



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, October 8, 2019 at 2:00 P.M. in the Hagler-Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.

AGENDA

- Quorum/Call to Order
- Approval of Meeting Minutes from September 10, 2019.
- **New Business:**
 1. Consider Amendment to LDC Section 12-2-12 Creating WRD-1
 2. Consider Rezoning and Future Land Use Map Amendment for 14 W. Jordan Street
 3. Consider *Preliminary* Approval for 500 E. Gregory Street
- Open Forum
- Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia R. Cannon".

Cynthia R. Cannon, AICP

Assistant Planning Services Administrator

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

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PLANNING SERVICES

MINUTES OF THE PLANNING BOARD

September 10, 2019

MEMBERS PRESENT: Chairman Paul Ritz, Danny Grundhoefer, Laurie Murphy, Ryan Wiggins, Charletha Powell, Kurt Larson, Eladies Sampson

MEMBERS ABSENT: None

STAFF PRESENT: Cynthia Cannon, Assistant Planning Services Administrator, Sherry Morris, Planning Services Administrator, Heather Lindsay, Assistant City Attorney

OTHERS PRESENT: Mayor Grover Robinson, Councilwoman Sherri Myers, Diane Mack, Steve Corbae

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from August 13, 2019.
- **New Business:**
 1. **Reconsideration of LDC Amendment – Ice Machines**
 2. **Discussion on Procedure for Planning Board's Review of the Proposed Amendment to the Tree Ordinance**
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:00 pm with a quorum present. Mr. Larson and Ms. Sampson were sworn in by the Clerk's office.

Approval of Meeting Minutes

Ms. Wiggins made a motion to approve the August 13, 2019 minutes, seconded by Mr. Larson, and it carried unanimously.

New Business

Reconsideration of LDC Amendment – Ice Machines

Ms. Cannon advised this item was a request from the Mayor for modifications to 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. This item was unanimously denied without prejudice in order for Mayor Robinson to request additional information from the vendor regarding questions from the Board. A modified version of Sec. 12-2-31 with the proposed changes was given to the Board.

Ms. Morris advised the Mayor was not present but wanted to attend the meeting, and the Board might want to proceed to the next item. **Mr. Larson made a motion to postpone the item until the Mayor was able to**

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attend. The motion was seconded by Ms. Wiggins and then carried unanimously.

Discussion on Procedure for Planning Board's Review of the Proposed Amendment to the Tree Ordinance

On July 18, 2019 the City Council referred a proposed amendment to Section 12-6 of the City's Land Development Code, Tree and Landscape regulations, to the Planning Board and Environmental Advisory Board for review and recommendation. It has been requested that this item begin as a discussion item in order to establish a review timeline for the proposed amendment and to ensure the best process for community engagement. A modified version of Sec. 12-6 with the proposed changes was provided to the Board.

Chairman Ritz indicated this item was for discussion only, and no action would be taken other than to ascertain the best way to move forward. Ms. Murphy's organization, Emerald Coastkeeper, put the ordinance together over a period of time, meeting with Mayor Robinson in January of 2019 for review of the ordinance. They took his concerns and slightly revamped the original ordinance and submitted it to the Environmental Advisory Board (EAB) for review. Ms. Murphy stated that the EAB liked the ordinance as it was. Ms. Murphy gave a formal presentation at the Council Agenda Conference. The ordinance was then turned over to the Planning Board. Since she helped write the ordinance, and after speaking with staff, it was her opinion she should recuse herself from the voting process. Chairman Ritz clarified that would be the scenario if this was an action item or if she would obtain financial gain from this item. Ms. Murphy emphasized she wanted input from a variety of stakeholder groups, and it was important to set the precedent that she was not going to utilize herself as a voting person in order to maintain the decorum throughout the ordinance revision process.

Mr. Larson questioned the minimum height above a city street, and Ms. Murphy stated the ordinance indicated it could not impede emergency exists and using common sense when planting considering what the vegetation would look like in 20 years. Mr. Larson gave the example of a tree in the middle of the street at Southtowne and wanted to make sure that was not implemented in the future. Chairman Ritz stressed since this was not an action item at this meeting and because the Board was looking for public input, today's outcome would be a plan to move forward for allowing that input which could possibly involve a workshop format.

Ms. Wiggins asked about the protected tree list in the ordinance, and Ms. Murphy indicated the current revised ordinance was developed through numerous sources like the cities of Portland, Dallas, and heavily from Gainesville, Florida, aimed at restoring native species and eliminating invasive species. Chairman Ritz pointed out there was also verbiage dealing with stormwater requirements. Ms. Murphy stated as part of the workshop, she would be contacting developers and landscape architects to involve a very diverse group during the workshop and to allow an online comment area for people to comment to the Board. Chairman Ritz then explained the rules followed in a workshop and asked for the Board's preference. Ms. Wiggins preferred a workshop not on a Board meeting day. Ms. Sampson asked about the time element involved. Chairman Ritz explained the Board would not be meeting as a quorum, and a Board member could be present for a portion of the workshop. He indicated the workshop would take place, discussions and information would be presented, with the true deliberations as an agenda item happening inside a regular Board meeting.

Mr. Larson recommended a workshop within the next 60 days before the holiday season. Ms. Morris indicated staff could look at the availability of meeting dates and spaces which could be sent to the Board for a consensus. She also clarified that a workshop would be livestreamed with a video available to the public. Councilwoman Myers pointed out that the culture of Pensacola needed to change. She used Fairhope, Alabama, as an example of embracing heritage trees. She was hoping the tree ordinance would possibly incentivize citizens to not cut down our trees. She advised the Council was not in a hurry but wanted a good product to be applied with a lot of public input.

Mr. Corbae, a certified arborist, felt the workshop would be a good collaboration. He also explained he chose to live in Pensacola because of the heritage trees. He pointed out with larger trees, the less you need to consider rainwater since they work together with the environment.

Chairman Ritz indicated the Board would wait for input from staff for availability of rooms for the workshop and would respond accordingly.

(The Board then returned to Item 1.)

Mayor Robinson stated leaving the advertising at 25% of the proposed elevation was acceptable to the Twice the Ice clients. They also had no problem with the railing. He pointed out the equipment came with metal siding which seemed to be the real issue. It was determined 3) e. should read "proposed street elevation." Mr. Grundhoefer suggested "screening of mechanical rooftop units is required" and then add "the sloped roof with a peak or parapet roof is preferred" and "other attractive screening may be used subject to approval by the Planning Board." Mayor Robinson wanted to make sure there wasn't too much subsection and the verbiage was consistent.

Ms. Mack submitted a handout to the Board and addressed the language "detached vending and transaction machines" which was not just ice vending. She also pointed out there was no language in the LDC for what a detached vending and transaction machine actually is. She felt the proliferation this was going to invite was a step back into the "uglyfication" of Pensacola. She addressed 3) c. with "shall" have a finished exterior which indicates mandatory, "should" is directed but not mandatory, and the word "may" is permissive. She pointed out "shall" in this case is the wrong word unless we are dictating people shall do metal. She proposed different language for 3) e. regarding advertising. She suggested "signage advertising the product being dispensed or service being provided may not exceed 25% of the surface area of the machine."

Chairman Ritz explained vending machines could apply to various functions even though ice vending was being considered. Mr. Grundhoefer explained "shall" explained the materials had to be one of the five listed in 3) e. Ms. Wiggins addressed the dog wash and the possibility of placing brick around it, and advised the language should be carefully stated. Mr. Grundhoefer agreed with the signage language provided by Ms. Mack. Ms. Wiggins made a motion to accept the language from Ms. Mack. Chairman Ritz asked that the motion be held until further discussion.

Ms. Cannon clarified the language specifically striking the "Advertising" on 3) e. and changing that to "Signage" and to revise "such advertising of the item being dispensed or service provided may not exceed 25% of the proposed street project elevation."

Mr. Grundhoefer's suggestion for 3) d. was "screening of mechanical rooftop is required and other attractive screening, with no more than 50% openings, may be used subject to approval by the Planning Board."

Chairman Ritz offered certain materials would have to meet the building code (lattice, chicken wire).

Ms. Powell addressed the railings and being specific with the materials required. Chairman Ritz indicated 3) c. already limited this with "brick, stucco, stone, metal, stained wood or similar materials and no windmills." The Board agreed to strike "or similar materials" and "or similar objects." Chairman Ritz clarified the sloped roof and parapet is really for mechanical units on top, pointing out that the dog wash unit did not contain a roof.

Staff read back 3) d. as "the screening of mechanical rooftop units, other attractive screening with no more than 50% openings and must meet building code and subject to Planning Board approval." Chairman Ritz stated "parapet roof is preferred" and explained "screening" was the technical term for "hide."

Ms. Cannon restated Mr. Grundhoefer's version that "a sloped roof with a peak or parapet roof is preferred to be affixed to dispensers placed in parking lots with shingle, tile or other roof materials in accordance with Florida Building Codes." "Screening either may or must be used to shield rooftop mechanical units with no more than 50% opening and subject to Planning Board approval." The Board agreed that "must" be used.

