



PLANNING SERVICES

Planning Board

CHAIRMAN AND MEMBERS OF THE CITY PLANNING BOARD

The regular meeting of the **City Planning Board** will be held on **Tuesday, May 14, 2019 at 2:00 P.M.** in the **Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.**

AGENDA

- Quorum/Call to Order
- Approval of Meeting Minutes from April 9, 2019.
- **New Business:**
 1. **Vacation of Right-of-Way – 400 Block of 11th Avenue (Between LaRua and Belmont Streets)**
 2. **Amendment to Land Development Code Section 12-2-11 Airport Land Use District**
 3. **Amendment to Conditional Use Permit – 501 S. Palafox Street (Al Fresco)**
 4. **Aesthetic Review – 501 S. Palafox Street (Al Fresco)**
- Open Forum
- Adjournment

Your presence will be greatly appreciated. At your earliest convenience, please advise Planning staff if you can attend this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandi C. Deese", is written over a horizontal line.

Brandi C. Deese
Assistant Planning Services Administrator

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / **T:** 850.435.1670 / **F:** 850.595.1143/www.cityofpensacola.com



PLANNING SERVICES

MINUTES OF THE PLANNING BOARD

April 9, 2019

MEMBERS PRESENT: Chairman Paul Ritz, Nathan Monk, Kurt Larson, Danny Grundhoefer, Ryan Wiggins

MEMBERS ABSENT: Nina Campbell, Laurie Murphy

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Sherry Morris, Planning Services Administrator, Gregg Harding, Historic Preservation Planner, Don Kraher, Council Executive, Laurie Byrne, Constituent Services, Derrik Owens, Public Works Director, Brian Cooper, Parks and Recreation Director, Marcie Whitaker, Housing Administrator, Dan Flynn, Airport Director

OTHERS PRESENT: John Hutchinson, Bob Greene, Ron Martin, Rob Pettitt, Lindsey McIntosh

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 12, 2019.
- **New Business:**
 1. Conditional Use Permit Approval for 110 W. Strong Street
 2. Evaluation and Appraisal Review (EAR) Based - Comprehensive Plan Amendments
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present and explained the Board procedures to the audience.

Approval of Meeting Minutes

Ms. Wiggins made a motion to approve the March 12, 2019 minutes, seconded by Mr. Larson, and it carried unanimously.

New Business

Conditional Use Permit Approval for 110 W. Strong Street

J. Nixon Daniel, III, on behalf of Martha's Vineyard, has requested a Conditional Use Permit for a Board and Lodging House for the property located at 110 W. Strong Street. The applicant indicates the purpose of the conditional use request is to provide charitable housing to families whose friends and loved ones are in the local hospitals. This property is currently zoned PR-2, North Hill Preservation Multi-Family, which permits the land use of Bed and Breakfast by right but grants the land use of Boarding and Lodging House as a Conditional Use Permit.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

The applicant is proposing to modify the existing structures to increase the number of units and will no longer qualify as a Bed and Breakfast.

Chairman Ritz stated he had researched the background of Martha's Vineyard and noticed there was a Euclid address also owned by Martha's Vineyard. He became more and more confident in the mission purpose, and personally, it hit close to home with his own family. He felt it had a benefit to the community and advised he would support his kind of approach. Mr. Larson asked what would happen if the property was no longer owned by Martha's Vineyard, and Ms. Deese explained the Conditional Use Permit runs with the land, however, they would have to adhere to the standards provided within the approvals. She stated the idea of a Conditional Use Permit was that it might be a good use within the district with conditions attached to it, and this Board and Council could add to those conditions.

Mr. Hutchinson further explained that Martha's Vineyard provided free accommodations and meals to out-of-town families who were here in town because of a medical crisis, and they currently operate in Pine Glades neighborhood. Marti and Dennis Tackett opened up their home for this purpose after observing the need. He clarified the guests were referred by hospital staff, and they did not take walk-ins. He said they averaged around 100 guests per year, and 40 percent of the guests come by plane, so there are no automobiles so parking would not be an issue. He also advised the visual aspect from the street would not be changed.

Ms. Wiggins was impressed by their board members and their mission and thanked Mr. Hutchinson for providing the service. Mr. Monk asked for the difference with the Ronald McDonald House, and Mr. Hutchinson explained this organization accepted all families, not just those with children. He also indicated their doors were open to gay couples, any religion and any lifestyle; he explained the only counseling performed was upon request. Mr. Grundhoefer recused himself from voting because of his firm's relationship with the ministry. Mr. Larson asked that if Martha's Vineyard ever sold the property to someone who would turn it into a bed and breakfast, this use would be addressed again by the Planning Board. Ms. Deese explained one of the differences in a bed and breakfast and a boarding and lodging house was that the owner was required to stay onsite, and the Board might want to add that language if they felt more comfortable; Mr. Larson accepted that suggestion. Mr. Monk did not want to do something which prohibited the ministry from expanding.

Mr. Robertson, the present owner, stated they had managed Noble Manor for 14 years. They had been concerned that in North Hill you could only have four rooms, and you must also live onsite. He confirmed they were not an Air BNB and had no previous issues with neighbors. He stressed this request was a good fit for the community.

Mr. Larson made a motion to approve with a condition that if Martha's Vineyard ever sold the property, this would be addressed again by the Planning Board. The motion was seconded by Mr. Monk. Ms. McIntosh, who lives next door, agreed with the mission, but had concerns with selling her property and the fact that her husband was a physician and wanted to stay under the radar. She also was concerned with runoff from the concrete since her property is downhill from the site. She pointed out a massive add-on and a concrete yard, and if the owners waited, they could possibly find the right buyer for the home. She suggested property on Cervantes for the more industrial buyer suited the needs for a home like this.

Chairman Ritz explained that on the runoff issue, the neighbors would have recourse since the City would not allow them to dump their stormwater onto other properties. As far as price drops, this Board could not tell the homeowner what to sell the property at. However, the Board does take into consideration the neighbors, the property owners themselves, and the ideas of where the City should move forward. Regardless of the Board vote, this item would go before the Council, and concerns could be addressed at that time. Mr. Monk pointed out he had been working with people for the past 15 years helping them to move out from homelessness, and explained anyone who interacts with the public is not guaranteed anonymity unless they are living in a gated community.

He indicated the Waterfront used their Victorian homes as rehab facilities, and when it came time to sell, they sold very quickly at a good price, and did not believe this project would do any damage to the aesthetics of the neighborhood. **The motion then carried unanimously.**

Evaluation and Appraisal Review (EAR) Based - Comprehensive Plan Amendments

As provided in Florida Statute 163, all local governments within the state of Florida are required to participate in a state coordinated review for an Evaluation and Appraisal Report Based Comprehensive Plan Update. The proposed amendments within this update reflect changes in state requirements and local conditions.

Chairman Ritz had noted the changes in the name of the airport, Master Plan dates and did not find anything offensive or egregious to the betterment of the City. Ms. Deese confirmed that with the Board's approval, the amendment would proceed to Council, the State and then back to Council. Mr. Monk also did not see anything out of the ordinary. Mr. Grundhoefer asked where the document originated, and Ms. Deese advised it came from Planning Services as a requirement of the State for every five to seven years; the amendment was due to the State by November 2019. She also indicated that the document would be reviewed by the Department of Economic Opportunity, but it was not a means to measure success or to be reprimanded for not reaching goals.

Ms. Whitaker addressed housing assessments being performed somewhat annually, but changed the language to periodic to be broad and give them that leeway for obtaining grants; she indicated some of the language had been relocated in the document for a better placement. She further explained the incentives as homebuyer incentives, City-owned lot discounts for new construction, and also went with broad definitions so different strategies could be included.

Mr. Cooper explained the recreation open space and providing one pool per 25k residents and stated we meet most of the national standards. He indicated we were deficient in rectangular fields, but we were trying to build three at Hitzman Park with the possibility of three more in the future. Regarding conservation easements, he advised at this point, the city has 93 parks, and acquiring new land for a new park would be nearly impossible. Ms. Deese explained that any areas with conservation zoning were already addressed in the LDC. Mr. Grundhoefer then addressed co-sponsoring activities language being removed, and Mr. Cooper stated the language was specific, and advise they did not co-sponsor baseball or softball since those were sponsored by other organizations who just use our facilities.

Mr. Grundhoefer also asked why the Mayor was not included in the internal review for Capital Improvements. Mr. Owens explained that capital projects could be multiple departments across the city, but agreed the Mayor should be on the list. Most of the revisions in this section involved changes in personnel and titles.

Mr. Grundhoefer felt the document was good for Pensacola and made a motion to approve the amended document and recommend it to Council, seconded by Mr. Larson, and the motion carried unanimously.

Open Forum – Ms. Wiggins addressed saving some of the buildings downtown from demolition. She explained she was in a renovation process, and it was almost as expensive to remodel as to build new; with no incentive to remodel, we were losing the charm of the older structures. Chairman Ritz explained his own home in East Hill was almost 100 years old, and there were some things he could not update at all because of the cost.

He asked if incentives were something the Board could accomplish, and Ms. Deese advised that was outside of the scope in recommending proposed changes in the LDC, however, an overlay in a historic community such as East Hill would be more in line with what the Board could recommend to Council. Mr. Monk pointed out there should be some type of incentive. He also suggested looking at the barriers that were placed on people. He pointed out everyone gets upset about regulating paint color, but when they try to upgrade their electrical, it really gets invasive. Ms. Wiggins explained everyone looked at the overlay as a "stick" and she was opting for a "carrot." Ms. Deese advised the Board members to speak to the Mayor as residents to see if there was any interest. Mr. Grundhoefer explained he did not dislike density, but some of the projects were not done nicely. If East Hill had some regulations, it might stop some of the property selling with one house demolished in order to build four houses. Chairman Ritz pointed out there were some instances where the primary structure was torn down, leaving the garage apartment which was now the primary structure. He explained the Board needed to be careful with what time period they chose, since in some years, there was more density while in others just farmland. Ms. Wiggins restated she was coming from the point of incentivizing people to do what would be better and not enforcing codes. Chairman Ritz offered there was nothing they could do about the Florida Building Code, but an overlay would be the purview of this Board.

Ms. Deese explained there were two different ordinances being considered by Council. The one which passed second reading involved the notification in protecting the health of citizens so that the contractor has the burden to notify property owners within a certain distance if they were going to demolish certain structures. The demolition ordinance recommended by this Board had not yet been reviewed by Legal, but could possibly be scheduled in May of this year. She also advised the CRA overlay was being reconsidered on May 16 at Council.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:58 pm.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Brandi C. Deese', with a long horizontal flourish extending to the right.

Brandi C. Deese
Secretary to the Board



PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members

FROM: Brandi Deese, Assistant Planning Services Administrator

DATE: May 2, 2019

SUBJECT: Request for Right-of-Way Vacation – 400 Block of 11th Avenue

Anthony L. Terhaar Enterprises, LLC is requesting the approval of a 10-foot portion of the 400 Block of 11th Avenue between LaRua and Belmont Streets. The applicant has indicated the reason for the request is to attain the highest and best use of the property and to preserve and increase the property values in this area of East Hill. If granted, the additional 10 feet will allow the applicant to construct 2 single family detached structures instead of 1 single family detached structure. This request is consistent with a previous vacation of 11th Avenue to the North and will make the easterly property lines consistent within the southern-most two blocks of 11th Avenue.

This request has been routed through the various City departments and utility providers and those comments are attached for your review. Staff has been made aware that utilities are present within this right-of-way area and a full width easement will be included in the ordinance proposed to City Council.



VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name: ANTHONY L. TERHAAR ENTERPRISES, INC.

Address: 1401 E. BELMONT STREET, PENSACOLA, FL 32501

Phone: 850-393-7007 OFFICE Fax: 850-433-7007 Email: terhaar@terhaarcronley.com

Property Information:

Owner Name: SAME AS ABOVE

Location/Address: WEST SIDE OF 11TH AVENUE BETWEEN LARUA AND BELMONT STREETS

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

PLEASE SEE ATTACHED.

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

Anthony Terhaar

4.23.19

FOR OFFICE USE ONLY

District: #6

Date Received: 4/24/2019

Case Number: N/A

Date Postcards mailed: _____

Planning Board Date: 5/14/19

Recommendation: N/A

Council Date: _____

Council Action: _____

Purpose of vacation of city right of way.

Anthony L. Terhaar Enterprises is requesting the approval of the vacation of a 10-foot portion of the 1000 Block of 11th Avenue between LaRua and Belmont Streets correctly zoned R-1AA.

The request is to attain the highest and best use of the property and to preserve and increase the property values in this area of East Hill. If granted, the additional 10 feet would allow the applicant to construct 2 single family attached structures instead of 1 single family detached structure. Approval of this request would be consistent with the 10-foot vacation of 11th Avenue recently approved between Jackson and LaRua Streets making the easterly property lines consistent along 11th Avenue to its termination at Belmont Street. Approval would not affect traffic flow on 11th Avenue as it already terminates at Belmont Street and Belmont Street terminates at 12th Avenue resulting in virtually no thru traffic. Applicant could find no future plans to widen 11th Avenue or Belmont at this location. The right-of-way on this segment of 11th Avenue is 70' wide with the 24 foot road width centered in the right-of-way. Approval would provide space for 2 car on-site parking in the rear of each attached home. Homes would face Belmont Street with the prospect of a bay view over the Bergan Building due South of the property.

Please find attached:

Escambia County Property Appraiser Parcel Sheet

Warranty Deed

Current Legal Descriptions & New Legal Descriptions

Annotated Survey

Regulations for Medium Density Residential Zoning Districts

Proposed Ordinance

Approval of ABUTTING Property Owners

An Architectural Package consisting of an Aerial Vicinity View, a Proposed Layout Plan, a Proposed Floor Plan and Proposed Building Elevations.



Chris Jones - Escambia County Property Appraiser

Reference: 000S009025110063



Account: 140379000

Section Map: CA047

Situs: 1090 E BELMONT ST

Complex: NEW CITY TRACT

Owner: TERHAAR ANTHONY L ENTERPRISES INC

Mailing Address:

1401 E BELMONT ST
PENSACOLA, FL 32501

Last Sale: 7/2005, \$55,000

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 0.1894 ac

Bldg. Count: 0

Total Heated Area: 0 sf

Zoned: R-1AA

Taxing Auth: PENSACOLA CITY LIMITS

Schools:

Elem: SUTER

Int: WORKMAN

High: PENSACOLA



General Information**Reference:** 000S009025110063**Account:** 140379000**Owners:** TERHAAR ANTHONY L ENTERPRISES
INC**Mail:** 1401 E BELMONT ST
PENSACOLA, FL 32501**Situs:** 1090 E BELMONT ST 32501**Use Code:** VACANT RESIDENTIAL**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	<u>Cap Val</u>
2018	\$93,388	\$0	\$93,388	\$54,978
2017	\$73,508	\$0	\$73,508	\$49,980
2016	\$57,750	\$0	\$57,750	\$45,437

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

➤ **File for New Homestead Exemption
Online**

**Sales
Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window) View Instr
07/2005	5688	376	\$55,000	WD	View Instr
06/2005	5656	699	\$30,000	WD	View Instr
10/1983	1830	223	\$4,200	WD	View Instr
03/1981	1543	928	\$4,000	QC	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller**2018 Certified Roll Exemptions**

None

Legal DescriptionLT 11 AND E 1/2 OF LT 12 BLK 63 NEW CITY TRACT OR 5688 P
376 CA 47**Extra Features**

None

**Parcel
Information****Section Map****Id:**
[CA047](#)**Approx.**[Launch Interactive Map](#)

Acreage:

0.1894

Zoned:

R-1AA

**Evacuation
& Flood
Information**

[Open Report](#)



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

137.5

137.5

137.5

60

N 17TH AVE

137.5

50

This Instrument Prepared By:
WILLIAM H. MITCHEM
Beggs and Lane
Post Office Box 12950
501 Commendancia St.
Pensacola, Florida 32502
(850) 432-2451
Florida Bar No.: 187836

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2005398417 07/26/2005 at 09:23 AM
OFF RECBIK: 5688 PG: 376 - 379 Doc Type: WD
RECORDING: \$35.50
Deed Stamps \$385.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **GERALD S. CHERNEKOFF**, a Married Man (herein "Grantor"), whose address is 4761-6 Bayou Boulevard, Pensacola, Florida 32503, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **ANTHONY L. TERHAAR ENTERPRISES, INC.**, a Florida corporation, (herein "Grantee"), whose address is 957 1401 E. Belmont Street, Pensacola, Florida 32501, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

Subject property is not the homestead of Grantor, nor does it adjoin Grantor's homestead. No member of Grantor's family resides thereon.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of July, 2005.

Signed, sealed and delivered
in the presence of:

Name: Harold M. Bird

Harold M. Bird
Name: Harold M. Bird

Gerald S. Chermekoffe
Gerald S. Chermekoffe

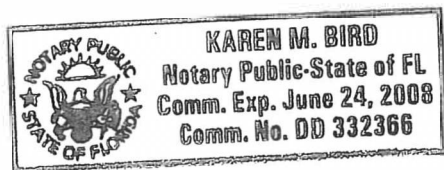
Seller's Address: 4761-6 Bayou Boulevard, Pensacola, Florida 32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of July, 2005, by
Gerald S. Chernekoff, who did not take an oath and who:

 is/are personally known to me.
 ✓ produced current Florida driver's license as identification.
 produced _____ as identification.

(Notary Seal Must Be Affixed)



Karen M. Bird
Notary Public

Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11 and the East ½ of Lot 12, Block 63, New City Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in the year 1906.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Ad valorem taxes for the Year 2005 and subsequent years, which are not yet due and payable.



Chris Jones - Escambia County Property Appraiser

Reference: 000S009025090063

Account: [140378000](#)

Section Map: [CA047](#)

Situs: 1027 E LA RUA ST

Complex: NEW CITY TRACT

Owner: PHELPS J FRASIER

Mailing Address:

PO BOX 687

PENSACOLA, FL 32591

Last Sale: 9/2005, \$81,000

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 0.2525 ac

Bldg. Count: 0

Total Heated Area: 0 sf

Zoned: R-1AA

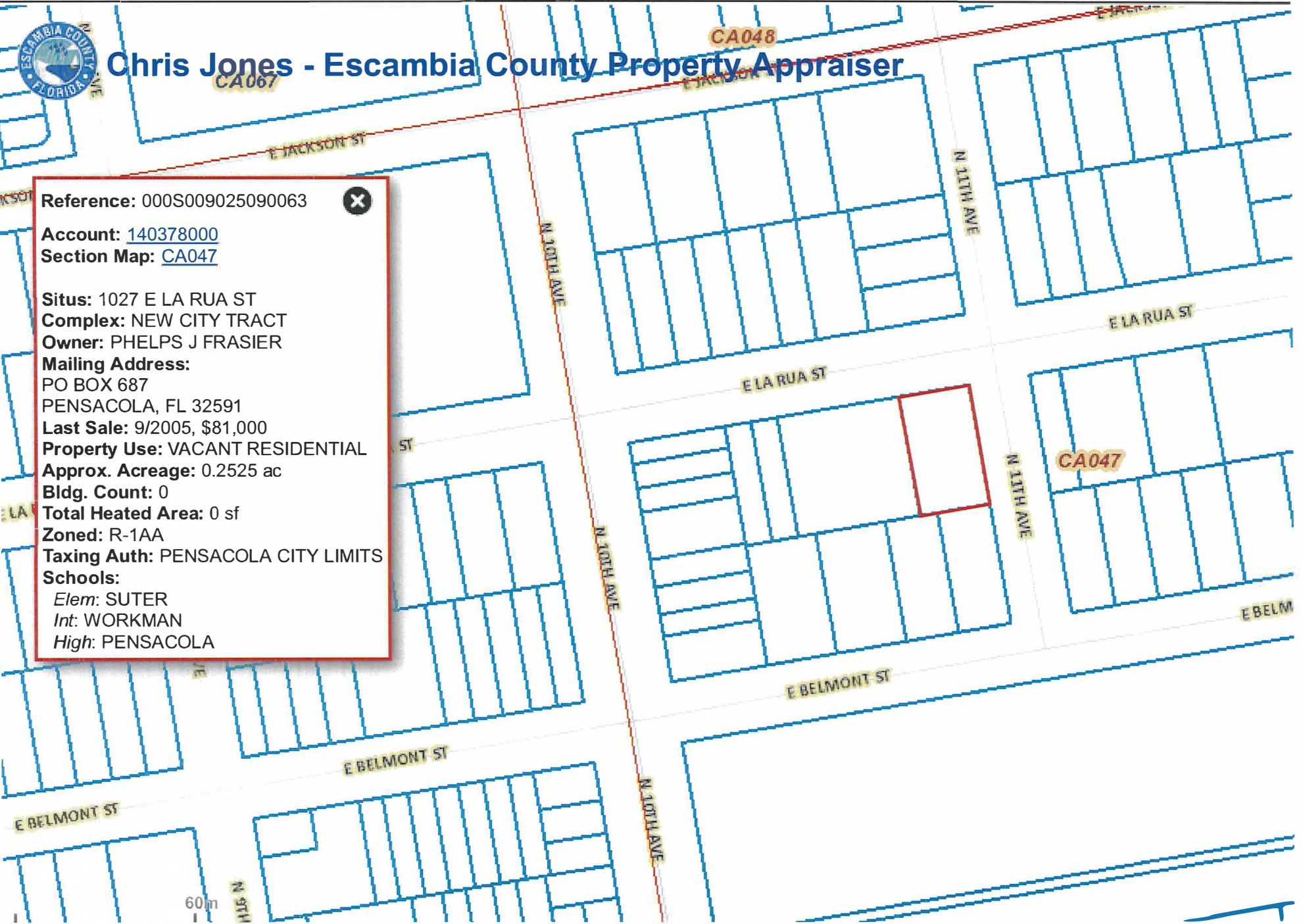
Taxing Auth: PENSACOLA CITY LIMITS

Schools:

Elem: SUTER

Int: WORKMAN

High: PENSACOLA



✓ THIS INSTRUMENT PREPARED BY:
Denis A. Braslow
Attorney at Law
917 N. 12th Avenue
Pensacola, FL 32501

Parcel ID Number: 00-03-00-9025-090-063

Warranty Deed

This Indenture, Made this 12th day of September, 2005 A.D., Between
Wardell Golay, a single man

of the County of Escambia, State of Florida, grantor, and
J. Frasier Phelps, a single man

whose address is: 9 Port Royal Way, Pensacola, FL 32502

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia, State of Florida, to wit:

Lots 9 and 10, in Block 63, New City Tract, according to the Map of
the City of Pensacola, Escambia County, Florida, by Thomas C. Watson,
copyrighted in 1906.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sara Braslow
SARA BRASLOW
Witness

Colleen Vert
Colleen Vert
Witness

Wardell Golay by Donald T. Golay
his Attorney-in-Fact (Seal)
Wardell Golay, by Donald T. Golay,
his Attorney-in-Fact
P.O. Address:

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 12th day of September, 2005 by
Wardell Golay, a single man, by Donald T. Golay, his Attorney-in-Fact

he is personally known to me or he has produced his Florida driver's license as identification.

Sara K. Braslow
Notary Public - State of Florida
My Commission Expires March 28, 2008
Comm. No. DD 304288

Sara K. Braslow
Printed Name:
Notary Public
My Commission Expires:

**RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

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

Name of Roadway: E. La Rua Street

Legal Address of Property: 1027 E. La Rua Street, Pensacola, FL 32501

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

This form completed by: Denis A. Braslow, Attorney at Law
917 N. 12th Avenue
Pensacola, FL 32501

WITNESSES AS TO SELLER(S):

Wendell Haley by Sarah Haley
Sarah Braslow

WITNESSES AS TO BUYER(S):

[Signature] [Signature]
Colin V...

THIS FORM IS APPROVED BY THE
ESCAMBIA COUNTY BOARD OF COUNTY
COMMISSIONERS

The current legal descriptions is as follows:

LOT 9 AND LOT 10, BLOCK 63, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

LOT 11 AND THE EAST 20.00 FEET OF LOT 12, BLOCK 63, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

The new legal descriptions would be as follows:

LOT 9 AND LOT 10, AND THE WEST 10 FEET OF 11TH AVENUE ADJACENT TO AND CONTINGUOUS WITH LOT 10, BLOCK 63, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

LOT 11, THE EAST 20.00 FEET OF LOT 12 AND THE WEST 10 FEET OF 11TH AVE ADJACENT TO AND CONTIGUOUS WITH LOT 11, BLOCK 63, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

- (a) Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-2-62.
- (b) Bed and breakfast subject to regulations in section 12-2-55.
- (c) Childcare facilities subject to regulations in section 12-2-58.
- (d) Accessory office units subject to regulations in section 12-2-51.
- (D) *Development permitted.*
 - (a) Conventional subdivision subject to regulations in section 12-2-76.
 - (b) Special planned development subject to regulations in section 12-2-77.
- (E) *Regulations for development within the medium density residential land use district.* Table 12-2.2 and 12-2.3 describes requirements for the one-and two-family residential zoning districts.

TABLE 12-2.2
REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS

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

Maximum Building Height	35 feet (Except as provided in <u>Sec. 12-2-39</u>)	35 feet (Except as provided in <u>Sec. 12-2-39</u>)
* The front yard depths in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.		
** Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.		
*** All future residential development on parcels changed to a Medium Density Residential (MDR) zoning district via the passage of Ord. No. 23-16, effective on August 18, 2016, shall be considered legal non-conforming and may utilize the R-1A zoning district standards applicable to lot width, lot area and setbacks.		

TABLE 12-2.3

Standards	R-1B		
	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	17.4 units per acre
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 10 feet 5 feet 10 feet		
Off-Street Parking	1 space/unit		
Maximum Building Height	45 feet (Except as provided in <u>Sec. 12-2-39</u>)		

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING
A PORTION OF THE NORTH 11TH AVENUE RIGHT OF WAY;
IN PENSACOLA, ESCAMBIA COUNTY, STATE OF
FLORIDA; REPEALING CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, a public hearing was held on March 8, 2018, as
to the vacation of a portion of the Avery Street right of way;
Pensacola, Escambia County, Florida; and

WHEREAS, the vacation of said right-of-way, 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 the following described right of way in
Pensacola, Escambia County, Florida is hereby closed,
discontinued, vacated and forever abandoned by the City of
Pensacola as a public thoroughfare:

The West 10.00 feet of North 11th Avenue adjacent to and
contiguous with Lot 10 and Lot 11, Block 63, New City
Tract, City of Pensacola, Escambia County, State of
Florida, According to the map of said City copyrighted
by Thomas C. Watson in 1906.

SECTION 2. 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 of this ordinance,
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 3. That, notwithstanding the foregoing sections,
the City of Pensacola reserves for itself, Gulf Power

Company, Bell South, Cox Cable, and the Emerald Coast Utilities Authority, their successors and assigns, a full width easement in the entire portion the right of way vacated hereby for the purpose of locating and maintaining public utilities and improvements.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk

4/15/2019

Petition form signed by all property owners ABUTTING the portion of right of way to be vacated.

Neighbors in Agreement with Requested Vacation of Right-of-way at 1000 Blk E. Belmont Street

Anthony L. Terhaar Enterprises is seeking possession of 10' of the right-of-way on the North West corner of 11th Avenue and E. Belmont Street.

[illegible]

Tony Terhaar

From: J F Phelps <jfpil@bellsouth.net>
Sent: Monday, April 22, 2019 11:20 AM
To: Tony Terhaar
Subject: 1027 E LaRua St

Hi,
I am the owner of 1027 E La Rua St in Pensacola.
Parcel# 000S009025090063

I would like to join Mr Terhaar in the vacating 10 feet of 11th St Easement along my property.
Please include me in this process.
Please call me if you need any additional information from me.
Thanks,
Frasier Phelps
850-485-2665



**L.E. SHONTZ
AND ASSOCIATES, INC.**

LAND SURVEYING AND LAND PLANNING
98 East Garden St. Office (850) 470-0512
Pensacola, Florida 32502 Fax (850) 438-0015

REQUESTED BY: J.T. HARGROVE DRAWING NO: 05-11254

NOTES:
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR WRITTEN CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND VISIBLE OBJECTS OBSERVED BY THE UNDERSIGNED SURVEYOR.
- NO UNDERGROUND STRUCTURES OR UTILITIES WERE DETERMINED BY THIS SURVEYOR.
- THE DIMENSIONS OF THE BUILDING AS SHOWN HEREON DO NOT INCLUDE THE EAVE OVERHANG OR THE FOOTING TO THE FOUNDATION.
- NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY LE SHONTZ AND ASSOCIATES, INC. FOR THE SUBJECT PROPERTY, AS THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SUBJECT PROPERTY.
- ALL DISTANCES, BEARINGS OR ANGLES ARE AS FIELD MEASURED, DEED OR PLATTED MEASUREMENTS ARE NOTED.
- THE CERTIFICATIONS AS PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON THE FIELD & DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME OF THIS SURVEY.
- OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR.
- DO NOT USE HOUSE TIES TO RECONSTRUCT DEED LINES.

FIP=FOUND IRON PIPE Δ=CENTRAL ANGLE °=DEGREE
FIR=FOUND IRON ROD R=RADIUS ' = MINUTE
SIR=SET IRON ROD 5/8" L=ARC LENGTH " = SECOND
FCM=FOUND CONCRETE MONUMENT CD=CHORD DISTANCE T/B=TOP OF BANK
SCM=SET CONCRETE MONUMENT CB=CHORD BEARING COMP=COMPLETED
D=DEED BLK=BLOCK CAL=CALCULATED
P=PLAT EL=ELEVATION BSL=BUILDING
F=FIELD FFL=FINISH FLOOR SETBACK LINE
CONC=CONCRETE FFL=FINISH FLOOR PRC=POINT OF REVERSE
POC=POINT OF COMMENCEMENT NTS=NOT TO SCALE AC=AIR CONDITIONING CURVATURE
POB=POINT OF BEGINNING R/W=RIGHT OF WAY PCC=POINT OF COMPOUND
PI=POINT OF INTERSECTION C/L=CENTERLINE CURVATURE
PT=POINT OF TANGENCY PCP=PERMANENT CONTROL POINT (TYP)=TYPICAL
PC=POINT OF CURVE PRM=PERMANENT REFERENCE MONUMENT

FLOOD STATEMENT:
ZONE: "X" BASE FLOOD ELEVATION: N/A
PANEL NUMBER: 120082-0387-E AS DATED: 2-23-00

NOTE: THIS DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP. THIS DETERMINATION DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. A PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA MAY BE DAMAGED BY A FLOOD GREATER THAN THAT PREDICTED ON THE FIRM MAP OR FROM A DRAINAGE PROBLEM NOT SHOWN ON THE FLOOD MAP

Scale	1"=30'	Field Date	Field Book	Page
Boundary	DRAFTED BY ENT	7.21.05	220	55
Site Plan				
Foundation				
Final				

ADDRESS 1090 E. BELMONT STREET

REVISIONS		
DATE		INITIAL

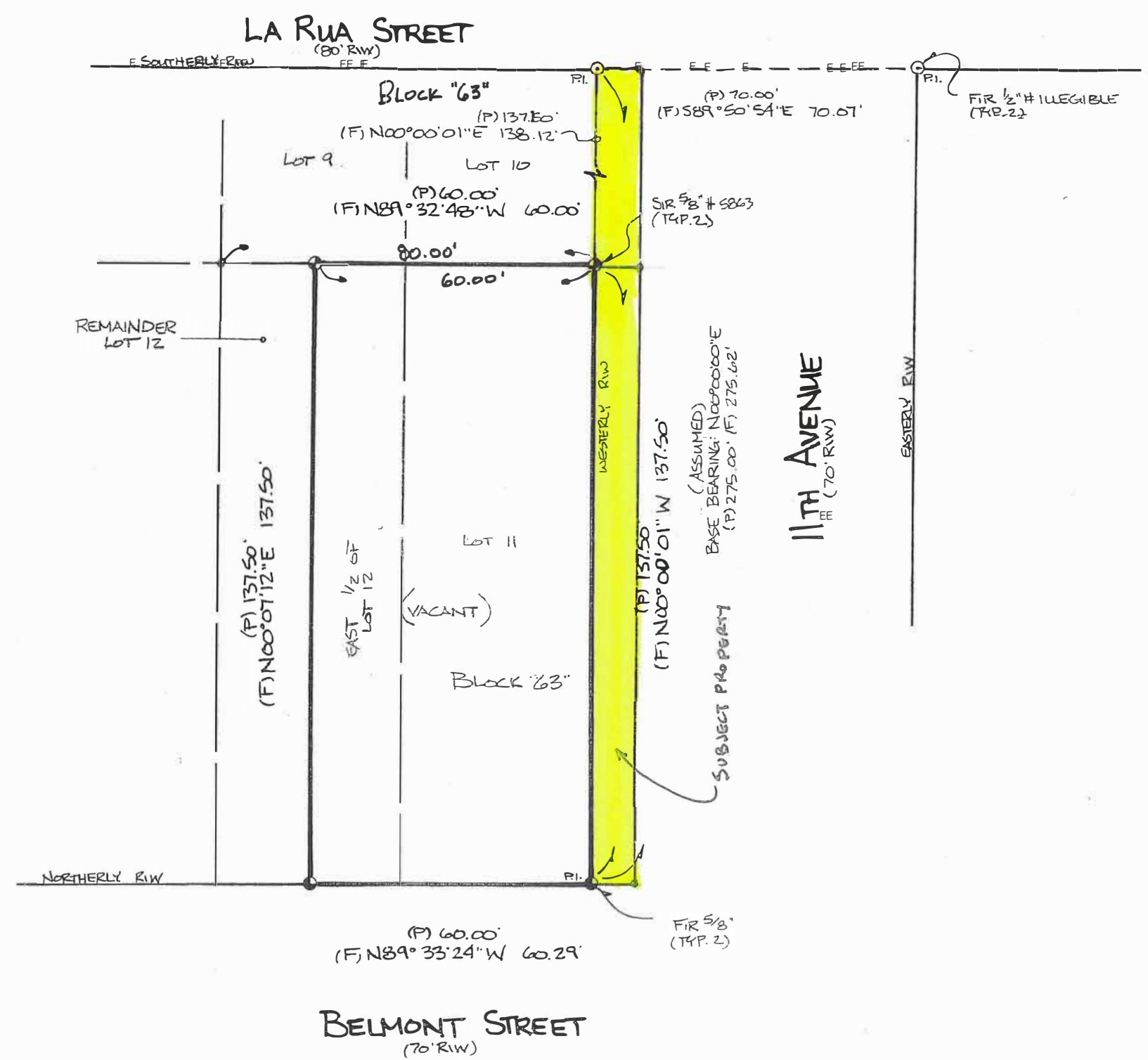
SECTION 22 TOWNSHIP 2-S RANGE 30-W COUNTY ESC.
(ASSUMED)
BASIS OF BEARING N00°00'00"E, W. R.W. 11TH AVENUE

THIS SURVEY
IS NOT VALID
WITHOUT THE
ORIGINAL RAISED
SEAL & SIGNATURE
OF A FLORIDA
LICENSED SURVEYOR

I HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

L.E. SHONTZ AND ASSOCIATES, INC.
98 EAST GARDEN STREET PENSACOLA, FLORIDA

L.E. Shontz 7-22-05
L.E. SHONTZ, PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NUMBER 5063 LB NUMBER 7166
STATE OF FLORIDA



CERTIFY TO:
TERHAAR & CRONLEY DEVELOPMENT COMPANY, LLC.
BEGGS & LANE, RLLP.
CHICAGO TITLE INSURANCE COMPANY

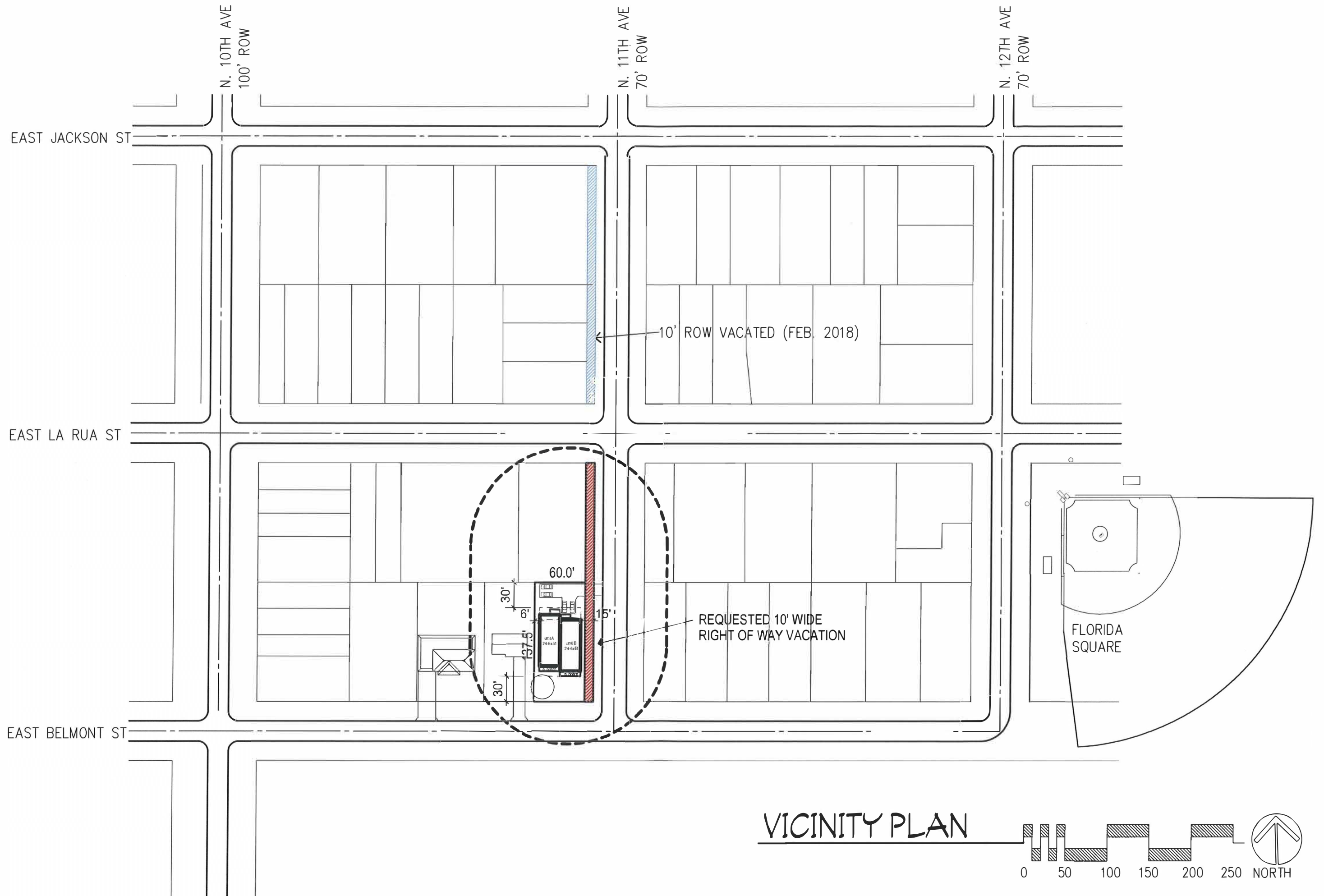
DESCRIPTION:
LOT 11 AND THE EAST 1/2 OF LOT 12, BLOCK 63, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ACCORDING TO MAP OF SAID CITY AS COPYRIGHTED BY THOMAS C. WATSON IN 1906.



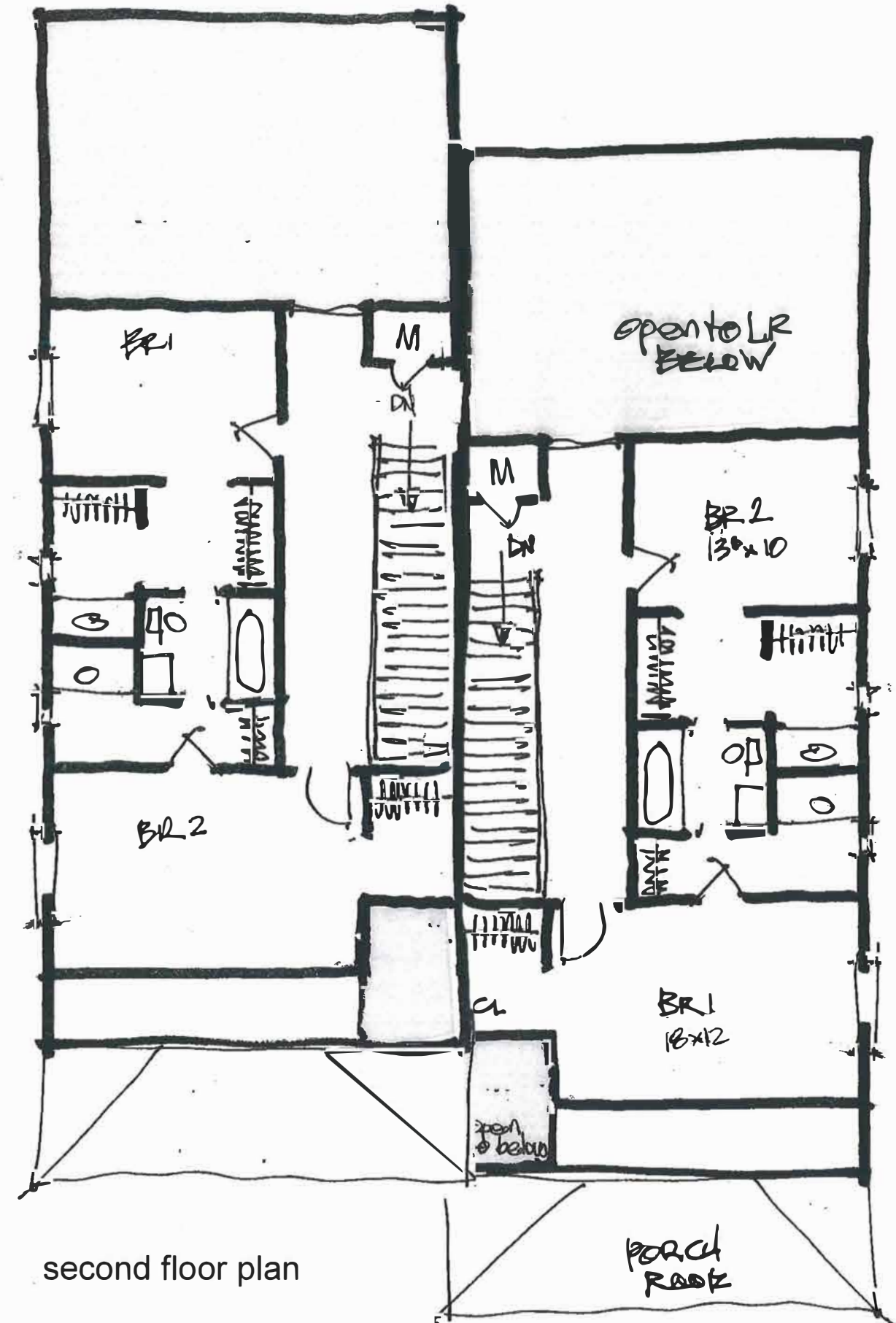
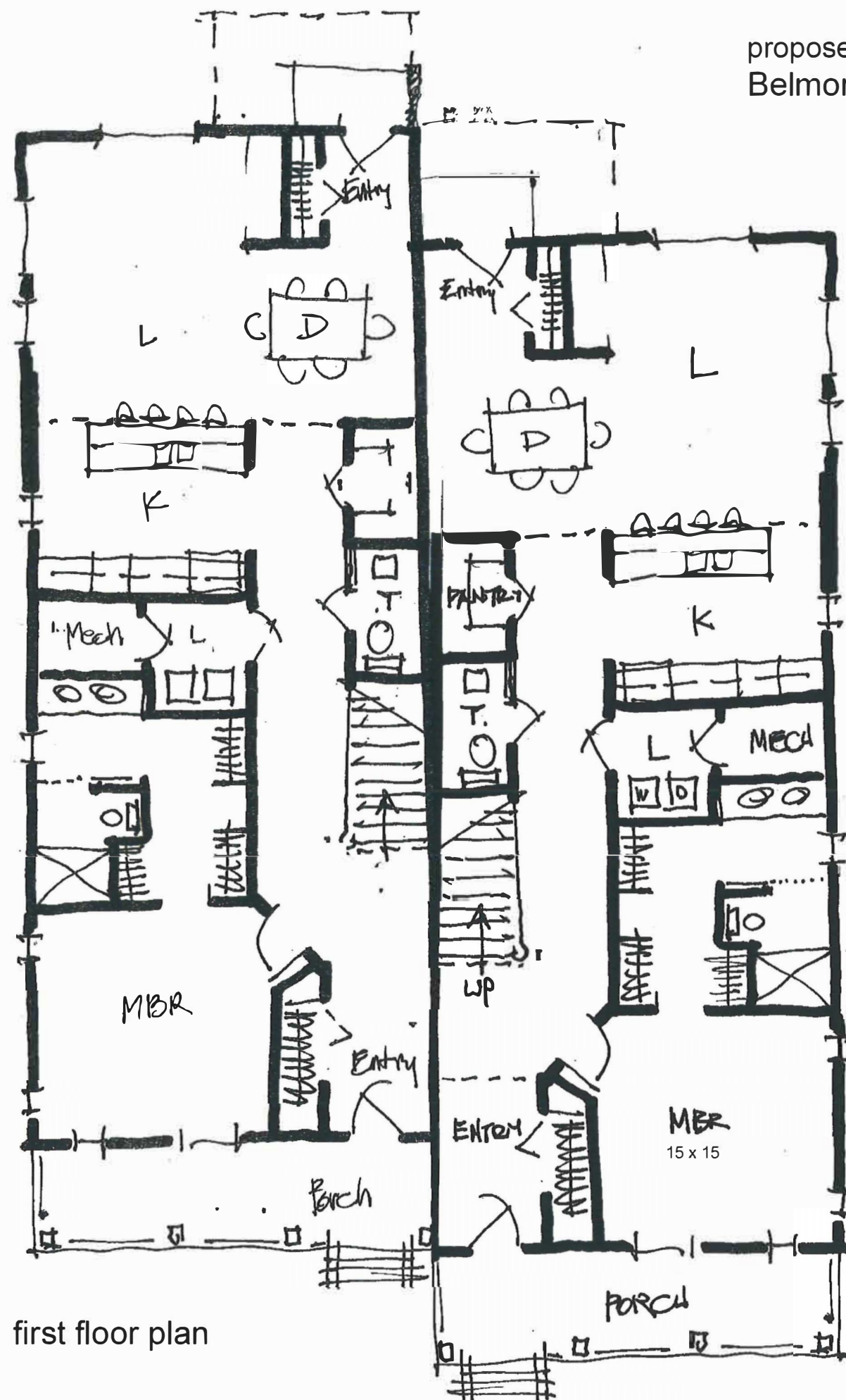
Chris Jones
Escambia County Property Appraiser

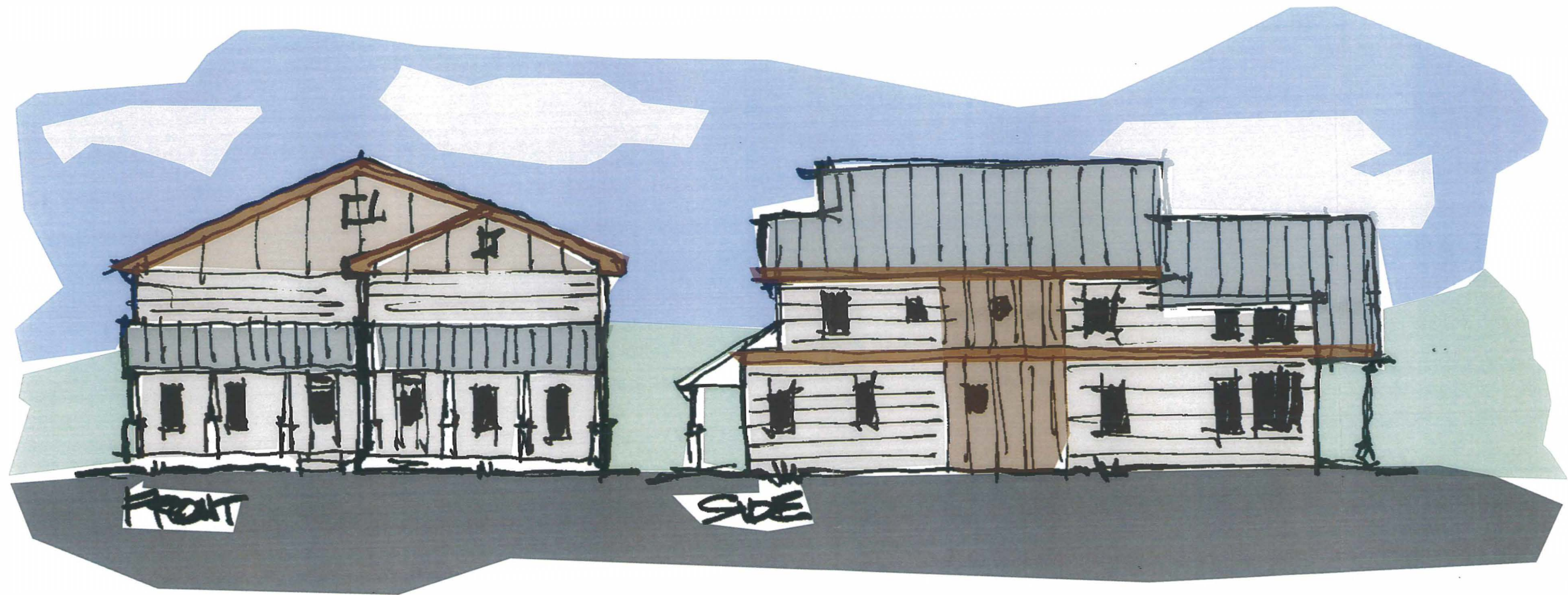
SEE VICINITY PLAN





proposed Townhomes
Belmont and 11th Ave





Brandi Deese

From: Diane Moore
Sent: Friday, April 26, 2019 9:55 AM
To: Brandi Deese
Subject: RE: Vacation of Right-of-Way Request for 11th Avenue

Brandi,
Pensacola Energy has a small section of gas main currently along the northern half of the area to be vacated. While our plan is to abandon this section of pipe in the future with the replacement work we have been doing, we would like to reserve a utility easement as was done in the vacate between La Rua and Jackson.

Please let me know if you have any questions.
Regards,
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: Brandi Deese
Sent: Thursday, April 25, 2019 11:17 AM
To: Andre Calaminus; Annie Bloxson; Bill Kimball; Brad Hinote; Brian Cooper; Chris Mauldin; Dennis Fleming; Derrik Owens; Diane Moore; Jonathan Bilby; Karl Fenner (KF5345@att.com); Kellie L. - Gulf Power Simmons (Kellie.Simmons@nexteraenergy.com); KENNINGTON, STEPHEN; Miriam Woods; Paul A Kelly(GIS); Robbie Weekley; Ryan J. Novota; Sherry Morris
Cc: Leslie Statler; Amy Hargett
Subject: Vacation of Right-of-Way Request for 11th Avenue

Good Morning –
Please review and comment on the attached vacation of Right-of-Way request for 11th Avenue between LaRua and Belmont Streets. Please provide comments by close of business on Friday, May 3, 2019. Thanks!

Brandi C. Deese
Assistant Planning Services Administrator



AT&T
605 W. Garden ST, Suite 218
Pensacola, FL 32502

T: 850-436-1495
F: 850-436-1486
www.att.com

April 30, 2019

Anthony L. Terhaar Enterprises, Inc.
1401 E. Belmont Street
Pensacola, FL 32501

Re: Petition to Vacate Right-of-Way N 11th Ave between E Larua St and E Belmont St

Mr. Green,

AT&T Florida has reviewed your request to vacate the right-of-way west of N 11th Ave as described in the documents received via email from the City of Pensacola dated April 25, 2019.

AT&T Florida has facilities in place in the right-of-way location you described.

Due to this, AT&T Florida cannot agree to the vacation of the described right-of-way without a utility easement from the owners, City of Pensacola. If you have any questions or concerns regarding this matter please don't hesitate to call.

Sincerely,

Brad Sauers

Brad Sauers
AT&T Florida
Manager, OSP PLANNING AND ENGINEERING DESIGN
850-436-1495

Brandi Deese

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, May 1, 2019 9:27 AM
To: Brandi Deese
Subject: RE: Vacation of Right-of-Way Request for 11th Avenue

Good morning Brandi,

ECUA has no comment on this right-of-way vacation request. ECUA has a sewer main in the center of the 11th Avenue right-of-way, but nothing in this 10' strip as described by the applicant.

Thanks,

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: Brandi Deese [mailto:bdeese@cityofpensacola.com]
Sent: Thursday, April 25, 2019 11:17 AM
To: 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>; Dennis Fleming <DFleming@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (KF5345@att.com) <KF5345@att.com>; Kellie L. - Gulf Power Simmons (Kellie.Simmons@nexteraenergy.com) <Kellie.Simmons@nexteraenergy.com>; KENNINGTON, STEPHEN <sk1674@att.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>
Cc: Leslie Statler <LStatler@cityofpensacola.com>; Amy Hargett <ahargett@cityofpensacola.com>
Subject: Vacation of Right-of-Way Request for 11th Avenue

Good Morning –

Please review and comment on the attached vacation of Right-of-Way request for 11th Avenue between LaRua and Belmont Streets. Please provide comments by close of business on Friday, May 3, 2019. Thanks!

Brandi C. Deese

Assistant Planning Services Administrator

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

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1697

Planning Services: 850.435.1670

bdeese@cityofpensacola.com



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This email has been processed by Smoothwall Anti-Spam - www.smoothwall.net

Brandi Deese

From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Friday, May 3, 2019 4:28 PM
To: Brandi Deese
Subject: RE: Vacation

Yes, that would be fine. As long as we are covered for what we have there.

-----Original Message-----

From: Brandi Deese <bdeese@cityofpensacola.com>
Sent: Friday, May 3, 2019 3:55 PM
To: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Subject: FW: Vacation

CAUTION - EXTERNAL EMAIL

Kelliee

Would an easement cover it or would you need more? Please advise as I am trying to post the agenda and meet a deadline. Thanks.

Brandi C. Deese
Assistant Planning Services Administrator Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Direct Office: 850.435.1697
Planning Services: 850.435.1670
bdeese@cityofpensacola.com

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-----Original Message-----

From: Brandi Deese
Sent: Friday, May 3, 2019 10:15 AM
To: 'Kellie Simmons' <kelliesimmons88@yahoo.com>
Subject: RE: Vacation

Would an easement cover it or you need more?

Brandi C. Deese
Assistant Planning Services Administrator Visit us at <http://cityofpensacola.com>
222 W Main St.

Pensacola, FL 32502
Direct Office: 850.435.1697
Planning Services: 850.435.1670
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-----Original Message-----

From: Kellie Simmons [mailto:kelliesimmons88@yahoo.com]
Sent: Friday, May 3, 2019 9:53 AM
To: Brandi Deese <bdeese@cityofpensacola.com>
Subject: Vacation

Brandi:

We have a pole and anchor in the North end and need to retain rights for that (10')e We have a duplex coming in from the south to a street light about midway up that street. Let me know what you want us to do.

Thanks,
Kellie

Sent from my iPhone

Brandi Deese

From: Jonathan Bilby
Sent: Friday, April 26, 2019 7:20 AM
To: Brandi Deese
Subject: RE: Vacation of Right-of-Way Request for 11th Avenue

I don't have any issues with it from a Building Code or Inspections standpoint.

Jonathan Bilby, MCP, CFM
Inspection Services Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435.1748
Fax: 850.595.1464
jbilby@cityofpensacola.com



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Sent: Thursday, April 25, 2019 11:17 AM
To: 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>; Dennis Fleming <DFleming@cityofpensacola.com>; Derrik Owens <DOWens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (KF5345@att.com) <KF5345@att.com>; Kellie L. - Gulf Power Simmons (Kellie.Simmons@nexteraenergy.com) <Kellie.Simmons@nexteraenergy.com>; KENNINGTON, STEPHEN <sk1674@att.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>
Cc: Leslie Statler <LStatler@cityofpensacola.com>; Amy Hargett <ahargett@cityofpensacola.com>
Subject: Vacation of Right-of-Way Request for 11th Avenue

Good Morning –

Please review and comment on the attached vacation of Right-of-Way request for 11th Avenue between LaRua and Belmont Streets. Please provide comments by close of business on Friday, May 3, 2019. Thanks!

Brandi Deese

From: Annie Bloxson
Sent: Wednesday, May 1, 2019 7:45 AM
To: Brandi Deese
Subject: RE: Vacation of Right-of-Way Request for 11th Avenue

Good Morning,

I have no issues with the request to vacate the Right-of-Way between LaRua and Belmont.

Respectfully,

Annie Bloxson

Fire Marshal
Visit us at PensacolaFire.com
475 E. Strong St.
Pensacola, FL 32501
Office: 850.436.5200
abloxson@cityofpensacola.com



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From: Brandi Deese <bdeese@cityofpensacola.com>
Sent: Thursday, April 25, 2019 11:17 AM
To: 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>; Dennis Fleming <DFleming@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (KF5345@att.com) <KF5345@att.com>; Kellie L. - Gulf Power Simmons (Kellie.Simmons@nexteraenergy.com) <Kellie.Simmons@nexteraenergy.com>; KENNINGTON, STEPHEN <sk1674@att.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>

Brandi Deese

From: Derrik Owens
Sent: Wednesday, May 1, 2019 2:24 PM
To: Brandi Deese
Cc: Brad Hinote; Ryan J. Novota; Roger Williams
Subject: RE: Vacation of Right-of-Way Request for 11th Avenue

PW&F has no issue with the request...

From: Brandi Deese
Sent: Wednesday, May 01, 2019 1:46 PM
To: Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Dennis Fleming <DFleming@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; 'Kellie L. - Gulf Power Simmons (Kellie.Simmons@nexteraenergy.com)' <Kellie.Simmons@nexteraenergy.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>
Subject: FW: Vacation of Right-of-Way Request for 11th Avenue

Good Afternoon –

Just a quick reminder that comments are due by Friday, May 3, 2019 for this agenda item to move forward to Planning Board. Thank you.

Brandi C. Deese

Assistant Planning Services Administrator

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

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1697

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Sent: Thursday, April 25, 2019 11:17 AM
To: 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>; Dennis Fleming <DFleming@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>



PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members

FROM: Brandi Deese, Assistant Planning Services Administrator

DATE: May 6, 2019

SUBJECT: Proposed Amendment to LDC Section 12-2-11 Airport Land Use District

Staff is requesting to amend Land Development Code Section 12-2-11 Airport Land Use District in order to modify the list of permitted uses specifically for the Airport Transition Zone (ATZ-1). The proposed amendment would be to modify the list of permitted uses to include Recreational Facilities – Not-For-Profit. The ATZ-1 zoning district is a small district that surrounds the Airport Restricted Zoning District (ARZ), which is all City owned property. The ATZ-1 has a limited list of permitted uses and this would expand the list in order for the new YMCA to be constructed at 2130 Summit Boulevard. The ATZ-1 zoning district is a separate district (non-cumulative) and this amendment would not directly impact other districts.

Sec. 12-2-11. - Airport land use district.

The regulations in this section shall be applicable to the airport restricted and airport transition zoning districts: ARZ, ATZ-1 and ATZ-2.

(A) *Purpose of district.* The airport land use district is established for the purpose of regulating land, owned by the Pensacola Regional Airport or immediately adjacent to the airport, which is considered sensitive due to its relationship to the runways and its location within noise zones "A" and "B" as defined in Chapter 12-11 of this title. Land zoned ARZ is owned by the city and allows only open space, recreational or commercial and industrial uses customarily related to airport operations. The areas designated as airport transitional zones are permitted a range of uses.

(B) *Uses permitted.*

(1) *ARZ, airport restricted zone (city-owned property).*

(a) The following three (3) sections of the airport restricted zone are limited to specific uses as defined below:

1. *ARZ-1.* The parcel of land located north of Summit Boulevard between two (2) airport transition zones (includes the Scott Tennis Center and airport drainage system). Uses within this zone will be limited to those uses described below in subsections (b) and (c).
2. *ARZ east of runway 8/26.* The parcel of land on the eastern end of runway 8/26, located between Avenida Marina and Gaberonne Subdivision and between Spanish Trail and Scenic Highway. All land within this zone outside of the fifteen (15) acres required for clear zone at the eastern end of runway 8/26 will be retained as open space.
3. *ARZ south of runway 17/35.* The parcel of land at the southern end of runway 17/35, located north of Heyward Drive and east of Firestone Boulevard. All land within this zone outside of the twenty-eight and five-tenths (28.5) acres required for clear zone at the southern end of runway 17/35 will be retained as open space.

- (b) Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.
- (c) Golf course, tennis court, driving range, par three course, outdoor recreational facilities, provided that no such uses shall include seating or structures to accommodate more than one hundred (100) spectators or occupants.
- (d) Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service station and similar service facilities.
- (e) Warehousing and storage facilities.
- (f) Industrial uses compatible with airport operations.
- (g) Commercial uses to include hotels, motels, extended stay facilities, pharmacy, restaurant and drive through facilities, banks, office, post secondary education facilities, meeting facilities, dry cleaner, health club, exercise center, martial arts facility, bakery, floral shop, day care/child care facility, medical clinic, doctor and dentist offices, and retail services to include specialty shops and studios; or other similar or compatible uses.
- (h) Other uses which the city council may deem compatible with airport operations and surrounding land uses pursuant to the city's Comprehensive Plan and the Airport Master Plan and as such uses that meet the FAA's requirements for airport activities.

(2) *ATZ-1, airport transitional zone.*

- (a) Single-family residential, attached or detached, 0-5 units per acre;
- (b) Home occupations, subject to regulations in section 12-2-33;

- (c) Offices;
- (d) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.

(e) Recreational Facilities – Not for Profit

(f) Conditional uses permitted:

- a. Communications towers in accordance with section 12-2-44.
- b. Rooftop mounted antennas in accordance with section 12-2-45.

(3) ATZ-2, airport transitional zone.

- (a) Any use allowed in the ATZ-1;
- (b) Retail and service commercial; and,
- (c) Aviation related facilities;
- (d) Conditional uses permitted:
 - a. Communications towers in accordance with section 12-2-44.
 - b. Rooftop mounted antennas in accordance with section 12-2-45.

(C) *Review and approval process.* All private, nonaviation related development in the ARZ zone and all developments other than single-family residential within approved subdivisions within the ATZ-1 and ATZ-2 zones must comply with the development plan review and approval process as established in section 12-2-81.

(D) *Regulations.* All development shall comply with applicable height and noise regulations as set forth in Chapter 12-11. All development must comply with design standards and is encouraged to follow design guidelines as established in section 12-2-82. All private, nonaviation related development within the ARZ zone and all development within ATZ-1 and ATZ-2 zones must comply with the following regulations:

- (1) *Airport land use restrictions.* Notwithstanding any provision to the contrary in this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:
 - (a) All lights or illumination used in conjunction with street, parking, signs or use of land structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
 - (b) No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
 - (c) No continuous commercial or industrial operations of any type shall produce smoke, glare or other visual hazards, within three (3) statute miles of any usable runway of a public airport, which would limit the use of the airport.
 - (d) Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
 - 1. Landfills located within ten thousand (10,000) feet of any runway used or planned to be used by turbine aircraft.
 - 2. Landfills located within five thousand (5,000) feet of any runway used only by nonturbine aircraft.
 - 3. Landfills outside the above perimeters but within conical surfaces described by FAR Part 77 and applied to an airport will be reviewed on a case-by-case basis.

4. Any landfill located and constructed in a manner that attracts or sustains hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.
- (e) Obstruction lighting. Notwithstanding any provisions of section 12-11-2, the owner of any structure over one hundred fifty (150) feet above ground level shall install lighting on such structure in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto. Additionally, the high-intensity white obstruction lights shall be installed on a high structure which exceeds seven hundred forty-nine (749) feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto.
- (f) Noise Zones. The noise zones based on the Pensacola Regional Airport FAR part 150 Study adopted in 1990 and contained in Section 12-11-3 shall establish standards for construction materials for sound level reduction with respect to exterior noise resulting from the legal and normal operations at the Pensacola International Airport. It also establishes permitted land uses and construction materials in these noise zones.
- (g) Variances. Any person desiring to erect or increase the height of any structure(s), or use his property not in accordance with the regulations prescribed in this chapter, may apply to the zoning board of adjustment for a variance from such regulations. No application for variance to the requirements of this part may be considered by the zoning board of adjustment unless a copy of the application has been furnished to the building official and the airport manager.
- (h) Hazard marking and lighting. Any permit or variance granted shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70/7460-1 or subsequent revisions. The permit may be conditioned to permit Escambia County or the city at its own expense, to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.
- (i) Nonconforming uses. The regulations prescribed by this subsection shall not be construed to require the removal, lowering or other changes or alteration of any existing structure not conforming to the regulations as of the effective date of this chapter. Nothing herein contained shall require any change in the construction or alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted and completed within two (2) years thereof.

Before any nonconforming structure may be replaced, substantially altered, repaired or rebuilt, a permit must be secured from the building official or his duly appointed designee. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming structure to become a greater hazard to air navigation than it was as of the effective date of this chapter. Whenever the building official determines that a nonconforming use or nonconforming structure has been abandoned or that the cost of repair, reconstruction, or restoration exceeds the value of the structure, no permit shall be granted that would allow said structure to be repaired, reconstructed, or restored except by a conforming structure.

- (j) Administration and enforcement. It shall be the duty of the building official, or his duly appointed designee, to administer and enforce the regulations prescribed herein within the territorial limits over which the city has jurisdiction. Prior to the issuance or denial of a tall structure permit by the building official, the Federal Aviation Administration must review the proposed structure plans and issue a determination of hazard/no hazard. In the event that the building official finds any violation of the regulations contained herein, he shall give written notice to the person responsible for such violation. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation.

- (2) *Minimum lot size and yard requirements/lot coverage.* There are no minimum requirements for lot size or yards, except that the development plan shall take into consideration the general development character of adjacent land uses. The maximum combined area occupied by all principal and accessory buildings shall be fifty (50) percent.
- (3) *Maximum height of structures.* For the ATZ-1 and ATZ-2 zoning districts the maximum height for residential structures is thirty-five (35) feet and for office, commercial or aviation-related facilities, is forty-five (45) feet. Communications towers and rooftop mounted antennas may be permitted within the ATZ-1 and ATZ-2 districts upon conditional use permit approval in accordance with Section 12-2-79. Provided, however that no structure shall exceed height limitations established in section 12-11-2(A).
- (4) *Additional regulations.* In addition to the regulations established above all development must comply with the following regulations:
 - (a) Supplementary district regulations. (Refer to sections 12-2-31 to 12-2-50).
 - (b) Signs. (Refer to Chapter 12-4).
 - (c) Tree/landscape. (Refer to Chapter 12-6).
 - (d) Subdivision. (Refer to Chapter 12-8).
 - (e) Stormwater management, and control of erosion, sedimentation and runoff. (Refer to Chapter 12-9).

(Ord. No. 33-95, § 3, 8-10-95; Ord. No. 6-02, § 2, 1-24-02; Ord. No. 12-03, § 1, 5-8-03; Ord. No. 02-09, § 1, 1-8-09; Ord. No. 13-17, § 1, 6-8-17)



PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members
FROM: Brandi Deese, City Planner
DATE: May 6, 2019
SUBJECT: Amendment to Conditional Use Permit Mobile Restaurant Unit Development "Al Fresco"

BACKGROUND

Scott Sallis, on behalf of Michael Carro, is requesting an amendment to the existing Conditional Use Permit for Mobile Restaurant Unit Development at 501 S. Palafox, also known as "Al Fresco". The proposed modification includes constructing a single story, slab on grade, metal building framed roof structure over a series of kitchens and retail kiosks. The retail kiosks will also be portable and secured in a manner similar to the existing air stream kitchens. The original Conditional Use Permit gained approval through a Land Development Code amendment that created Mobile Restaurant Unit Developments as an accessory use to the primary use of a restaurant. The details of the original approval are attached for your review. If the amendment to the Conditional Use Permit is granted, the applicant also seeks aesthetic approval of the improvements to the property.

Fee: \$1,000.00

Rehearing/Rescheduling Planning Board: \$100.00

Rehearing/Rescheduling City Council: \$250.00



APPLICATION FOR CONDITIONAL USE APPROVAL

Applicant Information:

Name: J. Scott Sallis, AIA representing Owner Michael Carro

Address: 4369 Devereaux Cir, Pensacola, FL 32504

Phone: 850-380-3344

Fax: _____

Email: mcarro@svn.com

Property Information:

Owner Name: SOGO Spa, LLC

Phone: 850-380-3344

Location/Address: 501 S Palafox St, Pensacola, FL 32502

Parcel ID: 0 0 - 0 S - 0 0 - 9 1 0 0 - 1 1 0 - 0 2 5 Square Feet/Acres: 6,250 SF

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

Purpose of conditional use: _____

Owner of 501 S Palafox - Alfresco Dining seeks to construct a single story, slab on grade, metal

building framed roof structure over a series of kitchens and retail kiosks. The kitchen area will be

created with shipping containers acting as mobile kitchen units. The retail kiosks will also be

movable and secured in manner similar to existing air stream kitchens. We offer the attached

site plan, elevations and perspective views of the proposed development for Planning Board

review and approval of conditional use to allow retail in the development.

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

J. Scott Sallis

05-01-2109

Signature of Applicant

Date

(Owner of Property or Official Representative of Owner)

To be completed by Staff:

Legal description attached, adequate and acceptable: BLED

Electronic legal description request: Yes

Verified by: Brandi C. Deese
Name

(Planning Department) 5/1/2019
Date

FOR OFFICE USE ONLY

Zone: SPBD District: #6

Date Received: 5/1/2019 Case Number: N/A^{aa} Date Postcards mailed: _____

Planning Board Date: 5/14/19 Recommendation: N/A

Date City Council meeting in newspaper: _____ Date of Public Hearing: _____

Committee Date: N/A Council Date: aa Council Action: aa

***Planning Board Application
Request for Aesthetic Review***

Application Date: 04/23/2019

Applicant: Michael Carro; SOGO Spa, LLC

Applicant's Address: 4369 Devereaux Cir, Pensacola, FL 32504

Email: mcarro@svn.com Phone: 850-380-3344

Review District: South Palafox Business District

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

Owner of 501 S Palafox - Alfresco Dining seeks to construct a single story, slab on grade, metal
building framed roof structure over a series of kitchens and retail kiosks. The kitchen area will be
constructed as per FEMA Non-Residential Flood proofing requirements outlined in FEMA
technical bulletin 3-93. The retail kiosks will be movable and secured in manner similar to
existing air stream kitchens. We offer the attached site plan, elevations and perspective views
of the proposed development for Planning Board review and approval.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.



Applicant Signature

04-23-2019

Date

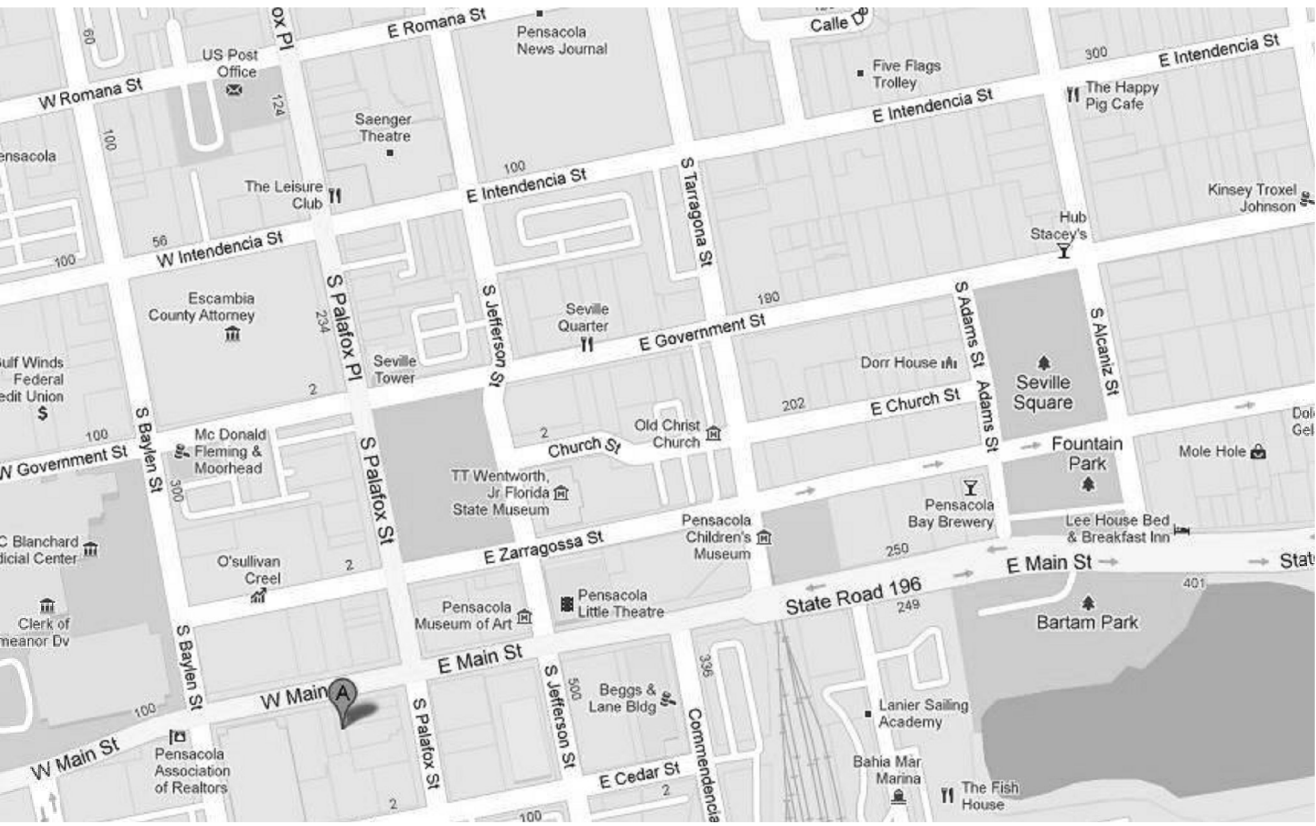
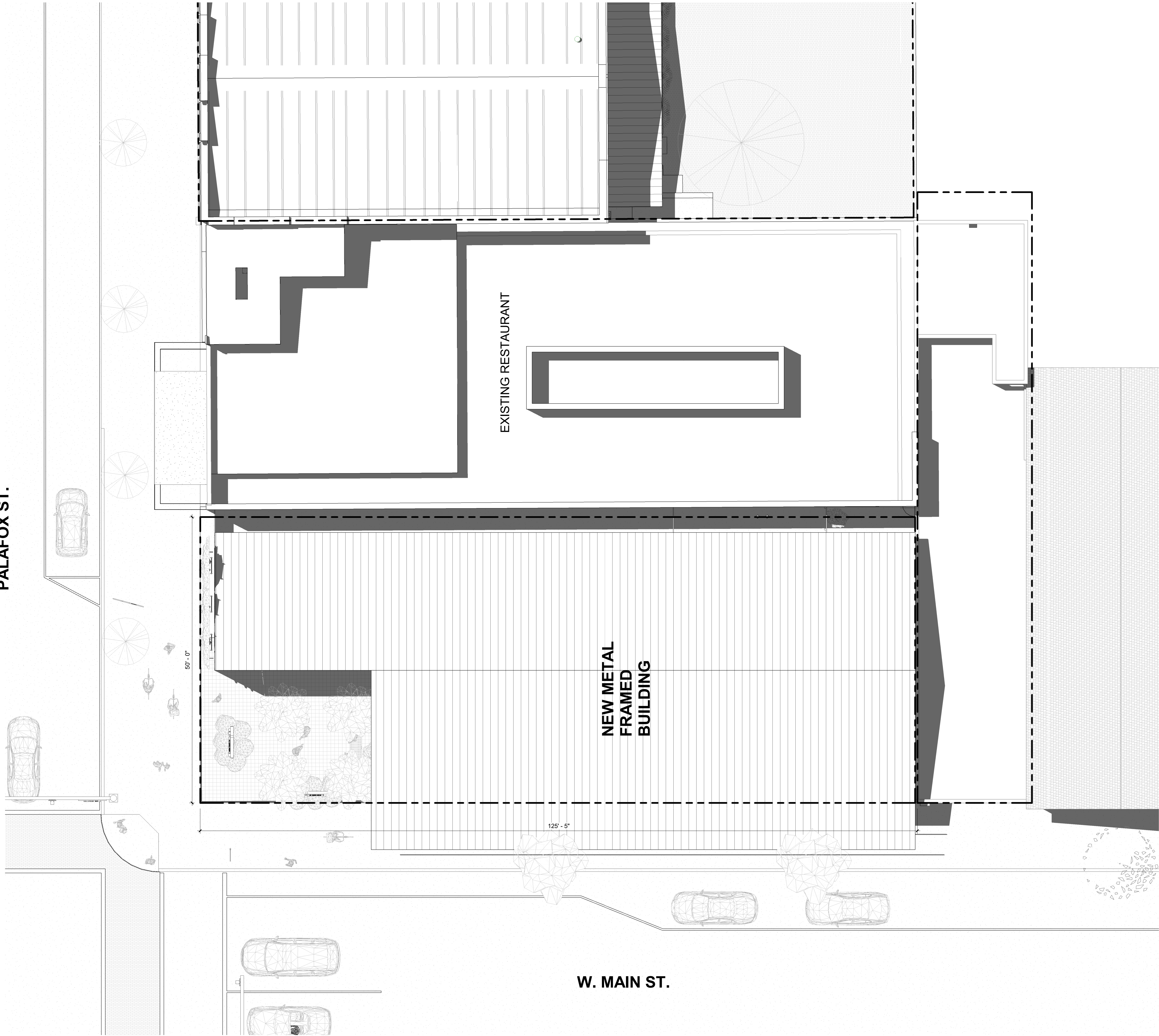
J. Scott Sallis, AIA - Owner Rep

Al Fresco Pavilion

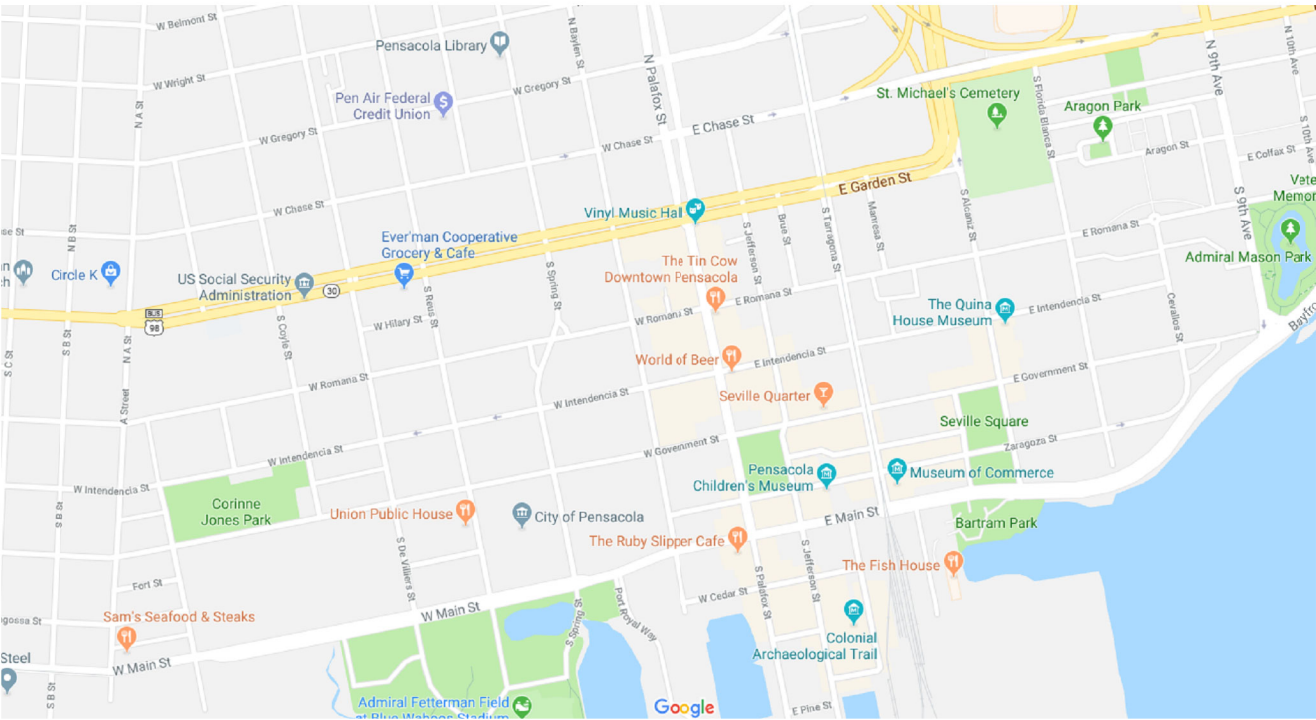
A COMMERCIAL RENOVATION FOR MICHAEL CARRO

501 S. Palafox St.

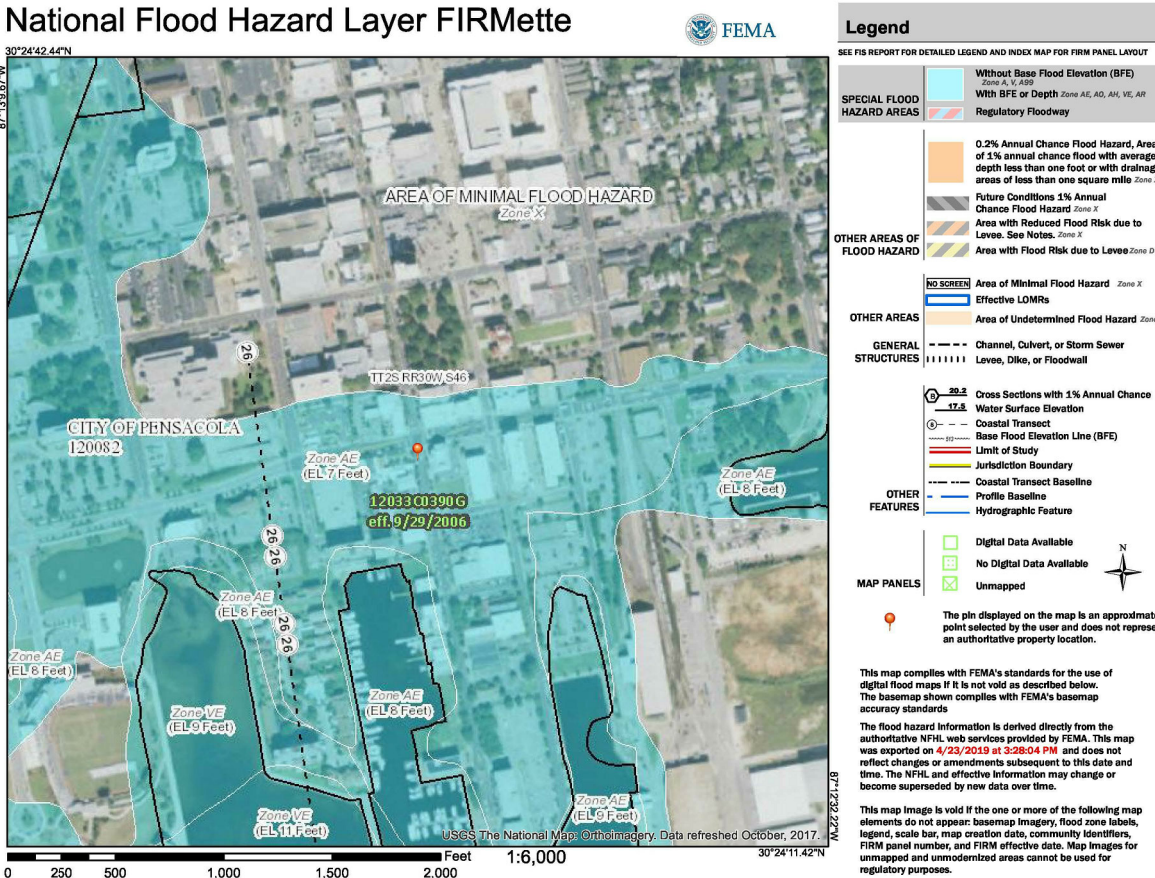
Pensacola, FL



SITE MAP



VICINITY MAP



FLOOD MAP

BUILDING DATA

APPLICABLE CODES:	
2014 FLORIDA BUILDING CODE	
CONSTRUCTION TYPE:	
TYPE II - SPRINKLERED	
OCCUPANCY CLASSIFICATION:	
ASSEMBLY (A-2)	
PHYSICAL PROPERTIES:	
COVERED OUTDOOR DINING AND RETAIL:	5,529 SF
BUILDING HEIGHT:	24'-6"
NO. OF STORIES:	1

GENERAL NOTES

- COMPLY WITH 2014 FBC 1609.4 REGARDING OPENING PROTECTION. OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.
- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2014 EDITION. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.

Index of Drawings	
Sheet Number	Sheet Title
General	
G001	TITLE SHEET
Architectural	
A101	FLOOR PLAN
A201	ELEVATIONS
A701	3D PERSPECTIVE VIEWS
A702	3D PERSPECTIVE VIEWS



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsai.com

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

NOT FOR CONSTRUCTION

Al Fresco Pavilion
501 S. Palafox St.
Pensacola, FL

DRAWN BY:	CHECKED BY:
SRJ	JSS
ISSUE DATE:	
04/25/19	
REVISIONS:	
No.	Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO.:

G001

PROJECT NO:
16059



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
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Al Fresco Pavilion

501 S. Palafox St.
Pensacola, FL

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE:
04/25/19

REVISIONS
No. Des. Date

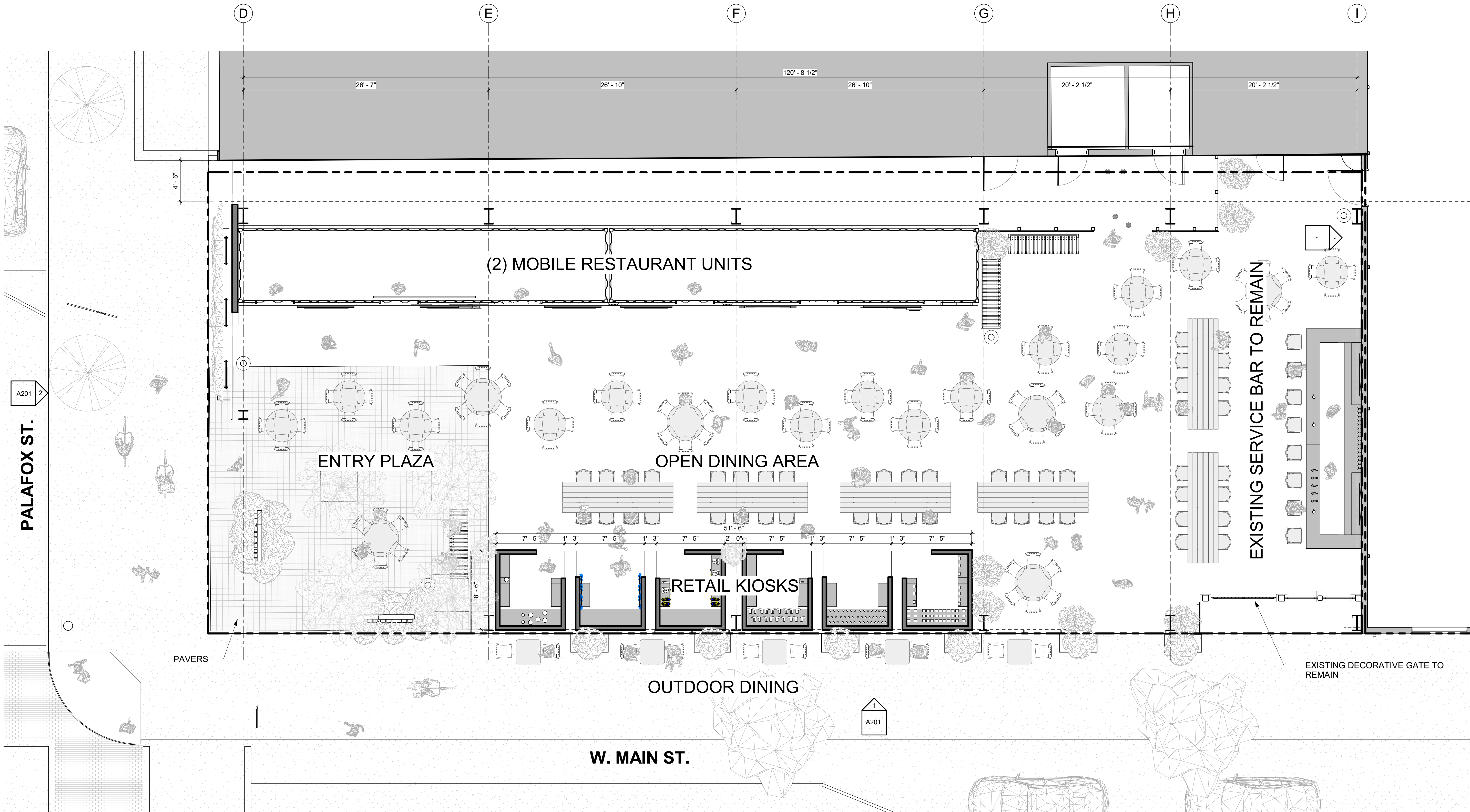
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FLOOR PLAN

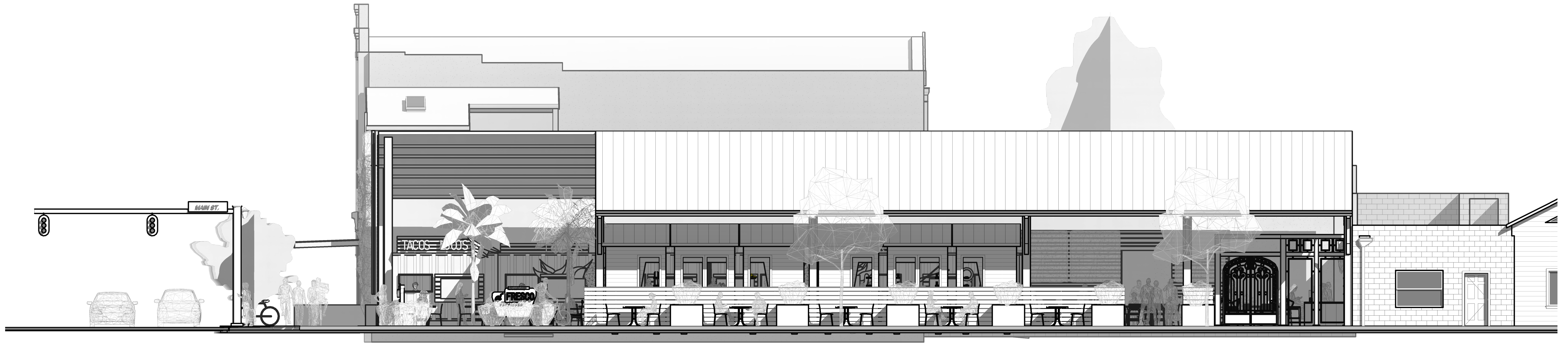
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A101

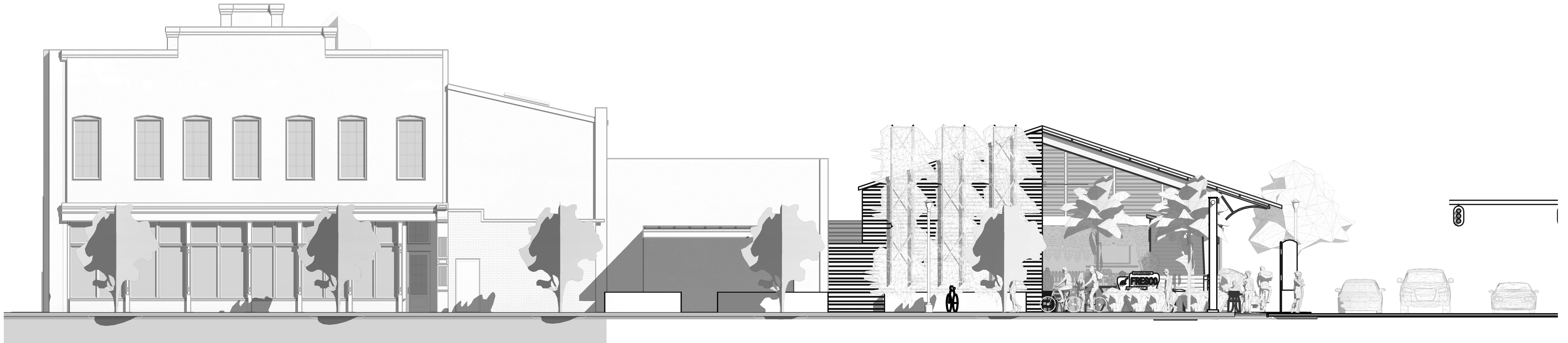
PROJECT NO:
16059



1 NEW WORK FLOOR PLAN
3/16" = 1'-0"



1 MAIN ST. ELEVATION
3/16" = 1'-0"



2 PALAFOX ELEVATION
3/16" = 1'-0"



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architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
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CERTIFICATION

