



City of Pensacola

Planning Board

Agenda - Final

Tuesday, May 12, 2020, 2:00 PM

Council Chambers, 1st Floor

Members of the public may attend and participate only via live stream or phone.
cityofpensacola.com/428/Live-Meeting-Video To provide input, citizens may submit
an online form here <https://www.cityofpensacola.com/PlanningInput>

Quorum / Call to Order

Approval of Meeting Minutes

1. [20-00200](#) MARCH 10, 2020 PLANNING BOARD MINUTES

Attachments: [March 10 2020 Planning Board Minutes](#)

Requests

2. [20-00195](#) PENSACOLA ENERGY - REQUEST FOR DEMOLITION - 1515 E. HEINBURG STREET

Attachments: [Pensacola Energy Demo Application](#)

3. [20-00191](#) FINAL PLAT APPROVAL - 117 EAST LA RUA STREET - CORT DE LA RUA

Attachments: [Corte De La Rua Final Plat](#)

4. [20-00188](#) REQUEST FOR LICENSE TO USE RIGHT-OF-WAY - 1 SOUTH JEFFERSON STREET

Attachments: [LTU Puppy Pit Application](#)

5. [20-00189](#) REQUEST FOR VACATION OF RIGHT-OF-WAY - 16TH AVENUE BETWEEN BELMONT AND WRIGHT STREETS

Attachments: [16th Ave Vacation of ROW Application](#)

6. [20-00206](#) REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP AMENDMENT 1421 SONIA STREET

Attachments: [1421 Sonia St. Rezoning & FLU Application](#)

7. [20-00207](#) REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP
 AMENDMENT FOR 1700 BLK LANSING DRIVE
- Attachments: [1700 BLK Rezoning and FLUM Application](#)
8. [20-00216](#) MODIFICATIONS TO PLANNING BOARD SUBMITTAL DEADLINES LDC
 AMENDMENTS - SEC. 12-2-4, VACATION OF STREET, ALLEYS,
 12-12-7, LICENSE TO USE RIGHT OF WAY, SEC.12-13-2 VARIANCES,
 AND SEC. 12-13-5, APPLICATION DEADLINES
- Attachments: [Sec.12-12-4 Vacation of Streets Alleys.](#)
 [Sec.12-12-7 License to Use Right of Way.](#)
 [Sec.12-13-2 Planning Board](#)
 [Sec.12-13-5 Application Deadlines](#)

Open Forum

Discussion

9. [20-00198](#) DISCUSSION ON PROPOSED AMENDMENT TO THE TREE
 ORDINANCE

Adjournment

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ADA Statement

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00200

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

March 10, 2020 Planning Board Minutes

BACKGROUND:

Click or tap here to enter text.



MINUTES OF THE PLANNING BOARD

March 10, 2020

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

MEMBERS ABSENT: Vice Chairperson Kurt Larson, Board Member Sampson, Board Member Wiggins

STAFF PRESENT: Assistant Planning Director Cannon, Senior Planner Statler, Transportation Planner-Complete Streets Ziarnek, Assistant City Attorney Lindsay, Assistant Airport Director for Finance Andrea Levitt, Intern Mendillo

OTHERS PRESENT: Brian Ditthardt, Ryan Ditthardt, Deborah York, Marla Backhaus, Mike Hamlin, Matthew Cushing, Fred Davis, John Fitzgerald, Ron Fitzgerald, Angela Bottesini

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from February 11, 2020.
- **New Business:**
 1. **Vacation of Right-of-Way Request – Pensacola International Airport**
 2. **Vacation of Right-of-Way Request – 500 Stanley Avenue**
 3. **Discussion on the Proposed Amendment to the Tree Ordinance**
- Open Forum
- Adjournment

Call to Order / Quorum Present

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

Approval of Meeting Minutes

Board Member Grundhoefer made a motion to approve the February 11, 2020 minutes, seconded by Board Member Murphy, and it carried unanimously.

New Business

Vacation of Right-of-Way Request – Pensacola International Airport

Assistant Planning Director Cannon presented to the Board and stated the request was to accommodate future airport development as part of a phased expansion. Assistant Airport Director Levitt advised the airport had been purchasing property since 2002 and with the airport expansion, they needed to vacate the roadways in order to build. Chairperson Ritz noted none of the utility providers had any concerns, and ECUA had requested they work with them; Ms. Levitt confirmed they had been working with ECUA to allow the required easements for their purposes. Board Member Grundhoefer asked about the residences, and Ms. Levitt explained the property was purchased and the structures demolished. She indicated there were mini warehouses on Douglas which would be relocated. She also stated the property had be rezoned to ARZ when it was annexed into the city limits.

Ms. Backhaus and Ms. York addressed the Board. Ms. York indicated when people left their homes, they had left their animals, and they had been feeding cats since November 2014. They were trying to capture the last few and wanted to know how this vacation affected them. Chairperson Ritz explained a fee simple property meant the owner lived on the property and possessed a deed. Right-of-way property is owned by citizens of the City of Pensacola. When there was a request to vacate a right-of-way, it meant that person requesting it asked for the right-of-way to be given to them to be added to their fee simple property. He explained you could not trespass on fee simple property without permission. Ms. Backhaus stated they were feeding the cats as close to the road as possible but had been approached by police officers. Chairperson Ritz suggested contacting the airport staff; he explained this right-of-way vacation would be decided at this meeting but would proceed to the Council. Board Member Murphy advised she had met with Airport Director Flynn on occasion and stated he worked on planting the wildflowers for bees on the airport property and suggested Councilwoman Myers could also be a contact for some direction.

With no other comments, Board Member Powell made a motion for approval, seconded by Board Member Murphy, and it carried unanimously.

Vacation of Right-of-Way Request – 500 Stanley Avenue

Assistant Planning Director Cannon stated Mr. Dithardt had submitted a vacation of right-of-way which did include the required petitions signed by adjacent property owners. She noted that the petitions were required per the Land Development Code. Chairperson Ritz clarified this was a vacation of right-of-way request. Staff explained neighbors who were not responsive were not included within the request, and some chose not to vacate.

Brian Dithardt addressed the Board and stated there was no purpose in the alleyway, and they had been working with staff to present the appropriate application. They had attempted to contact all property owners on the right-of-way, however, some were out of the country, but they had the signatures of those included in the request. The applicants were in agreement with the staff's presentation.

Mr. Davis who owns 2807 E. DeSoto, did receive the certified mail notification and had no problem with the request but did not sign the request due to his unique situation with a house already in the alleyway and beyond the 10' which would be given to the property owner. Chairperson Ritz stated he did not know how to address this situation but noted instances in the 1950s where individuals built structures across property lines. Staff clarified that Mr. Davis' property was not affected by this application.

Mr. Cushing, the owner of 2803 E. DeSoto, advised the cinderblock garage encroached 10' into the right-of-way alley and benefited him at this point to enclose it, but he had no

issues with the request. **With no other speakers, Board Member Murphy made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.** Chairperson Ritz explained the request would proceed to Council for the official decision.

Discussion on the Proposed Amendment to the Tree Ordinance

Ms. Murphy advised they had confirmed workshops with two University of Florida professors from the Department of Urban Forestry for April 20, 4 to 8 pm and April 21, 9 to 4pm, with the tentative location at Sanders Beach; all City and County staff are invited. She was hoping this would be a continued program with the two professors who had developed successful programs for Miami, Orlando, Gainesville and Tampa, with the idea being to not build an ordinance first and project backwards. The object would be to look at what was needed long term and then develop that into an ordinance. Chairperson Ritz reminded Board members to observe the Sunshine and not speak or sit together at these workshops.

Open Forum – Mike Hamlin with ECUA wanted to inform the Board on the insight of the utility organizations when evaluating right-of-way vacations. He explained there were three different cases they see: 1) Unopened right-of-way, something platted decades ago, where they usually don't have facilities and no easement; 2) Minimally opened right-of-way which has a short line and sometimes not in use with no easement retained; and 3) An active facility which draws concern, and even if they retain an easement, the property owners still want to use that property for parking, fences, and gates. In those instances, they try to accommodate the request as much as possible but must balance it with the other utility customers needing access for their equipment.

Adjournment – With no further business, Chairperson Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00195

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Pensacola Energy - Request for Demolition - 1515 E. Heinburg Street

BACKGROUND:

Pensacola Energy has requested the demolition of a chain link fence and two small buildings (approximately 12' x 12') at their substation on 1515 E. Heinburg Street. This property is located in the Gateway Review District and therefore requires Planning Board approval. The existing Gulf Breeze meter set shown on the plans will be enclosed with a decorative wooden fence.

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

**Planning Board Application
Request for Aesthetic Review**

Application Date: 4/9/2020

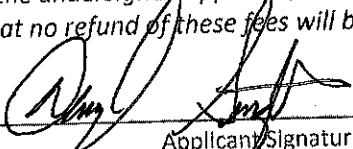
Applicant: Pensacola Energy (Darryl Singleton)
Applicant's Address: 1625 Atwood Drive, Pensacola FL 32503
Email: DSingleton@cityofpensacola.com Phone: 850-324-0113
Review District: District 4

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

Project specifics/description:

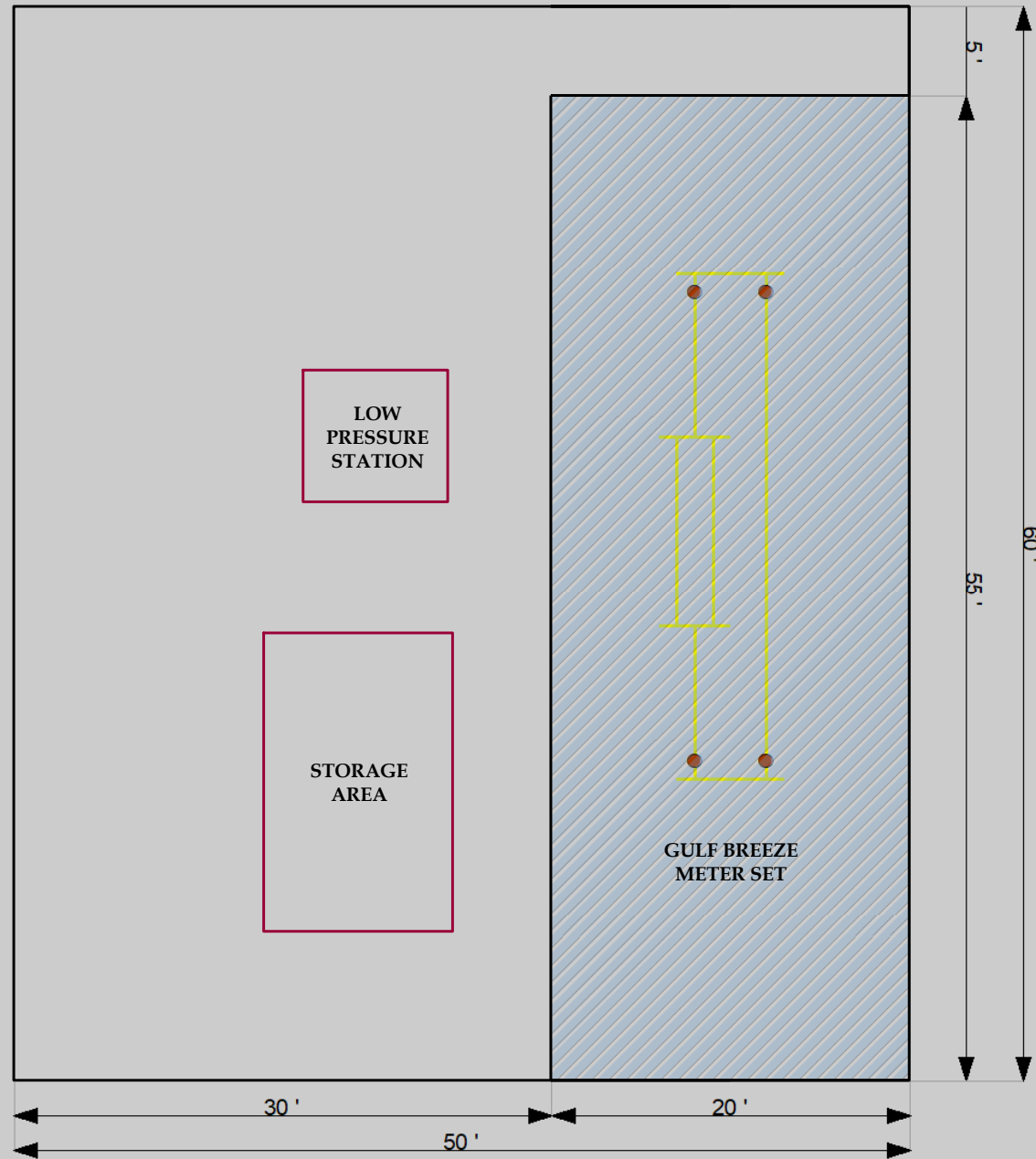
Pensacola Energy has completed its monumental low pressure system replacement project and
no longer needs the low pressure regulator station located at 1515 East Heinberg. We request
permission to have the low pressure regulator station and chain link fence removed. We will be
reducing our footprint to a 20' x 55' meter set that supplies natural gas to the City of Gulf Breeze.
The Gulf Breeze meter set will be enclosed in a decorative fence to better blend with the
aesthetics of the surrounding neighborhoods.

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


Applicant Signature

4/9/2020

Date



*** ALL DIMENSIONS SHOWN ARE APPROXIMATE AND ARE USED FOR ILLUSTRATION AND REFERENCE ONLY. ***



Pensacola Energy Heinberg Station CURRENT AND PROPOSED LAY-OUT

Date: 4/9/2020







Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	No comments.
GPW	No comments.
ATT	No comments.

Cynthia Cannon

From: Annie Bloxson
Sent: Monday, April 13, 2020 1:05 PM
To: Cynthia Cannon
Subject: RE: Pensacola Energy - Aesthetic Review - 1515 E. Heinberg St. Demolition

Good Afternoon,

I do not oppose to the demolition of the two buildings or the removal of the chain link fence at 1515 E. Heinberg Street.

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, April 13, 2020 10:24 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>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T)

Cynthia Cannon

From: Jonathan Bilby
Sent: Monday, April 13, 2020 4:29 PM
To: Cynthia Cannon
Subject: RE: Pensacola Energy - Aesthetic Review - 1515 E. Heinberg St. Demolition

No comments or issues.

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



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Subject: Pensacola Energy - Aesthetic Review - 1515 E. Heinberg St. Demolition

Good Morning All,

Please review and comment on the attached request before the Planning Board for demolition of two small buildings which are located in the Gateway Review District at 1515 E. Heinberg St. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

Cynthia Cannon, AICP

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Tuesday, April 14, 2020 12:37 PM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Pensacola Energy - Aesthetic Review - 1515 E. Heinberg St. Demolition

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Good afternoon Cynthia,

The demolition of the low pressure regulator station buildings and setting the meter in a decorative fence does not appear to have any impact on ECUA's operations, therefore, ECUA Engineering has no comment at this time.

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 <CCannon@cityofpensacola.com>
Sent: Monday, April 13, 2020 10:24 AM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Pensacola Energy - Aesthetic Review - 1515 E. Heinberg St. Demolition

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

Good Morning All,

Please review and comment on the attached request before the Planning Board for demolition of two small buildings which are located in the Gateway Review District at 1515 E. Heinberg St. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00191

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Final Plat Approval - 117 East La Rua Street - Cort de La Rua

BACKGROUND:

Clint Geci, Geci & Associates Engineering Inc., is requesting final plat approval for Cort de La Rua Subdivision located at 117 E. La Rua Street between N. Guillemard St. and N. Tarragona St.

The proposed preliminary site plan consists of five (5) lots all with 60' widths that meet the requirements of the C-3 zoning district and the CRA Urban Overlay District. The proposed development will include four (4) townhome lots and one common parcel.

- Per Sec. 12-2-76: Subdivision of 5 or more lots constitutes a major subdivision
- Setback requirements: 8" front, 5' side, 25' rear
- Building height max: 45'
- Lot coverage: 75% max
- There are no wetland areas, protected trees or heritage trees on the property

The combined preliminary/final plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.



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

March 12th, 2020

“Hand Delivered”

Ms. Cynthia Cannon
Planning Department
City of Pensacola
222 W Main Street
Pensacola, Florida 32502

RE: **Corte de La Rua**
Final Plat Review
G&A Reference No. 32501

Dear Cynthia:

On behalf of aDoor Development LLC, we are submitting Corte de La Rua Final Plat for review. With this letter, please find the following items:

1. Eleven (11) copies of the Final Plat
2. One (1) copy of the Boundary & Topo Survey
3. One (1) copy of the Title Insurance Policy
4. One (1) check in the amount of \$750
5. One (1) CD containing all information listed above

If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

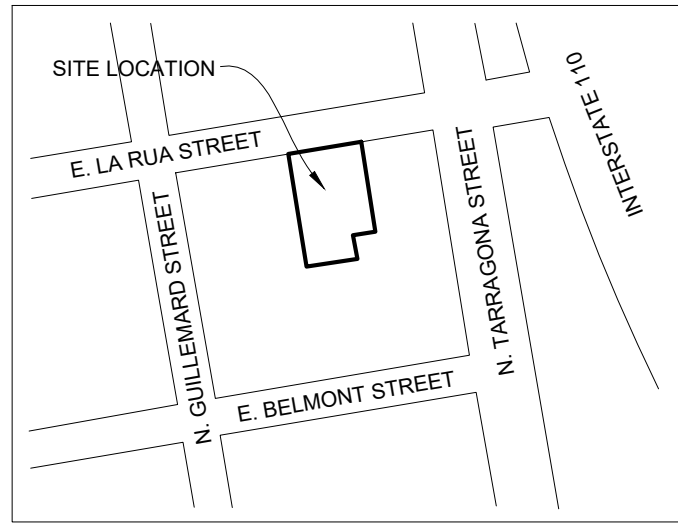
A blue ink signature of Clint Geci, PE, written over the company name.

Clint Geci, PE
Vice President

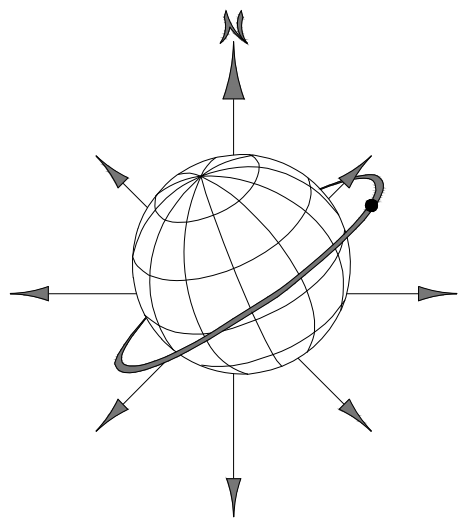
Cc: Ms. Leslie Statler
Mr. Austin Tenpenny
Ms. Kacee Bidnick

FINAL PLAT OF CORTE DE LA RUA

A 5 LOT TOWNHOME SUBDIVISION OF A PORTION OF EAST KING TRACT,
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
MARCH 2020



VICINITY MAP
NOT TO SCALE



LAND SURVEYOR

JOSHUA W. MILLER, P.S.M.
360 SURVEYING SERVICES
1801 CREIGHTON ROAD
PENSACOLA, FLORIDA 32504
(850) 857-4400

OWNER/DEVELOPER

ADOOR DEVELOPMENT, LLC
5041 BAYOU BOULEVARD, SUITE 302
PENSACOLA, FLORIDA 32503
(850) 791-6825

ENGINEER

CLINT GECI, P.E.
GECI & ASSOCIATES ENGINEERS, INC.
2950 N. 12TH AVE
PENSACOLA, FLORIDA 32503
(877) 432-2929

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83/2011).
- ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (2011) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS BASED ON NATIONAL GEODETIC SURVEY CONTROL MONUMENT "872 9840 BASIC" (851730), HAVING A PUBLISHED ELEVATION OF 12.29' TOGETHER WITH FLORIDA DOT REAL TIME VRS NETWORK. ELEVATIONS INDICATED IN STATE PLANE COORDINATES TABLE PER GPS OBSERVATIONS.
- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, FILE NO: 19094-73733, EFFECTIVE DATE MAY 22, 2018 AT 4:16 P.M. STANDARD EXCEPTIONS 1 THROUGH 8.
- SOURCES OF INFORMATION: BOUNDARY AND TOPOGRAPHIC SURVEY BY 360 SURVEYING SERVICES, INC., DATED MARCH, 2020, TAX MAPS OF ESCAMBIA COUNTY, AERIALS, MAP OF PENSACOLA BY THOMAS C. WATSON COPYRIGHT 1906, AND PUBLIC RECORDS.
- THE SURVEY DATA SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
- FIELD SURVEY PERFORMED ON MARCH 5, 2020.

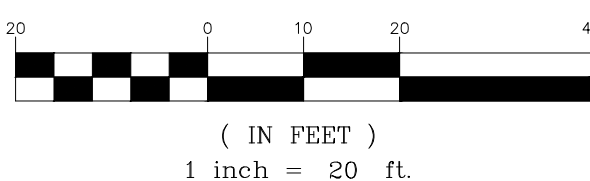
GENERAL NOTES:

- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THE SURVEYED PROPERTY IS LOCATED IN A "X" FLOOD ZONE, BASED ON FIRM MAP PANEL 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL PLATTED UTILITY EASEMENTS AS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF SECTION 177.091 (28) FLORIDA STATUTES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- TOTAL LOTS: 5 (4 TOWNHOME LOTS + ONE COMMON PARCEL).
- THIS SITE IS IN THE CRA URBAN DESIGN OVERLAY AND SHALL CONFORM TO THE DEVELOPMENT STANDARDS WITHIN TABLE 12-2-25.5.
- THERE ARE NO WETLAND AREAS, PROTECTED TREES, OR HERITAGE TREES ON THIS PROPERTY.

STATE PLANE COORDINATES								
HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA ZONE NORTH								
P.R.M.	Northing	Easting	Latitude	Longitude	Scale Factor	Convergence	Elevation	Source
GPS - 1	526152.0002'	1112892.1174'	89°43'41.61"E	91°11'40.00"W	0.99995803	8.49"	26.12'	GPS Observation
GPS - 2	526169.3097'	1112986.6575'	89°43'41.61"E	91°11'40.00"W	0.99995803	8.49"	27.18'	GPS Observation
GPS - 3	526005.0864'	1112917.6815'	89°43'41.61"E	91°11'40.00"W	0.99995800	8.49"	25.99'	GPS Observation

TO CONVERT GROUND DISTANCE TO GRID DISTANCES MULTIPLY GROUND DISTANCE BY AVERAGE COMBINED SCALE FACTOR

GRAPHIC SCALE



LEGEND AND ABBREVIATIONS:

R/W NAVD88
O.R. OFFICIAL RECORDS
B.S.L. BUILDING SETBACK LINE
P.I. POINT OF INTERSECTION
L.B. LICENSED BUSINESS
L.S. LICENSED SURVEYOR
P.R.M. PERMANENT REFERENCE MONUMENT
■ FOUND 4"x4" CONCRETE MONUMENT L.B. #7919 (P.R.M.)
⊗ FOUND 1" HEX BOLT
X FOUND CROSS CUT IN CONCRETE
⊕ FOUND 3/4" CAPPED IRON ROD L.B. #7073
○ FOUND 1" IRON PIPE
⬮ SET 3/4" CAPPED IRON ROD L.B. #7612

ENGINEER'S CERTIFICATE

I, CLINT GECI, P.E., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR ROCK RIDGE, ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

CLINT GECI, P.E.
PROFESSIONAL ENGINEER #73924
STATE OF FLORIDA

SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 17.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051, AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2020

JOSHUA W. MILLER
PROFESSIONAL SURVEYOR AND MAPPER #7238
STATE OF FLORIDA

SEAL

360 SURVEYING SERVICES, INC.
1801 CREIGHTON ROAD
PENSACOLA, FLORIDA 32504
LICENSED BUSINESS #7612

CLERK OF THE CIRCUIT COURT CERTIFICATE OF APPROVAL

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE) AS AMENDED FROM TIME TO TIME AND THE SAME WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2020, AND FILED IN PLAT BOOK _____ AT PAGES _____ OF SAID COUNTY.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

SEAL

CERTIFICATE OF APPROVAL

COMMISSIONERS OF ESCAMBIA COUNTY, STATE OF FLORIDA
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THE THE WITHIN PLAT BEING PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY AT THEIR MEETING HELD ON THE _____ DAY OF _____, 2020 WAS APPROVED FOR FILING BY THE SAID BOARD AND I, CLERK OF THE CIRCUIT COURT WAS INSTRUCTED TO SO CERTIFY HEREON.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

SEAL

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR OF ESCAMBIA COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2020.

DAVID GLAZE, P.S.M., CITY OF PENSACOLA SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5605

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ADOOR DEVELOPMENT, LLC, A FLORIDA CORPORATION, AS OWNER AND DEVELOPER OF THE LAND DESCRIBED HEREIN, AND PLATTED HEREON AS CORTE DE LA RUA ("THE LAND") HEREBY DEDICATES TO THE CORTE DE LA RUA HOME OWNERS ASSOCIATION: PARCEL "A", AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WITNESS
ADOOR DEVELOPMENT, LLC,
A FLORIDA CORPORATION

PRINTED NAME
BY: JUSTIN G. WITKIN
ITS: MANAGER

WITNESS

PRINTED NAME

ACKNOWLEDGEMENT

COUNTY OF ESCAMBIA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____ OF ADOOR DEVELOPMENT, LLC, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME OR PRESENTED A VALID DRIVERS LICENSE AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF ATTORNEY

I, DAVID B. TAYLOR, III, AS A MEMBER OF THE FLORIDA BAR AND ON BEHALF OF THE OWNER, HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREON AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER FORM AND TO MEET THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE CITY OF PENSACOLA LAND DEVELOPMENT CODE, CHAPTER 12, ARTICLE 8.

SIGNED THIS _____ DAY OF _____, 2019.

DAVID B. TAYLOR, III
501 COMMENDENCIA STREET
PENSACOLA, FLORIDA 32502

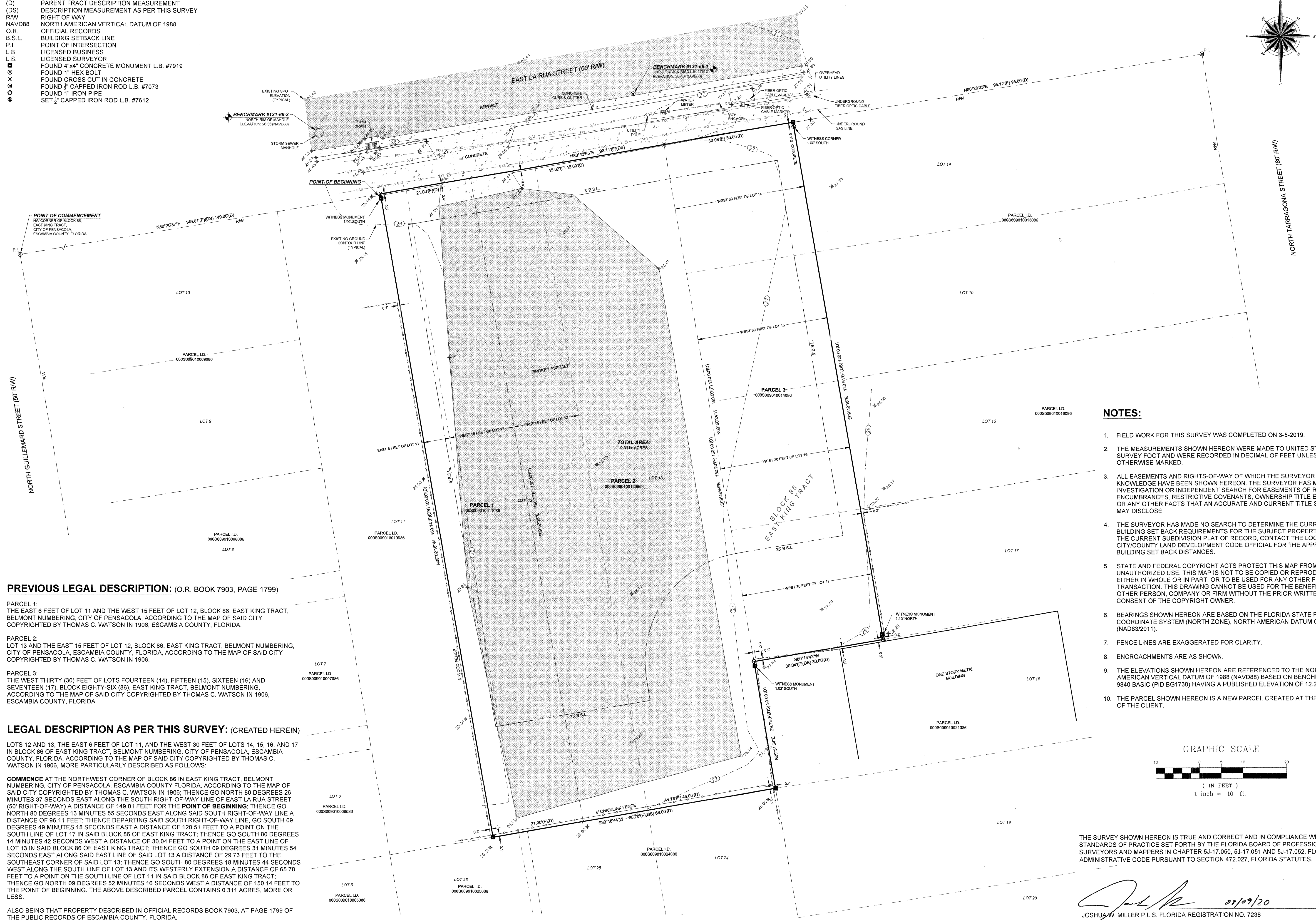
SHEET 1 OF 1

COVENANTS & RESTRICTIONS RECORDED IN OFFICIAL
RECORDS BOOK _____, PAGE _____

PLAT BOOK _____, PAGE _____

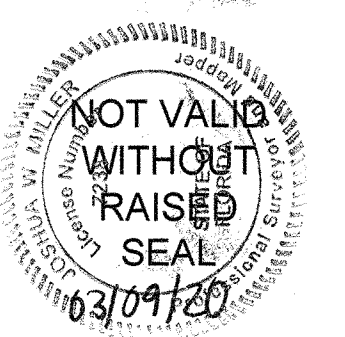


(F) FIELD MEASUREMENT
(P) PLAT MEASUREMENT
(D) PARENT TRACT DESCRIPTION MEASUREMENT
(OS) DESCRIPTION MEASUREMENT AS PER THIS SURVEY
(R) R/W WAY
NAD/88 NORTH AMERICAN VERTICAL DATUM OF 1988
O.R. OFFICIAL RECORDS
B.S.L. BUILDING SETBACK LINE
P.I. POINT OF INTERSECTION
L.B. LICENSED BUSINESS
L. LICENSED SURVEYOR
■ FOUND 4"x4" CONCRETE MONUMENT L.B. #7919
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⊙ FOUND 2" CAPPED IRON ROD L.B. #7073
⊙ FOUND 2" IRON PIPE
⊙ SET 2" CAPPED IRON ROD L.B. #7612



THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

[illegible]

117, 119, 121 EAST LA RUA STREET
 PENSACOLA, FLORIDA 32503
 FOR
 ADOOR DEVELOPMENT LLC
 PENSACOLA, FLORIDA

DWG. NO.	DWN. BY	CD.	BY	JWM	JOB NO.
1 OF 1	SCALE	1"=10'	DATE	MARCH 2020	2002094

360 Surveying Services, Inc.
Professional Land Surveyors
1801 Creighton Road~Pensacola, Florida 32504
Office: (850) 857-4400
Florida Licensed Business #7612





WESTCOR
LAND TITLE INSURANCE COMPANY

POLICY NO.
OP-25-FL1323-6598999

**OWNER'S POLICY OF TITLE INSURANCE
(with Florida Modifications)**

**ISSUED BY
WESTCOR LAND TITLE INSURANCE COMPANY**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Westcor Land Title Insurance Company, a South Carolina corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

3. Unmarketable Title.

COVERED RISKS CONTINUED ON NEXT PAGE

In Witness Whereof, **WESTCOR LAND TITLE INSURANCE COMPANY**, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

Issued By: **FL1323 * 19094-73733**

Beggs & Lane, RLLP

**501 Commendancia Street
Pensacola, FL 32502**

WESTCOR LAND TITLE INSURANCE COMPANY



By:

Mary O'Donnell
President

Attest:

[Signature]
Secretary

4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and

without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any

CONDITIONS - CONTINUED

other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance. To pay

or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation.

Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 875 Concourse Parkway South, Suite 200, Maitland, FL 32751.

**OWNER'S POLICY OF
TITLE INSURANCE
(With Florida
Modifications)**

**WESTCOR
LAND TITLE
INSURANCE COMPANY**

**OWNER'S POLICY
OF
TITLE INSURANCE**

HOME OFFICE

875 Concourse Parkway South, Suite 200
Maitland, FL 32751
Telephone: (407) 629-5842

WESTCOR LAND TITLE INSURANCE COMPANY
ALTA 6-17-06 OWNER'S POLICY (With Florida Modifications)

SCHEDULE A

Name and Address of Title Insurance Company: **Westcor Land Title Insurance Company, 875 Concourse Parkway South, Suite 200, Maitland, Florida 32751, Phone No.: (407) 629-5842.**

State: Florida

County: Escambia

Address Reference: 117, 119 and 121 E. La Rua Street, Pensacola, Florida 32501

File Number: 19094-73733	Policy Number: OP-25-1323-6598999	Date of Policy: May 22, 2018 at 04:16 PM	Premium: \$1,005.00	Amount of Insurance: \$235,000.00
-----------------------------	--------------------------------------	---	------------------------	--------------------------------------

1. Name of Insured:

Adoor Development, LLC a Florida limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Warranty Deed dated May 22, 2018 and executed by A Bayou Chiropractic Center, P.A, a Florida corporation, to Adoor Development, LLC, a Florida limited liability company, as recorded on May 22, 2018 in Official Records Book 7903, Page 1799, of the Public Records of Escambia County, Florida.

4. The Land referred to in this policy is described as follows:

PARCEL 1:

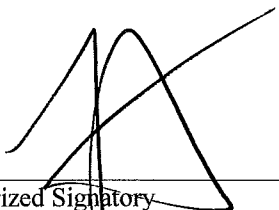
The East 6 feet of Lot 11 and the West 15 feet of Lot 12, Block 86, East King Tract, Belmont Numbering, City of Pensacola, according to the map of said city copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.

PARCEL 2:

Lot 13 and the East 15 feet of Lot 12, Block 86, East King Tract, Belmont Numbering, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

PARCEL 3:

The West Thirty (30) feet of Lots Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17), Block Eighty-Six (86), East King Tract, Belmont Numbering, according to the map of said city copyrighted by Thomas C. Watson in 1906, Escambia County, Florida.


Authorized Signatory

Issued By: FL1323 * 19094-73733
Beggs & Lane, RLLP
501 Commendancia Street
Pensacola, FL 32502

Note: This policy is of no force and effect unless Schedule A and Schedule B are attached together with any added pages incorporated by reference.

WESTCOR LAND TITLE INSURANCE COMPANY
ALTA 6-17-06 OWNER'S POLICY (With Florida Modifications)

SCHEDULE B

File #: 19094-73733

Policy #: OP-25-1323-6598999

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on the adjoining land.
4. Easements or claims of easements not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
7. Existing unrecorded leases and all right thereunder of the lessees and of any person claiming by, through or under lessees.
8. Any and all matters which would be disclosed by an accurate survey of the property.

***The following items, as listed above, are hereby deleted: 1, 2 and 4.**



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00188

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Request for License to Use Right-of-Way - 1 South Jefferson Street

BACKGROUND:

The Downtown Improvement Board is requesting approval for a License to Use for a Puppy Pit Stop at the corner of Jefferson and Romano Streets. The request includes a raised planting bed and a small portion of a concrete seat wall.

This project was approved by the Architectural Review Board at their January 16, 2020 meeting. This request has been routed through the various City departments and utility providers and those comments are attached for your review.

Department:	Comments:
FIRE	No objections.
PW/E	No objections.
InspSvcs	No objections.
ESP	Pensacola Energy has a gas main within the R/W described in this LTU request. We would need to know more about the project and the potential impact in maintaining our gas line.
ECUA	Project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts).
GPW	No comments.
ATT	Please review the attached AT&T markups. AT&T does have facilities within the project scope. The markups are only approximate and the contractor would have to have our facilities located to determine if there is a conflict. Please contact me with any questions.

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, March 24, 2020 1:14 PM
To: Cynthia Cannon
Subject: RE: LTU Request - 1 South Jefferson Street

Good Afternoon,

I do not oppose the LTU request for the puppy pit at 1 S. Jefferson Street.

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: Tuesday, March 17, 2020 12:41 PM

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

Cynthia Cannon

From: Diane Moore
Sent: Tuesday, March 24, 2020 3:48 PM
To: Cynthia Cannon
Subject: RE: LTU Request - 1 South Jefferson Street

Cynthia,
Pensacola Energy has a gas main within the R/W described in this LTU request. We would need to know more about the project and the potential impact in maintaining our gas line.

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 Pensacola111.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: Tuesday, March 17, 2020 12:41 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Cc: Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>
Subject: LTU Request - 1 South Jefferson Street

Good Afternoon All,

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Thursday, March 19, 2020 8:15 AM
To: Cynthia Cannon
Subject: RE: LTU Request - 1 South Jefferson Street

Good morning Cynthia,

Project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (<https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>).

Thank you,

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 17, 2020 12:41 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: LTU Request - 1 South Jefferson Street

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

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a License to Use application for a Puppy Pit Stop at 1 S. Jefferson Street. Please provide comments **by close of business on Friday March 27, 2020**.

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

Visit us at <http://cityofpensacola.com>
222 W Main St.

Cynthia Cannon

From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Monday, April 13, 2020 11:49 AM
To: Cynthia Cannon
Cc: Gobert, Harolyn
Subject: [EXTERNAL] RE: LTU Request - 1 South Jefferson Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Engineering replied that we have no objections.

Thank you,



Kellie G. Simmons

Sr. Corporate Real Estate Representative
Office – (850) 444-6870
Cell - (850) 549-1134

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Thursday, April 9, 2020 12:50 PM
To: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Cc: Elsie Zhang <ezhang@jerrypate.com>
Subject: FW: LTU Request - 1 South Jefferson Street

Caution - External Email (ccannon@cityofpensacola.com)

[Report This Email](#) [Tips](#)

Kellie,

I don't recall getting a reply from you on this project. My apologies if you've already commented and somehow I missed them!

