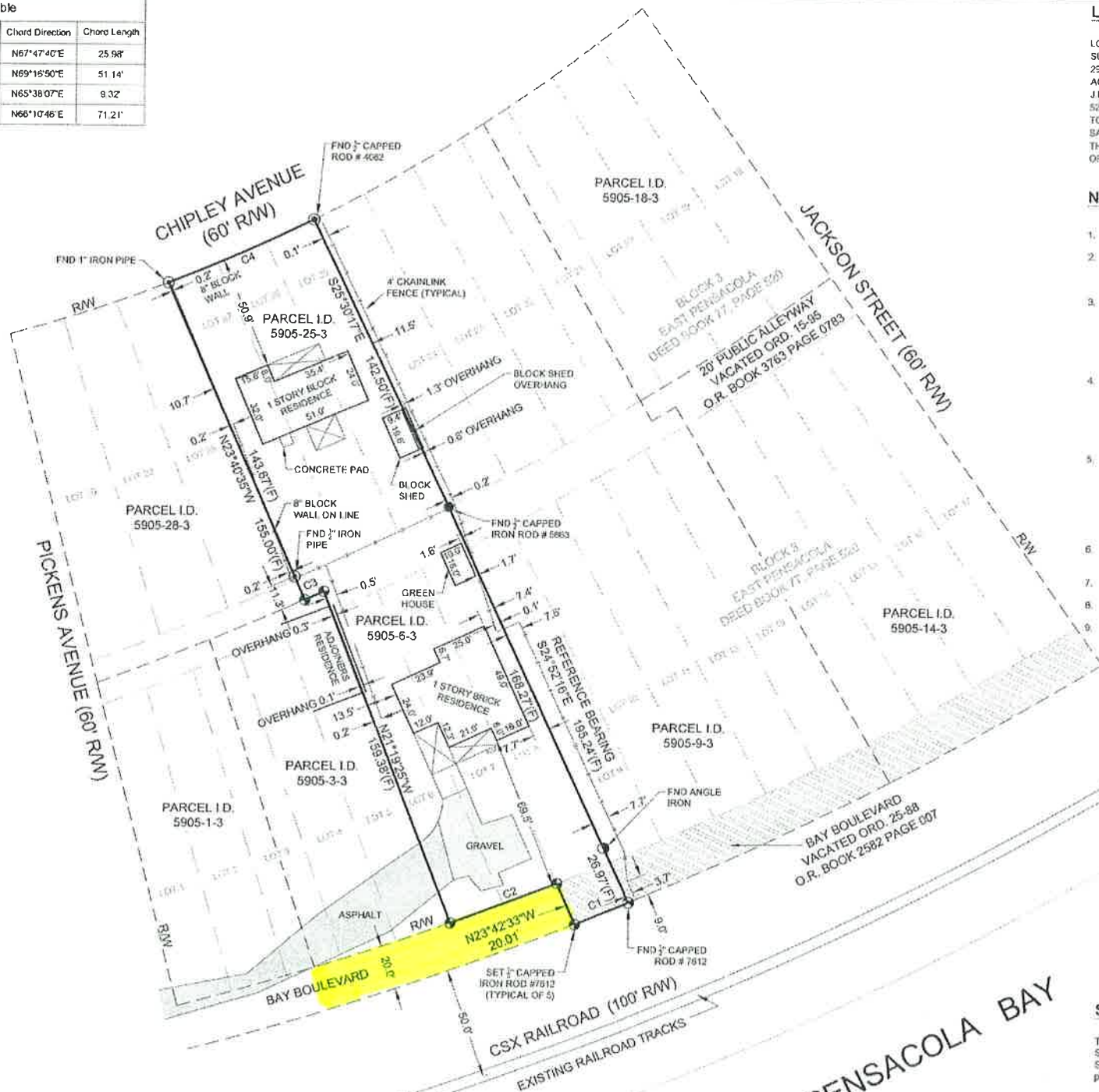
SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "SJ-17", Florida Administrative Code Part 115, Subpart 1, 2.027, Florida Statutes.

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N67°47'40"E	25.98'
C2	51.14'	1506.83'	1°56'40"	N69°15'50"E	51.14'
C3	9.32'	1404.57'	0°22'48"	N65°38'07"E	9.32'
C4	71.23'	760.32'	5°22'04"	N66°10'46"E	71.21'



LEGAL DESCRIPTION: (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA, A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 23 WEST, IN THE CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1893 AND RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA TOGETHER WITH ALL INTEREST IN THE VACATED ALLEY IN BLOCK 3 OF SAID EAST PENSACOLA OWNED BY ELVA L. GASNETT OR SAID TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 15-95, CITY OF PENSACOLA, PASSED APRIL 13, 1995, VACATING SAID ALLEY.

