



## 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, August 13, 2019 at 2:00 P.M. in the Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.

#### AGENDA

- Quorum/Call to Order
- Swearing in of all Members
- Approval of Meeting Minutes from July 9, 2019.
- **New Business:**
  1. **Amendment to Conditional Use Permit – 501 S. Palafox Street (Al Fresco)**
  2. **Aesthetic Review – 501 S. Palafox Street (Al Fresco)**
  3. **Preliminary Plat Review – “Whispering Creek” subdivision**
  4. **Reconsideration of LDC Amendment – Ice Machines**
  5. **Appointment of Planning Board’s Representative to the ARB**
- 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 blue ink, appearing to read "Leslie".

Leslie Statler  
Planner

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PLANNING SERVICES

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## MINUTES OF THE PLANNING BOARD

July 9, 2019

**MEMBERS PRESENT:** Chairman Paul Ritz, Kurt Larson, Nathan Monk, Danny Grundhoefer, Laurie Murphy

**MEMBERS ABSENT:** Ryan Wiggins, Nina Campbell

**STAFF PRESENT:** Leslie Statler, Planner, Greg Harding, Historic Preservation Planner, Heather Lindsay, Assistant City Attorney, Jonathan Bilby, Building Official

**OTHERS PRESENT:** Councilwoman Sherri Myers, Diane Mack, Sarah O'Neill, John Connell, Dottie Dubuisson, Renee Foret, Sam Lundy, John & Jonathan Connell, Steve Geci, Barbara Mayall, Michael Carro, Don Redhead, Tia Queyquep, Ann Hill, Ron Helms, Justin Beck

### AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from May 14, 2019.
- **New Business:**
  1. Preliminary Plat Review – “Whispering Creek” subdivision
  2. Rezoning Request – 3200 BLK Seville Drive
  3. Amendment to Conditional Use Permit – 501 S. Palafox Street (Al Fresco)
  4. Aesthetic Review – 501 S. Palafox Street (Al Fresco)
  5. Review of Gateway Review Board
  6. LDC Amendment – Ice Machines
  7. Comprehensive Plan Amendment – Density Transfer
- 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. Murphy made a motion to approve the May 14, 2019 minutes, seconded by Mr. Larson, and it carried unanimously.

### New Business

#### **Preliminary Plat Review – “Whispering Creek” subdivision**

Chairman Ritz reviewed some of the comments received regarding this project and asked Mr. Geci to address the Board. Mr. Geci advised there were no real issues with the corrections to be made. In the previous phase of the subdivision, they constructed a stormwater pond which would also handle new

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property, and there would be no new stormwater pond added. Water and sewer are available. Deeded access is being provided through the Target shopping center. He has some questions to staff regarding the comments asking for everything to be on one sheet. He also stated there will be two parking spaces per lot, and in most cases three or four.

Ms. Murphy stated she was an active member of the restoration crew for Carpenters Creek located behind the property and noted this plat was heavily forested, and she had several concerns since this property would empty into Carpenters Creek. She asked if they planned to raise the property up since at one point there was a 10' grade difference. She pointed out the stormwater pond for the Whispers subdivision had not worked well and asked how the runoff would be handled for the new development after clearcutting all the trees. Mr. Geci stated there was a tremendous slope from north to south, so they would cut one end and fill the other with retaining walls at each end to grade it out, and it would be difficult to save any trees. Once the site was developed with the inlets and pipes to control it all, there wouldn't be any flow down the bank. He explained currently there was sheet flow into the pond which had caused problems over time. Ms. Murphy pointed out the water did not flow toward the stormwater pond; Mr. Geci advised none of the water would flow onto the adjacent property.

Chairman Ritz clarified that the agenda item was the preliminary plat review which normally did not cover sheet flow, and Mr. Geci's answers were acceptable at this point since the Board had certain criteria for preliminary plat review. While important for the City of Pensacola, in the rules for preliminary review, it might not be an item on which you could accept or reject the plat. Mr. Geci advised they would address all the details with construction plans reviewed by the City and water management district. Ms. Murphy pointed out there were no Conifer trees listed on the tree list; Chairman Ritz explained the City had a list of protected trees, and the trees not listed were not protected. Mr. Geci advised the tree survey was prepared in accordance with the City ordinance, and they would comply with it.

Mr. Monk advised his concern with preliminary reviews involved a lot of steps he would want to know had been taken before any review. Once something was stamped and approved, it became very difficult to stop it down the line. He pointed out there was probably someone living on the property, there were runoff issues, tree issues and community issues. Whenever he was told the issues would be handled down the line, sometimes they never were, and there should be a fix to this portion of the process. Chairman Ritz explained that someone living on the property was a legal issue and not a part of the Board's decision making process. Mr. Geci pointed out this was a preliminary plat and discussed the steps up to the preliminary plat. Beyond this stage, there were construction plans, permits from the City and the utility authority; this stage was not designed to address all the details. Mr. Monk felt the Board had the obligation to ask these questions. Chairman Ritz explained that they needed to balance the questions they asked with what was required by the agenda item as a preliminary plat. Mr. Grundhoefer asked about the development, and Mr. Geci stated it was single-family detached. Ms. Murphy asked how long it would take to develop the 20 homes, and Mr. Connell advised they would begin immediately with construction as soon as the roads were finished. He explained the reason for not going through the Whispers was because they left a parcel which connected to this property which was intended to have an extension of the Whispers in the next phase; through the course of engineering and legalities, that parcel was thrown into the homeowners' association instead of being retained by the developer as owners. He also stated there were two holding ponds in the Whispers, and those holding ponds were to be maintained by the City. He explained no water would flow into the Target parking lot or the existing Whispers location. The new phase would be compatible to the Whispers subdivision. He also pointed out the homeless situation is all over the City of Pensacola and not just in this area. He clarified that they would adhere to any City ordinance or requirement concerning this project.

Ms. O'Neill wanted to know how many protected trees were being removed; she was also concerned with the homeless and the wildlife in this location. She was also concerned that the project was being pushed

through quickly. Chairman Ritz explained according to the LDC, private property owners can clear cut trees by right, and protected trees have been allowed to be removed from residential property. He emphasized the Board was trying to stay with the agenda item, and discussions brought forth deal with other legislative issues which might be addressed by the City Council in a different forum. He clarified the preliminary plat deals with a proper drawing showing the delineation of the properties, roadways, setbacks and other particular features.

Ms. Mack asked if the number of parcels was included in the preliminary plat and was this the maximum of parcels allowed. Ms. Statler advised this was not the maximum the developer could build since this parcel was zoned C-2 with a very dense allowance. Chairman Ritz explained that cumulative zoning means we are allowed to use this zoning and other zoning designations below it such as C-1, and the R designations to determine what can be built there. Ms. Mack suggested since the developer had already seen the value of having fewer lots in the allowed area, given the current real estate market, there was an opportunity to have fewer lots, noting how much retaining trees adds to the value of each parcel and each developed single family home. Regarding climate change, the most effective thing we could do and the least expensive way would be to re-forest the planet.

Mr. Grundhoefer asked if there was another option rather than building retaining walls as a possibility for not building up a site and clear cutting. Mr. Geci stated they had looked at condominiums but decided on the less dense subdivision. Because of the slope of the site, to have building pads that were level, they were limited; they were cutting the north end and filling the south end and then leveling it out.

Ms. Dubuisson cautioned the Board, the developer and the City to stop and look at the ripple effect of every change that this particular development would cause. She pointed out our Mayor emphasized neighborhoods, and the neighbors have made known they do not wish for this activity at the current rate currently being discussed. She explained everything she was hearing was about reversing the natural order and trying to countermand the normal drainage of the property. It was noted the City had acquired responsibility for a privately developed stormwater pond serving the first development. She did not know how they could have anticipated the second development would be covered if they did not even know how many buildings were going in the new development. She suggested the Board table the item until all the questions raised by staff and the public could be addressed. She advised when the Board could slow the process down to answer any questions, she encouraged them to do so.

Councilwoman Meyers addressed the Board with a great concern for this project, and that the existing stormwater pond was the worst she had seen in the City of Pensacola. She explained the erosion was not coming from the land the developer wanted to clear cut but coming straight down the street through the Whispers and eroding it to the point you cannot drive into the pond to maintain it. She stated she had many conversations with Derrik Owens about the maintenance of the pond, and the pond was not sufficient for the Whispers and definitely would not be adequate for any additional impervious surfacing. She pointed out the City had spent a lot of resources trying to rehabilitate this pond. She stated Carpenters Creek was not a whispering creek but has been viewed as a conveyer of stormwater and was not designed for that much stormwater from impervious surfacing. She observed there was tremendous bank erosion along that creek because it was not designed to take on all that water from impervious surfaces. The new development would contribute to not only the demise of the stormwater pond, but would put more water into the creek, resulting in more erosion. She suggested using more pervious surfacing so the water would not enter the stormwater pond. She urged the Board not to approve the item until it had all the facts.

**Mr. Monk made a motion to table the item, seconded by Ms. Murphy. Mr. Grundhoefer suggested the motion include information on what the Board was looking for. He also thought the Board needed more comfort that the stormwater system and the pond could take this development, and if not, return with a less impervious development and keeping the more natural terrain, something the Board could see was a positive statement. Mr. Monk and Ms. Murphy accepted this amendment. Chairman Ritz clarified the**

added information of addressing stormwater during the tabling time. Mr. Monk also understood the motion to include lot size and the possibility of reducing the effect on the environment; Ms. Murphy added green stormwater structure with bio swales and other options available to give the Board more information and more items to look at to make a better decision. Mr. Monk agreed, and the motion carried unanimously.

#### **Rezoning Request – 3200 BLK Seville Drive**

Ms. Statler explained the zoning change would not change the uses permitted, but would simply change the minimum lot size and the front and rear setbacks which would be consistent with the properties to the north.

Mr. Beck presented to the Board and advised the current zoning prevented them from building anything on the property, and it was the only parcel on Bayou Texar with that zoning. He stated they had no intention of selling this lot at this time, and the rezoning would allow them to place a pool house on it. **Mr. Larson made a motion to approve as presented, seconded by Mr. Monk, and it carried unanimously.**

#### **Amendment to Conditional Use Permit- 501 S. Palafox Street (Al Fresco)**

Mr. Sallis presented to the Board and stated he was addressing the ordinance and as a developer and wanted to go through the proper procedures. Mr. Carro had met with the Mayor to talk about the retail for this project which was not currently in the ordinance. Mr. Sallis explained they wanted the Board's support for retail in this development and to obtain approval of the aesthetics. He explained the developer was working with them to create a cover for the airstreams to shelter them from weather events so they could have successful businesses year round. He stated the idea was to have an old building which looked like Al Fresco was added later; he hoped the current rendering had the bones of a warehouse which housed the outdoor retail market. He stated Mr. Bilby informed him there still might be issues because of the flood design manuals for the City. He confirmed the property was clearly in a flood zone, and to build, they would have to comply with flood management. They would need to completely elevate the site and build it up to around 4.5' with a 40' ramp and steps, which was a cost not worth pursuing. The other method was to use FEMA standards for flood proof construction - a wall around the development to withhold water for several hours - which was not a sensible effort in construction. He explained they wanted to leave the airstreams as they are; the documents provided illustrated mobile restaurant units made from shipping containers, but they were no longer going to pursue that. They preferred to leave the airstreams where they were, moving one of the airstreams to allow an open flow underneath the proposed covering. They would be anchored in the same method of a mobile home, but this was no longer acceptable according to Mr. Bilby. He asked that they be allowed to keep the airstreams as they are but move one of them and anchor it in the similar method the others have been in the past and construct the overhead structure.

Chairman Ritz stated in the intervening years of the original airstream decision, he had heard both pros and cons especially as it related to what is considered a prominent corner in Pensacola. He explained the bank across the street had to build up because of the flood zone. He personally had received more negative comments than positive on the airstreams. He did like the current aesthetic presentation because it fit in the "building that has been there" mentality. He referred to the conditional use permit issue and the aesthetic review as being two separate agenda items.

Mr. Grundhoefer confirmed moving the one airstream was the main issue. Mr. Sallis explained the Board was first tasked to allow retail as a part of the ordinance and discussed the methods of anchoring; they were hoping to use the helical design for the mobile units. Mr. Grundhoefer appreciated the new design and stated he would support it and thought retail was appropriate in this situation. Mr. Bilby explained the flood ordinance gave two conditions in new construction to either to elevate 3' or to anchor to resist flood loads and to flood proof. He was not sure why the existing airstreams were allowed the way there were, but the

existing ordinance would not allow them to be placed in that manner. Recreational vehicles are covered but only up to 180 days before they must be removed. He loved this concept and explained the helical anchors were fine but they would need to flood proof up to that 3' elevation above base flood elevation along with the anchor. They could flood proof each individual shipping container, anchor them, and the development would go through with no problem. He clarified the basic flood regulations were out of the National Flood Insurance Program adopted by Pensacola. Mr. Monk felt Al Fresco helped to develop downtown to what it currently is and wanted to find a way to be safe and to find an answer.

Chairman Ritz advised with the conditional use, he did not have a problem with retail, and this project brings life and a higher people count through more hours of the day. Ms. Statler explained this conditional use had changed today, and staff had just been made aware of it at the same time the Board was made aware. In discussions with Legal and the Planning Director, it was not something that could be voted on today. She advised the site plan had changed, and basically the conditional use packet that would move forward was not what was in front of the Board. Mr. Sallis voiced his frustration since there is now not a change to the site plan. Chairman Ritz clarified that the current packet was not advertised and the site plan would be different from the one the citizens of Pensacola had seen. Mr. Grundhoefer felt the conditional use didn't have to do with the way the site was configured. Ms. Statler further explained the conditional use itself is site specific and deals with the orientation of the structures on the site, and the aesthetics would be considered under Item 4. Mr. Monk asked if the Board could not approve the language of the containers themselves but the option for retail, and Ms. Statler stated that was acceptable. Chairman Ritz pointed out with other business owners having high stakes in the game, public notice needed to be considered. Mr. Sallis stated their May submittal was not in time for the Board's consideration and was then delayed, and they missed June because of the proper advertising. Mr. Carro stated they did not miss June, and the Board had expected to see them in June; the City did not perform the proper notification, even as they were making the changes the Board requested. Mr. Sallis explained the flood comments were received in the last week regarding the current submittal and was the reason for the changes to keep what they currently have and cover it.

Ms. Statler clarified the application deadline for conditional use is 30 days and not 21; when this project was initially submitted for May, staff did not have a full, complete packet 30 days prior to the meeting. Staff agreed to let it come forward as a discussion item. This item was submitted in a timely manner with the conditional use application with all specifications and met the deadline for this meeting. The procedures for a conditional use are different and based on a development plan submitted with the application. The reason the Board could not vote on this was because the development plan submitted with the application had changed; it doesn't matter if it was a minor or a major change. Relative to the flood proofing, there was a Development Review meeting attended by Mr. Carro where that requirement was fully discussed several months ago.

Chairman Ritz pointed out he had no problem with retail, but the language in the conditional use application had changed and was in line with the advice of Legal and staff. He was hesitant to tell one applicant they have to provide above and beyond for their one item and then with a little bit more of a cavalier attitude allow a change that someone may complain to City Council that they didn't see. Ms. Statler advised the Board should postpone to a date certain and staff would expect revisions to present to the Board in August. She stated the 30-day deadline would be this Friday, with the actual Planning Board deadline on July 23 for the August 13 meeting. Mr. Sallis stated they would submit plans by this Friday showing the existing airstreams remaining, with the anchoring details worked out with Mr. Bilby for the building code requirements. Ms. Statler advised the Board could proceed with the review of the aesthetic and provide comments on design to allow them to move forward. Chairman Ritz offered the Board should table until the August meeting.

**Mr. Larson made a motion to table Item 3, seconded by Ms. Murphy, and it carried unanimously.**

#### **Aesthetic Review – 501 S. Palafox Street (Al Fresco)**

Mr. Sallis appreciated the support of the Board and appreciated staff working with them on the very specific and detailed conditional use ordinance, and the current design was intentional to create the plaza called for in the ordinance. Mr. Carro stated he had four to six tenants who are affected by the weather. Since he cannot charge additional rent, he could prevent turnover in giving them more hours and more days in which to operate. He was also more pleased with the wood design.