Chairman Ritz clarified the Board would be dealing with machines with mechanical units and not a dog wash, etc., with no rooftop equipment. What few items installed within city limits would come to this Board. The word "preferred" was acceptable in being the City's primary goal of a peak or parapet roof. The Board was trying to accomplish what the Mayor had requested. Mr. Grundhoefer offered this might encourage the clients to screen the mechanical units and do less advertising which would make them a little more attractive.

Mr. Grundhoefer made a motion to approve the ordinance as revised, seconded by Ms. Wiggins, and it carried unanimously. Mayor Robinson asked for clarification on what passed. Chairman Ritz explained the Board had revised items 3) c. d. and e., beginning with 3) e. at 25% signage advertising the products being dispensed or service being provided; they removed "lattice" as a possibility and inserted "railing" and no more than 50% openings; if it is screened rooftop mechanical units, it would become a Planning Board agenda item, but only for screening mechanical items. 3) c. "dispensers and service machines placed in parking lots shall have a finished exterior of brick, stucco, stone, metal, stained wood and shall not contain windmills or similar objects." "Similar materials" was removed and "metal" was added to the materials for the exterior.

Open Forum – Ms. Cannon informed the Board that Whispering Creek had not resubmitted at this time and was not aware of any specific time for resubmittal.

Chairman Ritz explained he would not be at the Board's October meeting, and Mr. Larson would be chairing that Board meeting.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:19 pm.

Respectfully Submitted,



Nathia Cannon
Secretary to the Board

PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members

FROM: Cynthia R. Cannon, AICP, Assistant Planning Services Administrator *CRC*

DATE: September 27, 2019

SUBJECT: Consider Amendment to LDC Section 12-2-12 Creating WRD-1

Staff received a request to modify the Redevelopment Land Use District WRD by establishing a subcategory which would become the WRD-1. The proposed WRD-1 would be a standalone section with the intent of optimizing the future development of the City's Community Maritime Park (CMP) parcels. The intent of the WRD-1 district is to enhance the desired character of the waterfront and encourage a high quality of site planning and architectural design for the Maritime Park parcels. The establishment of the WRD-1 follows the same concept and reasoning behind the establishment of the Gateway Redevelopment District GRD-1 when it was created in order to promote cohesive and orderly development for the Aragon redevelopment area.

Key points:

- The overall park parcel was master planned for stormwater and open space so the increase in lot coverage from 75% to 95% will **not** result in an overall increase of coverage for the entirety of the CMP.
- The "regulating plan" included in the application represents the master plan for the developer going forward and demonstrates their internal plan for coordinating development efforts with the ECUA site. The overall goal being a cohesive development pattern between neighboring publicly and privately owned land. It isn't included as part of the WRD-1 district.
- Future development on the CMP parcels within the WRD-1 district will continue to be submitted to the Planning Board for aesthetic review.

Attached you will find a modified version of Sec. 12-2-12 with the proposed changes.

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/18/2019
PW/E	PW&F has no issue with the proposed revised language, however, we do not concur with the allowable driveway cut location on Main Street for the west parcel, as indicated in the Regulation Plan. This cut would directly interfere with the bus drop off and potentially conflict (safety-wise) with the left-turn pocket for Reus Street.	9/23/2019
InspSvcs		
ESP	No comments.	9/11/2019
ECUA	No comments.	9/11/2019
GPW	None received.	
ATT	No comments or concerns.	9/6/2019



September 6, 2019

Secretary of the City's Planning Board
222 W. Main St.
Pensacola, FL 32502

Request for Land Development Code Amendment – WRD Regulations

Dear Secretary of the Planning Board,

It is with great excitement for the future of Pensacola's downtown waterfront that we submit this proposed land development amendment to modify the zoning of the City's Maritime Park parcel.

As you know, we have been involved in the modification of Pensacola's zoning regulations for some time, and we are pleased to acknowledge that very few changes are needed to the WRD-1 district to allow Maritime Park to be developed optimally. Those changes are presented herein with the proposed edits to WRD-1.

We are especially grateful to City staff for their collaboration on this effort, both in determining the proper path forward and in helping us to understand the limitations of the current regulations and the ramifications of this proposal. Essentially, we have re-written the intent section of WRD to WRD-1 to be in keeping with the desired character of the waterfront district. Additionally, we have deliberately not sought for changes to the most typical thorny issues, including uses, parking, and height.

Just to recap, this submission is a necessary step in the process to permit plan for the redevelopment of both the Maritime park parcel and the ECUA site adjacent. This plan was developed principally during the week of April 8, 2019 with considerable City and public participation. The ECUA site's zoning is quite permissive, allowing for considerably more development than proposed in the plan; the Maritime Park parcel less so. It is principally with the intention of transferring some of the ECUA parcel's allowed density to the Maritime site that this proposal is submitted. The underlying vision is a vibrant, active waterfront adjacent to a quieter, mostly residential district more in keeping with the scale and character of the Tanyard neighborhood next door.



We include here the following documents:

- 1) An edited version of WRD that we are calling WRD-1 and proposing to only be mapped on the eight (8) Maritime park parcels.
- 2) A Regulation Plan to further guide the implementation of the project that specifies: retail frontages, designated setbacks, curb cut locations, street types and civic space locations.
- 3) An illustrative master plan, as supporting documentation of the intended vision for the site.

We look forward to presenting this to you and hearing your comments.

Sincerely yours,

Marina Khoury
RA CNU LEED
DPZ CoDESIGN

Jeff Speck
AICP CNU-A LEED-AP Hon. ASLA
Speck & Associates LLC

Sec. 12-2-12. - Redevelopment land use district. (Proposed edits: Sept 2, 2019)

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(CD) WRD-1, waterfront redevelopment district-1(Maritime Park Parcel).

- (1) *Purpose of district.* The waterfront redevelopment district-1 is established to promote redevelopment of the city's downtown maritime park waterfront with a compatible mixture of water-dependent and water-related uses which further the goals of downtown Pensacola's Comprehensive Plan, encourage a walkable mixed use urban environment, preserve the unique shoreline vista and scenic opportunities, provide continuous public waterfront access, create a cultural meeting places for the public, preserve the working waterfront activities historically located in the waterfront area-, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the district is intended to ensure that the scenic vistas and marine-oriented image of the district are maintained, that the development character of the waterfront is upgraded and that the boundaries of the adjacent special districts are positively reinforced.
- (2) *Uses permitted.*
 - (a) Single-family residential (attached or detached) at a maximum density of seventeen and four-tenths (17.4) units per acre. Multi-family residential at a maximum density of sixty (60) dwelling units per acre.
 - (b) Home occupations, subject to regulations in section 12-2-33.
 - (c) Offices.
 - (d) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.
 - (e) Hotels/motels.
 - (f) Marinas.
 - (g) Parking garages.
 - (h) The following retail sales and services:
 1. Retail food and drug stores (including package liquor store).
 2. Personal service shops.
 3. Clothing stores.
 4. Specialty shops.
 5. Banks.
 6. Bakeries whose products are sold at retail on the premises.
 7. Antique shops.
 8. Floral shops.
 9. Health clubs, spa and exercise centers.
 10. Laundromats.
 11. Laundry and dry cleaning pick-up stations.
 12. Restaurants.
 13. Studios.
 14. Art galleries.

15. Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.
 16. Boat rentals waterside only with limited upland storage.
 17. Bars.
 18. Commercial fishing.
 19. Ferry and passenger terminals.
20. Cruise ship operations.
- (i) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.
- (3) *Procedure for review of plans.*
- (a) Plan submission. Every application to construct a new structure in the waterfront redevelopment district-1 shall be subject to the development plan review and approval procedure established in section 12-2-81. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the waterfront redevelopment district-1 shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. All developments within the waterfront redevelopment district-1 must comply with design standards as established in section 12-2-82.
 - (b) Review and approval. All plans shall be subject to the review and approval of the planning board established in Chapter 12-13. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board. Review by the planning board of applications for zoning variances shall be as provided for under section 12-13-2(F)(f).
 - (c) Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs which are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairman of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairman, then the matter will be referred to the board for a decision.
- (4) *Regulations.*
- (a) Signs. The following provisions shall be applicable to signs in the district.
 1. Number of signs. Each parcel shall be limited to one sign per street frontage; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment. **Additionally, retail sales and services may have an A-Frame sign in addition to the one sign per frontage.**
 2. Signs extending over public property. Signs extending over public property shall maintain a clear height of nine (9) feet above the sidewalk and no part of such signs shall be closer than eighteen (18) inches to the vertical plane of the curb line or edge of the pavement.

3. Sign size and height limitations.

a. Attached signs:

Size: Ten (10) percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed fifty (50) square feet. Buildings exceeding five (5) stories in height; one attached wall sign or combination of wall signs not to exceed two hundred (200) square feet and mounted on the fifth floor or above.

Height: No sign may extend above the roof line of the building to which it is attached. For the purposes of this section roof surfaces constructed at an angle of sixty-five (65) degrees or more from horizontal shall be regarded as walls.

b. Freestanding signs.

Size: Fifty (50) square feet.

Height: Ten (10) feet (top of sign).

c. A-Frame Sign

Size: Ten (10) square feet.

Height: Forty-Two (42) inches (top of sign).

4. Other permitted signs.

- a. Signs directing and guiding traffic and parking on private property, bearing no advertising matter. Such signs shall not exceed two (2) square feet in size.
- b. Signs advertising the acceptance of credit cards not exceeding two (2) square feet in size and which are attached to buildings or permitted freestanding signs.
- c. Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

5. Prohibited signs. Refer to section 12-4-7 for a description of prohibited signs. In addition the following signs are prohibited within the district:

- a. Portable signs.
- b. Signs which are abandoned or create a safety hazard. Abandoned signs are those advertising a business which becomes vacant and is unoccupied for a period of ninety (90) days or more.
- c. Signs which are not securely fixed on a permanent foundation.
- d. Strings of light bulbs, other than holiday decorations, streamers and pennants-.
- e. Signs that present an optical illusion, incorporated projected images, or emit sound.
- f. Secondary advertising signs (i.e., signs which advertise a brand name product in addition to the name of the business).

6. Temporary signs. The following temporary signs shall be permitted in the district:

- a. Temporary banners indicating that a noncommercial special event such as a fair, carnival, festival or similar happening is to take place, are permitted with the

following conditions: Such banners may be erected no sooner than two (2) weeks before the event and banners extending over street rights-of-way require approval from the mayor.

- b. One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed twelve (12) square feet in size, and shall be removed immediately after occupancy.
 - c. One non-illuminated sign not more than fifty (50) square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.
- (b) Off-street parking. The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district-1 shall be based on the requirements set forth in Chapter 12-3-1(D)(7). The required parking may be provided off-site by the owner/developer as specified in subsection 12-3-1(D). Screening shall be provided along the edges of all parking areas visible from the street rights-of-way. This screening may take the form of:
- A solid wall or fence (chain-link fences are prohibited) with a minimum height of four (4) feet which is compatible in design and materials with on-site architecture and nearby development; or
 - An earth bermLandscaping approximately three (3) feet in height which is landscaped to provide positive screening effective within three (3) years; or
 - A combination of walls or fences and landscape screening, or landscape screening designed to provide positive screening within three (3) years.
- (c) Vehicular access. For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two (2) per street frontage.
- (d) Landscaping. Landscaping requirements in the district shall conform to the requirements of Chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened with at least seventy-five (75) percent opacity from the street and adjacent buildings by one of the following techniques:
- Fence or wall and gate, six (6) feet high;
 - Vegetation, six (6) feet high (within three (3) years); or
 - A combination of the above.
- (e) Underground utility services. All new building construction or additions of floor area to existing structures shall be required to install underground utilities on the site.
- (f) Lot coverage. The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed ~~seventy-five (75)~~ ninety-five (95) percent.
- (g) Setback/height requirements. No building shall exceed a maximum height of ~~six (6) stories sixty (60) feet~~ in the waterfront redevelopment district-1, as defined in the CRA Overlay Guidelines.
1. *Shoreline setback/height requirements.* All buildings shall be set back a minimum of thirty (30) feet from the shoreline or the bulkhead line. ~~At this minimum setback line, the building height may not exceed thirty-five (35) feet. Above thirty-five (35) feet in height, an additional one foot in building height may be permitted for each additional one (1) foot in setback with a maximum building height of sixty (60) feet.~~ The minimum setback from the shoreline may be decreased by the planning board and the council during the review process to permit reuse of existing buildings, structures or foundations with a lesser setback.

2. *Main Street setback/height requirements.* All buildings shall be setback a minimum of sixty (60) feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed **sixty (60) feet six stories**.
 3. **All other setbacks shall be as specified on the regulating plan.**
- (hi) Additional regulations. In addition to the regulations established above in subsections 12-2-12(C)(4)(a) through (g), any permitted use within the WRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of Chapter 7-4 of this Code.
- (5) *Regulations.* All developments within the waterfront redevelopment district-1 are encouraged to follow the design guidelines established in subsection 12-2-82(D). In addition, the following site planning guidelines should be taken into consideration in the required development plans.
- (a) *Site planning.* The integration of site features such as building arrangement, landscaping, parking lot layout, public access points, building orientation, and scenic vantage points is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration:
 1. **Maximum Enhance** *preservation of waterfront views.* Considering the waterfront location of the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to **maximize enhance** the preservation of views of the bay and to protect the waterfront scenic open space character. To prevent the effect of a "wall" of development along the edge of the waterfront and adjacent streets, open space should be encouraged between buildings and under elevated buildings. Pedestrian circulation systems should be designed to form a convenient, interconnected network through buildings, landscaped open spaces and public walkways. The longer side of each building should be sited perpendicular to the water's edge in order to preserve water views from the street.
 2. *Building orientation.* Buildings should be oriented to maximize the waterfront view potential within the district while maintaining quality facade treatment and design on the streetside. Structures should be positioned to provide viewing opportunities of the water and the shoreline edge between buildings. The location of solid waste receptacles, service entrances, loading docks, storage buildings and mechanical and air conditioning equipment and other items typically situated at the backside of buildings should be discouraged within the area between the building and the water's edge.
 3. *Off-street parking and service.* Off-street parking shall be discouraged within the shoreline setback area. Where possible, service areas (i.e., trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 - (b) *Aesthetic considerations.* Development projects within the district are not subject to special architectural review and approval, **however compliance with the CRA Overlay Standards and Guidelines is encouraged**. In lieu of a special separate review procedure, the following general architectural and aesthetic design criteria will be considered to enhance the character of the district:
 1. Buildings or structures **within the Maritime Park parcel which are part of a present or future group or complex shall should** have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 2. Natural materials such as brick, wood and stucco should be encouraged. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.

3. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation.
 4. Proposed developments within the Waterfront Redevelopment District which are located adjacent to a historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 5. Projects should be encouraged which enhance the setting or provide for adaptive reuse of historic buildings and sites.
- (c) Landscaping guidelines. Landscaping should be used to enhance waterfront views and vistas and to screen undesirable features. Low lying plant material should be used in open areas to retain views of the water. Trees should be selectively utilized and carefully located along the waterfront in both public and private developments in order to maintain existing views as much as possible. Plantings should be coordinated near buildings to provide view corridors.
- (d) Sign guidelines.
1. Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, and the materials used for the supporting structure and the sign face.
 2. Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged not permitted.
 3. Copy. The sign copy should be limited to the name, address, and logo of the building complex, the major tenant or the business. The sign should be primarily used for communicating, identifying, and locating the business, not for advertising.
 4. Landscaping. The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.

Waterfront Development District

(Ord. No. 25-92, § 2, 7-23-92; Ord. No. 6-93, § 9, 3-25-93; Ord. No. 21-93, § 1, 8-16-93; Ord. No. 29-93, §§ 13, 14, 11-18-93; Ord. No. 33-95, §§ 4, 5, 8-10-95; Ord. No. 9-96, § 9, 1-25-96; Ord. No. 45-96, § 3, 9-12-96; Ord. No. 33-98, § 2, 9-10-98; Ord. No. 40-99, §§ 10—13, 10-14-99; Ord. No. 43-99, § 1, 11-18-99; Ord. No. 12-00, § 1, 3-9-00; Ord. No. 50-00, § 3, 10-26-00; Ord. No. 3-01, § 2, 1-11-01; Ord. No. 6-01, §§ 1—3, 1-25-01; Ord. No. 6-02, § 2, 1-24-02; Ord. No. 13-06, § 10, 4-27-06; Ord. No. 17-06, §§ 2, 3, 7-27-06; Ord. No. 16-10, §§ 200—202, 9-9-10; Ord. No. 06-16, §§ 1, 2, 2-11-16)

ECUA Parcel

Maritime Parcel

Regulating Plan

A map precisely locating the various zoning categories. The Regulating Plan also shows the form and location of the following plan elements as listed below.

Frontages

All frontages that that are along a street or open space are Primary frontages, unless otherwise noted in the Regulating Plan.

Primary Frontage [A-Street]: A pedestrian-friendly street with active uses at grade, held to the highest standard of urban performance. Entrances to parking garages and service bays are prohibited, unless specified on the regulating plan. Curb cuts for alley access may be permitted, according to the Regulating Plan. An A-Street network forms a continuous loop through the thoroughfare network.

Retail Frontage

Some Frontages require further specification. The Regulating Plan prescribes where retail is required and where it is allowed but not required.

Setbacks

All Frontages are assigned Setbacks. Setbacks specify the build-to line of the building façade.

Building Height

Building Height is assigned by Zoning unless indicated otherwise in the Regulating Plan. Where Zoning and the Regulating Plan differ, the Zoning rules.

Vista Termination

Locations where a street aims prominently at a building facade – called a Vista Termination, are identified. Buildings located at Vista Terminations shall respond with a building element of appropriate size and impact to terminate the vista in a meaningful manner.

Open Space

Locations where specific open space types have been calibrated, are identified.

Civic Building

Locations for Civic Structures are suggested in the Regulating Plan and are further restricted in size according to the Open Space Types.

Curb Cut

Curb cuts are indicated on the Regulating Plan, and are permitted to be within a 50 foot range from where it is indicated in the Regulating Plan.

Thoroughfares

Thoroughfare assemblies are assigned in the Regulating Plan.

