

SUBDIVISION PLAT



Preliminary Plat

Fee: \$1,000.00 + \$25/lot



Final Plat

Fee: \$1,500.00 + \$25/lot

1. Applicable Parks/Open Space Fees are due prior to recording the Final Plat;
2. Resubmittal: ½ the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

Applicant Information	Owner Information (If Different from Applicant)
Name: <u>Seagon Ventures LLC</u> Address: <u>780 Oak Circle Dr. East</u> <u>Mobile, AL 36609</u> Phone: <u>850-868-0300</u> Email: <u>Contact@GirardPlace.net</u>	Name: <u>Same</u> Address: _____ Phone: _____ Email: _____

Property Information

Location Address: N/A South Reus Street
 Subdivision Name: Girard Place, Phase II
 Parcel ID #: 00-05-00-9070-023-055
 # of EXISTING Parcels to be Subdivided: 3 # of PROPOSED Lots: 12 Total Acreage: .62±
 Type of Subdivision: ☒ Residential ☐ Non-Residential/Commercial
 Legal Description: Attached a full legal description from deed or survey
 Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? ☐ YES ☒ NO
 If YES, Please specify the exact Variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based upon non-compliance with the City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Signature of Owner: [Signature] Date: Aug 1, 2022

For Office Use Only		
Zoning: _____	FLUM: _____	Council District: _____
Date Received: _____	Case Number: _____	
Application Fee: _____	Receipt #: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: _____ FINAL: _____	Recommendation: _____	
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

Planning Services
222 W. Main Street, Pensacola, Florida 32502
(850) 435-1670
Email: PlanningApplications@CityOfPensacola.com
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

SUBDIVISION PLAT

Sec. 12-7-6. Sites for public use.

- (a) *School sites.* The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) *Sites for park and recreation or open space.* Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
- (1) *Dedication of land for park, recreation or open space needs.* The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
- (2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) *Public streets.* All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

Open Space Requirements (only applicable to residential subdivision)

Sec. 12-7-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check the preferred method of meeting the requirement:

(a) Total Land Area: 0.62 acres

5% for land dedication: _____ acres

(may NOT equal less than 1/4 acre)