Ms. Mack stated the most charming feature of Al Fresco is that it is open air and open light. She would like to see the light coming through perhaps through a green roof. Mr. Carro did not disagree; however, the entrance would be open air with four palm trees, and at least three sides would be open air with natural light. Mr. Sallis stated there were two cupolas on the roof to allow for good airflow and light which were designed to create interest in the structure. Chairman Ritz agreed this was a better approach for the roof, and Mr. Monk also liked the design which gives reprieve in the hot and cold temperatures. Adding the retail was important since he felt it would become a hub of activity. Ms. Murphy understood the importance of tenant turnover and thought the design was a great idea to help retain the businesses there. Mr. Larson stated it reminded him of the old warehouse district and appreciated the effort in design changes. Mr. Grundhoefer asked if approved, would the design go to Council before the conditional use, and Ms. Statler explained it would not. **Mr. Grundhoefer made a motion to approve the aesthetic design, seconded by Mr. Larson, and it carried unanimously.**

#### **Review of Gateway Review Board (to eliminate the Gateway Review Board)**

Chairman Ritz explained if approved, this would place slightly more work on the Planning Board for items in the Gateway Review Board purview. Ms. Statler explained signage is now handled through an abbreviated review process and would not be reviewed by the Board unless the chairman determined it should be. Mr. Grundhoefer asked why this Board and not the ARB. Ms. Statler clarified that ARB covers the historic areas, and Planning Board does have purview over aesthetics. The Gateway Redevelopment District is under the same section as the Waterfront Redevelopment District, which is under the Planning Board purview. Mr. Larson stated with the new bridge and waterfront development, there would be some changes which will demand review. **Mr. Larson made a motion to approve because its well within the scope of what the City has asked us to do, seconded by Mr. Monk, and it carried unanimously.**

#### **LDC Amendment – Ice Machines**

Chairman Ritz advised the issue was with the aesthetics and appearance of the vending machines. Ms. Dubuisson pointed out this was not only a vending machine issue but a traffic-originating and noise issue and has an impact on everything around it not only in aesthetics but in an access point of view – not just how it looks but how it functions. Mr. Grundhoefer clarified what they are tasked with is not whether you can put these ugly boxes in a parking lot; it has to do with can we change it to make it uglier. Mr. Monk agreed this was a bad idea, and the few he did see around town were unattractive and problematic in a lot of ways and did not see any reason to vote for this. Ms. Murphy noted the request was included screening rooftop mechanical equipment with lattice and allowing advertising on the sides. Mr. Grundhoefer asked who sponsored the item, and Ms. Statler stated it was a request presented to the Mayor's office. **Mr. Larson made a motion to deny, seconded by Mr. Monk, and it carried unanimously.**

#### **Comprehensive Plan Amendment – Density Transfer**

Ms. Statler advised that like density bonuses, density transfers will be required to be approved by the Planning Board and not at a staff level. The review process was not as technical as for the platting process where you have a staff review with comments issued. Chairman Ritz offered that the language presented

was far less restrictive than with some items with a checklist. Ms. Statler explained if this was approved for the Comprehensive Plan, they would come back and draft the conditions and procedures to obtain the transfer. Ms. Murphy asked how long the units stayed affordable. Chairman Ritz advised with the language not written, that was to be determined. Mr. Monk stated most affordable housing was done through granting, and almost all of them have a 30-year retention period; if it was set at 20 or 30 years, it would meet the national standard. Chairman Ritz pointed out there are legal requirements if a developer chooses to go affordable, depending on which funding sources are followed. If we, as the Board, believe the City should develop rules and regulations for density transfers, we would vote they should; the language would then be crafted and approved. If the Board did not think the City should pursue density transfers, the language would not be developed. Ms. Murphy had a problem with gentrification of neighborhoods. Ms. Statler explained this was step one to get this into the Comprehensive Plan in order to move forward. Step two would be to return to the Board to get the language into the LDC; staff would draft the language, and the Board would make modifications. Chairman Ritz stated the Board had conducted workshops outside of the Board's meetings to work on the specific language. Ms. Murphy agreed public input would be beneficial. Chairman Ritz explained the language could be drafted, but it was controlled by the Florida legislature. Ms. Murphy asked if the City received financial incentives for these bonuses or transfers, and Chairman Ritz advised that would be illegal. Ms. Murphy wanted to know what the incentive was, and Ms. Statler stated there had been some discussions in general regarding the fact that if someone had common ownership of a property, they could transfer density from one lot they were not going to develop to a maximum density onto to their other lot which would have more density. Other municipalities have both bonuses and density transfers, but Pensacola does not. She pointed out we deal with developers who come in and have a vision of what they want to do, and sometimes the zoning district does not allow for the density they need, so something like this could help those developers in that they would not have to go through a rezoning which might be contentious. She clarified they were not changing the land use but allowing for more density with the understanding there was a tradeoff. The language has been drafted as and/or – redevelopment and/or affordable housing. She explained there might be an environmental issue where the property is deemed wasteland, but they have density, and another piece of property might be suitable for more development with something with more density. **Ms. Murphy made a motion to approve, seconded by Mr. Grundhoefer, and it carried unanimously.**

**Open Forum** – Ms. Dubuisson thanked the Board for their service and encouraged them to be conscious of every step taken to move something farther and the end game; the good reasoning the Board had may not be present in the later steps.

Mr. Monk advised he had rescinded his application to serve on the Board because of time restraints. He would not be able to attend at the rate necessary. He felt the Board had accomplished a lot and he had enjoyed the process; however, this was the right decision for him. The Board appreciated his service and wished him well.

The Board then commended Ms. Statler on her assistance in the meeting. It was noted Ms. Campbell had resigned, and the Board would need another Planning Board member sitting on the ARB.

**Adjournment** – With no further business, Chairman Ritz adjourned the meeting at 4:19 pm.

Respectfully Submitted,



Leslie Statler

Secretary to the Board






PLANNING SERVICES

THE UPSIDE *of* FLORIDA

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Leslie Statler, Planner   
**DATE:** August 5, 2019  
**SUBJECT:** Amendment to Conditional Use Permit – 501 S. Palafox Street (Al Fresco)

Scott Sallis, Dalrymple Sallis Architecture, is requesting an Amendment to the existing Conditional Use permit on behalf of the property owner, Michael Carro. This project was last discussed at the July 9, 2019, Planning Board meeting. Mr. Sallis, Mr. Carro, and their respective teams met with City staff from Inspection Services and Planning Services the week after the Planning Board meeting to further discuss the various components to this unique development and the approval process. The property was initially granted a Conditional Use Permit in 2012 for the development of the site under the “mobile restaurant” provision within the Ordinance. The proposed amendment rotates one Airstream restaurant unit, adds a wooden open-air structure over the entire site, expands the cafeteria-style dining space, and adds a retail component along Main Street perimeter utilizing moveable wooden kiosks. The service bar previously developed as part of “Shux” restaurant will remain; however the two areas will be transformed into one space.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review as well as staff’s findings on the compliance of the Development Plan with the applicable Conditional Use Permit criteria. Upon approval by City Council, the current outdoor dining License-To-Use will be amended administratively to include the roofline of the proposed structure.

For clarification purposes, retail is allowed within the district “by right”, meaning it is a use allowed without additional approvals. However, Conditional Use approvals are site-specific and must be developed as approved. The retail component modified the approved site plan by reconfiguring the space.

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Sec. 12-2-78. - Conditional use permit.

(A) *Authorization and purpose.* The city council may, under the prescribed standards and procedures contained herein, authorize the construction of any use that is expressly permitted as a conditional use in a particular zoning district; however, the city reserves full authority to deny any request for a conditional use permit or to impose reasonable conditions on the use. Provisions for a conditional use permit are intended to establish a process for submitting a site plan for specific uses which require further review by the planning board and city council to assess the impacts of the proposed use on the surrounding neighborhood.

(B) *Applicability.* ...

(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 Airstream being relocated will be anchored with helical anchors identical to the existing anchoring system for the Airstream mobile kitchen units.*

*Mobile retail kiosks are also being proposed between W. Main Street and the dining area.*

*They will be removed in the event of a storm.*

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

*The mechanical equipment will continue to be screened from view; this will be enforced through the permit approval process.*

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

*Sewer connections will be required during the permitting process; additional requirements from ECUA may apply. The grease trap location for the rotated Airstream is not indicated on the amended Development Plan as presented; however, they will be required during the permitting process.*

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

*No changes appear to be proposed for the existing restroom facilities. The proposed Development Plan incorporates a screen wall to provide a visual separation from the restrooms and the common area.*

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

*The amended Development Plan provides approximately 1.5 seats for the 100 linear feet of mobile kitchen with a total of 156 seats at tables and the bar area.*

- (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 forty (40) percent decorative architectural pavers comprising the overall seating area.

*The Development Plan exceeds this requirement by providing 3,633 sf of pavers within the development area.*

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

*The amended Development Plan complies with this standard.*

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

*The Development Plan acknowledges existing signage will remain compliant.*

- (i) There will be a maximum of four (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 amended Development Plan does not change the sizes of the previously approved Airstreams. Only one Airstream will be rotated with this amendment; the other three will remain as they are.*

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

*The mobile restaurants will remain compliant and will not exceed 25% of the development site area.*

- (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 existing Airstreams utilize underground utilities and will continue to do so with this amendment.*

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

*The existing dumpster is to remain on the adjacent property and will be screened from view..*

Department:	Comments:	Date Rec'd
FIRE	Fire Marshall has no issues at this time.	8/1/2019
PW/E	UPDATED: Any overhang into the r/w will need an "air rights" LTU. Stormwater drainage should be addressed when permit plans are submitted. / On 7/25/2018: PW&F has no issue with the request	Updated on 7/25/2019; Original Comments on 7/26/2019
InspSvcs	No issues with the amended conditional use	8/5/2019
ESP	Pensacola Energy has no comments on the resubmittal.	7/29/2019
ECUA	ECUA Engineering has no objection to the Conditional Use for this project. If the existing utilities are to be used for the new installations, then there is no comment from ECUA Engineering. If a new connection to ECUA's system or new/larger water meter is required, then the project will need to submit to ECUA Engineering for review and permitting of water and/or sewer.	7/25/2019
GPW	Gulf Power does not have any objections to the design they are proposing as long as we are able to maintain the secondary pedestals located on Main St and S. Palafox. Right now they have their movable planters in place camouflaging them and we have no issues.	8/5/2019
ATT	This does not appear to impact AT&T or our facilities in that area	8/1/2019

## Leslie Statler

**From:** Jonathan Bilby  
**Sent:** Tuesday, August 6, 2019 9:34 AM  
**To:** Leslie Statler  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

I have no issues with the amended conditional use.  
Thanks,  
Jonathan

**From:** Leslie Statler  
**Sent:** Monday, August 5, 2019 5:52 PM  
**To:** Jonathan Bilby <JBilby@cityofpensacola.com>  
**Subject:** FW: "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

Does Inspections have comments? Please advise.

*Leslie*

Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1673  
[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)

**From:** Leslie Statler  
**Sent:** Thursday, August 1, 2019 1:10 PM  
**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Derrick Owens <[DOWens@cityofpensacola.com](mailto:DOWens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly (GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>  
**Subject:** FW: "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

Happy Thursday everyone!

## Leslie Statler

**From:** Annie Bloxson  
**Sent:** Thursday, August 1, 2019 3:24 PM  
**To:** Leslie Statler  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Good Afternoon,

I have no issues at this time.

Respectfully,

## Annie Bloxson

Fire Marshal  
Visit us at [PensacolaFire.com](http://PensacolaFire.com)  
475 E. Strong St.  
Pensacola, FL 32501  
Office: 850.436.5200  
[abloxson@cityofpensacola.com](mailto:abloxson@cityofpensacola.com)

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**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Thursday, August 01, 2019 1:10 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

## Leslie Statler

**From:** Derrik Owens  
**Sent:** Friday, July 26, 2019 1:33 PM  
**To:** Leslie Statler; Sherry Morris  
**Cc:** Ryan J. Novota; Brad Hinote; Jonathan Bilby  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Any overhang into the r/w will need an "air rights" LTU. Stormwater drainage should be addressed when permit plans are submitted.

**From:** Leslie Statler  
**Sent:** Friday, July 26, 2019 10:33 AM  
**To:** Derrik Owens <DOwens@cityofpensacola.com>  
**Cc:** Ryan J. Novota <RNovota@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Thank you!

In my review, I noticed the roof overhangs the sidewalk by several feet. Will this need an LTU? Should stormwater drainage onto the sidewalk be addressed at this time?

*Leslie*

Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1673  
[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)

**From:** Derrik Owens  
**Sent:** Thursday, July 25, 2019 4:08 PM  
**To:** Leslie Statler <LStatler@cityofpensacola.com>  
**Cc:** Ryan J. Novota <RNovota@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

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

**From:** Leslie Statler  
**Sent:** Wednesday, July 24, 2019 3:59 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin



## Leslie Statler

**From:** Diane Moore  
**Sent:** Monday, July 29, 2019 10:43 AM  
**To:** Leslie Statler  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Leslie,  
Pensacola Energy has no comments on the resubmittal.

Thanks,  
Diane

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

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**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Wednesday, July 24, 2019 3:59 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

Happy Wednesday all!

## Leslie Statler

**From:** Andre Calaminus <andre.calaminus@ecua.fl.gov>  
**Sent:** Thursday, July 25, 2019 1:13 PM  
**To:** Leslie Statler  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Hi Leslie,

ECUA's comments have not changed with this re-submittal. My previous comments still stand:

"ECUA Engineering has no objection to the Conditional Use for this project. If the existing utilities are to be used for the new installations, then there is no comment from ECUA Engineering. If a new connection to ECUA's system or new/larger water meter is required, then the project will need to submit to ECUA Engineering for review and permitting of water and/or sewer."

Thanks,

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

**From:** Leslie Statler [mailto:LStatler@cityofpensacola.com]  
**Sent:** Wednesday, July 24, 2019 3:59 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

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Happy Wednesday all!

The applicant has prepared a RESUBMITTAL of the project in its entirety. This project was discussed at the July Planning Board meeting; however the Board could not act upon the item due to last minute changes within the site plan. These changes have been included within this packet. Please review and provide comments as applicable. This item is scheduled for the August 13, 2019, Planning Board agenda. Therefore, all comments must be received **no later than close of business on Thursday, August 1, 2019.**

If you have questions, please let me know.

## Leslie Statler

**From:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Sent:** Monday, August 5, 2019 10:57 AM  
**To:** Leslie Statler  
**Subject:** "Al Fresco" Conditional Use / RESUBMITTAL Review

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Please see comments from engineering below. Thank you, Kellie G. Simmons

**From:** Gobert, Harolyn <Harolyn.Gobert@nexteraenergy.com>  
**Sent:** Monday, August 5, 2019 10:54 AM  
**To:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Cc:** Johnson, Kenneth <Kenneth.Johnson2@nexteraenergy.com>  
**Subject:** RE: "Al Fresco" Conditional Use / RESUBMITTAL Review

Kellie,  
Gulf Power does not have any objections to the design they are proposing as long as we are able to maintain the secondary pedestals located on Main St and S. Palafox. Right now they have their movable planters in place camouflaging them and we have no issues. Let me know if you need anything else.

Harolyn

**From:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Sent:** Monday, August 5, 2019 7:23 AM  
**To:** Gobert, Harolyn <Harolyn.Gobert@nexteraenergy.com>  
**Cc:** Johnson, Kenneth <Kenneth.Johnson2@nexteraenergy.com>  
**Subject:** FW: "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

I know you were working with this. Any additional comments for them?

Thanks,  
Kellie

**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Thursday, August 1, 2019 1:10 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

## Leslie Statler

**From:** SAUERS, BRAD <bs5403@att.com>  
**Sent:** Thursday, August 1, 2019 4:32 PM  
**To:** Leslie Statler  
**Cc:** FENNER, KARL L  
**Subject:** FW: "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Attachments:** Al Fresco Market V7.0 w kiosks\_Planning Board Drawing Set 07-23-19.pdf; Alfresco Market Memorandum 002 07-23-19.pdf

**Importance:** High

This does not appear to impact AT&T or our facilities in that area.

### Brad Sauers

Manager – OSP Plng and Eng  
Technology Operations

### AT&T

605 W Garden St, Pensacola, FL 32502  
o 850.436.1495 | bs5403@att.com

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**From:** FENNER, KARL L  
**Sent:** Thursday, August 01, 2019 1:14 PM  
**To:** SAUERS, BRAD <bs5403@att.com>  
**Subject:** FW: "Al Fresco" Conditional Use / RESUBMITTAL Review  
**Importance:** High

### Karl Fenner

Area Manager – OSP Plng and Eng  
Technology Operations

### AT&T

605 W Garden St, Pensacola, FL 32502  
o 850.436.1485 | kf5345@att.com

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**CONDITIONAL USE**

Fee: \$2,000.00  
Rehearing/Rescheduling Planning Board: \$100.00  
Rehearing/Rescheduling City Council: \$250.00



Applicant Information:

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

Address: 503 E. Government Street, Pensacola, FL 32502

Phone: 850-470-6399 Fax: 850-470-6397 Email: scott@dalsal.com

Property Information:

Owner Name: SOGO Spa, LLC Phone: 850-380-3344

Location/Address: 501 E. Government Street, Pensacola, FL 32502

Parcel ID: 0 0 - 0 s - 0 0 - 9 1 0 0 - 1 1 0 - 0 2 5

Square Feet/Acres: \_\_\_\_\_

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

Purpose of conditional use: \_\_\_\_\_ e \_\_\_\_\_ e \_\_\_\_\_

Owner seeks to construct a single-story, roof structure over a series of existing mobile restaurants and new retail kiosks. The existing Air-stream mobile restaurants will remain. Retail kiosks will be added. The retail kiosks will be movable and will be taken off site during storm events. We offer the attached site plan, elevations, and perspective views of the proposed development for Planning Board review and recommendation on the proposed amendment to the existing Conditional Use.