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com

Cynthia Cannon

From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Tuesday, March 17, 2020 3:06 PM
To: Cynthia Cannon
Subject: RE: LTU Request - 1 South Jefferson Street
Attachments: AT&T MARKUPS_LTU APPLICATION_Puppy Pit_Complete.pdf

Cynthia,

Please review the attached AT&T markups. AT&T does have facilities within the project scope. The markups are only approximate and the contractor would have to have our facilities located to determine if there is a conflict. Please contact me with any questions. I am currently working remotely and can be reached at 850-501-9161.

Thanks,

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

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

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Sent: Tuesday, March 17, 2020 12:41 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; 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>
Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: LTU Request - 1 South Jefferson Street

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a License to Use application for a Puppy Pit Stop at 1 S. Jefferson Street. Please provide comments **by close of business on Friday March 27, 2020.**

Cynthia Cannon

From: Elsie Zhang <ezhang@jerrypate.com>
Sent: Wednesday, March 18, 2020 1:19 PM
To: ST PIERRE, ROB A; Cynthia Cannon
Cc: Lissa Dees
Subject: RE: LTU Request - 1 South Jefferson Street

Thank you Rob. I appreciate your help.

Cynthia, we will field locate the AT&T conduit and sleeve it in concrete footer if there is a conflict. Do we need to add the note on the plan and resubmit it to you? Or do we wait until we receive other comments?

Thank you,

Elsie Zhang, *RLA*
Landscape Architect / Design Associate



301 Schubert Drive | Pensacola, FL 32504
Office: 850-479-4653 Ext. 1230
Fax: 850-472-0381
www.jerrypatedesign.com

From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Wednesday, March 18, 2020 11:29 AM
To: Elsie Zhang <ezhang@jerrypate.com>
Subject: RE: LTU Request - 1 South Jefferson Street

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Elsie,

Yes, if there is a conflict protecting it with a concrete footer is fine.

Thanks,

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

AT&T

605 W Garden St. Pensacola, FL 32502

o 850.436.1701 | rs634y@att.com

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From: Elsie Zhang <ezhang@jerrypate.com>

Sent: Wednesday, March 18, 2020 11:24 AM

To: ST PIERRE, ROB A <RS634Y@att.com>

Cc: Lissa Dees <LissaD@downtownpensacola.com>

Subject: RE: LTU Request - 1 South Jefferson Street

Good morning Rob, this is Elsie Zhang with Jerry Pate Design. I just received the markup from AT&T with potential conduit conflict.

It seems most of the area where the conduit runs is only going to be painted on the existing concrete. The only possible conflict area is around the proposed circular concrete bench area. Do you think field locating the conduit and sleeving it in concrete footer if there is a conflict will be ideal for AT&T?

Please let us know your thoughts and we will add the notes on the plan document accordingly.

Thank you Rob,

Elsie Zhang, RLA

Landscape Architect / Design Associate



301 Schubert Drive | Pensacola, FL 32504

Office: 850-479-4653 Ext. 1230

Fax: 850-472-0381

www.jerrypatedesign.com

From: Steve Dana <SDana@jerrypate.com>

Sent: Wednesday, March 18, 2020 11:11 AM

To: Elsie Zhang <ezhang@jerrypate.com>

Subject: Re: LTU Request - 1 South Jefferson Street

I don't see ATT comments. Do you have them? I would think we could sleeve through the footer of the circular bench if a conflict. Maybe all we need now is a note on the plan. Please call Rob St Pierre at ATT to work through it. Thanks.

Sent from my iPhone

On Mar 18, 2020, at 10:58 AM, Elsie Zhang <ezhang@jerrypate.com> wrote:

Steve, we probably need the contractor to field locate the ATT conduits to see if there is conflict around the circular concrete bench area. Not sure how deep the conduit is located. Do you have an idea? Do we need to add a note on our plans and resubmit it to the city?

Elsie Zhang, RLA

Landscape Architect / Design Associate

<image001.png>

301 Schubert Drive | Pensacola, FL 32504

Office: 850-479-4653 Ext. 1230

Fax: 850-472-0381

www.jerrypatedesign.com

From: Lissa Dees <LissaD@downtownpensacola.com>

Sent: Wednesday, March 18, 2020 10:40 AM

To: Elsie Zhang <ezhang@jerrypate.com>; Steve Dana <SDana@jerrypate.com>

Subject: FW: LTU Request - 1 South Jefferson Street

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Please see the attached concerns from AT&T

Lissa Dees

Executive Director

<image002.png>

<image003.jpg>

<image004.jpg>

Pensacola Downtown Improvement Board

226 South Palafox Street, Suite 106

Pensacola, FL 32502

Phone 850.434.5371

[Take This Quick Survey to Let Us Know How We're Doing!](#)

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 17, 2020 3:21 PM
To: Lissa Dees <LissaD@downtownpensacola.com>
Subject: FW: LTU Request - 1 South Jefferson Street

Hi Lissa,

Please see the attached review comments from AT&T. I'm sure if your consultant worked directly with Rob they could easily address their concerns.

Hope all is well with you!

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com

<image005.png>

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From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Tuesday, March 17, 2020 3:06 PM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: RE: LTU Request - 1 South Jefferson Street

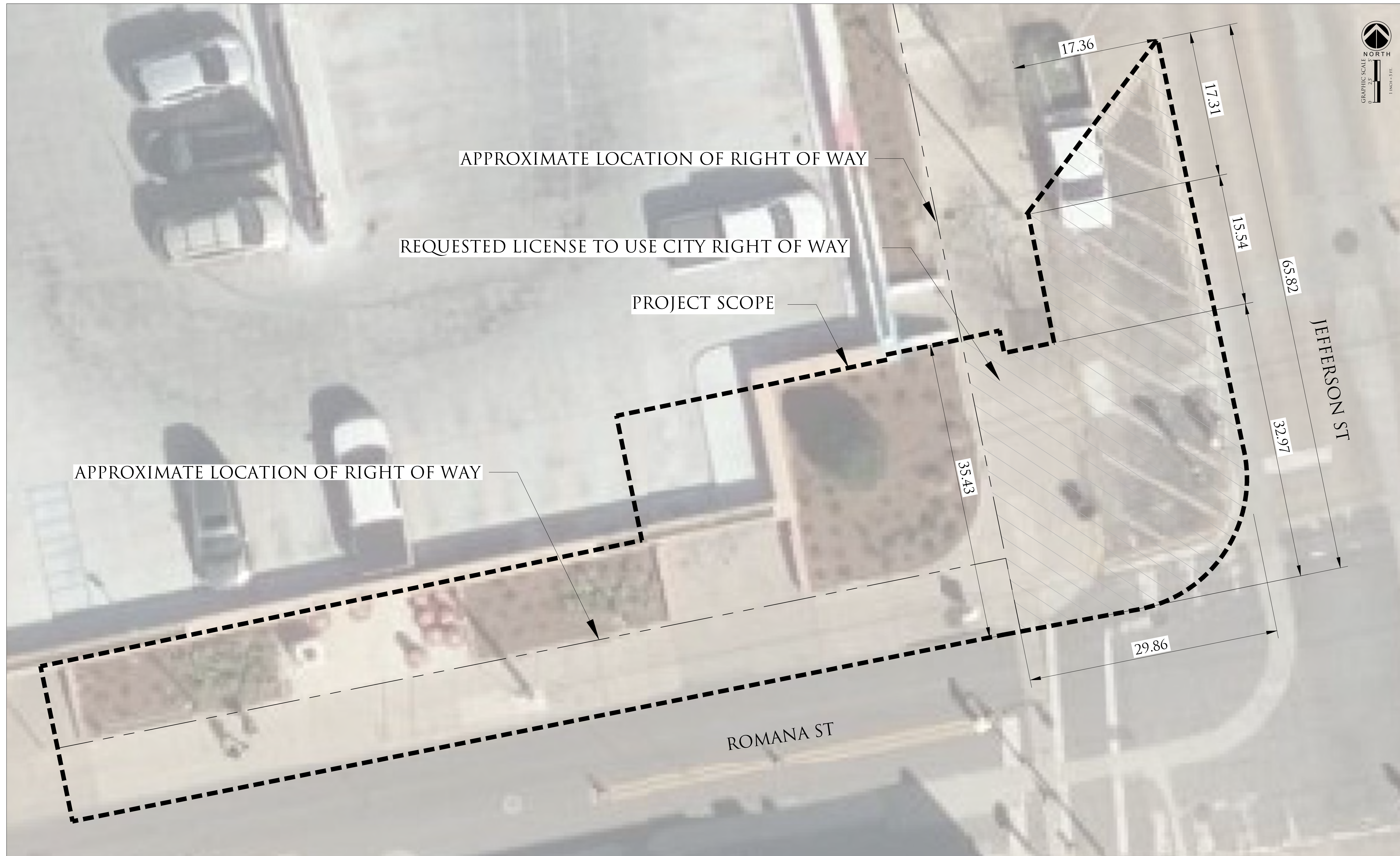
Cynthia,

Please review the attached AT&T markups. AT&T does have facilities within the project scope. The markups are only approximate and the contractor would have to have our facilities located to determine if there is a conflict. Please contact me with any questions. I am currently working remotely and can be reached at 850-501-9161.

Thanks,

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

AT&T



\\WMycCloudMirror\GCE\ENGINEERING\GCE LLC\Projects\00000.02\Site Design\Jefferson Doggy Stop\3_19016_DIB Puppy Pit Stop_Hardscape - Standard\Pet Fountain_Utility Plan_certified.dwg, Feb 27, 2020 - 1:40:42PM, erica

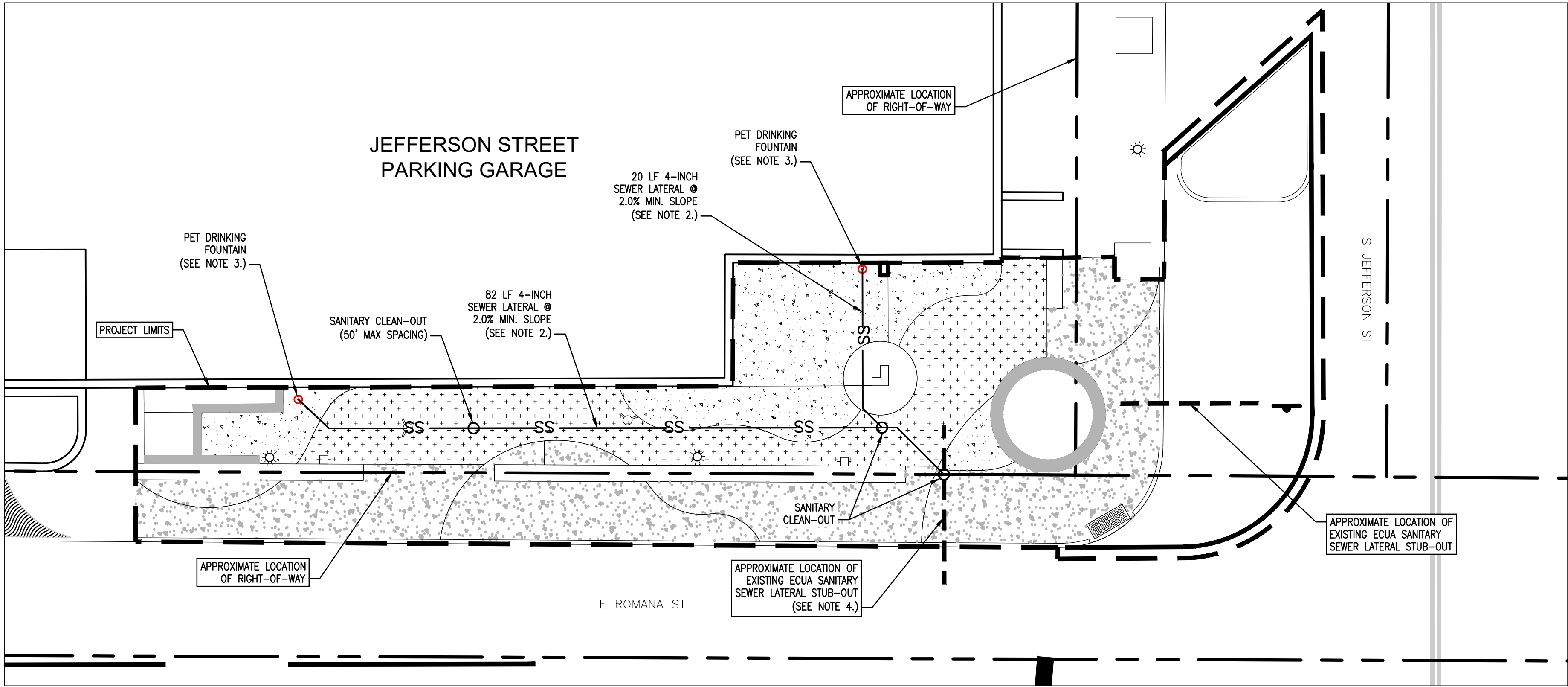
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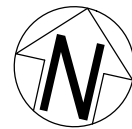
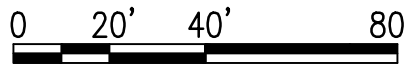
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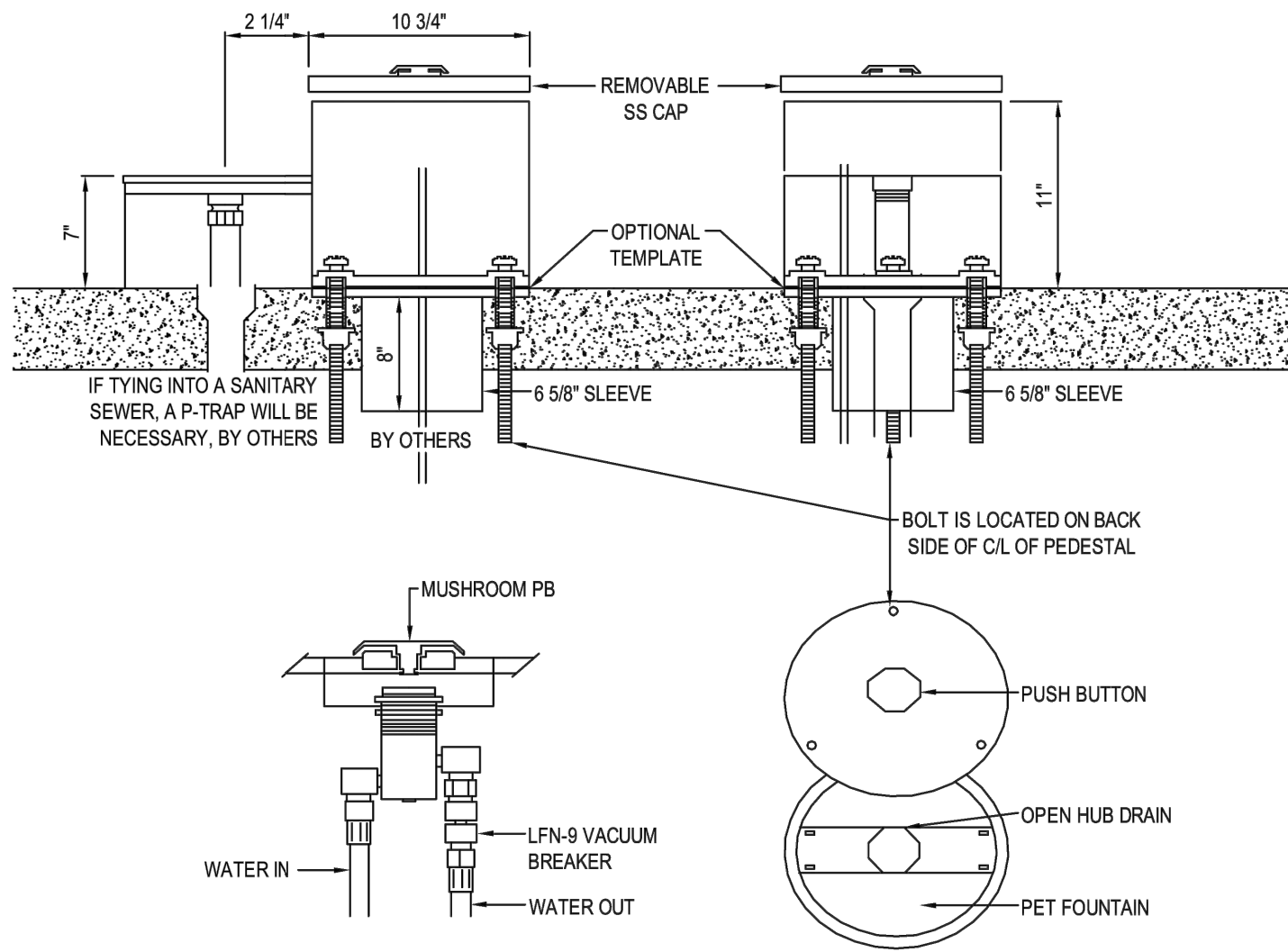


OVERALL UTILITY PLAN

SCALE: 1" = 40'

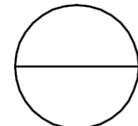


MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.5.



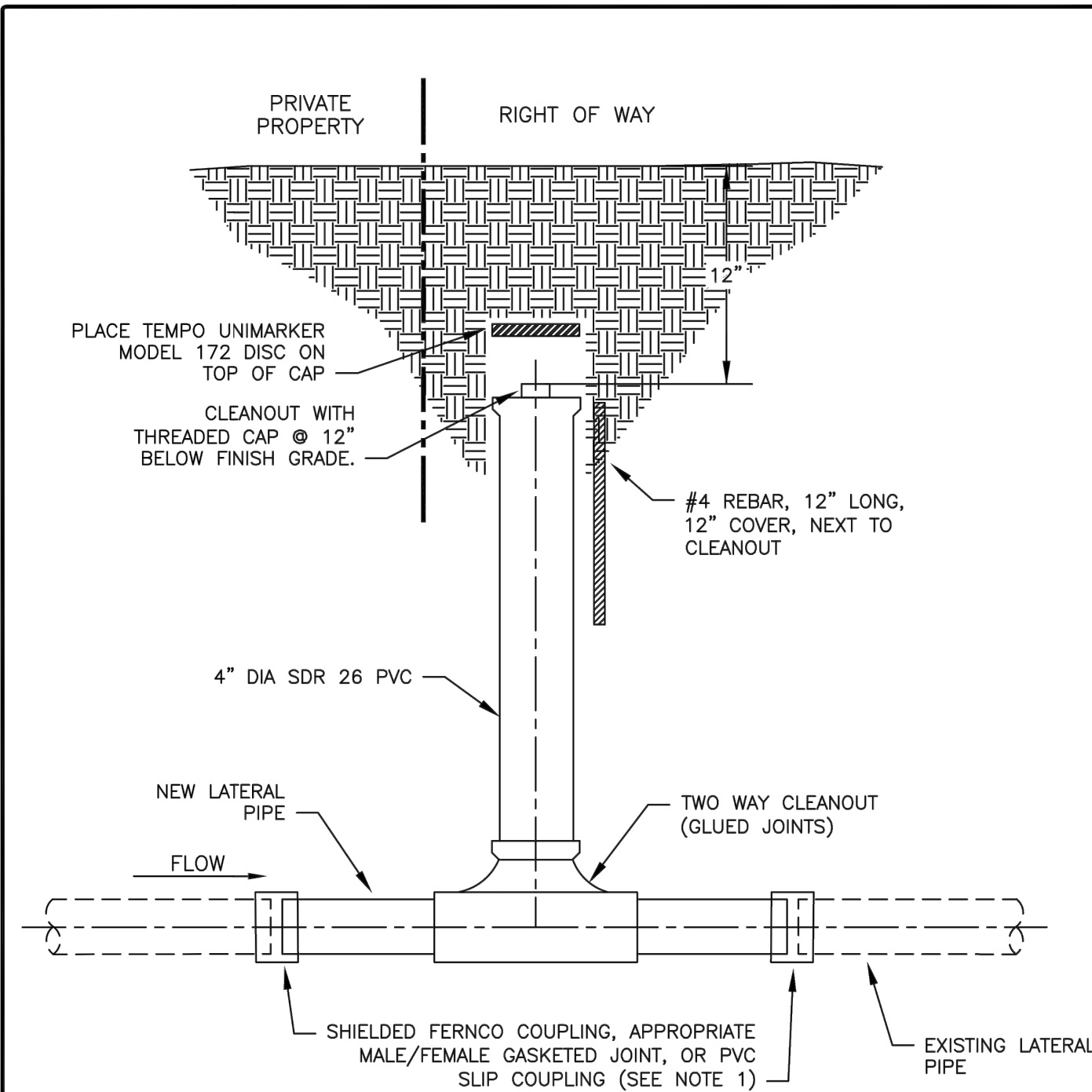
350 SM SS
SHOWN W/ OPTIONAL 10" SS SURFACE CARRIER

3354-9.5

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REVISION DATE 10/18/2016

CADdetails.com



NOTES:

1. MAKE CONNECTION TO EXISTING JOINTS USING NEW GASKETS OR CONNECT TO CLEANLY CUT EXISTING PIPE USING APPROVED REINFORCED FERNCO COUPLING. WHEN COUPLING PVC TO PVC OF THE SAME OUTSIDE DIAMETER, USE A PVC SLIP COUPLING INSTEAD OF A FERNCO.
2. WHERE PRACTICAL, INSTALL CLEANOUTS AS CLOSE TO PROPERTY LINE WHILE REMAINING IN ROW.



SCALE: N.T.S.
DATE: 9/01/2016

NEW CLEANOUT INSTALLATION
ON EXISTING LATERAL

DETAIL

D-2

ECUA Engineering Manual Reference Note*

*note shall be inserted in the upper right corner of title sheet

* applicable only to ECUA infrastructure to be constructed in public ROW or in utility easement; not to be applied to private water/sewer facilities on private property (see Building Code)

A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated December 18, 2014, along with Update # 1 dated September 1, 2016 (hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

B. Additional Documents (to be completed by the Engineer of Record)

Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? ☐ YES ☐ NO ☐. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

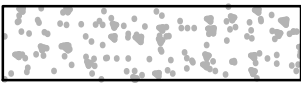
Document Name	Document Type		Location	
	Specifi- cation	Detail	Plans	Project Manual*
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Project Manuals used only with ECUA CIP Projects

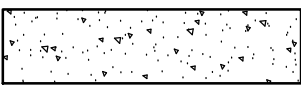
C. Engineer of Record Responsibilities

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

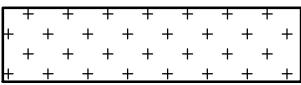
LEGEND



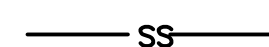
EXISTING CONCRETE



NEW CONCRETE



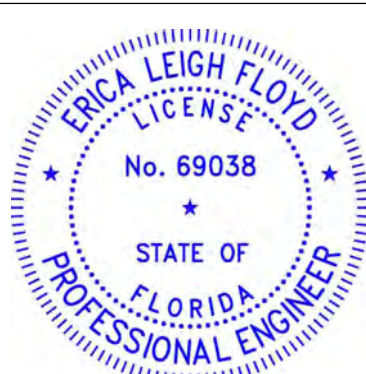
NEW ASTROTURF



NEW SANITARY SEWER LATERAL

NOTES:

1. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING LOCATIONS PRIOR TO START OF DEMOLITION OR CONSTRUCTION.
2. NEW SANITARY SEWER LATERAL CONSTRUCTION AND PLACEMENT SHALL BE IN ACCORDANCE WITH ECUA ENGINEERING MANUAL (SEE ECUA REFERENCE NOTE THIS SHEET).
3. CONTRACTOR TO CONNECT PET DRINKING FOUNTAIN DRAIN TO 4-INCH SEWER LATERAL IN ACCORDANCE WITH PLUMBING CODE.
4. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER STUB-OUT AND COORDINATE CONNECTION WITH ECUA INSPECTIONS.
5. CONNECTION TO EXISTING ECUA SANITARY SYSTEM SHALL BE MADE WITH ECUA INSPECTOR PRESENT. CONTRACTOR SHALL NOTIFY ECUA 72 HOURS PRIOR TO CONNECTION.



ERICA LEIGH FLOYD, P.E.
FL REG. ENGINEER # 69038

This item has been digitally signed and sealed by Erica Leigh Floyd, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GULF CIVIL ENGINEERING, LLC
Site/Civil Design Services

3298 Summit Boulevard, Suite 44
Pensacola, FL 32503
850.262.8941
FL Certificate of Auth. # 30082

gce

DOWNTOWN

IMPROVEMENT BOARD

JEFFERSON STREET

PUPPY PIT STOP

REVISION / ACTION TAKEN

APPR.

NO.

PROJECT NO: 00000.02

DATE: FEBRUARY 2020

PROJECT MGR: E. FLOYD

SCALE:

UTILITY PLAN

RELEASED
FOR CONSTRUCTION

C-100

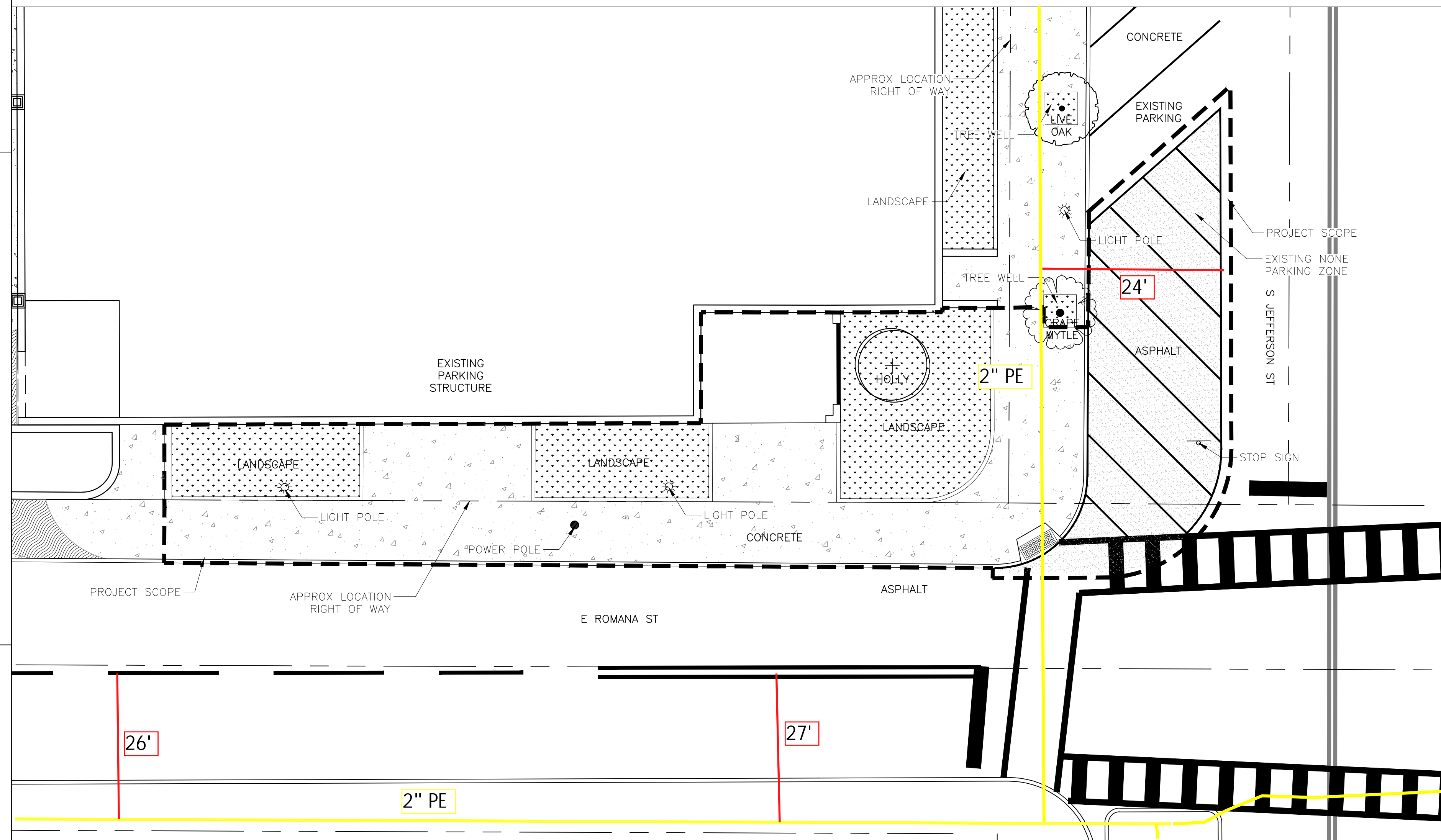


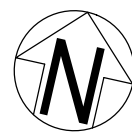
DOWNTOWN IMPROVEMENT BOARD
JEFFERSON STREET PUPPY PIT STOP

EXISTING CONDITIONS PLAN

LS101

EXISTING SITE CONDITIONS WERE PROVIDED BY OTHERS.






-

SHOWN W/ OPTIONAL 10" SS SURFACE CARRIER

REVISION DATE 10/18/2016

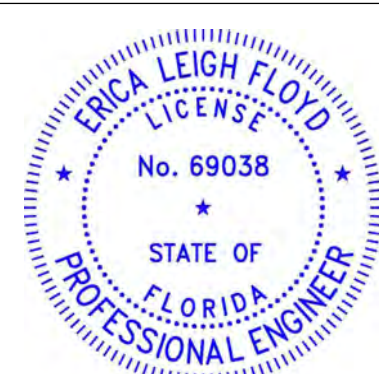
CADdetails.com



JEFFERSON STREET
PUPPY PIT STOP

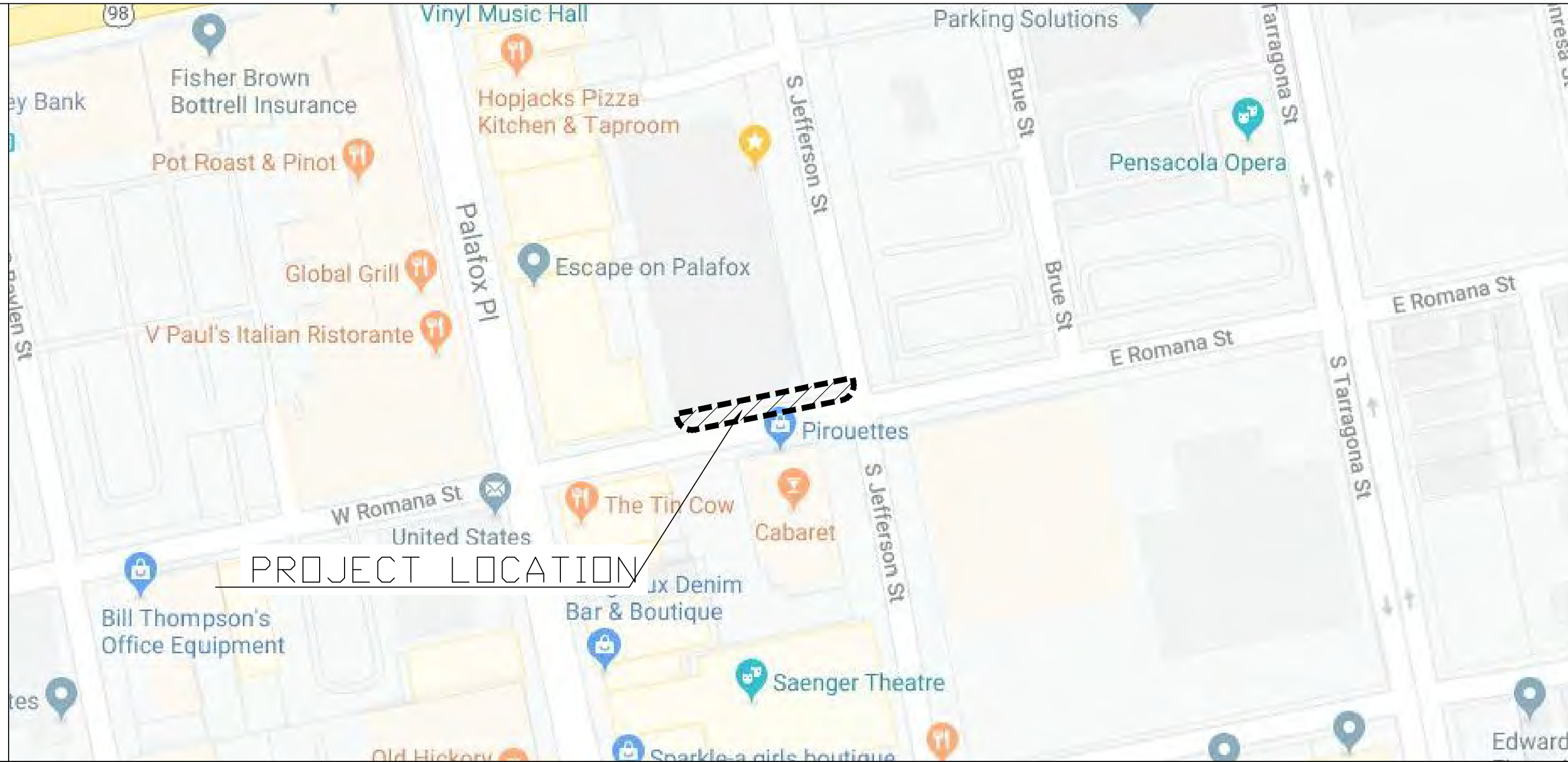
UTILITY PLAN	RELEASED FOR CONSTRUCTION
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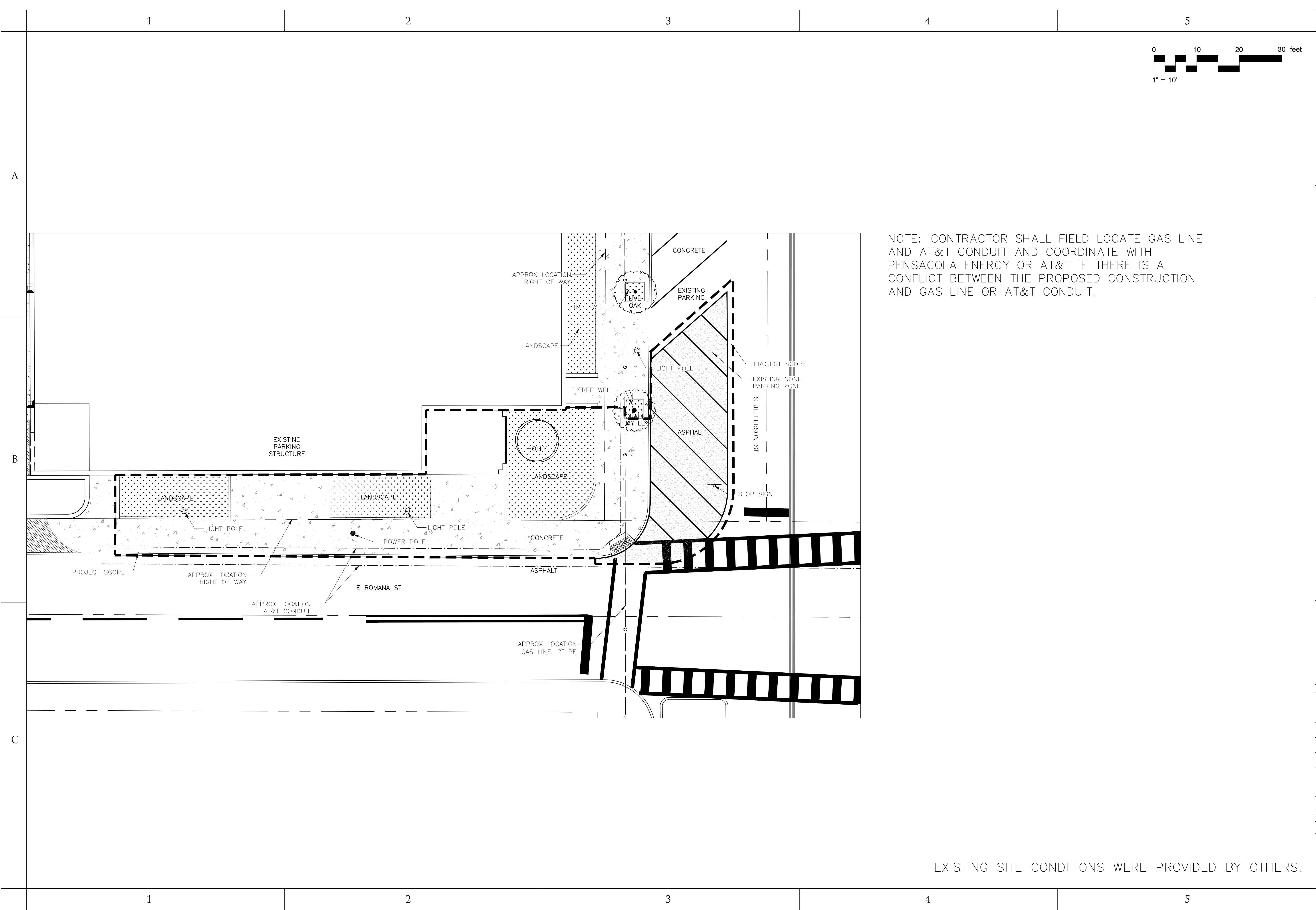
C-100



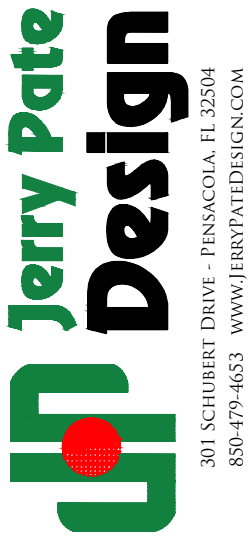
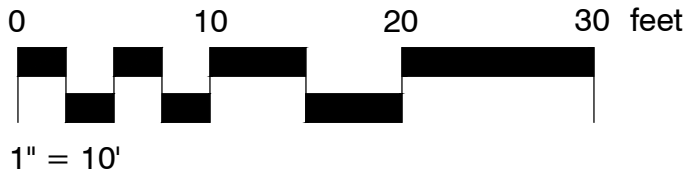
ERICA LEIGH FLOYD, P.E.
FL REG. ENGINEER # 69038

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

	1	2	3	4	5																									
A	<div>DIB JEFFERSON STREET PUPPY PIT STOP</div> <div>LANDSCAPE IMPROVEMENTS PLAN</div> <div>PROJECT LOCATION</div> <div>1 S JEFFERSON ST (SOUTH GARAGE)</div> <div>PENSACOLA, FL 32502</div> <div><div><div></div><div>Jerry Pate Design</div><div>301 SCHUBERT DRIVE - PENSACOLA, FL 32504 850-479-4653 WWW.JERRYPATEDESIGN.COM</div></div></div>					<div><div>Jerry Pate Design</div><div>301 SCHUBERT DRIVE - PENSACOLA, FL 32504 850-479-4653 WWW.JERRYPATEDESIGN.COM</div></div>																								
B						<div><div>DOWNTOWN IMPROVEMENT BOARD</div><div>JEFFERSON STREET PUPPY PIT STOP</div><div>COVER PAGE</div></div>																								
C	<div><div>SHEET_INDEX</div><div>SHEET DESCRIPTION</div><div>LS100 COVER PAGE</div><div>LS101 EXISTING CONDITIONS PLAN</div><div>LS201 DEMOLITION PLAN</div><div>LS301 LAYOUT PLAN</div><div>LS401 HARDSCAPE PLAN</div><div>LS501 LANDSCAPE PLAN</div><div>C100 UTILITY PLAN</div><div>LS601 DETAILS</div><div>LS602 DETAILS</div><div>IR101 IRRIGATION PLAN</div><div>IR201 IRRIGATION DETAILS</div></div>					<table><tr><th>REV. #</th><th>DATE</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td>PROJECT NUMBER:</td><td>19016</td></tr><tr><td>DATE:</td><td>4.9.2020</td></tr><tr><td>SHEET NO.:</td><td>LS100</td></tr></table>	REV. #	DATE																	PROJECT NUMBER:	19016	DATE:	4.9.2020	SHEET NO.:	LS100
REV. #	DATE																													
PROJECT NUMBER:	19016																													
DATE:	4.9.2020																													
SHEET NO.:	LS100																													
	1	2	3	4	5	45																								



NOTE: CONTRACTOR SHALL FIELD LOCATE GAS LINE AND AT&T CONDUIT AND COORDINATE WITH PENSACOLA ENERGY OR AT&T IF THERE IS A CONFLICT BETWEEN THE PROPOSED CONSTRUCTION AND GAS LINE OR AT&T CONDUIT.