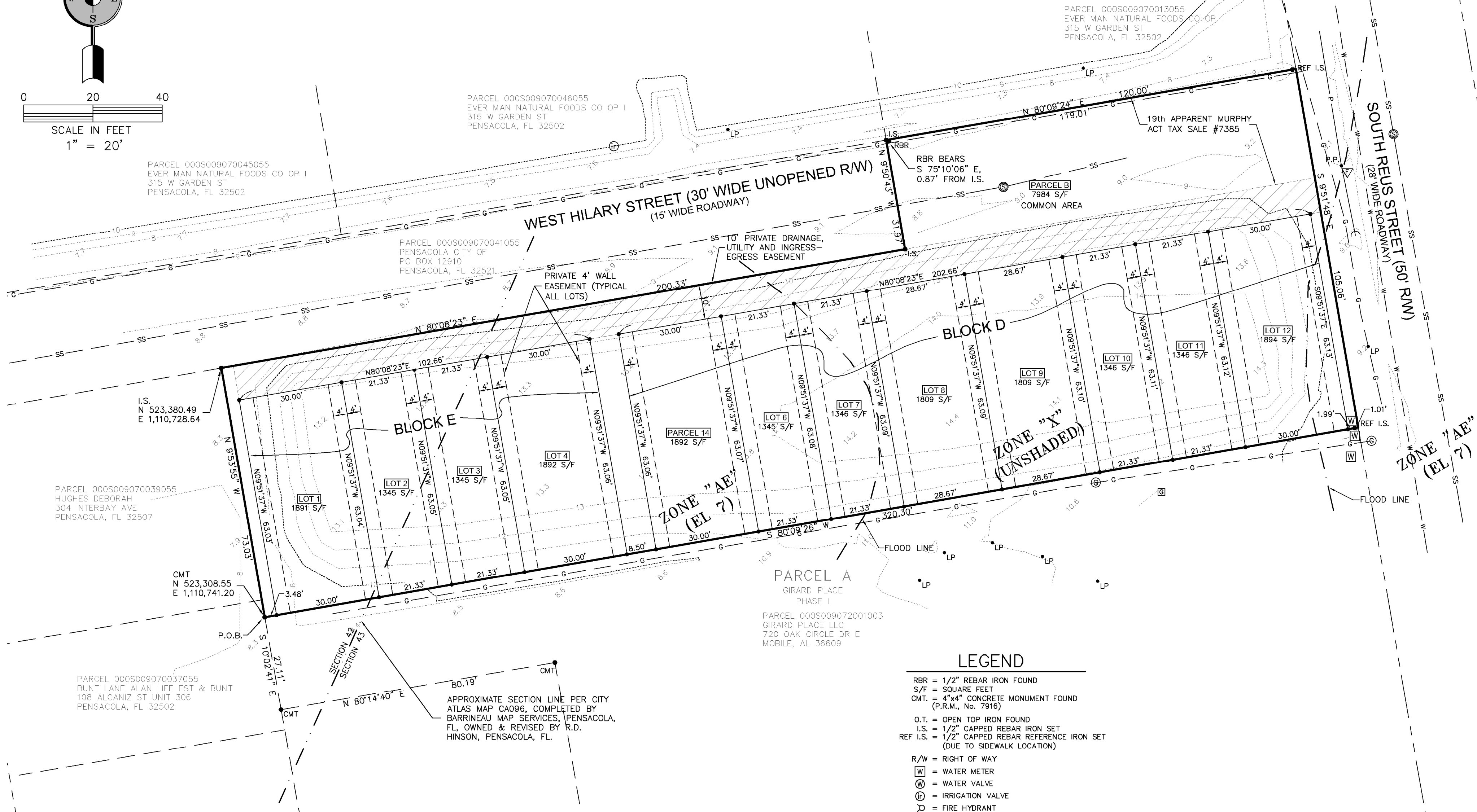
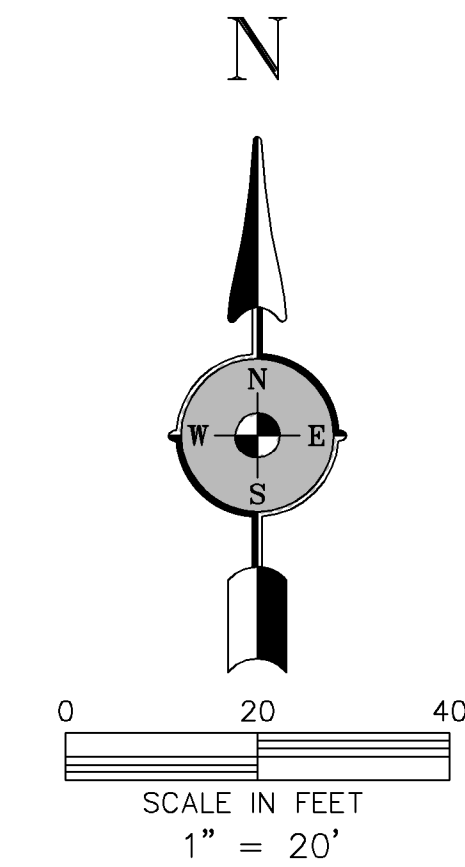
(b) Value of Land _____ \$
(per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) _____ \$

(Check payable to the City of Pensacola. Due after plat approval, prior to receiving signatures)

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GIRARD PLACE, PHASE II
CITY OF PENSACOLA, FLORIDA
SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST



GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.D000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMMENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A COPY OF THE MAP OF PENSACOLA FLA., PUBLISHED BY THOS. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 4-00 OF THE PUBLIC RECORDS OF ESCAMBIA, COUNTY, FLORIDA,- A COPY OF A PREVIOUS SURVEY BY OTHERS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151.
3. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
4. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X" (UNSHADED) AND "AE" (EL 7) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
5. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSDE SCALED MEASUREMENT.
6. 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 ESCAMBIA COUNTY, FLORIDA.
7. ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
8. THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENT ARE ANTICIPATED.
9. FENCING SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO IMPEDE THE FLOW OF STORMWATER RUNOFF WITHIN DRAINAGE EASEMENT AS SHOWN HEREON. NO STRUCTURES AND/OR IMPROVEMENT WILL BE ALLOWED WITHIN SAID EASEMENT THAT MAY RESTRICT OR PROHIBIT STORMWATER FLOW. ALL SAID EASEMENT SHALL BE ACCESSIBLE AT ALL TIMES.
10. DEEDS PROVIDED INSTRUMENT No. 2017003463 & TAX SALE No. 7385.