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.

Date: 2019.08.06 13:55:03 -05'00' 08-06-2019

Signature of Applicant

Date

(Owner of Property or Official Representative of Owner)

***FOR OFFICE USE ONLY***

Zone: \_\_\_\_\_ District: \_\_\_\_\_ Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_ Date Postcards mailed: \_\_\_\_\_

Planning Board Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_

Council Date: \_\_\_\_\_ Council Action: \_\_\_\_\_

## Memorandum 002

**Date:** Tuesday, July 23, 2019

**Project:** **Alfresco Market**  
501 S Palafox St., Pensacola, FL

**Recipient:** **Leslie Statler**, Planner | (850) 435-1673 | LStatler@cityofpensacola.com

Leslie,

Per our conversations to date, we offer the revised drawing set to supplement our existing application for Additional Conditional Use by Planning board.

Our client looks to cover the existing outdoor dining area known as Alfresco that was permitted for Conditional Use in July 2012 for the development of the site under the "mobile restaurant" provision within the ordinance. This roof will be provided as an asphalt shingle roof on wood trusses, supported with steel columns. Development will allow for retail vendors with portable kiosks. The development is in full compliance with previous conditional use permit as outlined below:

Sec. 12-2-78. - Conditional use permit.

(3) Facility is permitted on private property with frontage on South Palafox Place south of Main Street right of way line. Development will remain as an accessory use to an existing restaurant.

(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).

**Existing mobile kitchen units will remain with existing anchoring system. One of the mobile kitchen units will be relocated and rotated at 90 degrees (W. Main St. facing the interior dining area).**

**An 8 ft tall wood slat wall will be located behind the relocated mobile kitchen unit to comply with Sec.12-2-78 (B) (3b) Storage areas and mechanical equipment shall be screened from view.**

### **Note: Emergency Evacuation Plan for Kiosks at Al Fresco**

*In the event of a pending storm, Landlord will require tenants to remove their items from the kiosks. The kiosks will then be loaded on a 24' flat trailer (2 at a time) and relocated to a warehouse facility. The trailer will make 3 trips to complete this task.*

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

**Mechanical equipment will continue to be screened from view with new wood slat wall as well as a gate addition on Palafox ST. Refer to NEW WORK FLOOR PLAN Sheet 1/A101.**

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

**Existing Mobile restaurant units will remain connected to the existing sewer system and utilize existing grease trap.**

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

**Existing mobile restaurant units have permanent restrooms provided for customers via adjacent principal restaurant use.**

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

**100 seats are required for the 100 linear foot of mobile kitchen units on site. The development provides more than 100 seats. Refer to NEW WORK FLOOR PLAN Sheet 1/A101.**

**PROVIDED: APPROX. 156 SEATS**

- (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 forty (40) percent decorative architectural pavers comprising the overall seating area.

**The development maintains (4) existing palm trees and offers new. Existing pavers will remain, meeting the 40% paver requirement for this development. Refer to NEW WORK FLOOR PLAN Sheet 1/A101 for calculations on slab/paver area.**

Total Site SF =	6,250	SF
REQUIRED: 40% PAVERS OF TOTAL SF=	2,500	SF
PROVIDED: PAVERS ON SITE=	3,633.60	SF



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

***Each individual mobile restaurant unit has a permanent existing water source within 30 ft.***

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

***All existing and compliant signing to remain.***

- (i) There will be a maximum of four (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.

***Per 2012 granted Conditional Use Permit existing (4) mobile units will remain in this development.***

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

***Existing mobile kitchen units comply with 25% lot coverage.***

<b>Total lot SF =</b>	<b>6,250 SF</b>
<b>MAX. ALLOWED: 25% of Total Lot SF =</b>	<b>1,562.5 SF</b>
<b>PROVIDED: Mobile Kitchen Units SF=</b>	<b>800 SF</b>

- (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.

***Each mobile restaurant unit is connected to underground utilities and does not utilize generators.***

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

***Existing dumpster to remain on adjacent property and will be screened from view.***

503 E. Government St  
Pensacola, FL 32502

V 850.470.6399  
F 850.470.6397  
[www.dalsal.com](http://www.dalsal.com)

## **EXISTING CONDITIONS**

503 E. Government St  
Pensacola, FL 32502

V 850.470.6399  
F 850.470.6397  
[www.dalsal.com](http://www.dalsal.com)

## **PROPOSED DEVELOPMENT**

503 E. Government St  
Pensacola, FL 32502

V 850.470.6399  
F 850.470.6397  
[www.dalsal.com](http://www.dalsal.com)

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Pensacola, FL 32502

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Pensacola, FL 32502

V 850.470.6399  
F 850.470.6397  
[www.dalsal.com](http://www.dalsal.com)

## MATERIALS

**Date:** Tuesday, July 23, 2019

**Project:** AL FRESCO MARKET  
501 S. Palafox St.  
Pensacola, FL

**Recipient:** Planning Board– City of Pensacola

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Brick Veneer @Columns	Alabama Brick Co.	Henry Old Cahaba
Roof Trusses	Sherwin-Williams Solid Body Stain "Hill Country - SW 3532"	
Roof	GAF Timberline	Asphalt Shingles - Amber Wheat
Exposed Roof Decking	Sherwin-Williams Solid Body Stain "Mountain Ash - SW 3540"	
Screen Wall	Sherwin-Williams Solid Body Stain To Match Existing Color	
Exterior Light Fixtures	Bevolo	Aged Copper
Steel Columns/Brackets	Sherwin-Williams	"Rockwood Date Bronze - SW2808"
Portable Kiosks	Owner Furnished-Wood ship lap	"Egret White SW 7570"



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F 850.470.6397  
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## **MATERIALS**

### **MASONRY**

Alabama Brick Co.    Henry Old Cahaba

### **ROOF TRUSSES COLOR**

Sherwin-Williams Solid Body Stain "Hill Country SW 3532"

### **ROOF**

GAF Timberline - Asphalt Shingles Amber Wheat

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## **EXPOSED ROOF DECKING**

Sherwin-Williams Solid Body Stain "Mountain Ash SW 3540"

## **FRENCH QUARTER STYLE**

## **STEEL COLUMNS/BRACKETS**

Sherwin-Williams - "Rockwood Date Bronze SW2808"

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## KIOSKS COLOR

Sherwin-Williams -" Egret White SW 7570"

# Al Fresco Pavilion

A COMMERCIAL RENOVATION FOR MICHAEL CARRO

501 S. Palafox St.  
Pensacola, FL

503 E. Government St.  
Pensacola, FL 32502  
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CERTIFICATION

NOT FOR  
CONSTRUCTION

SITE MAP

VICINITY MAP

FLOOD MAP

## BUILDING DATA

APPLICABLE CODES:  
2014 FLORIDA BUILDING CODE

CONSTRUCTION TYPE:  
TYPE III-A : SPRINKLERED

OCCUPANCY CLASSIFICATION:  
ASSEMBLY (A-2)

PHYSICAL PROPERTIES:  
COVERED OUTDOOR DINING AND RETAIL: 6,250 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 KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.

## Index of Drawings

### Sheet Number

General

G001 TITLE SHEET

Architectural

A101 FLOOR PLAN

A201 ELEVATIONS

### Sheet Title

DRAWN BY: SRJ CHECKED BY: JSS

ISSUE DATE:  
07/23/19

REVISIONS:  
No. Desc. Date

SHEET TITLE:

## TITLE SHEET

SHEET NO:

G001

PROJECT NO:  
16059

PALAFOX ST.

EXISTING RESTAURANT  
(RUBY SLIPPER)

125.00'

STEEL POST AND BEAM  
CONSTRUCTION WITH  
WOOD ROOF TRUSSES

50.00'

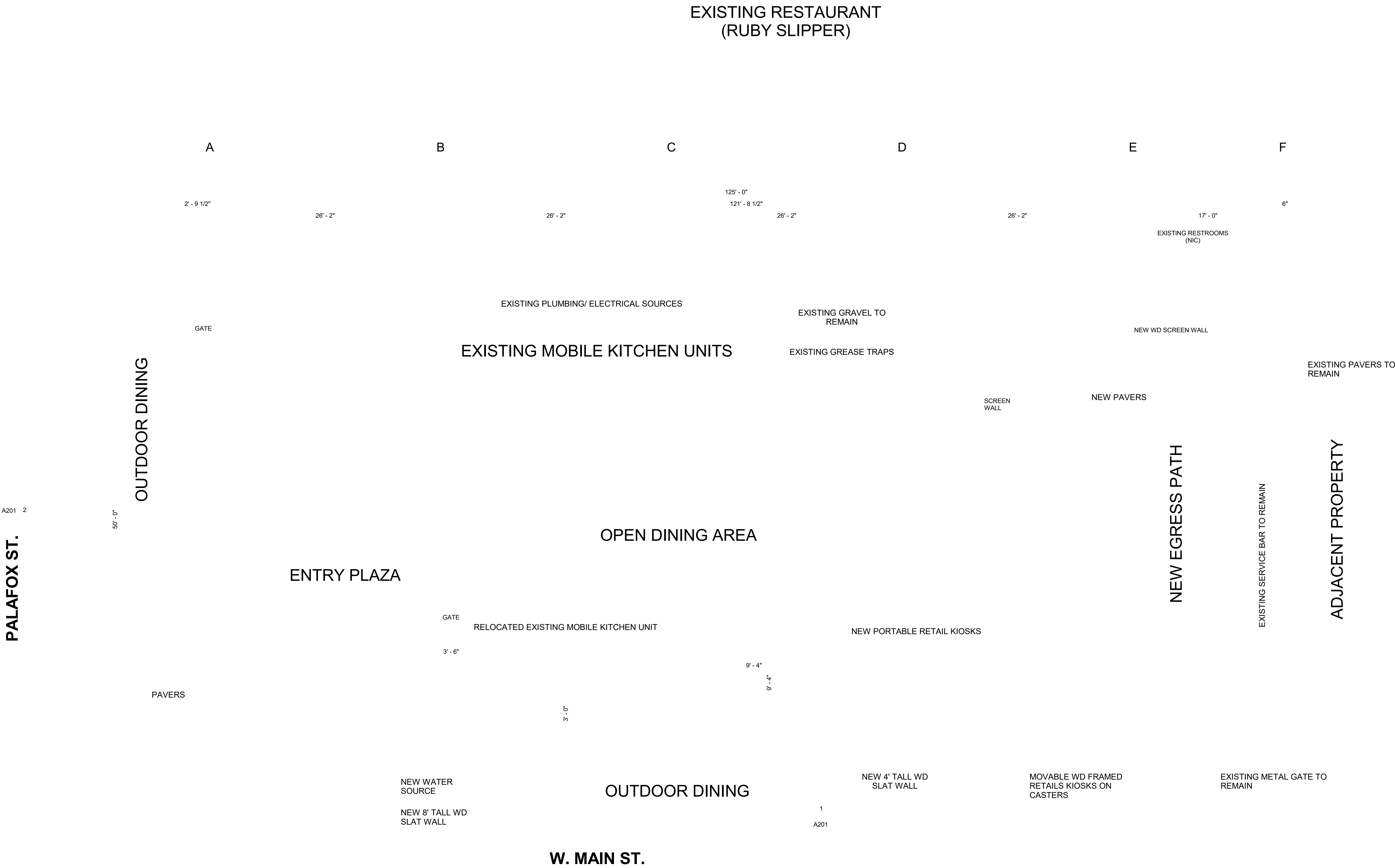
125.00'

50.00'

W. MAIN ST.

CERTIFICATION

NOT FOR  
CONSTRUCTION



### 1 NEW WORK FLOOR PLAN

3/16" = 1'-0"

#### PAVER CALCULATIONS

TOTAL SITE SF	6,250 SF
REQUIRED : 40% PAVERS OF TOTAL SF	2,500 SF
PROVIDED: SF PAVERS ON SITE	3,633.60 SF

#### EXISTING MOBILE KITCHEN (MAX. ALLOWED PROPOSED = 4 UNITS)

SIZE 25'x8' 200 SF

#### EXISTING MOBILE KITCHEN UNIT CALCULATIONS

TOTAL SITE SF	6,250 SF
MAXIMUM ALLOWED: 25% OF SITE TOTAL SF	1,562.5 SF
MAXIMUM PROVIDED: MOBILE KITCHEN UNITS SF	800 SF

#### PROPOSED NUMBER OF SEATING

REQUIRED ON SITE	1 SEAT PER LINEAR FT 100 SEATS REQ. FOR 100 LINEAR FT OF MOBILE KITCHEN UNITS
PROVIDED	APPROX. 156 SEATS

#### PROPOSED MOVABLE KIOSKS

ON CASTERS  
WOOD FRAMED  
REFER TO MEMO 002 FOR COLOR  
SCHEME.

DRAWN BY:	CHECKED BY:
SRJ	JSS
ISSUE DATE:	
07/23/19	
REVISIONS	
No. Des. Date	

SHEET TITLE:

FLOOR PLAN

SHEET NO:

A101

PROJECT NO:  
16059

1 MAIN ST. ELEVATION

3/16" = 1'-0"

NEW BRICK COLUMN W/  
DECORATIVE LIGHT  
FIXTURE

NEW PAINTED STEEL  
BRACKET

EXISTING METAL  
PLANTERS

TENANT SIGNS  
ON PORTABLE  
KIOSKS

EXISTING METAL GATE

NEW ASPHALT SHINGLE ROOF

PROJECT  
SCOPE

ADJACENT  
PROPERTY

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CONSTRUCTION

2 PALAFOX ELEVATION

3/16" = 1'-0"

ADJACENT  
PROPERTY

PROJECT

PT. SOLID  
BODY STAIN  
WD SLAT WALL

TENANT SIGNS

NEW ASPHALT SHINGLE ROOF

PT. SOLID BODY STAINED WD TRUSSES

NEW BRICK COLUMN W/  
DECORATIVE LIGHT FIXTURE

NEW PAINTED STEEL  
BRACKET

EXISTING SIGNAGE

EXISTING SIGNAGE

Al Fresco Pavilion

501 S. Palafox St.  
Pensacola, FL

DRAWN BY: CHECKED BY:  
SRJ JSS

ISSUE DATE:  
07/23/19

REVISIONS  
No. Des. Date

SHEET TITLE:

ELEVATIONS

SHEET NO:

A201

PROJECT NO:  
16059



PLANNING SERVICES

THE UPSIDE of FLORIDA

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Leslie Statler, Planner *lesm*  
**DATE:** August 5, 2019  
**SUBJECT:** Aesthetic Review – 501 S. Palafox Street (Al Fresco)

Scott Sallis, Dalrymple Sallis Architecture, is seeking aesthetic review for changes to the "Al Fresco" mobile restaurant development on behalf of the property owner, Michael Carro. The final design presented today is consistent with the aesthetics reviewed and approved by the Planning Board at their July 9, 2019, meeting. A roof system will be added over the entire project area to create an open-market. Additional pavers are being added and the cafeteria-style dining area is being enlarged. The service bar previously developed as part of "Shux" restaurant will remain; however the two areas will be transformed into one space.

This item is under consideration with the previous item. All pertinent information lies within the supporting documentation for the Amendment to the Conditional Use Permit.

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

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PLANNING SERVICES

**MEMORANDUM**

**TO:** Planning Board Members  
**FROM:** Leslie Statler, Planner *LS*  
**DATE:** August 6, 2019  
**SUBJECT:** Request for Preliminary Plat Approval – “Whispering Creek”

Clint Geci, Geci & Associates Engineering Inc., has submitted a request for Preliminary Plat approval for “Whispering Creek” Subdivision located in the 4700 BLK of Bayou Boulevard near the terminus of the Target shopping center access drive. This request was tabled by the Planning Board at their July 8, 2019, meeting to allow the applicant to make corrections to the Plat and consider additional stormwater alternatives. Following the Planning Board meeting, the applicant met with Engineering and Planning Services staff as well as the City’s surveyor for the project to discuss the project and comments. The revised plan addresses the majority of comments by City staff; comment have been provided to the applicant with a deadline of August 9 to return revisions. Additionally, the easement information has been provided as well as the original stormwater calculations from the pond.

The proposed Preliminary Plat consists of 20 lots of varying widths which meet the requirements of the C-2 zoning district. The proposed development has self-imposed setbacks; the zoning district does not have setback requirements. The minimum parking requirement for single family residential developments is 2 parking spaces per unit as cited in LDC Section 12-3-1(B) for private roadways.

