

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
Insp Svcs	No comments.
ESP	No comments.
ECUA	This subdivision is currently under review by ECUA Engineering for water/sewer permitting. Therefore, no comment on the preliminary plat at this time.
FPL	No comments.
ATT	No comments.
Surveyor	Included w/ Engineering comments.
Planning	See attached.



MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/2022

SUBJ: Tarragona Townhomes Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Preliminary Plat for the Tarragona Townhomes Subdivision.

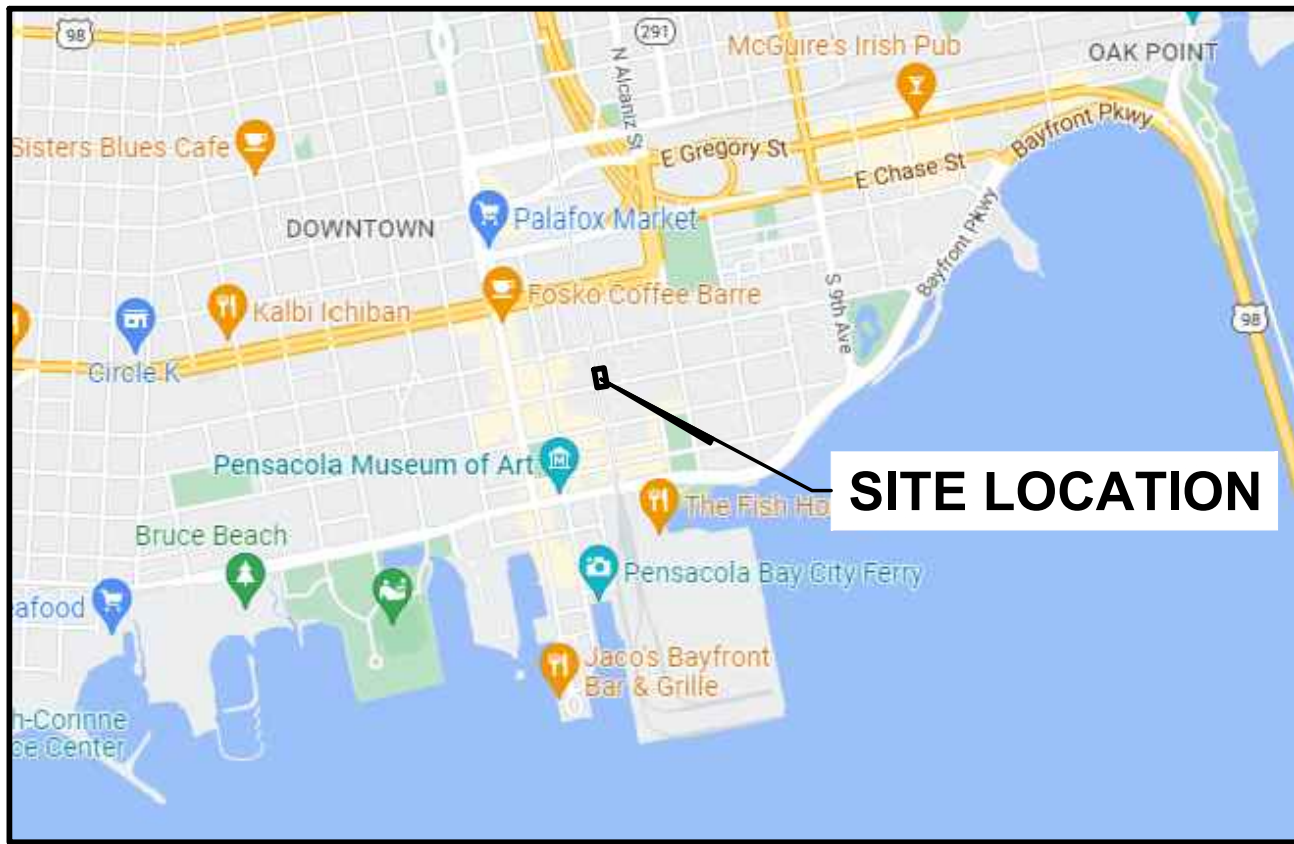
City surveying notes the following:

1. Add "Block 23"
2. Benchmark 3 elevation does not match the data table. Please correct.
3. Add minimum building setback lines per LDC 12-7-8.11

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

PRELIMINARY PLAT OF
TARRAGONA TOWNHOMES SUBDIVISION

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGEND:

- SET BENCHMARK
- SET NAIL & DISK (No.7917)
- FOUND 1/2" DIA CAPPED IRON ROD #7073
- FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 3"x3" CONCRETE MONUMENT #4882
- SET 4"x4" CONCRETE MONUMENT #7917
- SET "X" CUT IN BONNET BOLT
- PK NAIL FOUND
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- TC TERRACOTTA PIPE
- EL. ELEVATION
- (F) FIELD INFORMATION
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- INV INVERT
- NTS NOT TO SCALE
- (P) PLAT INFORMATION
- PVC POLYVINYL CHLORIDE PIPE
- WOOD PANEL FENCE
- OVERHEAD UTILITIES
- SEWER LINE
- STORMWATER LINE