LEGEND

- RBR = 1/2" REBAR IRON FOUND
S/F = SQUARE FEET
CMT. = 4"x4" CONCRETE MONUMENT FOUND (P.R.M., No. 7916)
O.T. = OPEN TOP IRON FOUND
I.S. = 1/2" CAPPED REBAR IRON SET
REF I.S. = 1/2" CAPPED REBAR REFERENCE IRON SET (DUE TO SIDEWALK LOCATION)
R/W = RIGHT OF WAY
W = WATER METER
V = WATER VALVE
I = IRRIGATION VALVE
D = FIRE HYDRANT
S = SANITARY SEWER MANHOLE
F = FIBER OPTIC MARKER
P.P. = POWERLINE POLE
G = GUY WIRE
L.P. = LIGHT POLE
P = OVERHEAD POWERLINE
A/C = A/C UNIT
U/S = UNDERGROUND POWERLINE
G = GAS METER
V = GAS VALVE
= EXISTING SPOT ELEVATION
= EXISTING CONTOUR
= PRIVATE DRAINAGE, UTILITY & INGRESS-EGRESS EASEMENT

UTILITY SERVICE NOTES:

- POTABLE WATER:
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.
- SANITARY SEWER:
AFTER RECEIVING APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING GRAVITY SYSTEM.
- ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

PROPERTY ZONING: C-2

FUTURE LAND USE: C

PROPERTY REFERENCE No.'S:
00-0S-00-9070-023-055
00-0S-00-9070-017-055
00-0S-00-9070-015-055

PROPERTY AREA: 0.625± ACRES

FLOOD MAP: FLOOD ZONE 'X', FLOOD ZONE "AE" WITH A BFE OF 7.0' MAP 12033C0390G, DATE 09-29-06

REQUIRED BUILDING FRONT YARD - 0 FT.

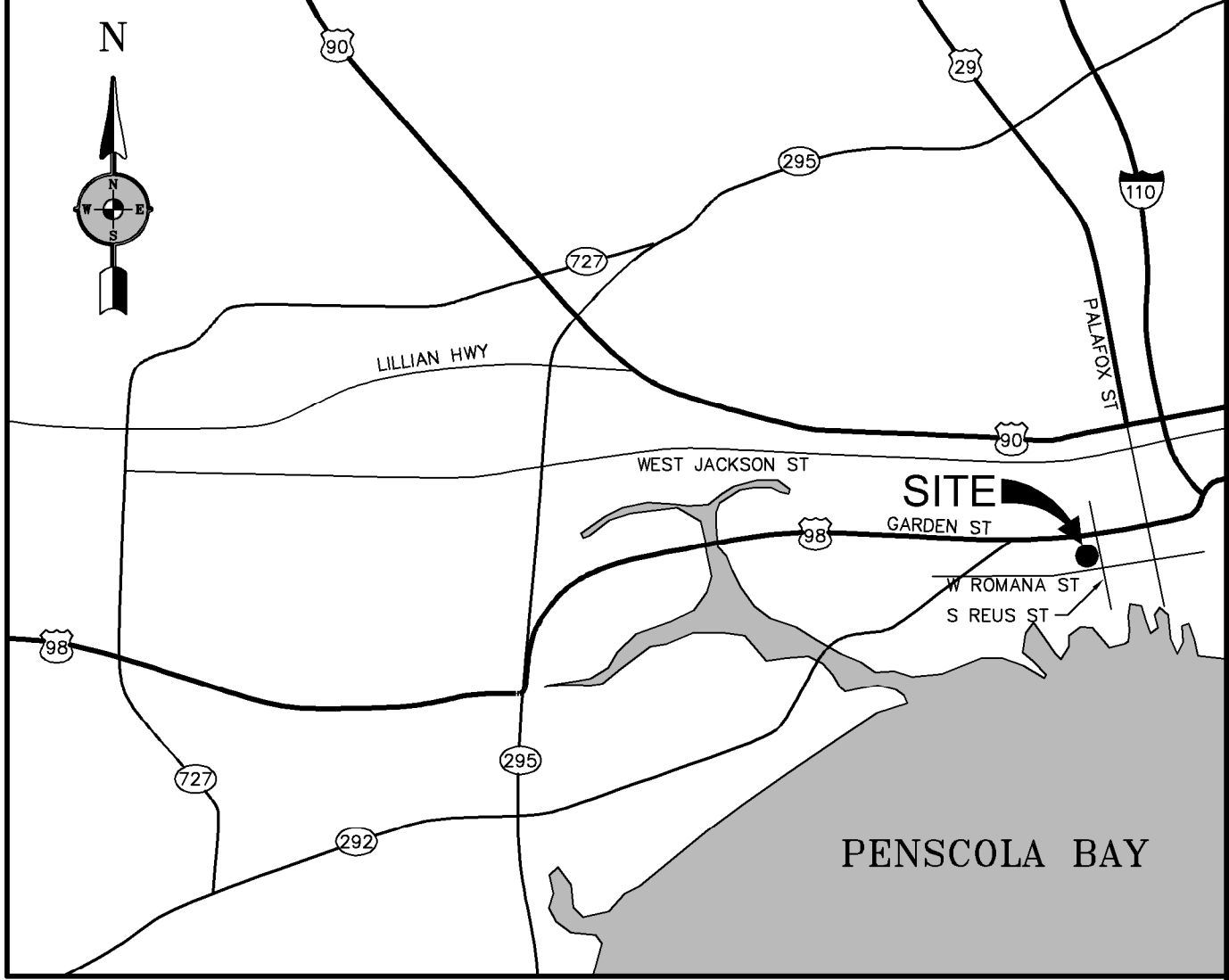
SETBACKS C2: SIDE YARD - 0 FT.
REAR YARD - 0 FT.
REQUIRED BUILDING SETBACKS DENSE BUSINESS AREA: MAXIMUM ALLOWED FRONT YARD SETBACK SHALL NOT EXCEED 10'