- NOTES:**
1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
 2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
 3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD. CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
 5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
 6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'15"E ON THE EAST LINE OF LOT 8.
 7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
 8. ENCROACHMENTS ARE AS SHOWN.
 9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.

- LEGEND:**
- (F) FIELD MEASUREMENT
 - (D) DEED MEASUREMENT
 - (C) CALCULATED MEASUREMENT
 - RAW RIGHT-OF-WAY
 - FND FOUND BOUNDARY CORNER
 - ORD ORDINANCE
 - P.I. POINT OF INTERSECTION

SURVEYORS CERTIFICATE

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Joshua W. Miller
 JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238

360 SURVEYING SERVICES
 1801 CREIGHTON RD
 PENSACOLA, FL 32504
 850 857 4400

BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 303 CHIPLEY AVE & 310 BAY BOULEVARD
 PENSACOLA, FLORIDA 32503
 PROJECT NUMBER: 2001048
 DATE: 01-23-2020
 FIELD BOOK: 131 PAGE: 31
 DRAWN BY: JLS
 APPROVED BY: JOSHUA W. MILLER

SCALE: 1"=50'

SHEET 1 OF 1

Department:	Comments:
FIRE	No objections.
PW/E	He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988.
InspSvcs	No objections.
ESP	Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.
ECUA	ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.
GPW	No comments.
ATT	AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.
Surveyor	Correct the application to not include Lot 8 in the description. No objection to the vacation for the full 20' width as per the amended application.

Cynthia Cannon

From: Annie Bloxson
Sent: Monday, April 13, 2020 1:28 PM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

Good Afternoon,

I do not oppose to the Vacation of ROW for requested lots 6, 7 and 8 (310 Bay Blvd).

Respectfully,

Annie Bloxson

Fire Marshal

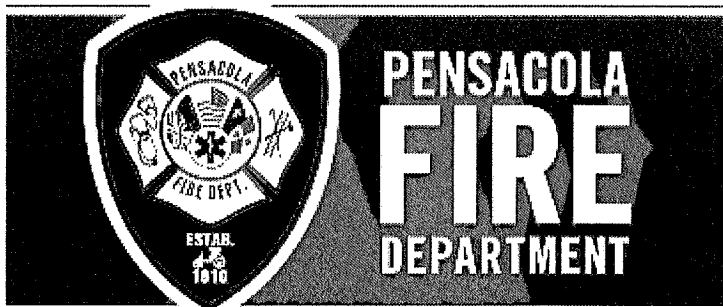
Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@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: Wednesday, April 8, 2020 2:45 PM

To: Amy Hargett <ahargett@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>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T)

Cynthia Cannon

From: Derrik Owens
Sent: Thursday, April 9, 2020 12:13 PM
To: Cynthia Cannon
Subject: FW: Bay Blvd Vacation of ROW

PW&F has no objection to the subject request....

From: Ryan J. Novota <RNovota@cityofpensacola.com>
Sent: Thursday, April 9, 2020 11:58 AM
To: Derrik Owens <DOwens@cityofpensacola.com>
Subject: RE: Bay Blvd Vacation of ROW

From looking at the information given it appears the vacation of Lot 8 has already been performed. The current house at the location sits on lots 6, 7 and 8, along with past lot 8 the vacation of the right of way for the rest of the block has already been done. Also this part of bay blvd runs next to the railroad and is currently undeveloped. Resulting in the vacation of lots 6 and 7 I do not see an issue with performing.

Ryan Novota

Transportation Engineer
City of Pensacola
850.435.1755

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: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@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>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

Cynthia Cannon

From: Jonathan Bilby
Sent: Thursday, April 9, 2020 12:14 PM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

No issues with me.

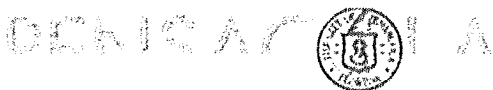
From: Cynthia Cannon
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

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



FLORIDA'S FIRST & FUTURE

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Cynthia Cannon

From: Diane Moore
Sent: Wednesday, April 15, 2020 8:15 AM
To: Cynthia Cannon
Subject: RE: Bay Blvd Vacation of ROW

Cynthia,
Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@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>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOWens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, April 15, 2020 4:05 PM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Bay Blvd Vacation of ROW

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Good afternoon Cynthia,

ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.