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



Department:	Comments:	Date Rec'd
Planning	No comments	7/26/2019
Surveying	See Attached (3 documents)	8/6/2019
PW/E	No comments on this preliminary plat	8/6/2019
GIS/Addressing	FIRE/LifeSafety: Signage on Bayou for the subdivision would be helpful, if possible. (7/30/2019) / GIS/Addressing: From an addressing perspective I'm concerned about a land locked parcel and getting 911 services to that location. I would think proper signage from Bayou Blvd would be necessary. (7/24/2019)	7/30/2019 & 7/24/2019
FIRE	Fire/LifeSafety has no issues at this time	7/30/2019
ESP	My only question is general in nature with reference to platted utility easements. Who is responsible for maintaining the 20' Utility Easement shown in the plat? Typically we are along the road R/W but in this development we would need to bring gas from Stormy Terrace thus utilizing this 20' Utility Easement.	7/26/2019

ECUA	<p>This project will need to apply with ECUA Engineering as a System Extension project. Please have the developer see ECUA Engineering Manual (<a href="https://ecua.fl.gov/work-with-us/engineering-manuals-contacts">https://ecua.fl.gov/work-with-us/engineering-manuals-contacts</a>) Procedure 2 for more information. The project will be assigned an ECUA reviewer who will work with the developer and have additional comments on this project.</p> <p>From a plat standpoint, I would like to add the following comments:</p> <ul style="list-style-type: none"><li>- Please show a utility easement over the entire length and width of the private roadway, for purposes of ECUA accessing/owning/maintaining the water and sewer after construction and final acceptance. This will also need to be shown on the final plat.</li><li>- Please have all new utility easements dedicated to the proper utility providers in the Dedication (on the final plat).</li><li>- Could you please have the developer contact me with the Official Records book and page of the existing 20' easement located on the southeast portion of the project parcel?</li><li>- Escambia County requires a 5' utility easement on</li></ul>	7/26/2019
GPW		
ATT	AT&T has no comment or objection to the proposal at this time.	8/2/2019

## Leslie Statler

---

**From:** Brad Hinote  
**Sent:** Tuesday, August 6, 2019 8:45 AM  
**To:** Leslie Statler; Derrik Owens; Chris Mauldin  
**Cc:** Cynthia Cannon  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Sorry for the lack of response....we have no comments on this preliminary plat. It's good to go.

### Brad Hinote, P.E.

Engineering Project Manager

City of Pensacola

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Pensacola, FL 32502

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[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)

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---

**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Monday, August 05, 2019 7:06 PM  
**To:** Derrik Owens <DOwens@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>  
**Cc:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Subject:** FW: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review  
**Importance:** High

Happy Monday gentlemen!

Does PW/E have any comments on this project. We received comments from Mark Norris earlier this evening. Please advise.

*Leslie*

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Pensacola, FL 32502

Office: 850.435.1673

[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



**From:** Leslie Statler

**Sent:** Thursday, August 1, 2019 1:09 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Derrik Owens <[DOwens@cityofpensacola.com](mailto:DOwens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly (GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>

**Subject:** FW: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

**Importance:** High

Happy Thursday everyone!

Just a reminder that comments are due for this project are due by close of business today. If you have submitted comments on this submittal, we have included those in our staff review. If you have not replied, we would appreciate your feedback so that we may add them to our review.

Many thanks!

*Leslie*

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Pensacola, FL 32502

Office: 850.435.1673

[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



**From:** Leslie Statler

**Sent:** Wednesday, July 24, 2019 3:29 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Derrik Owens <[DOwens@cityofpensacola.com](mailto:DOwens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly (GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T)

## Leslie Statler

---

**From:** Annie Bloxson  
**Sent:** Tuesday, July 30, 2019 3:09 PM  
**To:** Leslie Statler; Paul A Kelly(GIS)  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Signage on Bayou for the subdivision would be helpful, if possible.

---

**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Wednesday, July 24, 2019 4:07 PM  
**To:** Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>  
**Cc:** Annie Bloxson <ABloxson@cityofpensacola.com>  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Thanks Paul! Great comments. Access to the development will be via the existing commercial drive aisle that wraps around the perimeter of the Target development. I'm not sure about signage on Bayou Blvd or along the drive aisle. They may have an agreement in place to allow signage in that area. I've copied Annie on my response as I believe she can speak to how the 911 responders needs in terms of signage, etc.

*Leslie*

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[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



---

**From:** Paul A Kelly(GIS)  
**Sent:** Wednesday, July 24, 2019 4:02 PM  
**To:** Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Hi Leslie,

From an addressing perspective I'm concerned about a land locked parcel and getting 911 services to that location. I would think proper signage from Bayou Blvd would be necessary.

I'm assuming that the Target parking lot is the method of access. Will there be a designated path/road from Bayou Blvd?

Thanks,

Paul Kelly

GIS Coordinator

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---

**From:** Leslie Statler

**Sent:** Wednesday, July 24, 2019 3:29 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Derrik Owens <[DOWens@cityofpensacola.com](mailto:DOWens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly(GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>

**Subject:** "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

**Importance:** High

Happy Wednesday all!

Attached you will find the RESUBMITTAL of the Preliminary Plat "Whispering Creek". This item was discussed at the July Planning Board meeting during which the Board tabled the request and asked for additional information. Please review and provide comments as applicable. This item is scheduled for the August 13, 2019, Planning Board agenda. Therefore, all comments must be received **no later than close of business on Thursday, August 1, 2019.**

If you have any questions, please let me know.

*Leslie*

**Leslie Statler**

*Planner*

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Pensacola, FL 32502

Direct Office: 850.435.1673

Plannign Services: 850.435.1670

## Leslie Statler

---

**From:** Annie Bloxson  
**Sent:** Tuesday, July 30, 2019 3:06 PM  
**To:** Leslie Statler  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Good Afternoon,

I have no issues at this time. Thank you.

Respectfully,

### Annie Bloxson

Fire Marshal

Visit us at [PensacolaFire.com](http://PensacolaFire.com)

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

[abloxson@cityofpensacola.com](mailto:abloxson@cityofpensacola.com)



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---

**From:** Leslie Statler <LStatler@cityofpensacola.com>  
**Sent:** Wednesday, July 24, 2019 3:29 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

**Subject:** "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

**Importance:** High

Happy Wednesday all!

Attached you will find the RESUBMITTAL of the Preliminary Plat "Whispering Creek". This item was discussed at the July Planning Board meeting during which the Board tabled the request and asked for additional information. Please review and provide comments as applicable. This item is scheduled for the August 13, 2019, Planning Board agenda. Therefore, all comments must be received **no later than close of business on Thursday, August 1, 2019.**

If you have any questions, please let me know.

*Leslie*

**Leslie Statler**

*Planner*

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

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Direct Office: 850.435.1673

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[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



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## Leslie Statler

---

**From:** Diane Moore  
**Sent:** Friday, July 26, 2019 8:36 AM  
**To:** Leslie Statler  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Leslie,

My only question is general in nature with reference to platted utility easements. Who is responsible for maintaining the 20' Utility Easement shown in the plat? Typically we are along the road R/W but in this development we would need to bring gas from Stormy Terrace thus utilizing this 20' Utility Easement.

Thanks,  
Diane

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

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For Non-Emergency Citizen Requests, Dial 311 or visit [Pensacola311.com](http://Pensacola311.com)

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**Sent:** Wednesday, July 24, 2019 3:29 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** "Whispering Creek" Preliminary Plat / RESUBMITTAL Review  
**Importance:** High

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If you have any questions, please let me know.

*Leslie*

## **Leslie Statler**

*Planner*

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

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[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



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## Leslie Statler

---

**From:** Andre Calaminus <andre.calaminus@ecua.fl.gov>  
**Sent:** Friday, July 26, 2019 8:30 AM  
**To:** Leslie Statler  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Hi Leslie,

My initial comments from June 7 will not change for this resubmittal. They are:

This project will need to apply with ECUA Engineering as a System Extension project. Please have the developer see ECUA Engineering Manual (<https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>) Procedure 2 for more information. The project will be assigned an ECUA reviewer who will work with the developer and have additional comments on this project.

From a plat standpoint, I would like to add the following comments:

- Please show a utility easement over the entire length and width of the private roadway, for purposes of ECUA accessing/owning/maintaining the water and sewer after construction and final acceptance. This will also need to be shown on the final plat.
- Please have all new utility easements dedicated to the proper utility providers in the Dedication (on the final plat).
- Could you please have the developer contact me with the Official Records book and page of the existing 20' easement located on the southeast portion of the project parcel?
- Escambia County requires a 5' utility easement on either side of a 50' r/w in a subdivision, in order to effectively have a full 60' width for utility placement. While this may not be the case in the City, the developer may want to consider this.

If the developer has any questions, please have him/her contact me. Otherwise, the ECUA reviewer will be able to answer any more questions when they apply with ECUA.

Thanks and have a great weekend,

**Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |**

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |

Phone: (850) 969-5822 | Fax: (850) 969-6511 |

---

**From:** Leslie Statler [mailto:LStatler@cityofpensacola.com]

**Sent:** Wednesday, July 24, 2019 3:29 PM

**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

**Subject:** "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

**Importance:** High

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Happy Wednesday all!

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If you have any questions, please let me know.

*Leslie*

**Leslie Statler**

*Planner*

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## Leslie Statler

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**From:** SAUERS, BRAD <bs5403@att.com>  
**Sent:** Thursday, August 1, 2019 4:40 PM  
**To:** Leslie Statler  
**Subject:** FW: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review  
**Attachments:** 972204 Ltr Leslie Statler 7-23-19.pdf; 972204 Preliminary Plat wDC.PDF; Original Drainage Calcs wDC.PDF; Pond Photos.pdf; Response to Comments.pdf  
  
**Importance:** High

AT&T has no comment or objection to the proposal at this time.

**Brad Sauers**  
Manager – OSP Plng and Eng  
Technology Operations

**AT&T**  
605 W Garden St, Pensacola, FL 32502  
o 850.436.1495 | bs5403@att.com

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---

**From:** FENNER, KARL L  
**Sent:** Thursday, August 01, 2019 1:14 PM  
**To:** SAUERS, BRAD <bs5403@att.com>  
**Subject:** FW: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review  
**Importance:** High

**Karl Fenner**  
Area Manager – OSP Plng and Eng  
Technology Operations

**AT&T**  
605 W Garden St, Pensacola, FL 32502  
o 850.436.1485 | [kf5345@att.com](mailto:kf5345@att.com)

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**From:** Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>

**Sent:** Thursday, August 01, 2019 1:09 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Derrik Owens <[DOwens@cityofpensacola.com](mailto:DOwens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; FENNER, KARL L <[kf5345@att.com](mailto:kf5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly(GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; KENNINGTON, STEPHEN <[sk1674@att.com](mailto:sk1674@att.com)>

**Subject:** FW: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

**Importance:** High

Happy Thursday everyone!

Just a reminder that comments due for this project are due by close of business today. If you have submitted comments on this submittal, we have included those in our staff review. If you have not replied, we would appreciate your feedback so that we may add them to our review.

Many thanks!

*Leslie*

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222 W Main St.

Pensacola, FL 32502

Office: 850.435.1673

[lstatler@cityofpensacola.com](mailto:lstatler@cityofpensacola.com)



---

**From:** Leslie Statler

**Sent:** Wednesday, July 24, 2019 3:29 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Derrik Owens <[DOwens@cityofpensacola.com](mailto:DOwens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly(GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>

## Leslie Statler

---

**From:** Mark Norris <markn@rebol-battle.com>  
**Sent:** Monday, August 5, 2019 5:04 PM  
**To:** Leslie Statler  
**Cc:** Angela Coursey  
**Subject:** RE: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review  
**Attachments:** Whispering Creek Pre Plat Comments 2.pdf; Whispering Creek Pre Plat Sht 1 of 2.pdf; Whispering Creek Pre Plat Sht 2 of 2.pdf

Hello Leslie,

Please see attached for a PDF of both sheets 1 & 2 with comments and a copy of our Checklist with comments.

I will gladly explain written comments as needed.

Thank you,

Mark

Mark A. Norris P.S.M.  
Rebol-Battle & Associates  
Civil Engineers & Surveyors  
2301 North 9th Avenue, Suite 300  
Pensacola, Florida 32503  
Ph: 850 438-0400  
Fax: 850 438-0448

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

From: Leslie Statler [mailto:LStatler@cityofpensacola.com]  
Sent: Monday, August 05, 2019 1:04 PM  
To: Mark Norris; Angela Coursey  
Cc: Chris Mauldin; Cynthia Cannon  
Subject: Re: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

Happy Monday Mark & Angela! Simply touching base on your review. We're getting packets ready to distribute tomorrow. I want to make sure I include your findings. Please advise.

Thanks!

Leslie

Sent from my iPhone

> On Aug 1, 2019, at 1:18 PM, Leslie Statler <LStatler@cityofpensacola.com> wrote:  
>  
> Happy Thursday Mark & Angela!  
>

> Attached are the revisions to the Whispering Creek Preliminary Plat. I'm not sure if you've received them or not. The email below states the deadline for review comments is today; however, we will be able to take your comments thru Tuesday morning to include with the staff report. I have also attached the recorded easement.

>

> Leslie

>

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> Office: 850.435.1673

> [Istatler@cityofpensacola.com](mailto:Istatler@cityofpensacola.com)<<mailto:youremail@cityofpensacola.com>>

>

> [Pensacola-Logotype-w-Seal-Tag]

>

> From: Leslie Statler

> Sent: Wednesday, July 24, 2019 3:29 PM

> To: Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Derrik Owens <[DOwens@cityofpensacola.com](mailto:DOwens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly(GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>

> Subject: "Whispering Creek" Preliminary Plat / RESUBMITTAL Review

> Importance: High

>

> Happy Wednesday all!

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> Attached you will find the RESUBMITTAL of the Preliminary Plat "Whispering Creek". This item was discussed at the July Planning Board meeting during which the Board tabled the request and asked for additional information. Please review and provide comments as applicable. This item is scheduled for the August 13, 2019, Planning Board agenda. Therefore, all comments must be received no later than close of business on Thursday, August 1, 2019.

>

> If you have any questions, please let me know.

>

> Leslie

>

> Leslie Statler

> Planner

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

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> Pensacola, FL 32502

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> [Istatler@cityofpensacola.com](mailto:Istatler@cityofpensacola.com)<<mailto:Istatler@cityofpensacola.com>>

>

> [Pensacola-Logotype-w-Seal-Tag]

>



# WHISPERING CREEK

## Preliminary Plat Review Comments based on City of Pensacola Preliminary Plat Checklist 7/1/98

1. ☒ Shall be drawn to a scale of  $< 1" = 100'$   
-----
2. ☒ Subdivision or Development name  
☒ Name of Owners or Developers  
☒ Name of Surveyor  
☒ Name of Designer (engineer)  
☒ North Arrow  
\_\_\_\_ Date of Plat – **Revise to "August 2019"**  
☒ Scale Bar  
-----
3. ☒ Boundary of Subdivision drawn accurately to scale  
\_\_\_\_ With accurate linear and angular dimensions – **Revise incorrect bearing along easterly property line from "S 56°06'00" W 335.00'" to N 33°54'00" W.**  
  
**For the Final Plat, Parcel "H" will need to be incorporated into the overall subdivision metes & bounds description for the Plat.**  
  
**Parcel "H" Text is upside down. Suggest rotating 180°**  
-----
4. ☒ Street Names  
\_\_\_\_ Right-of-Way width – **Stormy Terrace is shown as 50' R/. Add a "W" for R/W.**  
\_\_\_\_ Right-of-Ways call outs – **Suggest calling out right-of-way lines**  
☒ Public or Private  
**N/A** Alley information (if any)  
-----
5. Locations and Sizes of existing utilities on and within 10' of Proposed subdivision  
☒ Water  
\_\_\_\_ Gas  
☒ Sanitary Sewer  
☒ Fire Hydrants  
☒ Storm Drains  
\_\_\_\_ All structures  
-----
6. \_\_\_\_ Other Right-of-ways or Easements **Existing 20' utility easement not well defined. Clarify easement limits, suggest hatching for clarity.**  
\_\_\_\_ Location  
\_\_\_\_ Width  
\_\_\_\_ Purpose – **Are there any drainage easements?**  
**N/A** Avigation Easements  
**N/A** Maintenance Easements for 0 Lot Line Dwellings  
-----
7. ☒ Lot Lines  
☒ Lot Numbers  
**N/A** Block Numbers  
-----
8. Sites, if any, to be reserved for  
**N/A** Parks

# WHISPERING CREEK

## Preliminary Plat Review Comments based on City of Pensacola Preliminary Plat Checklist 7/1/98

N/A Playgrounds  
N/A Common Areas  
N/A Retention/Detention Ponds  
N/A Other Public Uses

---

9. Sites, if any, to be for  
N/A Multifamily Dwellings  
N/A Shopping Centers  
N/A Churches  
N/A Industry  
N/A Other nonpublic uses exclusive of single-family dwellings
- 

10. ✓ Plat Name of Adjacent Subdivisions  
✓ Plat book/Page of Adjacent Subdivisions
- 