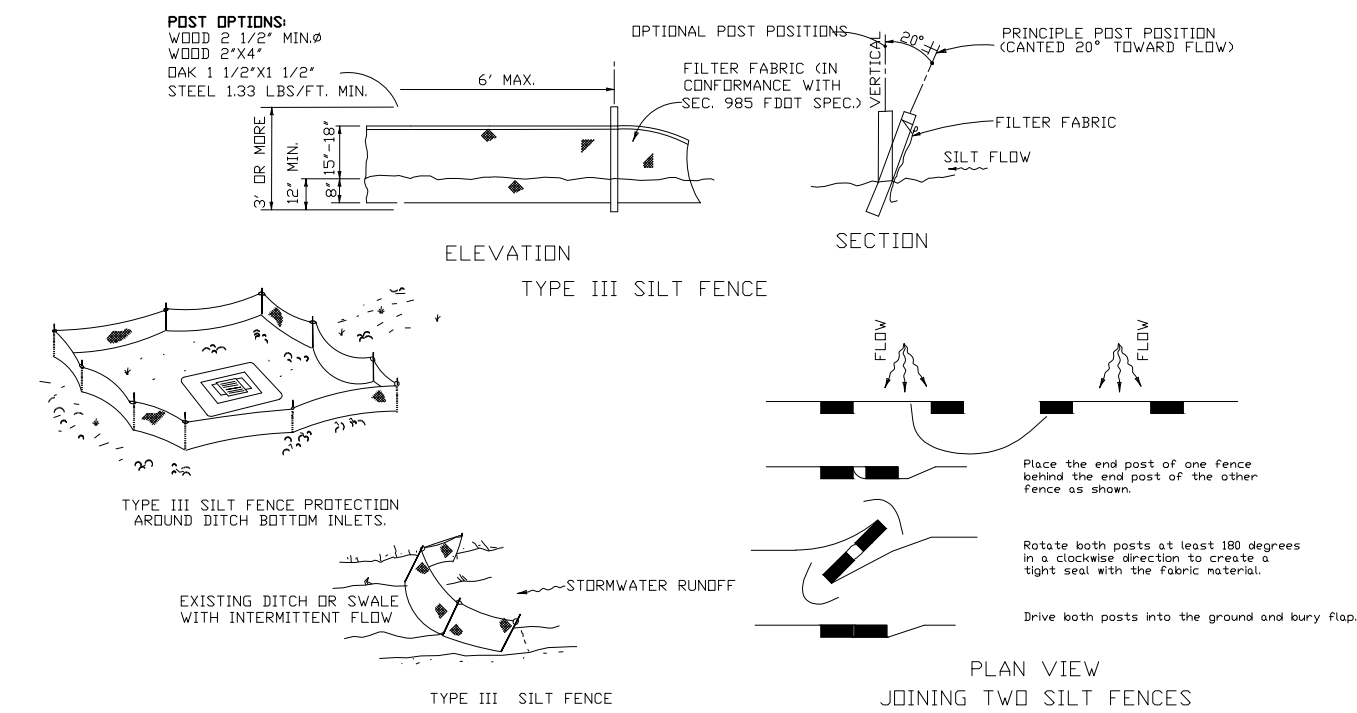
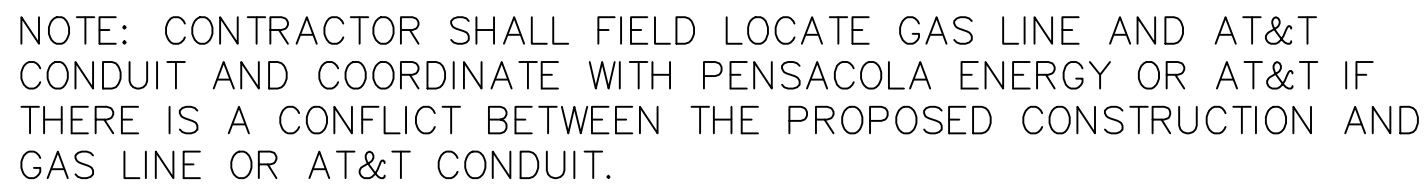


DOWNTOWN IMPROVEMENT BOARD
JEFFERSON STREET PUPPY PIT STOP
EXISTING CONDITIONS PLAN

REV. #	DATE
PROJECT NUMBER: 19016	
DATE: 4.9.2020	
SHEET NO.:	

LS101

EXISTING SITE CONDITIONS WERE PROVIDED BY OTHERS.

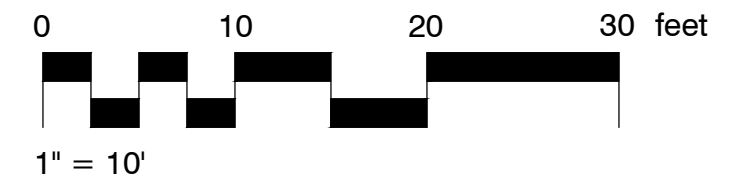
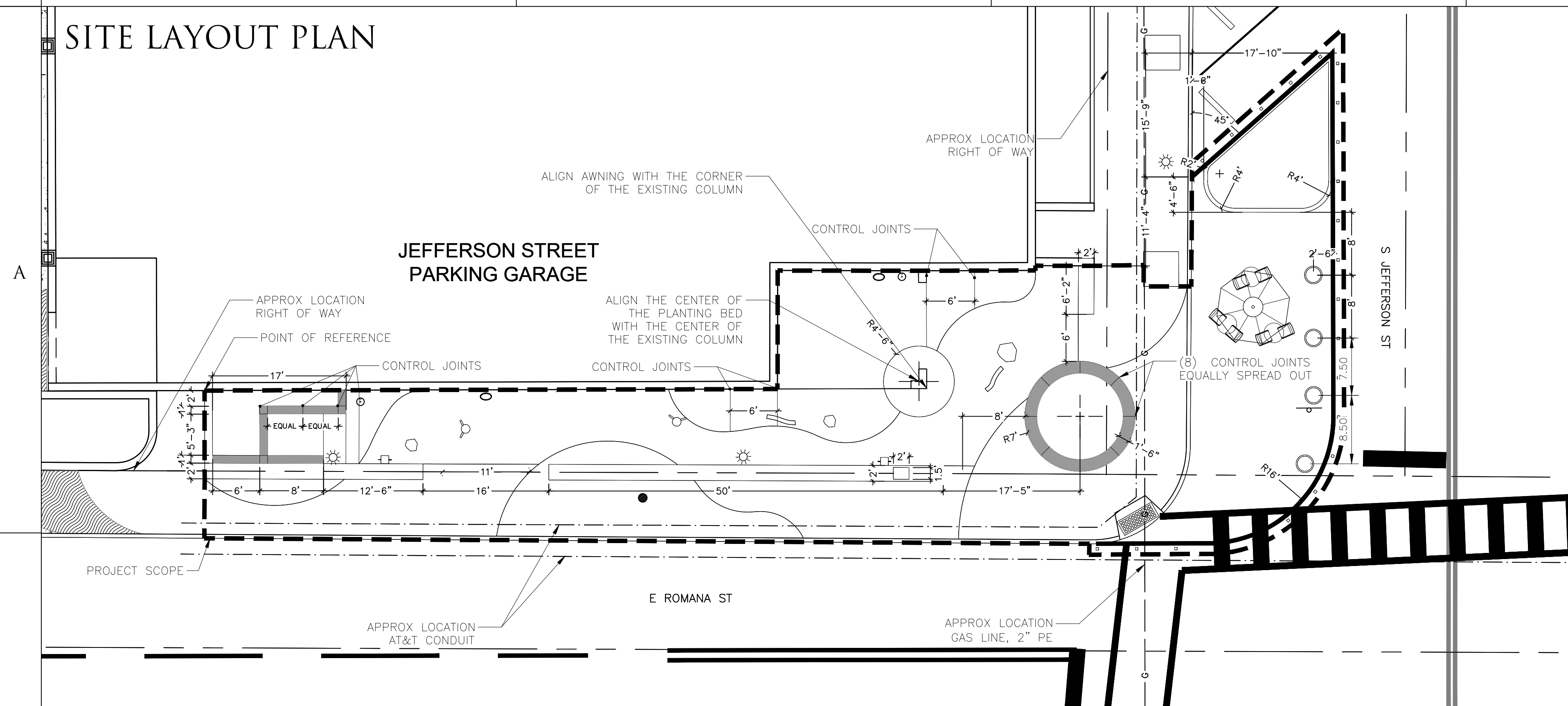


2 TYPE III SILT FENCE APPLICATION

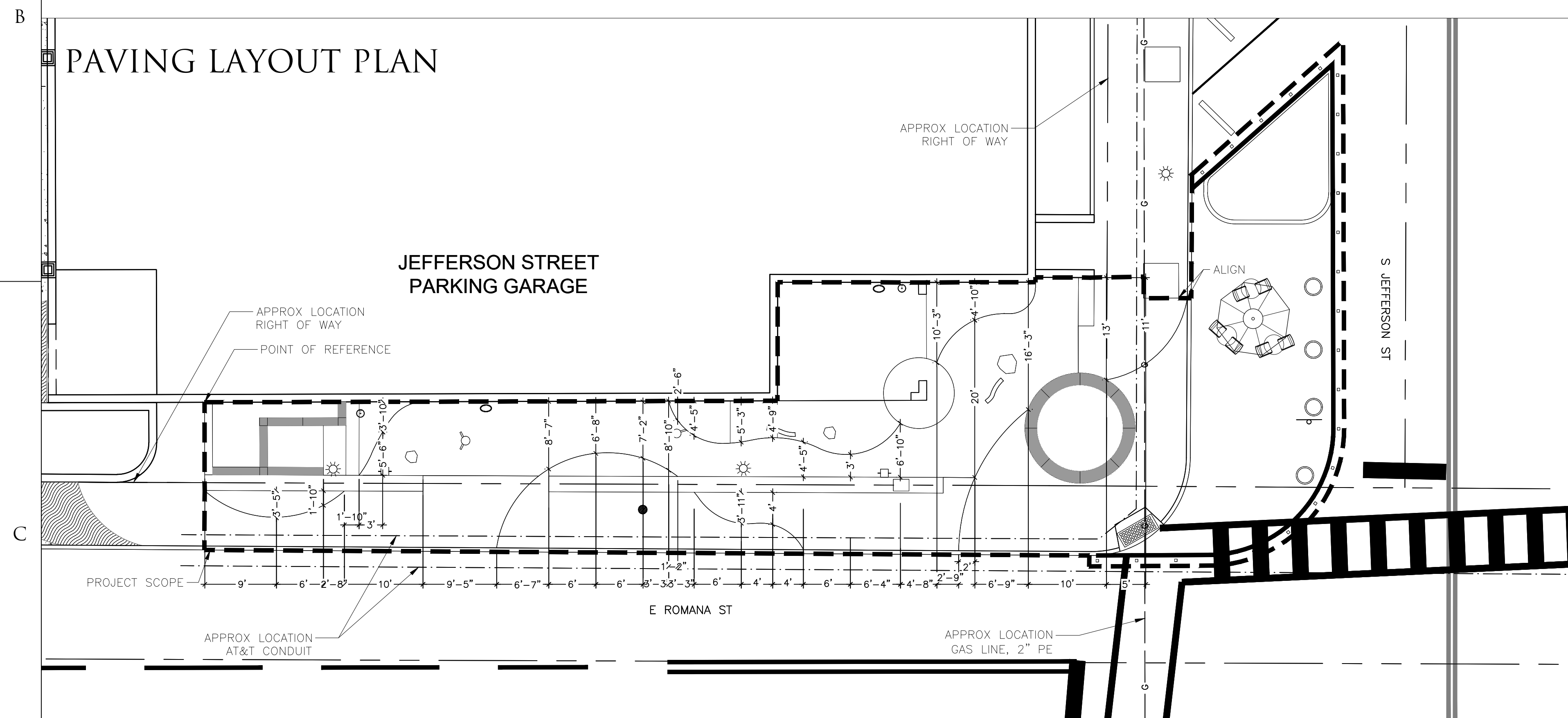
1. INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.
2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION TO BE PROPERLY PROTECTED AND TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM FROM OTHER EXCAVATED SOIL(S)
3. IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.
4. INITIATE CONSTRUCTION.
5. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.
6. REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

LS201

SITE LAYOUT PLAN










PAVING LAYOUT PLAN



GENERAL NOTES:

1. ALL CONSTRUCTION IN THE CITY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF PENSACOLA CODES AND SPECIFICATIONS.
2. EXISTING ROAD & CROSSWALK STRIPING SHALL NOT BE DESTROYED, MOVED OR OTHERWISE ALTERED.
3. ALL LANES SHALL BE OPEN FOR TRAFFIC IN THE EVENT OF AN EVACUATION NOTICE.
4. IMPROVEMENTS IN THE CITY RIGHT OF WAY SHALL BE MAINTAINED BY THE DOWNTOWN IMPROVEMENT BOARD AS LONG AS THE DIB IS TASKED BY THE CITY OF PENSACOLA.
5. CONTRACTOR SHALL FIELD LOCATE GAS LINE AND AT&T CONDUIT AND COORDINATE WITH PENSACOLA ENERGY OR AT&T IF THERE IS A CONFLICT BETWEEN THE PROPOSED CONSTRUCTION AND GAS LINE OR AT&T CONDUIT.

REFERENCE_NOTES_SCHEDULE

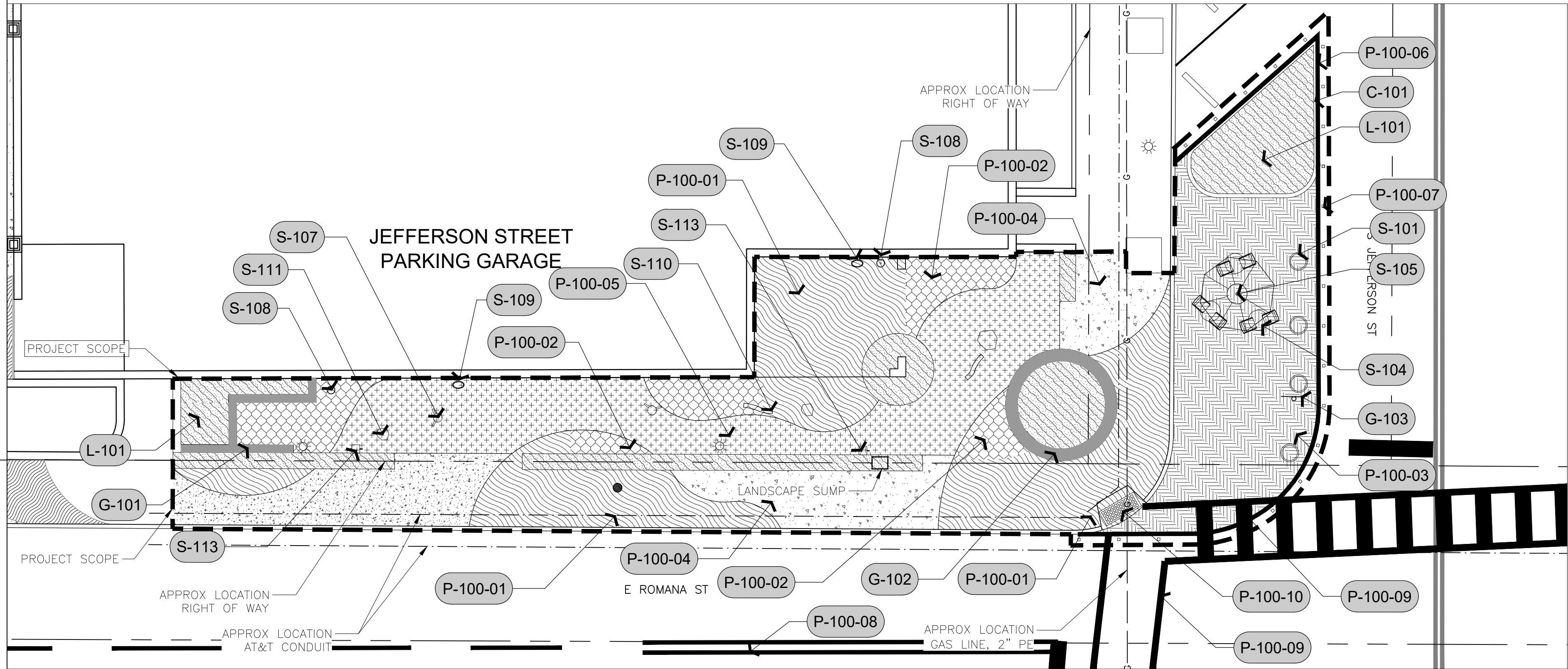
SYMBOL	DESCRIPTION	QTY	DETAIL
	VERADEK BLACK COLOR ROUND PLANTER 27"D X 30"H WITH SIX(6) REFLECTIVE MARKERS ON EACH PLANTER, SEE DETAIL ON LS601 FOR REFLECTIVE MARKERS LAYOUT	10/LS601	
	GRAND STEEL PATIO BISTRO SET - ONE FOLDABLE PATIO TABLE AND TWO CHAIRS - YELLOW COLOR		
	GALTECH 9' OCTAGONAL HARDWOOD PATIO MARKET UMBRELLA - LIGHT WOOD W/SUNBRELLA CANVAS NATURAL CANOPY		
	FIRE HYDRANT FOR DOG - RED COLOR		
	PET FOUNTAIN - STAINLESS STEEL BOWL WITH 12 GAUGE STAINLESS STEEL RECEPTOR		
	ULTRA SITE DOG WASTE STATION, BLUE		
	LOG BALANCE BEAM		
	ROCKS		
	ULTRA SITE DOG LEASH CHECK, BLUE		

NOTE: ALL SITE FURNITURE AND AMENITIES EXACT LOCATION TO BE FIELD LAID OUT BY LANDSCAPE ARCHITECTS AND CONTRACTOR.

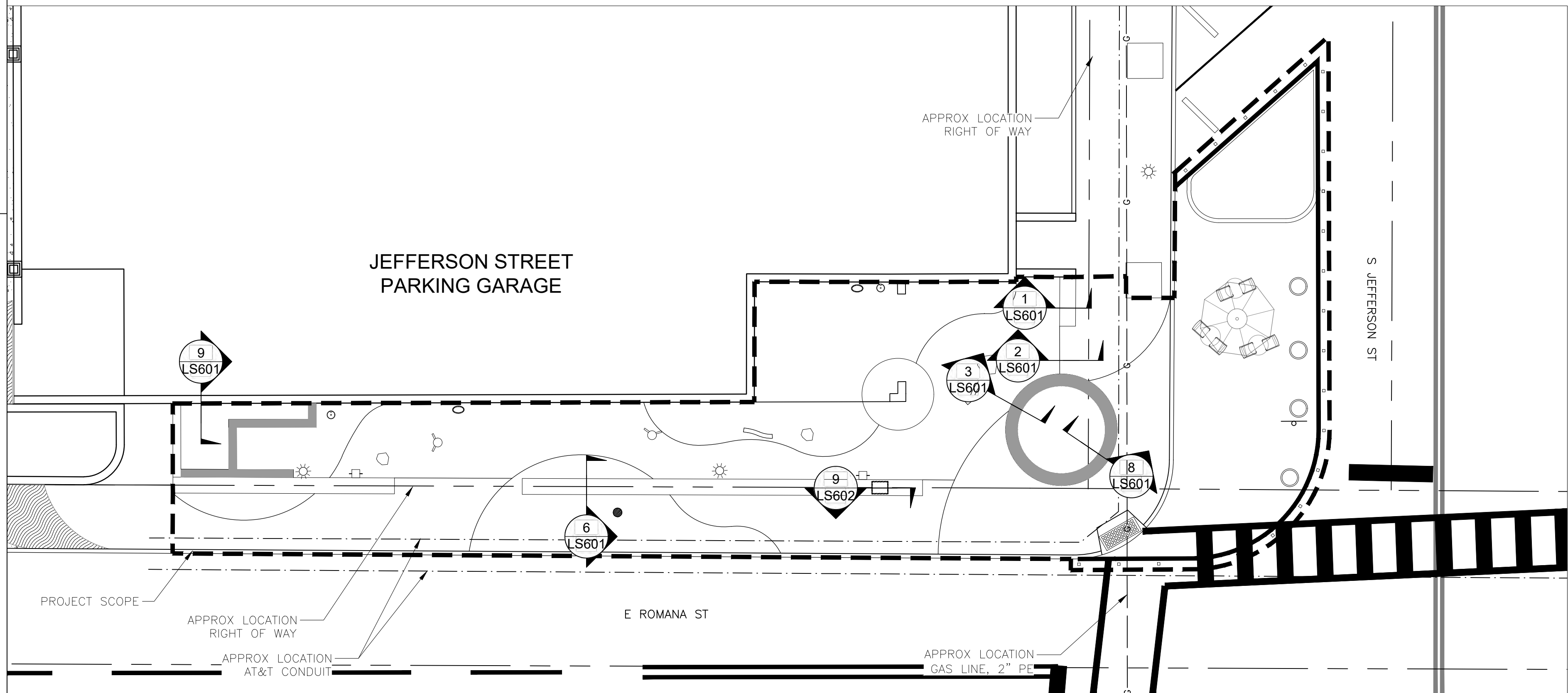


REV. #	DATE
PROJECT NUMBER: 19016	
DATE: 4.9.2020	

GROUND PLAN HARDSCAPE PLAN



AWNING & HARDSCAPE DETAIL CALL OUT

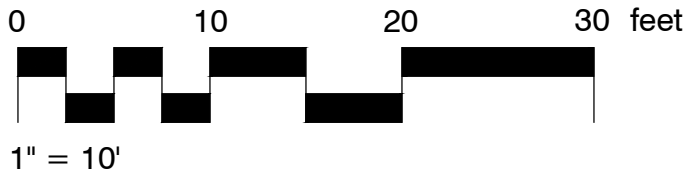


REFERENCE NOTES SCHEDULE

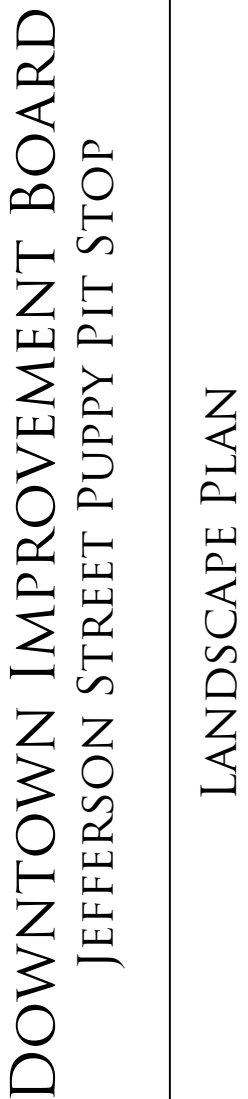
SYMBOL	DESCRIPTION	QTY	DETAIL
C-101	TYPE F CURB	57 lf	2/LS602
G-101	PROPOSED CONCRETE 12"D PLANTER WALL	33 lf	7/LS601
G-102	PROPOSED CONCRETE 18"D SEAT WALL	39 lf	7/LS601
G-103	EXISTING STOP SIGN SHALL REMAIN IN PLACE		
L-101	PROPOSED PLANTING BED	571 sf	
P-100-01	PROPOSED PEDESTRIAN PAINT ON EXISTING CONCRETE SIDEWALK - STREETBOND 120 BY GAE TERRA COTTA	977 sf	
P-100-02	PROPOSED PEDESTRIAN PAINT ON NEW CONCRETE SIDEWALK - STREETBOND 120 BY GAE TERRA COTTA	305 sf	4/LS601
P-100-03	PROPOSED PEDESTRIAN PAINT ON EXISTING ASPHALT - STREETBOND 120 BY GAF TERRA COTTA	757 sf	
P-100-04	EXISTING CONCRETE SIDEWALK TO REMAIN	587 sf	
P-100-05	ARTIFICIAL TURF - FOREVERLAWN K9GRASS	739 sf	1/LS601
P-100-06	6" WHITE THERMOPLASTIC STRIPING		
P-100-07	RAISED PAVEMENT MARKERS		
P-100-08	EXISTING ROAD STRIPING TO REMAIN		
P-100-09	EXISTING THERMOPLASTIC CROSSWALK TO REMAIN		
P-100-10	24X60 TRUNCATED DOMES TACTILE WARNING SURFACE INSTALLED IN ACCORDANCE WITH CITY OF PENSACOLA ENGINEERING AND MANUFACTURER SPECIFICATIONS.		
S-101	VERADEK BLACK COLOR ROUND PLANTER 27"D X 30"H OR APPROVED EQUAL, WITH SIX(6) REFLECTIVE MARKERS ON EACH PLANTER, SEE DETAIL ON LS601 FOR REFLECTIVE MARKERS LAYOUT	4	10/LS601
S-104	GRAND STEEL PATIO BISTRO SET - ONE FOLDABLE PATIO TABLE AND TWO CHAIRS - YELLOW COLOR, OR APPROVED EQUAL	3	
S-105	GALTECH 9' OCTAGONAL HARDWOOD PATIO MARKET UMBRELLA - LIGHT WOOD W/SUNBRELLA CANVAS NATURAL CANOPY, OR APPROVED EQUAL	1	
S-107	ULTRA SITE DOG FIRE HYDRANT - RED COLOR, OR APPROVED EQUAL	2	
S-108	MOST DEPENDABLE FOUNTAINS - PET DRINKING FOUNTAIN, 350 SMSS , BLUE COLOR, OR APPROVED EQUAL	2	1/LS602
S-109	ULTRA SITE DOG WASTE STATION, PBARK-490, BLUE, OR APPROVED EQUAL, ATTACH TO THE WALL, SEE DETAIL	2	3/LS602
S-110	LOG BALANCE BEAM, OR APPROVED EQUAL	2	
S-111	ROCKS, OR APPROVED EQUAL	2	
S-113	ULTRA SITE DOG LEASH CHECK, PBARK-480, BLUE, OR APPROVED EQUAL	2	11/LS601

GENERAL NOTES:

- ALL CONSTRUCTION IN THE CITY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF PENSACOLA CODES AND SPECIFICATIONS.
- EXISTING ROAD & CROSSWALK STRIPING SHALL NOT BE DESTROYED, MOVED OR OTHERWISE ALTERED.
- ALL LANES SHALL BE OPEN FOR TRAFFIC IN THE EVENT OF AN EVACUATION NOTICE.
- CONTRACTOR SHALL FIELD LOCATE GAS LINE AND AT&T CONDUIT AND COORDINATE WITH PENSACOLA ENERGY OR AT&T IF THERE IS A CONFLICT BETWEEN THE PROPOSED CONSTRUCTION AND GAS LINE OR AT&T CONDUIT.
- ALL STRIPING SHALL BE THERMOPLASTIC.
- IMPROVEMENTS IN THE CITY RIGHT OF WAY SHALL BE MAINTAINED BY THE DOWNTOWN IMPROVEMENT BOARD AS LONG AS THE DIB IS TASKED BY THE CITY OF PENSACOLA.
- DETECTABLE WARNINGS SHALL COMPLY WITH LATEST FDOT DESIGN STANDARDS INDEX 522.
- RAISED PAVEMENT MARKERS SHALL COMPLY WITH LATEST FDOT STANDARD PLANS INDEX 706 & INDEX 711.
- ALL RAISED PAVEMENT MARKERS SHALL BE CLASS B DOUBLE SIDED REFLECTIVE & WHITE IN COLOR PER FDOT STANDARD PLANS INDEX 706.
- REFLECTIVE MARKERS:
 - ALL ROUND PLANTERS ON SIDEWALK BUMP-OUT ON JEFFERSON STREET SHALL CONTAIN (6) SIX REFLECTIVE MARKERS ATTACHED TO THE FACE OF THE PLANTERS WITH SCREWS. SEE DETAIL ON LS601.
 - REFLECTIVE MARKERS SHALL HAVE A REFLECTION COLOR OF RED.



REV. #	DATE
PROJECT NUMBER:	19016
DATE:	4.9.2020
SHEET NO.:	

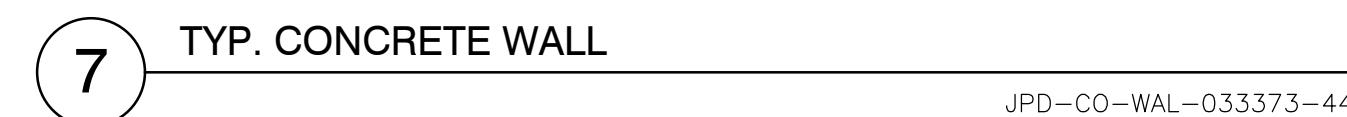
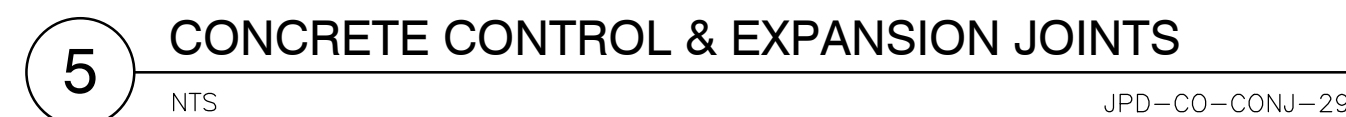
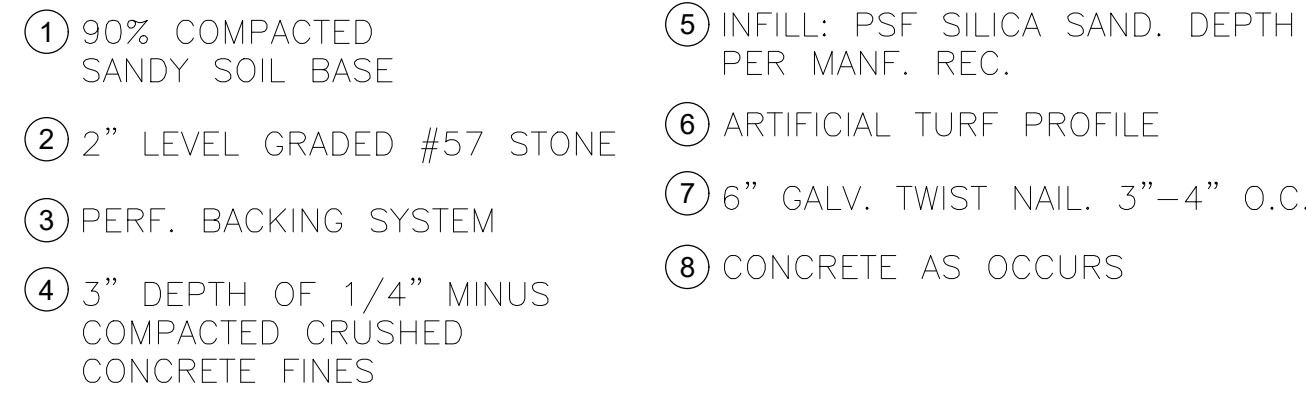
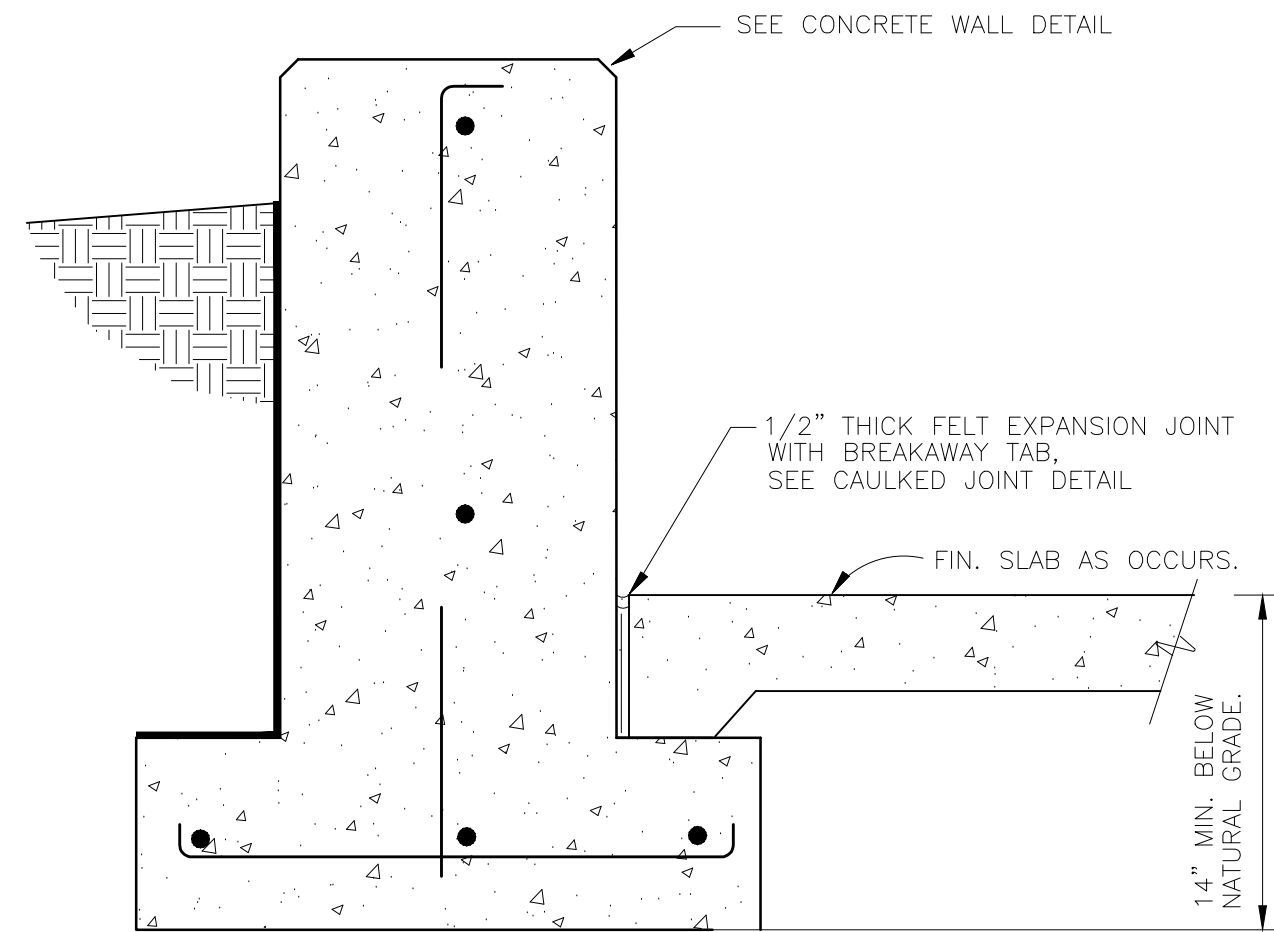
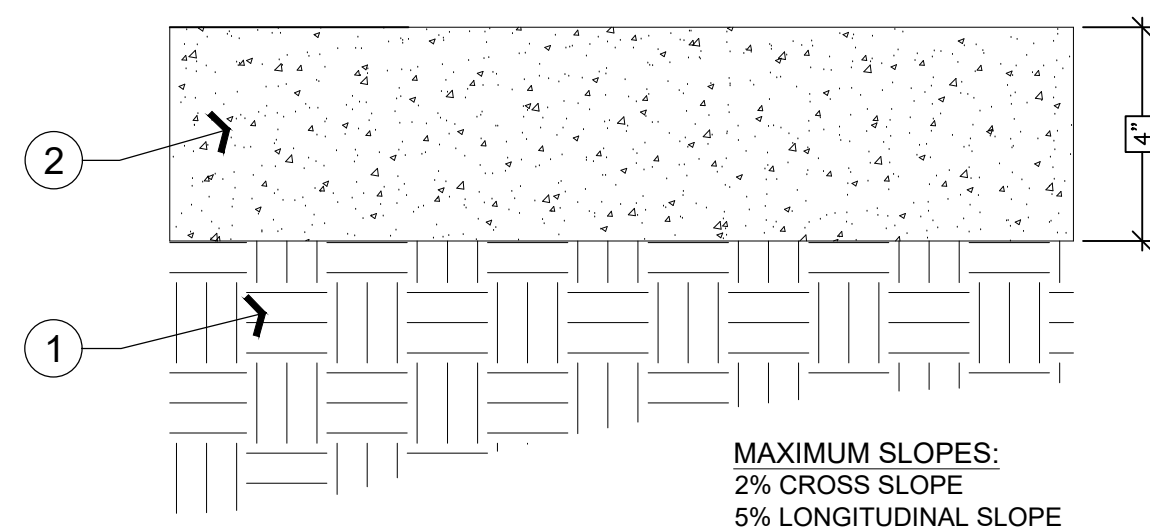
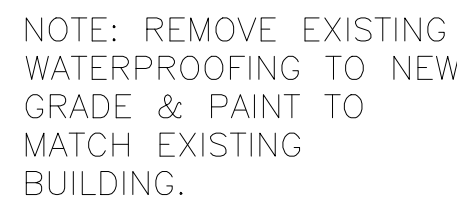
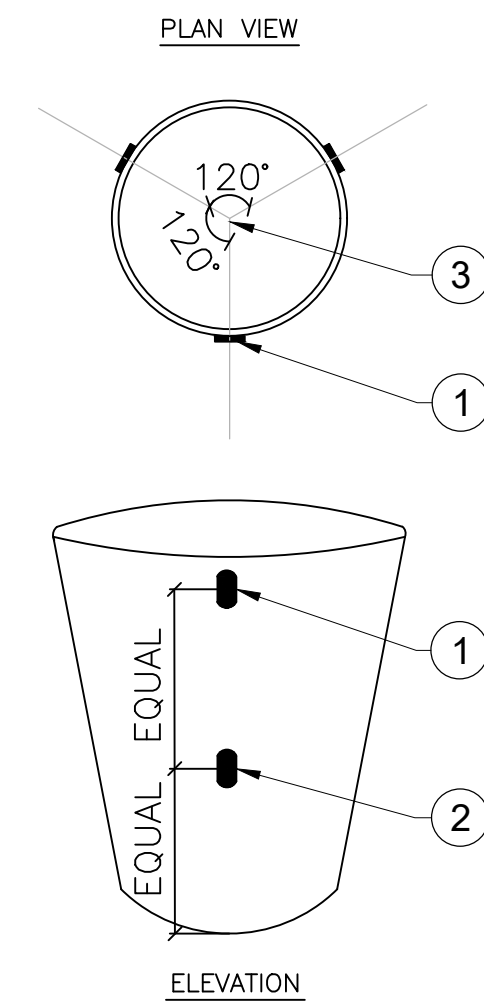
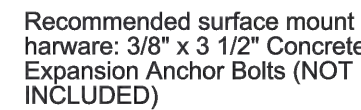
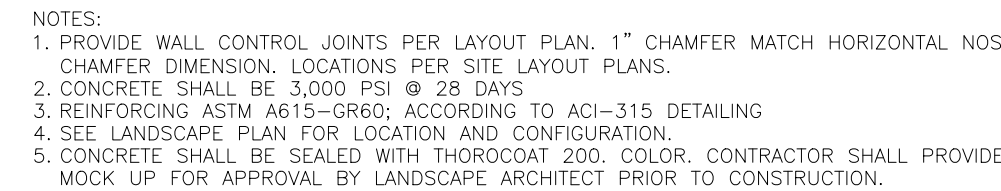


PLANT SCHEDULE PUPPY PIT STOP

- GENERAL NOTES:
1. ALL CONSTRUCTION IN THE CITY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF PENSACOLA CODES AND SPECIFICATIONS.
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 3. ALL LANES SHALL BE OPEN FOR TRAFFIC IN THE EVENT OF AN EVACUATION NOTICE.
 4. IMPROVEMENTS IN THE CITY RIGHT OF WAY SHALL BE MAINTAINED BY THE DOWNTOWN IMPROVEMENT BOARD AS LONG AS THE DIB IS TASKED BY THE CITY OF PENSACOLA.
 5. CONTRACTOR SHALL FIELD LOCATE GAS LINE AND AT&T CONDUIT AND COORDINATE WITH PENSACOLA ENERGY OR AT&T IF THERE IS A CONFLICT BETWEEN THE PROPOSED CONSTRUCTION AND GAS LINE OR AT&T CONDUIT.