The following pages contain detailed site regulations for the ECUA Parcel and the Maritime Parcel. The list on the right are the specific elements that are regulated.

Regulating Plan

Maritime Parcel



- Retail Required
- Retail Allowed
- # Setback
- # Maximum Building Height (per form standards)
- # Maximum Building Edge Height
- # Tower Location / Maximum Height
- Vista Termination
- x Open Space Type
- Civic Structure
- Curb Cut Allowed
- xx-# Thoroughfare Designation
- Pedestrian (Raised) Boardwalk

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, September 18, 2019 7:39 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Good Morning,

I have no issues. Thank you.

Respectfully,

Annie Bloxson

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

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, September 06, 2019 1:17 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

Cynthia Cannon

From: Derrik Owens
Sent: Monday, September 23, 2019 2:51 PM
To: Cynthia Cannon; Sherry Morris
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

PW&F has no issue with the proposed revised language, however, we do not concur with the allowable driveway cut location on Main Street for the west parcel, as indicated in the Regulation Plan. This cut would directly interfere with the bus drop off and potentially conflict (safety-wise) with the left-turn pocket for Reus Street.

Thanks

From: Cynthia Cannon
Sent: Monday, September 23, 2019 9:12 AM
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>
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations

Good Morning,

Just a reminder that comments are due for this project by the close of business Tuesday, September 24. If you haven't already done so, please take a moment to review and comment on the attached application.

Thank you in advance for your assistance.

Sincerely,

Cynthia Cannon, AICP

Assistant Planning Services Administrator

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



FLORIDA'S FIRST & FUTURE

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, September 11, 2019 7:48 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Cynthia,
Pensacola Energy has no comment on the Maritime Park LDC amendments.

Thanks,
Diane

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

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



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

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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, September 6, 2019 1:17 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>
Subject: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon all!

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, September 11, 2019 3:50 PM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon Cynthia,

ECUA has no comments on the proposed amendments to the WRD regulations.

Thanks,

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

From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Friday, September 06, 2019 1:17 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; 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: Please Review & Comment - Proposed Amendment to WRD Regulations

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

Good afternoon all!

Please review and comment on the attached Land Development Code amendment to modify the City's Maritime Park parcels with the proposed WRD-1 district. All comments must be received by close of business on **Tuesday, September 24, 2019**.

If you have any questions please let us know.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Services Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Friday, September 6, 2019 3:02 PM
To: Cynthia Cannon
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations
Attachments: Proposed WRD-1_Maritime Park_Sept 6 2019.pdf

AT&T has no comments or objections 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

MOBILIZING YOUR WORLD

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From: KENNINGTON, STEPHEN
Sent: Friday, September 06, 2019 1:19 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Please Review & Comment - Proposed Amendment to WRD Regulations

same


From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Friday, September 06, 2019 1:17 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>; FENNER, KARL L <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>; KENNINGTON, STEPHEN <sk1674@att.com>
Subject: Please Review & Comment - Proposed Amendment to WRD Regulations

Good afternoon all!

PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members

FROM: Cynthia R. Cannon, AICP, Assistant Planning Services Administrator 

DATE: September 27, 2019

SUBJECT: Request for Zoning Map and Future Land Use Map Amendment
14 W. Jordan Street

Millwood Terrace, Inc. is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 14 W. Jordan Street and identified by parcel number 00-05-00-9010-001-124. The property currently has split zoning with C-2 on the southeastern portion and R-2 on the western portion; the Future Land Use Map (FLUM) is consistent with Commercial and Office designations. The applicants are proposing to amend the zoning district to C-1 Commercial zoning district and the FLUM to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-2 & C-2	C-1	Office & Commercial	Commercial	1.69 acres

- R-2 (existing) provides a mixture housing types and office uses, in some cases the R-2 district is also intended as a transition area between commercial and residential uses.
- C-1 (*PROPOSED*) is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning.
- C-2 (existing) is intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or market.

Although the C-1 zoning district currently does not lie within the immediate area, the proposed district will appropriately serve as a transition area between the more-intensive C-2 zoning abutting the subject property to the east and the more-restrictive R-1AAA zoning district directly across N. Baylen Street to the west. Additionally, it will serve as a transition to the properties located directly to the south across W. Jordan and north across W. Maxwell Streets which are located within the R-2 zoning district.

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

Review Routing
Project: 14 W Jordon

Meeting: October 8, 2019
Comments Due: September 24, 2019

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/18/2019
PW/E	No objections.	9/23/2019
InspSvcs	None received.	
ESP	No comments.	9/11/2019
ECUA	No comments.	9/11/2019
GPW	None received.	
ATT	No comments.	9/6/2019

REZONING



Please check application type:

☐ Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☒ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Millwood Terrace, Inc. Date: Sept. 12, 2017

Address: 1111 Tamara Drive Pensacola, Florida 32504

Phone: 850-232-9853 Fax: _____ Email: budpage1@att.net

Property Information:

Owner Name: Millwood Terrace, Inc. Phone: _____

Location/Address: 1111 Tamara Drive Pensacola, Florida 32504 14 W. Jordan St., Pensacola, FL, 32501

Parcel ID: 0 0 - 0 S - 0 0 - 9 0 1 0 - 0 0 1 - 1 2 4 Acres/Square Feet: 01.02ac

Zoning Classification: Existing C-2 & R-2 Proposed C-2 C-1

Future Land Use Classification: Existing Office Proposed Commercial

Reason Rezoning Requested: _____

Several office leases within the buildings are expiring; if rezoning is approved, owner plans to offer some units for retail uses.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 15 day of September, 2017.

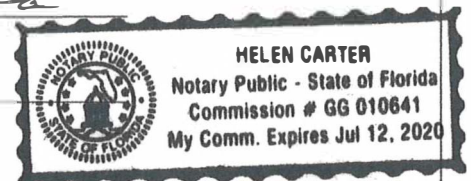
Applicant Signature

Charles Foster
Applicant Signature

Applicant Name (Print)

Millwood Terrace, Inc.

Owner Name (Print)



Sworn to and subscribed to before me this 15 day of September, 2017

Name: gjh

Commission Expires: 07/12/20

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Legend

Parcel with split zoning

R-1AA

R-2

N BAYLEN ST

R-2 portion of parcel

W MAXWELL ST

C-3

C-2

N PALAFOX ST

C-2 portion of parcel

E JORDAN ST

SSD

N SPRING ST
W JORDAN ST

0 0.02 0.04 Miles

CO

Date: 9/26/2019



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS Projects\AmyGISmaps\Mailouts_Maps_Boards\2019\14 W Jordan_Rezone-PB\14 W Jordan_Aerial.mxd

E HERNANDEZ ST

W HERNANDEZ ST

Existing Zoning: C-2 & R-2
Proposed Zoning: C-1
Existing FLU: Office
Proposed FLU: Commercial

R-1AAA

Legend

Parcel with split zoning

R-1AA

R-2

N BAYLEN ST

R-2 portion of parcel

W MAXWELL ST

SSD

N SPRING ST
W JORDAN ST

Existing Zoning: C-2 & R-2
Proposed Zoning: C-1
Existing FLU: Office
Proposed FLU: Commercial

R-1AAA

E MAXWELL ST

C-3

C-2

N PALAFOX ST

C-2 portion of parcel
E JORDAN ST

0 0.02 0.04 Miles

CO

Date: 9/26/2019



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L:\GIS Projects\AmyGISmaps\Mailouts_Maps_Boards\2019\14 W Jordan_Rezone-PB\14 W Jordan_Rezone.mxd

E HERNANDEZ ST

W HERNANDEZ ST

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 8th day of November, 2006, by NATIONAL LAUNDRY & CLEANING COMPANY, INC., a Florida corporation, hereinafter called the Grantor (whether singular or plural), to MILLWOOD TERRACE, INC., a Florida corporation, whose post office address is Post Office Box 62519, Colorado Spring, Colorado 80962 hereinafter called the Grantee (whether singular or plural):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, to-wit:

PARCEL 1:

Lots 1 to 12, inclusive and the West 29 feet of Lot 13, and all of Lots 26 to 30, inclusive, Block 124, EAST KING TRACT, BELMONT NUMBERING, in the City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

PARCEL 2:

Lots 26 and 27 and the East 25 feet of Lot 28; the West 5 feet of Lot 25; the South 30 feet of Lots 12, 13 and 14 and the East 10 feet of the South 30 feet of Lot 11, Block 123, EAST KING TRACT, BELMONT NUMBERING, Escambia County, Florida, according to a Map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906.

PARCEL 3:

The West 50 feet of Lots 19 through 24 inclusive, and the East 25 feet of Lot 25, Block 123, EAST KING TRACT, BELMONT NUMBERING, according to a Map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

PARCEL 4:

The East 75 feet of Lots 20, 21, 22, 23 and 24, Block 123, EAST KING TRACT, BELMONT NUMBERING in the City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

PARCELS:

Lots 11, 12, 13, 14 and 15, in Block 119, all in EAST KING TRACT, BELMONT NUMBERING, in the City of Pensacola, Escambia County, Florida, according to Map of said City copyrighted by Thomas C. Watson in 1906.