11. Setback requirements per zoning regulations  
✓ Noted on Plat  
N/A Front  
✓ Rear  
✓ Side
- 

12. Site data  
✓ Number of residential lots  
✓ Typical Lot size  
✓ Areas of Parks, Parcels
- 

13. ✓ Ground Contours not greater than 2'
- 

14. Orientation of Development in relation with  
✓ Surveyors Benchmarks  
✓ Monuments
- 

15. ✓ State if in the 100 year flood plain  
\_\_\_\_ State if in the airport impact district – **Need to state if in the airport impact district**
- 

### **ADDITIONAL COMMENTS:**

- **Title search required for Final Plat. It is recommended that a Schedule BII be examined for the subject property for any encumbrances to the proposed plat such as parking easements, cross access/parking easements, ingress-egress easements and or any other easements or encumbrances that may affect the subject property.**
- **Indicate existing access to property by depicting such on preliminary plat and show recording instrument book & page number.**

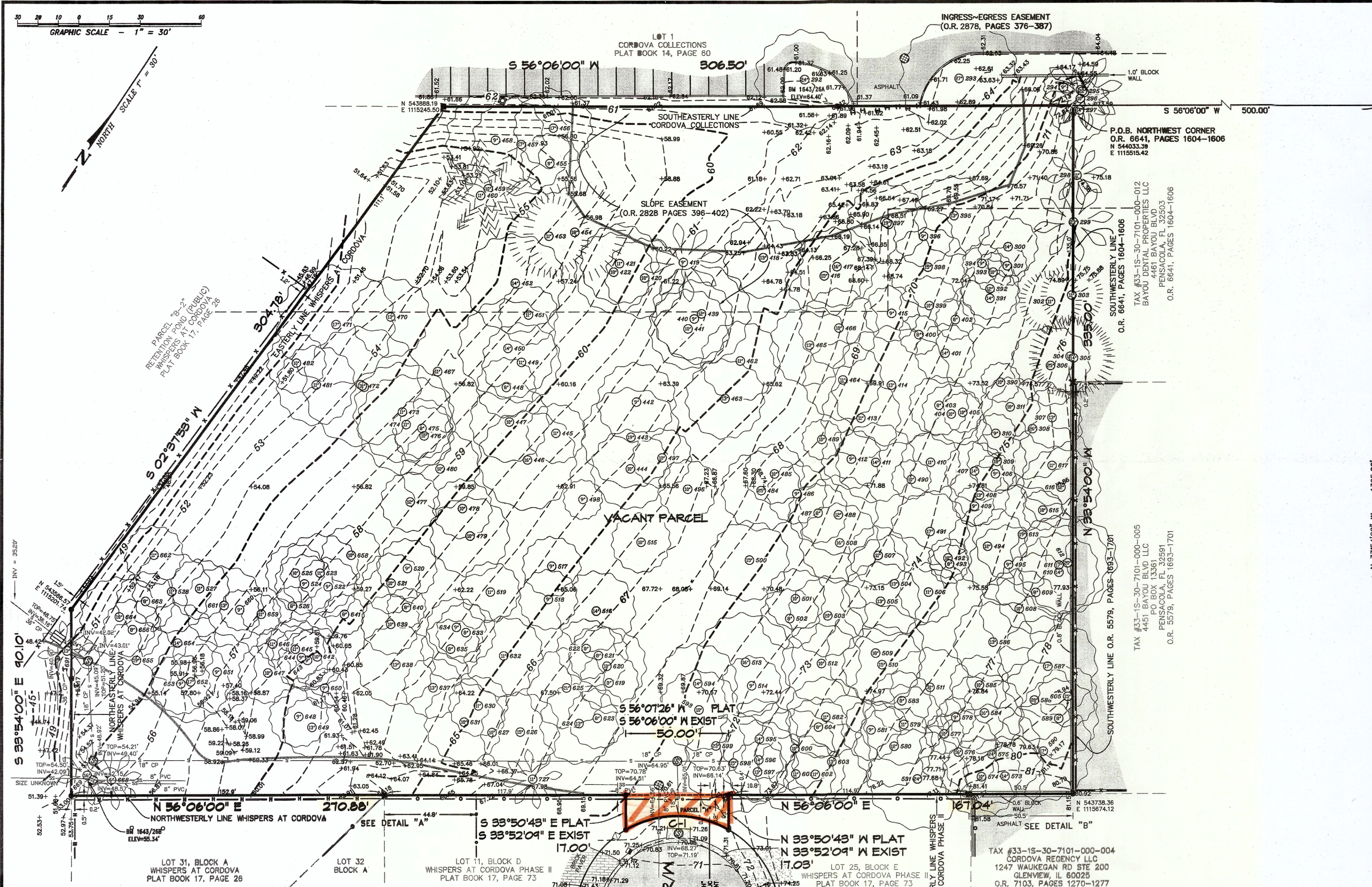


PRELIMINARY PLAT  
OF

AUGUST

[illegible]





**LEGAL DESCRIPTION:**  
Commence at the most westerly corner of Lot 1, Block 100, Cordova Park Unit 3, according to plat recorded in Plat Book 3, page 86, of the public records of Escambia County, Florida, thence North 35 degrees 54'00\"/>

**SURVEYOR'S NOTES:**  
1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.  
2. This survey does not reflect or determine ownership.  
3. This survey is subject to any facts that may be disclosed by a full and accurate title search.  
4. This survey is subject to setbacks, easements, and restrictions of record.  
5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is

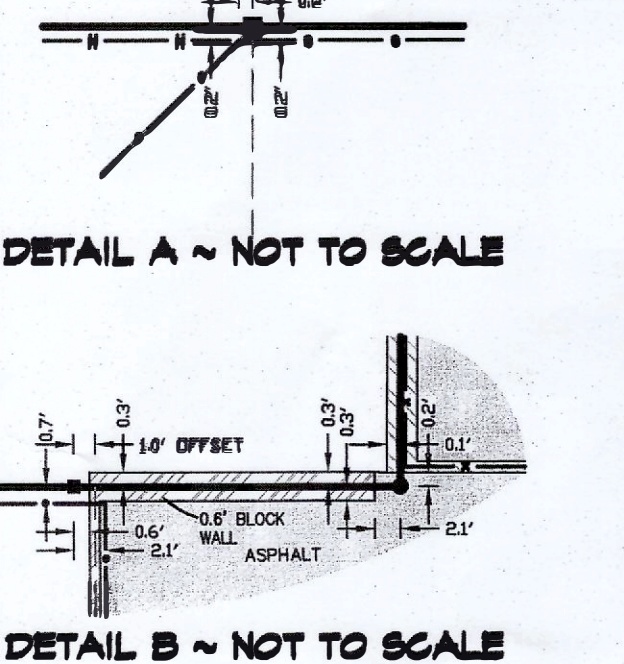
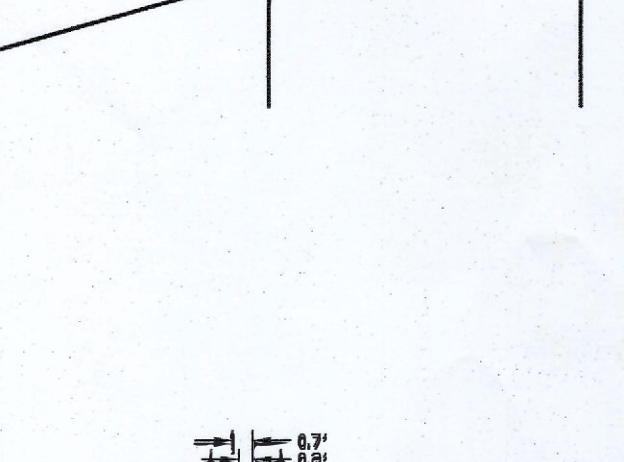
strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three central points or property corners.  
6. Sub-surface improvements, if any, not located.  
7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material be verified before any design work begins.  
8. Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.  
9. Coordinates are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.

**BENCHMARKS:**  
48-44-PB4HV - A F.D.O.T. concrete monument located on the south right of way of Bayou Boulevard in front of Sacred Heart Health System Building; 8.5' +/- south of the back of curb of Bayou Boulevard and 8' +/- west of the west of EGAT bus stop; 1200' +/- northwest of centerline of 12th Avenue.  
Elevation = 82.68'  
1645/26A - A cotton gin spike in the west side of a 24\"/>

**FLOOD STATEMENT:**  
I hereby certify that the subject property is located in Flood Zone \"X\", areas determined to be outside the 2.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12038C08806. Effective September 29, 2006.

- LEGEND:**
- R/W Right of way
  - BM Benchmark
  - ELEV Elevation
  - INV Invert
  - FFE Finished floor elevation
  - CP Concrete pipe
  - 1/2\"/>

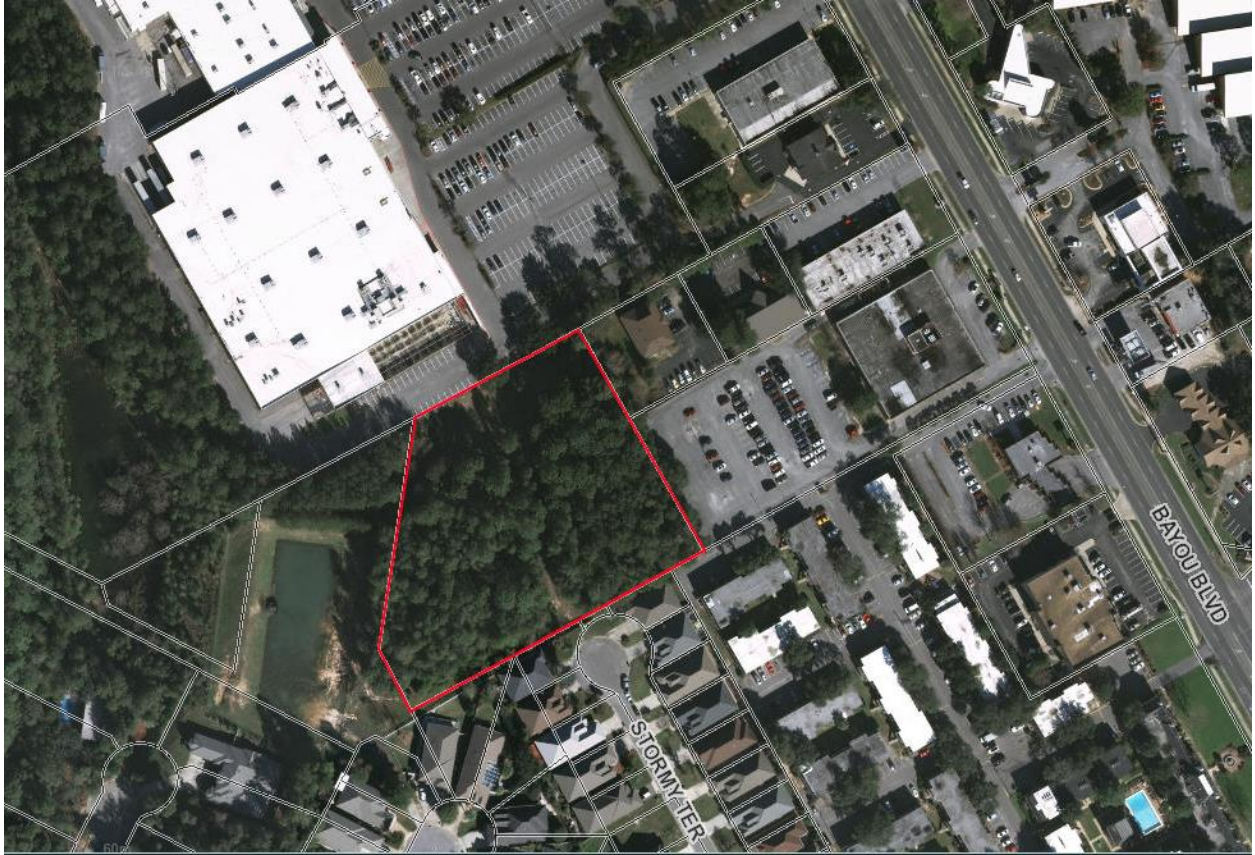
**12TH AVENUE**  
100' R/W  
(PUBLIC)  
P.O.C. MOST WESTERLY CORNER LOT 1, BLOCK 100, CORDOVA PARK UNIT #3 (PLAT BOOK 3, PAGE 86)



TREE TABLE				TREE TABLE			
Point	Diameter in Inches	Type Tree	1/2 Spread in Feet	Point	Diameter in Inches	Type Tree	1/2 Spread in Feet
292	24	Oak	25	504	13	Oak	25
293	27	Oak	30	505	13	Oak	20
294	9	Oak	10	506	11	Oak	15
295	22 Twin	Popcorn	20	507	11	Oak	15
296	10	Magnolia	15	508	16	Oak	20
297	14	Oak	15	509	18	Oak	25
298	11	Popcorn	15	510	15	Oak	20
299	23	Popcorn	20	511	31	Oak	20
300	14	Oak	15	512	10	Oak	20
301	9	Oak	15	513	16	Oak	25
302	11	Miscellaneous	15	514	9	Oak	15
303	11	Miscellaneous	15	515	10	Oak	15
304	13	Miscellaneous	20	516	14	Oak	20
305	14	Miscellaneous	20	517	9	Oak	15
306	25	Oak	20	518	9	Oak	15
307	13	Oak	15	519	11	Oak	15
308	26	Oak	25	520	9	Oak	15
309	18	Oak	15	521	10	Oak	15
310	9	Oak	10	522	9	Oak	15
311	10	Oak	15	523	11	Oak	20
390	10	Oak	15	524	9	Oak	15
391	14	Oak	15	525	10	Oak	15
392	12	Oak	15	526	8	Oak	10
393	9	Oak	10	527	11	Oak	15
394	9	Oak	10	528	11	Oak	20
395	13	Oak	20	529	14	Oak	20
396	9	Oak	15	574	24	Oak	25
397	19 Twin	Oak	20	576	16	Oak	20
398	15	Oak	15	577	10	Oak	10
399	10	Oak	15	578	9	Oak	10
400	8	Oak	10	579	11	Oak	20
401	14	Oak	15	580	12	Oak	20
402	8	Oak	10	581	9	Oak	15
403	8	Oak	15	582	11	Oak	20
404	10	Oak	15	583	8	Oak	15
405	10	Oak	10	584	16	Oak	20
406	9	Oak	10	585	10	Oak	15
407	14	Oak	15	586	13	Oak	20
408	13	Oak	15	587	17	Oak	25
409	9	Oak	10	588	20	Oak	20
410	11	Oak	15	589	8	Oak	20
411	14	Oak	20	590	17	Oak	25
412	9	Oak	15	591	24	Oak	25
413	11	Oak	20	593	10	Oak	20
414	13	Oak	30	594	14	Oak	20
415	9	Oak	25	595	14	Oak	20
416	15	Oak	20	596	14	Oak	25
417	16	Oak	20	597	13	Oak	15
418	13	Oak	20	598	15	Oak	25
419	9	Popcorn	20	599	23	Oak	15
420	18	Oak	20	600	10	Oak	20
421	11	Oak	20	601	11	Oak	20
422	18	Oak	20	602	11	Oak	15
439	12	Oak	25	603	13	Oak	20
440	9	Oak	20	604	8	Oak	15
441	10	Oak	20	605	15	Popcorn	15
442	9	Oak	20	608	10	Oak	20
443	19	Oak	25	609	8	Oak	20
444	10	Oak	20	610	14	Oak	20
445	11	Oak	15	611	17	Oak	25
446	16	Oak	25	612	20	Oak	25
447	10	Oak	20	613	19	Oak	25
448	8	Oak	15	615	10	Oak	10
449	11	Oak	20	616	12	Oak	20
450	14	Oak	25	617	11	Oak	20
451	11	Oak	15	619	8	Oak	15
452	14	Oak	25	620	10	Oak	20
453	11	Miscellaneous	20	621	8	Oak	15
454	18	Miscellaneous	25	622	8	Oak	15
455	8	Oak	15	623	8	Oak	15
456	17	Oak	20	624	13	Oak	20
457	17	Oak	25	625	21	Oak	20
458	9	Oak	25	626	15	Oak	20
459	10	Mimosa	25	627	10	Oak	15
460	11	Mimosa	20	630	11	Oak	15
462	11	Oak	20	631	10	Oak	20
463	13	Oak	20	632	11	Oak	20
464	11	Oak	20	633	8	Oak	15
465	13	Oak	20	634	9	Oak	15
466	10	Oak	20	635	8	Oak	15
467	11	Oak	20	637	13	Oak	15
470	13	Oak	20	638	13	Oak	20
471	17	Oak	30	639	10	Oak	15
472	31 Twin	Oak	30	640	8	Oak	10
473	11	Oak	25	641	8	Oak	10
474	11	Oak	25	642	10	Oak	15
475	8	Oak	15	643	9	Oak	15
476	10	Oak	15	644	9	Oak	15
477	12	Oak	15	645	11	Oak	15
478	10	Oak	15	646	11	Oak	8
479	10	Oak	15	647	10	Oak	15
480	10	Oak	20	648	9	Oak	15
481	11	Oak	15	649	13	Oak	15
482	10	Oak	15	650	9	Oak	10
484	25	Oak	20	651	9	Oak	20
485	10	Oak	15	652	17	Oak	20
486	9	Oak	15	653	9	Oak	15
487	8	Oak	15	654	14	Oak	20
488	12	Oak	20	655	19	Oak	20
489	10	Oak	10	656	8	Oak	15
490	10	Oak	10	658	10	Oak	15
491	17	Oak	20	659	11	Oak	10
492	10	Oak	10	660	9	Oak	10
493	8	Oak	10	661	13	Oak	20
494	12	Oak	20	662	11	Oak	15
495	9	Oak	20	663	8	Oak	15
496	10	Oak	15	664	18	Oak	20
497	10	Oak	15	668	6	Popcorn	15
498	9	Oak	10	669	16	Popcorn	15
500	15	Oak	20	691	13	Popcorn	15
501	10	Oak	15	727	11	Popcorn	15
502	8	Oak	15				
503	20	Oak	20				