REV. #	DATE
PROJECT NUMBER: 19016	
DATE: 4.9.2020	

LS501





MINUTES OF THE ARCHITECTURAL REVIEW BOARD

January 16, 2020

MEMBERS PRESENT: Chairperson Quina, Vice Chairperson Crawford, Board Member Fogarty, Board Member Campbell-Hatler, Board Member Mead, Board Member Salter, Board Member Villegas

MEMBERS ABSENT: None

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Board Advisor Pristera, Assistant City Attorney Lindsay, Intern Mendillo, Assistant Planning Director Cannon, Digital Media Coordinator Siedah Rosa

OTHERS PRESENT: Elsie Zhang, Lissa Dees

CALL TO ORDER / QUORUM PRESENT

Chairperson Quina called the Architectural Review Board (ARB) meeting to order at 2:00 p.m. with a quorum present and explained the Board procedures to the audience.

APPROVAL OF MINUTES

Board Member Crawford made a motion to approve the December 19, 2019 minutes, seconded by Board Member Villegas, and it carried unanimously. Board Member Fogarty made a motion to approve the minutes of the special meeting tour on January 10, 2020, seconded by Board Member Campbell-Hatler, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 1

1304 N. Barcelona Street

NHPD
PR-1AAA

Contributing Structure

Action taken: Approved.

Scott Sallis, Dalrymple Sallis Architecture, is requesting modifications to a recently approved project.

Mr. Sallis presented to the Board and explained the proposed changes were simplified due to construction costs but felt it warranted returning to the Board for approval. Chairperson

Quina noted that North Hill had no objections to the request. He asked about the materials for the pergola, and Mr. Sallis advised they were most likely wood. Board Member Mead addressed the tree cutting, and Mr. Sallis stated the neighborhood association had met and had given their concerns. It was determined the tree cutting involved Laurel oaks, and everyone was on board. He further explained the trees coming out were near the pool, and they were planting far more trees than they were removing. It was determined the pergola was open to the sky with aluminum slats. Chairperson Quina asked about the security from the house to the pool. Mr. Sallis stated the pool contractor would be addressing this. He also advised there was a new connection from the porch to the master suite since the windows leaked horribly. **Board Member Crawford made a motion to approve, seconded by Board Member Mead, and it carried unanimously.**

Item 2

1 S. Jefferson Street

PHBD

Non-Contributing Structure

C-2A

Action taken: Approved (awning not included).

Lissa Dees, Downtown Improvement Board (DIB), is requesting approval for a "Puppy Pit Stop" along the south side of the Jefferson Street parking garage.

Ms. Zhang and Ms. Dees presented to the Board and stated the dog area would be open with the dogs on leashes. The no parking zone would be painted to expand the sidewalk area with planters to protect pedestrians from the vehicles. Some of the furniture and amenities would be offered in the second phase.

Chairman Quina pointed out it was an interesting way to enliven that corner, and it was a shame they couldn't raise the curb to make it all level. It was determined the funding came from the DIB. Board Member Mead asked if there was some manner where they could attach leashes, possibly installing rails to give for more freedom for the animals and the owners; it might also be a good architectural addition. Board Member Campbell-Hatler asked about the cleanup plan, and Ms. Dees stated the DIB had hired a company for street cleaning who would add this to their regular routine. Ms. Zhang advised there would be a waste station, and the turf was designed to keep the solid waste on top of the turf for easier cleaning.

Board Member Villegas was concerned about safety and asked about the shrubs which were determined to be in the first phase. She was concerned with the presence of the dogs and how people deal with them and how this would all play out. She liked the idea of attaching the leash to something and asked if there could be a gate on the entrance if needed; she wanted to know the quick fix for any potential problems. Ms. Dees advised when Southtowne was proposed, there was a dog park, but that had been mitigated. There were now areas to avoid, and they were trying to provide an area for the downtown pets. She also explained they were working within the budget they currently have, and a gate might be affordable at a later date. She indicated the traffic flow was a part of Public Works, and they had not commented on the need for a change.

Ms. Zhang stated they would use the same screening as the rear of Jefferson garage, and the awning cover was within Phase 2. They considered the retractable awning for the tight space and hurricane conditions. Advisor Pristera asked about the lighting, and Ms. Dees advised the lighting on the inside had been converted to LEDs, and the domes would be replaced to make it brighter. She also explained there were lots of security cameras around

the parking garage. Board Member Salter asked about the size of the in-ground waste disposal, and it was determined to be around 24" to 36" but it would be a regular size container buried in the ground. Board Member Campbell-Hatler was concerned about the shade and suggested "lollipop" trees, and Ms. Dees stated she would be asking Council about the Tree Fund monies. **Board Member Campbell-Hatler made a motion to approve, seconded by Board Member Crawford. Board Member Salter made an amendment to state the awning was not included, and it was accepted and seconded. With no speakers, the motion carried unanimously.**

Item 3

412 E. Belmont Street

OEHPD

Contributing Structure

OEHC-1

Action taken: Approved with abbreviated reviews.

Jesse LaCoste, LaCoste Construction Group, is seeking *final* approval for a rear addition and exterior modifications to a contributing structure.

Mr. LaCoste addressed the Board and stated the siding color was aqua, windows and doors would be a deep espresso stain, the iron fixtures would be black, and trim color would be white. Chairperson Quina advised from the onsite visit, the actual ceiling height upstairs seemed adequate, but the problem was the ceiling height over the stairwell. Mr. LaCoste stated raising one roof line above the other created the need to raise the whole roof for the best visual.

Advisor Pristera stated it seemed to be a lot of expense to raise the roof for two rooms and a bathroom, and with a deep lot it might be better to construct an addition on the rear and not deal with the stairs and raising the roof; he explained this was not a preservation project. Mr. LaCoste stated the deep structural work was caused by the Code, and once they did the structural alterations, it became a Level 3 alteration. Advisor Pristera felt the lot was wide enough for other things. Mr. LaCoste stated the house was actually twisted, and according to the boundary, the rear of the left elevation was actually diving into the property line; he did not have as much room to build in the rear as it seemed. The Board then discussed other methods to obtain the needed height. Mr. Scapechi, the engineer, explained that Mr. Weekley pointed to a structural beam which holds up the second floor which is below the head height, and it could not be raised. Chairperson Quina asked how significant this house was, and Advisor Pristera stated it was unique to Old East Hill and significant to them. Staff stated Old East Hill had provided comments when the project was presented for conceptual review. Mr. LaCoste indicated they wanted to keep the structure the same, but it would be taller. Staff handed out the prior Old East Hill comments to the Board for consideration. It was determined the age for construction of the house was the 1890s, and Old East Hill wanted to maintain the gothic influence and details with a single front door and sidelights; Mr. LaCoste was agreeable to these suggestions.

Chairperson Quina appreciated the fact they were trying to preserve the structure, and adding 2' was minimal in saving the house. Mr. Weekley then explained to the Board that the foundation was a must, the head level at the stairs would have to come to Code, it was a Level 3 alteration, and he would need reports for historical repairs. He pointed out the foundation would not be done from the crawl space, and all flooring would be removed even to level the foundation. In just walking across the flooring, he could see there were some serious issues. He advised the east side appeared to be an add-on with multiple

piers at one location which was the point where it was beginning to sag. He explained they were basically building a new house from inside out. Advisor Pristera agreed this structure needed work. Board Member Campbell-Hatler asked what aesthetic quality would the structure have in the end with all the required changes and would it be better to take it down. Mr. LaCoste explained they had factored in enough to build what they proposed, and since his name would be attached to this home, it would be built with certain standards. Board Member Mead addressed the lack of fenestration on the rear, and Board Member Crawford suggested a window on the new rear elevation.

Board Member Mead made a motion to approve with the following modifications: 1) that the dormer on the west side have a double gang of square windows or a single square window consistent with the other square windows on that elevation; 2) in the addition, that the window over the top be modified to fit one of the component windows on the main body of the house to be submitted for abbreviated review; 3) on the rear elevation the door be shifted to the left to accommodate the retention of the double gang windows – he was fine with the deletion of the single window to the left of that side, and that some type of appropriate fenestration be placed in the rear elevation wall to give it some relief and more light in the bathroom which could be in an abbreviated review. (It was clarified that it was the door on the upper level of the rear elevation. It was also noted the Board preferred the single door on A2.2.) Board Member Crawford seconded the motion. Board Member Salter amended the motion to ensure all of the eaves, overhangs, and rakes of the new addition matched the profiles of the existing. The amendment was accepted and seconded, and the motion carried unanimously.

Item 4

200 W. Jackson Street

NHPD

Contributing Structure

PR-2

Action taken: Approved.

James and Michelle English are requesting a *Variance* to increase the maximum allowed rear yard coverage from 25% (625 sf) to 27.36% (684 sf) to accommodate a detached garage with second-story living quarters.

Mr. English presented to the Board, and Chairperson Quina stated he appreciated the applicant returning to the Board and addressing its concerns. Board Member Mead pointed out the house originally comprised a parcel which included the lot behind it, so with respect to the current Code, the existing house is built well into the rear setback line which is part of the percentage problem. Historic Preservation Planner Harding advised the Board had approved the removal of the existing stairs but 175 sq. ft. of the house still encroached into the rear; he explained they were able to occupy 625 sq. ft. and they were asking for 684 sq. ft. If the building had been built within its own setbacks, a variance would not be necessary. **Board Member Mead considered this a hardship, and the applicant should get credit for that detail and receive the balance for that on the additional coverage for what they were requesting and moved for an approval. Board Member Crawford seconded the motion, and with no audience speakers, the motion carried unanimously.**

NHPD

Contributing Structure

PR-2

Action taken: Approved with abbreviated review.

James and Michelle English are requesting approval for exterior modifications to a contributing structure and to add a detached two-car garage with second-story living quarters.

Mr. English addressed the Board and stated the windows were changed to wood since they wanted to emulate each elevation. The steel carriage doors would be trimmed to match the house. Board Member Crawford was concerned with the steel because of extruding methods which might not have sharp edges. Mr. English advised their goal was consistency which would be addressed by the painter. He also explained the balcony was now at 4' and they wanted it to aesthetically match the house. Chairperson Quina suggested lowering the balcony windows for access. Mr. English advised they proposed to position the A/C units under the stairs. Board Member Mead addressed the awning roof over the door and suggested duplicating the bracket detail on the front porch.

Board Member Crawford made a motion to approve with the following modifications:

1) that the windows on the front and right include a 4" center trim piece which matches the main house; 2) that brackets be added to the rear elevation canopy similar to the front elevation; 3) recommended the carriage door in the plans and suggested considering fiberglass doors with a cement board overlay for sharper details. Board Member Salter amended the motion to include that the second floor windows be lowered. Board Member Mead suggested an abbreviated review for the 4" center window trim since the trim was probably a 6" trim. The amendments were accepted. Board Member Mead seconded the motion, and it carried unanimously.

(The Board then proceeded to Item 7.)

PHBD

Contributing Structure

C-2A

Action taken: Approved as art.

The UWF Historic Trust is requesting modifications to a previously approved mural. This project was denied during an Abbreviated Review due to the inclusion of the UWF Historic Trust's name and logo causing the mural to be classified as signage.

Advisor Pristera presented to the Board and explained the mural had been installed. He explained as people come into the mural program, they were trying to deal with how to place the signature on it to designate it as part of a walking trail. They will eventually have an application which visitors can follow to an information hub. He explained the key was a citation or artist's signature, and they did not intend it to be offsite advertising.

Board Member Salter explained the definition of a sign by the City of Pensacola does not distinguish or exclude not-for-profits but states any entity, and the Trust is an entity. Assistant City Attorney Lindsay stated Board Member Salter was correct. Whether this Board would want to recommend that the City look at whether the ordinance could be amended at how we define signs, the Board could recommend that review. But as the Code is currently written, the opinion by Board Member Salter was correct. Staff referred to Sec. 12-14-1 *Definitions enumerated, Sign* - Sign means any device, display or structure, or part thereof, which advertises, identifies, displays, directs or attracts attention to an

object, person, institution, organization, business, product, service, event or location by the use of words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Board Member Mead suggested the Trust was the custodian of the art and what it had been approved under previously. Board Member Salter advised every image he had seen in the past did not have the logo/key. Staff advised they had looked at it as off-premise signage which was also prohibited in this district. Assistant City Attorney Lindsay explained it was public art but might not be under the City's definition because there is a designation referencing back to the Historic Trust; the logo and the wording created the sign. Board Member Campbell-Hatler explained it was more an installation piece since one would have to know what they were looking at in order to participate in the viewing and consumption of it. Board Member Mead pointed out the Gulf Coast Arts Festival had lots of signs and depictions which direct the person to the artist. Advisor Pristera stated the parking garage also had the signature of the artists. Board Member Mead felt the categories were different. Board Member Campbell-Hatler explained if it was really signage, it would be very legible and very obvious for what it was trying to advertise; she did not believe this mural was focused on selling. She pointed out if walking through a museum with earphones on, you would have to have a designation to know which pieces were in that collection. Advisor Pristera indicated the key was lending to interactive wayfinding. Board Member Mead explained the value was given by the designation, and Board Member Campbell-Hatler suggested it was out of the perimeters of advertising and believed all of the murals should have it. Board Member Salter believed the issue at hand was using the key/logo as the symbol for the wayfinding paths, but the murals being mounted to the sides of the building represented the emblem of the Historic Trust Trail and did not need the mark of the Historic Trust placed on them to mark them as a part of the historic trail. The way the Code is written does not mean it has to be a business but states "which identifies an entity" which it does. He felt there needed to be an alteration to the Code.

Board Member Mead did not feel in this context an alteration was needed because he thought a categorical distinction could be made between art and signage and that the customary nature of the identification that is spoken to in the signage is different than the customary nature of the identification that is typically the signature of the artist, or in this case, the custodian of art. Proportionally speaking, this was consistent for the signature on art where we have a matter which is in the public domain and has to be maintained by a public custodian; he suggested this was within the bounds for custom of art and did not become signage. Board Member Salter asked the difference between this mural and the mural with the logo for the East Garden District development. Advisor Pristera felt the development was using the mural to benefit them for their development, and the logo placement was also in a more prominent location. Board Member Salter stated it was still a logo of an entity and did not see a distinction between this logo and the Historic Trust logo. Board Member Mead explained they were trying to use a public domain image as signage in the same manner as the Historic Trust, but here you have the public custodian of the art and of the location putting up the historic image of the place and also indicating the custodian. Board Member Salter pointed out the image could change and at that point, anyone who wanted to become the custodian could place their image on it. Board Member Mead clarified that the Historical Trust was the real custodian of the images, and if that

custodian did not exist, those historical resources would go away. Advisor Pristera advised there was a committee to oversee donors, and it was a program for public benefit, and if they wanted their sponsorship noted, it could be placed on a website. He felt giving the key gave it legitimacy in that a larger group had reviewed this, and it was appropriate and serving a public good.

Board Member Villegas agreed with both Board members but felt some type of amendment needed to be in place to acknowledge the historical value of it and how these things are approached. Verbiage of custodianship could get the Board in trouble down the line, and she felt amending it with some acknowledgment to a historical acknowledgement within the community would be the value of the community and allowed in that context. But outside of that, signage was signage; she felt it would be changed out and could be a problem down the line. Board Member Mead explained that within an art placement, you would sign the iteration of the art, and this mural was consistent with that. Attempts to prescribe too much winnows out all the creative efforts that you could get in the play of the joints that are needed in order to be successful. Board Member Villegas pointed out there were a lot of images not owned by UWF which the Historical Trust had not handed over, and a private company could purchase them, and an amendment protected the Board in the long term.

Board Member Mead made a motion to approve as these are public art in placements which are being signed effectively by the custodian of the art in placement responsible for its erection, these should be considered as art, and insofar as they are in proportion to the typical customary signature on a piece of art, they should be approved and not considered signage. Board Member Campbell-Hatler seconded the motion. The motion carried 5 to 2 with Board Member Salter and Villegas dissenting.

Item 7

423 E. Government Street

PHD

Contributing Structure

HC-1 / Wood Cottages

Action taken: Approved.

Robin Hoban is requesting approval to remove a chimney.

Ms. Hoban presented to the Board and thanked Historic Preservation Planner Harding for his assistance in preparing the application. She advised they did a preliminary assessment of the chimney initially, and based on the Board's discussion, they decided to try and keep the chimney; the entire floorplan had been designed around the chimney. At this time, they have begun to fully assess the brick on the chimney and the house, and the sun dried brick had not held up over time, and the prior owners had not done anything to mitigate the damage. After getting onto the roof with the structural engineer, the degradation was alarming; it was a concern at this point, it would cost more to remove it than to keep it, and they wanted the Board to consider her request to remove the chimney. Advisor Pristera explained he had met the contractor at the house and also felt the house was very unstable, and only a small portion was supporting the chimney structure; to repair the house would be a total rebuild. He pointed out the homeowner was doing a great job in restoring the house the correct way, but the chimney would be a total rebuild. **Board Member Mead made a motion to approve the chimney removal, seconded by Board Member Salter, and it carried unanimously.**

ADJOURNMENT – With no further business, the meeting adjourned at 4:22 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'G. Harding', written in a cursive style.

Historic Preservation Planner Harding
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00189

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Request for Vacation of Right-of-Way - 16th Avenue between Belmont and Wright Streets

BACKGROUND:

The Planning Department received a request from Mr. Kendall Wilder for a Vacation of Right-of-Way for a 10' portion adjacent to 16th Avenue between Belmont and Wright Streets. The purpose is to allow the applicant to divide the lot in order to construct two single-family homes.

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

Department:

Comments:

FIRE	No comments.
PW/E	No objections.
Insp Svcs	No comments.
ESP	Pensacola Energy has gas facilities within the west R/W of 16 th Ave between Belmont and Wright St. The gas main does not appear to be in the 10' requested but I would need to have it located out in the field to verify.
ECUA	ECUA has an active water line on the east side of 16 th Ave, which is the other side of the street from the area requested to be vacated. The 10' vacation request does not appear to have an impact on ECUA's accessibility to operate and maintain that water line. Therefore, ECUA has no comments or objections to the right-of-way vacation request. ECUA will not require an easement over the area as outlined in the petition, should the City decide to vacate it.
GPW	Reviewed plans with the applicant's consultant and all concerns were addressed.
ATT	I reviewed this request and visited the property. AT&T has a telephone pole in the E Belmont ROW and the Guy Wire that supports the pole is in the 16 th Ave ROW. This Guy Wire is at 22' from edge of curb on 16th Ave. It is required to support the pole and poles North of it on 16th Ave. If the City reduces the 23' ROW by 10' the Utilities are left with a 13' ROW that is almost completely populated by a large Oak tree and root system. The pole supports the Gulf Power, Cox Communication. and AT&T Networks. I do not have a solution at this time. It would require a Design and associated cost to the property owner from all three Utilities mentioned above.

Cynthia Cannon

From: Derrik Owens
Sent: Tuesday, March 24, 2020 3:20 PM
To: Cynthia Cannon
Subject: RE:

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 24, 2020 1:32 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject:

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW application along 16th Avenue between Belmont and Wright Streets. Please provide comments **by close of business on Friday March 27, 2020.**

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



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Cynthia Cannon

From: Diane Moore
Sent: Tuesday, March 24, 2020 3:32 PM
To: Cynthia Cannon
Subject: RE:

Pensacola Energy has gas facilities within the west R/W of 16th Ave between Belmont and Wright St. The gas main does not appear to be in the 10' requested but I would need to have it located out in the field to verify.

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: Tuesday, March 24, 2020 1:32 PM

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

Subject:

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW application along 16th Avenue between Belmont and Wright Streets. Please provide comments **by close of business on Friday March 27, 2020.**

Cynthia Cannon

From: Mark Norris <markn@rebol-battle.com>
Sent: Monday, March 30, 2020 4:35 PM
To: RS634Y@att.com
Cc: Cynthia Cannon
Subject: [EXTERNAL] FW: [EXTERNAL] FW: 16th Ave Vacation of ROW
Attachments: 16th Ave Vacation of ROW Application.pdf; Guy Wire.JPG; Large Oak.JPG

Hello Rob,

I am working for Mr. Wilder, one of the property owners requesting the vacation of the west 10' of 16th Avenue adjacent to and abutting their property.

If the City of Pensacola grants these property owners request for a vacation of a portion of the right-of-way, the City will require that the vacated portion (10' strip) is also an Easement for Utilities. The guy wire you write about below would fall into this 10' strip and be covered by the City of Pensacola's Easement. As far as I know, this issue has not come-up and the Owners are not expecting for the Utilities to be re-located.

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, March 30, 2020 12:46 PM
To: Mark Norris <markn@rebol-battle.com>
Subject: FW: [EXTERNAL] FW: 16th Ave Vacation of ROW

Mark,

See below and let me know if you plan on reaching out to him. I'm currently working from home and primarily doing Zoom meetings as needed.

Thank you!

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

222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com



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From: ST PIERRE, ROB A <RS634Y@att.com>
Sent: Monday, March 30, 2020 11:40 AM
To: Cynthia Cannon <CCannon@cityofpensacola.com>
Subject: [EXTERNAL] FW: 16th Ave Vacation of ROW

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia,

I am concerned about this Application. Big impact, would be willing to attend a meeting if necessary.

Thanks,

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

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

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From: ST PIERRE, ROB A
Sent: Friday, March 27, 2020 4:09 PM
To: 'AICP Cynthia Cannon (ccannon@cityofpensacola.com)' <ccannon@cityofpensacola.com>
Subject: 16th Ave Vacation of ROW

Cynthia,

I reviewed this request and visited the property. AT&T has a telephone pole in the E Belmont ROW and the Guy Wire that supports the pole is in the 16th Ave ROW.
This Guy Wire is at 22' from edge of curb on 16th Ave. It is required to support the pole and poles North of it on 16th Ave.
If the City reduces the 23' ROW by 10'

the Utilities are left with a 13' ROW that is almost completely populated by a large Oak tree and root system. The pole supports the Gulf Power, Cox Communication and AT&T Networks. I do not have a solution at this time. It would require a Design and associated cost to the property owner from all three Utilities mentioned above. Please contact me with any questions.

Thanks,

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

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

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From: FENNER, KARL L <kf5345@att.com>
Sent: Tuesday, March 24, 2020 2:42 PM
To: ST PIERRE, ROB A <RS634Y@att.com>
Cc: SAUERS, BRAD <bs5403@att.com>
Subject: FW:

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

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

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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 24, 2020 1:32 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Friday, March 27, 2020 2:23 PM
To: Cynthia Cannon
Subject: RE:

Good afternoon Cynthia,

ECUA has an active water line on the east side of 16th Ave, which is the other side of the street from the area requested to be vacated. The 10' vacation request does not appear to have an impact on ECUA's accessibility to operate and maintain that water line. Therefore, ECUA has no comments or objections to the right-of-way vacation request. ECUA will not require an easement over the area as outlined in the petition, should the City decide to vacate it.

Please let me know if there's anything else you need.

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 <CCannon@cityofpensacola.com>

Sent: Tuesday, March 24, 2020 1:32 PM

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

Subject:

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

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW application along 16th Avenue between Belmont and Wright Streets. Please provide comments **by close of business on Friday March 27, 2020.**

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director

Cynthia Cannon

From: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Sent: Tuesday, March 24, 2020 3:54 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: R/W Vacation
Attachments: 16th Ave Vacation of ROW Application.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia:

Please see comments from engineering supervisor. I am working remotely at this time and all of my maps are not available to me. Please let me know if you have more detail for them.

Thank you,



Gulf Power

Kellie G. Simmons

Sr. Corporate Real Estate Representative

Office – (850) 444-6870

Cell - (850) 549-1134

From: Frizzell, Ryan <Ryan.Frizzell@nexteraenergy.com>
Sent: Tuesday, March 24, 2020 3:26 PM
To: Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>
Cc: Gobert, Harolyn <Harolyn.Gobert@nexteraenergy.com>
Subject: FW: R/W Vacation

Kellie,

Looking at google street view, we have single phase primary that runs along the west side of N 16th Ave between E Belmont St and E Wright St. Without a survey to indicate exact location of our line in reference to the customer's property line, I cannot approve vacating the 10' alley way.

Ryan Frizzell
Engineering Supervisor
Power Delivery

Gulf Power
9220 Pine Forest Rd
Pensacola, FL 32534

850-429-2605 (Office)
850-398-1973 (Mobile)

Ryan.Frizzell@NextEraEnergy.com

VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: \$2,000.00

Rehearing/Rescheduling Planning \$250.00

Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name: Kendall Glen Wilder

Address: 305 N 17th Avenue; Pensacola, FL 32501

Phone: 850-748-4211

Fax:

Email: 2kswilder@att.net

Property Information:

Owner Name: Kendall Glen Wilder

Location/Address: 1517 E. Belmont Street; Pensacola, FL 32501

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

Purpose of vacation of city right of way/comments:

See Attached

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

Kendall G. Wilder

3/5/2020

Signature of Applicant

Date

(Owner of Property or Official Representative or Owner)

FOR OFFICE USE ONLY

District: _____

Date Received: _____

Case Number: _____

Date Postcards mailed: _____

Planning Board Date: _____

Recommendation: _____

Council Date: _____

Council Action: _____



Purpose of Vacation of City Right of Way

Kendall G. Wilder is requesting the approval of the vacation of a 10 ft portion of 16th Avenue between Belmont and Wright streets correctly zoned R-1AA. The request is to attain the highest and best use of the property and to preserve and increase the property values in this area of East Hill. If granted, the additional 10 feet would allow the applicant to construct two single family detached structures instead of one single family detached structure. Approval would not affect traffic flow on 16th Avenue as it already terminates at Wright Street resulting in virtually no thru traffic. Applicant could find no future plans to widen 16th Avenue or Wright Street. The right of way on this segment of 16th Avenue is 70 feet wide with the 24 ft road width centered in the right of way. Homes would face Belmont Street. I would like to see two homes be built that would blend in to this beautiful property of oaks and Spanish moss.

Please find attached:

Escambia County Property Appraisers Parcel Sheet

Warranty Deed

Current Legal Description

Regulations for Medium Density Residential Districts

Approval of Abutting Property Owners



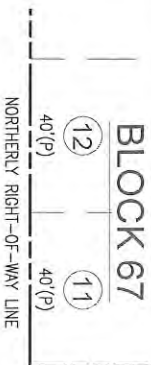
REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB 7916

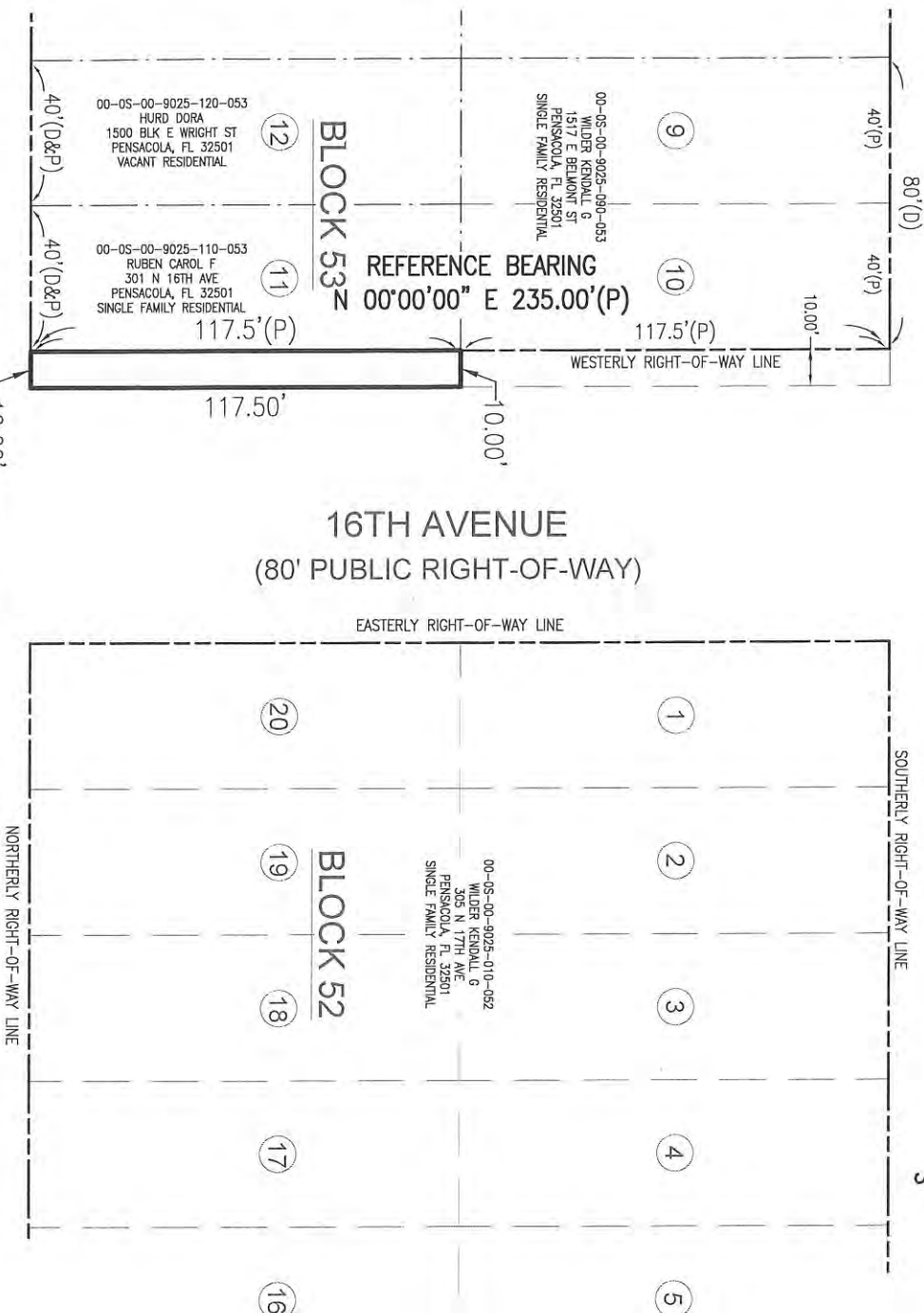
DESCRIPTION & SKETCH

PREPARED FOR: MS. CAROL RUBEN
REQUESTED BY: MR. KENDALL WILDER
RUBEN PARCEL

PROJECT:	2020.051
FIELD SURVEY DATE:	N/A
SECTION:	8
TOWNSHIP:	2 SOUTH
RANGE:	30 WEST
COUNTY:	ESCAMBIA



BELMONT STREET
(70' PUBLIC RIGHT-OF-WAY)



WRIGHT STREET (100' PUBLIC RIGHT-OF-WAY)
(EXISTING RAILROAD)



HORIZONTAL SCALE
1 INCH = 50 FEET

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF THE WESTERLY RIGHT-OF-WAY OF 16TH AVENUE BETWEEN BELMONT AND WRIGHT STREET DESCRIBED AS FOLLOWS:
THE WESTERLY 10.0 FEET 16TH AVENUE (80' R/W) ABUTTING LOT 11, BLOCK 53, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY(W) LINE OF 16TH AVENUE(80' PUBLIC R/W); COPY OF MAP OF PENSACOLA FLORIDA, PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND DEEDS OF RECORD.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390, NO PANEL WAS PRINTED.
- THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY, AN ACCURATE FIELD SURVEY OF THE PARCEL(S) DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND/OR DISTANCES.
- THE SKETCH SHOWN HEREON IS SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SKETCH SHOWN HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- THIS DESCRIPTION AND SKETCH DOES NOT REFLECT, DETERMINE NOR GUARANTEE OWNERSHIP.

LEGEND:

- (1) DENOTES PLATTED LOT NUMBER
- (D) DENOTES DEED INFORMATION
- (P) DENOTES PLAT INFORMATION
- N/A DENOTES NOT APPLICABLE

ADDRESS: 301 NORTH 16TH AVENUE, PENSACOLA, FLORIDA 32501

REVISIONS		DESCRIPTION	DATE
NO.	BY		

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17.050, 51-17.051 AND 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
MARK A. NORRIS
FLORIDA REGISTRATION NO. 62113023/2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHECKED BY: MAN
SCALE: 1" = 50'
F.B. N/A Pg N/A
DRAWN BY: AC
SHEET: 1 OF 1



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB 7916

DESCRIPTION & SKETCH

PREPARED FOR: MR. KENDALL WILDER

REQUESTED BY: MR. KENDALL WILDER

WILDER PARCEL

PROJECT: 2020.051

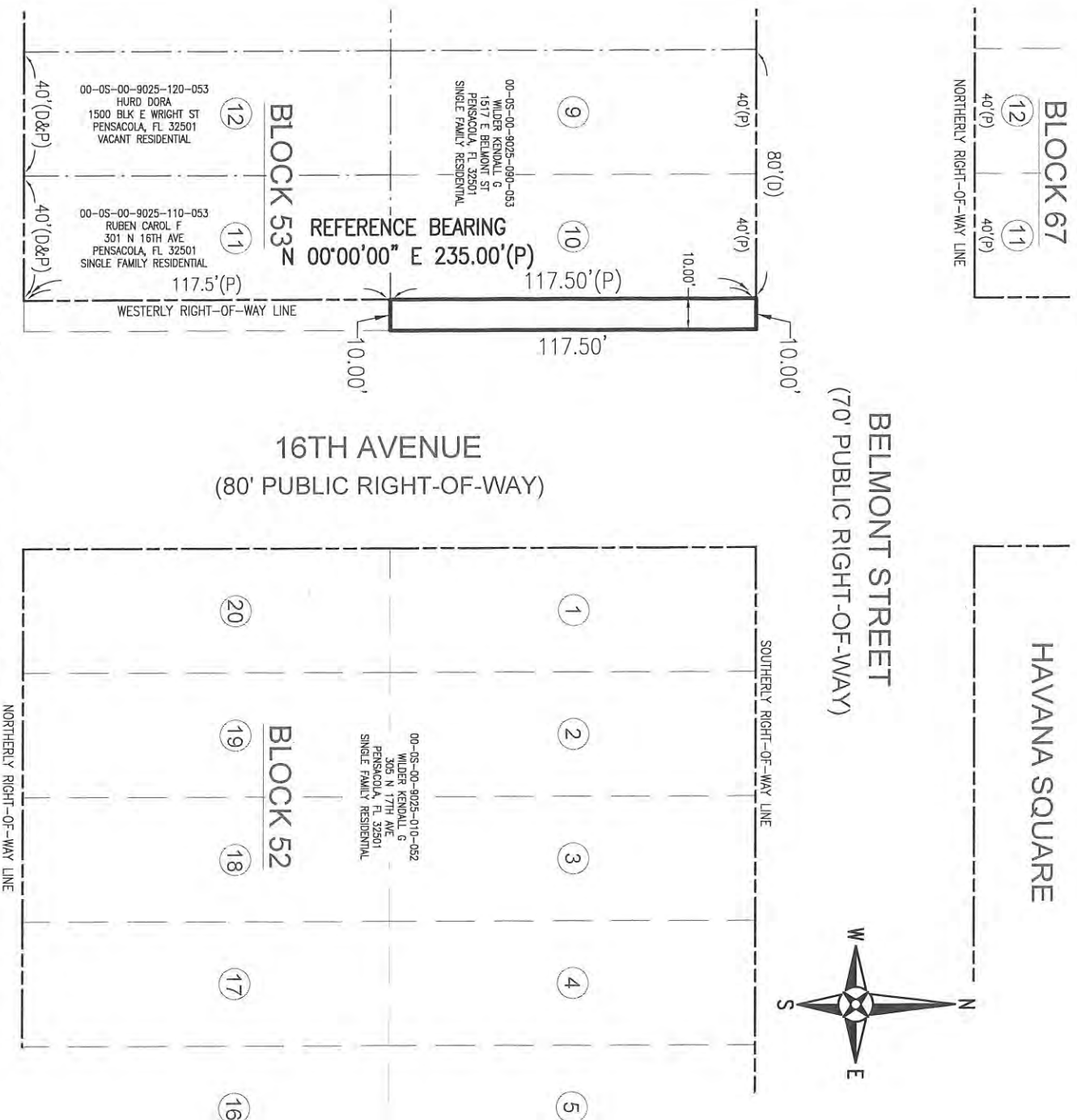
FIELD SURVEY DATE: N/A

SECTION: 8

TOWNSHIP: 2 SOUTH

RANGE: 30 WEST

COUNTY: ESCAMBIA



WRIGHT STREET (100' PUBLIC RIGHT-OF-WAY)
(EXISTING RAILROAD)

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF THE WESTERLY RIGHT-OF-WAY OF 16TH AVENUE BETWEEN BELMONT AND WRIGHT STREET DESCRIBED AS FOLLOWS:

THE WESTERLY 10.0 FEET OF 16TH AVENUE (80' R/W) ABUTTING LOT 10, BLOCK 53, OF THE NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. NORTH AND THE SURVEY UNLAW SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY(R/W) LINE OF 16TH AVENUE(80' PUBLIC R/W); COPY OF MAP OF PENSACOLA FLORIDA, PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBA, COUNTY, FLORIDA; AND DEEDS OF RECORD.
2. IT IS THE OPINION OF THE UNDERSIGNED SURETOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390, NO PANEL WAS PRINTED.
3. THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY. AN ACCURATE FIELD SURVEY OF THE PARCEL(S) DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND/OR DISTANCES.
4. THE SKETCH SHOWN HEREON IS SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THE SKETCH SHOWN HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
7. THIS DESCRIPTION AND SKETCH DOES NOT REFLECT, DETERMINE NOR GUARANTEE OWNERSHIP.
- LEGEND:**
- | | |
|-----|----------------------------|
| (1) | DENOTES PLATTED LOT NUMBER |
| (D) | DENOTES DEED INFORMATION |
| (P) | DENOTES PLAY INFORMATION |
| N/A | DENOTES NOT APPLICABLE |

ADDRESS: 1517 E BELMONT STREET, PENSACOLA, FLORIDA 32501

REVISIONS		
NO.	BY	DESCRIPTION DATE

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050, SJ-17.051 AND SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
MARK A. NORMS
FLORIDA REGISTRATION NO. 6211 3/23/2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHECKED BY: MAI
SCALE: 1" = 50'
F.B. N/A Pg N/A
DRAWN BY: AC
SHEET: 1 OF 1

Legal Description

Lots 9 and 10 Block 53, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of the City of Pensacola copyrighted by Thomas C. Watson in 1906.