Parcel Identification Numbers: 000S00-9010-200-123; 000S00-9010-010-119; 000S00-9010-144-123; 000S00-9010-140-123 and 000S00-9010-001-124

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2006 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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


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

Signed, sealed and delivered
in the presence of:

NATIONAL LAUNDRY & CLEANING
COMPANY, INC.


Print: MARGARET R. J. TOP


Print: Judith A. Top

By: 
R. BRUCE MORRISON, Its President
107 West Gregory Street
Pensacola, Florida 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of November, 2006, by R. Bruce Morrison, III as President of National Laundry & Cleaning Company, Inc., who is personally known to me or who has produced FL. Drivers Lic. as identification and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC



2017 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P07000021290

Entity Name: MILLWOOD TERRACE, INC.

Current Principal Place of Business:

14 W. JORDAN
PENSACOLA, FL 32501

Current Mailing Address:

1111 TAMARA DR.
PENSACOLA, FL 32504

FEI Number: 55-0818124

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FOSHA, CHARLES E
1111 TAMARA DR
PENSACOLA, FL 32504 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CHARLES E FOSHA

01/16/2017

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRES
Name FOSHA, CHARLES E
Address 1111 TAMARA DR
City-State-Zip: PENSACOLA FL 32504

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES FOSHA

PRESIDENT

01/16/2017

Electronic Signature of Signing Officer/Director Detail

Date

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, September 18, 2019 7:30 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Good Morning,

I have no issues. Thank you.

Respectfully,

Annie Bloxson

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



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, September 06, 2019 12:58 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

Cynthia Cannon

From: Derrik Owens
Sent: Friday, September 6, 2019 1:53 PM
To: Cynthia Cannon
Cc: Ryan J. Novota; Brad Hinote
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

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

From: Cynthia Cannon
Sent: Friday, September 06, 2019 12:58 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>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!

Please review and comment on the attached Rezoning request for the property located at 14 W Jordan St. and identified with parcel number 00-05-00-9010-001-124. All comments must be received by close of business on **Tuesday, September 24, 2019**.

Please note this request *does* include an amendment to the Future Land Use Map.

If you have any questions please let us know.

Thank you,

Cynthia Cannon, AICP

Assistant Planning Services Administrator

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



Cynthia Cannon

From: Diane Moore
Sent: Wednesday, September 11, 2019 7:36 AM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Cynthia,
Pensacola Energy has no comments on this zoning request.

Thanks,
Diane

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

***Please consider the environment before printing this email



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

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, September 6, 2019 12:58 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>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, September 11, 2019 3:51 PM
To: Cynthia Cannon
Subject: RE: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon Cynthia,

ECUA has no comment on the rezoning of that parcel 00-05-00-9010-001-124 from C-2 & R-2 to C-1.

Thanks,

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

From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Friday, September 06, 2019 12:58 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; 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: Please Review & Comment - 14 W Jordon St. Rezoning

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

Good afternoon all!

Please review and comment on the attached Rezoning request for the property located at 14 W Jordan St. and identified with parcel number 00-05-00-9010-001-124. All comments must be received by close of business on **Tuesday, September 24, 2019.**

Please note this request *does* include an amendment to the Future Land Use Map.

If you have any questions please let us know.

Thank you,

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

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Friday, September 6, 2019 3:02 PM
To: Cynthia Cannon
Subject: FW: Please Review & Comment - 14 W Jordon St. Rezoning
Attachments: 14 W. Jordan _ Complete Application.pdf

AT&T has no comments or objections at this time.

Brad Sauers
Manager – OSP PIng and Eng
Technology Operations

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

MOBILIZING YOUR WORLD

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From: KENNINGTON, STEPHEN
Sent: Friday, September 06, 2019 1:11 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Please Review & Comment - 14 W Jordon St. Rezoning

Please review and comment as necessary.

SRK

From: Cynthia Cannon [<mailto:CCannon@cityofpensacola.com>]
Sent: Friday, September 06, 2019 12:58 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>; FENNER, KARL L <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>; KENNINGTON, STEPHEN <sk1674@att.com>
Subject: Please Review & Comment - 14 W Jordon St. Rezoning

Good afternoon all!

PLANNING SERVICES

MEMORANDUM

TO: Planning Board Members

FROM: Cynthia R. Cannon, AICP, Assistant Planning Services Administrator *CR*

DATE: September 27, 2019

SUBJECT: 500 E. Gregory St., Sammy's – Preliminary Approval of site development in the Gateway Redevelopment District (GRD) formerly reviewed by the Gateway Review Board

George Williams, AIA, Goodwyn Mills Cawood, is requesting *preliminary* approval for site improvements for a new (replacement) building for the adult entertainment business "Sammy's". Although a proposal was initially submitted to the Gateway Review Board (GRB) in October 2018 for renovations to the existing building for accessible restroom renovations and roof repairs, the owner determined that a new building would be less expensive because the facility must remain operational and withdrew the request prior to the GRB reviewing the proposal. With the new development plan, a new building will be constructed and opened prior to demolishing the existing facility. The new building will substantially increase the conformity of the project to the Land Development Code by improving parking, open space, landscaping and overall site design:

- New Building Area: 5,900 SF vs Existing Building Area: 5,903 SF
- Pervious landscaping areas will *increase* over 200% from existing minimal landscaping.
- Landscaping, to include that which is required around the perimeter as well as the screening of surface parking areas, will be provided per Sec. 12-6-3 and Sec. 12-2-12(A)(4)(b)3.
- Seventy (70) parking spaces will be provided (parking reduction allowed per the Urban Core CRA).
- New traffic movement geometry improves safety of street-to-site flow.
- Screening has been provided for the dumpster area.

This project is in the preliminary phase. The applicant will address the aesthetics and any deficiencies when the project returns for *FINAL* review. During the *FINAL* submittal, the building mass located along E. Gregory Street will be reviewed as elevations and all exterior finishes will be required with the submittal to verify compliance with Sec. 12-2-12(A)(5).

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

Review Routing

Project: 500 E Gregory St

Meeting: October 8, 2019

Comments Due: September 24, 2019

Reminder for comments sent: September 23, 2019

Department:	Comments:	Date Rec'd
FIRE	No comments.	9/23/2019
PW/E	No objections, as to concept. Final approval will be contingent upon plan review approval in accordance with LDC. New driveway location on Gregory Street will require FDOT approval.	9/23/2018
InspSvcs	No issues with this project. Permits will be required after Gateway approval.	9/18/2019
ESP	No comments.	9/18/2019
ECUA	If the development plans to use the same water meter/water connection and sewer connection of the current building for the new building, then ECUA has no comment. If the new development requires a new or separate water/sewer connection to ECUA's system, then the developer will need to apply with ECUA Engineering for review and permitting. The protocol for applying for a new connection can be found in Procedure 2 and 3 of the ECUA Engineering Manual - https://ecua.fl.gov/work-with-us/engineering-manuals-contacts.	9/20/2019
GPW	None received.	
ATT	No comments or concerns.	9/24/2019



**Gateway Review Board Application
Full Board Review**

Pensacola
*America's First Settlement
And Most Historic City*

Application Date: **09-17-2019**

Project Address: 500 East Gregory Street

Applicant: Bay Design Associates, agent for PIAS INC, D/B/A, Sammy's

Applicant's Address: 720 Bayfront Parkway Suite 200 Pensacola, FL 32502

Email: george.williams@gmcnetwork.com **Phone:** 850-432-0706 x 103

Property Owner: Pias Inc.
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential – \$50.00 hearing fee
- ☒ Commercial – \$250.00 hearing fee

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

SEE ATTACHMENT

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Gateway Review Board meeting.



Applicant Signature

AGENT FOR PIAS INC
Planning Services

2222 W. Main Street * Pensacola, Florida 32502

(888) 488-1670

Mail to: P.O. Box 122910 * Pensacola, Florida 32521

09-17-19

Date

GRD submittal for **PRELIMINARY APPROVAL** (i.e. approval of site development with final approval including final documents and building materials to follow).

Our October 2018 proposal for Accessible restroom renovations and roof repairs has been withdrawn and replaced with this application for a New (replacement) Building.

Upon investigation we have determined a new building will be less expensive as the facility must remain operational. Accordingly, the new building will be constructed and opened prior to demolishing the existing facility.

