

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
Insp Svcs	No comments.
ESP	No comments.
ECUA	Please have the applicant dedicate and graphically show all utility easements, including utility easements adjacent to rights-of-way, on the final plat as necessary.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	See attached.



MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/2022

SUBJ: Stillman Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Final Plat for the Stillman Subdivision.

City surveying notes the following:

1. Please confirm front lot width of lots 10 and 11.
2. Plat is missing boundary survey per F.S. Chapter 177.041(1)
3. Plat is missing title report per F.S. Chapter 177.041(2)
4. Plat is missing set permanent reference monuments per F.S. Chapter 177.091(7)
5. Plat is missing set permanent control points per F.S. Chapter 177.091(8)
6. Plat is missing set lot corners per F.S. Chapter 177.091(9)

For questions, please contact Caitlin Cerame at ccerame@cityofpensacola.com or 850-436-5689.

LEGEND:
P.O.C. Denotes Point of Commencement
P.O.B. Denotes Point of Beginning
R/W Denotes Right-of-Way
B.S.L. Denotes Building Setback Line
P.C. Denotes Point of Curvature
P.T. Denotes Point of Tangency
P.R.C. Denotes Point of Reversed Curvature
P.C.C. Denotes Point of Compound Curvature
R.P. Denotes radius point
P.I. Denotes point of intersection
(NR) Denotes Non-Radial Line
R Denotes Length of Radius
ARC Denotes Length of Arc
CH Denotes Length of Chord
C.B. Denotes Bearing of Chord
E.C.U.A. Emerald Coast Utilities Authority
Δ Denotes Delta Angle
■ Denotes Permanent Referenced Monument Set #T073
O.R. Denotes Permanent Control Point set (PCP) #T073
GPS Official Record Book
LB Global Positioning System
PSM Licensed Business
PE Professional Surveyor & Mapper
NAD Professional Engineer
NAVD North American Datum
LLC North American Vertical Datum
LDM Limited Liability Corporation
MU Low density mixed-use district
MU-S Mixed-use suburban

SURVEYOR'S NOTES:
1) The sign (°) means degrees, The sign (') means feet or minutes, The sign (") means seconds.
2) Measurements made in accordance to United States Standards.
3) All dimensions on curves are arc distances.
4) Subject to setbacks, easements and restrictions of record.
5) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Escambia County.
6) Bearings are based on the west right of way of Stillman Street as South 04°15'45" West (grid north).
7) Utility easements as shown hereon are to include cable television in accordance with Plat Act Chapter 177.091(2B).
8) The survey as shown hereon does not determine ownership.
9) There is a 5-foot private drainage easements along all common lot lines. Homebuilder is to construct drainage swales as required along these easements to direct stormwater to conveyance system. Fences and any other structures in these easement shall not impede stormwater flow.
10) No fences or other structures shall be constructed in the public drainage/access easement. These easements shall be accessible at all times.

CABLE TELEVISION NOTE:
All platted utility easements as shown hereon shall also be easements for the construction, installation, maintenance, and operations of cable television in accordance with and subject to the provisions of Section 177.091 (2B) Florida Statutes.

BUILDING SETBACKS REQUIREMENTS:

Front yard = 20 feet
Rear yard = 25 feet
Side yard = 5 feet

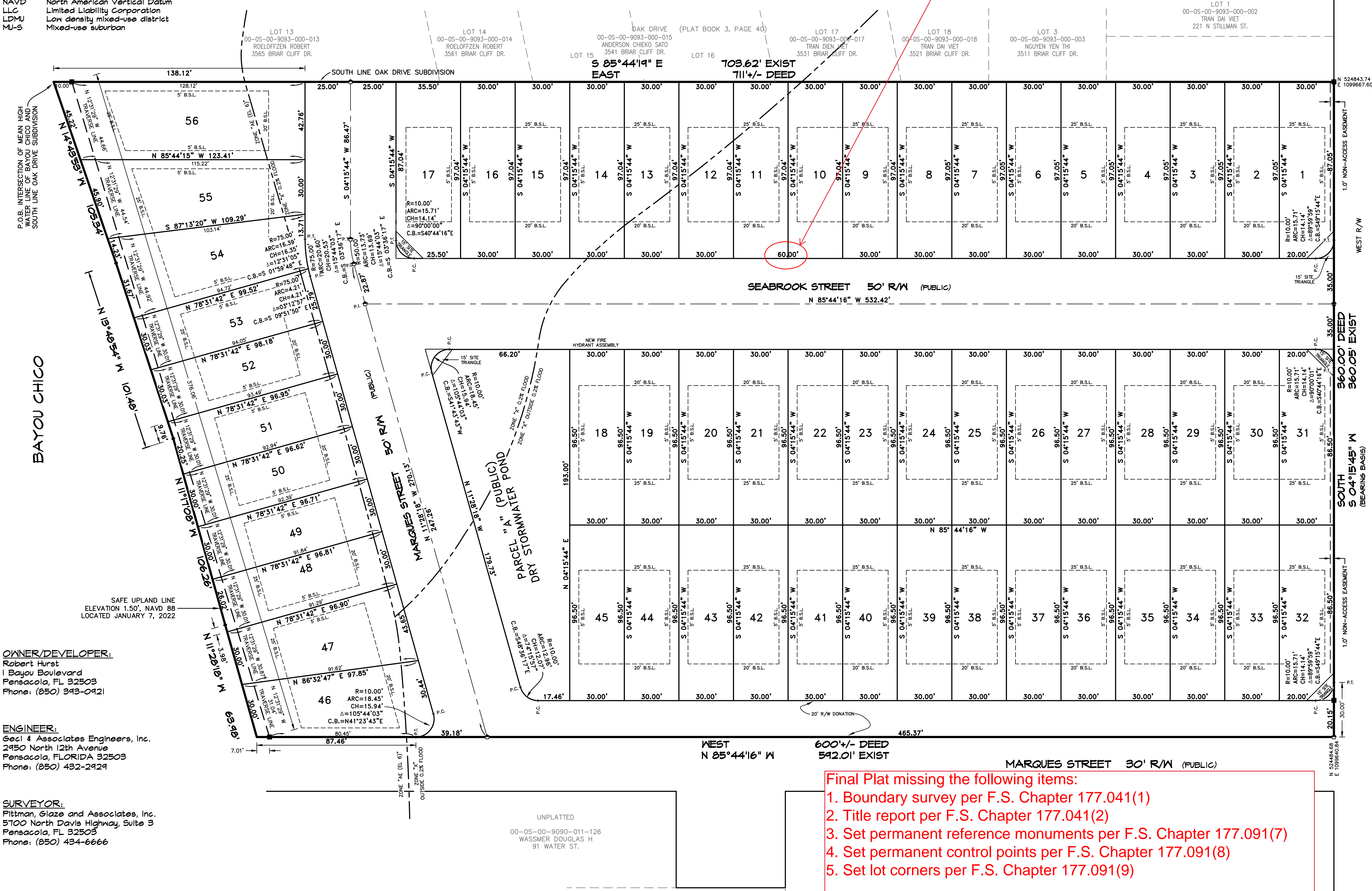
NOTICE:

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 may be found in the public records of this County.

G.I.S. MAPPING

Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet. Coordinates based on continuously operating reference station (CORS) "Pensacola Airport": N 544237.63, E 1121294.12, Z 101.20.

BRIAR CLIFF DRIVE 50' R/W (PUBLIC)



OWNER/DEVELOPER:
Robert Hurst
1 Bayou Boulevard
Pensacola, FL 32503
Phone: (850) 343-0921

ENGINEER:
Geci & Associates Engineers, Inc.
2450 North 12th Avenue
Pensacola, FL 32503
Phone: (850) 432-2929

SURVEYOR:
Pittman, Glaze and Associates, Inc.
5700 North Davis Highway, Suite 3
Pensacola, FL 32503
Phone: (850) 434-6666

STATE PLANE COORDINATE TABLE

Referenced to NAD 83 (2011) and NAVD 88
Location established from Florida Department of Transportation
Permanent Reference Network (FPRN), Florida's Global Navigation Satellite
System (GNSS) reference station network.
To convert a ground distance to a grid distance multiply the ground
distance by the average combined scale factor.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain; 0.2 pct annual chance flood; and Flood Zone "AE (EL 6)", areas determined to be a special flood hazard area subject to inundation by the 1% annual chance flood and is in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C03706 Effective September 29, 2006.

LEGAL DESCRIPTION:

A portion of Section 39, Township 2 South, Range 30 West, Escambia County, Florida described as follows: Beginning at the intersection of the mean high water line of Bayou Chico and the South line of Oak Drive Subdivision according to plat filed in Plat Book 3 at Page 40, of the Public Records of said County; Thence East along the said South line of Oak Drive Subdivision a distance 711 feet more or less to the West right-of-way line of Stillman Street (a 55' right-of-way); Thence South along the said right-of-way line a distance of 360.00 feet; Thence West parallel to the South line of Oak Drive Subdivision a distance of 600 feet more or less to the mean high water line of Bayou Chico; Thence Northwesterly a distance of 377 feet more or less to the Point of Beginning.