LEGEND CONTINUED:

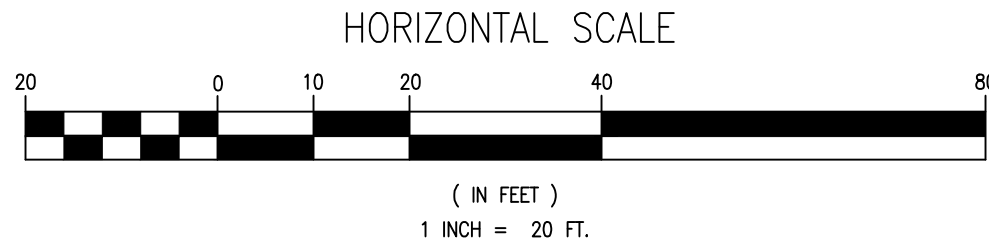
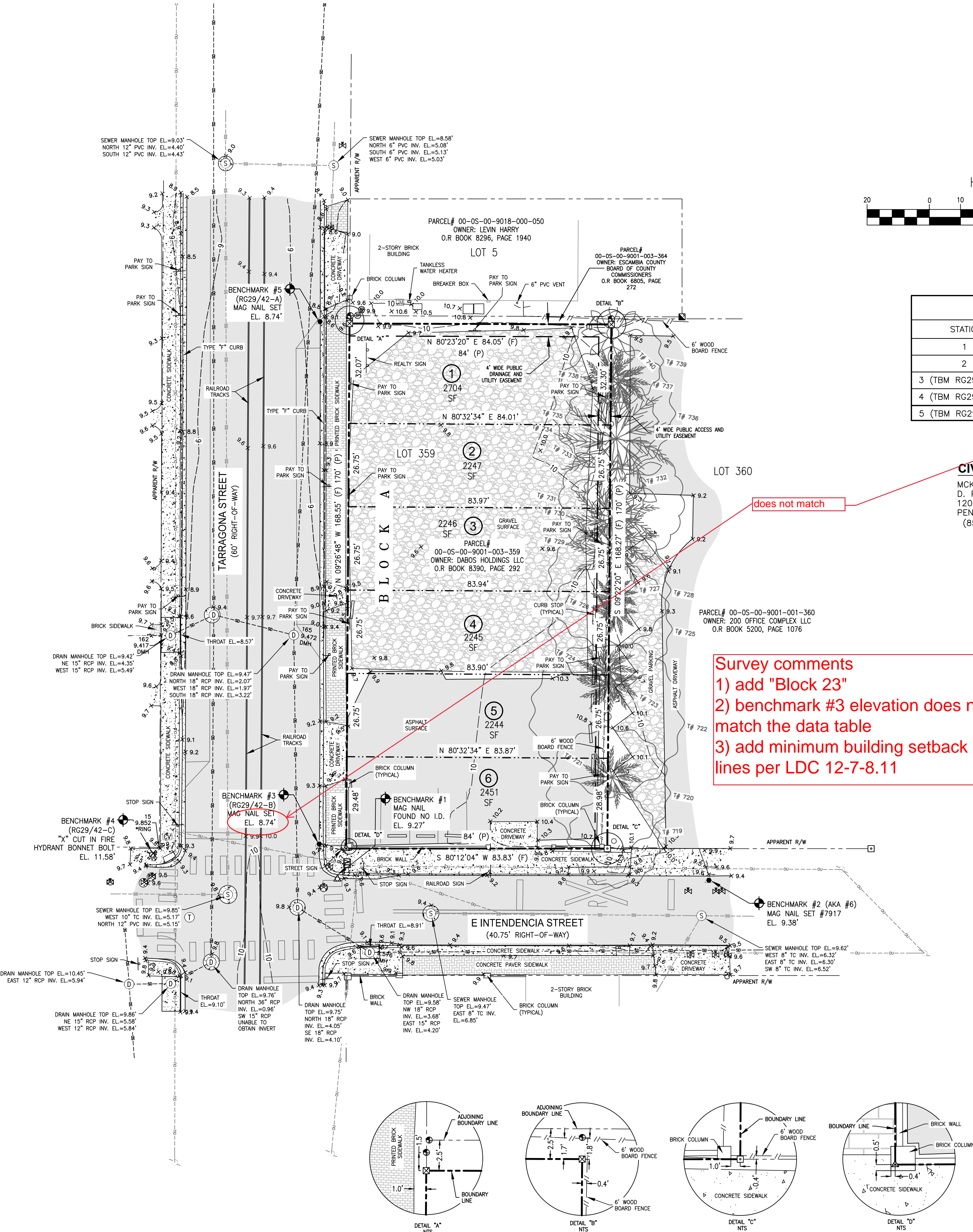
- STORMWATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SEWER MANHOLE
- SEWER VALVE
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- GUY WIRE ANCHOR
- WOOD UTILITY POLE
- SINGLE SUPPORT SIGN
- SPOT ELEVATION
- ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS

DESCRIPTION (O.R. 8390, PAGE 292)

LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 9840 TIDAL 11, HAVING A PUBLISHED ELEVATION OF 10.86'.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE ONLY.
- VISBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- 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 FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLS FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.