Having operated in this location since 1978 we are pleased, as we are certain will be the City, for a new development addressing the Gateway Criteria. Specifically:

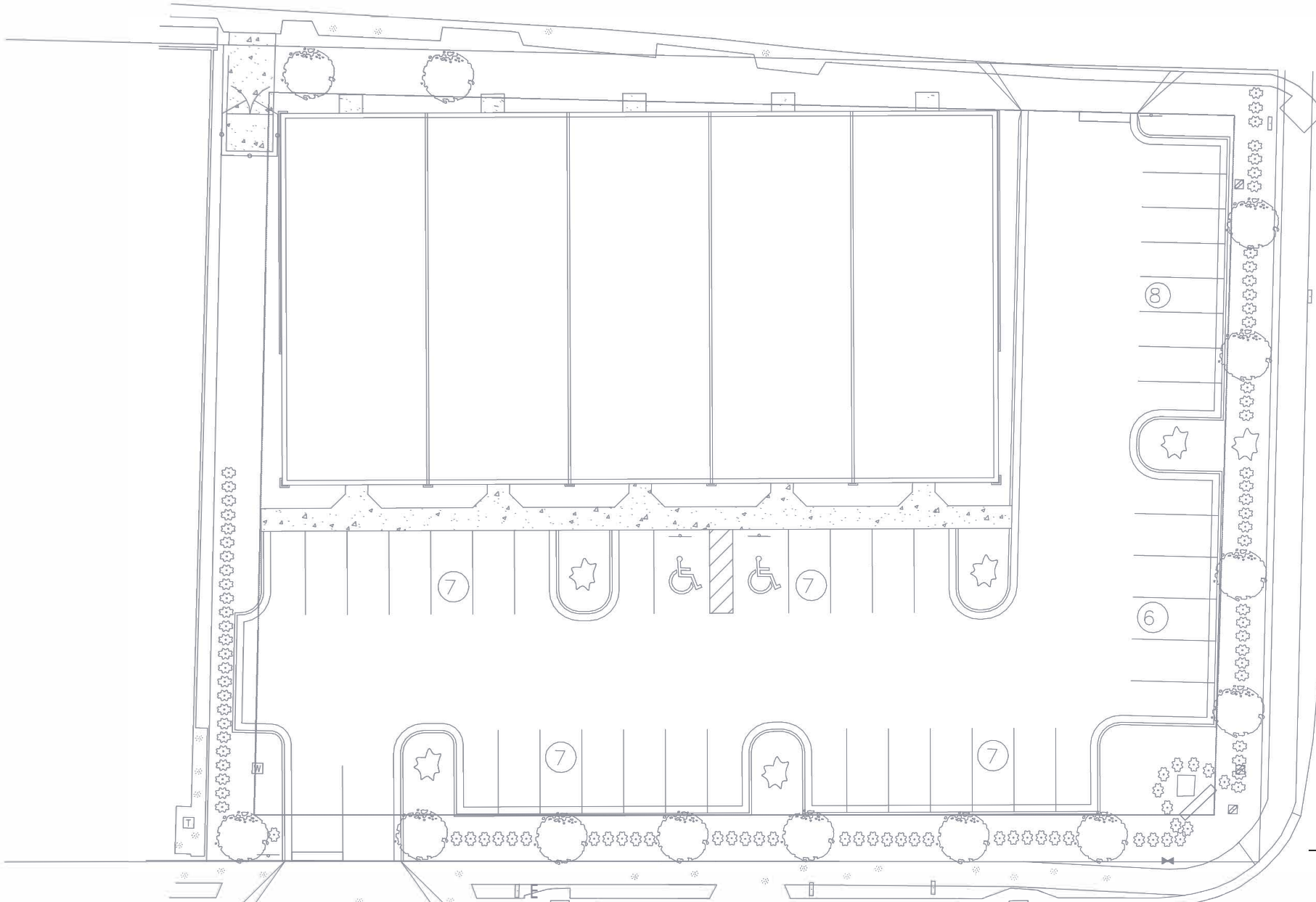
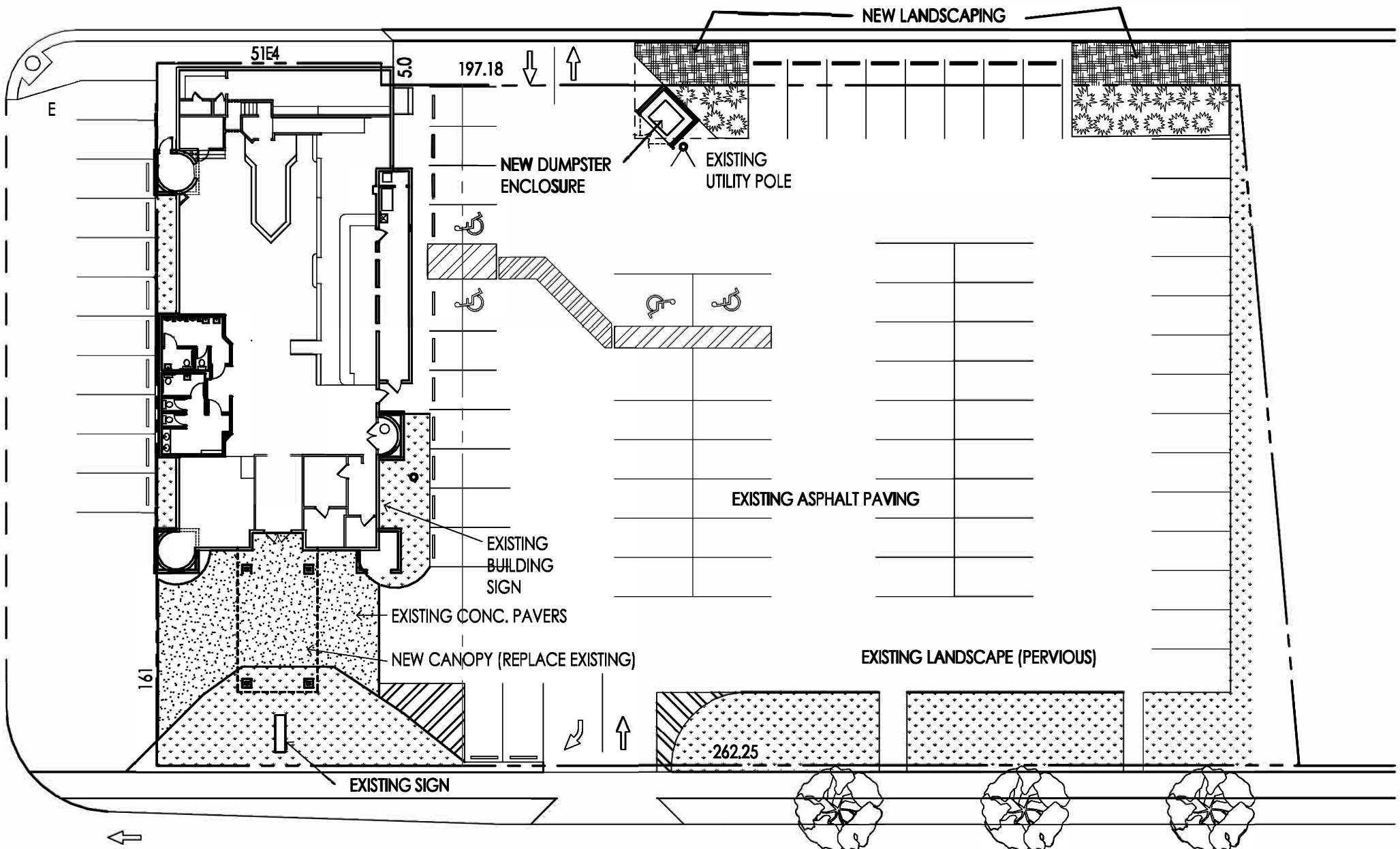
1. New Building Area of 5,900 SF v. the existing building area of 5,903 SF.
2. Provide pervious landscaping areas. Please note we are increasing landscaped area over 200% to achieve a 24.5% pervious site ratio (only 0.5% below the GRD Criterion).
3. Provide perimeter landscaping along all streets, achieving 70 parking spaces toward the GRD required 74 parking spaces (ratio of 1:75 SF for Cocktail Bar/Nightclub). By providing a bicycle rack our parking total is yet 3 below the GRD Criterion.
4. Provide 10 new trees per GRD Criteria.
5. New traffic movement geometry improves safety of street-to-site flow.
6. New site plan eliminates the existing vast open asphalt areas, open dumpster and overhead electrical service.