**NOT FOR
CONSTRUCTION**

Al Fresco Pavilion
501 S. Palafox St.
Pensacola, FL

DRAWN BY: SRJ	CHECKED BY: JSS
------------------	--------------------

ISSUE DATE:
04/25/19

REVISIONS No.	Des.	Date

SHEET TITLE:

ELEVATIONS

SHEET NO:

A201

PROJECT NO:
16059



2 FRONT PERSPECTIVE A
12" = 1'-0"



5 VIEW FROM CORNER OF W. MAIN ST. A
12" = 1'-0"



3 SIDE VIEW FROM MAIN ST. A
12" = 1'-0"



1 VIEW FROM INTERSECTION A
12" = 1'-0"

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS



5 VIEW OF INTERIOR DINING AREA
12" = 1'-0"



3 VIEW OF EXISTING GATE
12" = 1'-0"



1 VIEW OF INTERIOR DINING FROM
PALAFOX ST.
12" = 1'-0"



4 VIEW OF INTERIOR DINING AREA B
12" = 1'-0"

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND
NOT CONSIDERED CONTRACT DOCUMENTS

Exterior Color Schedule – Al Fresco Market

Date: Tuesday, April 23, 2019

Project: Al Fresco Market
501 S. Palafox St.
Pensacola, FL 32502

Recipient: Planning Board – City of Pensacola

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Main Stucco (throughout)	Sherwin-Williams	"SW 7008 Alabaster"
Siding	Sherwin-Williams	"SW 6204 Sea Salt"
Food Vendor Booths	Sherwin-Williams	(Color Options on Next Page)
Ceiling	TBD	TBD
Steel Purlin	TDB	TBD
Fence	TBD	TBD
Metal Roofing	TBD	TBD

Color Options Per Tenant Space

SW 7008
Alabaster

Interior / Exterior
Locator Number: 255-C2

SW 9170
Acier

Interior / Exterior
Locator Number: 244-C4

SW 9185
Marea Baja

Interior / Exterior
Locator Number: 279-C7

SW 6204
Sea Salt

Interior / Exterior
Locator Number: 217-C1

SW 9138
Stardew

Interior / Exterior
Locator Number: 221-C3

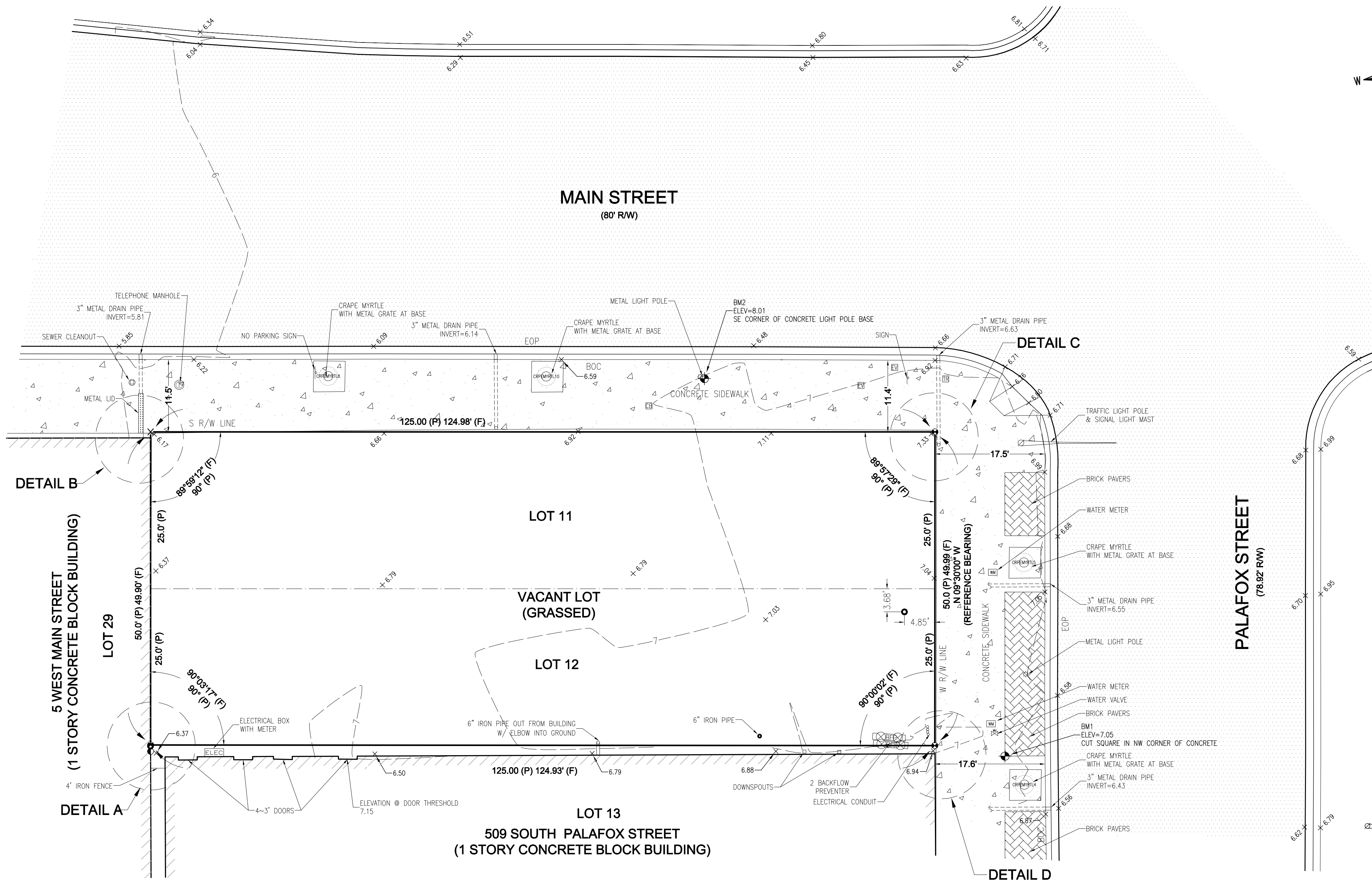
SW 6416
Sassy Green

Interior / Exterior
Locator Number: 145-C4

SW 6612
Ravishing Coral

Interior / Exterior
Locator Number: 117-C3

P:\2012\2012.075 AL FRESCO SURVEY\SURVEY SITE.DWG



SURVEYOR'S NOTES:

- NORTH SHOWN HEREON IS ASSUMED BASED ON AN ASSUMED BEARING OF N 09°30'00\"W ALONG THE WEST RIGHT-OF-WAY LINE OF PALAFOX STREET PER WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY FLORIDA.
- NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE \"AE\" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION 7.0, BASED ON THE FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY-PANEL NUMBER 12033C0390C, DATED SEPTEMBER 29, 2006.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC SURVEY CONTROL STATION \"872 9840 8\" (8G1732) HAVING A PUBLISHED ELEVATION OF 12.56 FEET, NORTH AMERICAN VERTICAL DATUM, OF 1988 (NAVD88).
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- VISIBLE IMPROVEMENTS ARE AS SHOWN.
- VISIBLE ENCROACHMENTS ARE AS SHOWN.
- VISIBLE UTILITIES ARE AS SHOWN HEREON. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED FOR CLARITY AND MAY NOT BE TO SCALE. THE CENTER POINT OF THE ABOVE IS ACCURATELY PLOTTED TO THE SCALE GIVEN AND/OR DIMENSIONED THERE TO.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET UNLESS OTHERWISE SHOWN.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

DESCRIPTION: (OFFICIAL RECORDS BOOK 6790, PAGE 702)

LOTS 11 AND 12, BLOCK 25, WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906

LEGEND:

●	FOUND CAPPED IRON ROD No. (PGA No. 7073)	BOC	DENOTES BACK OF CURB
×	FOUND X CUT IN CONCRETE	BM	DENOTES BENCHMARK
○	FOUND CAPPED IRON ROD (ILLEGIBLE)	(P)	DENOTES PLAT INFORMATION
●	FOUND CAPPED IRON ROD (No.1748)	EOP	DENOTES EDGE OF PAVEMENT
⊕	SET BENCHMARK	(F)	DENOTES FIELD INFORMATION
⚡	DENOTES LINE SHOWN NOT TO SCALE	FFE	DENOTES FINISHED FLOOR ELEVATION
⚡	SINGLE SUPPORT SIGN	N/A	DENOTES NOT APPLICABLE
⚡	CABLE BOX	N.T.S.	DENOTES NOT TO SCALE
⚡	ELECTRICAL BOX	No.	DENOTES NUMBER
⚡	ELECTRICAL VAULT	O.R.	DENOTES OFFICIAL RECORD BOOK
⚡	TRAFFIC CONTROL VAULT	PG	DENOTES PAGE
⚡	TRAFFIC LIGHT	P.O.B.	DENOTES POINT OF BEGINNING
⚡	LIGHT POLE	P.O.C.	DENOTES POINT OF COMMENCEMENT
⚡	TELEPHONE MANHOLE	R/W	DENOTES RIGHT-OF-WAY
⚡	TELEPHONE BOX		
⚡	SEWER CLEANOUT		
⚡	WATER BACKFLOW PREVENTER		
⚡	WATER METER		
⚡	WATER VALVE		
⚡	TREE (SIZE AND TYPE NOTED)		
---	ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS		
---	ELEVATION CONTOUR LINE AT FIVE FOOT INTERVALS		

SURVEYOR'S CERTIFICATE:

THE SURVEY SHOWN HEREON WAS PREPARED IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE

TOPOGRAPHIC SURVEY

PREPARED FOR: MR. MICHAEL CARRO
REQUESTED BY: MR. MICHAEL CARRO

1 of 1

REVISION/ACTION TAKEN

NO.	DATE	APPR.

PROJECT NO.
2012.075

DRAWN BY: GTP

CHECKED BY: MAN

SCALE: 1\" = 10'

F.B.: 12-03

PG.: 51-52

DATE: 08/07/12

TOPOGRAPHIC SURVEY

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REQUESTED BY: MR. MICHAEL CARRO

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NO.	DATE	APPR.

COMMITTEE MEMORANDUM

July 16, 2012



FOR INFORMATION

FROM: Ashton J. Hayward, III, Mayor

SUBJECT: Request for Conditional Use Approval- Mobile Restaurant Unit Development- "Al Fresco"

It is necessary that City Council conduct a quasi judicial hearing on July 19, 2012 to consider a request for conditional use approval for placement of mobile restaurant units on property located at the southwest corner of Palafox Place and Main Street.

The Planning Board unanimously recommended approval of the request on March 13, 2012. The language regulating approval of such a development contained in the Land Development Code is as follows:

- (3) Mobile restaurant facilities may be permitted on private property having frontage on South Palafox Place in the area located between the southern right of way line of Main Street and Pensacola Bay. Mobile restaurant facilities shall only be permitted as an accessory use to an adjacent existing and operational restaurant subject to the following conditions:

- (a) Mobile restaurant units will be permanently fixed to the ground (the attachments can be removed in the event the mobile restaurant needs to be moved due to lease termination or declaration of emergency).

The applicant has indicated that the units will be fixed to the ground, and this shall be a requirement enforced via the permitting process.

- (b) Storage areas and mechanical equipment shall be screened from view.

The applicant has indicated that all mechanical equipment will be screened from view as shown on the development plan, and this requirement shall be enforced via the permit approval process.

- (c) Mobile restaurant units shall be connected to the sewer system and utilize a grease trap.

Issuance of a permit will require sewer connection for the units. The grease trap location is illustrated on the development plan.

- (d) Mobile restaurant units shall have permanent restrooms provided for customers via the adjacent principal restaurant use.

The development plan shows restroom facilities located at the adjacent proposed restaurant location.

- (e) Mobile restaurant development sites shall provide one (1) customer seats per linear foot of mobile unit on site.

The applicant has indicated that adequate seating shall be provided for the maximum length of unit utilized.

- (f) In addition to minimum landscaping requirements, mobile restaurant development sites shall provide both hardscape and landscape details with sufficient quality of design to create a formalized outdoor plaza environment. This shall be accomplished through the incorporation of grated tree wells for the planting of shade and canopy trees within outdoor seating areas. Outdoor seating areas shall be constructed with a minimum of 40% decorative architectural pavers comprising the overall seating area.

The applicant has submitted landscaping and hardscape detail to satisfy this requirement.

- (g) Each individual mobile restaurant unit shall have a water source located within 30' behind the structure.

This requirement shall be enforced via the permitting process.

- (h) Mobile restaurant units shall be allowed one menu attached to the façade not to exceed 16 square feet and one identifying sign not to exceed 25 square feet.

Individual units shall be required to comply with this standard and proper permitting procedures shall apply.

- (i) There will be a maximum of 4 mobile restaurant units per development site. If a mobile restaurant development site has more than one mobile restaurant unit on the parcel then all mobile restaurant units will be of a consistent design, size, and color. Mobile restaurant units and associated developments shall comply with the regulations and reflect the character of the district in which they are located. Accent features to distinguish unique culinary concepts are encouraged.

The applicant has indicated that no more than four units shall be located on the proposed development site. The property is located in the South Palafox Business District, which requires Planning Board approval. Approval of this development

Committee of the Whole

Request for Conditional Use Approval - Mobile Restaurant Unit Development - "Al Fresco"

July 16, 2012

Page 3

plan shall be considered a concurrent review per the SPBD. Additional detail for individual units can be required as a condition of the SPBD, and signage, etc shall comply with typical SPBD review and approval processes prior to permitting.

- (j) Mobile restaurant units shall not occupy more than 25% of the overall development site area.

The development plan complies with this requirement.

- (k) Underground utilities shall be required for each mobile restaurant unit. Generators are not permitted with the exception of during the course of emergencies and power outages.

The development shall comply with this requirement and it shall be enforced via the permitting process.

- (l) A designated screened dumpster area shall be located within 500' of a mobile restaurant unit.

The development plan shows a trash access area within 500' of the unit locations.

PRIOR ACTION:

On March 22, 2012, City Council approved an amendment to the Land Development Code to allow for Conditional Use approval of mobile restaurant units in a defined area of the Palafox corridor.

FUNDING:

None.

FINANCIAL IMPACT:

None.

STAFF CONTACT:

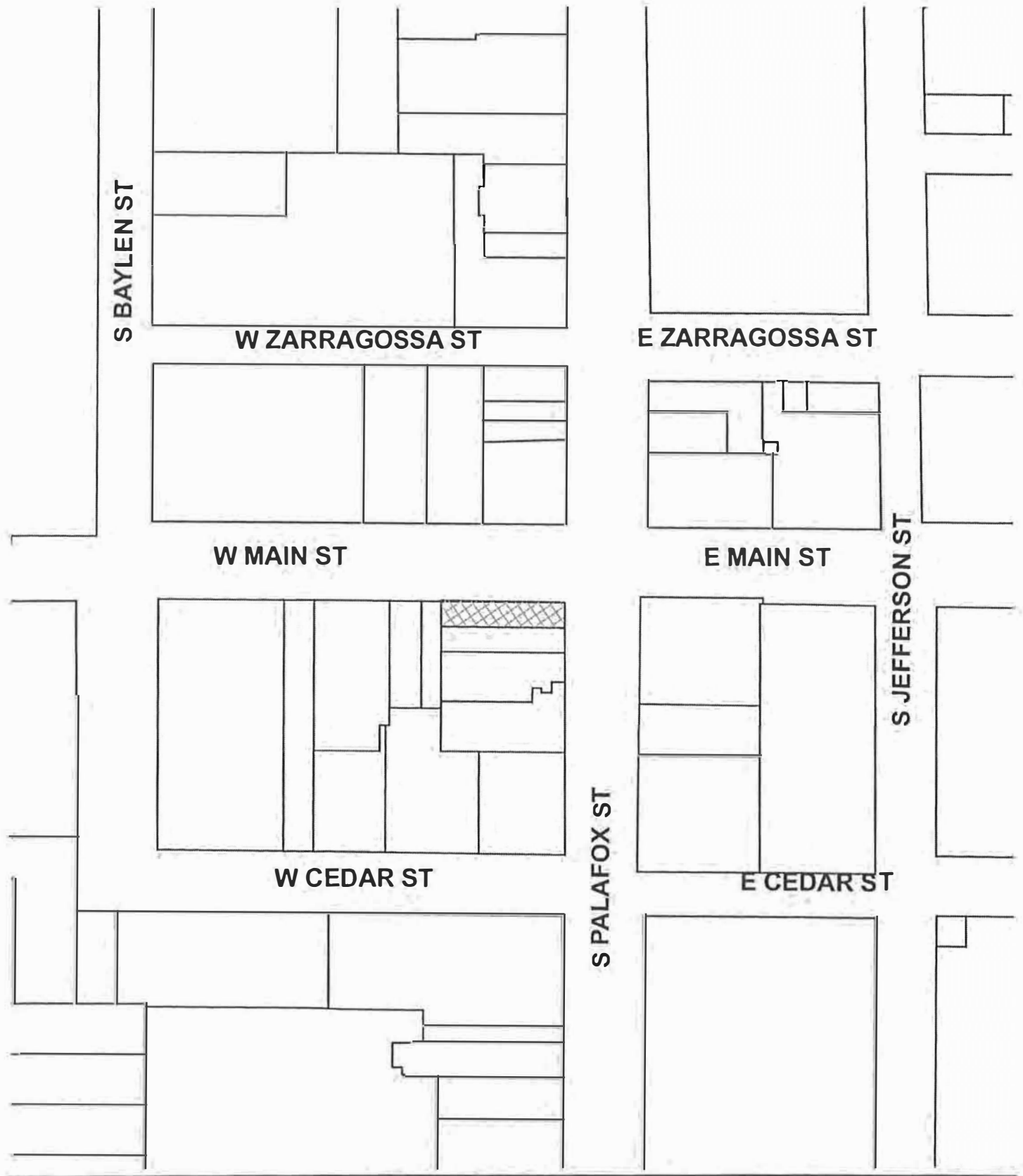
William H. Reynolds, City Administrator and Sherry H. Morris, AICP, Planning Services Administrator

ATTACHMENTS:

- 1) Map
- 2) Applicant's Request
- 3) Lease for Required Adjacent Restaurant Use.

PRESENTATION:

No.



CONDITIONAL USE

MARCH 2012

REQUESTED BY MR CARRO



1 inch = 129 feet



REQUEST A CONDITIONAL USE FOR MOBILE RESTAURANT AS AN
ACCESSORY TO AN EXISTING RESTAURANT

501 SOUTH PALAFOX

General Information

Reference: 000S009100110025
Account: 154344000
Owners: SOGO&PA LLC
Mail: 4369 DEVEREUX CIR
PENSACOLA, FL 32504
Situs: 501 S PALAFOX ST 32502
Use Code: VACANT COMMERCIAL
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description

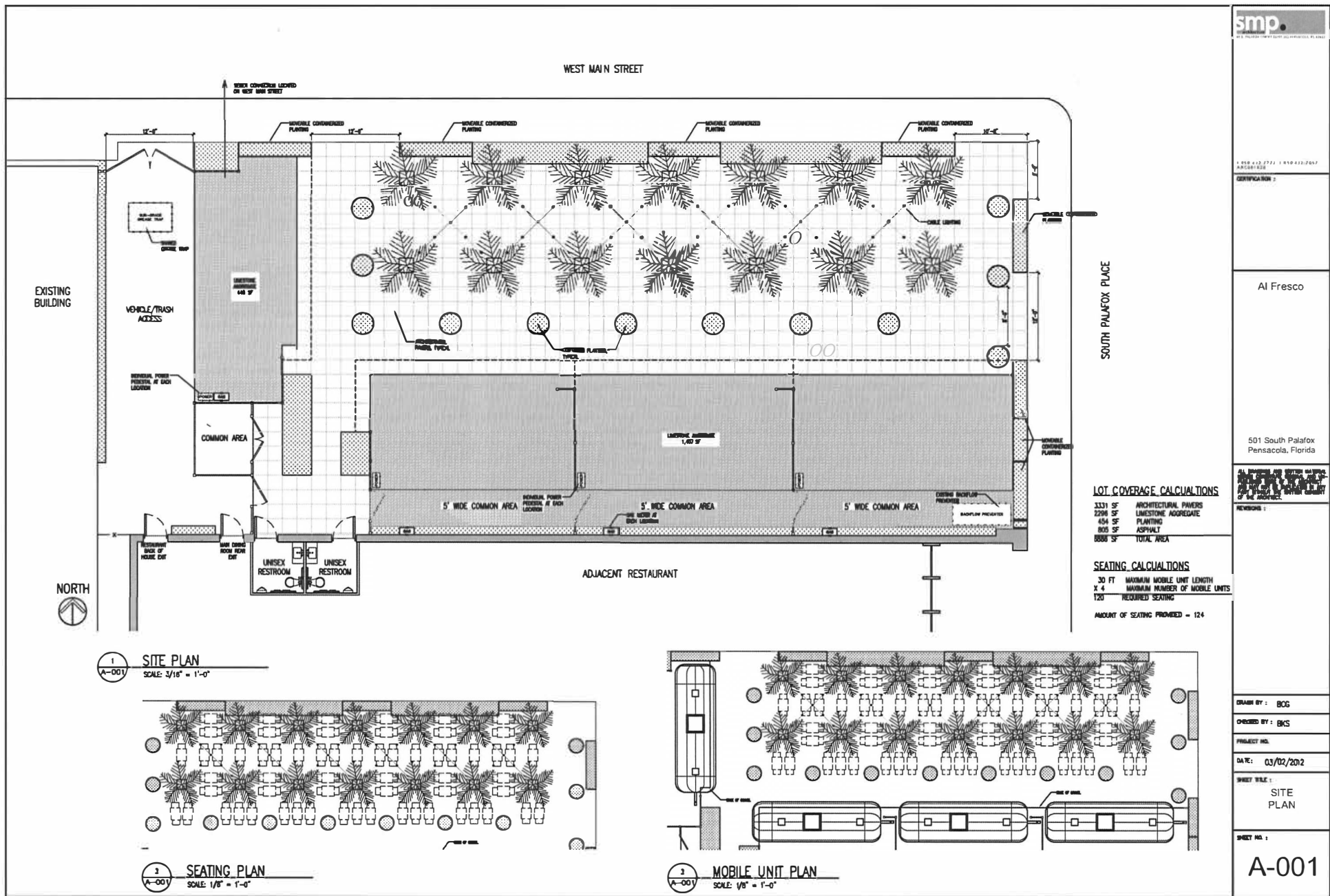
LT 11 BLK 25 WATERFRONT OR 6790 P 702 CA 73


503 SOUTH PALAFOX

General Information

Reference: 000S009100120025
Account: 154345000
Owners: SOGO SPA LLC
Mail: 4369 DEVEREUX CIR
PENSACOLA, FL 32504
Situs: 503 S PALAFOX ST 32502
Use Code: VACANT COMMERCIAL
Taxing Authority: PENSACOLA CITY LIMITS

Legal Description ALL OF LT 12 BLK 25 OR 6790 P 702 CA 73





1-800-412-2732 • 904-432-2047
ARCH 001

CERTIFICATION:

Al Fresco

501 South Palafox
Pensacola, Florida

501 SOUTH PALAFOX
PENSACOLA, FLORIDA

REVISIONS:

DESIGN BY:	BOG
DRAWN BY:	BKS
PROJECT NO.	
DATE:	03/02/2012
SHEET TITLE:	SITE PLAN
SHEET NO.:	

A-001



Plazastone

A PAVER PRODUCT OF HARDSCAPES USA™



For more product information and project ideas online, please visit www.hardscapesusa.com.



