

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

☐ Preliminary & Final Plat Submission

Fee: \$2,000.00

Subdivision (> 4 lots)

☒ Preliminary Plat Submission

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

☐ Final Plat Submission

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

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: PAUL BATTLE

Address: 2301 N. 9TH AVE.

PENSACOLA, FL 32503

Phone: 438-0400

Fax: 438-0448

Email: PAUL B@REBOL-BATTLE.COM

Owner Information (if different from applicant)

Name: CARL SPEAR FOR SPETTO PROPERTIES

Address: 5113 N. DAVIS HWY.

PENSACOLA, FL 32503

Phone: 393-6953

Fax: _____

Email: CHSPEAR@GMAIL.COM

Property Information

Location/Address: _____

Subdivision Name: JAVELIN LANDING

of Parcels to be Subdivided: 3

Parcel ID #(s): 31-15-30-1401, 062-003, 015-003, 060-003

of Existing Lots: 3

of Proposed Lots: 30

Total Acreage: 1.87

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

Type of Subdivision: ☒ Residential* ☐ Non-Residential

[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify 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 on non-compliance with 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 Applicant Paul C. Battle
(Owner of Property or Official Representative of Owner)

Date 8/12/22

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

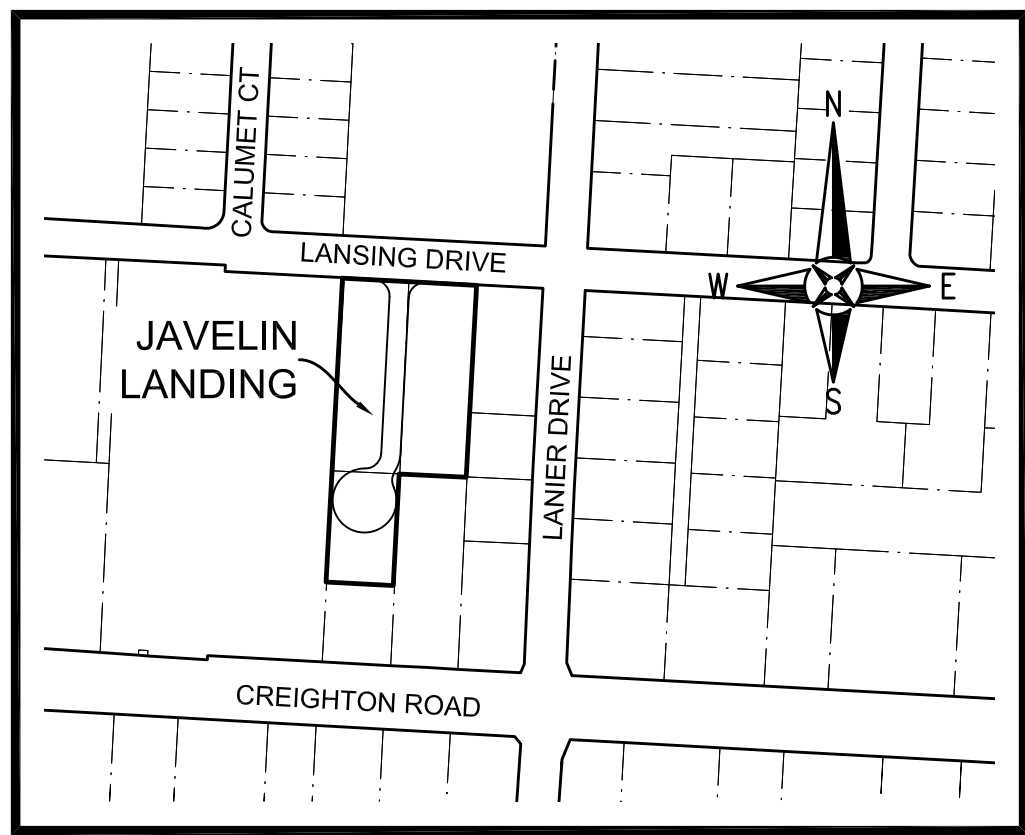
Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____



VICINITY MAP
SCALE: 1" = 300'

PRELIMINARY PLAT OF
JAVELIN LANDING
A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF THE NORTH 300' OF THE WEST 105' OF THE EAST 243' OF SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AND THE WEST 105' OF THE EAST 348' OF THE SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 82, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
AUGUST, 2022

PREPARED BY



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 LB7916

OWNER AND DEVELOPER

ANDREWS PROPERTY LLC
113 N PALAFOX ST
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

SITE INFORMATION	
PROPERTY ZONING:	COMMERCIAL (C-1) PER ORDINANCE NO.
FUTURE LAND USE:	COMMERCIAL (C) PER ORDINANCE NO.
PROPERTY REFERENCE ID:	31-15-30-1901-015-003 31-15-30-1901-002-003 APO 31-15-30-1901-008-003
PROPERTY AREA:	1.871 ACRES
FLOOD MAP & ZONE:	ZONE "X" MAP 12033C0380G, DATED 09-29-06
EXISTING BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 0 FEET REAR YARD - 0 FEET
PROPOSED BUILDING SETBACKS:	FRONT YARD - 20 FEET SIDE YARD - 0 FEET REAR YARD - 12 FEET
MAXIMUM DENSITY:	35 UNITS PER ACRE
MAX. BUILDING HEIGHT:	45 FEET
No. OF PROPOSED LOTS:	30
TYPICAL LOT WIDTH:	20 FEET
AVERAGE LOT AREA:	1,723 SQUARE FEET

DESCRIPTION: (PREPARED BY REBOL-BATTLE AND ASSOCIATES, INC.)

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R/W) LINE OF LANIER DRIVE (66' PUBLIC R/W) AND THE SOUTH R/W LINE OF LANSING DRIVE (66' PUBLIC R/W); THENCE PROCEED NORTH 86°57'06" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 105.71 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE, PROCEED SOUTH 03°06'39" WEST FOR A DISTANCE OF 300.13 FEET; THENCE PROCEED NORTH 87°22'00" WEST FOR A DISTANCE OF 104.77 FEET; THENCE PROCEED SOUTH 03°04'28" WEST FOR A DISTANCE OF 174.45 FEET; THENCE PROCEED NORTH 86°54'42" WEST FOR A DISTANCE OF 104.99 FEET; THENCE PROCEED NORTH 03°05'18" EAST FOR A DISTANCE OF 475.27 FEET TO THE AFOREMENTIONED SOUTH R/W LINE OF LANSING DRIVE; THENCE PROCEED SOUTH 86°57'06" EAST FOR A DISTANCE OF 209.83 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.87 ACRES MORE OR LESS.

GENERAL NOTES:

- 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 2010.0000) HAVING A BEARING OF SOUTH 86 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY(R/W) LINE OF LANSING DRIVE (66' PUBLIC R/W); 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY SURVEY OF AN EASTERLY ABUTTING PARCEL AS PREPARED BY THIS FIRM, PROJECT NUMBER 2020.081, DATED 6/10/2020; COPY OF THE RECORD PLAT OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS, SECTION NO. 48013-2507, SR 742 (CREIGHTON ROAD) FROM SR 291 (DAVIS HIGHWAY) TO SR 289 (NINTH AVENUE), REVISED 08/17/2011; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-11-E04V HAVING A PUBLISHED ELEVATION OF 110.19 FEET (LOCATED VIA RBA PROJECT NO. 2017.208).
- 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 12033C0380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT 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.
- GRAPHIC SYMBOLISM 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.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

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 SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED _____
LESLIE D. ODOM, P.S.M. No. 6520

DATE _____

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