Thank you,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:45 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Bay Blvd Vacation of ROW

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments *by close of business on Wednesday April 15, 2020.*

Thank you!

Cynthia Cannon, AICP

Cynthia Cannon

From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Wednesday, June 24, 2020 2:53 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

No.

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, June 24, 2020 2:48 PM
To: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Subject: RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

Caution - External Email (ccannon@cityofpensacola.com)

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Kelly,

Did you have any additional comments on the vacation of right-of-way?

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



FLORIDA'S FIRST & FUTURE

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From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Thursday, April 16, 2020 2:24 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] RE: Bay Blvd Vacation of ROW

Cynthia Cannon

From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Wednesday, April 8, 2020 4:06 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: Bay Blvd Vacation of ROW
Attachments: 2020.4.8 Application for Vacation of Right of Way with survey.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia,

AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.

Thanks,

Rob St. Pierre
Manager, OSP Plng & Eng
Technology Operations

AT&T
605 W Garden St. Pensacola, FL 32502
o 850.436.1701 | rs634y@att.com

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From: FENNER, KARL L <kf5345@att.com>
Sent: Wednesday, April 08, 2020 2:50 PM
To: ST PIERRE, ROB A <RS634Y@att.com>
Subject: FW: Bay Blvd Vacation of ROW

Karl Fenner
Area Manager – OSP Plng and Eng
Access Construction & Engineering, AL/NWFL OSPCE + SER PDT/SOC

AT&T – BellSouth Telecommunications, LLC
605 W Garden St, Pensacola, FL 32502
m 850-393-2318 | o 850.436.1485 | kf5345@att.com

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Cynthia Cannon

From: Leslie Odom
Sent: Tuesday, April 21, 2020 12:38 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] RE: Phone call

He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988. No need to confuse the world and attempt to vacate the same portion twice.

Les Odom
Lodom@cityofpensacola.com
City Surveyor
Public Works & Facilities
City of Pensacola
850-436-5531



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 12:00 PM
To: Leslie Odom <LOdom@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Phone call

He may retract the amended application and go forward with his initial application in June.

Cynthia Cannon, AICP

Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



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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

From: Leslie Odom <LOdom@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 9:00 AM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Phone call

Since the application now includes additional properties (Ranney), the application needs to include the Ranney vesting deed and the most recent survey available of the Ranney property.

Les Odom
Lodum@cityofpensacola.com
City Surveyor
Public Works & Facilities
City of Pensacola
850-436-5531



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, April 21, 2020 8:37 AM
To: Leslie Odom <LOdom@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>
Subject: FW: [EXTERNAL] RE: Phone call

Hi Les,

The applicant for the 310 Bay BLVD vacation of ROW just submitted an amended application (attached). I explained to him that I would have to re-route this to all the reviewing agencies for comments again. Before I do that though I wanted to see what new information you would need and have Mr. Harper provide that prior to my re-routing his application.

Form

If you have a list of items that you normally like to review on these types of applications then I will add that to our application and try to get those submitted in the beginning of the process from now on.

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>

Cynthia Cannon

From: Leslie Odom
Sent: Wednesday, June 24, 2020 3:14 PM
To: Cynthia Cannon
Cc: Heather Lindsay
Subject: RE: [EXTERNAL] Amended Application

No objections to the vacation for the full 20' width as per the amended application.

Les Odom
City Surveyor
Office: 850-436-5531

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, June 24, 2020 2:54 PM
To: Leslie Odom <LOdom@cityofpensacola.com>
Subject: RE: [EXTERNAL] Amended Application

Les,

Did you have comments regarding the vacation request for the full 20' of the easement vs. 10' to the centerline? I don't believe I have any written comments from you on this matter.

Thank you,

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



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From: Leslie Odom <LOdom@cityofpensacola.com>
Sent: Tuesday, June 23, 2020 12:03 PM
To: Heather Lindsay <HLindsay@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>
Subject: RE: [EXTERNAL] Amended Application



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00327

Planning Board

7/14/2020

FOR DISCUSSION

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 7/7/2020

SUBJECT:

Discussion on Proposed Amendments to the Tree Ordinance

BACKGROUND:

Text