VERTICAL AND HORIZONTAL DATA TABLE				
STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	DESIGNATION
1	523241.535	1113635.993	9.27'	MAGNETIC NAIL AND DISK FOUND NO I.D.
2	523261.423	1113753.530	9.38'	MAGNETIC NAIL AND DISK SET #7917
3 (TBM RG29/42-B)	523251.569	1113628.327	9.29'	MAGNETIC NAIL AND DISK SET #7917
4 (TBM RG29/42-C)	523239.605	1113576.305	11.58'	"X" CUT IN BONNET BOLT OF FIRE HYDRANT
5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917

CIVIL ENGINEER:

MCKIM & CREED, INC.
D. PATRICK JEHL, JR.
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

SURVEYOR:

MCKIM & CREED
STEPHEN GARY RUTAN
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

DAVID A. RICHBOURG, MANAGER
DABO HOLDINGS, LLC.,
209 CEVALLOS ST.
PENSACOLA, FL 32502
(850) 324-3200

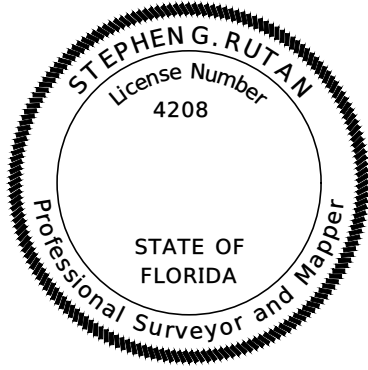
SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER: PORTION OF 00-05-00-9001-003-359
STREET ADDRESS: 120 S TARRAGONA ST
PENSACOLA, FLORIDA 32502
SMALLEST LOT: 2,244 SF
LARGEST LOT: 2,704 SF
NUMBER OF LOTS: 6
TOTAL ACREAGE: 0.32

ZONING:

SSD - SITE SPECIFIC DEVELOPMENT ZONING DISTRICT
THE REGULATIONS IN THIS SECTION SHALL BE APPLICABLE TO THE SITE SPECIFIC DEVELOPMENT ZONING DISTRICT: SSD.

- PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.
- MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.
- MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

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.

MCKIM & CREED, INC.
1206 N. PALAFOX STREET
PENSACOLA, FLORIDA 32501
SURVEYOR BUSINESS LICENSE LB7917
STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS
SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.



1206 N. Palafox St.
Pensacola, Florida 32501
Phone: (850) 994-9503
FL Surveying Business #LB7917
FL Certificate of Authorization #9598
www.mckimcreed.com

PRELIMINARY PLAT
TARRAGONA TOWNHOMES
DABO'S HOLDINGS, LLC
209 CEVALLOS STREET
PENSACOLA, FL 32502

SECTION: 46 TOWNSHIP: 2 S RANGE: 30 W
ESCAMBIA COUNTY, FLORIDA

NOTE: UNLESS STATED OTHERWISE: NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS OR DETERMINE OWNERSHIP. UNDERGROUND FOOTINGS OF BUILDINGS AND THE GROUND OVERLAYS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

Valid only with
embossed seal

Revisions
Date Description

Designed By:

Drawn By: AKP

Checked By: SGR

Job No.: 08128-0002

Date: 6/24/22

Scale: 1" = 20'

FIELD DATE: 3/21/22

CREW: RG/AS

CREW: PG 42-53

FB RG29 PG 42-53

FB PG 42-53

***Planning Services Division
Zoning Review***

SUBDIVISION: TARRAGONA TOWNHOMES – PRELIMINARY PLAT

Address: 120 SOUTH TARRAGONA STREET
Zoning: SSD / PHD / PHBD / DBA
Reviewed: 07/22/2022

1. Please correct/amend the “ZONING” data to include the required setbacks and height as required by the SSD. Also include the maximum front setback of 10 feet per the Dense Business Area requirements.
2. Please add the following to the “ZONING” data:
 1. Overlay Districts: PHD (Pensacola Historic District), PHBD (Palafox Historic Business District), DBA (Dense Business Area).
 2. All development shall be subject to an aesthetic review by the City’s Architectural Review Board (ARB).
 3. An LTU (License To Use) will be required for balconies and/or projections within the ROW.
3. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA.