

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
Inspection Svcs	No comments.
ESP	No comments.
ECUA	This proposed development 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). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	No comments.
Surveyor	See attached.
Planning	See attached.



MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Public Works - Engineering and Construction Services

DATE: 8/25/2022

SUBJ: Girard Place Phase II – Preliminary Plat

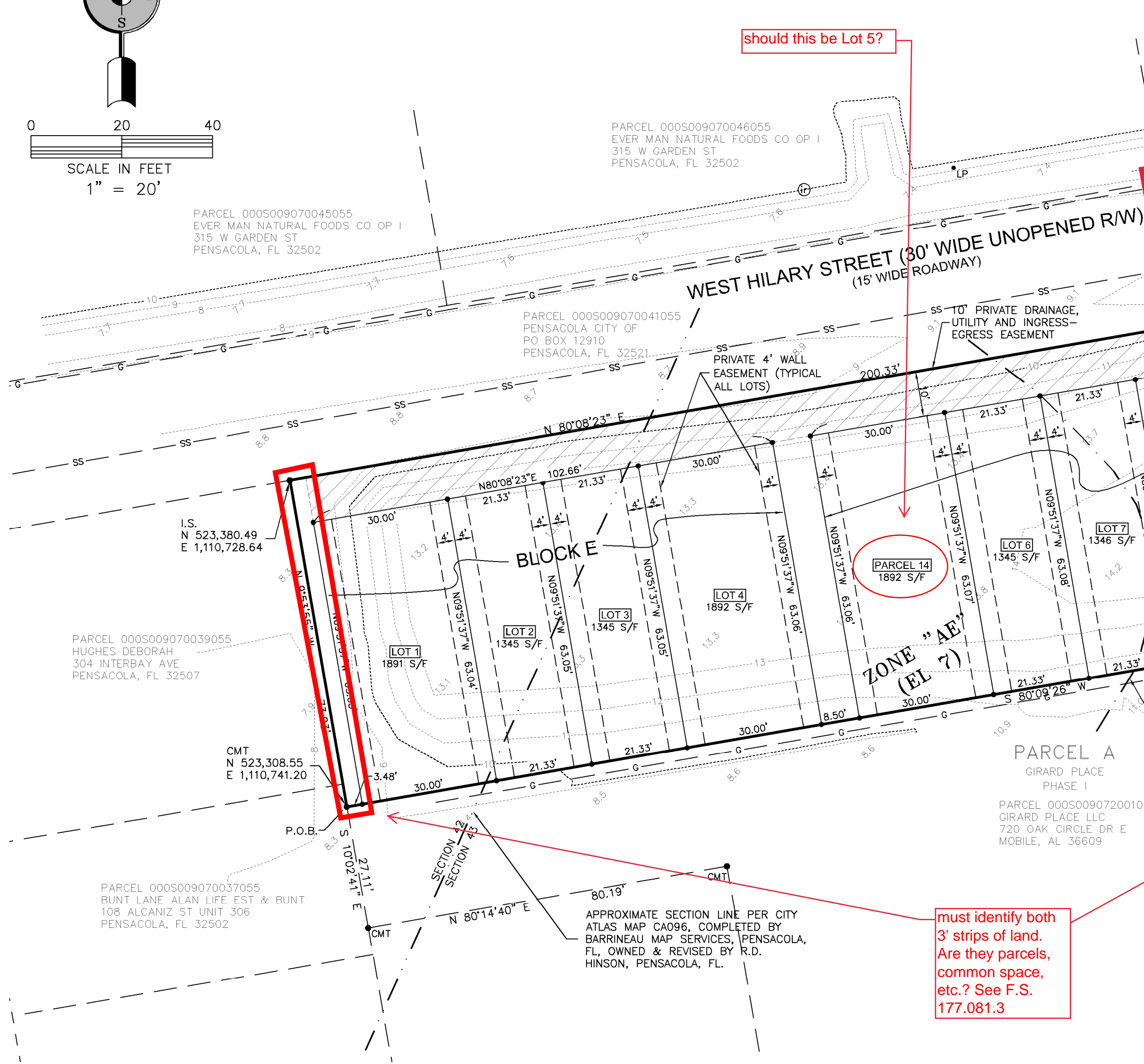
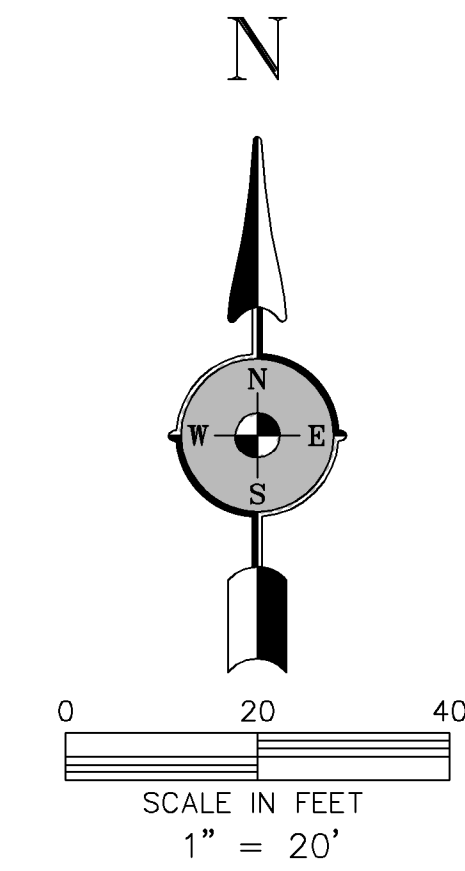
The following comments from the Public Works and Engineering Division are regarding completeness of the Girard Place Phase II subdivision.