General Information Reference: 000S009025090053 Account: 140296500 Owners: WILDER KENDALL G Mail: 305 N 17TH AVE PENSACOLA, FL 32501 Situs: 1517 E BELMONT ST 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$135,783</td> <td>\$43,576</td> <td>\$179,359</td> <td>\$153,587</td> </tr> <tr> <td>2018</td> <td>\$135,783</td> <td>\$40,483</td> <td>\$176,266</td> <td>\$139,625</td> </tr> <tr> <td>2017</td> <td>\$134,664</td> <td>\$37,512</td> <td>\$172,176</td> <td>\$126,932</td> </tr> </tbody> </table> <p align="center"><u>Disclaimer</u></p> <p align="center"><u>Tax Estimator</u></p> <p align="center">> <u>File for New Homestead Exemption Online</u></p>				Year	Land	Imprv	Total	Cap Val	2019	\$135,783	\$43,576	\$179,359	\$153,587	2018	\$135,783	\$40,483	\$176,266	\$139,625	2017	\$134,664	\$37,512	\$172,176	\$126,932										
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				Extra Features UTILITY BLDG																																	
Parcel Information Section Map Id: CA042 Approx. Acreage: 0.2179 Zoned: R-1AA Evacuation & Flood Information Open Report				<p align="right">Launch Interactive Map</p> <p align="center">View Florida Department of Environmental Protection (DEP) Data</p>																																	

Buildings	
Address: 1517 E BELMONT ST, Year Built: 1953, Effective Year: 1975	
<u>Structural Elements</u>	
DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-ASBESTOS SIDING FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/NO SUB FLR HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-COMPOSITION SHG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME	
<div style="display: flex; justify-content: space-between;"> <div> Areas - 1172 Total SF BASE AREA - 948 SCRN PORCH UNF - 224 </div> <div> </div> </div>	
<u>Images</u>	

8/31/16

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

Reference: 000S009025090053

Account: 140296500

Situs: 1517 E BELMONT ST

Complex: NEW CITY TRACT

Owner: WILDER KENDALL G

Last Sale: 3/1992 \$41,900

Property Use: SINGLE FAMILY RESID

Approx. Acreage: 0.2179 ac

Zoned: R-1AA

Bldg. Count: 1

Act Yr Blt: 1953

Eff Yr Blt: 1975

Bld Cat: 3

Total Htd Area: 948 sf

Working Values:

Lnd - \$135,783

Imp - \$42,975

Tot - \$178,758

Certified Exemptions:

NONE

UseCd	Uts	UTp	UPrc	Cond	SzFctr	AdjVal	Note
1	9,400,000.00	S	13.5000	1.0000	1.0700	135,783	

5+1
251.40
257.40

This Warranty Deed

3145 PG 218

Made this 12th day of March A.D. 1992
by Angela Frances Thigpen, f/k/a/ Angela Thigpen Harding,
an unmarried woman

hereinafter called the grantor, to
KENDALL G. WILDER

whose post office address is: **305 North 17th Avenue
Pensacola, FL 32501**

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ **251.40**
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, viz:

**Lots 9 and 10, Block 53, NEW CITY TRACT, City of Pensacola,
Escambia County, Florida, according to the map of the City of
Pensacola copyrighted by Thomas C. Watson in 1906.**

**SUBJECT TO covenants, restrictions, easements of record and taxes
for the current year.**

This Deed is an absolute conveyance of title in effect as well as in form and is
not intended as a mortgage, trust conveyance or security of any kind. The consideration
therefore is full release of all debts, obligations, costs and charges heretofore
subsisting on account of and by the terms of that certain Mortgage recorded in
O. R. Book 2481, Page 754 between the aforementioned parties: This Conveyance
completely satisfying said obligation and terminating said Mortgage and all effect
thereof in every respect.

Parcel Identification Number: .00.05-00-9025-090-053....

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 1991

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Sara Matthews
Name: Sara Matthews

Angela Frances Thigpen LS
Name & Address: Angela Frances Thigpen

Marianne Mason
Name: Marianne Mason

Name & Address: LS

D.S. PO 3 251.40
Name: DATE 3/25/92

Name & Address: LS

W. A. FLOWERS, COMPTROLLER
Name: BY: [Signature] D.C.

Name & Address: LS

State of
County of

The foregoing instrument was acknowledged before me this 16th day of
by Angela Frances Thigpen f/k/a Angela Thigpen Harding

March 1992

who is personally known to me or who has produced
and who did not take an oath.

Drivers Licenses

as identification

PREPARED BY: Rhonda H. Sewell
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
55 South Baylen Street
Pensacola, Florida 32501
File No: 3A-39875

Marianne Mason
Print Name: Marianne Mason
Notary Public
My Commission Expires: 4-93

March 5, 2020

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

Neighbors in agreement with Vacation of Right of Way at 1500 Block E. Belmont Street

Kendall G. Wilder is seeking possession of 10' of the Right of Way on the South West corner of 16th avenue and E. Belmont Street.

Name	Address	Signature	Phone
Carol Wilber	1462 Central Hwy Gulf Breeze, FL 32563	Carol Wilber	850-698-0766
	301 N. 16 th Avenue Pensacola, FL 32501		

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

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

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

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

TABLE 12-2.3

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

VACATION OF ALLEY OR STREET RIGHT OF WAY



Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00

Applicant Information:

Name:

Carol J. Ruben

Address:

1462 Central Parkway, Gulf Breeze, FL 32563

Phone:

850-698-0266

Fax:

Email:

Carol@innisfreehotels.com

Property Information:

Owner Name:

Carol J. Ruben

Location/Address:

301 N. 16th Avenue, Pensacola, FL 32501

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

Purpose of vacation of city right of way/comments:

to increase the property line

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of those fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Signature of Applicant

Date

(Owner of Property or Official Representative of Owner)

Carol J. Ruben

3/6/2020

FOR OFFICE USE ONLY

District: _____

Date Received: _____

Case Number: _____

Date Postcards mailed: _____

Planning Board Date: _____

Recommendation: _____

Council Date: _____

Council Action: _____

CAROL RUBEN
1462 Central Parkway
Gulf Breeze, FL 32563

March 6, 2020

Re: 301 North 16th Avenue
Pensacola, Florida 32501
Account #140297000
Ref: #000S009025110053
Legal Description:
LT 11 BLK 53 NEW CITY TRACT OR 6322 P
1353 OR 8143 P 1492 CA 42

TO WHOM IT MAY CONCERN:

I, Carol Ruben, am the owner of the above referenced property. I would like to join Mr. Ken Wilder in his application in asking the City of Pensacola to vacating 10 ft of the easement along 16th Avenue and my property line.

Thank you in advance for your consideration and approval of the above.

Respectfully,



Carol Ruben

Recorded in Public Records 05/02/2008 at 04:37 PM OR Book 6322 Page 1353,
Instrument #2008033986, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$350.00

Prepared by and return to:
Stephens Law Firm, P.A.
4507 Furling Lane, Suite 210
Destin, FL 32541
850-837-7135
File Number: 2008-11

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 24th day of April, 2008 between Lisa R. Dempsey, a single woman, whose post office address is 301 N 16th Avenue, Pensacola, Florida 32501, grantor, and Carol F. Ruben and Robert M. Ruben, wife and husband whose post office address is 1462 Central Pkwy, Gulf Breeze, FL 32563, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Escambia County, Florida to-wit:

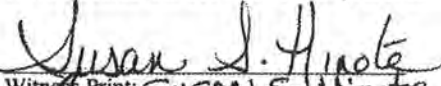
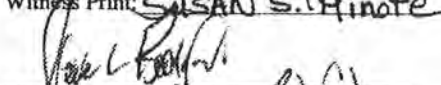
Lot 11, Block 53, of the New City Tract, according to Watson's Map in 1906 according to the Map of City of Pensacola, County of Escambia, Florida.

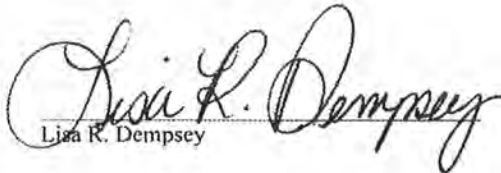
Parcel Identification Number: 000S009025110053

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

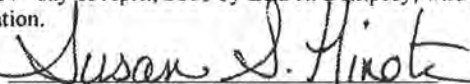
Signed, sealed and delivered in our presence:


Witness Print: SUSAN S. HINOJE

Witness Print: Frank L. Balford


Lisa R. Dempsey

State of Florida
County of Escambia

The foregoing instrument was sworn to and subscribed before me this 24th day of April, 2008 by Lisa R. Dempsey, who [] is personally known or [] has produced a driver's license as identification.


Notary Public Susan S. Hinoje

Notary Public
State of Florida

Commission No. DD320722
Expires June 21, 2008 DoubleTime®

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2019111164

DATE ISSUED: JULY 16, 2019

DECEDENT INFORMATION

DATE FILED: JULY 16, 2019

NAME: ROBERT M RUBEN

DATE OF DEATH: JULY 6, 2019

SEX: MALE

AGE: 075 YEARS

DATE OF BIRTH: OCTOBER 3, 1943

SSN: ***-**-6322

BIRTHPLACE: PENSACOLA, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 1462 CENTRAL PARKWAY

LOCATION OF DEATH: GULF BREEZE, SANTA ROSA COUNTY, 32563

RESIDENCE: 1462 CENTRAL PARKWAY, GULF BREEZE, FLORIDA 32563, UNITED STATES

COUNTY: SANTA ROSA

OCCUPATION, INDUSTRY: SALESMAN, REAL ESTATE

EDUCATION: ASSOCIATE DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING S

(NAME PRIOR TO

MARITAL ST

SURVIVING S

FATHER'S/P

MOTHER'S/P

INFORMANT

INFORMANT'S

RELATIONSH

INFORMANT'S

FUNERAL DIR

FUNERAL FAC

METHOD OF D

PLACE OF DIS

CERTIFIER IN

TYPE OF CERT

TIME OF DEAT

CERTIFIER'S N

CERTIFIER'S LI

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER):

NOT ENTERED

IN INFORMATION

32563, UNITED STATES

CASE NUMBER: NOT APPLICABLE

JULY 15, 2019

The first five digits of the decedent's Social Security Number has been redacted pursuant to §119.071(5), Florida Statutes.

Ken Jones

, STATE REGISTRAR

REQ: 2020652877

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

85

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2019111164

DATE ISSUED: JULY 16, 2019

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AGE: 075 YEARS

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SSN: ***-**-6322

BIRTHPLACE: PENSACOLA, FLORIDA, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 1462 CENTRAL PARKWAY

LOCATION OF DEATH: GULF BREEZE, SANTA ROSA COUNTY, 32563

RESIDENCE: 1462 CENTRAL PARKWAY, GULF BREEZE, FLORIDA 32563, UNITED STATES

COUNTY: SANTA ROSA

OCCUPATION, INDUSTRY: SALESMAN, REAL ESTATE

EDUCATION: ASSOCIATE DEGREE

EVER IN U.S. ARMED FORCES? YES

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: CAROL DEMPSEY

FATHER'S/PARENT'S NAME: ROBERT DANOR RUBEN

MOTHER'S/PARENT'S NAME: DOROTHY UDELL

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: CAROL RUBEN

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 1462 CENTRAL PARKWAY, GULF BREEZE, FLORIDA 32563, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: BRIAN MORRIS, F077911

FUNERAL FACILITY: HARPER-MORRIS MEMORIAL CHAPEL F040431

2276 AIRPORT BLVD, PENSACOLA, FLORIDA 32504

METHOD OF DISPOSITION: BURIAL

PLACE OF DISPOSITION: BAYVIEW MEMORIAL PARK
PENSACOLA, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 0558

DATE CERTIFIED: JULY 15, 2019

CERTIFIER'S NAME: NICHOLAS DRAKE

CERTIFIER'S LICENSE NUMBER: ME135482

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number has been redacted pursuant to §119.071(5), Florida Statutes.



, STATE REGISTRAR

REQ: 2020652877

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

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* 3 9 1 8 8 8 3 7 *

DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

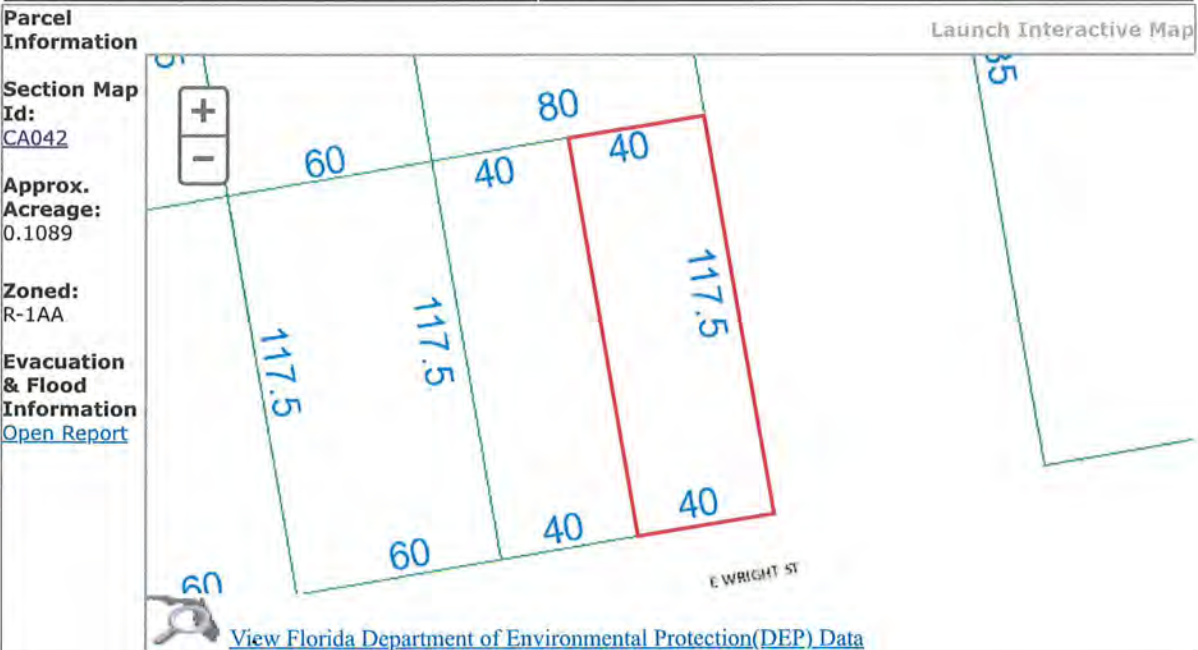
86

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information		Assessments				
Reference:	000S009025110053	Year	Land	Imprv	Total	Cap Val
Account:	140297000	2019	\$15,510	\$60,937	\$76,447	\$76,447
Owners:	RUBEN CAROL F	2018	\$15,510	\$57,274	\$72,784	\$72,784
Mail:	1462 CENTRAL PKWY GULF BREEZE, FL 32563	2017	\$15,510	\$52,949	\$68,459	\$68,459
Situs:	301 N 16TH AVE 32501	<p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">> File for New Homestead Exemption Online</p>				
Use Code:	SINGLE FAMILY RESID					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2019 Certified Roll Exemptions
						None
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description
08/09/2019	8143	1492	\$100	OT	View Instr	
04/24/2008	6322	1353	\$50,000	QC	View Instr	
02/2005	5580	1363	\$100	QC	View Instr	
05/1993	3792	448	\$100	QC	View Instr	
05/1993	3374	309	\$100	WD	View Instr	
04/1986	2203	587	\$100	QC	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL BUILDING

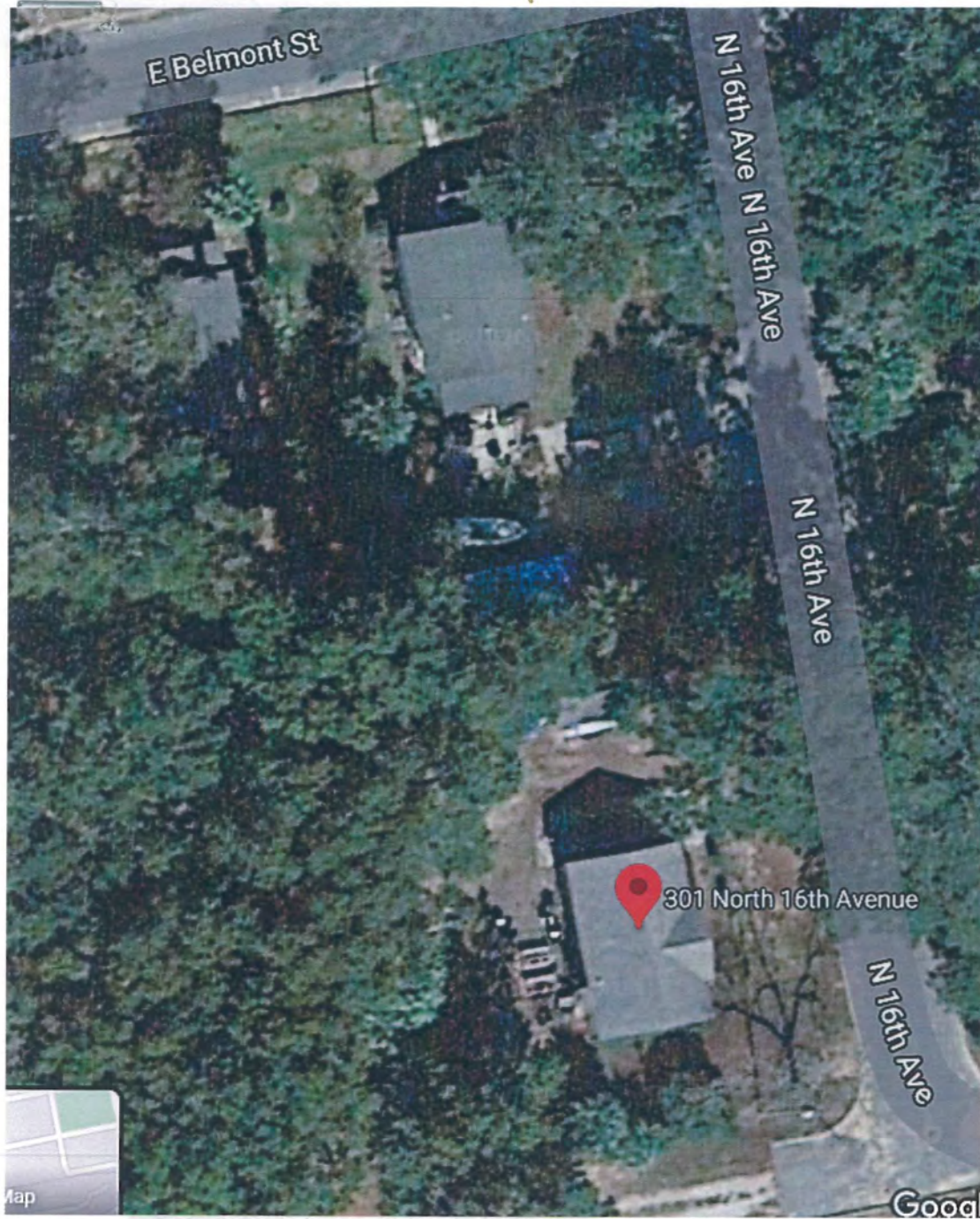


Buildings	
Address: 301 N 16TH AVE, Year Built: 1995, Effective Year: 1995	
Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-BRICK-FACE/VENEER FLOOR COVER-PINE/SOFTWOOD FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-6 NO. STORIES-1 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME	
Areas - 1072 Total SF BASE AREA - 1051 OPEN PORCH FIN - 12 OPEN PORCH UNF - 9	
Images	



8/15/16

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





ESCAMBIA COUNTY TAX COLLECTOR

General Notice - Litigation accounts are not considered delinquent and payments are not due. To see the range of accounts in litigation, click [here](#).

2019 Roll Details — Real Estate Account At 301 N 16TH AVE

Real Estate Account #14-0297-000

[Parcel details](#)[Latest bill](#)[View/Print full bill history](#)[Print this page](#)

2019

2018

2017

2016

...

2008

PAID

PAID

PAID

PAID

PAID

[Apply for the 2020 Installment Payment Plan](#)
[Get Bills by Email](#)
PAID 2019-11-25

\$1,303.13

Receipt #EEX-19-

00364879

[Print Paid Bill](#)

Owner: RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563
Situa: 301 N 16TH AVE

Account number: 14-0297-000

Alternate Key: 7227

Millage code: 16

Millage rate: 17.3407

Escrow company: SUNTRUST BANK (CL-0011883)

95 METHODIST HILL DR.

ROCHESTER, NY 14623

Assessed value: 76,447

School assessed value: 76,447

Unimproved land value: 15,510



Location is not guaranteed to be accurate.

[Property Appraiser](#)

2019 Annual bill

[View](#)

Ad valorem: \$1,325.64

Non-ad valorem: \$31.79

Total Discountable: 1357.43

No Discount NAVA: 0.00

Total tax: \$1,357.43

Legal description

LT 11 BLK 53 NEW CITY TRACT OR 6322 P 1353 OR 8143 P 1492 CA 42

Location

Geo number: 000S009025110053

Range: 00

Township: 0S

Section: 00

Block: 053

Lot: 110

Use code: 0100

Total acres: 0.110





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2019

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0297-000	16	CL-0011883	0005009025110053

RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563

PROPERTY ADDRESS:
301 N 16TH AVE

EXEMPTIONS:

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	76,447	0	76,447	505.81
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	76,447	0	76,447	160.46
BY STATE LAW	3.9440	76,447	0	76,447	301.51
PENSACOLA	4.2895	76,447	0	76,447	327.92
WATER MANAGEMENT	0.0327	76,447	0	76,447	2.50
M.S.T.U. LIBRARY	0.3590	76,447	0	76,447	27.44

TOTAL MILLAGE 17.3407

AD VALOREM TAXES \$1,325.64

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
LT 11 BLK 53 NEW CITY TRACT OR 6322 P 1353 OR 8143 P 1492 CA 42	SW STORMWATER(CITY OF PENSACOLA)		31.79
	NON-AD VALOREM ASSESSMENTS		\$31.79

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,357.43

If Paid By Please Pay	Nov 30, 2019 \$0.00				
--------------------------	------------------------	--	--	--	--

RETAIN FOR YOUR RECORDS

2019 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Nov 30, 2019
0.00

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
14-0297-000
PROPERTY ADDRESS
301 N 16TH AVE

RUBEN CAROL F
1462 CENTRAL PKWY
GULF BREEZE, FL 32563

Paid 11/25/2019 Receipt # EEX-19-00364879 \$1,303.13

Paid By SUNTRUST BANK



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00206

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Request for Zoning Map and Future Land Use Map Amendment 1421 Sonia Street

BACKGROUND:

Joe Meeks is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 1421 Sonia Street and identified by parcel number 00-0S-00-9080-012-201. The property is currently split zoned with R2-B, Multiple Family Zoning District and CO, Conservation Zoning District and the existing Future Land Use Map (FLUM) designation is HDR, High Density Residential and CO, Conservation. The applicant is proposing to amend the zoning district to R-1AA, Residential Zoning District and the FLUM to MDR, Medium Density Residential which is consistent with the surrounding neighborhood.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-2B & CO	R-1AA	HDR & CO	MDR	.52

- R-2B (existing zoning). The R-2B zoning district is established to provide for the efficient use of land for multifamily residential development. As a buffer between low and medium density residential developments and commercial, industrial, major transportation arteries, or other uses that are not compatible with a low-density residential environment, the R-2B zoning district shall encourage the establishment and maintenance of a suitable residential environment for high-density housing. The zoning regulations are intended to provide for development criteria to maintain a high standard of quality in development of multifamily housing.
- CO (existing zoning) The conservation land use district is established to preserve open space as necessary for protecting water resources, preserving scenic areas, preserving historic sites, 92

providing parklands and wilderness reserves, conserving endemic vegetation, preventing flood damage and soil erosion.

- R-1AA (*proposed* zoning) The low density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of four and eight-tenths (4.8) dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas.
- HDR (*existing* FLUM) 35 or fewer residential dwelling units per acre allowed pursuant to lot coverage, landscape area, parking and recreational area development requirements provided in the adopted Land Development Code.
- CO (*existing* FLUM) The Conservation Land Use District is established to preserve open space as necessary for protecting water resources, preserving scenic areas, preserving historic sites, providing parklands and wilderness reserves, conserving endemic vegetation, preventing flood damage and soil erosion. This future land use category shall apply to environmentally sensitive areas identified on the Future Land Use Map and protected from development pursuant to site plan review.
- MDR (*proposed* FLUM) 18 or fewer residential dwelling units per acre.

The existing split zoning is the result of actions made by the current property owners in their efforts for post-Ivan redevelopment. The intent was to reestablish the non-conforming multi-family residential development destroyed by Hurricane Ivan. The owners requested a change from the *previous* R-1AA to the current R-2B. The Conservation easement on the east side served to “cut off the eastern migration of the R-2B zoning” and ensure the R-2B would not extend beyond the subject property. City Council approved the requests in Ord 23-09 and Ord 22-09.

Mr. Meeks’ intent in seeking this request is to allow for the continued use of the property as a single-family residence without the potential restrictions of the Conservation zoning district. The existing single-family residence is bisected by the zoning district. As such, questions arise as to the scope of work which can be performed on the portion of the residence located within the Conservation district. Although the Ordinance has a provision to administratively shift a zoning line when it bisects a parcel, the applicant, as well as the lender and title companies involved with the pending property transaction, prefer to have the entire existing structure located wholly within the residential zoning district. With this application, the original R-1AA would be re-instated across the entire subject area as presented.

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

Department:	Comments:
FIRE	No objections.
PW/E	No objections.
Insp Svcs	No objections.
ESP	No objections.
ECUA	No objections.
GPW	No comments.
ATT	No objections.

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, April 8, 2020 3:02 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1421 Sonia Street

Good Afternoon,

I do not oppose the rezoning of 1421 Sonia Street.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Wednesday, April 8, 2020 2:40 PM

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

Cynthia Cannon

From: Derrik Owens
Sent: Wednesday, April 8, 2020 4:02 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1421 Sonia Street

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:40 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Rezoning - 1421 Sonia Street

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1421 Sonia Street. Please provide comments **by close of business on Wednesday, April 15 2020.**

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



Florida 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

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, April 15, 2020 8:21 AM
To: Cynthia Cannon
Subject: RE: Rezoning - 1421 Sonia Street

Pensacola Energy has no comment on the rezoning 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

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Subject: Rezoning - 1421 Sonia Street

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1421 Sonia Street. Please provide comments **by close of business on Wednesday, April 15 2020**.

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Friday, April 10, 2020 10:09 AM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Rezoning - 1421 Sonia Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Good morning Cynthia,

The rezoning of the subject parcel from R-2B and CO to R-1AA does not appear to have any impact on ECUA's operations, therefore, ECUA Engineering has no comment at this time.

Thank you,

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

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 8, 2020 2:40 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Rezoning - 1421 Sonia Street

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

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Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

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

222 W Main St.

Pensacola, FL 32502

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Wednesday, April 8, 2020 3:02 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: Rezoning - 1421 Sonia Street
Attachments: 1421 Sonia St. rezoning application Combined.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

AT&T has no objection to the rezoning.

Brad Sauers

Manager – OSP PIng and Eng
Technology Operations

AT&T – Bellsouth Telecommunications, LLC

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

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From: FENNER, KARL L <kf5345@att.com>
Sent: Wednesday, April 8, 2020 2:48 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Rezoning - 1421 Sonia Street

Karl Fenner

Area Manager – OSP PIng and Eng
Access Construction & Engineering, AL/NWFL OSPC/E + SER PDT/SOC

AT&T – BellSouth Telecommunications, LLC

605 W Garden St, Pensacola, FL 32502
m 850-393-2318 | o 850.436.1485 | kf5345@att.com

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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: JOE MEEKS Date: 3/6/2020

Address: 7874 BELLAH RD. PENSACOLA, 32526

Phone: 850-572-2694 Fax: _____ Email: MEEKS2222@AOL.COM

Property Information:

Owner Name: BAYSHORE BOYZZ, LLC Phone: 850-712-8844

Location/Address: 1421 SONIA ST. PENSACOLA, 32502

Parcel ID: 00-05-00-9080-012-201 Acres/Square Feet: _____

Zoning Classification: Existing R-2B, CO Proposed R-1AA

Future Land Use Classification: Existing HDR, CO Proposed MDR

Reason Rezoning Requested: APPLICANT/BUYER INTENDS TO OCCUPY THE PROPERTY AS SINGLE FAMILY ONLY AND RENOVATE THE EXISTING STRUCTURE OR DEMO AND BUILD NEW AND REQUEST R-1AA ZONING AND THE CHANGE FROM R-2B AND CO ZONING

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 13th day of March, 2020

Applicant Signature

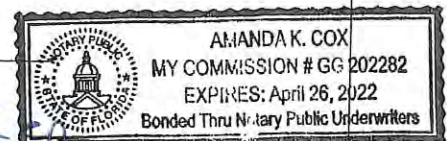
JOE MEEKS

Applicant Name (Print)

Owner Signature

Robert B Switzer

Owner Name (Print)



Sworn to and subscribed to before me this 13 day of March, 2020

Name: Kimberly G. Gordon Commission Expires: 2/15/2022

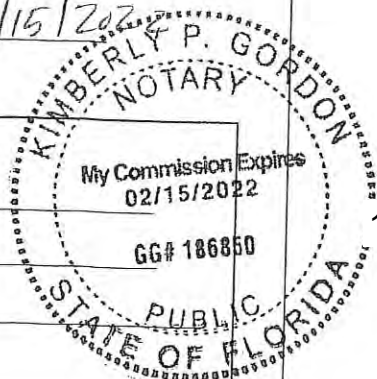
FOR OFFICE USE ONLY

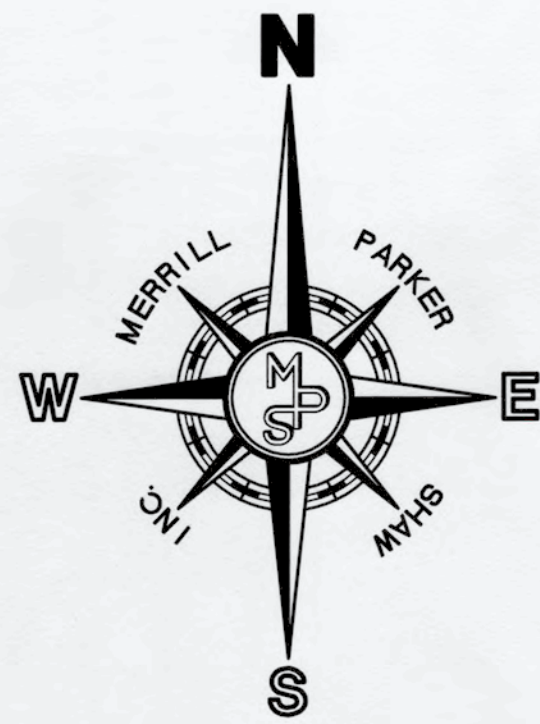
Council District: _____ Date Received: _____ Case Number: _____

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

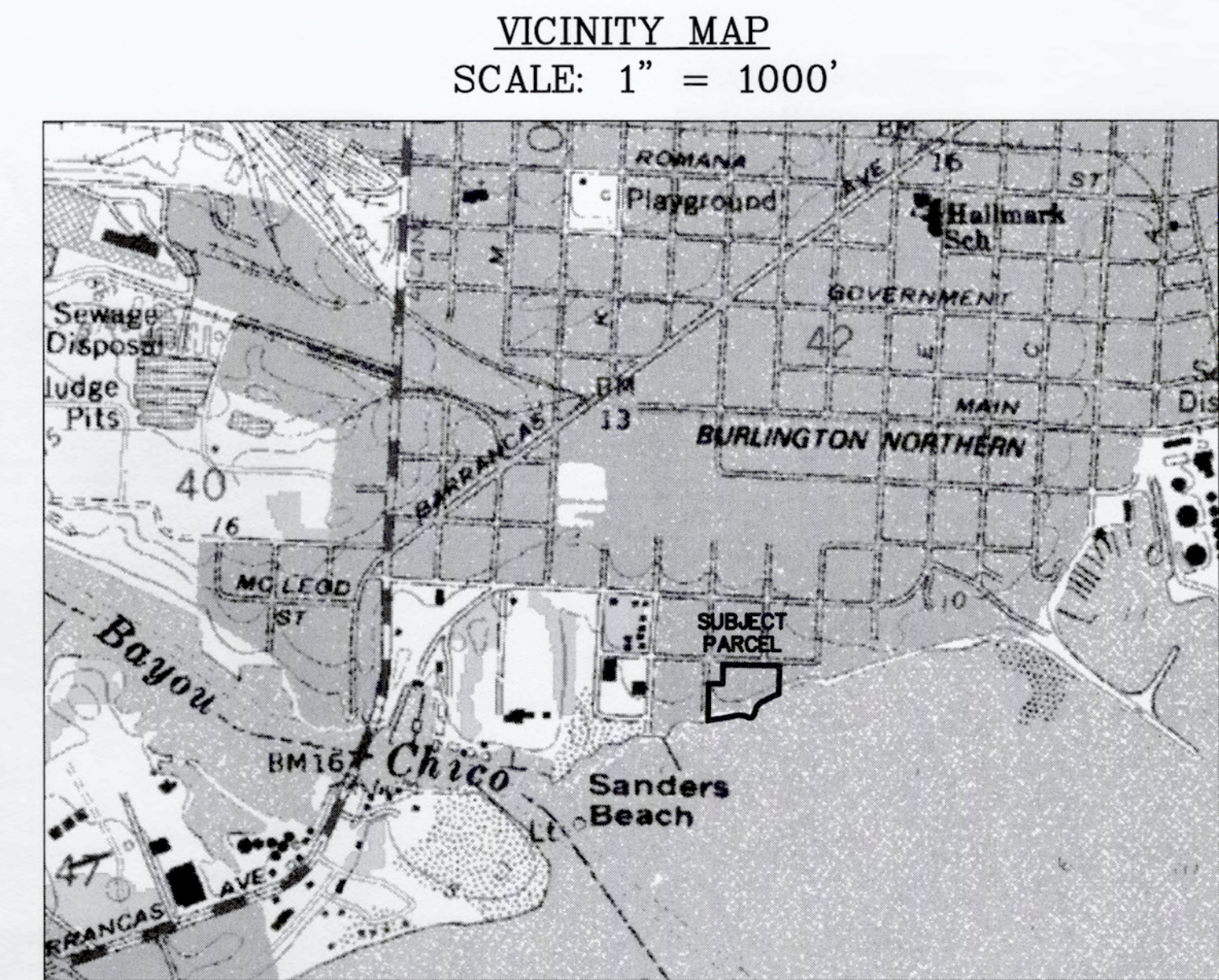
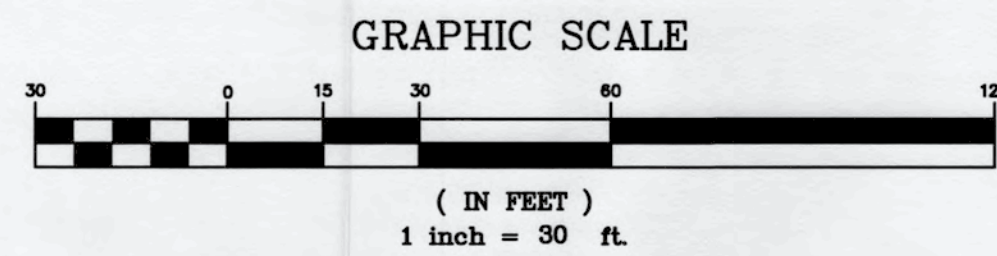
Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____





A PORTION OF BLOCK 200 AND 201, MAXENT TRACT, CITY OF PENSACOLA,
 ESCAMBAIA COUNTY, FLORIDA.
 ADDRESS: 1421 SONIA STREET



DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

ALL OF LOTS 8-16, BLOCK 200, LYING NORTH OF PENSACOLA BAY; AND THE WEST 15 FEET OF LOTS 7 AND 17, BLOCK 200, LYING NORTH OF PENSACOLA BAY. AND ALSO THE EAST 3.0 FEET OF VACATED "H" STREET, LYING SOUTH OF SONIA STREET AND ADJACENT TO LOT 10, BLOCK 200, ALL BEING IN "MAXENT TRACT", CITY OF PENSACOLA, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON, IN 1906.

SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S 85°43'08" E ALONG THE SOUTH RIGHT OF WAY LINE OF SONIA STREET (60' R/W) AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TRIMBLE VRSNOW G.P.S. NETWORK.
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- 9.) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, USING THE TRIMBLE VRSNOW G.P.S. NETWORK.
- 10.) THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON HAS BEEN ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NUMBER 3415.
- 11.) THE MEAN HIGH WATER LINE SURVEY COMPLIES WITH WITH CHAPTER 177, PART II, FLORIDA STATUTES.
- 12.) THE FLOOD ZONE INFORMATION AS SHOWN HEREON IS BASED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER: 12033C0390G, EFFECTIVE DATE: 09/29/2006.

THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. Wayne Parker 3/12/20
 E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
 REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
 STATE OF FLORIDA



MEHRILL PARKER SHAW, INC.
4928 N. DAVIS HWY
PENSACOLA, FL 32503
PH: (850) 478-4923
FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7774



BOUNDARY SURVEY
A PORTION OF BLOCK 200 AND 201, MAXENT TRACT,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.
ADDRESS: 1421 SONIA STREET

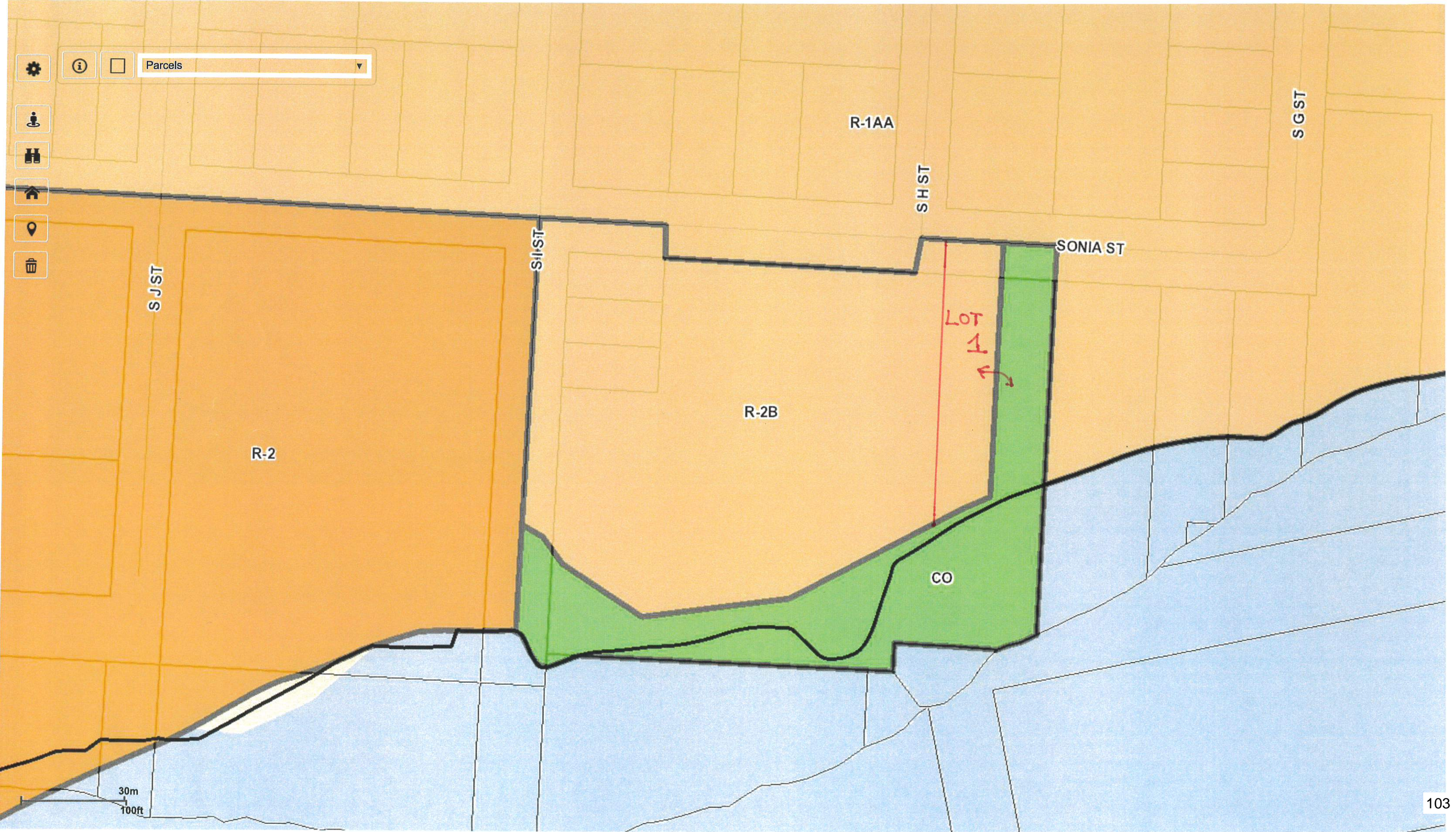
JOB NO.	SHEET
0-12315-1	1

PREPARED FOR: BILLY LOVELACE
REQUESTED BY: BILLY LOVELACE

BOUNDARY SURVEY

NO.	DATE	APPR.	REVISIONS:

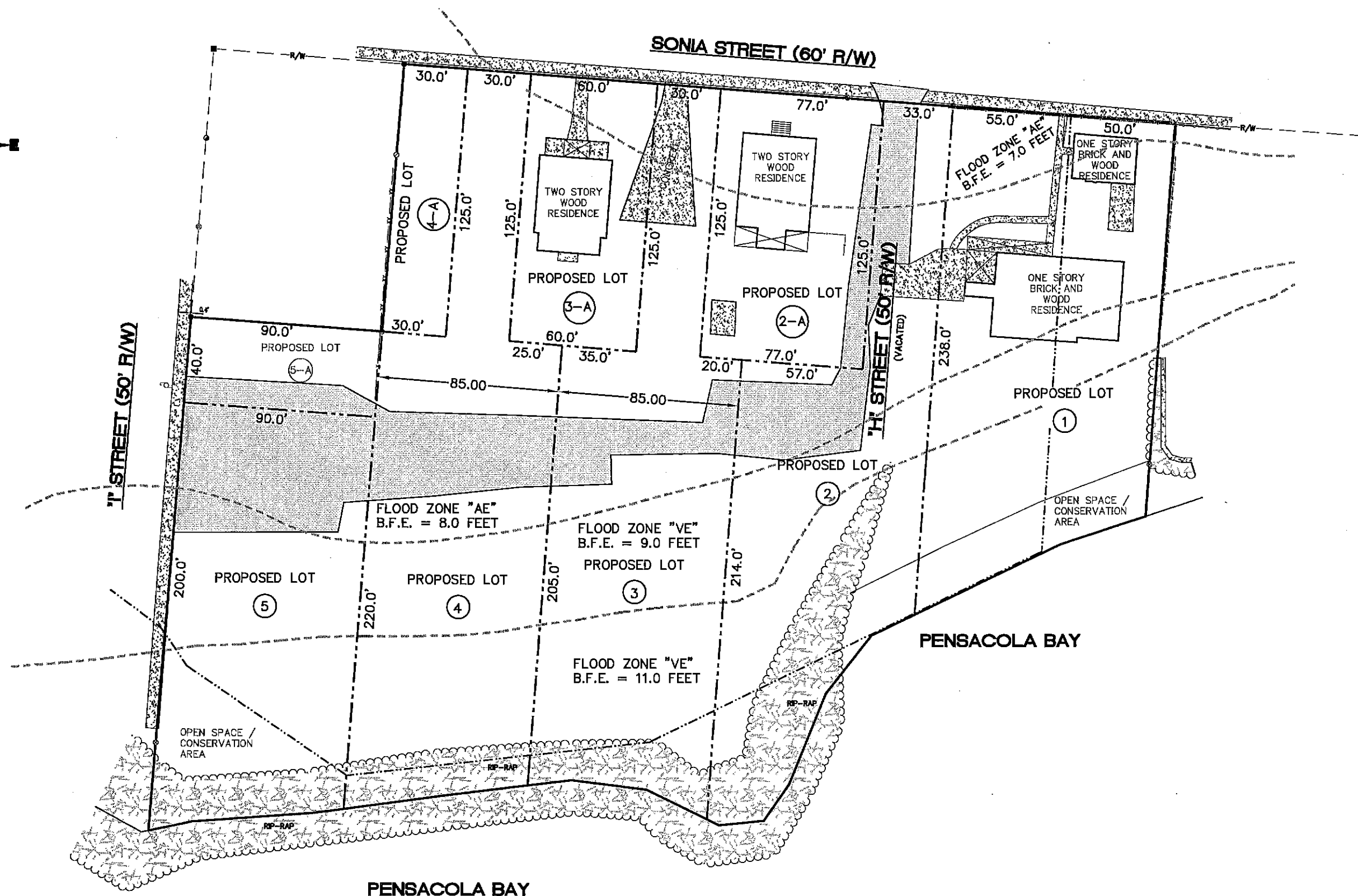
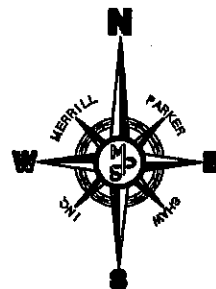
REVISIONS:





PARCEL EXHIBIT

JANUARY 23, 2020



SCALE: 1"=100'



MERRILL PARKER SHAW, INC.







4928 N. DAVIS HWY.
PENSACOLA, FL 32503

PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174

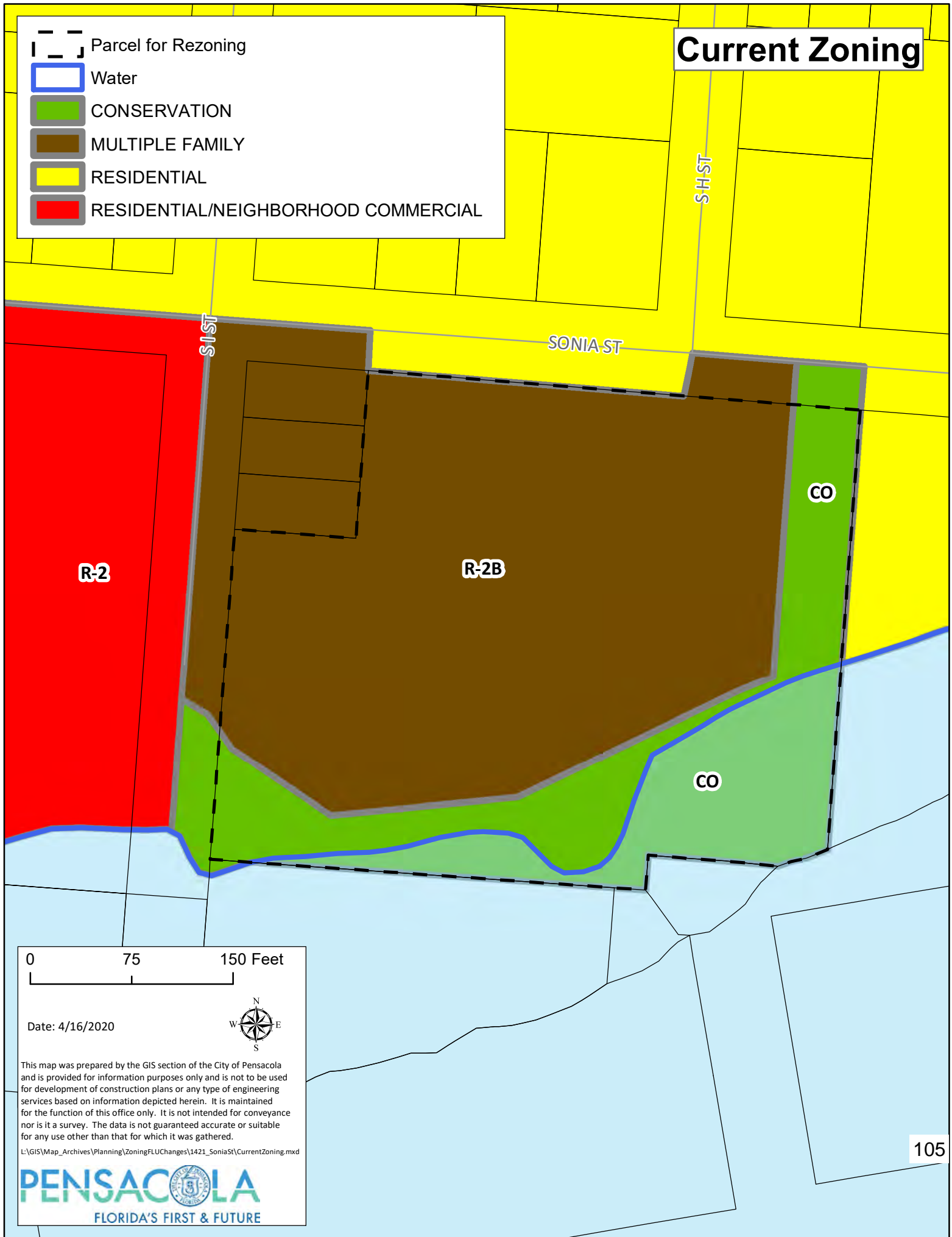
PH: (850) 478-4923
FAX: (850) 478-4924



JOB NUMBER: 19-12050-S-1

-  Parcel for Rezoning
-  Water
-  CONSERVATION
-  MULTIPLE FAMILY
-  RESIDENTIAL
-  RESIDENTIAL/NEIGHBORHOOD COMMERCIAL

Current Zoning



0 75 150 Feet







Date: 4/16/2020

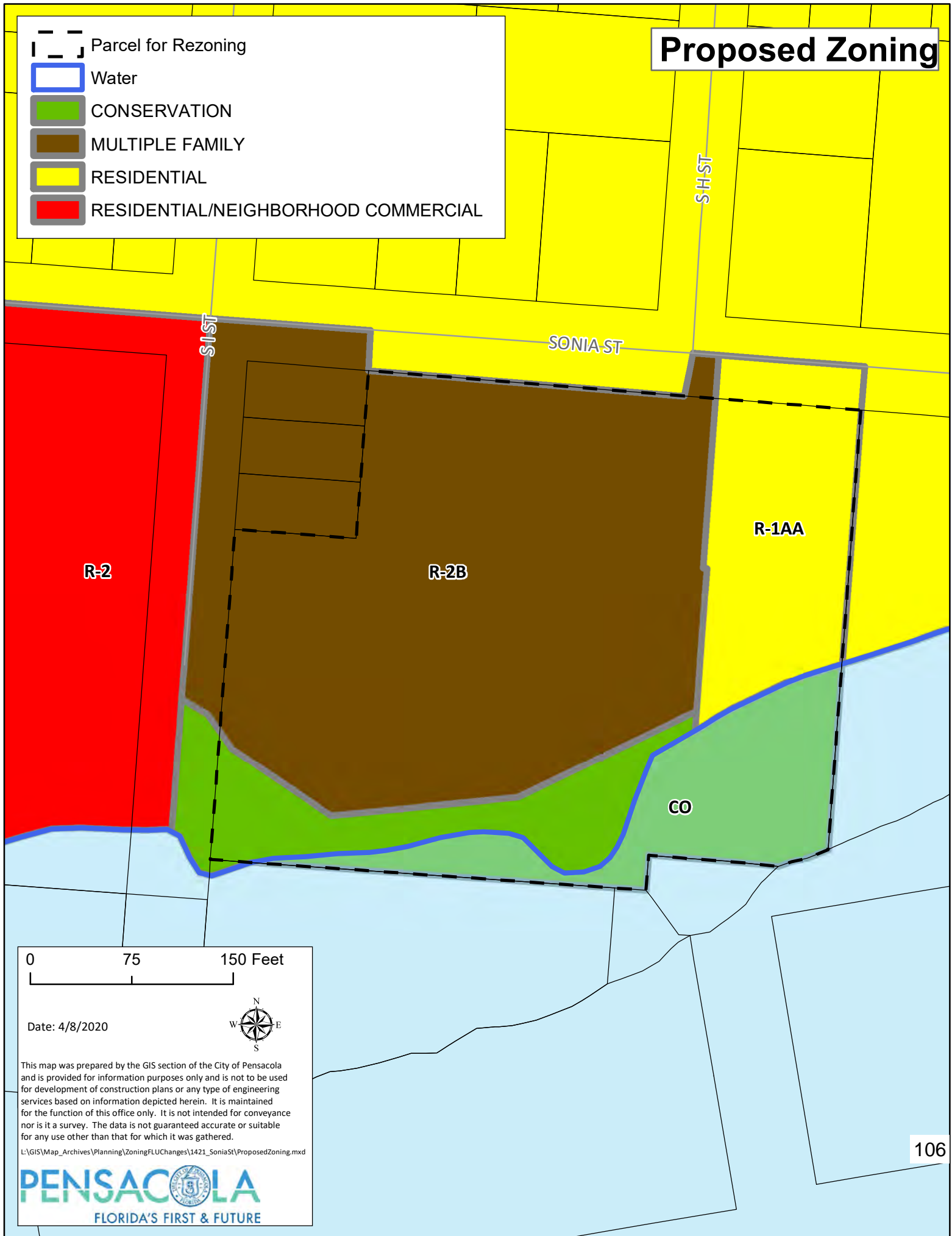


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L:\GIS\Map_Archives\Planning\ZoningFLUChanges\1421_SoniaSt\CurrentZoning.mxd

Proposed Zoning

-  Parcel for Rezoning
-  Water
-  CONSERVATION
-  MULTIPLE FAMILY
-  RESIDENTIAL
-  RESIDENTIAL/NEIGHBORHOOD COMMERCIAL



0 75 150 Feet







Date: 4/8/2020

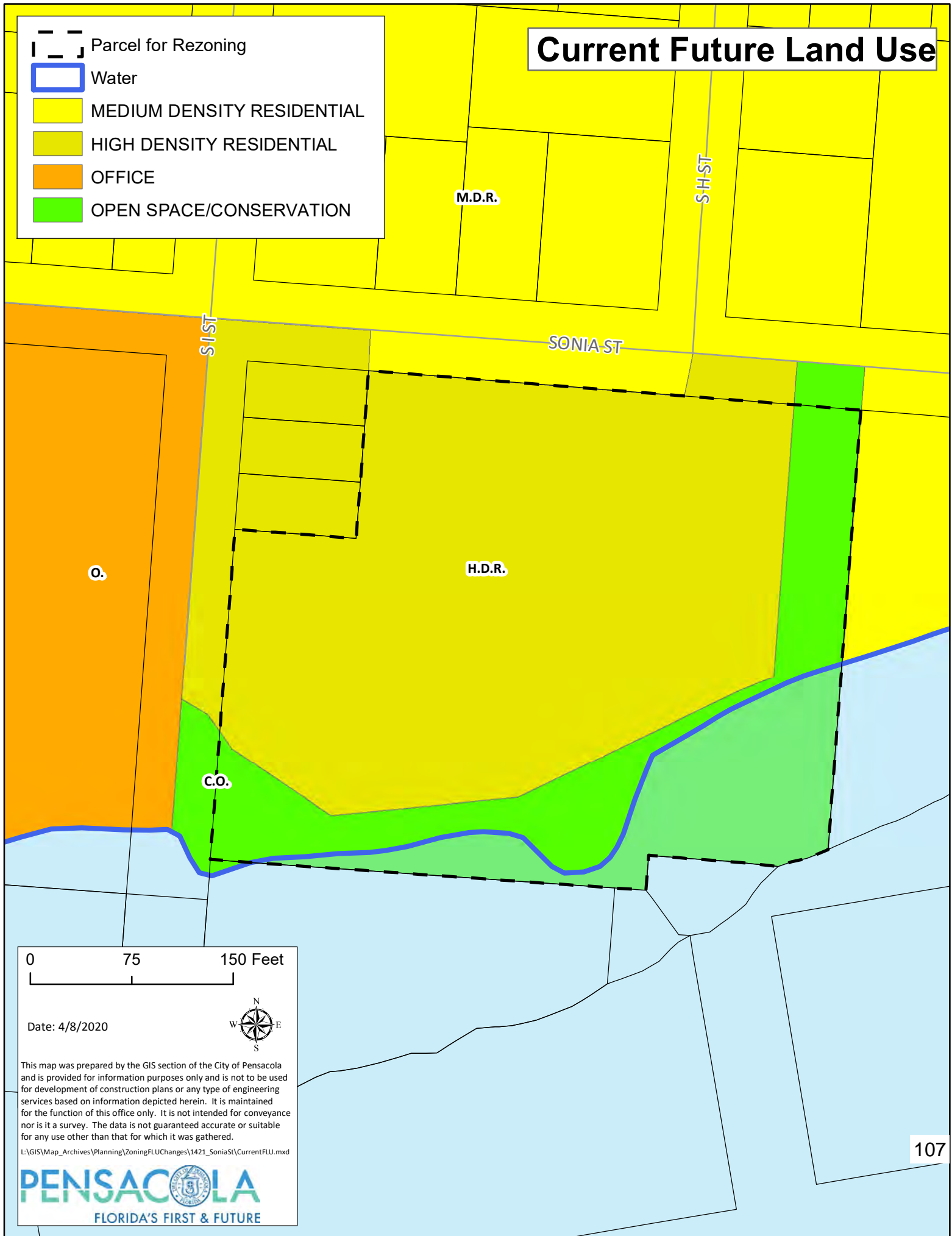


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L:\GIS\Map_Archives\Planning\ZoningFLUChanges\1421_SoniaSt\ProposedZoning.mxd

Current Future Land Use

-  Parcel for Rezoning
-  Water
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OPEN SPACE/CONSERVATION



0 75 150 Feet







Date: 4/8/2020

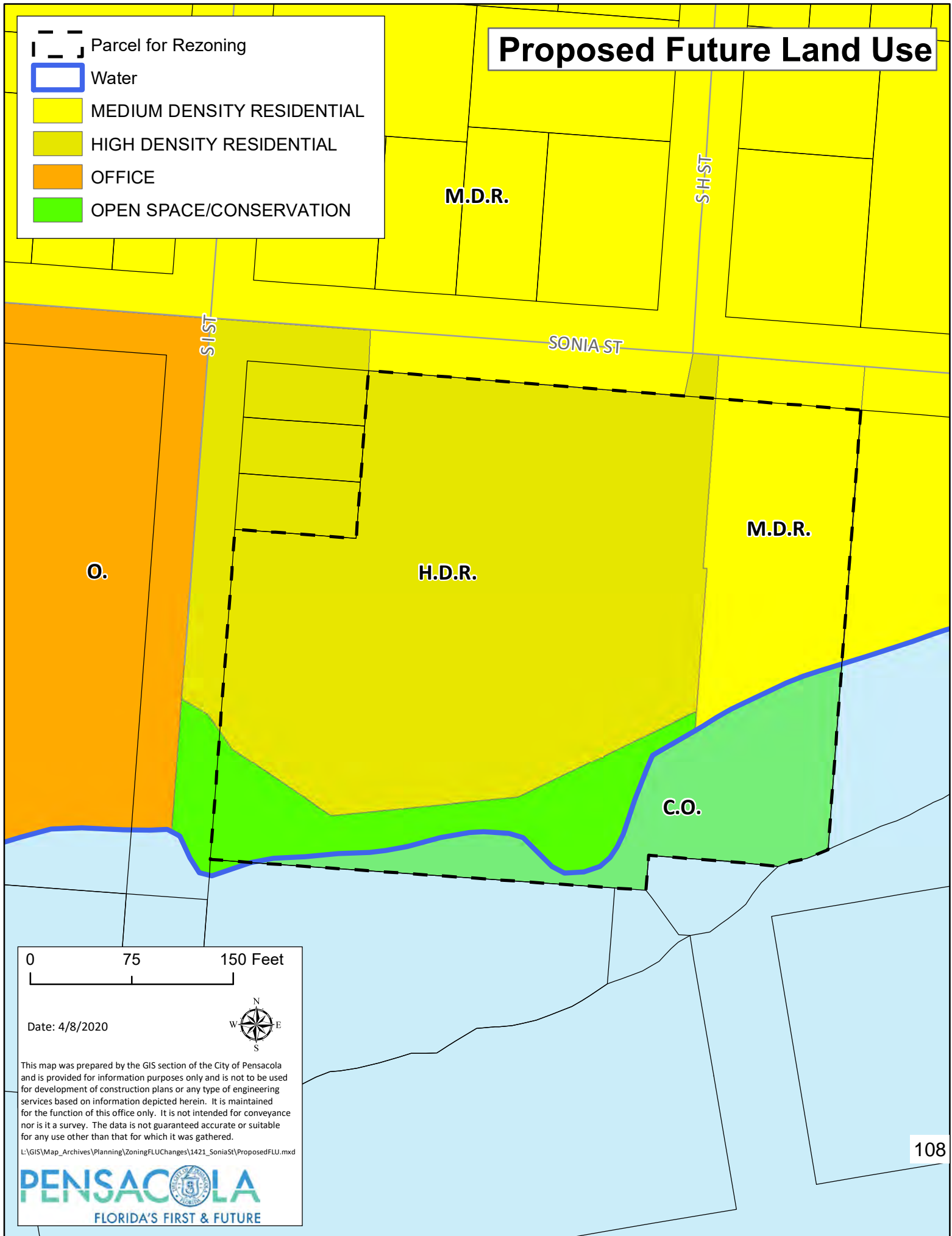


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L:\GIS\Map_Archives\Planning\ZoningFLUChanges\1421_SoniaSt\CurrentFLU.mxd

Proposed Future Land Use

-  Parcel for Rezoning
-  Water
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OPEN SPACE/CONSERVATION



0 75 150 Feet

Date: 4/8/2020

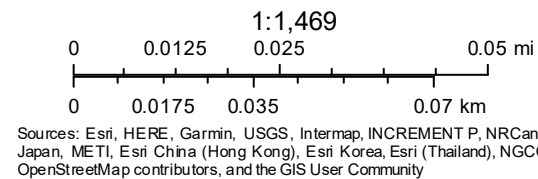


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L:\GIS\Map_Archives\Planning\ZoningFLUChanges\1421_SoniaSt\ProposedFLU.mxd



April 23, 2020





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00207

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Request for Zoning Map and Future Land Use Map Amendment for 1700 BLK Lansing Drive

BACKGROUND:

Susan Todaro and Carol Todd are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 1700 BLK Lansing Drive and identified by parcel number 31-0S-30-1901-062-003. The property is currently zoned R-1AA, Residential Zoning District and the existing Future Land Use (FLU) designation is MDR, Medium Density Residential. The applicant is proposing to amend the zoning district to C-3, Commercial Zoning District and the FLU to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-1AA	C-3	MDR	Commercial	.71

- R-1AA (existing zoning) The low density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of four and eight-tenths (4.8) dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas.
- C-3 (proposed zoning). The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those which are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general

110

community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

- MDR (existing FLU) 18 or fewer residential dwelling units per acre.
- Commercial (proposed FLU) The Commercial Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development.

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

Department:	Comments:
FIRE	No objections.
PW/E	No objections.
Insp Svcs	No objections.
ESP	No objections.
ECUA	No objections.
GPW	No comments.
ATT	No objections.

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, March 24, 2020 2:59 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Good Afternoon,

I do not oppose to rezoning the 1700 BLK of Lansing.

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: Tuesday, March 17, 2020 12:51 PM

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

Cynthia Cannon

From: Derrik Owens
Sent: Wednesday, April 1, 2020 2:24 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, April 1, 2020 2:09 PM
To: Derrik Owens <DOwens@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Any comments?

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



Florida 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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 17, 2020 12:51 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Cynthia Cannon

From: Jonathan Bilby
Sent: Wednesday, April 1, 2020 3:39 PM
To: Cynthia Cannon; Derrik Owens
Subject: RE: Rezoning - 1700 BLK Lansing

No issues.

From: Cynthia Cannon
Sent: Wednesday, April 1, 2020 2:09 PM
To: Derrik Owens <DOwens@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Any comments?

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



FLORIDA'S FIRST & FUTURE

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Cc: Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, March 25, 2020 4:00 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Pensacola Energy has no comments on the rezoning request for the 1700 block of Lansing.

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>
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Cc: Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1700 BLK Lansing Drive. Please provide comments **by close of business on Friday March 27, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, March 18, 2020 1:40 PM
To: Cynthia Cannon
Subject: RE: Rezoning - 1700 BLK Lansing

Cynthia,

The rezoning of the subject parcel to match the adjacent parcels does not appear to have any impact on ECUA's operations, therefore, ECUA Engineering has no comment at this time.

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, March 17, 2020 12:51 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Cc: Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>
Subject: Rezoning - 1700 BLK Lansing

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

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a rezoning at 1700 BLK Lansing Drive. Please provide comments **by close of business on Friday March 27, 2020.**

Thank you!

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

Cynthia Cannon

From: SAUERS, BRAD <bs5403@att.com>
Sent: Tuesday, March 17, 2020 1:56 PM
To: Cynthia Cannon
Subject: [EXTERNAL] FW: Rezoning - 1700 BLK Lansing
Attachments: 1700 BLK Rezoning_Todaro.pdf

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

AT&T has no objection or otherwise relevant comment with regard to this matter.

Brad Sauers
Manager – OSP Plng and Eng
Technology Operations

AT&T – Bellsouth Telecommunications, LLC
605 W Garden St, Pensacola, FL 32502
o 850.436.1495 bs5403@att.com

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From: FENNER, KARL L <kf5345@att.com>
Sent: Tuesday, March 17, 2020 1:03 PM
To: SAUERS, BRAD <bs5403@att.com>
Subject: FW: Rezoning - 1700 BLK Lansing

Brad,
FYI.

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

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

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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: SWAN Todaro & Carol Todd Date: 2/13/20

Address: 4400 Bayou Blvd Ste 18A Pensacola FL 32503

Phone: 850 380-6160 Fax: 850 476 7899 Email: STODARO@AOL.COM

Property Information:

Owner Name: Susan Todaro & Carol Todd Phone: 850 380-6160

Location/Address: 1700 BLK 1700 Lansing dr. Pensacola FL 32504

Parcel ID: 311 530 190 062 003 Acres/Square Feet: 0.7128

Zoning Classification: Existing R1-AA Proposed C3

Future Land Use Classification: Existing MDR Proposed C3 C

Reason Rezoning Requested: TO MATCH adjoining property.

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 13 day of February, 2020.

Applicant Signature: Susan Todaro Owner Signature: Carol Todd

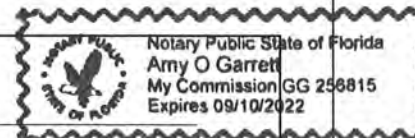
Applicant Name (Print): Susan Todaro Owner Name (Print): Carol Todd

Notary for
Carol Todd
attached
JF HALL

Sworn to and subscribed to before me this 13 day of February, 2020 by Susan Todaro
Name: Amy O. Garrett Commission Expires: 09/10/2022 FLDL-T20074754 9130

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: _____



STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged by Carol Todd before me by means of ✓
Physical Presence or _____ Online Notarization on 2-13-2020, by .

Personally known ✓
or Produced Identification _____
Type of Identification Produced _____

Kathryn G. Wilson
Notary Public

Print Name:

My Commission Expires:

Kathryn G. Wilson

Notary Public

State of Florida

Commission No. FF965338

Commission Expires: March 21, 2020



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: SWAN Todaro & Carol Todd Date: 2/10/20

Address: 4400 Bayou Blvd Ste 18A Pensacola FL 32503

Phone: 850-380-6160 Fax: 850-476-7899 Email: STODARO@AOL.COM

Property Information:

Owner Name: Susan Todaro & Carol Todd Phone: 850-380-6160

Location/Address: 1765 Lansing dr. Pensacola FL 32504

Parcel ID: 3115301901015003 Acres/Square Feet: 0.7255

Zoning Classification: Existing R1-AA Proposed C3

Future Land Use Classification: Existing MDR Proposed CB C

Reason Rezoning Requested: TO MATCH adjoining property.

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 13 day of February, 2020.

Applicant Signature x Carol Todd

Applicant Name (Print) Susan Todaro

Owner Signature p Carol Todd

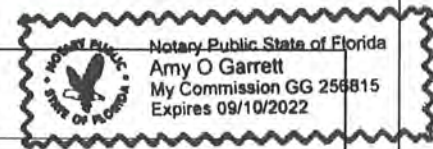
Owner Name (Print) p Carol Todd

Notary for Carol Todd attached
[Signature]

Sworn to and subscribed to before me this 13th day of February, 2020 By Susan Todaro
Name: Amy O. Garrett Commission Expires: 09/10/2022
FL DL T 360-797-54-713-0

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: _____

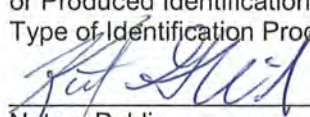


STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged by Carol Todd before me by means of ☒ Physical Presence or ☐ Online Notarization on 2-13-2020, by .

Personally known ☒
or Produced Identification ☐
Type of Identification Produced ☐



Notary Public

Print Name:

My Commission Expires:

Kathryn G. Wilson
Notary Public
State of Florida
Commission No. FF965338
Commission Expires: March 21, 2020

OR BK 4960 PG 1429
Escambia County, Florida
INSTRUMENT 2002-999241

DEED DOC STONES PD # ESC/CI \$1330.00
08/23/02 EMILE LEE WATKINS, CLERK

This Document Prepared By:
✓ Philip A. Bates, P.A.
Post Office Box 1423
Pensacola, Florida 32596-1423

Parcel ID Number:

Grantee TIN: _____

WARRANTY DEED (Statutory Form-Section 689.02, F.S.)

This Indenture, Made this 16th day of August, 2002, between MIRANKA FOUNTAIN, a married woman, GRANTOR, whose address is 2324 Windstone Drive, and SUSAN TODARO, an unmarried woman AND CAROL TODD, an unmarried woman, whose addresses are 2021 E. Cervantes Street and 6052 Chapman Circle, Pensacola, State of Florida, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, as tenants in common and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

See Exhibit A attached hereto

THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL
HOMESTEAD OF MIRANKA FOUNTAIN.

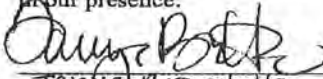
Subject to zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

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

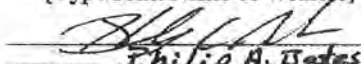
"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Tanya C. Bramlette
[Type/Print Name of Witness]

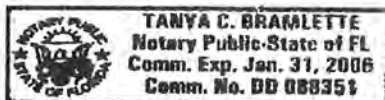
 (SEAL)
MIRANKA FOUNTAIN


Philip A. Bates
[Type/Print Name of Witness]


STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 16th day of August, 2002, by Miranka Fountain, a married woman who () is personally known to me or who (✓) has produced FL Drivers License as identification and () did () did not take an oath.



(NOTARIAL SEAL)



(Print/Type Name)
NOTARY PUBLIC
Commission Number: _____
My Commission Expires: _____

OR BK 4960 PG1430
Escambia County, Florida
INSTRUMENT 2002-999241

RCD Aug 23, 2002 01:30 pm
Escambia County, Florida

Exhibit A

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-999241

Parcel 1

That portion of Lot 3 of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at a concrete monument at the Southeast corner of said Lot 3 at the point of intersection of the center line of two roads at right angles to each other, thence North 50 feet to the North right of way line of a 100 foot wide road; thence West 243 feet to the point of beginning; thence continue West with said right of way line 105 feet; thence North at right angles 301 feet; thence East at right angles 105 feet; thence South at right angles 301 feet to the point of beginning, (Being the West 105 feet of the East 348 feet of the South 351 feet of aforesaid Lot 3, saving and reserving the South 50 feet for a public road right of way.)

also described as:

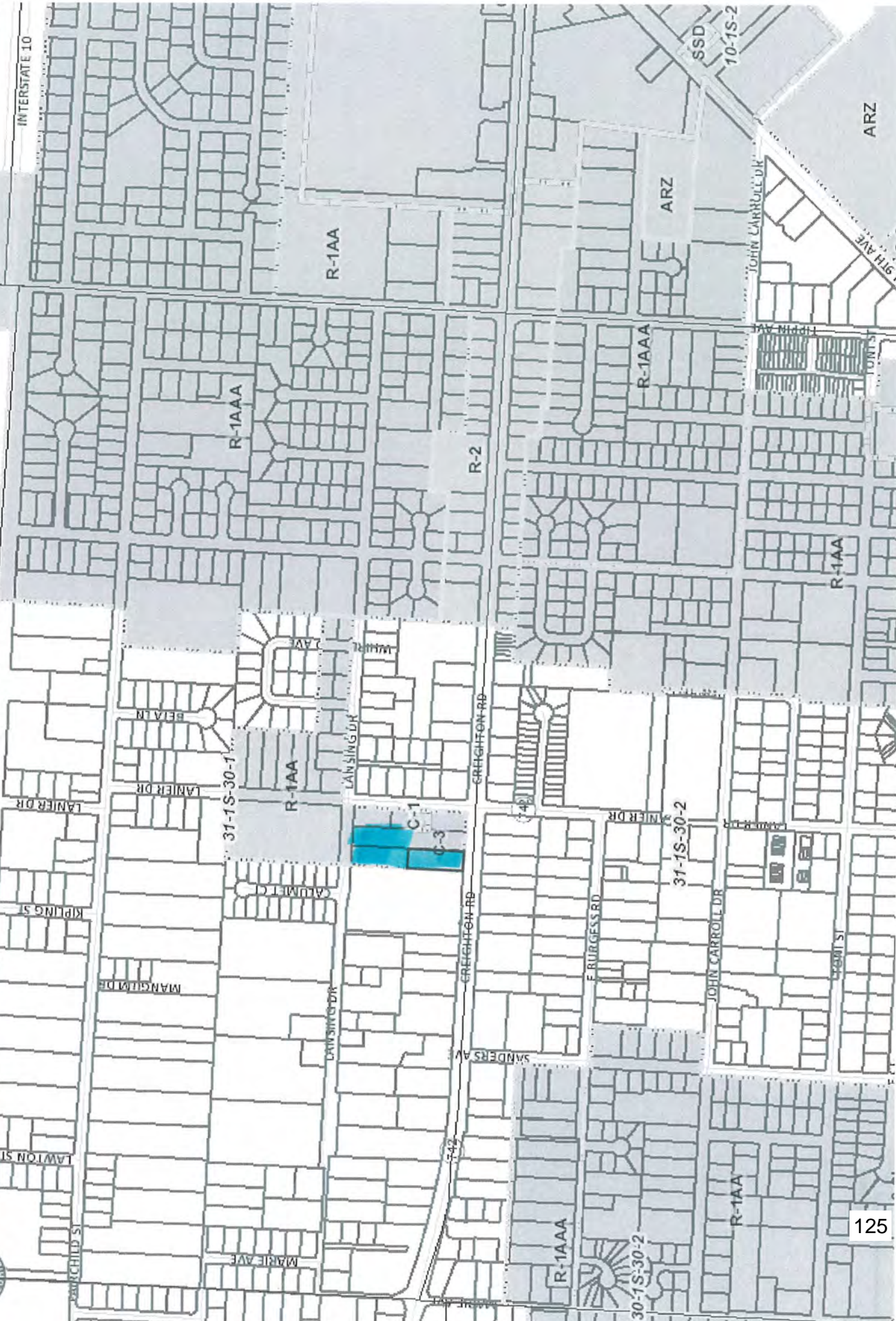
South 301 feet of West 105 feet of East 158 7/10 Feet of Lot F, Block 3, ABB S/D, Plat Book 1, Page 82 as described in O.R. Book 260 at page 546 and O.R. Book 274, Page 334, Escambia County, Florida.