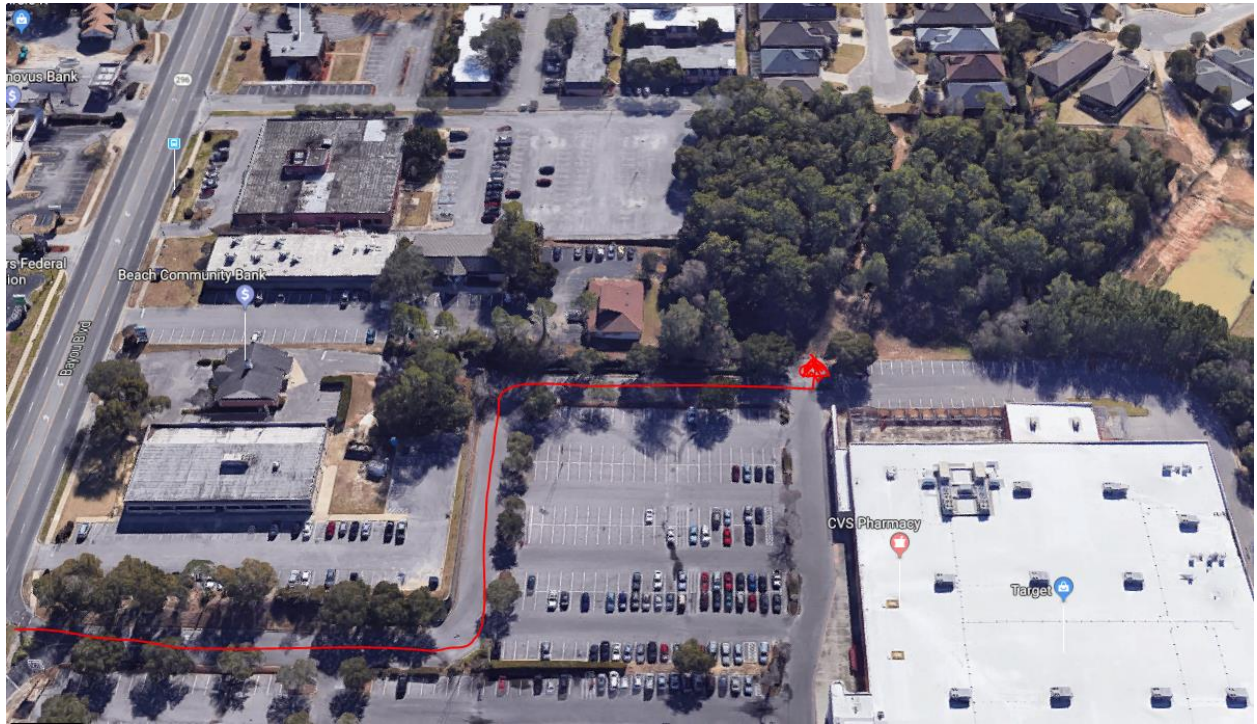


“Whispering Creek” Preliminary Plat





“Whispering Creek” Preliminary Plat





**GECI & ASSOCIATES, INC.**  
**E N G I N E E R S**

July 23, 2019

"Hand Delivered"

Ms. Leslie Statler  
Planning Department  
City of Pensacola  
222 W Main Street  
Pensacola, Florida 32502

Re: **Whispering Creek Subdivision**  
**Preliminary Plat Submittal**  
G&A Reference No. 972204

Dear Ms Statler:

We are submitting the following items for your review:

1. Eleven (11) signed & sealed copies of the revised Preliminary Plat.
2. One (1) Response to Comments.
3. One (1) PDF of the original drainage calculations for the existing City storm pond.
4. Six (6) Photos showing the current condition of the City storm pond.
5. One (1) CD containing all information listed **above**.

A Title Opinion has been ordered and will be provided later this week along with associated legal documents showing access. If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

Steve Geci, PE  
President

Attachments



PRELIMINARY PLAT  
OF  
**WHISPERING  
CREEK**

A SINGLE FAMILY RESIDENTIAL 20 LOT SUBDIVISION  
OF A PORTION OF  
SECTION 33, T1S, R30W  
ESCAMBIA COUNTY, FLORIDA  
JULY, 2019

PRELIMINARY PLAT NOTES:

- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO CITY OF PENSACOLA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY CITY OF PENSACOLA ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. "IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2-YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE CITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE CITY OF PENSACOLA. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS, INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

CONTRACTOR'S EROSION AND SEDIMENT CONTROL NOTES:

SEDIMENT SHALL BE RETAINED ON THE SITE OF THE DEVELOPMENT. EROSION AND SEDIMENTATION CONTROLS WILL BE PROVIDED BY CONTRACTOR AT ALL TIMES AS PER CITY OF PENSACOLA, DEP, NPDES, AND EPA REQUIREMENTS.

THE CONTRACTOR SHALL AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT, PROVIDE AND MAINTAIN THE NECESSARY EARTH BERMS, PONDING AREAS AND SEDIMENTATION CONTROL WALLS OF STRAW ALONG ALL THE STREET RIGHT-OF-WAY AND EASEMENTS TO CONTROL THE RUNOFF FROM THIS PROJECT. (NO DIRECT PAYMENT FOR THIS. PAYMENT FOR THIS TO BE INCLUDED IN THE ITEM OF BASE AND PRIME.)

OWNER/DEVELOPER:

BAARS TRUSTEE  
2107 AIRPORT BOULEVARD  
PENSACOLA, FLORIDA 32503  
PHONE: (850) 478-4141

ENGINEER:

GECI & ASSOCIATES ENGINEERS, INC.  
2950 NORTH 12th AVENUE  
PENSACOLA, FLORIDA 32503  
PHONE: (850) 432-2929

SURVEYOR:

PITTMAN, GLAZE & ASSOCIATES LAND SURVEYING  
700 NORTH 9TH AVENUE  
PENSACOLA, FLORIDA 32501  
PHONE: (850) 434-6666

SITE NOTES:

- SITE AREA: 3.24 AC
- TOTAL LOTS: 20
- PARCEL ID: 3315307101000000
- ZONING: C-2 / FLU: C (COMMERCIAL)
- BUILDING SETBACK REQUIREMENTS: 0' FRONT, 5' SIDE, AS SHOWN REAR, BUILDING HEIGHT IS 45' MAX.
- BUILDING LOT COVERAGE: 75% MAXIMUM OF TOTAL SITE.
- EACH HOME SHALL PROVIDE A MINIMUM OF TWO PARKING SPACES.
- LOT SIZES RANGE FROM 47'x75' TO 92'x121'.
- NO LOTS ARE LOCATED IN AN AIRPORT NOISE IMPACT ZONE OR AIRFIELD PLANNING DISTRICT.

FLOOD STATEMENT:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). REFERENCE COMMUNITY PANEL NUMBER 12033C0380G, EFFECTIVE SEPTEMBER 29, 2006.

ENGINEER'S STATEMENT:

ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

STEVE GECI, P.E.  
LICENSE #35658

LEGAL DESCRIPTION (SEE SHEET 2)

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 1, BLOCK 100, CORDOVA PARK, UNIT 3, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 86, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 33 DEGREES 54'00" WEST ALONG A WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF BAYOU BOULEVARD (PERRY AVENUE; 100' R/W) WHICH IS ALSO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. S-296 (100' R/W), ACCORDING TO THE DEED RECORDED IN OFFICIAL RECORDS BOOK 201 AT PAGE 451, OF THE SAID PUBLIC RECORDS, FOR A DISTANCE OF 103.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 12TH AVENUE (100' R/W), ACCORDING TO THE DEED RECORDED IN DEED BOOK 160 AT PAGE 203, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 40 DEGREES 39'20" WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF 12TH AVENUE FOR A DISTANCE OF 103.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SAID BAYOU BOULEVARD (STATE ROAD NO. S-296); THENCE NORTH 33 DEGREES 54'00" WEST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1,365.00 FEET; THENCE SOUTH 56 DEGREES 06'00" WEST FOR A DISTANCE OF 500.00 FEET TO THE NORTHWEST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6641 AT PAGES 1604-1606, SAID POINT BEING ON THE SOUTHEASTERLY LINE CORDOVA COLLECTIONS ACCORDING TO PLAT RECORDED IN PLAT BOOK 14 AT PAGE 60 OF THE SAID PUBLIC RECORDS, FOR THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 56 DEGREES 06'00" WEST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 306.50 FEET TO THE EASTERLY LINE OF PARCEL "B-2", WHISPERS AT CORDOVA ACCORDING TO PLAT RECORDED IN PLAT BOOK 17 AT PAGE 26 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 02 DEGREES 37'53" WEST (THIS COURSE AND THE NEXT COURSE ALONG SAID EAST LINE) FOR A DISTANCE OF 304.78 FEET; THENCE SOUTH 33 DEGREES 54'00" EAST FOR A DISTANCE OF 90.10 FEET TO THE NORTHWESTERLY LINE OF SAID WHISPERS AT CORDOVA; THENCE NORTH 56 DEGREES 06'00" WEST ALONG SAID NORTHWESTERLY LINE AND ITS NORTHERLY EXTENSION (BEING THE NORTHWESTERLY LINE WHISPERS AT CORDOVA PHASE II ACCORDING TO PLAT RECORDED IN PLAT BOOK 17 AT PAGE 73 OF SAID PUBLIC RECORDS AND OF PARCEL RECORDED IN OFFICIAL RECORD BOOK 7103 AT PAGES 1270-1277 OF THE SAID PUBLIC RECORDS) FOR A DISTANCE OF 487.92 FEET TO THE SOUTHWESTERLY LINE OF PARCEL RECORDED IN OFFICIAL RECORD BOOK 5579 AT PAGES 1693-1701 OF SAID PUBLIC RECORDS; THENCE NORTH 33 DEGREES 54'00" WEST ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHERLY EXTENSION (BEING THE SOUTHWESTERLY LINE OF PARCEL RECORDED IN OFFICIAL RECORD BOOK 6641 AT PAGE 1604-1606 OF SAID PUBLIC RECORDS) FOR A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 33, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

TOGETHER WITH:  
PARCEL H, WHISPERS AT CORDOVA PHASE II, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 17, PAGE 73 OF THE PUBLIC RECORDS OF SAID COUNTY.

UTILITIES NARRATIVE

POTABLE WATER:

AFTER RECEIVING ECQA APPROVAL, THE DEVELOPER PLANS TO CONNECT TO EXISTING ADJACENT SYSTEM OF ECQA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECQA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:

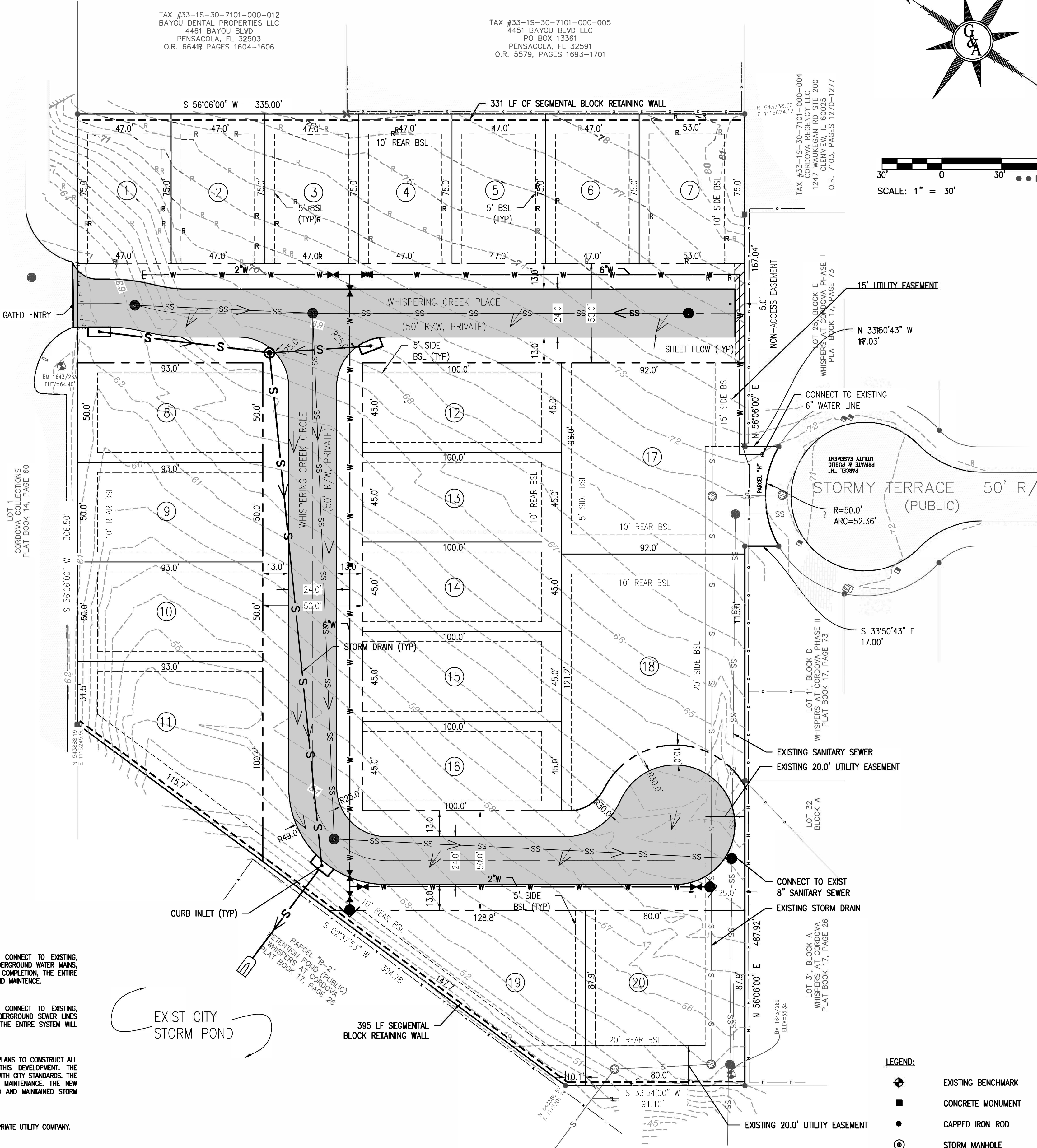
AFTER RECEIVING ECQA APPROVAL, THE DEVELOPER PLANS TO CONNECT TO EXISTING ADJACENT SYSTEM OF ECQA, CONSTRUCTING ALL NECESSARY UNDERGROUND SEWER LINES AND LATERALS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL TURNED OVER TO THE ECQA FOR OWNERSHIP AND MAINTENANCE.

STORM SEWER:

AFTER RECEIVING MMFWD AND CITY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER PIPES AND STRUCTURES TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH CITY STANDARDS. THE ENTIRE NEW SYSTEM WILL REMAIN PRIVATE FOR OWNERSHIP AND MAINTENANCE. THE NEW DRAINAGE SYSTEM WILL DISCHARGE TO THE ADJACENT CITY OWNED AND MAINTAINED STORM POND.

ELECTRIC, GAS, TELEPHONE & TV CABLE:

THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.



REVISION		DATE	APPR.
1			
2			
3			
4			
5			

GECI & ASSOCIATES, INC.		E N G I N E E R S	
2950 N 12th Ave, PENSACOLA, FL 32503		P (850) 432-2929 F (850) 432-2875	
CERTIFICATE OF AUTHORIZATION NUMBER 00005149		E-Mail: geci@geciengineering.com	

SCALE: AS SHOWN	DESIGNED: CAG	DRAWN: CAG	CHECKED: SAG	DATE: 7/23/19
NOT RELEASED FOR CONSTRUCTION				
STEVE A. GECI FLORIDA REG #35658				

PRELIMINARY PLAT FOR	PROJECT NO.	SHEET NO.
WHISPERING CREEK	972204	1 OF 2







# WHISPERING CREEK

## Preliminary Plat Review Comments based on City of Pensacola Preliminary Plat Checklist 7/1/98 Response provided by Steve Geci, Geci & Associates Engs. 7-23-19

1. ☒ Shall be drawn to a scale of  $< 1" = 100'$   
-----
2. ☒ Subdivision or Development name  
☒ Name of Owners or Developers  
☒ Name of Surveyor  
☒ Name of Designer (engineer)  
☒ North Arrow  
☐ Date of Plat – **Need to add the date of Plat "JULY 2019" Corrections have been made**  
☒ Scale Bar  
 -----
3. ☒ Boundary of Subdivision drawn accurately to scale  
☐ With accurate linear and angular dimensions – **Need to add bearings, distances, curve data, and point of commencement to point of beginning calls to match Boundary Survey Bearings, distances and curve data have been added to sheet 1. POC to POB calls do not relate to engineering on sheet 1 and are shown on sheet 2.**  
 -----
4. ☒ Street Names  
☐ Right-of-Way width – **Suggest adding to the road name and clarifying Stormy Terrace width Done**  
☐ Right-of-Ways call outs – **Suggest calling out right-of-way lines**  
☒ Public or Private  
**N/A** Alley information (if any)  
 -----
5. Locations and Sizes of existing utilities on and within 10' of Proposed subdivision  
☐ Water – Where? **Point of connection is shown**  
☐ Gas – **Is there any gas, existing or proposed? Installation of new gas lines, telephone, electric, & TV cable will be coordinated with the appropriate Utility Co.**  
☐ Sanitary Sewer – **Show Sewer structures on or adjacent to property Shown**  
☐ Fire Hydrants – **Where is the closest fire hydrant? New fire hydrants are shown**  
☐ Storm Drains – **Show existing storm drains/structures on or adjacent to property Shown**  
☐ All structures – **Need all existing utilities shown Shown**  
 -----
6. ☐ Other Right-of-ways or Easements – **5' non access easement and the existing 20' utility easement not well defined. Clarify easements limits, suggest hatching for clarity. Clarification has been added.**  
☐ Location **Shown**  
☐ Width **Shown**  
☐ Purpose – **Are there any drainage easements? No additional public drainage easements are proposed.**  
**N/A** Avigation Easements  
**N/A** Maintenance Easements for 0 Lot Line Dwellings  
 -----
7. ☒ Lot Lines  
☒ Lot Numbers  
☐ Block Numbers – **Appears to be more than one block (1-7, 8-11, 12-18, 19-20) Consecutive numbered lots are shown in lieu of lot and blocks – as discussed**  
 -----
8. Sites, if any, to be reserved for  
**N/A** Parks  
**N/A** Playgrounds  
**N/A** Common Areas  
**N/A** Retention/Detention Ponds  
**N/A** Other Public Uses  
 -----

# WHISPERING CREEK

## Preliminary Plat Review Comments based on City of Pensacola Preliminary Plat Checklist 7/1/98

9. Sites, if any, to be for  
N/A Multifamily Dwellings  
N/A Shopping Centers  
N/A Churches  
N/A Industry  
N/A Other nonpublic uses exclusive of single-family dwellings
- 
10. ✓ Plat Name of Adjacent Subdivisions  
✓ Plat book/Page of Adjacent Subdivisions  
\*The callout of adjacent subdivisions is with the property information for the adjacent lots, but text is extremely light Corrected
- 
11. Setback requirements per zoning regulations  
✓ Noted on Plat  
N/A Front  
✓ Rear  
✓ Side
- 
12. Site data  
✓ Number of residential lots – Listed in the notes, but typically see in the title as well Added  
\_\_\_\_ Typical Lot size – Need to notate typical lot size Added  
✓ Areas of Parks, Parcels
- 
13. ✓ Ground Contours not greater than 2'
- 
14. Orientation of Development in relation with  
\_\_\_\_ Surveyors Benchmarks – Need to show benchmarks set by PGA Shown  
\_\_\_\_ Monuments – Need to show monumentation around boundary Shown
- 
15. \_\_\_\_ State if in the 100 year flood plain – Need to state flood zone information Added  
\_\_\_\_ State if in the airport impact district – Need to state if in the airport impact district Added
- 

### ADDITIONAL COMMENTS:

- Spell check Done
- Add a legend to include all abbreviations and symbols Added
- Title search A Title search Has been ordered
- Verify zoning and setbacks Zoning has been corrected, setbacks are shown
- A boundary survey does not constitute as a preliminary plat, but certain items from the boundary survey do need to be added to the plat The boundary survey is the surveying portion of the preliminary plat (Sheet 2). Sheet 1 is the engineering portion.
- Preliminary notes appear to be construction notes and is missing surveying/ plat notes that should be shown. The notes on Sheet 1 are typically provided and do relate to construction, Surveying notes are shown on Sheet 2.
- Provide documentation of access to property. This will be provided with the Title Search.



# Whispers Pond

Legend

Google Earth



200 ft















# Easement to BAARS LAND From Shopping Center

Return to

✓ First American Title Company of Fla. Inc.  
Suite 2337 / 2280 U.S. 19 North  
Clearwater Florida 34623  
STATE OF FLORIDA

ESCAMBIA COUNTY

2878 376  
THIS INSTRUMENT PREPARED BY:  
GERALD H. GORDON  
ATTORNEY AT LAW  
P.O. BOX 10000  
TAMPA, FL 33601

## ACCESS AND RETENTION EASEMENTS AND AGREEMENT

THIS ACCESS AND RETENTION EASEMENTS AND AGREEMENT ("Agreement") is made and entered into this \_\_\_\_\_ day of June, 1990, by and between Cordova Collection Limited Partnership, an Alabama Limited Partnership, whose address is 3500 Eastern Boulevard, Post Office Box 235000, Montgomery, Alabama 36123, hereinafter called "Grantor", and Ernestine Baars Connell and Theo D. Baars, Jr., as Trustees, and John Baars Connell, as Successor Trustee, under Trust Deed dated March 25, 1974 and recorded in Official Record Book 785 at Pages 726 through 734, inclusive, of the public records of Escambia County, Florida of the County of Escambia, State of Florida, whose address is \_\_\_\_\_, Pensacola, Florida, hereinafter collectively called "Grantee".

WHEREAS, Grantee has this date conveyed to Grantor by Warranty Deed the property described on Exhibit "A" attached hereto; and

WHEREAS, in connection with this conveyance, Grantor has agreed to grant and convey to Grantee the easements hereinafter described.

## WITNESSETH:

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable considerations receipt and sufficiency of which are hereby acknowledged, Grantor herein does hereby grant and convey unto Grantee, their successors and assigns, a non-exclusive easement for vehicular and pedestrian ingress and egress over and across the following described real property located in Escambia County, Florida:

Commence at the most Westerly corner of Lot 1, Block 100, Cordova Park Unit No. 3, according to the plat recorded in Plat Book 3 at Page 86 of the public records of Escambia County, Florida; thence North 33°54'00" West along a Westerly extension of the North Right-of-Way of Bayou Boulevard (State Road #S-296, 1006 R/W); according to the deed recorded in Official Records Book 201 at page 451 of the said public records for a distance of 103075 feet to the Westerly Right-of-Way line of 12th Avenue (100' R/W) according to the deed recorded in Deed Book 160 at page 203 of the said public records; thence South 40°39'02" West along the said Westerly Right-of-Way line of 12th Avenue for a distance of 103075 feet to the Southerly Right-of-Way line of said Bayou Boulevard; thence North 33°54'00" West along said Southerly Right-of-Way line for a distance of 1606.21 feet to the Point of Curvature of a circular curve concave to the Southwest having a radius of 2814079 feet (D.O.T.); thence North-

INGRESS  
EGRESS  
Easmt

D. S. PD. \_\_\_\_\_  
DATE 7-3-90  
JOE A. FLOWERS, COMPTROLLER  
B'Y: J. Cantelero D.G.  
CERT. REG. # 53-2043328-27.01



westerly along the arc of said curve bearing said southerly-right-of-way line for an arc distance of 187.9 feet (a delta of  $00^{\circ}22'25''$ , a chord distance of 187.9 feet, a bearing of North  $34^{\circ}06'28''$  West) to the point of beginning.

Thence South  $56^{\circ}06'00''$  West for a distance of 398.94 feet; thence South  $33^{\circ}54'00''$  East for a distance of 170.00 feet to the point of curvature of a circular curve concave to the west having a delta of  $99^{\circ}00'00''$  and a radius of 65.00 feet; thence Southwesterly along the arc of said curve for an arc distance of 102.10 feet (chd = 91.91', C.B. = South  $11^{\circ}06'00''$  East) to the point of tangency of said curve; thence South  $56^{\circ}06'00''$  West for a distance of 187.90 feet; thence South  $33^{\circ}54'00''$  West for a distance of 25.00 feet; thence South  $56^{\circ}06'00''$  West for a distance of 60.00 feet; thence North  $33^{\circ}54'00''$  West for a distance of 55.00 feet; thence North  $56^{\circ}06'00''$  East for a distance of 230.00 feet to the point of curvature of a circular curve concave to the west having a delta of  $99^{\circ}00'00''$  and a radius of 35.00 feet; thence Northwesterly along the arc of said curve for an arc distance of 51.58 feet (chd = 49.50', C.B. = North  $11^{\circ}06'00''$  East) to the point of tangency of said curve; thence North  $56^{\circ}06'00''$  East for a distance of 166.00 feet to the point of curvature of a circular curve concave to the east having a delta of  $99^{\circ}00'00''$  and a radius of 55.00 feet; thence Northeasterly along the arc of said curve for an arc distance of 102.10 feet (chd = 91.91', S.B. = North  $11^{\circ}06'00''$  East) to the point of tangency of said curve; thence North  $56^{\circ}06'00''$  East for a distance of 240.14 feet to the point of curvature of a circular curve concave to the west having a delta of  $41^{\circ}49'22''$  and a radius of 50.00 feet; thence Northeasterly along the arc of said curve for an arc distance of 36.50 feet (chd = 35.69', C.B. = North  $35^{\circ}11'49''$  East) to the above said southerly-right-of-way of Hwy 91 Boulevard; thence Southeasterly along the arc of said curve for an arc distance of 73.76 feet (chd = 73.36', S.B. = South  $33^{\circ}01'00''$  East) to the point of beginning.

Containing 0.83 acres, more or less, and all lying and being in Section 33, Township 11, South, Range 36 West, Escambia County, Florida

Grantor covenants and agrees to provide, within one (1) year from the date hereof, a minimum paved area of twenty (20) feet (7.29m) in width within said ingress and egress easement, said paved area to be constructed in accordance with paving requirements



for streets described in Chapter 218 of the Florida Statutes Code of the  
 cities and towns of Florida, and Appendix 12 thereto, subdivision 12, Re-  
 quired for streets, dated July 1, 1939, then after Grantor, it's  
 successors and assigns shall maintain said easement area in good  
 condition and state of repair. It is understood and agreed between  
 Grantor and Grantee that said easement area may be  
 increased or decreased by Grantor and that Grantor agrees within one (1)  
 year after the date hereof to provide the paved area referred to  
 hereinabove for the said ingress and egress easement granted herein  
 shall be for the non-exclusive benefit and use of Grantee, their  
 successors and assigns in ownership of the real property currently  
 owned by Grantee, lying southerly of Bayou Boulevard, westerly of  
 1st Avenue, northerly of Cypress Creek and easterly of the  
 property described on Exhibit "B", all lying in the City of  
 Pensacola, Florida (Grantee's address being 1111 1/2th Avenue), and any mortgage  
 or other persons or entities having an interest or right  
 in the property described to whom Grantee and/or its successors  
 and assigns may grant such right to use. It is understood that  
 said easement shall be used by Grantee, its successors  
 and assigns including without limitation mortgages, and all other  
 persons, or entities to whom Grantor, and/or its successors and  
 assigns, may grant such right to use. Grantee understands and  
 agrees that Grantor may install or cause to be installed other  
 improvements in or under said easement area. Should Grantor fail  
 to construct or maintain the paved area herein provided, Grantee  
 may cause notice to Grantor of such failure and Grantor's failure  
 to construct within a reasonable period of time after receipt of  
 such notice, perform such construction or maintenance and Grantor  
 will promptly reimburse Grantee for its reasonable cost and  
 expense.

Grantor further grants and conveys unto Grantee, its succe-  
 sors and assigns, a non-exclusive easement for storm water drainage  
 under and across the following described property:

Commence at the West-Westerly corner of Lot 1,  
 Block 100, Cordova Park Unit No. 33, according  
 to the plat recorded in Plat Book 33 at page 66  
 of the public records of Escambia County,  
 Florida; thence North 33° 54' 00" West along a  
 westerly extension of the North Right-of-Way  
 of Bayou Boulevard (State Road #52380, 100 ft  
 R/W) according to the deed recorded in Of-  
 ficial Records Book 2201 at page 451 of the  
 said public records for a distance of 103.75  
 feet to the Westerly Right-of-Way line of 12th  
 Avenue (100 ft R/W) according to the deed re-  
 corded in Deed Book 1650 at page 293 of the



said public records; thence South  $40^{\circ}39'22''$  West along the said Westerly Right-of-Way line of 12th Avenue for a distance of 203.75 feet to the Southerly Right-of-Way line of said Bayou Boulevard; thence North  $33^{\circ}54'00''$  West along said Southerly Right-of-Way line for a distance of 1606.21 feet to the Point of Curvature of a circular curve concave to the Southwest having a radius of 2814.79 feet (D.O.T.); thence Northwesterly along the arc of said curve, being said Southerly Right-of-Way line, for an arc distance of 18.79 feet (a delta of  $00^{\circ}22'57''$ , a chord distance of 18.79', a chord bearing of  $N 34^{\circ}05'28'' W$ ); thence South  $56^{\circ}06'00''$  West for a distance of 249.94 feet; thence South  $33^{\circ}54'00''$  East for a distance of 260.00 feet; thence South  $56^{\circ}06'00''$  West for a distance of 1018.24 feet to a point hereinafter called Point "A"; thence North  $68^{\circ}34'55''$  West for a distance of 168.00'  $\pm$  to the centerline of Carpenter's Creek and the Point of Beginning.

Thence South  $68^{\circ}34'55''$  East along line last traversed for a distance of 168.00'  $\pm$  to aforesaid Point "A"; thence North  $56^{\circ}06'00''$  East for a distance of 310.00'; thence North  $33^{\circ}54'00''$  West for a distance of 575.00 feet; thence North  $02^{\circ}24'05''$  West for a distance of 131.20 feet; thence North  $33^{\circ}54'00''$  West for a distance of 348.00 feet; thence  $15^{\circ}31'59''$  West for a distance of 30.00 feet; thence South  $33^{\circ}58'05''$  West for a distance of 260.00 feet; thence South  $76^{\circ}58'05''$  West for a distance of 193.00 feet  $\pm$  to the centerline of Carpenter's Creek; thence meandering Southeasterly along said centerline for a distance of 960 feet  $\pm$  to the Point of Beginning.

All lying and being in Sections 33 and 50, Township 1 South, Range 30 West, Brevard County, Florida (hereinafter referred to as the "Retention Area").

The said Drainage and Retention Easement shall be for the non-exclusive use and benefit of Grantor's adjoining land. Grantor and Grantee covenant and agree as follows with respect to the Drainage and Retention Easement:

1. The Drainage and Retention Easement is non-exclusive and may be used by not only Grantor's

Adjoining Land, but also Grantor's property described on Exhibit "B" attached hereto ("Grantor's Land") and those certain contiguous properties located between Grantor's Land and Bayou Boulevard, which contiguous properties are presently owned by Bayou Blvd. Properties, Ltd. III and Houston Bank of Florida, respectively, (but nothing herein shall be deemed to grant to any such parties any interest in the Drainage and Retention Basement).

2. Grantor shall, in the development of Grantor's Land, within eighteen (18) months after the date hereof make improvements to the Retention Area (in accordance with Grantor's engineering design criteria approved by applicable authorities) so as to create a pond that will provide for a volume of water not less than 1.5 times the volume required for the properties described in Paragraph 1 above; provided, however, notwithstanding the foregoing, if either (i) there is not sufficient property within the Retention Area to accommodate said volume or (ii) the State of Florida, Department of Environmental Regulation or other applicable regulatory authorities will not approve same, then Grantor shall only be obligated to make such improvements to the Retention Area as will accommodate such lesser volume as may be so approved and sufficiently handled by such Retention Area.

3. Upon Grantee using any of the Drainage and Retention Basement, the maintenance and repair expenses for the Drainage and Retention Basement shall be shared by Grantor and Grantee based upon the percentage of use thereof, such percentage of use to be based on calculations of usage established and approved by the State of Florida, Department of Environmental Regulation. Grantee agrees, upon demand from time to time, to promptly reimburse Grantor its proportionate share of such expenses. The provisions hereof shall bind and inure to the benefit of Grantor and Grantee, their respective heirs, successors and assigns in their interests in both Grantor's Land and Grantee's Adjoining Land, respectively.



IN WITNESS WHEREOF, Grantor and Grantee have each hereunto set their hand and seal for purpose of attesting to the above and foregoing as of the day and year first above written.

