

# CROWN COVE

A SITE SPECIFIC DEVELOPMENT OF A PORTION OF BLOCK  
7, OLD CITY TRACT, CITY OF PENSACOLA, FLORIDA

OWNER & DEVELOPER  
PENSACOLA HISTORICAL PROPERTIES, INC.

PREPARED BY  
C.H. OVERMAN, C.E. & ASSOC., INC.  
210 SO. ALCAHIE STREET  
PENSACOLA, FLORIDA

SCALE: 1" = 20'

DATE: OCTOBER, 1980

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PENSACOLA HISTORICAL PROPERTIES, INCORPORATED A FLORIDA CORPORATION, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREON, HEREBY DEDICATE TO THE CITY OF PENSACOLA, THE UTILITY EASEMENT AS DESIGNATED ON THIS PLAT FOR MAINTENANCE OF THE SANITARY SEWER AND WATER SYSTEMS AND APPURTENANCES.

*[Signature]*  
WITNESS

*[Signature]*  
PRESIDENT

*[Signature]*  
WITNESS

*[Signature]*  
SECRETARY

## STATE OF FLORIDA, COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED PERSONALLY APPEARED DAVID S. DODSON, PRESIDENT, AND BRADY D. DODSON, SECRETARY, RESPECTIVELY OF PENSACOLA HISTORICAL PROPERTIES, INCORPORATED, KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF OCTOBER, 1980.

*[Signature]*  
NOTARY PUBLIC, STATE OF FLORIDA  
MY NOTARY COMMISSION EXPIRES: AUG. 16, 1985

## COUNTY COMPTROLLER, ESCAMBIA COUNTY

I, J. A. FLOWERS, COUNTY COMPTROLLER OF ESCAMBIA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT (CHAPTER 173, FLORIDA STATUTES) AND THE SAME WAS FILED FOR RECORD ON THE 17th DAY OF November, 1980, AND WAS FILED IN PLAT BOOK 11 PAGE 13.

*[Signature]*  
COMPTROLLER, ESCAMBIA COUNTY, FLORIDA

## APPROVAL OF COUNCIL OF CITY OF PENSACOLA

I, PAULINE JONES, CITY CLERK OF THE CITY OF PENSACOLA, HEREBY CERTIFY THAT THE WITHIN PLAT, BEING PRESENTED TO THE CITY COUNCIL OF SAID CITY AT A MEETING HELD ON THE 20th DAY OF October, 1980, WAS APPROVED BY SAID COUNCIL.

*[Signature]*  
CITY CLERK, CITY OF PENSACOLA, FLORIDA

## SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND HEREON DESCRIBED AND WAS SURVEYED UNDER MY PERSONAL DIRECTION AND SUPERVISION; THAT THIS SURVEY COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS (INDICATED P.R.M.) HAVE BEEN PLACED AS REQUIRED; THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN; THAT THE SCALES (1) MEANS FEET OR MINUTES; THAT THE SIGNS (S) MEANS DEGREES; THAT UNLESS OTHERWISE INDICATED (N.P.) SIDE LOT LINES ARE PERPENDICULAR TO THE STREET LINES OR RADIAL TO THE CURVED STREET LINES.

*[Signature]*  
REGISTERED FLORIDA LAND SURVEYOR #475

PROPOSED  
ORDINANCE NO. 49-80

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING ARTICLE I - SECTION 3 - DISTRICTS; BOUNDARIES; ZONING MAP - OF ORDINANCE NO. 31-65, PASSED JUNE 24, 1965 AND AMENDING THE ZONING MAP OF PENSACOLA, FLORIDA AND ALL NOTATIONS, REFERENCES AND OTHER INFORMATION SHOWN THEREON AND MADE A PART OF SAID ORDINANCE; AMENDING THE ZONING OF CERTAIN PROPERTY TO SITE SPECIFIC ZONING; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a Public Hearing was held on August 28, 1980 as to the following proposed amendment to the Zoning Ordinance of the City of Pensacola, as hereinafter set forth; and

WHEREAS, the City Council of the City of Pensacola adopted site specific zoning by the passage of Ordinance No. 2-79 with certain subsequent amendments thereto; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That Article I - Section 3 - Districts; Boundaries; Zoning Map - of Ordinance No. 31-65, passed June 24, 1965 by the City Council of the City of Pensacola, Florida, and the Zoning Map of Pensacola, Florida, and all notations, references and information shown thereon be, and the same is hereby amended so that the following described real property in the City of Pensacola, Florida, to-wit:

That portion of Block 7, Old City Tract, City of Pensacola, Escambia County, Florida, according to map of said City, copyrighted by Thomas C. Watson and Co. in 1906, described as follows:

Beginning at the Northwest corner of said block; thence North 78°45'00" East along the North line of said block, a distance of 210.88 feet; thence South 11°13'40" East, 34.33 feet; thence South 40°54'52" East, 71.63 feet to the North right-of-way line of Bayfront Parkway; thence Southwesterly along said right-of-way begin a curve to the left, having a radius of 1713.12 feet, and a chord bearing of South 67°40'02" West, a chord distance of 295.52 feet to the East right-of-way

SECTION 3. This Ordinance shall take effect immediately upon its passage by the City Council and shall be published as required by law.