DENSITY: 19.2 UNITS PER ACRE

MAX. BUILDING HEIGHT: 100 FT.

No. OF PROPOSED LOTS: 12

TYPICAL LOT SIZE: 1345 S/F



VICINITY MAP

DESCRIPTION:
BEGINNING AT THE NORTH-WEST CORNER OF PARCEL A, GIRARD PLACE, PHASE I AS RECORDED IN PLAT BOOK 19, PAGE 64, IN THE OFFICE OF THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN N 09° 53' 55" W, 73.03 FEET TO A POINT;
THENCE RUN N 80° 08' 23" E, 200.33 FEET TO A POINT;
THENCE RUN N 09° 50' 43" W, 31.97 FEET TO A POINT;
THENCE RUN N 80° 09' 24" E, 120.00 FEET TO A POINT;
THENCE RUN S 09° 51' 48" E, 105.06 FEET TO A POINT;
THENCE RUN S 80° 09' 28" W, 320.30 FEET TO THE POINT OF BEGINNING.
LYING IN AND BEING A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.625 ACRES MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENT THAT DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., OWNER OF THE LAND HEREIN DESCRIBED AND PLATED HEREIN KNOWN AS GIRARD PLACE - PHASE II, HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. DEDICATING UNTO GIRARD PLACE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL 'B', AND THE 10' WIDE PRIVATE DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON FOR PURPOSES OF OPERATION AND MAINTENANCE. IN WITNESS WHEREOF, DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES
OWNER
SIGNATURE
MANAGING PARTNER

PRINT

SIGNATURE

PRINT

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
ESCAMBIA COUNTY, FLORIDA

SEAL

CITY COUNCIL CERTIFICATE:
I, ERICKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE _____ DAY OF _____, 2022, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER 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.

LESLEY D. ODOM, P.L.S. FLA. LICENSE NO: LS6520

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION 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 THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 & 5J-17.052, FLORIDA ADMINISTRATION CODE, SIGNED ON THE _____ DAY OF _____, 2022.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913



MOBILE CO.
5588 JACKSON RD, MOBILE, AL 36619
P: (251) 666-2010 F: (251) 666-1792
BALDWIN CO.
28810 HWY 90, SUITE F, DAPHNE, AL 36626
P: (251) 626-0905 F: (251) 626-7881

GIRARD PLACE, PHASE II

CITY OF PENSACOLA, FLORIDA

SUBDIVISION PLAT

DRAWN BY: JOE SURVEY DATE: 2022-01 SCALE: 1"=20'
CHECKED BY: JBO DATE: 2022/07/29 DWG: 2112-203 SUBD.DWG

SHEET NO.

1 OF 1