Plazastone incorporates the strongest of all design elements, the square. Its simplicity makes a strong statement that easily defines the significance of an outdoor space. The four sizes allow for a variety of configurations, which add to its appeal.

Plazastone works well in most any setting—from pools and patios to large service areas. Plazastone is the perfect paving solution to add a touch of elegance to the paved surface.



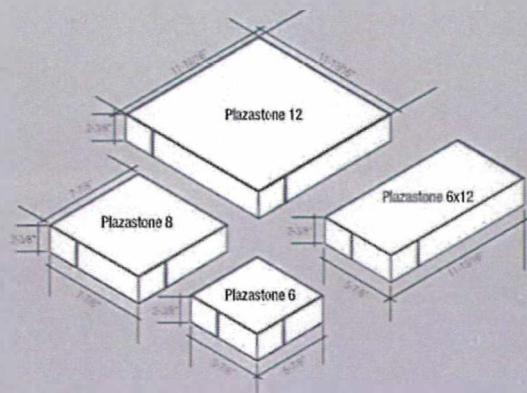
HARDSCAPES USA™

Outdoor Living Defined & Refined

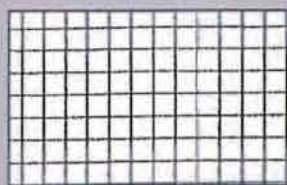
Visit www.hardscapesusa.com for project ideas and product information.

Plazastone	6	8	12	6x12
Paver Size	60mm	60mm	60mm	60mm
Sq. ft. per cube	105	101	120	108
Pieces per cube	420	240	120	216
Weight per cube	2911	2802	3320	3000

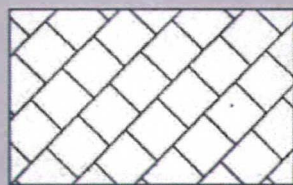
Dimensions:



Patterns:



Stack



Runner

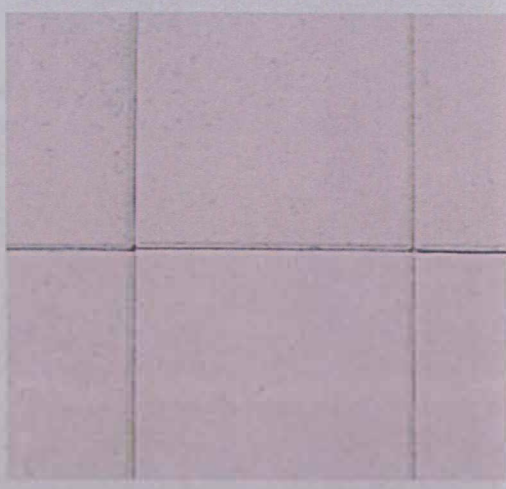
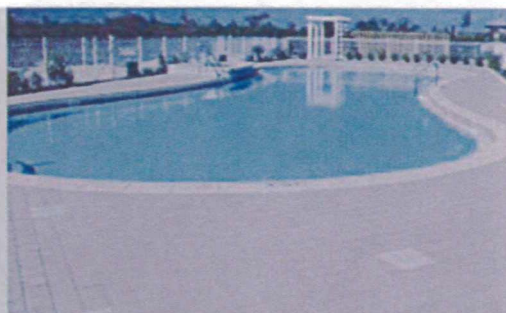
Color Selections:

Standard colors are available using both gray and white cements, while an extensive collection of two and three color blends is available. To see the complete line of colors and blends produced in your market area, please visit our website at www.hardscapesusa.com.

Typical Installation:

1. Excavate subgrade material and compact the area which has been cleared. Then backfill with dense-graded aggregate (typically 4 to 6 inches for light vehicular and pedestrian traffic, increasing to 8 to 12 inches for heavy vehicular and industrial use) as directed by site engineer, architect, or landscape architect.
2. Place bedding course of sharp, normal-weight screening sand to a uniform depth of approximately 1-1/2 inches leveled to grade.
3. Install Hardscapes USA pavers on bedding course in pattern desired.
4. Where required, cut paving stones with an approved cutter to fit accurately, neatly and without damaged edges.
5. Tamp paving stones with mechanical vibrator uniformly level, true to grade and free of movement.
6. Fill voids in joints by sweeping in a fine, dry masonry sand.

The information contained herein is accurate to the best of our knowledge, but Hardscapes USA assumes no liability whatsoever for its accuracy or completeness. Final determination of suitability of any material is the sole responsibility of the user.



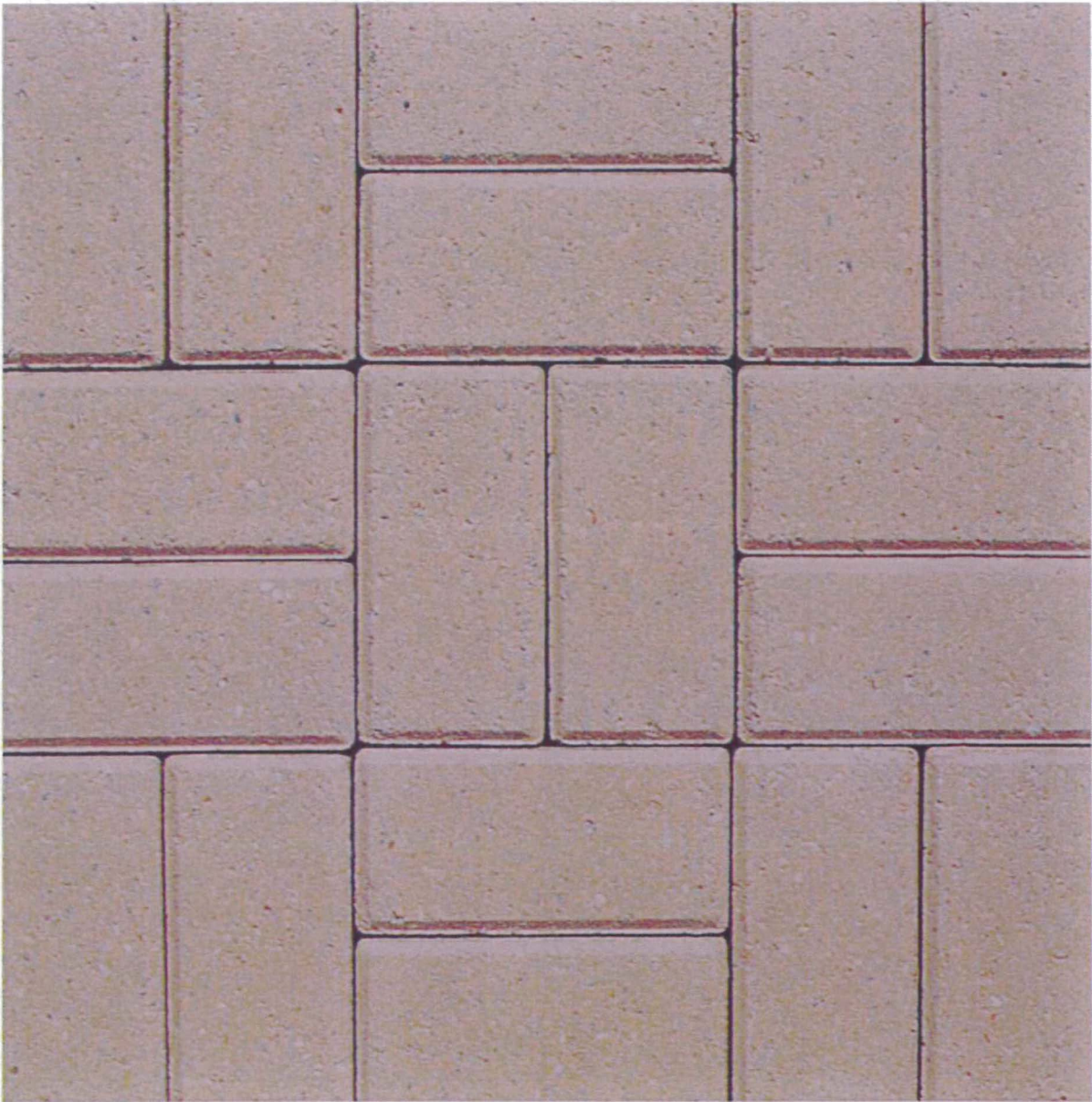
Product Composition:

Hardscapes USA pavers are made with non-slump concrete, which is then hydraulically pressed while being subjected to extremely high frequency vibrations. This process results in Hardscapes USA pavers having a compressive strength of 8,000 psi or greater (ASTM C-936) and a moisture absorption of less than 5%.

About Hardscapes USA

Hardscapes USA is a manufacturer and distributor of a wide range of quality concrete products including pavers, retaining wall units, and patio products. They are produced and distributed throughout the Southeast and are used in residential, commercial, and industrial construction.

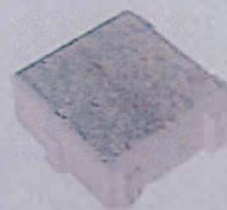
Hardscapes USA pavers are synonymous with distinctive paving applications and have earned a reputation for both quality and durability. Hardscapes USA pavers are well-suited for both the discriminating design application and the heavy-duty, functional project.





SF-Rima™

A PAVEMENT PRODUCT OF HARDSCAPES USA™



For more product information and project ideas online, please visit www.hardscapesusa.com.



SF-Rima™ concrete pavers have a dual purpose: first, provide a structural pavement suitable for pedestrians and vehicular traffic and second, allow rainwater to pass through the pavement, eventually released to the ground water. In permeable applications, SF-Rima concrete pavements can reduce runoff of almost



100% from frequent, low intensity and short rainstorms. In turf applications, SF-Rima provides for the irrigation and cooling of surfaces and is strong enough for parking lots and light trafficked areas. SF-Rima – an environmentally friendly and economical paving solution.



HARDSCAPES USA™

Outdoor Living Defined & Refined

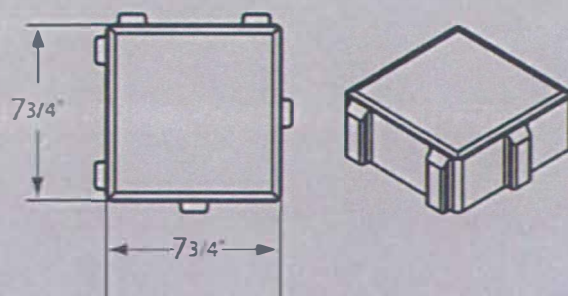
Visit www.hardscapesusa.com for project ideas and product information.

SF-Rima™

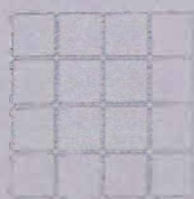
Paver Size	80mm
Sq. ft. per cube.....	71
Pieces per cube.....	160
Weight per cube (approx.).....	1800 lbs

SF-Rima™ is a trademark of SF Concrete Technology Inc., U.S. Patent 5,224,792

Dimensions:



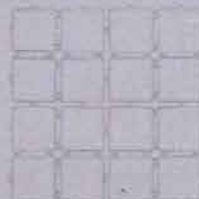
Patterns:



Drainage-Grid



Drainage-Offset



Turf Pattern

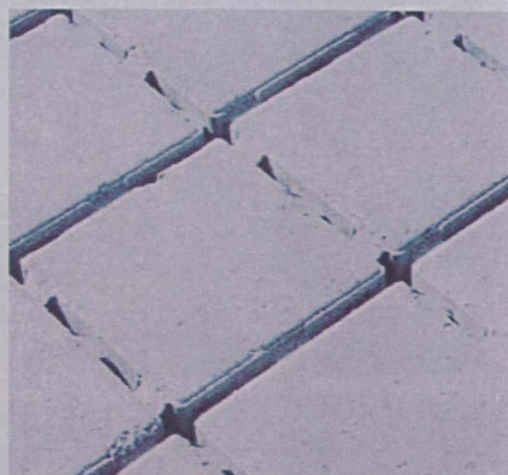
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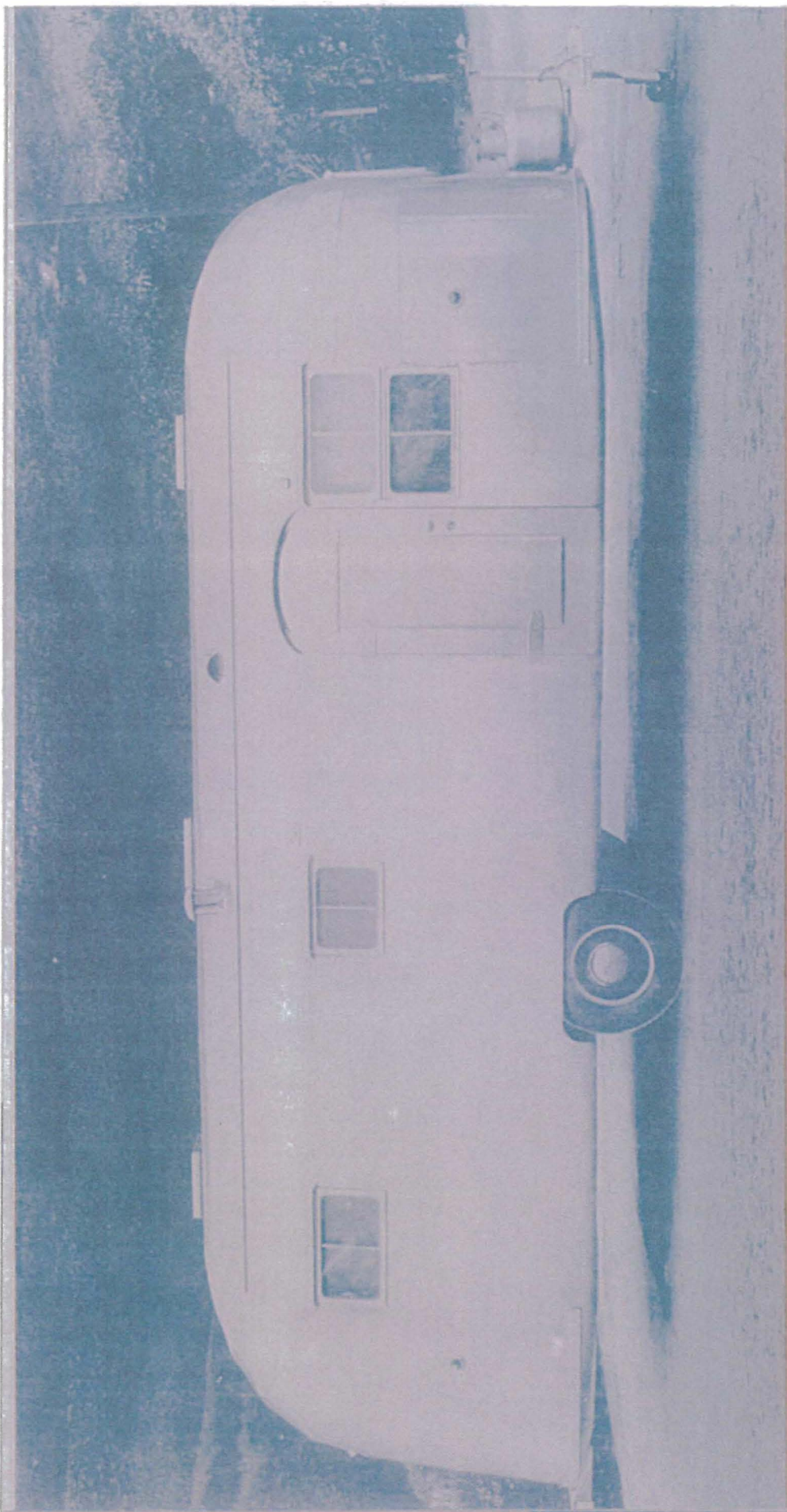
Product Composition:

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26-FOOT AIRSTREAM CRUISER

This Cruiser model was designed specifically for those people who live in trailers over extended periods of time. It is a genuine Airstream, lightweight but large, with plenty of room for gracious living.

As comfortable and roomy as it is, this trailer completely equipped and ready for the road, weighs a little over 3000 pounds, less than most of today's automobiles. It's a natural for those who would have their cake and eat it too. All the space of a big trailer and the easy towability of an Airstream. With the Cruiser you can take all the comforts of home with you wherever you go.

\$4345

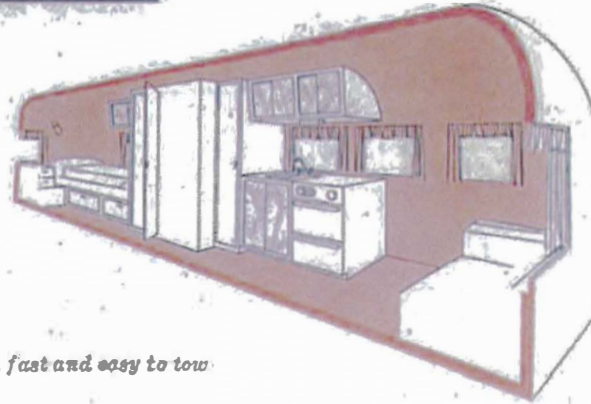
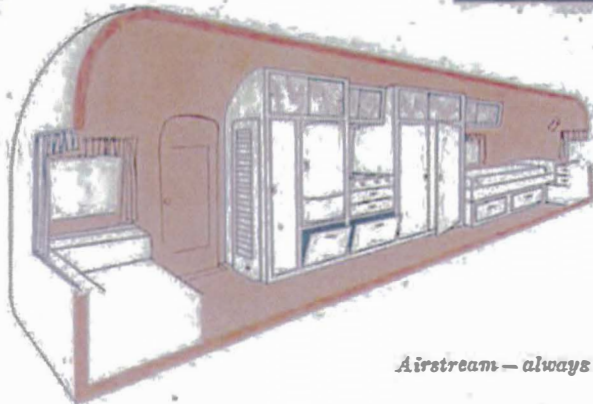
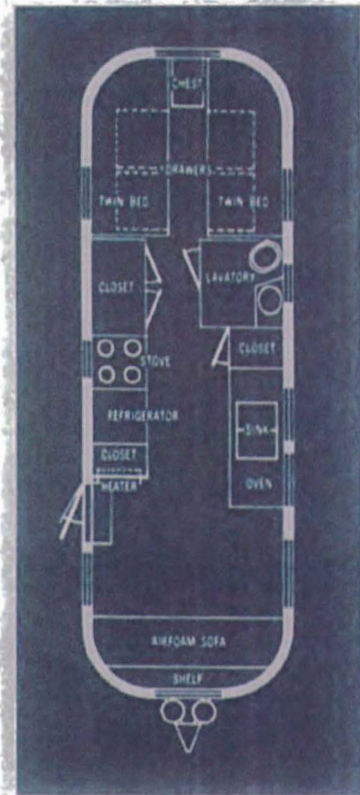
SPECIFICATIONS

Overall length— 26 ft.
 Body length— 23 ft.
 Overall height— 8' 4"
 Inside height— 6' 4"
 Overall width— 7' 1"
 Inside width— 6' 10"
 Overall weight— 8280 lbs.
 Hitch weight— 300 lbs.

STANDARD EQUIPMENT

Double or twin beds, airfoam mattresses and box springs
 Airfoam sofa in front, convertible, single, double bed
 Hot water heater *Squaroid over and three*
 Shower and toilet *Two arrangements discontinued.*
 Oil or butane heat
 Built-in de luxe oven and broiler with separate 4-burner stove top
 Double sinks
 Combination electric-ice refrigerator
 Formica galley top
 Beautifully grained wood cabinets
 Vinyl linoleum
 4 closets, 11 drawers, 5 roof lockers
 Medicine cabinet
 10 opening windows, 3 roof vents
 Curtains and textured draw shades
 8" power fan over stove
 Double butane tanks
 Weatherproof electric outlet
 16-ft. awning rail
 Porch light
 Trunk compartment
 Steel bumpers
 Shock absorbers
 Electric brakes
 Truck wheels
 700-15 8-ply tires
 Escape-type rear window

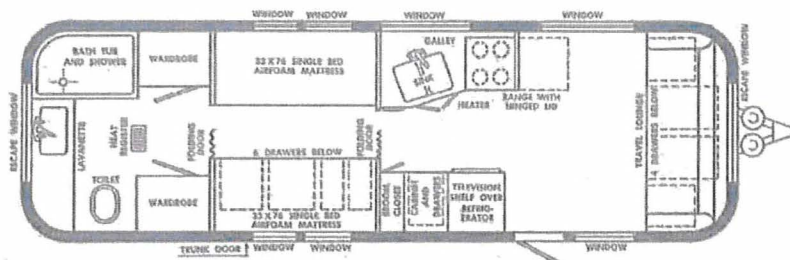
Standard Draw Winging Main Doors Are Hinged On Forward Edge - Standard Installation.



Airstream—always safe, fast and easy to tow



30 FOOT SOVEREIGN OF THE ROAD



ONLY AIRSTREAM HAS ALL THESE QUALITY FEATURES . . .

- all steel undercarriage
- hand riveted double shell structural alloy aluminum body
- all-over 2 in. aircraft type fiberglass insulation
- 6 in. airfoam mattresses on all beds
- shock absorbers on all wheels
- exclusive dura-torque® axle
- airstream safety-seal® heater with 12v-110v blower, heater duct to rear and thermostat
- genuine hardwood furniture

Overall length — 30 ft.
Body length — 27 ft.
Outside width at floor—7 ft.-4 in.
Overall weight — 4050 lbs.
Hitch weight — 470 lbs.
Height to top of hitch ball—19"
Tandem wheels with 4 wh'l brakes.
Rear bathroom, Marine type flushing toilet, bathtub, imported water-saver shower and lavanette with swing faucet.
Airfoam Travel Lounge in front, convertible to double bed.
8 cu. ft. ice-electric refrigerator with freezer.
Electric water heater.
Deluxe travel range, 4 burner, oven and large broiler, with hinged lid.
Two folding doors.

Drop-leaf table.
Double sinks, swing faucet.
Drainage drop out cover cap.
Drainage drop out elbow.
Glass door china closet.
Inlaid linoleum tiled floor.
9 clearview full-opening windows (8 in double bed model) plus 2 jalousie windows, all with removable screens.
3 roof vents. Large plastic Astro-Dome vent in front.
Three 12 volt battery lights.
20 ft. awning rail.
Double butane tanks, rack and double regulator.
Weatherproof 110-Volt outlet.
12 volt charge line.
6 way connector cord.

Trunk compartment.
Touch control, built-in step.
Warp-free hollow core cabinet doors.
Shoulder high multi-use cabinet chest.
Imported "Sta-Closed" closet catches.
12 Volt Electric brakes can be coordinated with foot brake pedal in car.
Molded steel bumper.
700 x 15, 6 ply truck type tubeless tires.

OPTIONAL CONVENIENCE FEATURES

In addition to pressure water system, septic tank, gas refrigerator and gas water heater . . . a great number of other optional extras are available to make your Airstream even more self-contained and convenient. See your dealer for full particulars.

Airstream's construction, equipment and layouts have been literally travel-tested over millions of miles of paved and unpaved roads in all parts of the world with the famous Walky Byam Caravans. The ultimate Airstream testimonial was provided this past year when thirty-five Airstreams traveled more than 11,000 miles from Capetown, South Africa to Cairo, Egypt.

SINCE 1932 THE WORLD'S FINEST LIGHTWEIGHT TRAVEL TRAILERS

Specifications and prices subject to change without notice.