**COPELAND CONNECTION LIMITED**  
**Partnership, an Alaska**  
**Limited Partnership**

BY:

Its ~~President~~

19-00000-0

(b)(3)(A)

JOHN BAARS CONNELL  
Successor Trustee under Deed of  
Trust recorded in O.R. Book 785,  
Page 726 of the public records of  
Escambia County, Florida

Ernestine Baars Connell (Seal)  
ERNESTINE BAARS CONNELL

Trustee under Deed of Trust  
recorded in O.R. Book 785,  
Page 726 of the public records of  
Escambia County, Florida //

THEO D. ~~WATERS~~, JR. (Seal)  
Trustee under Deed of Trust  
recorded in D.R. Book 765,  
Page 7226 of the public records of  
Brevard County, Florida

175 Grant Street

2878N 382


SUBORDINATION OF MORTGAGE:

As South Bank N.A. a national banking association, for good and valuable consideration, receipt and acknowledgment of which is hereby acknowledged, executed this instrument for the purpose of subordinating its right, title and interest in the mortgage of even date given by grantor to mortgagee in the original principal amount of \$3,100.00 to the mortgage contained in this instrument. This subordination does not extend to any covenants or affirmative obligations, to maintain, reimburse, construct or other contained herein, which shall not be binding on mortgagee or other successor in title by virtue of force of law or deed in lieu thereof.

Signed, sealed and delivered  
Signed, sealed and delivered  
in our presence:


  
J. Eckman

SOUTH BANK N.A.,  
a national banking association

By:   
Its Betty B. Morris

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )  
MONTGOMERY

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 1990, by Jake F. Aronov, as President of Aronov Realty Company, Inc., an Alabama corporation, the General Partner of Cordova Collection Limited Partnership, an Alabama Limited Partnership.

  
Notary Public  
My Commission Expires: 7-14-92

STATE OF FLORIDA )  
STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )  
COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 1990, by John P. ... as Successor Trustee, and



20 15

Notary Public  
My Commission Expires: 2-28-2011

before us this  
*Real Vice President*  
 lion  
 STAIRS OF THE STATE  
 FIRE

Robert Carlos Lee  
Notary Public  
My Commission Expires 12/31/2011

Legal Description  
(Property Conveyed by Trustee to  
Cordova Collection Limited Partnership)

Thence South 58°34'55" East along Dime East traverse for a distance of 160.00 feet to a corner at Point "A"; thence North 56°06'00" East for a distance of 758.24'; thence North 33°54'00" West for a distance of 100.00 feet; thence North 56°06'00" East for a distance of 100.00 feet; thence North 33°54'00" West for a distance of 100.00 feet; thence South 56°06'00" West for a distance of 468.06 feet; thence North 33°54'00" West for a distance of 470.08 feet; thence North 83°17'00" West for a distance of 126.50 feet; thence South 33°58'00" West for a distance of 590.700 feet to the center line of Cassan-



2878N 385

terrs Creek; thence meandering Southeasterly along said center line for a distance of 540.00 feet  $\pm$  to the Point of Beginning.

All lying and being in Sections 33 and 50, Township 1 South, Range 30 West, Escambia County, Florida.

2878 386

EXHIBIT "B"

Legal Description  
("Grantor's Lands")

Commence at the most Westerly corner of Lot 1, Block 100, Gordova Park Unit No. 3, according to the plat recorded in Plat Book 3 at Page 66 of the public records of Escambia County, Florida; thence North  $33^{\circ}54'00''$  West along a Westerly extension of the North Right-of-Way of Bayou Boulevard (State Road #8-296, 100' R/W), according to the deed recorded in Official Records Book 201 at page 451 of the said public records for a distance of 103.75 feet to the Westerly Right-of-Way line of 12th Avenue (100' R/W) according to the deed recorded in Deed Book 160 at page 203 of the said public records; thence South  $40^{\circ}39'20''$  West along the said Westerly Right-of-Way line of 12th Avenue for a distance of 103.75 feet to the Southerly Right-of-Way line of said Bayou Boulevard; thence North  $33^{\circ}54'00''$  West along said Southerly Right-of-Way line for a distance of 1606.21 feet to the Point of Curvature of a circular curve concave to the Southwest having a radius of 2814.79 feet (D.O.T.); thence North-westerly along the arc of said curve, being said Southerly Right-of-Way line, for an arc distance of 18.79 feet (delta of  $00^{\circ}22'57''$ , chord 18.79', chord bearing of  $N34^{\circ}05'28''W$ ); thence South  $56^{\circ}06'00''$  West for a distance of 299.94 feet; thence South  $33^{\circ}54'00''$  East for a distance of 260.00 feet; thence South  $56^{\circ}06'00''$  West for a distance of 968.24 feet to a point hereinafter called Point "A"; thence North  $68^{\circ}34'55''$  West for a distance of 1681.1 to the centerline of Carpenter's Creek and the Point of Beginning.

Thence South  $68^{\circ}34'55''$  East along line last traversed for a distance of 1681.1 to aforesaid Point "A"; thence North  $56^{\circ}06'00''$  East for a distance of 968.24'; thence North  $33^{\circ}54'00''$  West for a distance of 260.00 feet; thence North  $56^{\circ}06'00''$  East of a distance of 299.94 feet to aforesaid curve and Southerly Right-of-Way; thence North-westerly along said curve and Right-of-Way for an arc distance of 1038.93 feet, (chord of 1033.01, delta of  $21^{\circ}08'52''$ , chord bearing of North  $44^{\circ}51'23''$  West) to the Southerly Right-of-Way of Askew Drive (60' R/W); thence South  $33^{\circ}54'00''$  West along said Southerly Right-of-Way for a distance of 468.79 feet to the Westerly Right-of-

OVERALL  
Gordova  
Collection

OR 391 2878PC 387,

Way of Dodson Drive, 660 ft. W. and a point on a circular curve concave to the west having a radius of 426.53 feet and a deflection angle of 0.229466°; thence North 89° 15' 10" East along said curve and right-of-way for a distance of 50.05 feet (chord of 60.07 chord bearing 61° 19' 53" 12° 15' 00" West); thence South 38° 50' 05" West for a distance of 125.00 feet; thence South 16° 35' 55" West for a distance of 94.87 feet; thence South 33° 50' 55" West for a distance of 260.00 feet; thence South 79° 55' 05" West for a distance of 193.00 feet to the center line of Chapman Creek; thence South 88° 55' 05" East, a distance of 1000 feet to the center line for a distance of 5860 feet to the point of beginning.

All lying and being in Sections 33 and 35, Township 1 South, Range 30 West, Pecos County, New Mexico.

IN BOOK & PAGE NOTED ABOVE  
DEPT. OF REVENUE, COMPTROLLER  
SCARBOROUGH, N.H.

JUL 3 4 55 PM '90

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMPA, N.M. P.A. OR DE

880939 166





PLANNING SERVICES

THE UPSIDE *of* FLORIDA

**MEMORANDUM**

**TO:** Planning Board Members  
**FROM:** Leslie Statler, Planner *LS*  
**DATE:** August 5, 2019  
**SUBJECT:** Modifications to Detached Vending & Transaction Machines  
LDC Amendment – Sec. 12-2-31, Accessory Structures

The Office of the Mayor is requesting additional consideration for the proposed LDC Amendment modifying the exterior requirements of detached vending and transaction machines, specifically ice machines. The proposed changes would allow metal as an exterior finish, lattice as an acceptable screening for rooftop mechanical equipment, and advertising to be applied to the sides.

Attached you will find a modified version of Sec. 12-2-31 with the proposed changes. The Planning Board unanimously denied this request at their July 9, 2019, meeting.

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](http://www.cityofpensacola.com)

Sec. 12-2-31. - Accessory uses and structure standards.

In addition to the principal uses which are designated herein as being permitted within the several zoning districts established by this title, it is intended that certain uses which are customarily and clearly accessory to such principal uses, which do not include structures or structural features inconsistent with the principal uses, and which are provided electrical and plumbing service from the main building service shall also be permitted.

For the purposes of this chapter, therefore, each of the following uses is considered to be a customary accessory use, and as such, may be situated on the same lot with the principal use or uses to which it serves as an accessory.

(A) *Uses and structures customarily accessory to dwellings.*

- (a) Private garage.
- (b) Open storage space or parking area for motor vehicles provided that such space shall not be used for more than one (1) commercial vehicle licensed by the State of Florida as one (1) ton or more in capacity per family residing on the premises.
- (c) Shed or building for the storage of equipment.
- (d) Children's playhouse.
- (e) Private swimming pool, bathhouse or cabana, tennis courts, and private recreation for tenants of principal buildings.
- (f) Structures designed and used for purposes of shelter in the event of manmade or natural catastrophes.
- (g) Noncommercial flower, ornamental shrub or vegetable greenhouse.
- (h) Television antenna or satellite TV receiving dish.
- (i) Attached or detached, uncovered decks.
- (j) Solar panels.
- (k) Screened enclosures.

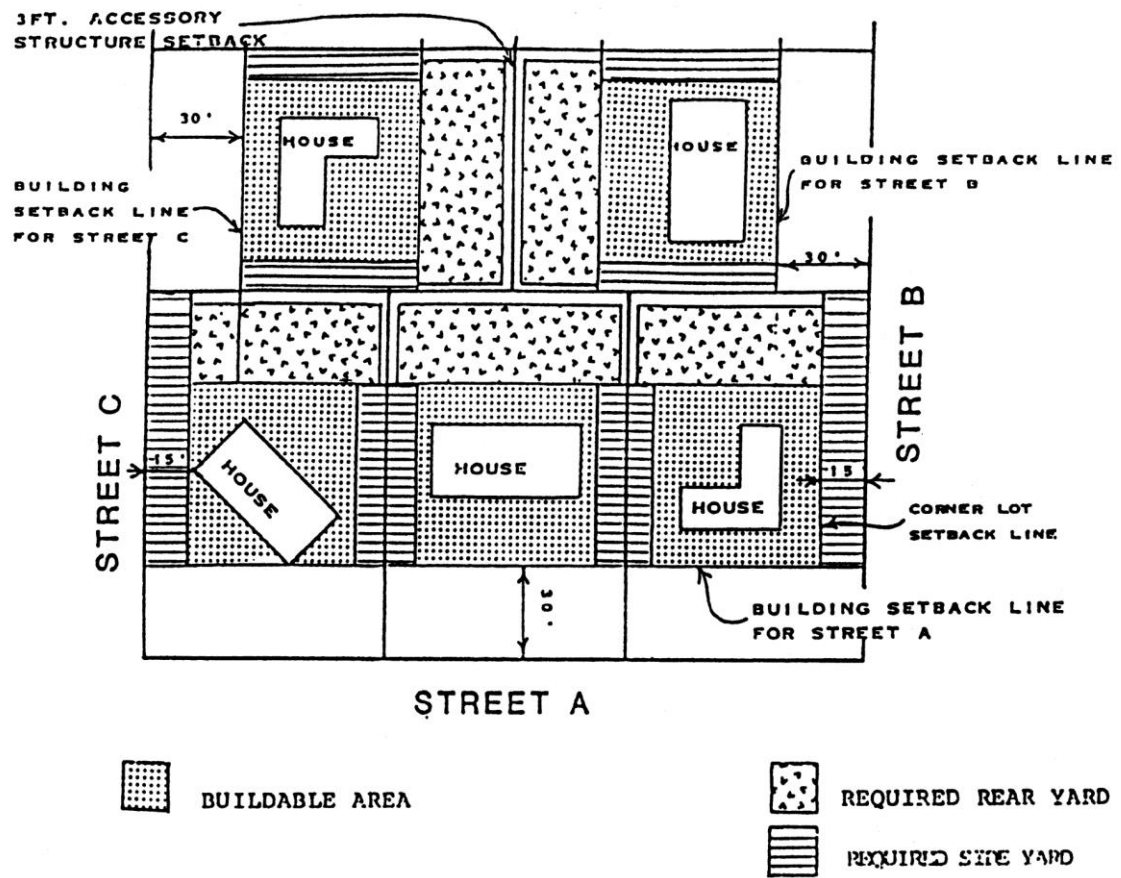
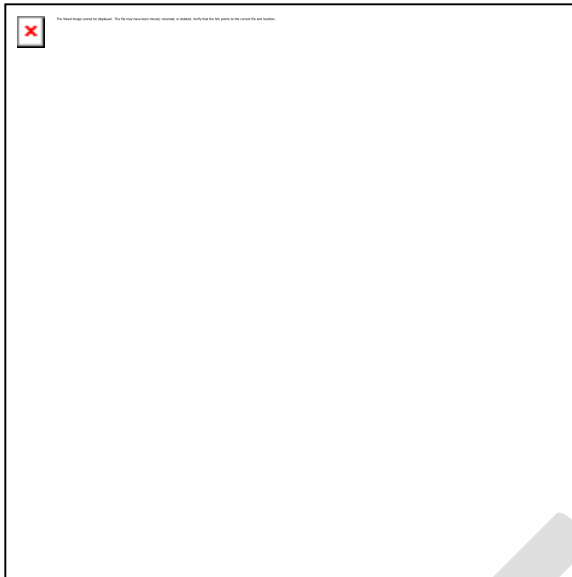
(B) *Uses customarily accessory to multi-family residential, retail business, office uses, and commercial recreation facilities.*

- (a) Completely enclosed building not to exceed forty-nine (49) percent of the floor area of the main structure for the storage of supplies, stock, merchandise or equipment for the principal business.
- (b) Lounge as an accessory use to a package liquor store, not to exceed forty-nine (49) percent of the floor area of the package store.
- (c) Lounge as an accessory use to a restaurant, not to exceed forty-nine (49) percent of the floor area of the restaurant.
- (d) Car wash as an accessory use to a service station not to exceed forty-nine (49) percent of the square footage of the total site.
- (e) Restaurants, cafes, coffee shops and small scale retail uses are permitted as an accessory use in multifamily developments over twenty (20) units in size, and office buildings over four thousand (4,000) square feet. Such accessory uses shall be clearly subordinate to the principal use, shall be located on the first floor within the multi-family or office structure, and shall not exceed ten (10) percent of the gross floor area of the structure in which it is located.
- (f) Standards for accessory structures shall be as follows:

- 1) The use shall be clearly incidental to the use of the principal building, and shall comply with all other city regulations. No accessory structure shall be used for activities not permitted in the zoning district except as noted above.
  - 2) No insignia or design of any kind may be painted or affixed to an accessory use or structure except such signs as are permitted in the provisions of Chapter 12-4.
  - 3) Detached vending and transaction machines shall meet the following restrictions:
    - a. Placement must be outside required landscape islands and stormwater management systems.
    - b. Anchoring to trees, traffic signs, fire hydrants, fire connectors, lift stations or other site infrastructure is prohibited.
    - c. Dispensers and service machines placed in parking lots shall have a finished exterior of brick, stucco, stone, metal, stained wood or similar materials and shall not contain windmills or similar objects.
    - d. A sloped roof with a peak or parapet roof is ~~required~~ preferred to be affixed to dispensers placed in parking lots with shingle, tile or other roof material in accordance with Florida Building Codes. Lattice may be used to shield rooftop mechanical units.
    - e. Advertising, other than minimal signage with the logo and name of the item being dispensed or service provided is ~~prohibited~~ allowed; such advertising may not exceed 50% of the proposed elevation.
- (C) *Uses customarily accessory to cemeteries.* A chapel is an accessory use to a cemetery.
- (D) *Residential accessory structures standards.*
- (a) Accessory structures shall not be permitted in any required front or required side yard except as exempted in this section. Accessory structures shall be permitted in a required rear yard. Figure 12-2.3 shows permitted locations for residential accessory structures.

FIGURE 12-2.3

PERMITTED LOCATION OF RESIDENTIAL ACCESSORY STRUCTURES



1. Permitted only in shaded areas noted as buildable area or required rear yard as shown above.
2. Shall occupy not more than twenty-five (25) percent of required rear yard area. For purposes of calculating this percentage in a corner lot rear yard, the yard shall be measured from the interior side lot line to the street right-of-way line.
3. Except for corner lots, accessory structures shall not be located closer than three (3) feet from a property line in a required rear yard.



4. No part of an accessory structure may be located any closer than four (4) feet to any part of the main dwelling unit. An open covered walkway no more than six (6) feet wide may connect the main structure to the accessory structure.
5. Maximum height shall be determined as follows:
  - (a) Accessory structures located within three (3) feet of the side and rear property lines shall have a maximum allowed height of fifteen (15) feet.
  - (b) Accessory structures exceeding fifteen (15) feet must meet the side yard setback requirements of the principal dwelling unit. For every additional one (1) foot that an accessory dwelling unit is setback from the rear property line above and beyond five (5) feet, an additional one (1) foot in height shall be allowed up to a maximum allowed height of twenty (20) feet as measured at the roof peak.
6. Accessory dwelling units must meet the requirements set forth in section 12-2-52.

(Ord. No. 6-93, § 11, 3-25-93; Ord. No. 13-06, § 11, 4-27-06; Ord. No. 45-07, § 1, 9-13-07; Ord. No. 40-13, § 2, 11-14-13)