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

Legal in form and valid if  
enacted:

\_\_\_\_\_  
City Attorney

MEMO TO: Mr. Clyde Touart, Acting Inspection Superintendent

FROM: Peter DeVries, Dir. Community Design & Planning

DATE: July 27, 1983

SUBJ: Crown Cove SSD

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The final SSD plan of Crown Cove was approved by City Council on Oct. 10, 1980. It was not specified on this final plan as to the exact side yard requirements for each structure. These dimensions were omitted on the plat in order to give the developer flexibility in locating the dwelling units on the lots.

In the deed restrictions submitted to the Planning Board by the developer and approved by the Board, it is specified that there will be a minimum of 6' clearance between structures, excluding fireplaces and exterior steps (see attached). Based on this approved yard requirement, it is recommended that we require a minimum of 3' between a structure and the side property line.

If you have any questions, please see me.

PDV:bc

THE CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING

THURSDAY AUGUST 28, 1980 - 7:30 P. M.

COUNCIL CHAMBER - CITY HALL

AMENDMENT TO ZONING ORDINANCE

NOTICE IS HEREBY GIVEN that the CITY COUNCIL of the City of Pensacola will hold and conduct a PUBLIC HEARING on August 28, 1980 at 7:30 p. m. to hear proponents and opponents to an amendment to Chapter 164, Zoning, Code of Ordinances of the City of Pensacola, which proposal is as follows:

TO REZONE TO SITE SPECIFIC DEVELOPMENT  
CROWN COVE TOWNHOUSE DEVELOPMENT.

*Property is located East of 8th Avenue,  
North of Bayfront Parkway, and South of  
Government Street.*

*Request was made by Pensacola Historical Properties, Inc.*

Interested parties are hereby notified to be present at the above designated hearing to register their objections or consent. Petitions for or against the request should be presented to the Office of the City Clerk at least two days prior to the public hearing on forms available in the City Clerk's office.

By direction of the City Council

Pauline Johns  
City Clerk

# COMMITTEE MEMORANDUM

*Gen. Govt. Mtg. 7/21/80*

COMMITTEE: General Government Committee

DATE: July 18, 1980

SUBJECT: Preliminary Site Specific Development -  
Crown Cove

## Background:

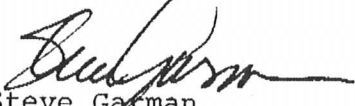
The City Planning Board has reviewed the preliminary site specific development plan of Crown Cove, consisting of thirteen (13) single family townhouses with (5) of the units to be available for joint commercial-residential use. This development plan was submitted by Nichol Engineering for Pensacola Historical Properties, Inc., and is located south of Government Street, east of 8th Avenue and north of Bayfront Parkway.

Mr. Dodson has received approval from the Architectural Review Board on the architectural style of the townhomes to be built. The Planning staff feels that residential use of this property will be a positive asset to the Historical District and the Central Business District. City staff has approved the preliminary plat and recommends that it include a one (1) foot non-access easement along Bayfront Parkway.

## Recommendation:

After reviewing this preliminary site specific development plan of Crown Cove, the Planning Board unanimously recommends that the plan be approved and the required public hearing be held by City Council. It is recommended that City Council concur with the Planning Board's recommendation and call for the required public hearing.

Respectfully submitted,

  
Steve Garman  
City Manager

Attachment

City of  
Pensacola





ADDITIONAL INFORMATION TO RECIPIENTS  
OF PUBLIC HEARING NOTICES

The enclosed items of correspondence were mailed to all property owners within a 500-foot radius of the area which the City has been requested to rezone.

Should you desire to submit a petition in opposition to the proposed zoning change, the petition should be signed by other owners of property within the 500-foot area only. If 20 percent or more of those property owners within the 500-foot area oppose the proposed zoning change, the City Council may approve the change only with 8 votes or more (out of 10). Although anyone may sign the petition, only those property owners within the 500-foot radius will count in tabulating the percentage opposed to the change. Should you desire to circulate a petition, the appropriate petition form should be obtained from the City Clerk's office.

Copies of the list of property owners within the 500-foot radius are also available at no cost in the City Clerk's office, second floor, City Hall. The list of property owners notified is complete to the best of our knowledge and is based on information contained in the Escambia County property records.

Pauline Johns  
City Clerk

7/2/80

Pete,

Re: Crown Cove (Site Specific Development)

David Dodson said he would provide us with a narrative as stated in the Zoning Ordinance, Site Specific Section, pp. 117-118.

Using the Site Specific Guidelines, as adopted by Council, to critique I have the following comments:

- 1) Land Use Compatibility - since we are trying to encourage residential in the Historic District this is very desirable.