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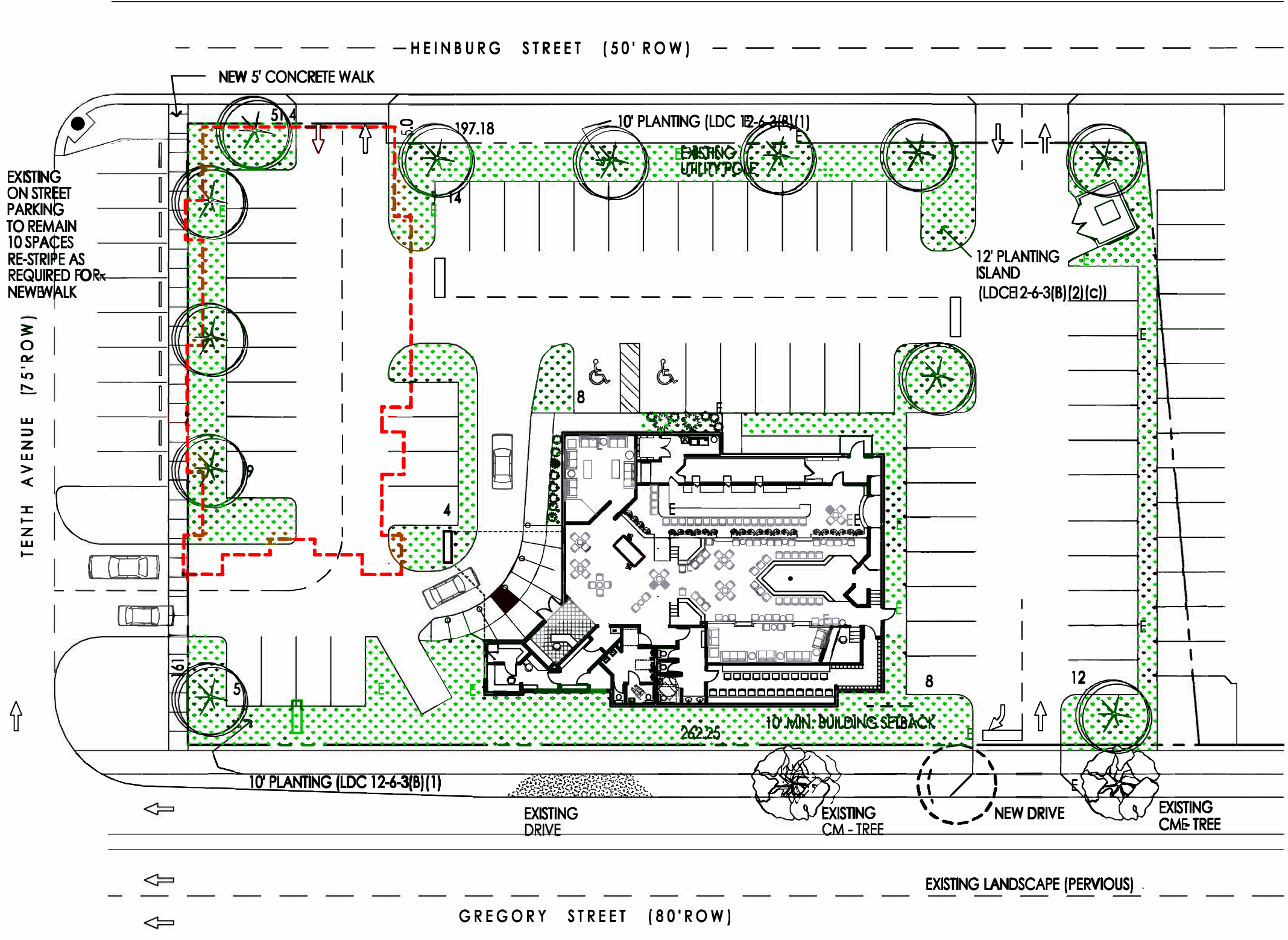
1 2 3 4 5 6 7 8 9 10

ORIGINAL RENOVATION DATA (FOR INFO ONLY)

BUILDING DATA:			
EXISTING BUILDING	5,541 SF	362 SF	
EXISTING WALK-IN COOLERS			
RESTROOM ADDITION	132 SF		
TOTAL (w New Restroom) 5,673 SF + 362 = 6,235 SF			
TOTAL (Existing) 5,903 SF			
PARKING:			
REQUIRED PARKING AT 1:75 SF	76 SPACES		
PARKING PROVIDED ON SITE	67 SPACES		
ON STREET PARKING AVAILABLE WITHIN 500'	11 SPACES		
TOTAL PARKING 78 SPACES			
SITE DATA:			
TOTAL SITE AREA	40,048 SF		
IMPERVIOUS AREA PER LDC (.25) = 10,012 SF			
EXISTING PERVIOUS AREA 4,357 SF			



SITE PLAN - OPTION 2
SCALE 1" = 30'-0"



- LANDSCAPING (PERVIOUS)
- NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LANDSCAPING:
PERVIOUS REQUIRED= 25% LOT
LOT AREA= 40,048 SF @ 25% = 10,012 SF
PERVIOUS PROVIDED= 9,843SF
EXISTING PERVIOUS = 4,367 SF

TREES:
STREET FRONTAGE
10th AVE 161
GREGORY 262
TOTAL 423
TREES AT 1:35 LF FRONTAGE= 12 TREES
EXISTING TREES TO REMAIN (2)
NEW TREES REQUIRED 10

PARKING:
REQUIRED 1 SPACE PER 75 SF
BUILDING AREA:
CURRENT 5,538 SF
WALK-IN REFRIGERATION 362SF
TOTAL 5,900SF

PARKING REQUIRED: 5,538 @ 1:75 = 74 SPACES
PARKING PROVIDED:
ON SITE 60
ON STREET WITHIN 500' 10
TOTAL PARKING 70 SPACES

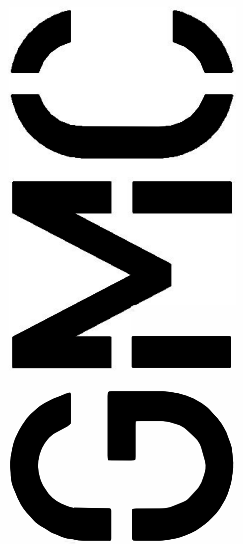
Site Development Plan

New Building
Sammy's
Gregory Street - Pensacola, FL

ISSUE DATE

GRD 09-17-2019

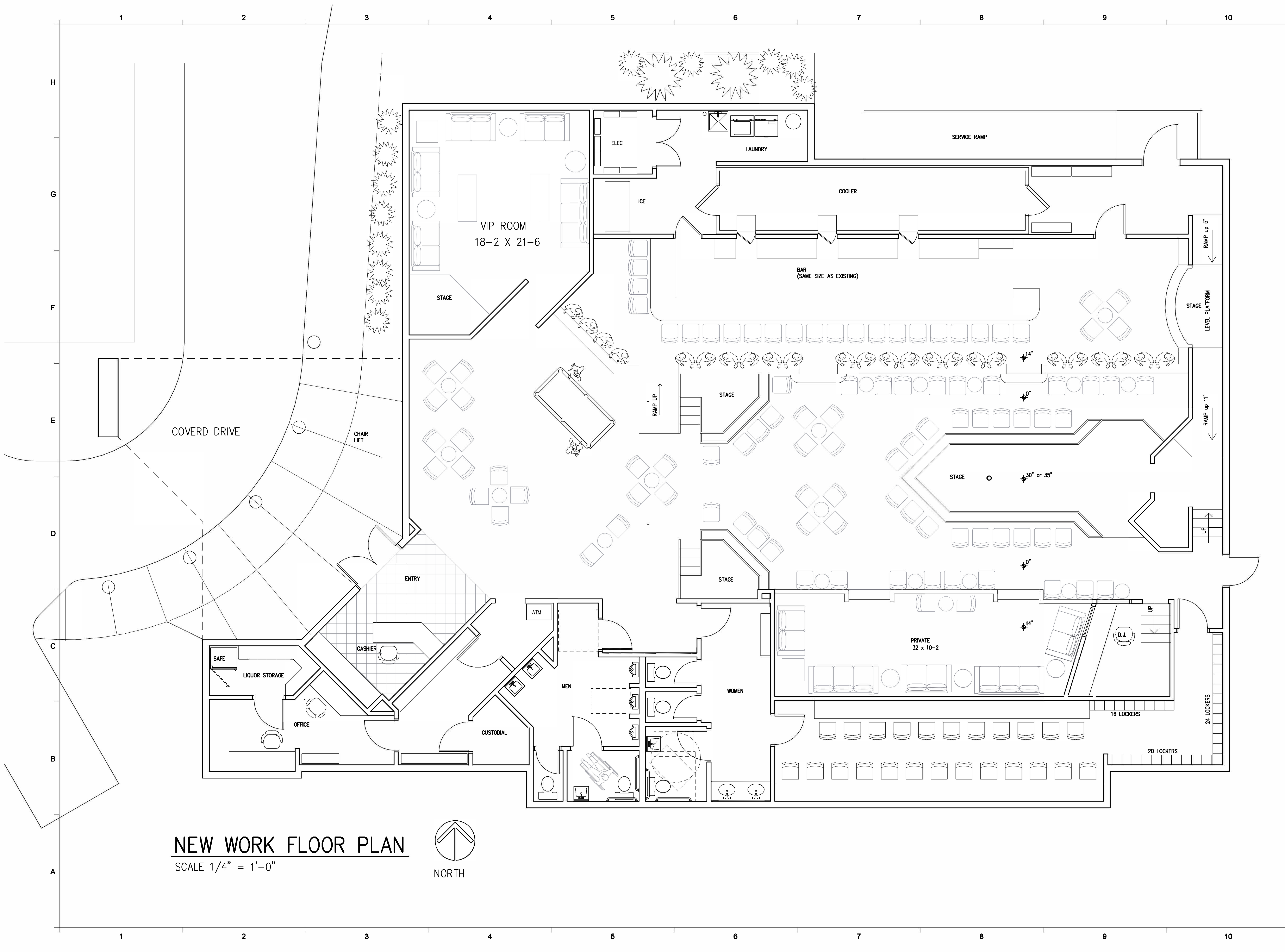
720 Bayfront
Parkway, Suite 200
Pensacola, FL 32502
T 850 432 0706
GMCNETWORK.COM



A1.1
sheet 001 of 003

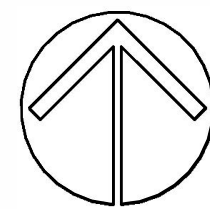
GMC Project #
PROJECT # 2827

DRAWN BY: geo
CHECKED BY: GDW



NEW WORK FLOOR PLAN

SCALE 1/4" = 1'-0"