City surveying notes the following:

1. Identify 3' strips of land on either end of the development.
2. Delete number 7 in the general notes.
3. Provide title opinion and show City easement on Parcel B.
4. Dedication: Address ownership scenario of Parcel B and drainage easement if homeowners association, successors, and assigns dissolve.
5. Should Parcel 14 say Lot 5?

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

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



should this be Lot 5?

must provide title
opinion per F.S.
Chapter 177.041

must show City of
Pensacola
easement per 2007
deed, see Bk 6221,
Pg 1065, see F.S.
Chapter 177.031.16

must identify both
3' strips of land.
Are they parcels,
common space,
etc.? See F.S.
177.081.3

what happens to the ownership of Parcel B and
the Drainage Esmt "IF" the home owners
association, successors, assigns dissolves? See
F.S. Chapter 177.031.7a Definition of Easement
and ownership.

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 SUPERSIDE 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.

delete statement

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.

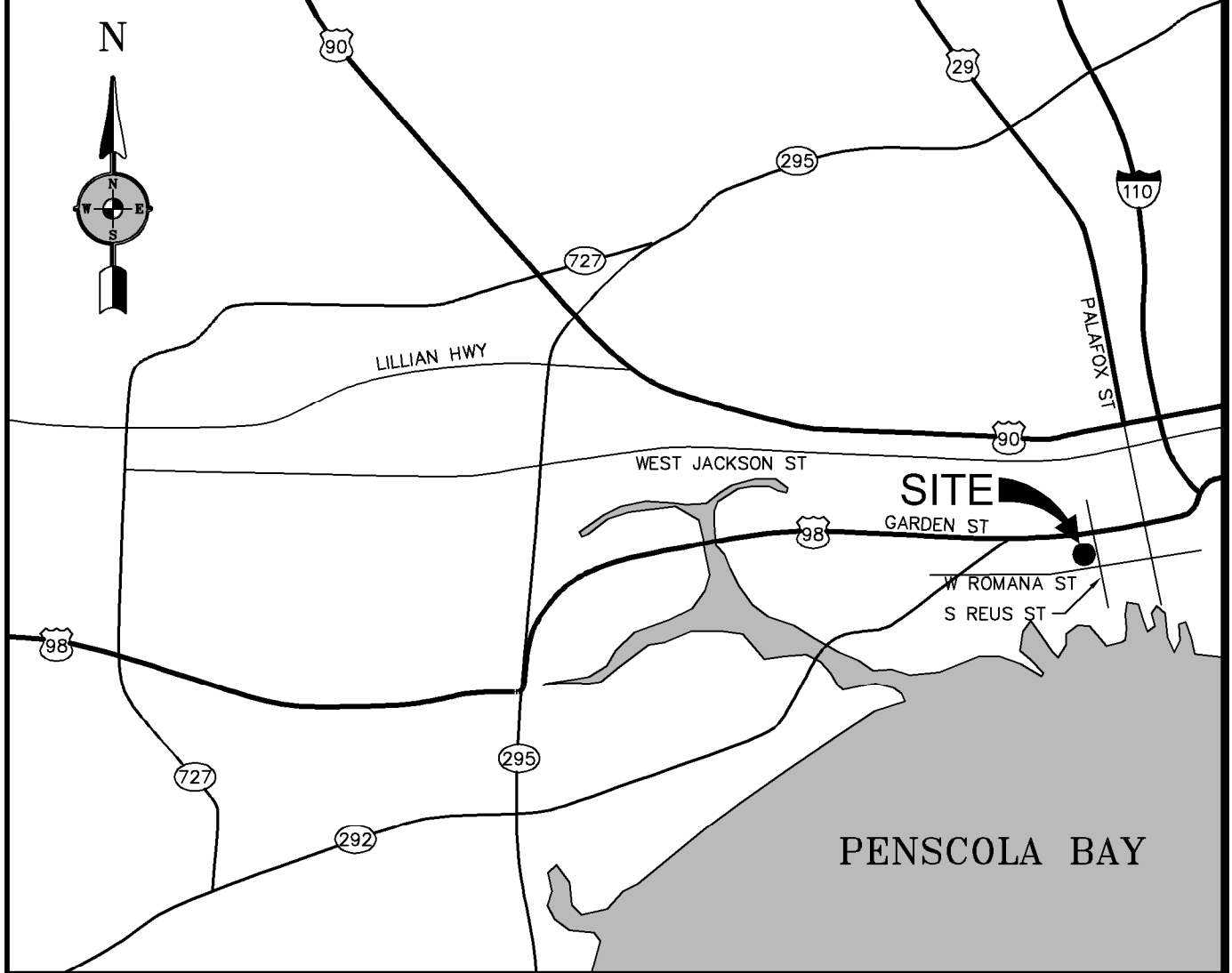
REQUIRED BUILDING SETBACKS DENSE BUSINESS AREA: MAXIMUM ALLOWED FRONT YARD SETBACK SHALL NOT EXCEED 10'

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
SIGNATURE
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 36526
P: (251) 626-0905 F: (251) 626-7841
E: info@polysurveying.com Website: www.polysurveying.com

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

***Planning Services Division
Zoning Review***

SUBDIVISION: GIRARD PLACE PH 2 – PRELIMINARY PLAT

Address: 302 W ROMANA STREET
Zoning: C-2 / GCD / DBA
Reviewed: 08/25/2022

1. Please add the following to the "SITE INFORMATION":
 1. This property is located within the Governmental Center District as well as the Dense Business Area.
 2. All development shall be subject to an aesthetic review by the City's Architectural Review Board (ARB).
2. Revise the setback data to the following:

Required Setbacks: Front Yard = 0.0' MINIMUM – 10' MAXIMUM
Rear Yard = 0.0'
Side Yard = 0.0'
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.