- 2) Carrying Capacities of Facilities serving the site:

- a) Utilities - The Utility Department has approved. This is out of the flood plain, plus will be elevated.

- b) Streets & Traffic - Ramsey said there needs to be a 1' non-access easement along the Bayfront Parkway section.

I think there should be a small sign(s) perhaps on the brick gates of this project on Government St. stating no entrance so the one-way traffic flow is easily identifiable.

Is there a required setback from Bayfront Parkway? One unit is only about 27' or 28' from the Bayfront Parkway curb. *60' from CL*

- c) Fire Protection - fire trucks should be able to get into the development. The gateway is 15' wide.

- d) Solid Waste - Developer is proposing a garbage bin with access gate rather than a large dumpster. I will talk to Tom Royster, but this would be easier than picking up from each individual homeowner.

- 3) Carrying Capacity of the Site (Intensity Criteria) - I need the total gross amounts of floor area, open space, recreation space, and number of total and occupant car spaces. *David said he will supply this as his narrative.*

- 4) Fiscal Impact - Beneficial development.

- 5) Site and Architectural Design and Aesthetic Features:

- a) Site Design & Orientation - This will have a nice view to the Bay.



Section 6. A-1 Title Opinion: See attached letter from Lawyer's Title.

Section 6. A-2 Compatible Relationship:

The property in question is vacant with numerous oak trees and cabbage palms. The east boundary is a vacant office building formerly used by Hart Realty, which has recently been sold to out of town investors to be used as an office building. There are no other structures or other property owners on the block. Across Government Street, the north boundary, are several vacant lots and condemned wood structures. Across the west boundary, 8th Avenue, are located Old City Needle Works; a small, frame office building; and a vacant lot. The south boundary is Bayfront Parkway and Pensacola Bay. Although the property in question is zoned HC-1, the present demand for intown housing indicates the better use of the property would be for residential and residential/business combination. Therefore, we intend to set this project up to maximize residential demand as well as maintain the option for one to utilize the business location along Government Street in conjunction with a residence.

Out of the total 13 lots proposed, 8 lots will front on Bayfront with access via a private rear drive that will pierce the center of the development. The 8 lots, approximately 32'x 80', will be used for residential purposes only. The remaining 5 lots along Government Street will be set up for residential use, but with the option to use no more than 60% of the total square footage of a new structure for a (business venture) acceptable to the developer. With this kind of arrangement, the residential/business lots, while not effecting the lots along Bayfront, will offer a kind of elastic compatibility for what is eventually built across the street. And, of course, the use of the lots is compatible with the businesses on the west boundary since they are already located in a mixed block of residential and businesses.

Section 6. A-3 Physical Characteristics:

The development will be set up as a city block perhaps looked in Pensacola during the British Period 1763-1781. While everyone recognizes the Spanish influence on Pensacola, the British had perhaps a greater influence upon the physical appearance of colonial Pensacola, especially architecturally. Therefore, the development will be oriented architecturally to reflect a more British style of Gulf Coast-Carribean with Spanish, American, and Victorian elements that blend the project in with the 1890's atmosphere of the Seville Square Historic District. The Historic Pensacola Preservation Board has already approved the development in concept, and of course, the Architectural Review Board will oversee final building design.

The total acreage of the project is approximately one acre, which with 13 structures makes the density 13 units per acre. With each structure planned to have about 800 square feet on the ground floor, the total open area versus structure-occupied area is about four to one. Common open space will be kept to a minimum to minimize common maintenance expenses and will only include the 18' common drive, entrance gate columns and lights.

The minimum floor area will be 1000 sq. ft., but it is projected that the average minimum square footage will be around 1600. The height of the structures will vary according to each specific building, but it is believed that 40' will be the maximum height. Yard and spacing requirements will vary from lot to lot according to the specific architectural design of each structure built, but there will be a minimum of 6' clearance between structures excluding fireplaces and exterior steps. Those buildings facing Bayfront will be located no closer than 60' of the center line of Bayfront Parkway. Each lot will be required to have at least two on-site parking spaces. Rear yards will vary but each lot will typically have parking and a courtyard which will basically dictate a rear yard of about 15-20 feet.

#### Section 6. A-4 Assurances:

The development will be governed by a non-profit owners' association, similar to the one set up for The Intendent town-home development, also in the Seville Historic District. All common elements such as the private drive, gates and gate lights, common planters, etc., as well as insurance liability will be taken care of through a small assessment administered by the Crown Cove Owners' Association.

#### Section 6. A-5 Development Schedule:

The actual lot development for Crown Cove will take about 60 days from final plat approval. It is hoped that by mid-fall actual construction of dwellings could begin, with the development totally completed within two years.

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- b) Architectural Design - This will have to be approved by the Architectural Review Board. Also the developer plans 6' patio fences plus a 4' picket type fence along the property line.
  - c) Developer has indicated he will be able to save the existing trees on the property.

TV:bc

Tom V.