ARGOSY 1978

STANDARD SPECIFICATIONS FOR 24, 27, 30 FT. MODELS

BASIC CONSTRUCTION

- Patented Air-Flow contoured shape.
- Inert gas electro-welded high-strength steel undercarriage
- Dura-Torque rubber torsion bar axles.
- Shock absorbers on all wheels.
- Tandem wheels on 24', 27', and 30'.
- 12 volt electric brakes on all wheels — can be coordinated with foot brake pedal in car.
- 15" truck type extra strength wheels with 7.00 x 15 nylon tubeless tires (C-rated on double axle models).
- Hand riveted semi-monocoque shell.
- Exterior protection: Automotive type acrylic enamel.
- Ribs of stretch-formed structural alloy aluminum.
- Interior walls of wear-resistant vinyl covered aluminum.
- One piece stretch-formed extruded aluminum window frames riveted to body.
- Exclusive contoured Jet-Seal awning-type Herculite safety glass windows.
- Panoramic front windows using super strength Herculite safety glass.
- Corrosion proof screens in all windows.
- Exclusive touch control fold away aluminum entrance step.
- Awning rail.
- Double walled fiberglass insulated wheel wells.
- 2 1/4 inch aircraft type fiberglass insulation.
- Adjustable no draft aluminum roof vents.
- Custom steel wheels.

ELECTRICAL EQUIPMENT

- A.N.S.I., D.O.H., C.S.A. (optional) and N.E.C. code approved wiring system.
- Single plug weatherproof car trailer connector (includes 12 volt charge line).
- One bulb, corrosion proof 180° visibility exterior clearance and running lights (installed in conformance with Federal Motor Vehicle Safety Standard 108).
- Automatic electric break-away switch.
- Back up lights.
- Interior light switch at door.
- Built in 110 volt service line.

- Extra capacity 72 amperes hour 12 volt battery; built in sealed and vented battery compartment.
- Three position Univolt 4 bulb ceiling lights.
- One knob variable position ceiling vents.
- Exclusive ferro resonant Univolt to convert 110 volt city power to 12 volt direct current power and automatically charge battery.
- Overload safety fuse cartridges in Univolt wiring system.
- High intensity adjustable reading lights.
- Circuit breakers on 110 volt wiring system.
- Polarity warning light.

PLUMBING

- A.N.S.I., D.O.H. and C.S.A. (optional) code approved plumbing system.
- High volume water pressure regulator in water inlet line.
- Univolt water pump.
- 30 gallon polyethylene water tank.
- Swing faucet at galley sinks.
- Stainless steel galley sinks.
- Exclusive all thermo formed bathroom with bathtub in rear bath, shower room in 24' and 30' center bath.
- Built in medicine chest and mirror.
- Telephone shower head.
- Mechanical seal toilet.
- Polyethylene holding tanks.
- Drainage drop out cover cap.
- Drainage drop out elbow for connecting sewer hose.
- Built in sewer hose carrier.
- Accessible dump valve.
- Lockable, flush water fill.
- Polybutylene water lines.

GAS EQUIPMENT

- A.N.S.I., D.O.H. and C.S.A. (optional) code approved gas system.
- All gas equipment U.L. or A.G.A. and C.S.A. (optional) approved for use in travel trailers.
- Double five gallon gas bottles with track.
- Sealed outside vented heater (input ratings: 24' and 27' = 22,000 BTU and 30' = 30,000 BTU).

- Automatic heater thermostat.
- Univolt sealed combustion system with forced air circulating ducts.
- Gas/electric combination refrigerator: 6.0 cubic foot in 24', 27' and 30'.
- Gas range with oven and broiler.
- Range vent hood.
- 6 gallon gas water heater.

FURNISHINGS

- Exclusive Perma-Tech furniture construction featuring heat treated anodized aluminum framework with textured vinyl panels.
- Lightweight warp free hollow core doors.
- Tambour doors in all roof lockers.
- Tambour cabinet doors.
- Posi-Lok latches on all cabinet doors.
- Lightweight injection molded galley and vanity drawers.
- Credenza table in all models with front travel lounge.
- Bedroom wall comfort covers.
- Foam mattresses in bedroom with zippered covers.
- Nylon plush carpet.
- All upholstery treated with SCOTCHGARD repeller to resist soiling.
- All draperies fade resistant.
- Decorator styled washable vinyl window shades.
- Slide away bathroom door (except 20' Minuet).
- Bedroom vinyl folding door. (24', 27' and 30' only).
- Choice of four color schemes.
- Fire extinguisher.

DIMENSIONS

- Outside floor width . . . 7'8".
- Outside height from ground . . . 8'10".
- Inside height (floor to ceiling) . . . 6'7".
- Ground clearance . . . 16" to underbelly. 12.24" to axle tube.
- Recommended hitch ball height . . . 19 1/2".
- All specifications subject to change without notice.

Capacities

SIZE MODEL	FRESH WATER TANK	MAIN HOLDING TANK	AUX. HOLDING TANK
27' REAR BATH	50 gal.	20 gal.	20 gal.
31' SIDE BATH	50 gal.	25 gal.	25 gal.
31' REAR BATH	50 gal.	20 gal.	20 gal.
34' SIDE BATH	50 gal.	25 gal.	25 gal.

Dimensions

DESCRIPTION	SPECIFICATIONS
Hitch Ball Height	18.75"
Exterior Width	95.5"
Exterior Height	w. A/C 115.5"; w/o. A/C 103"
Interior Height	w. A/C 75.25"; w/o. A/C 78.75"
Tire Size	7.00-15

1982

Product
Specification
Features &
Floorplans

AIRSTREAM

Airstream, Inc. • Jackson Center, Ohio 45334
Ph: (513) 596-6111

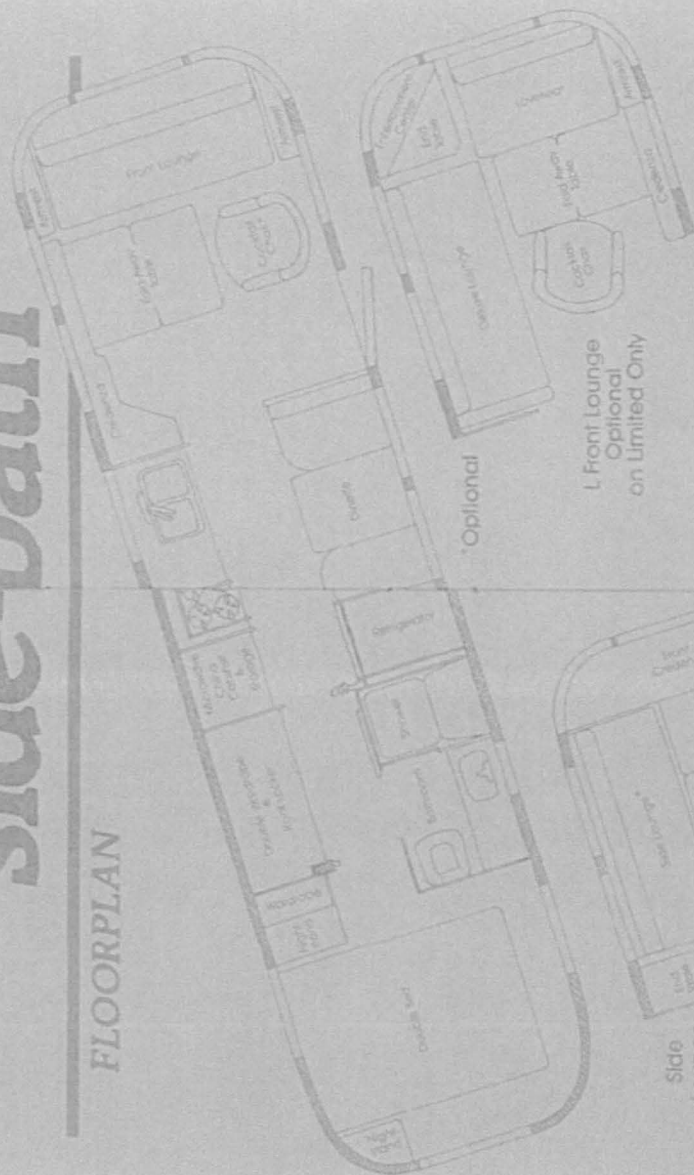
AIRSTREAM

34 Foot

• EXCELLA
• LIMITED

side-bath

FLOORPLAN



Specifications

DESCRIPTION	EXC.	LTD.
Length:	34'7"	34'7"
Weights: ¹ GVWR	8300 lbs.	8900 lbs.
Hitch Weight	700 lbs.	770 lbs.
Additional Weight: ²	2800 lbs.	2500 lbs.

¹For additional information see chart p. 12-15

²Weights are rounded off figures, not to be used as exact

³Allowable additional weight, optional personal cargo

Side
Lounge

Double or twin
beds available in
Excella and
Limited.

31 Foot side-bath

- INTERNATIONAL
- EXCELLA
- LIMITED

FLOORPLAN



Double or twin beds available in International, Excella and Limited.

Specifications

DESCRIPTION	INT.	EXC.	LTD.
Length:	31'2"	31'2"	31'2"
Weights: ¹ GVWR	6800 lbs.	6800 lbs.	8300 lbs.
Hitch Weight	580 lbs.	600 lbs.	725 lbs.
Additional Weight ²	2120 lbs.	1850 lbs.	2800 lbs.

¹For additional information see charts p. 12-16

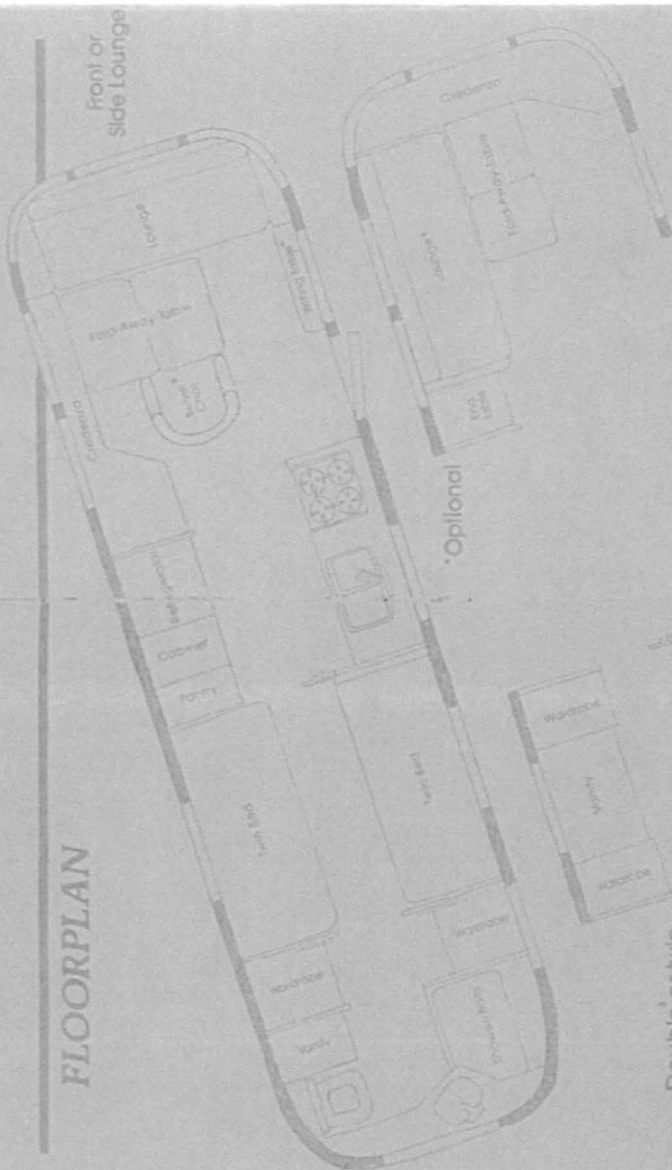
²Weights are rounded off figures, not to be used as exact

³Allowable additional weight, optional/personal cargo

•INTERNATIONAL
•EXCELLA
•LIMITED

31 Foot rear-bath

FLOORPLAN



Double or twin beds available in International, Excella and Limited.

Specifications

DESCRIPTION	INT.	EXC.	LTD.
Length:	31'2"	31'2"	31'2"
Weights: ¹ GWR	6800 lbs.	6800 lbs.	8300 lbs.
Hitch Weight	600 lbs.	650 lbs.	720 lbs.
Additional Weight ²	2470 lbs.	1900 lbs.	2800 lbs.

¹For additional information see charts p. 12-16

²Weights are rounded off figures, not to be used as exact

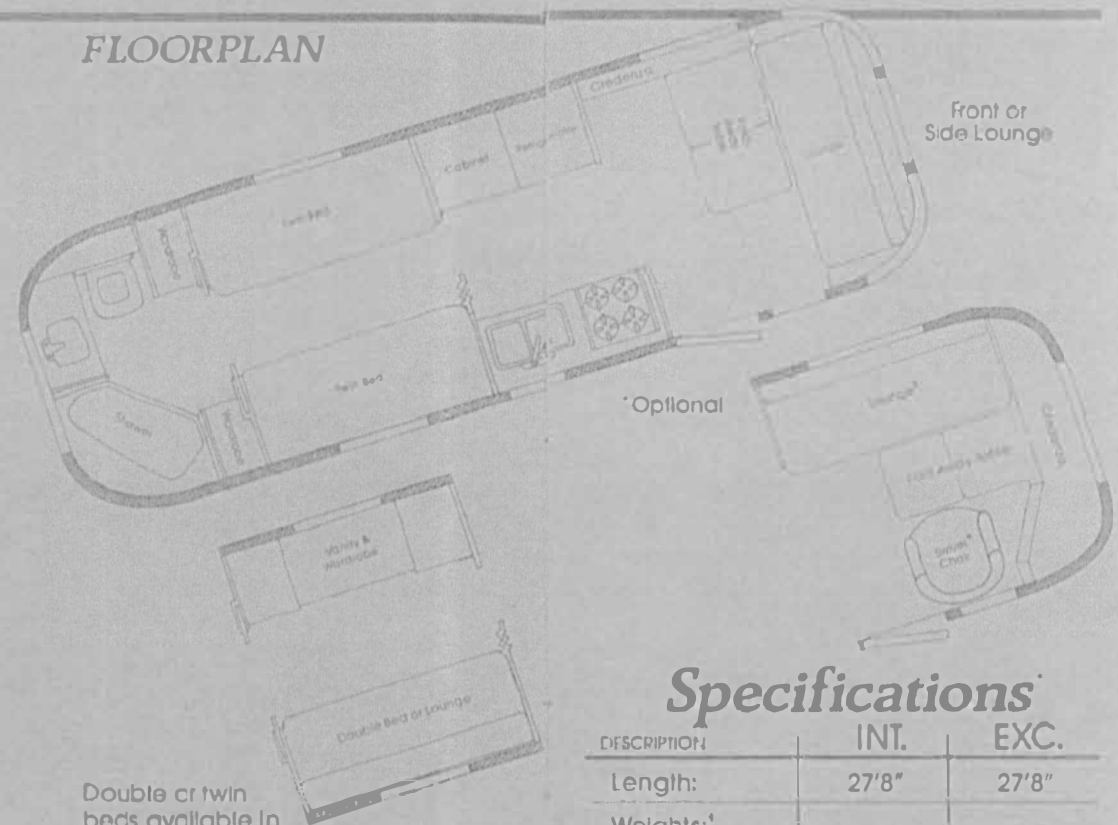
³Allowable additional weight, optional personal cargo

*Double Bed NA 31' Limited

27 Foot rear-bath

- INTERNATIONAL
- EXCELLA

FLOORPLAN



Double or twin
beds available in
International and
Excella

Specifications

DESCRIPTION	INT.	EXC.
Length:	27'8"	27'8"
Weights: ¹ GVWR	6000 lbs.	6000 lbs.
Hitch Weight	490 lbs.	590 lbs.
Additional Weight ²	1770 lbs.	1500 lbs.

¹For additional information see charts p. 12-16

²Weights are rounded off figures, not to be used as exact

³Allowable additional weight, optional/personal cargo

1982 AIRSTREAM

The accompanying features, specifications and information is provided only as a guide. If and when new material and production techniques are developed which can improve the quality of the product or if material substitutions are necessary due to availability, Airstream reserves the right to make such changes. See your dealer for the latest offerings.



INTERNATIONAL
27'-31'
Lengths

FABRIC SELECTIONS
Sea Mist
Stone
Coral



EXCELSA
27'-31'-34'
Lengths

FABRIC SELECTIONS
Wedgehead
Spearhead
Mink



LIMITED
31'-34'
Lengths

FABRIC SELECTIONS
Highland Blue
Chocolate
Mustache

Travel Trailers

ENGINEERING EVOLUTION

For over half a century, Airstream has been evolving the finest design money can buy. For 1982, Airstream engineers have made the best even better. In addition to a more aerodynamic frontal design, striking new fabrics and graphics, Airstream now offers a new 34' trailer.

INTERNATIONAL

Airstream's International is the travel trailer that's right for your budget. It is the perfect blend of comfort and affordability.

EXCELSA

The incomparable Excelsa can open up a luxurious new world of travel experiences for you. It is filled with all the affordable luxuries you would ever desire.

LIMITED

The Airstream Limited is the ultimate in travel trailer luxury. It is truly the luxury standard of the industry, the best money can buy.

Lengths

SIZE MODEL	INT.	EXC.	LTD.
27' REAR BATH	✓	✓	✓
31' SIDE BATH	✓	✓	✓
31' REAR BATH	✓	✓	✓
34' SIDE BATH	✓	✓	✓

*Twin Bed Only

ability and cost aspects enter the picture. This contrasts with most other trailer manufacturers, who tend to think about livability and cost first, then consider how well the unit will tow. In other words, Airstream puts the emphasis on the "travel" in travel trailer, and it shows—both in the results of the design and in the price (base \$23,744, test trailer \$26,262).

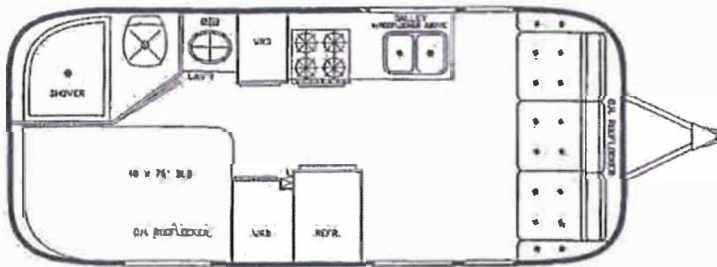
The floorplan is basically designed for two people, but its spacious interior makes good use of its rather modest overall size. The layout in front is classic Airstream, with a sofa across the front and a folding table hinged at the wall between the sofa and the curbside door. The table is a two-piece one, with hinges in the middle, so it can be used for two when folded, or opened to provide room for four. We used a wooden folding chair that we brought along to make dining more comfortable. Folding chairs are required to take full advantage of the table's seating capacity. One or two people can sit on the sofa on one side of the table for meals, but a third person will need a chair to sit on the other side. We left the table up for travel and the folding chair in place.

Like everything else in the trailer, the chair was always in place after a day of driving, which confirms how smoothly this trailer rides.

The kitchen counter, with its stainless-steel sinks, four-burner stove and oven, is on the streetside just behind the sofa. The generous counter space is further increased by a flip-up extension. Galley storage is ample, well-positioned and nicely finished. In addition to the storage overhead—plus storage under the sink, stove and refrigerator—four good-size drawers are positioned between the sink and stove. The 6-cubic-foot refrigerator is across the aisle from the counter, making for a compact but very workable galley area.

Loss of vertical storage space in the overhead cabinets is a drawback of Airstream's rounded exterior shape. This is most noticeable in the galley. As one former Airstream owner pointed out when looking at the test trailer, "You can't even put a box of cereal upright up there." But my wife worked around this by putting those foods that come in tall boxes into different containers.

The couch, table and galley make



The fold-down table, located on the wall between the sofa and the curbside door, can be used as a desk or as a dining table for up to four people. Access to and egress from the corner bed require some agility of the inside sleeper.

AIRSTREAM 21' SPECIFICATIONS

Ext length	21' 10"
Ext width	8'
Ext height	9' 6"
Int width	7' 7"
Int height	6' 6"
Freshwater cap	50 gal
Black-water cap	23 gal
Gray-water cap	35 gal
LP-gas cap	15 gal
Hot-water cap	6 gal
Construction	Aluminum
Insulation	Fiberglass
Refrigerator	6 cu ft
Furnace	30,000 BTU
Toilet	Freshwater
Air-conditioner	13,500 BTU
Water-system type	Demand
Converter	50 amp
Battery (2)	105 amp-hrs
Tire size	ST215/75R14
Tire rating	C, 1870 lbs @ 50 psi
Brakes	Drum
Suspension	Independent rubber torsion

Wet Weights

(Water and propane tanks full, no supplies or passengers)

Total	4230 lbs
Hitch	620 lbs
Axle(s)	3610 lbs
Gvwr*	5500 lbs
Gawr**	5200 lbs

Owner may add up to 1270 pounds in weight of supplies to trailer equipped as test unit without violating trailer manufacturer's maximum gross.

Pricing

Base sugg. retail price	\$23,744
Price as tested	\$26,262

*Gross vehicle weight rating

**Gross axle weight rating

the front half of the trailer a daytime area, while the bed and bath on back complete the accommodations. A pair of small wardrobes are positioned on either side: one next to the refrigerator and the other just across the aisle, next to the stove. Both wardrobes feature cedar panels and handy lights that are switched on when the doors are opened.