NORTH

GMC

720 Bayfront
Parkway, Suite 200
Pensacola, FL 32502
T 850 432 0706
GMCNETWORK.COM

ISSUE DATE

GRD 09-17-2019

New Building

Sammy's

Gregory Street - Pensacola, FL

GMC Project #

PROJECT # 2827

DRAWN BY: gmc

CHECKED BY: gdw

Floor Plan

A1.2

sheet 002 of 003



View from north west



View from south west

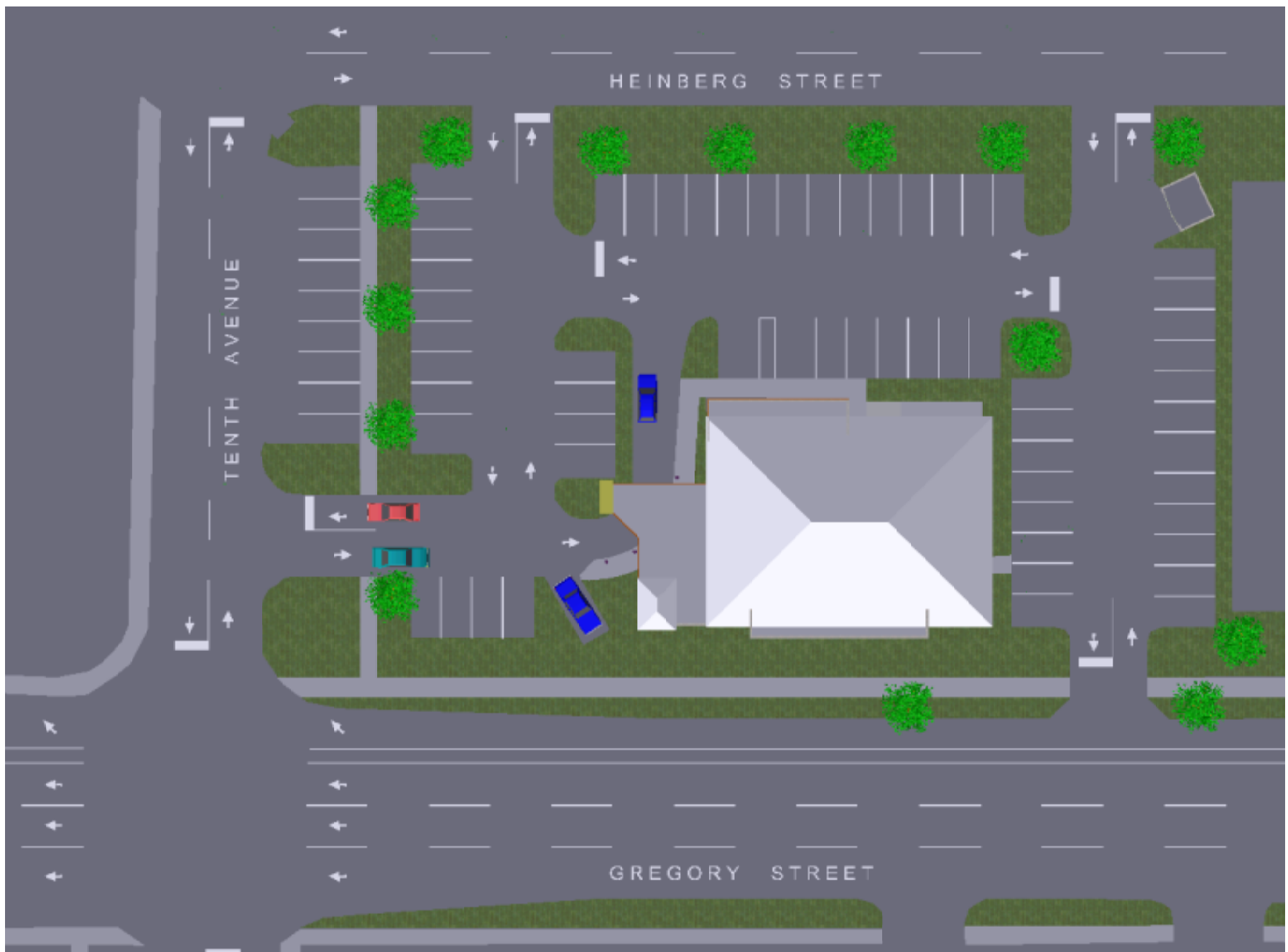
09-17-2019 for preliminary site and building placement approval.
Building colors indicated for information only.



View from north east



View from south east



Site Plan

Site and Building Model

A1.3

sheet 002 of 003

New Building

Sammy's

Gregory Street - Pensacola, FL

GMC Project #

PROJECT # 2827

ISSUE

DATE

GRD

09-17-2019

DRAWN BY

CHECKED BY

geo

GDW

720 Bayfront

Parkway, Suite 200

Pensacola, FL 32502

T 850 432 0706

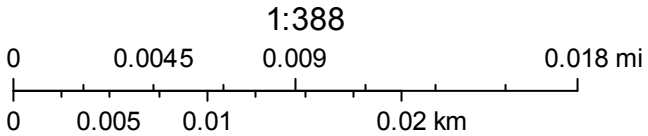
GMCNETWORK.COM

GMC



October 22, 2018

- Map Grid
- Major Roads
- All Roads
- Property Line
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Cynthia Cannon

From: Annie Bloxson
Sent: Monday, September 23, 2019 9:26 AM
To: Cynthia Cannon
Subject: RE: Preliminary Approval Sammy's - 500 East Gregory Street

Good Morning,

I do not have any issues at this time.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Monday, September 23, 2019 9:08 AM

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>; Derrick 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@mexteraenergy.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

Cynthia Cannon

From: Derrik Owens
Sent: Monday, September 23, 2019 2:34 PM
To: Cynthia Cannon
Cc: Ryan J. Novota; Brad Hinote
Subject: RE: Preliminary Approval Sammy's - 500 East Gregory Street

No objections, as to concept. Final approval will be contingent upon plan review approval in accordance with LDC. New driveway location on Gregory Street will require FDOT approval.

From: Cynthia Cannon
Sent: Monday, September 23, 2019 9:08 AM
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>
Subject: FW: Preliminary Approval Sammy's - 500 East Gregory Street

Good Morning,

Just a reminder that comments are due for this project by the close of business Tuesday, September 24. If you haven't already done so, please take a moment to review and comment on the attached application.

Thank you in advance for your assistance.

Sincerely,

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



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email

Cynthia Cannon

From: Jonathan Bilby
Sent: Wednesday, September 18, 2019 11:00 AM
To: Cynthia Cannon
Subject: RE: Preliminary Approval Sammy's - 500 East Gregory Street

I have no issues with this project. Permits will be required after Gateway approval.
Thanks,

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

PENSACOLA

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From: Cynthia Cannon
Sent: Tuesday, September 17, 2019 5:15 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>
Subject: Preliminary Approval Sammy's - 500 East Gregory Street

Good Afternoon All,

Please review and comment on the attached Preliminary Approval for the property located at 500 East Gregory Street and also located in the Gateway Redevelopment District. All comments must be received by close of business on **Tuesday, September 24, 2019.**

Please call with any questions.

Thank you,

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, September 18, 2019 6:16 AM
To: Cynthia Cannon
Subject: Re: Preliminary Approval Sammy's - 500 East Gregory Street

Pensacola Energy has no comments.

Thanks,
Diane Moore

Sent from my iPhone

On Sep 17, 2019, at 6:15 PM, Cynthia Cannon <CCannon@cityofpensacola.com> wrote:

Good Afternoon All,

Please review and comment on the attached Preliminary Approval for the property located at 500 East Gregory Street and also located in the Gateway Redevelopment District. All comments must be received by close of business on Tuesday, September 24, 2019.

Please call with any questions.

Thank you,

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



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<2827 Sammy's GRD 09-17-19 500 East Gregory St final package.pdf>

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Friday, September 20, 2019 9:29 AM
To: Cynthia Cannon
Subject: RE: Preliminary Approval Sammy's - 500 East Gregory Street

Good morning Cynthia,

If the development plans to use the same water meter/water connection and sewer connection of the current building for the new building, then ECUA has no comment. If the new development requires a new or separate water/sewer connection to ECUA's system, then the developer will need to apply with ECUA Engineering for review and permitting. The protocol for applying for a new connection can be found in Procedure 2 and 3 of the ECUA Engineering Manual - <https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>.

Thanks,

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

From: Cynthia Cannon [mailto:CCannon@cityofpensacola.com]
Sent: Tuesday, September 17, 2019 5:15 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; 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: Preliminary Approval Sammy's - 500 East Gregory Street

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

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Please call with any questions.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Services Administrator

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Tuesday, September 24, 2019 4:53 PM
To: Cynthia Cannon
Subject: FW: Preliminary Approval Sammy's - 500 East Gregory Street
Attachments: 2827 Sammy's GRD 09-17-19 500 East Gregory St final package.pdf

AT&T has no comments or concerns at this time.

Brad Sauers
Manager - OSP Png 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: Tuesday, September 24, 2019 2:41 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Preliminary Approval Sammy's - 500 East Gregory Street

Karl Fenner
Area Manager - OSP Png and Eng
Technology Operations

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

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