DEDICATION

Know all men by these present that Robert Hurst, owner of the land herein described and platted hereon, known as Stillman Subdivision hereby dedicate to the public all Streets, roads, storm easements and retention ponds as designated on this plat, and do hereby authorize and request the filing of this plat in the public records of Escambia County, Florida.

Witnesses
Print
Signature
Print
Signature
Owner
By: Robert Hurst

STATE OF FLORIDA, COUNTY OF ESCAMBIA

Before the subscriber personally appeared _____ known to me to be the individuals described herein and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes herein set forth. They are personally known to me and they did not take an oath. Given under my hand and official seal this _____ day of _____, 2022.

Notary Public, State of Florida
My commission expires _____
My commission number _____

CERTIFICATE OF COUNTY CLERK

I, Pam Childers, Clerk of Courts of Escambia County, Florida hereby certify that this plat complies with all the requirements of the Plat Act Chapter 177 Florida Statutes and the same was recorded on the day of _____, 2022 in Plat Book _____ at Page _____ of the public records of said County.

Pam Childers, Clerk of Courts

CITY COUNCIL APPROVAL

I, Ericka Burnett, Clerk of the City of Pensacola, Florida, hereby certify that this plat was presented to the City Council at its meeting held on the _____ day of _____, 2022 and was approved by said Council.

Ericka Burnett, City Clerk, Pensacola, Florida

CITY SURVEYOR STATEMENT

This plat has been reviewed for conformity to Chapter 177, Florida Statutes, by the undersigned professional surveyor and mapper for the City of Pensacola

Signed this _____ day of _____, 2022

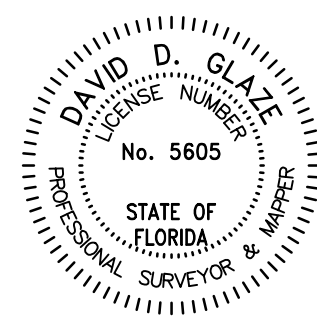
Leslie D. Odom, Registered Land Surveyor No. 6520

SURVEYOR'S CERTIFICATE

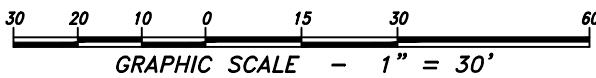
The undersigned hereby certifies that this plat is a true and correct presentation of the land described herein, that said land has been subdivided as indicated, that permanent reference monuments (P.R.M.) have been placed as indicated, that the survey was made under my responsible direction and supervision and that the survey data complies with all requirements of the Plat Act Chapter 177.011 - 177.151 Florida Statutes, and that permanent reference monument and permanent control points have been set.

Signed this 5th day of July, 2022

David D. Glaze
Registered Land Surveyor No. 5605, LB No. 7073
Pittman, Glaze & Associates
5700 North Davis Highway, Suite 3
Pensacola, FL 32503



STILLMAN SUBDIVISION
A 56 LOT TOWNHOME SUBDIVISION
OF A PORTION OF SECTION 39,
TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA,
ESCAMBIA COUNTY, FLORIDA



RESTRICTIVE COVENANTS FILED IN O.R. BOOK _____, PAGE _____

PLAT BOOK _____, PAGE _____

Planning Services Division
Zoning Review

SUBDIVISION: STILLMAN – FINAL PLAT

Address: 100 BLK STILLMAN AVENUE
Zoning: R-1A
Reviewed: 07/22/2022

**** REVISED ****

1. Please modify the “BUILDING SETBACK REQUIREMENTS” to “BUILDING SETBACK REQUIREMENTS WITHIN R-1A”
2. Please amend the “Side Yard” data to the following:
Side yard, single-family ATTACHED residences = 5’ on one side/0.0’ on one side
Side yard, single-family DETACHED residences = 5’
Secondary front yard (corner side) = 10’
3. Please update the setbacks graphically, specifically as they relate to the lots with secondary frontage. Please note, Sec. 12-3-64(c) does not apply to corner lots.
4. Add the following note near the building setback data:

ALL LOTS, WITH THE EXCEPTION OF LOT 17 AND LOT 56, ARE APPROVED FOR SINGLE-FAMILY *ATTACHED* RESIDENCES ONLY. LOT 17 AND LOT 56 ARE APPROVED FOR DEVELOPMENT AS SINGLE-FAMILY DETACHED RESIDENCES. PER THE ZONING DISTRICT, ONLY TWO-UNIT TOWNHOUSES MAY BE CONSTRUCTED ON THE APPLICABLE LOTS; SINGLE-FAMILY *DETACHED* RESIDENCES WILL NOT BE ALLOWED DUE TO THE LOT SIZE REQUIREMENTS.

5. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. The value of the land per ESCPA is \$178,178. **The applicable fees per Sec. 12-7-6(b) are \$8,908.90.**