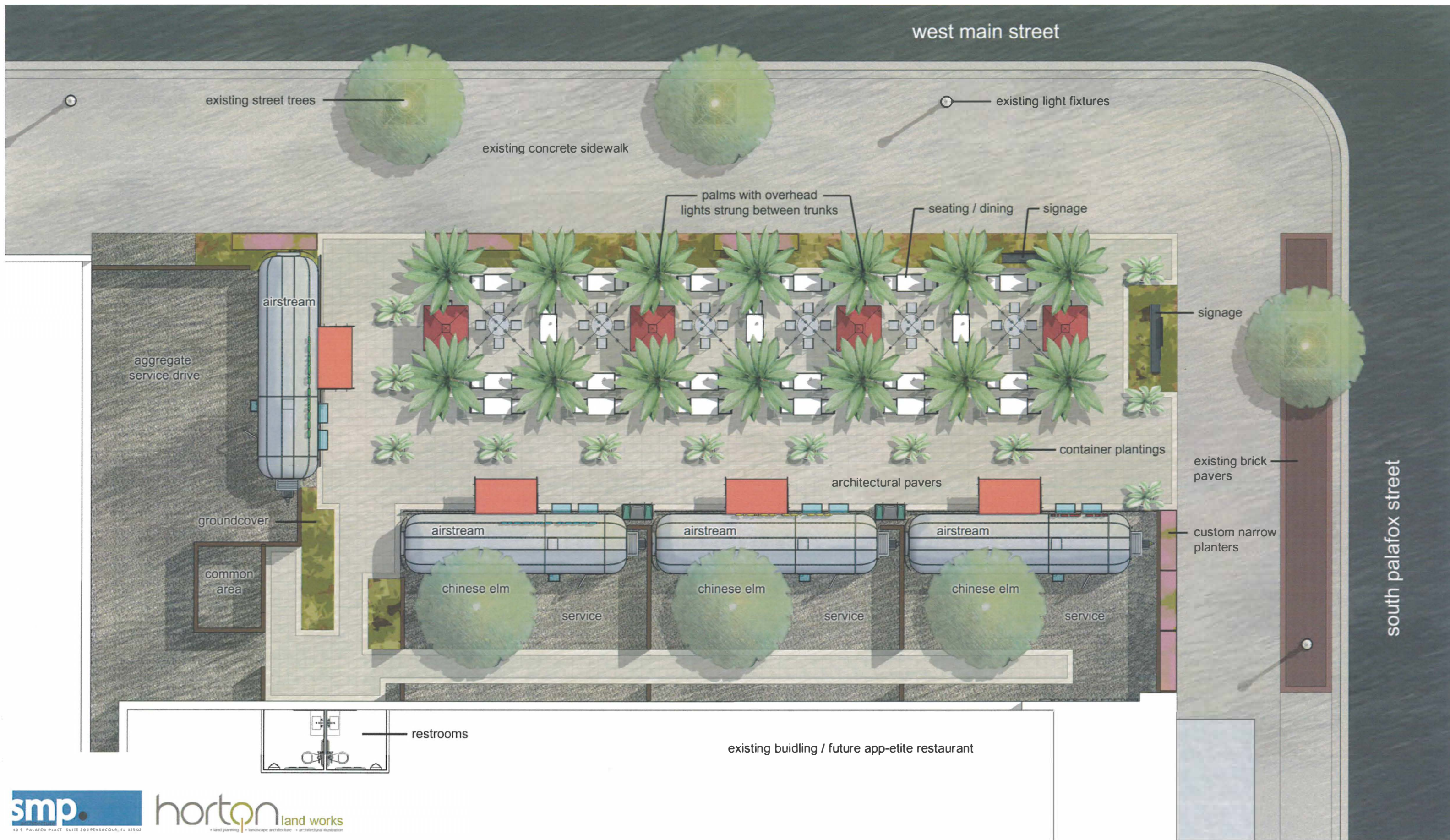
The double bed is squeezed into the rear corner on the curbside. While the thick foam mattress is firm and comfortable for sleeping and the 48x77-inch bed is adequate for two, getting in and out of it requires some acrobatics. Since the bed is enclosed completely on two sides and partially on the other two, there is only the one

21' A/S 1992

Photos by Glenn Hamanuchi



Illustration above is an Artist's rendering based on current development concepts, which are subject to change *horton*



KEY SHEET / SITE PLAN
SCALE: 3/16" = 1'-0"

NOTE:
ALL EXISTING SITE FEATURES
LOCATIONS ARE APPROXIMATE, FIELD
VERIFY ALL LOCATIONS

EXISTING TREE & TREE GRATE
EXISTING LIGHT POLE
EXISTING CONC. SIDEWALK
EXISTING LIGHT POLE
EXISTING PAVERS
EXISTING TREE & TREE GRATE
PLAZA PAVER HEADER
PLAZA PAVER FIELD
4" SCH. 40 PVC SLEEVING (TYP)
CONTAINER PLANTINGS (TYP) STUB FOR IRRIGATION
MOVABLE CUSTOM METAL PLANTER
SAND-SET MOVABLE FENCE PANELS, TO MATCH FENCE DESIGN. DO NOT CONCRETE IN (THREE (3) TOTAL PANELS)
EXISTING CURB & GUTTER
EXISTING PAVERS
EXISTING LIGHT POLE

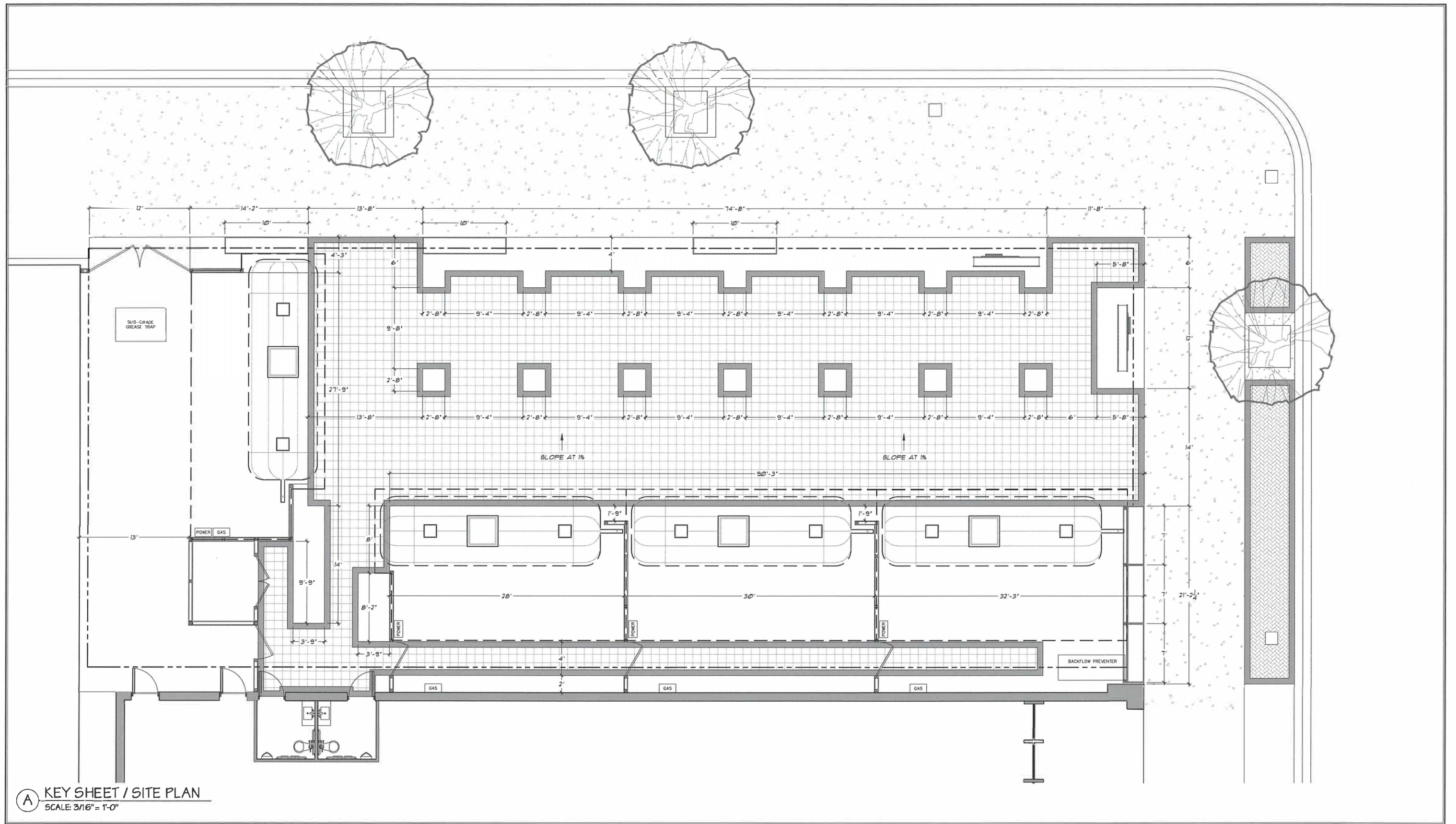
DOUBLE GATE FOR SERVICE ACCESS
SUB-GRADE GREASE TRAP
AGGREGATE
TRASH RECEPTACLE
FENCING, SEE DETAIL D/L103
POWER
GAS
COMMON AREA
PLANTING
4" SCH. 40 PVC SLEEVING
BACKFLOW PREVENTER

4" SCH. 40 PVC SLEEVING
MOVABLE CUSTOM METAL PLANTER, STUB FOR IRRIGATION
4" SCH. 40 PVC SLEEVING
AT GRADE LANDSCAPE LIGHTING
MOVABLE CUSTOM METAL PLANTER, STUB FOR IRRIGATION
PLANTING
PL
PLANTING
PALM MOUNTED LANDSCAPE LIGHTING
SIGNAGE, SEE DETAIL A4B/L103
4" SCH. 40 PVC SLEEVING
SIGNAGE, SEE DETAIL A4B/L103
PALM PLANTER
TRASH RECEPTACLE
TRASH RECEPTACLE
TRASH RECEPTACLE
AIRSTREAM, BY OTHERS
AIRSTREAM, BY OTHERS
AIRSTREAM, BY OTHERS
AT GRADE LANDSCAPE LIGHTING
FENCING, SEE DETAIL D/L103
AGGREGATE
AGGREGATE
AGGREGATE
AGGREGATE
4" SCH. 40 PVC SLEEVING

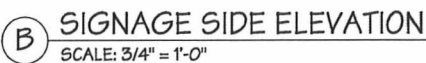
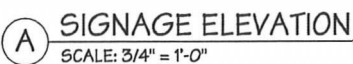
BAR-TOP & BAR-TOP STOOLS
STRING LIGHTS ABOVE / ATTACHED TO PALMS
TWO-TOP / TABLE & CHAIRS

horton land works
4151 Jamikans Drive, W #2413
Destin, Florida 32541
850.635.1207
www.hortonlw.com
Florida License Number LA 6669971

L101



<p>4151 Commercial Drive W #5413 Destin, Florida 32541 850.696.1267 www.hortonlw.com Florida License Number - LA 0668971</p>	<p>40 S. PALAFOX STREET SUITE 202 PENSACOLA, FL 32502</p>	<p>SCALE AS SHOWN</p>	<p>NORTH</p>	<p>FLORIDA LICENSE NO. CHADWICK D. HORTON LA 6666971</p>	<p>DIMENSION PLAN AL FRESCO! MAIN STREET & PALAFOX PENSACOLA, FLORIDA</p>	<table border="1"> <tr> <td>DESIGNED</td> <td>CDH</td> </tr> <tr> <td>DRAFTED</td> <td>CDH</td> </tr> <tr> <td>CHECKED</td> <td>BS / SMP</td> </tr> <tr> <td>DATE</td> <td>MARCH 12, 2012</td> </tr> </table> <p>L102</p>	DESIGNED	CDH	DRAFTED	CDH	CHECKED	BS / SMP	DATE	MARCH 12, 2012
DESIGNED	CDH													
DRAFTED	CDH													
CHECKED	BS / SMP													
DATE	MARCH 12, 2012													



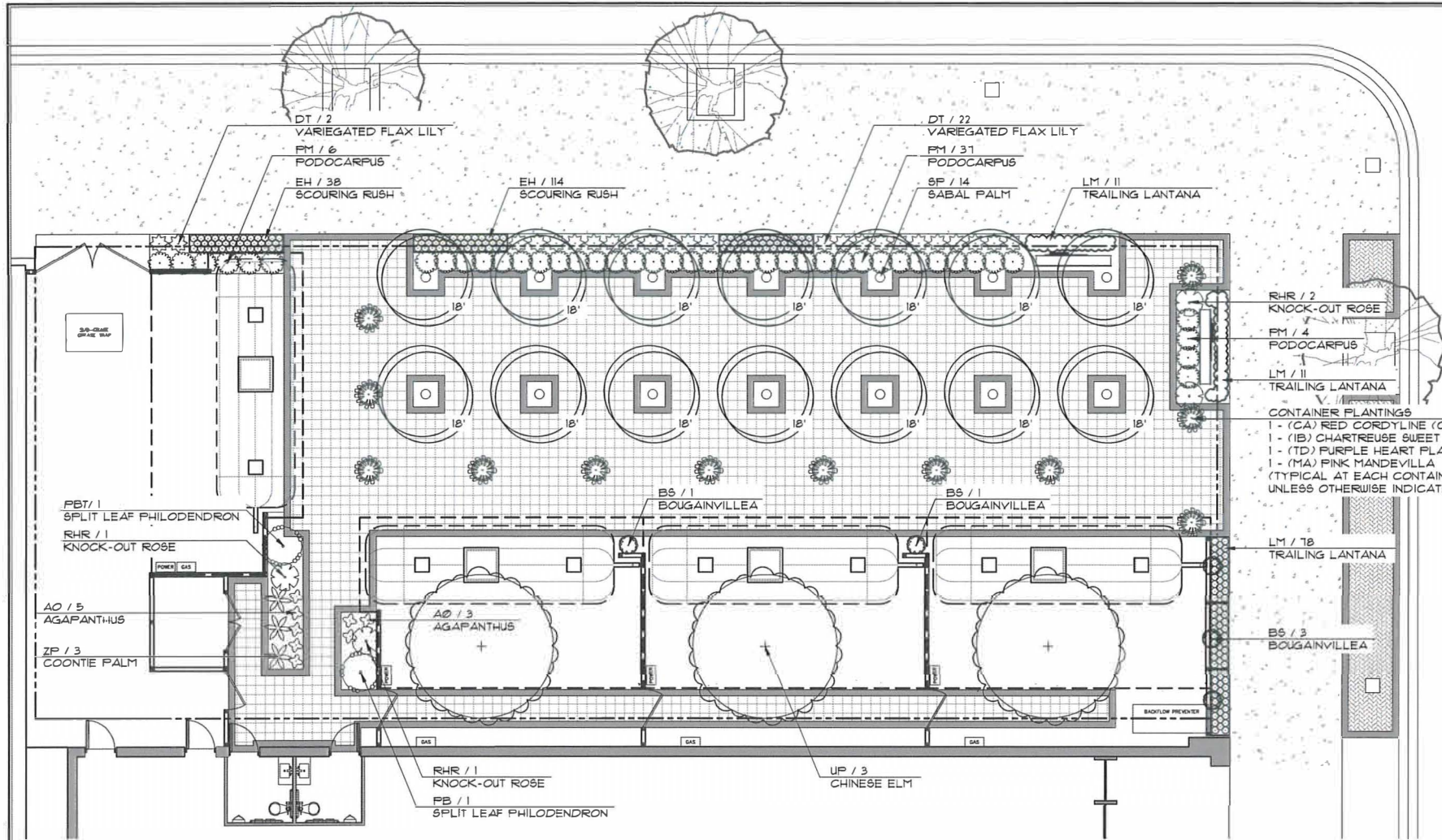
- STAINLESS STEEL PANEL
- RIVET (TYP)
- CORETEN PANEL
- BLACK STEEL PANEL

GRADE



GRAVEL LAYER

MATERIAL: ALUMINUM



A PLANTING PLAN
SCALE: 1/8" = 1'-0"

PLANTING NOTES:

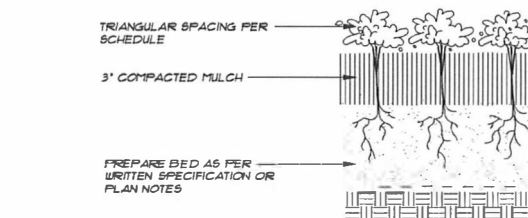
1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, ETC., PRIOR TO LANDSCAPE OR IRRIGATION INSTALLATION
2. INSTALL AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH BUBBLERS AT EACH NEW TREE LOCATION TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE MODIFICATION/ADDITION TO THE EXISTING AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM INCLUDING LIGHTNING PROTECTION, ELECTRONIC CONTROLLER, MOISTURE SENSING DEVICES, AND ALL OTHER EQUIPMENT REQUIRED BY LOCAL CODES AS NECESSARY FOR A COMPLETE WORKING SYSTEM.
3. INSTALL ONLY PLANTS GRADED FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
4. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER. PLACE PLANTS WITH BEST 'FACE' FORWARD.
5. FERTILIZE ALL TREES WITH AGRIFORM 21 GRAM TABLETS, SLOW-RELEASE 20-10-5 ANALYSIS WITH ONE TABLET PER 1/4" OF TRUNK DIAMETER.
6. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE: 1/3 ON-SITE SOIL, 1/3 CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT. (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
7. APPLY 'DIEHARD TRANSPLANT' MYCORRHIZAL INOCULANT AND 100% ORGANIC STARTER FERTILIZER TO EACH NEW TREE PLANTED AND SHRUB/GROUND COVER BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS I.E. 8 OZ PER 2" CALIPER, 3 LBS/100 SF. AREA, ETC.. CONTACT HORTICULTURAL ALLIANCE, INC. SARASOTA, FL. 34271 800-628-6373
8. FERTILIZE ALL PLANTING BEDS WITH OSMOCOTE 14-14-14 SLOW-RELEASE FERTILIZER AT THE RATE OF 16 POUNDS PER 1,000 SQUARE FEET. FURNISH RECEIPTS FOR MATERIAL USED.
9. TREAT ALL PLANTING BEDS WITH PRE-EMERGENT AND POST-EMERGENT HERBICIDES ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. SUBMIT RECEIPTS FOR MATERIALS USED.
10. MULCH PLANTING BEDS TO A MINIMUM 3" COMPACTED THICKNESS WITH FINE STRAW, FREE OF WEEDS.
11. VERIFY ALL QUANTITIES IN THE PLANTING SCHEDULE AND INSTALL ALL PLANTS AND MATERIALS AS INDICATED IN THE PLAN. PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT, WHICH INCLUDE ALL OTHER INCIDENTAL MATERIALS. (I.E. MULCH, FERTILIZER, TOPSOIL, LABOR, ETC.)
12. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E. COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
13. GUARANTEE ALL PLANTS FOR ONE YEAR.
14. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
15. DO NOT MAKE SUBSTITUTIONS OR REVISIONS, ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT & OWNER.
16. MAINTAIN ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, PEST CONTROL, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.
17. THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF HORTON LAND WORKS, ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

PLANTING SCHEDULE:

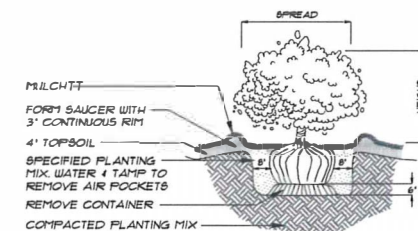
REFER TO THE ORTHO PROBLEM SOLVER PUBLISHED BY THE MONSANTO CO. & ORTHO INFORMATION SERVICES, SAN FRANCISCO, CA (800) 225-2883 FOR RECOMMENDED CONTROL TREATMENTS FOR SPECIFIC PESTS AND DISEASES IDENTIFIED IN THE MAINTENANCE GUIDELINES OR CONTACT THE OKALOOSA COUNTY EXTENSION SERVICE OF IFAS.

ABBREVIATIONS: A.S. - AS SHOWN B+B - BALLED AND BURLAPPED CAL. - CALIPER C.G.S. - CONTAINER GROWN STOCK D.S.R. - DOUBLE STAGGERED ROW HT - HEIGHT OC. - ON CENTER

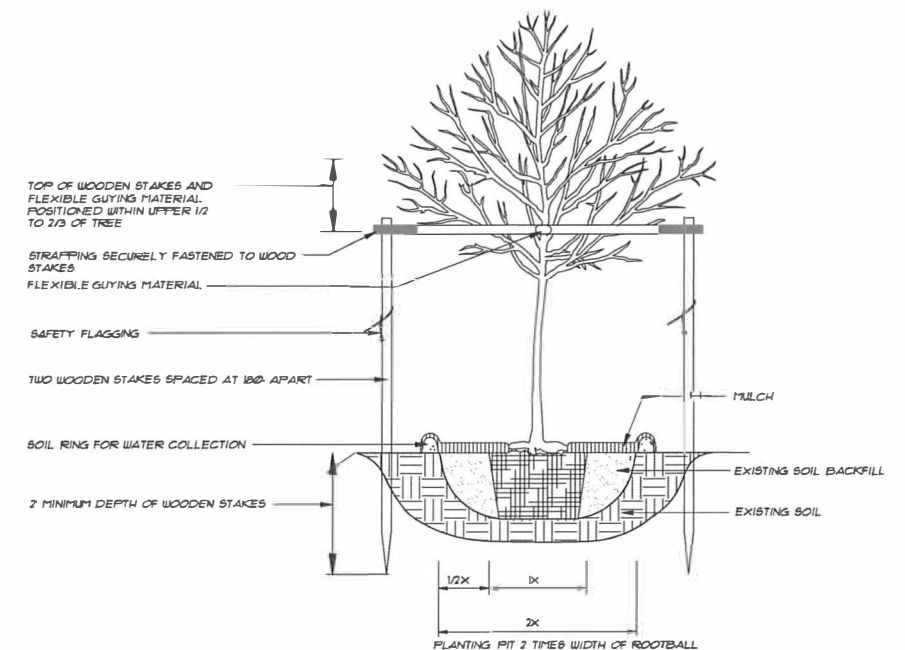
SYMBOL	QUANTITY	BOTANICAL NOMENCLATURE	COMMON NAME	SPACING & SIZE
TREES:				
SP	14	SABAL PALMETTO	SABAL PALM	O.A. HEIGHTS AS INDICATED ON PLAN, 3/4" CLEAR TRUNK, ROOT ENHANCE, DO NOT HURRICANE CUT, MATCH PAIR, PROVIDE PICTURES FOR REVIEW AND APPROVAL BY OWNER AND LA PRIOR TO PURCHASING
UP	3	ULMUS PARVIFOLIA	CHINESE ELM	A.S. 3 1/2" MIN. CAL., 14-16" MIN. HT., SPECIMEN QUALITY, HEAVY FOLIAGE, PROVIDE PICTURES FOR REVIEW
SHRUBS				
CA	12	CORDYLINE AUSTRALIS RED SENSATION	RED CORDYLINE	A.S. 7 GAL., MIN. 24" HT. & SPRD.
PB	2	PHILODENDRON BIPINNATIFIDUM	SPLIT LEAF PHILODENDRON	A.S. 3 GAL., MIN. 30" HT. & SPRD.
FM	42	PODOCARPUS MACROPHYLLUS 'MAKI'	PODOCARPUS	A.S. 7 GAL., MIN. 36" HT. & 24" SPRD.
RHR	4	ROSA SPP. 'KNOCKOUT'	KNOCK-OUT ROSE	A.S. 3 GAL., MIN. 16" HT. & SPRD.
ZP	3	ZAMIA FUMILA	COONTIE PALM	A.S. 3 GAL., MIN. 12" HT. & SPRD.
GROUNDCOVERS AND VINES				
AO	8	AGAPANTHUS ORIENTALIS BLUE	AGAPANTHUS	A.S. 1 GAL. 12" MIN. HT. & SPRD.
BS	5	BOUGAINVILLEA SPP. 'PURPLE'	PURPLE BOUGAINVILLEA	A.S. 3 GAL. 24" MIN. HT., TRAIN TO CLIMB, TREAT AS ANNUAL
DT	24	DIANELLA TASMANICA 'VAREGATA'	VAREGATED FLAX LILY	A.S. 1 GAL. 12" MIN. HT. & SPRD.
EH	192	EQUISETUM HYEMALE	SCOURING RUSH	A.S. 1 GAL. 12" MIN. HT. & SPRD.
IB	12	IPOMOEA BATATAS	CHARTREUSE SWEET POTATO VINE	A.S. 1 GAL. 8" MIN. HT. & SPRD.
LM	11	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	A.S. 1 GAL. 8" MIN. HT. & SPRD.
MA	12	MANDEVILLA 'ALICE DUPONT PINK'	MANDEVILLA	A.S. 1 GAL. 12" MIN. HT. & SPRD.
TD	12	TRADESCANTIA PALLIDA	PURPLE HEART PLANT	A.S. 1 GAL. 8" MIN. HT. & SPRD.



B GROUND COVER PLANTING DETAIL
N.T.S.



C SHRUB PLANTING DETAIL
N.T.S.



D TREE PLANTING DETAIL 1" - 3 1/2" CALIPER SIZE
N.T.S.

horton land works

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40 S. PALAFOX STREET SUITE 202 PENSACOLA, FL 32502

SCALE AS SHOWN



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LA 666971

PLANTING PLAN & PLANTING SCHEDULE
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PENSACOLA, FLORIDA

DESIGNED CDH
DRAFTED CDH
CHECKED BS/BMP
DATE MARCH 12, 2012

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