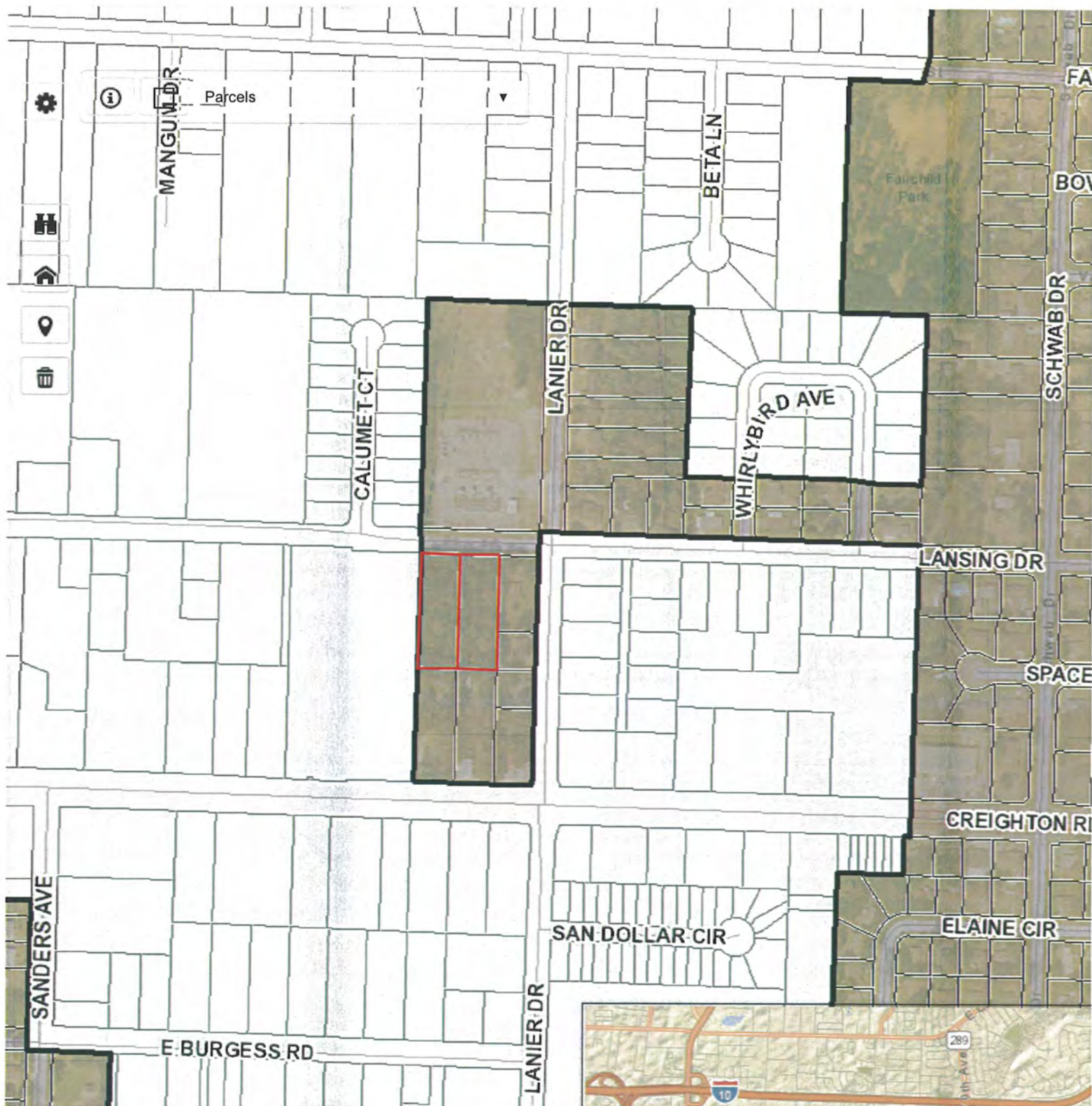
Parcel 2

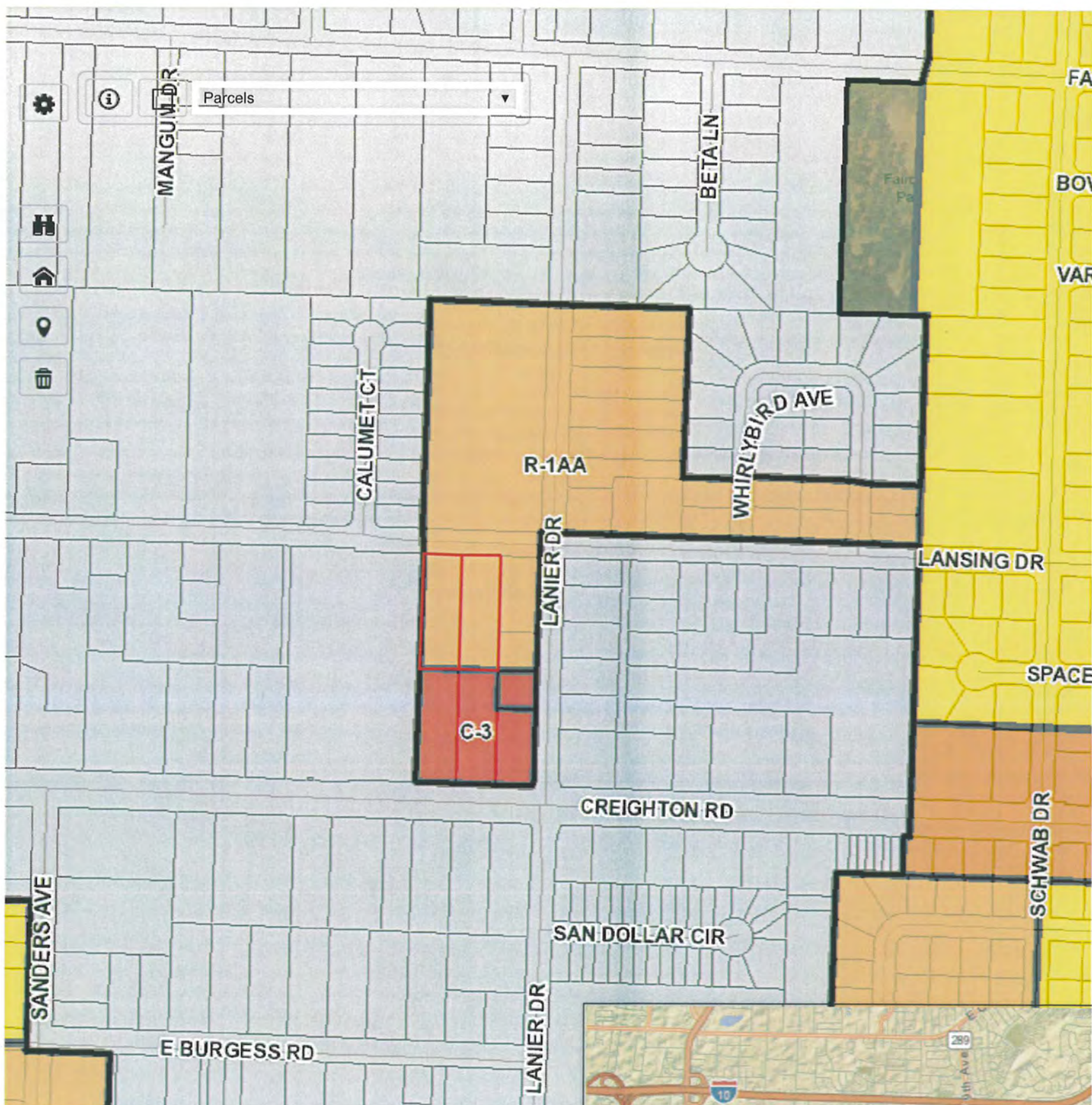
That portion of Lot 3, Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at concrete monument at the Southeast corner of said Lot 3, at the point of intersection of the center line of two roads at right angles to each other, thence North 50 feet to the North right-of-way line of a 100 ft. wide road, thence West with said right-of-way line 243 feet, thence North at right angles 301 feet to point of beginning, thence West at right angles 105 feet, thence North at right angles 301 feet, thence East at right angles 105 feet, thence South 301 feet at right angles to point of beginning, being the North 301 feet of the West 105 feet of the East 348 feet of the South 652 feet of aforesaid Lot 3.

That portion of Lot 3, Section 31, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: commencing at a concrete monument at the Southeast corner of said Lot 3 at the point of intersection of the center lines of two roads at right angles to each other; thence North 50 feet to the North right of way line of a 100 feet wide road, thence West 138 feet to a point; thence continue West with said right of way 105 feet, thence North at right angles 602 feet to the point of beginning of this description; thence East at right angles 105 feet; thence South at right angles 300 feet; thence West at right angles 105 feet; thence North at right angles 300 feet to the point of beginning of this description, the same being the North 300 feet of the West 105 feet of the East 243 feet of the South 652 feet of aforesaid Lot 3.

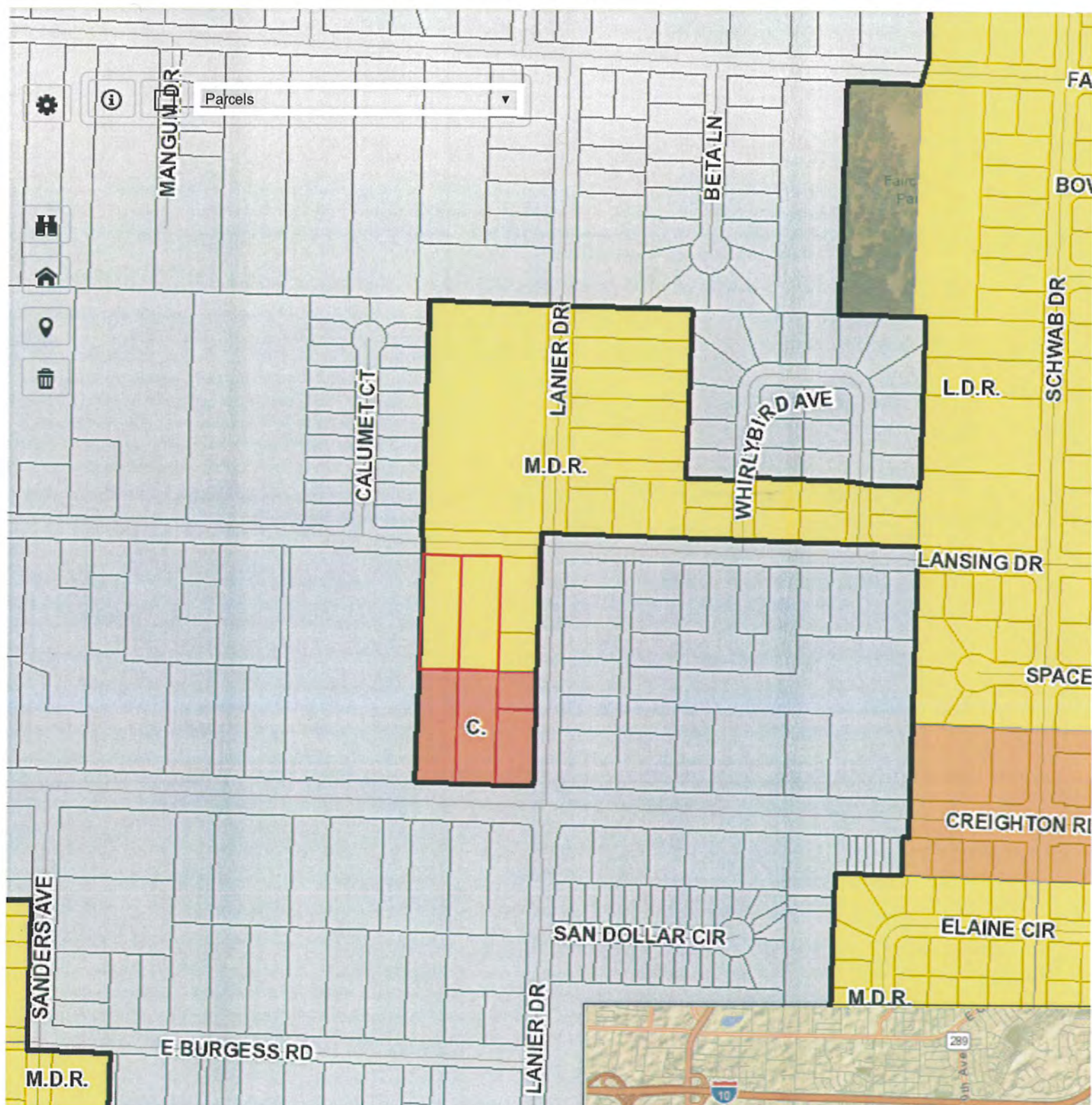
RECORDED AS RECEIVED







2 Results 100m 300ft



2 Results 100m 300ft

Parcels for Rezoning

COMMERCIAL

RESIDENTIAL

Escambia County

Current Zoning

0

75

150 Feet

Date: 3/31/2020

N

E

S

W

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.





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PENSACOLA

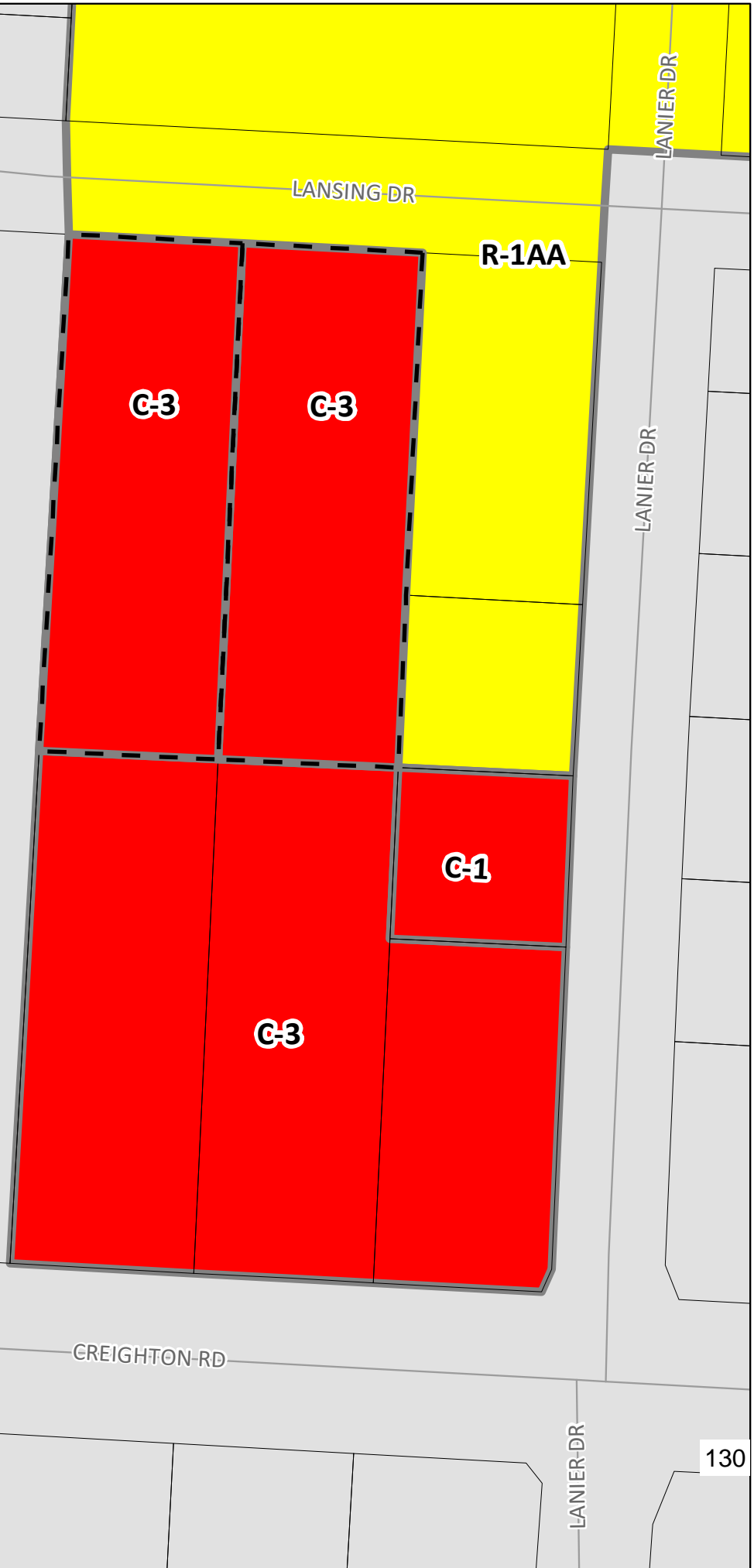
FLORIDA'S FIRST & FUTURE

The map displays the current zoning for a specific area in Pensacola, Florida. The area is bounded by Lansing Dr to the north, Creighton Rd to the south, and Lanier Dr to the east. The map shows three yellow residential parcels labeled R-1AA and two red commercial parcels labeled C-1 and C-3. The map is bounded by Lansing Dr to the north, Creighton Rd to the south, and Lanier Dr to the east. The map includes a legend, a scale bar, a north arrow, and a disclaimer.

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-  Parcels for Rezoning
-  COMMERCIAL
-  RESIDENTIAL
-  Escambia County

Proposed Zoning



0 75 150 Feet

Date: 3/31/2020



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.

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Parcels for Rezoning



Escambia County

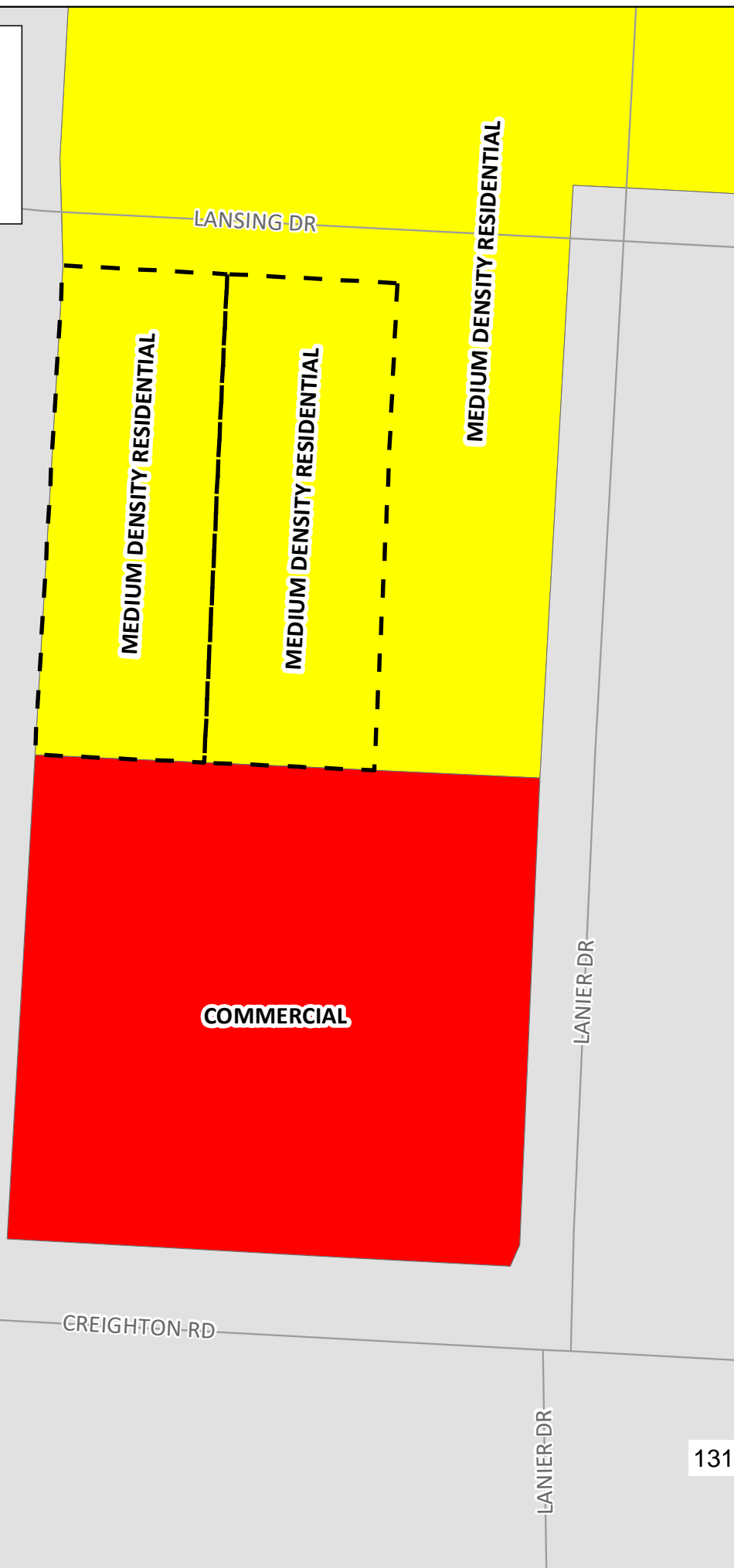


MEDIUM DENSITY RESIDENTIAL



COMMERCIAL

Current Future Land Use



0 80 160 Feet

Date: 3/31/2020



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.

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Parcels for Rezoning



Escambia County



MEDIUM DENSITY RESIDENTIAL



COMMERCIAL

Proposed Future Land Use

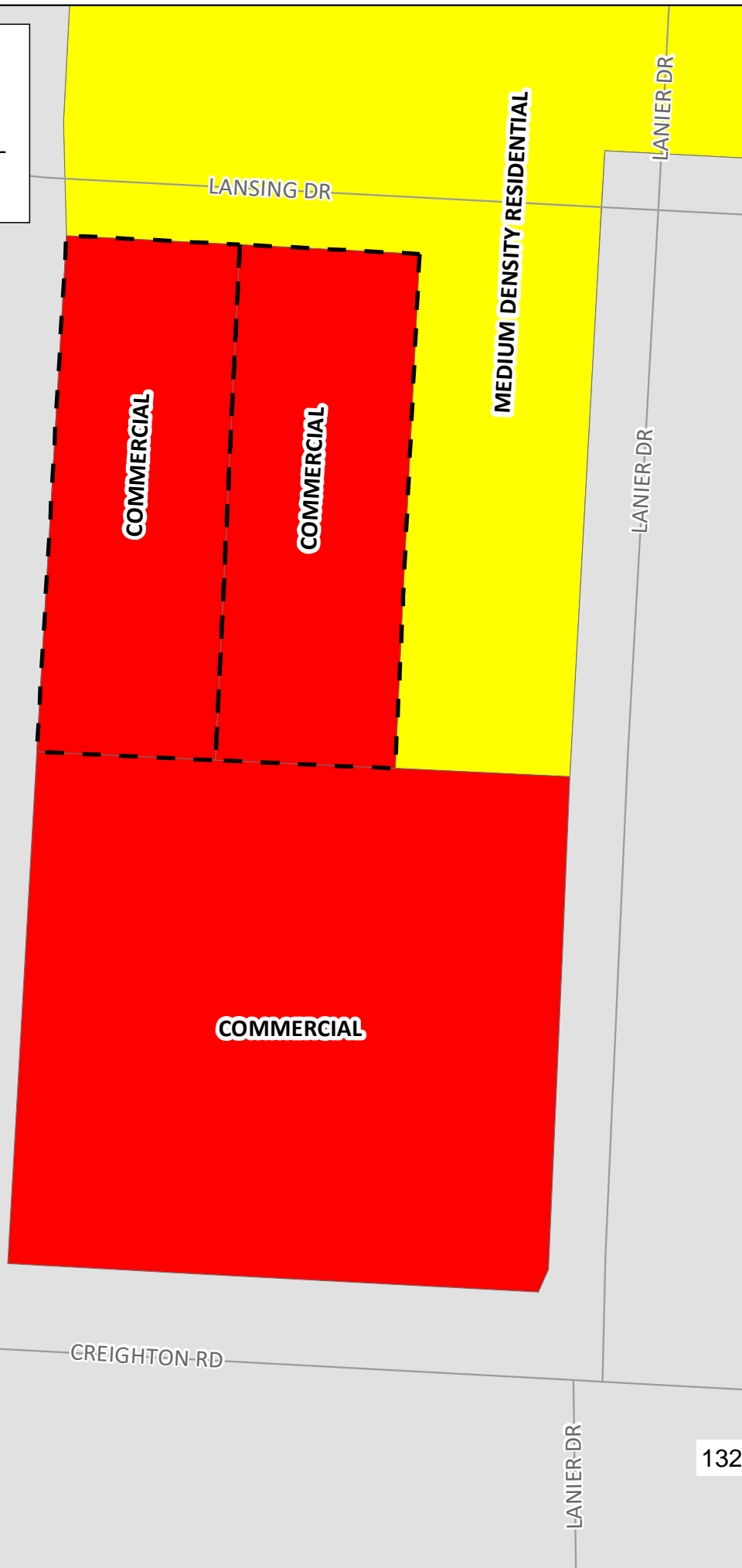
0 75 150 Feet

Date: 3/31/2020



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.





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ESCAMBIA COUNTY ZONING



Escambia County FLU

-  MU-U
-  Parcels for Rezoning
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL

Current Future Land Use

MU-U

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

LANSING DR

COMMERCIAL

LANIER-DR

MU-U

0 80 160 Feet

Date: 4/16/2020



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.

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GREIGHTON-RD

MU-U

LANIER-DR

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MU-U

Project Address: 1700 BLK Lansing Drive

Supplemental Information: Escambia County LDC and Comprehensive Plan

Contents:

Page 1 – FLUM Category Summary

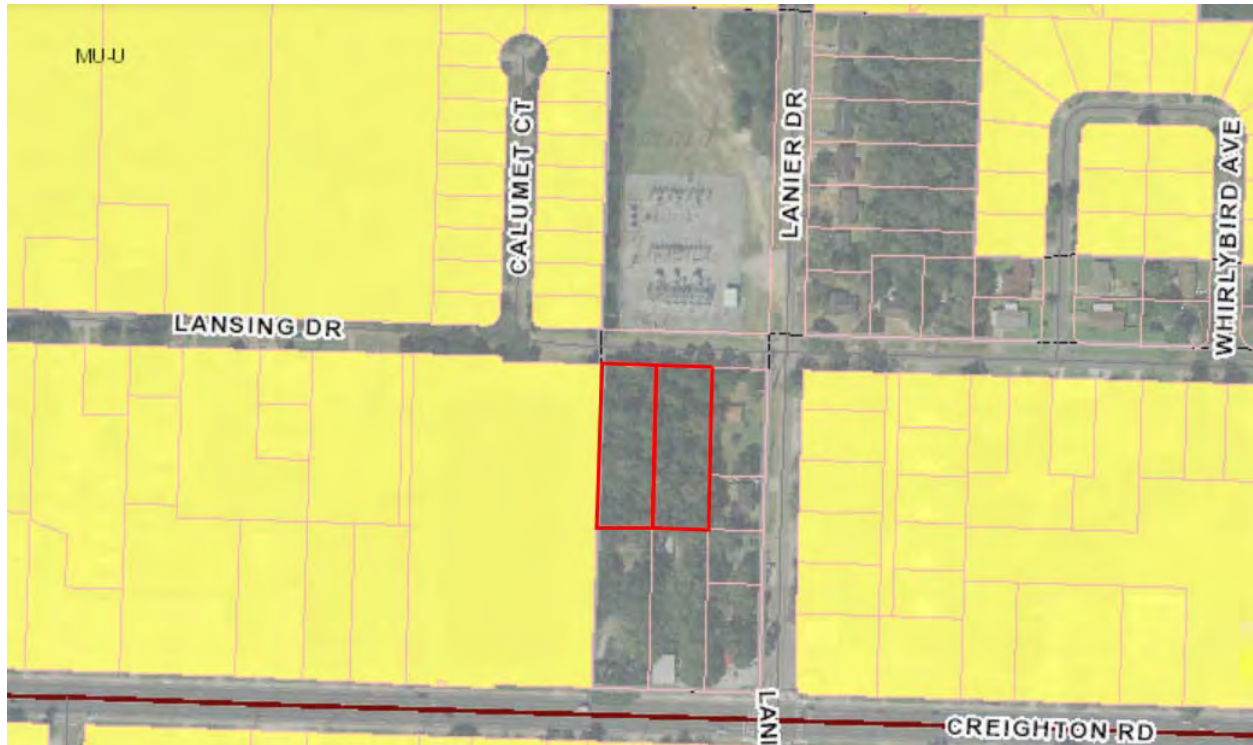
Page 3 – Zoning District Summary

Page 5 – Sec. 3-2.14, CON (Conservation)

Page 7 – Sec. 3-2.8, HDR (High Density Residential)

Page 10 – Sec. 3-2.7, MDR (Medium Density Residential)

1700 BLK Lansing Drive
Escambia County Future Land Use Map Categories



Immediately Adjacent to the WEST: MU-U, Mixed-Use Urban.
To the Northwest: MU-U, Mixed-Use Urban.
A block away to the East: MU-U, Mixed-Use Urban.

FLUM Mixed-Use Urban (MU-U)

General Description: Intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

Range of Allowable Uses:

Residential, retail and services, professional office, light industrial, recreational facilities, public and civic, limited agriculture.

Standards:

Residential Maximum Density: 25 du/acre

Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR)

Maximum Intensity: 2.0 Floor Area Ratio (FAR)

Escambia County intends to achieve the following mix of land uses for new development within a ¼ mile of arterial roadways or transit corridors by 2030:

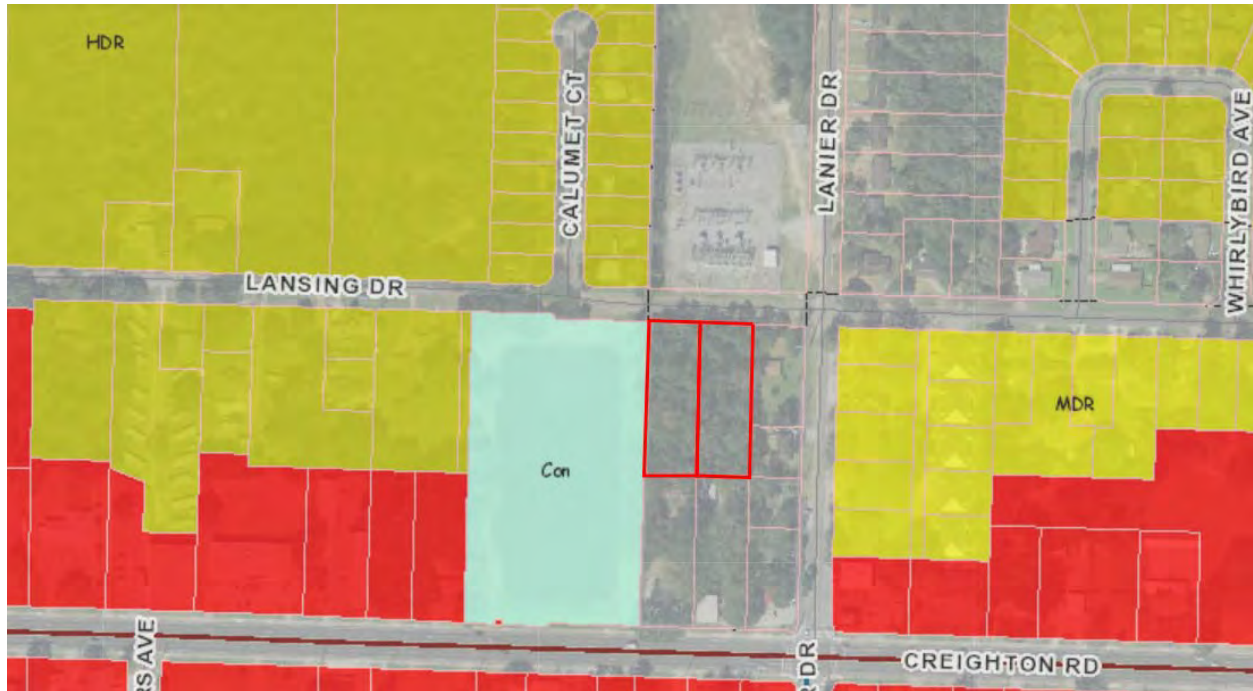
a) Residential 8% to 25%

1700 BLK Lansing Drive
Escambia County Future Land Use Map Categories

- b) Public/Rec/Inst. 5% to 20%
- c) Non-Residential:
 - Retail/Service 30% to 50%
 - Office 25% to 50%
 - Light Industrial 5% to 10%

In areas beyond ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated:

- a) Residential 70% to 85%
- b) Public/Rec/Inst. 10% to 25%
- c) Non-Residential 5% to 10%.



Immediately Adjacent to the WEST:

Sec. 3-2.14 – CON (Conservation district). Only Conservation uses allowed by-right. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Nonresidential uses within the conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts. New or expanded residential development is generally prohibited.

The existing land use for the adjacent property is an Escambia County retention pond.

To the Northwest:

Sec. 3-2.8 – HDR (High Density Residential district). The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the medium density residential district. Residential uses within the HDR district include most forms of single-family, two-family and multifamily dwellings. Nonresidential uses within the district are limited to those that are compatible with urban residential neighborhoods.

A block away to the East:

Sec. 3-2.7 – MDR (Medium Density Residential district). The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of

well-connected streets and at greater dwelling unit density than the low density residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

Sec. 3-2.14 - Conservation district (Con).

- (a) *Purpose.* The conservation (Con) district establishes appropriate areas and land use regulations for the conservation of important natural resources. The primary intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes, wildlife habitats and other environmentally sensitive lands, but allow for passive recreational opportunities and amenities consistent with the conservation future land use category. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Nonresidential uses within the conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts. New or expanded residential development is generally prohibited.
- (b) *Permitted uses.* Permitted uses within the conservation district are limited to the following:
 - (1) *Residential.* No new residential uses, including accessory dwelling units, except caretaker residences for permitted nonresidential uses. Caretaker and vested single-family dwellings include manufactured (mobile) homes if allowed by any adjoining zoning.
 - (2) *Retail sales.* No retail sales.
 - (3) *Retail services.* No retail services.
 - (4) *Public and civic.*
 - a. Bird and wildlife sanctuaries.
 - b. Educational use of natural amenities for public benefit.
 - c. Parks and trails for passive recreation only.
 - d. Preservation and conservation lands.See also conditional uses in this district.
 - (5) *Recreation and entertainment.* Only passive recreation and entertainment uses.
 - (6) *Industrial and related.* No industrial or related uses.
 - (7) *Agricultural and related.* See conditional uses in this district.
 - (8) *Other uses.* [Reserved.]
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the conservation district:
 - (1) *Public and civic.* Public utility structures, including telecommunication towers.
 - (2) *Agricultural and related.* The keeping of horses or other domesticated equines on site for public riding, and stables for such animals, on lots ten acres or more.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the conservation district:
 - (1) *Density.* Dwelling unit density limited to vested development.
 - (2) *Floor area ratio.* A maximum floor area ratio of 0.5 for all uses.
 - (3) *Structure height.* A maximum structure height of 45 feet. See height definition.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* No minimum lot width required by zoning.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 80 percent (20 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:

Sec. 3-2.14 - Conservation district (Con).

- a. *Front and rear.* Twenty-five feet in front and rear.
 - b. *Sides.* On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements.*
 - a. *Horse shelters.* Stables or other structures for sheltering horses or other domesticated equines shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* No location criteria established by the conservation district.
- (f) *Rezoning to conservation.* Conservation zoning may be established within all future land use categories. The district is suitable for all lands that have natural limitations to development due to sensitive environmental character, both publically owned conservation lands and private lands subject to similarly restrictive conservation easements.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-44, § 4, 10-8-2015; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)

Sec. 3-2.8 - High density residential district (HDR).

- (a) *Purpose.* The high density residential (HDR) district establishes appropriate areas and land use regulations for residential uses at high densities within urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density and diversity than the medium density residential district. Residential uses within the HDR district include most forms of single-family, two-family and multifamily dwellings. Nonresidential uses within the district are limited to those that are compatible with urban residential neighborhoods.
- (b) *Permitted uses.* Permitted uses within the HDR district are limited to the following:
 - (1) *Residential.*
 - a. Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
 - b. Manufactured (mobile) homes only within existing manufactured home parks or subdivisions. No new or expanded manufactured home parks or subdivisions.
 - c. Single-family dwellings (other than manufactured homes), attached or detached, including townhouses and zero lot line subdivisions.
 - d. Two-family and multifamily dwellings. See also conditional uses in this district.
 - (2) *Retail sales.* No retail sales, except as conditional uses in this district.
 - (3) *Retail services.*
 - a. Boarding and rooming houses.
 - b. Child care facilities.See also conditional uses in this district.
 - (4) *Public and civic.* Public utility structures, excluding telecommunications towers.
See also conditional uses in this district.
 - (5) *Recreation and entertainment.*
 - a. Marina, private.
 - b. Parks without permanent restrooms or outdoor event lighting.See also conditional uses in this district.
 - (6) *Industrial and related.* No industrial or related uses.
 - (7) *Agricultural and related.* Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.
 - (8) *Other uses.* [Reserved.]
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the HDR district:
 - (1) *Residential.*
 - a. Dormitories.
 - b. Fraternity or sorority houses.
 - c. Home occupations with nonresident employees.
 - (2) *Retail sales.* Retail sales only within a predominantly residential multi-story building.

Sec. 3-2.8 - High density residential district (HDR).

- (3) *Retail services.* Retail services only within a predominantly residential multi-story building.
- (4) *Public and civic.*
 - a. Clubs, civic and fraternal.
 - b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
 - c. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - d. Hospitals.
 - e. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
 - f. Places of worship.
 - g. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
- (5) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks with permanent restrooms or outdoor event lighting.
- (6) *Agricultural and related.* Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the HDR district:
 - (1) *Density.* A maximum density of 18 dwelling units per acre.
 - (2) *Floor area ratio.* A maximum floor area ratio of 2.0 for all uses.
 - (3) *Structure height.* A maximum structure height of 120 feet above highest adjacent grade.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent of the radius length, but not less than 20 feet. The minimum width for all other new lots is as follows:
 - a. *Single-family detached.* Forty feet at the street right-of-way for single-family detached dwellings.
 - b. *Two-family.* Eighty feet at the street right-of-way for two-family dwellings.
 - c. *Multi-family and other.* Eighty feet at the street right-of-way for multi-family dwellings, boarding or rooming houses, and townhouse groups. No minimum lot width required by zoning for other uses.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Twenty feet in the front and 15 feet in the rear.

Sec. 3-2.8 - High density residential district (HDR).

- b. *Sides.* Ten feet on each side of a group of attached townhouses. On each side of all other structures, ten feet or ten percent of the lot width at the street right-of-way, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional ten feet in height, but not required to exceed 15 feet.
- (8) *Other requirements.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* All nonresidential uses within the HDR district shall be located to avoid nuisance, hazard, and other adverse impacts to surrounding residential uses.
- (f) *Rezoning to HDR.* High density residential zoning may be established only within the mixed-use suburban (MU-S) or mixed-use urban (MU-U) future land use categories. The district is suitable for urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for medium density residential and areas zoned or used for high density mixed-use or commercial.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-56, § 2, 12-10-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)

Sec. 3-2.7 - Medium density residential district (MDR).

(a) *Purpose.* The medium density residential (MDR) district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the low density residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

(b) *Permitted uses.* Permitted uses within the MDR district are limited to the following:

(1) *Residential.*

- a. Manufactured (mobile) homes only within manufactured home parks or subdivisions. No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.
- b. Single-family dwellings (other than manufactured homes), detached and only one per lot, excluding accessory dwellings. Accessory dwellings only on lots one acre or larger. Attached single-family dwellings and zero lot line subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadruplex) only on land zoned V-4 prior to MDR zoning.

See also conditional uses in this district.

(2) *Retail sales.* No retail sales.

(3) *Retail services.* No retail services. See conditional uses in this district.

(4) *Public and civic.* Public utility structures, excluding telecommunications towers.

See also conditional uses in this district.

(5) *Recreation and entertainment.*

- a. Marinas, private.
- b. Parks without permanent restrooms or outdoor event lighting.

See also conditional uses in this district.

(6) *Industrial and related.* No industrial or related uses.

(7) *Agricultural and related.* Agricultural production limited to food primarily for personal consumption by the producer, but no farm animals. See also conditional uses in this district.

(8) *Other uses.* [Reserved.]

(c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the MDR district:

(1) *Residential.*

- a. Accessory dwellings on lots less than one acre.
- b. Group living, excluding residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.
- c. Home occupations with nonresident employees.
- d. Townhouses not among the permitted uses of the district.

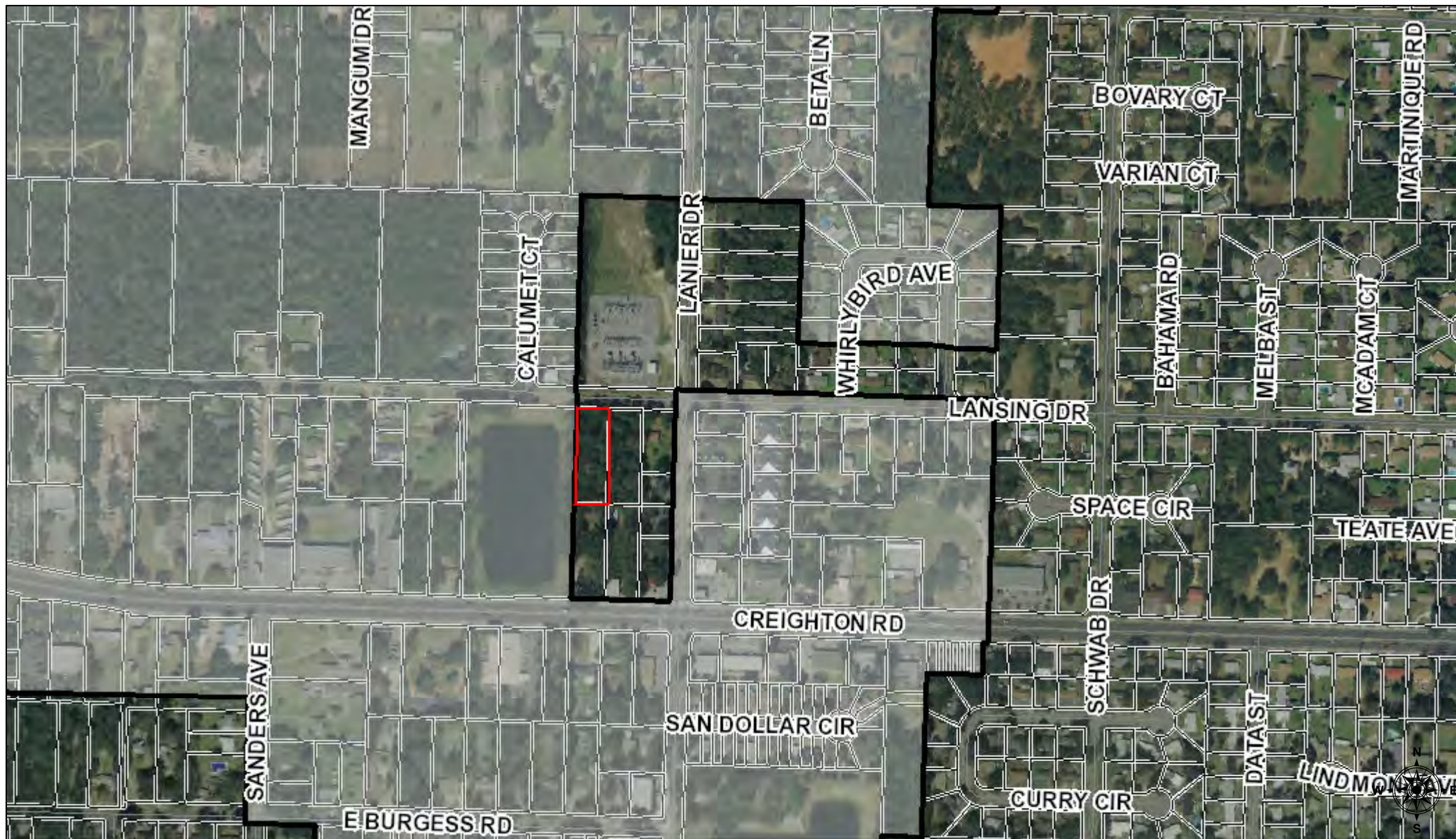
Sec. 3-2.7 - Medium density residential district (MDR).

- (2) *Retail services.* Boarding and rooming houses.
 - (3) *Public and civic.*
 - a. Clubs, civic and fraternal.
 - b. Educational facilities, excluding preschools or kindergartens independent of other elementary grades.
 - c. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - d. Offices for government agencies or public utilities, small scale (gross floor area 6,000 square feet or less per lot).
 - e. Places of worship.
 - f. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
 - (4) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks with permanent restrooms or outdoor event lighting.
 - (5) *Agricultural and related.* Horses or other domesticated equines kept on site, and stables for such animals, only as a private residential accessory with a minimum lot area of two acres and a maximum of one animal per acre.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the MDR district:
- (1) *Density.* A maximum density of ten dwelling units per acre regardless of the future land use category.
 - (2) *Floor area ratio.* A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.
 - (3) *Structure height.* A maximum structure height of 45 feet. See height definition.
 - (4) *Lot area.* No minimum lot area unless prescribed by use.
 - (5) *Lot width.* For a new lot with a majority of its frontage along the outside of a street right-of-way curve whose radius is 100 feet or less, the minimum lot width at the right-of-way is 40 percent of the radius length, but not less than 20 feet. The minimum width for all other new lots is as follows:
 - a. *Single-family detached.* Fifty feet at the street right-of-way for single-family detached dwellings.
 - b. *Two-family.* Eighty feet at the street right-of-way for two-family dwellings.
 - c. *Multi-family and other.* Eighty feet at the street right-of-way for townhouse groups and boarding or rooming houses. No minimum lot width required by zoning for other uses.
 - (6) *Lot coverage.* Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
 - (7) *Structure setbacks.* For all principal structures, minimum setbacks are:
 - a. *Front and rear.* Twenty feet in the front and rear.

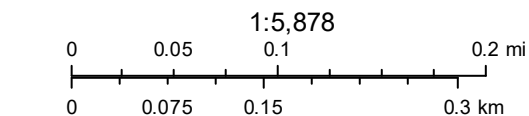
Sec. 3-2.7 - Medium density residential district (MDR).

- b. *Sides.* Ten feet on each side of a group of attached townhouses. On each side of all other structures, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
- (8) *Other requirements.*
 - a. *Stables.* Stables shall be at least 50 feet from any property line and at least 130 feet from any residential dwelling on the property of another landowner.
 - b. *Chapters 4 and 5.* Refer to chapters 4 and 5 for additional development regulations and standards.
- (e) *Location criteria.* All nonresidential uses within the MDR district shall be located to avoid nuisance, hazard and other adverse impacts to surrounding residential uses.
- (f) *Rezoning to MDR.* Medium density residential zoning may be established only within the mixed-use suburban (MU-S) and mixed-use urban (MU-U) future land use categories. The district is suitable for suburban or urban areas with central water and sewer and developed street networks. The district is appropriate to provide transitions between areas zoned or used for low density residential and areas zoned or used for high density residential or mixed-use.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-44, § 3, 10-8-2015; Ord. No. 2016-31, § 1, 8-4-2016; Ord. No. 2016-42, § 1, 12-8-2016; Ord. No. 2019-18, § 3, 4-4-2019)



April 23, 2020

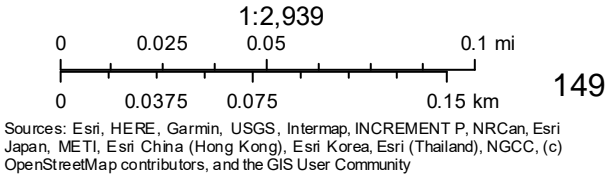


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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



April 23, 2020





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00216

Planning Board

5/12/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/5/2020

SUBJECT:

Modifications to Planning Board Submittal Deadlines LDC Amendments - Sec. 12-2-4, Vacation of Street, Alleys, 12-12-7, License to Use Right of Way, Sec.12-13-2 Variances, and Sec. 12-13-5, Application Deadlines

BACKGROUND:

City staff received a request to amend the twenty-one (21) day deadline for Planning Board applications to a thirty (30) day deadline in the following sections: Sec.12-2-4, Vacation of Street, Alleys, 12-12-7, License to Use Right of Way, Sec.12-13-2 Variances, and Sec. 12-13-5, Application Deadlines. This change will be consistent with the thirty (30) day deadline currently in place for rezonings, subdivisions, and site plan applications.

The twenty-one (21) day deadline does not provide adequate review time for both our external and internal reviewing agencies. Additionally, this can result in applicants not receiving pertinent comments in a timely fashion which can place them at a disadvantage during a Planning Board meeting.

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

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

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

- (A) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the planning department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.
- (1) An application for vacation of streets, alleys or other public right-of-way must be submitted to the planning department at least ~~twenty-one (21)~~ thirty (30) days prior to the regularly scheduled meeting of the planning board.
 - (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
 - (3) No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 1. Accurate site plan drawn to scale;
 2. A legal description of the property proposed to be vacated;
 3. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 4. Reason for vacation request;
 5. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.
 - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
 - (d) Any party may appear in person, by agent, or by attorney.
 - (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.
- (B) *Planning board review and recommendation.* The planning department will distribute copies of the request to vacate to the appropriate city departments and public agencies for review and comment: Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the city planning department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting. When a request for vacation of a right of way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten (10) feet from the existing back-of-curb. Any existing sidewalk on a right of way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.
- (1) Public notice for vacation of streets, alleys.

- (a) A sign shall be prominently posted on the property to which the application pertains at least seven (7) days prior to the scheduled board meeting.
 - (b) The planning department shall notify property owners within a three hundred-[foot] radius, as identified by the current county tax roll maps, of the property proposed for vacation with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (C) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.
 - (1) *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven (7) days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten (10) days prior to the public hearing. The planning department shall notify property owners by certified mail, as identified by the current county tax roll, at least fifteen (15) days prior to the city council public hearing.
 - (a) In case of an alley vacation request all adjacent owners shall be notified.
 - (b) In the case of a street vacation request, all property owners within three hundred (300) feet of the request shall be notified.
 - (2) *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two (2) times following the public hearing, at which time the vacation becomes effective. When a request for vacation of a right of way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten (10) feet from the existing back-of-curb. Any existing sidewalk on a right of way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.
- (D) *Easements retained.* If the city council determines that any portion of a public street or right-of-way is used or in the reasonably foreseeable future will be needed for public utilities, the street may be vacated only upon the condition that appropriate easements be reserved for such public utilities.
- (E) *Zoning of vacated property.* Whenever any street, alley or other public right-of-way is vacated, the district use and area regulations governing the property abutting upon each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended use districts.
- (F) *Ownership of property.* Whenever any street, alley or public right-of-way is vacated, ownership of said property conferred by such action shall extend from the right-of-way line to the center of said property, unless otherwise specified.

(Ord. No. 6-93, § 26, 3-25-93; Ord. No. 44-94, § 7, 10-13-94; Ord. No. 15-00, § 8, 3-23-00; Ord. No. 12-09, § 3, 4-9-09; Ord. No. 01-19, § 1, 2-14-19)

Sec. 12-12-7. - License to use right-of-way.

(A) *Application.*

- (1) An application for license to use right-of-way must be submitted to the planning department at least ~~twenty-one (21)~~ thirty (30) days prior to the regularly scheduled meeting of the planning board.
- (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (3) No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 1. Accurate site plan drawn to scale;
 2. Reason for license to use request;
- (4) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
- (5) Any party may appear in person, by agent, or by attorney.
- (6) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

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

(1) *Public notice for license to use right-of-way.*

- (a) The community development department shall notify addresses within a three hundred-foot radius, as identified by the current Escambia County tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

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

- (1) *Notice and hearing.* The community development department shall notify addresses within a three hundred-foot radius, as identified by the current Escambia County tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five (5) days prior to the council meeting. The public notice shall state the date, time and place of the council meeting.
- (2) *Action.* The city council shall approve, approve with modifications, or deny the license to use right-of-way request. If the request is approved by city council, a license to use agreement will be drawn, at which time the license becomes effective upon execution by the applicant and the city and payment by the applicant of any required fee.

(D) *Approval of outdoor seating areas.* Outdoor seating areas shall be approved by the city via an annual permit, and must comply with the following outdoor seating area standards and regulations.

- (1) *Outdoor seating area standards and regulations City of Pensacola.* The issuance of an outdoor seating area permit is a privilege granted by the City of Pensacola. The City of Pensacola

requires compliance with all rules and regulations outlined or referenced in this set of standards as well as respect for the community in which the establishment is located. The City of Pensacola will monitor and enforce the proper operation of outdoor seating areas and is empowered to issue citations for ordinance or rule and regulation violations.

- (a) An outdoor seating area permit is valid from the date of issuance for one (1) year.
- (b) Outdoor seating areas shall not operate earlier or later than the hours of operation of the licensed establishment.
- (c) All establishments offering an outdoor seating area and their employees shall be subject to and comply with all applicable requirements and standards for a retail food establishment.
 - (1) Patrons must wear shoes and shirts at all times.
 - (2) All outdoor seating areas must have an opening for ingress and egress at all times.
 - (3) All outdoor seating areas must adhere to the size, design, and any other specifications approved by the city at all times. Strict adherence to required design standards as set forth herein is mandatory.
 - (4) Strict adherence to hours of operation, approved layout of all components of the outdoor seating area, clear space for pedestrians and required landscaping is mandatory.
- (d) Where the city has installed a permanent structure such as a parking meter, planter, light pole or other device, the permittee of the outdoor seating area shall make accommodation for the required clearance for pedestrian passage. All establishments granted a license to use permit, shall remain in compliance with approved design standards. Permittees of outdoor seating areas shall be mindful of the rights of pedestrians traveling past their outdoor seating area at all times during the operation of the outdoor seating area. Complaints regarding outdoor seating areas will be investigated by the city, and violations of the ordinance or the rules and regulations promulgated will result in citations being issued to the permittee and/or revocation of permittee's outdoor seating area permit. Permittee shall be required to fully abide by all federal, state, and local laws, rules and regulations applicable to the operation of an outdoor seating area in the City of Pensacola.
- (e) All areas within and surrounding the outdoor seating area must be maintained in a clean, neat and sanitary condition and shall be policed routinely by permittee to ensure removal of all wrappings, litter, debris, spills, and food therefrom. Permittee shall be responsible for sanitary cleaning of the sidewalk between pressure washing scheduled by the City of Pensacola or its designated agent.
- (f) Establishments permitted to have outdoor seating areas offering amplified and/or live music must control and limit the ambient noise in conformance with the City of Pensacola noise ordinance. Any projection of music within or upon any part of the license-to-use area shall be done in such a way as to direct the sound transmission towards the face and interior of the permittee's building and away from the street and adjoining businesses.
- (g) All tables, chairs, plants, planters, and any other items of the outdoor seating area, hereinafter defined as outdoor seating area elements, shall be approved as part of the permit approval process as set forth in the Ordinance regulating outdoor seating areas.
- (h) The approved outdoor seating area plan shall be displayed inside the establishment in a prominent and conspicuous location clearly visible to permittee, his or her employees and all of the public so that the approved location of outdoor seating area elements is evident. Permittee and his or her employees are responsible for immediately returning outdoor seating area elements to their approved locations if they are moved by patrons or become otherwise dislocated.

- (i) A portion of the annual outdoor seating area permit fee will be used to periodically pressure wash, steam clean, or sanitary clean the sidewalk areas used for outdoor seating and adjacent rights-of-way. The City of Pensacola or its designated agent may contract for such services, but such service in no way exempts the permittee from maintaining the cleanliness and upkeep of the sidewalk. The permittee will be expected to cooperate with periodic appropriate washing and cleaning by removing outdoor seating area elements with notice for cleaning.
 - (j) The city will inspect all outdoor seating areas after permits have been issued, and also enforce outdoor seating area permit standards. Any violations of the provisions of these rules and regulations, or any deviation from approved plans or willful omissions of the application may result in citations being issued to the operator and/or revocation of permittee's outdoor seating area permit.
 - (k) Any permittee or his or her employees, agents or contractors who violate or resist enforcement of any provision of the outdoor seating area ordinance and/or these rules and regulations may be subject to immediate permit revocation by the city. Any expenses incurred for restoration or repair of the public right-of-way to its original condition, reasonable wear and tear excepted, shall be the responsibility of the permittee.
 - (l) The outdoor seating area permit may be terminated by the city without cause and for any reason by giving ninety (90) days prior written notice to permittee. In the event that the permittee receives notice from the city of termination of the outdoor seating area permit, the city shall not be liable for any claim from permittee, its legal representatives, successors or assigns arising out of the termination. The permittee may also terminate the outdoor seating area permit by giving written notice of its intention to do so to the city, removing any outdoor seating area elements, and restoring the sidewalk to its original condition, reasonable wear and tear excepted. When the city has acknowledged in writing its satisfaction therewith, this permit shall be terminated, and the city and permittee shall have no further obligation arising hereunder.
 - (m) Permittee shall be required to maintain a current City of Pensacola business license.
- (2) *Design standards outdoor seating areas.* In order to remain consistent with the City of Pensacola's objective of developing attractive outdoor dining spaces, including the furniture, objects, structures and décor associated therewith, in as much that applicants desiring to use public space for semiprivate use are enhancing the private interests of their enterprise as well that of the city, the following design standards shall apply to establishments seeking permission to erect outdoor seating areas throughout the City of Pensacola.
- (a) *Space and clearances.*
 - (1) The area designated for the outdoor seating area shall be considered an extension of the permittee's establishment; therefore, the location of the outdoor seating area must be directly in front of the permittee's establishment.
 - (2) An outdoor seating area is required to maintain a clear unimpeded pedestrian path of six (6) feet minimum at all times that is free from any permanent or semi-permanent structure or other impediment. In areas of higher pedestrian traffic or other activity, or in conditions that suggest the need for additional clearance, a clear pedestrian path greater than six (6) feet may be required. This area shall also be free of any obstructions such as trees, parking meters, utility poles and the like in order to allow adequate pedestrian movement.
 - (3) Outdoor seating areas shall not interfere with any utilities or other facilities such as telephone poles, fire hydrants, signs, parking meters, mailboxes, or benches located on the sidewalk or public right-of-way.
 - (4) The outdoor seating area shall maintain clear distances for maneuvering around entrances or exits. The outdoor dining area shall be accessible to disabled patrons

and employees, and buildings adjacent to these areas shall maintain building egress as defined by the state and federal accessibility standards.

- (5) When an outdoor seating area is located at a street corner or adjacent to an alley or driveway, visual clear-zone requirements shall be maintained and specified through the permit review process. This requirement may be modified at the discretion of the city in locations where unusual circumstances exist and where public safety could be jeopardized.
- (b) *Furniture, objects, structures and décor.* Tables, chairs, umbrellas, awnings, barriers and any other object associated with an outdoor seating area ("outdoor seating area elements") shall be of quality design, materials and workmanship both to ensure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment. All outdoor seating area elements shall be reviewed by the city and as a part of the outdoor seating area permitting process. In reviewing outdoor seating area elements, the city shall consider the character and appropriateness of design including but not limited to scale, texture, materials, color and the relation of the outdoor seating area elements to the adjacent establishments, to features of structures in the immediate surroundings, as well as to the streetscape and adjacent neighborhood(s), if applicable.

Tables and chairs for sidewalk dining shall be placed in the area designated for sidewalk dining only. Appropriate density of tables and chairs is to be reviewed by the city and may be affected by specific conditions of the location. Table sizes should be kept to a minimum so as not cause crowding, a disturbance or a nuisance.

Permanent structures in outdoor seating areas are not permitted. All furniture, umbrellas or other outdoor seating area elements shall not be attached permanently to the sidewalk or public right-of-way. The permittee shall be responsible for the restoration of the sidewalk or public right-of-way if any damage is caused as a result of the issuance of the outdoor seating area permit.

- (c) *Overhead structures.* Umbrellas and any type of temporary overhead structure may be utilized if approved by the City of Pensacola as part of the outdoor seating area permitting process. The use of overhead structures over the outdoor dining areas and removable umbrellas may be permitted provided they do not interfere with street trees. No portion of the umbrella shall be less than six (6) feet above the sidewalk. Umbrellas and any type of overhead structure shall be designed to be secure during windy conditions and shall be weather resistant.

Awnings, either permanent or temporary, may be utilized if approved by the city and the appropriate review board, if applicable, through a separate license to use the right-of-way approval process. Awnings shall have no support posts located within the public right-of-way, and no portion of an awning shall be less than eight (8) feet above the sidewalk. A building permit must be obtained prior to the installation of an awning and is subject to all applicable code sections of the Code of the City of Pensacola.

- (d) *Signage.* Aside from properly permitted sandwich boards, signs advertising sale of goods or services at an outdoor seating area shall be prohibited. This prohibition includes but is not limited to banners, writing, or signs as part of the furniture or on umbrellas, pamphlets, podiums, or any other outdoor seating area element containing a sign or advertisement. Menus shall be restricted to a maximum size not to exceed nine (9) inches wide and twelve (12) inches long and shall be secured to tabletops or designed in order to prevent debris. If the outdoor seating area is licensed for alcohol consumption through the Department of Business and Professional Regulation Division of Alcoholic Beverages and Tobacco, a sign posted in a visible location is required at every outdoor seating area stating, "It is unlawful to consume alcoholic beverages not purchased at permittee's establishment or its outdoor seating area or to remove alcoholic beverages from the licensed outdoor seating area."

- (e) *Lighting.* Lighting for outdoor seating areas may be utilized if approved by the city as a part of the outdoor seating area permitting process. Any such lighting shall complement the existing building and outdoor seating area design and shall not cause a glare to passing pedestrians or vehicles. Temporary electrical wires shall not be permitted to access the outdoor seating area. Possible lighting sources include tabletop candles or low wattage battery operated fixtures. Additional lighting may be attached to the permittee's establishment provided permittee obtains all necessary approvals for such lighting from the city and any applicable review boards.
- (f) *Outdoor heaters.* Outdoor heaters may be utilized upon the approval by the city as a part of the outdoor seating area permitting process.
- (g) *Vending machines, carts prohibited.* No vending machines, carts, or objects for the sale of goods shall be permitted in an outdoor seating area
- (h) *Service and use.* All services provided to patrons of an outdoor seating area and all patron activity (i.e., sitting, dining, waiting, etc.) shall occur within the designated outdoor seating area, and shall not impinge on the required clear distance for pedestrian passage at any time.

No alcoholic beverages may be stored or mixed in the outdoor seating area. Equipment necessary for the dispensing of any other items should be reported as part of the operation of the outdoor seating area and is subject to review.

The permittee must provide supervision of the outdoor seating area to ensure the conduct of patrons and operations of the area are in compliance with this ordinance at all times.

- (i) *Insurance required.* Each permittee of an outdoor seating area permit shall furnish a certificate of insurance evidencing commercial general liability insurance with limits of not less than one million dollars (\$1,000,000.00) in the aggregate combined single limit, for bodily injury, personal injury and property damage liability. The insurance shall provide for thirty (30) days prior written notice to be given to the City of Pensacola if coverage is substantially changed, canceled, or nonrenewed. The city will give permittee at least ninety (90) days prior written notice of any increase in the required limits of liability. The permittee will agree to have in force, by the end of such ninety (90) day period, the newly required limits of liability.

The City of Pensacola shall be named as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the operation of an outdoor seating area; and the permittee shall indemnify, defend and hold the city harmless from any loss that results directly or indirectly from the permit issuance or the operation of the outdoor seating area.

Each permittee shall maintain the insurance coverage required under this section during the permit period. The certificate(s) of insurance shall be presented to the City of Pensacola prior to the issuance of a permit under this section. Failure of the permittee to maintain the insurance required by this section shall result in the revocation of the outdoor seating area permit.

In order to receive a permit for an outdoor seating area on a public right-of-way, the applicant must demonstrate that the provisions of these guidelines will be met. Documentation demonstrating that the provisions of this guideline will be complied with must accompany the application in order to receive a permit. An outdoor seating area permit will not be issued to a permittee until after the City of Pensacola has conducted a site inspection of the approved outdoor seating area and all outdoor seating area elements placed therein to ensure that the outdoor seating area and all outdoor seating area elements are in compliance with the approved permit and that the permittee is in compliance with all other requirements of the permit.

- (j) *Indemnification.* Permittee shall indemnify and hold harmless the city from any and all liability, claims, demands, damages, expenses, fees, fines, penalties, expenses (including attorney's fees and costs), suits, proceedings, actions or causes of action, of every kind and nature whatsoever, arising out of or occurring in connection with the occupancy and/or use of the permitted area by permittee, its successors, assigns, officers, employees, servants, agents, contractors, or invitees, of whatsoever description, or resulting from any breach, default, non-performance, or violation of any of permittee's obligations. The permittee shall at his or her own expense defend any and all actions, suits, or proceedings which may be brought against the city or in which the city may be impleaded with others in any such action or proceeding arising out of the use or occupancy of the outdoor seating area. This paragraph shall survive the termination of this permit.
 - (k) *Transferability.* A permit to allow an outdoor seating area is not transferable from one owner or ownership group to another due to a sale or transfer of the property or business. Each new ownership entity shall be required to apply for a permit to allow outdoor seating as set forth in the ordinances of the City of Pensacola and its standards and regulations for outdoor seating.
 - (l) *Application.* Applications for a permit to have outdoor seating shall be made jointly by the property owner and the business owner for the respective property that is seeking an extension of its business premises.
- (E) *Approval of minor encroachments.* Minor encroachments into the right-of-way may be approved administratively if the conditions of this section are met. Minor encroachments allowed under this section include, but are not limited to, awnings, driveways, and out-swinging doors.
- (1) *Design standards and regulations.* The request shall be reviewed to ensure the minor encroachment does not pose any safety concerns, that a six-foot wide pedestrian path is maintained, and that the minor encroachment does not interfere with any utilities or facilities within the right-of-way.
 - a. For out-swinging doors, the permittee must demonstrate a physical barrier has been provided to prevent the door from swinging into anyone within the public right-of-way.
 - b. Awnings that project over the right-of-way but do not require support columns in the right-of-way may be considered a minor encroachment.
 - c. The building official or city engineer will determine the boundaries of the minor encroachment area.
 - d. Failure to maintain the minor encroachment area may result in citations being issued.
 - (2) *Insurance required.* Each permittee of a minor encroachment area permit shall furnish a certificate of insurance evidencing commercial general liability insurance with limits of not less than one million dollars (\$1,000,000.00) in the aggregate combined single limit, for bodily injury, personal injury and property damage liability. The insurance shall provide for thirty (30) days prior written notice to be given to the City of Pensacola if coverage is substantially changed, canceled, or nonrenewed. The city will give permittee at least ninety (90) days prior written notice of any increase in the required limits of liability. The permittee will agree to have in force, by the end of such ninety-day period, the newly required limits of liability. The City of Pensacola shall be named as an additional insured on a primary, noncontributory basis for any liability arising directly or indirectly from the operation of a minor encroachment area; and the permittee shall indemnify, defend and hold the city harmless from any loss that results directly or indirectly from the permit issuance or the operation of the minor encroachment area. Each permittee shall maintain the insurance coverage required under this section during the permit period. The certificate(s) of insurance shall be presented to the City of Pensacola prior to the issuance of a permit under this section. Failure of the permittee to maintain the insurance required by this section shall result in the revocation of the minor encroachment area permit.
 - (3) *Transferability.* A permit for a minor encroachment area is transferable from one owner or ownership group to another due to a sale or transfer of the property or business so long as the

new owner provides the City of Pensacola a new proof of insurance for the minor encroachment area.

- (4) *Indemnification.* Permittee shall indemnify and hold harmless the city from any and all liability, claims, demands, damages, expenses, fees, fines, penalties, expenses (including attorney's fees and costs), suits, proceedings, actions or causes of action, of every kind and nature whatsoever, arising out of or occurring in connection with the occupancy and/or use of the permitted area by permittee, its successors, assigns, officers, employees, servants, agents, contractors, or invitees, of whatsoever description, or resulting from any breach, default, non-performance, or violation of any of permittee's obligations. The permittee shall at his or her own expense defend any and all actions, suits, or proceedings which may be brought against the city or in which the city may be impleaded with others in any such action or proceeding arising out of the use or occupancy of the minor encroachment area. This paragraph shall survive the termination of this permit.
- (5) *Application.* Applications for minor encroachments shall be made jointly by the property owner and the business owner for the respective property that is seeking an extension of its business premises.

Minor encroachments shall be reviewed by the building official or his designee prior to the issuance of building permits. For minor driveway encroachments, the city engineer or his designee shall review the request prior to the issuance of a permit.

If the request is denied or if it is determined that the encroachment is major and therefore administrative approval is not allowed, the permittee may either withdraw the request or may submit a request for a License-to-Use pursuant to section 12-12-7(A)—(C).

(Ord. No. 15-00, § 9, 3-23-00; Ord. No. 12-09, § 3, 4-9-09; Ord. No. 16-10, § 226, 9-9-10; Ord. No. 26-12, § 1, 12-13-12; Ord. No. 06-14, § 1, 2-27-14)

Sec. 12-13-2. - Planning board.

The planning board is hereby established.

- (A) *Membership.* The planning board shall consist of seven (7) members appointed by the city council. One (1) appointee shall be a licensed Florida Architect. No member shall be a paid employee or elected official of the city.
- (B) *Term of office; removal from office; vacancies.* Members of the planning board shall serve for terms of two (2) years or thereafter until their successors are appointed. Any member of the board may be removed from office during the two-year term for just cause by the city council upon written charges and after public hearing. Any vacancy occurring during the unexpired term of office of any member shall be filled by the city council for the remainder of the term. Such vacancy shall be filled within thirty (30) days after the vacancy occurs.
- (C) *Officers; employees; technical assistance.* The board shall elect a chairman and a vice-chairman from among its members and shall appoint as secretary a person of skill and experience in city planning who may be an officer or employee of the city. The board may create and fill such other offices as it may determine to be necessary for the conduct of its duties. Terms of all such offices shall be for one (1) year, with eligibility for reelection. The city engineer shall serve as chief engineer for the planning board. The board shall be authorized to call upon any branch of the city government at any time for information and advice which in the opinion of the board will ensure efficiency of its work.
- (D) *Rules of procedure, meetings and records.* The board shall adopt rules of procedure for the transaction of its business, and shall keep a record of its resolutions, transactions, findings and determinations. The board shall hold regular meetings once a month, and special meetings at such times as the board may determine or at the call of the chairman thereof, or the city planner for the consideration of business before the board. All regular and special meetings of the board shall be open to the public. A written record of the proceedings of the board shall be kept showing its actions on each question considered, and filed in the office of the secretary of the board. Any matter referred to the board shall be acted upon by the board within forty-five (45) days of the date of reference, unless a longer or shorter period is specified.
- (E) *Vote required.* Four (4) members of the board shall constitute a quorum, and the affirmative vote of majority of the quorum shall be necessary for any action thereof.
- (F) *Authority and duties of the planning board.* The planning board shall have the following authority and duties:
 - (a) To advise the city council concerning the preparation, adoption and amendment of the Comprehensive Plan;
 - (b) To review and recommend to the city council ordinances designed to promote orderly development as set forth in the Comprehensive Plan;
 - (c) To hear applications and submit recommendations to the city council on the following land use matters:
 1. Proposed zoning change of any specifically designated property;
 2. Proposed amendments to the overall zoning ordinance;
 3. Proposed subdivision plats;
 4. Proposed street/alley vacation.
 - (d) To initiate studies on the location, condition and adequacy of specific facilities of the area. These may include, but are not limited to, studies on housing, commercial and industrial facilities, parks, schools, public buildings, public and private utilities, traffic, transportation and parking;

- (e) To schedule and conduct public meetings and hearings pertaining to land development as required in other sections of the code.
- (f) To grant zoning variances from the land development regulations of the Waterfront Redevelopment District, under the conditions and safeguards provided in subsection 12-12-2(A)(2).
 - (1) *Conditions for granting a zoning variance.* In order to authorize any zoning variance from the terms of this title, the board must find in addition to the conditions specified in subsection 12-12-2(A)(2):
 - (a) That the variance granted will not detract from the architectural integrity of the development and of its surroundings;
 - (b) That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - (c) That the decision of the planning board is quasi-judicial in nature and is final subject to judicial review in accordance with subsection 12-13-2(F)(f)(4). Hearings on variance applications under section 12-13-2(F)(f) shall be conducted as a quasi-judicial hearing in accordance with the requirements of law.
 - (2) *Hearing of variance applications.*
 - (1) *Application procedure.*
 - (a) An application for a variance must be submitted to planning services at least ~~twenty-one (21)~~ thirty (30) days prior to the regularly scheduled meeting of the planning board.
 - (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
 - (c) Any party may appear in person, by agent, or by attorney.
 - (d) Any application may be withdrawn prior to action of the planning board at the discretion of the applicant initiating the request upon written notice to the board secretary.
 - (2) *Application submission requirements.* No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) The application shall be accompanied by an accurate site plan drawn to scale and such other information as may be reasonably requested to support the application.
 - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable.
 - (3) *Public notice for variance.*
 - (a) A sign shall be prominently posted on the property to which the application pertains at least ten (10) days prior to the scheduled board meeting.
 - (b) Notice of the request(s) for variances shall be published by public notice advertised in a newspaper of general daily circulation published in the county at least ten (10) days prior to the scheduled board meeting.
 - (c) Planning services shall notify addresses within a three hundred-foot radius, as identified by the current Escambia County tax roll maps, of the property proposed for a variance with a public notice by post card, and appropriate homeowners

association, at least ten (10) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

The agenda will be mailed to the board members and applicants and other interested parties. The applicant or their authorized agent shall appear at the meeting in order for the request to be considered by the board.

- (4) *Judicial review of decision of planning board.* Any person or persons, jointly or severally, aggrieved by any quasi-judicial decision of the planning board on an application for a variance under section 12-13-2(F)(f), or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within thirty (30) days after rendition of the decision by the planning board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.

(Ord. No. 34-99, § 5, 9-9-99; Ord. No. 16-10, § 227, 9-9-10; Ord. No. 06-16, § 3, 2-11-16)

Sec. 12-13-5. - Application deadlines.

Application Deadlines

Hearing Board	Application Type	Deadline (calendar days prior to meeting date)
Architectural Review Board	All applications to ARB	21 (or 3 weeks)
Gateway Review Board	All applications to GRB	21 (or 3 weeks) 30
Zoning Board of Adjustment	All applications to ZBA	21 (or 3 weeks)
Planning Board		
	Conditional Use, License to Use Right-of-Way, & Vacation of Right-of-Way	21 (or 3 weeks) 30
	Rezoning (conventional, comp plan/FLUM amendment)	30
	Site Plan Approval (preliminary, final, preliminary/final, & nonresidential parking in a residential zone)	30
	Special Planned Development (preliminary, final & preliminary/final)	30
	Subdivisions (preliminary, final, & minor subdivisions)	30
<u>Monthly Board Meeting Schedule:</u>		
Architectural Review Board - 3rd Thursday		
Gateway Review Board - 2nd Tuesday		

Planning Board - 2nd Tuesday		
Zoning Board of Adjustment - 3rd Wednesday		
*Subject to change. Contact community development department to verify meeting and deadline dates.		

(Ord. No. 12-09, § 5, 4-9-09)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00198

Planning Board

5/12/2020

FOR DISCUSSION

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 5/12/2020

SUBJECT:

Discussion on Proposed Amendment to the Tree Ordinance

BACKGROUND:

Continue discussion on the public engagement process regarding the proposed amendments to the Tree Ordinance.