



City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Full Board Review**

Application Date: 3/26/21

Project Address: 307 S. Reus Street, Pensacola, FL
Applicant: Stephen Simpson
Applicant's Address: 36 Port Royal Way, Pensacola, FL. 32502
Email: s2@s2groups.com **Phone:** 850-384-0911
Property Owner: S2 Investments, LLC

District: ☐ PHD ☐ NHPD ☐ OEHPD ☐ PHBD ☒ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

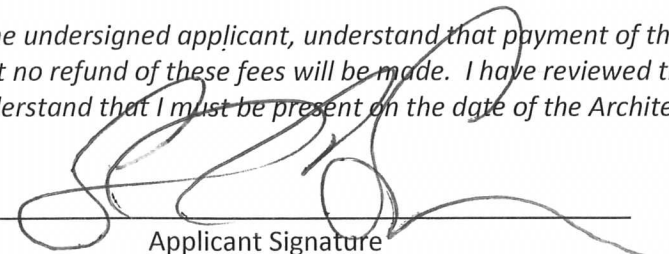
- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Applicant seeks approval for demolition of one-story, non-contributing building in order to develop a multi-family project.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


 Applicant Signature

3/26/21
 Date



MERRILL PARKER SHAW, INC.

4928 N. DAVIS HWY
PENSACOLA, FL 32503

PROFESSIONAL SURVEYING SERVICES

PH: (850) 478-4823
FAX: (850) 478-4924



PREPARED FOR: GEOFF NAGEL

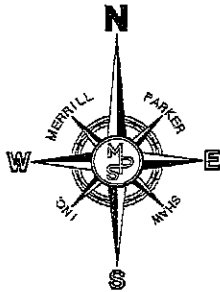
REQUESTED BY: BERKSHIRE HATHAWAY / BILLY LOVELACE

JOB NO.: 16-8227-S-1

DATE: JANUARY 26, 2016

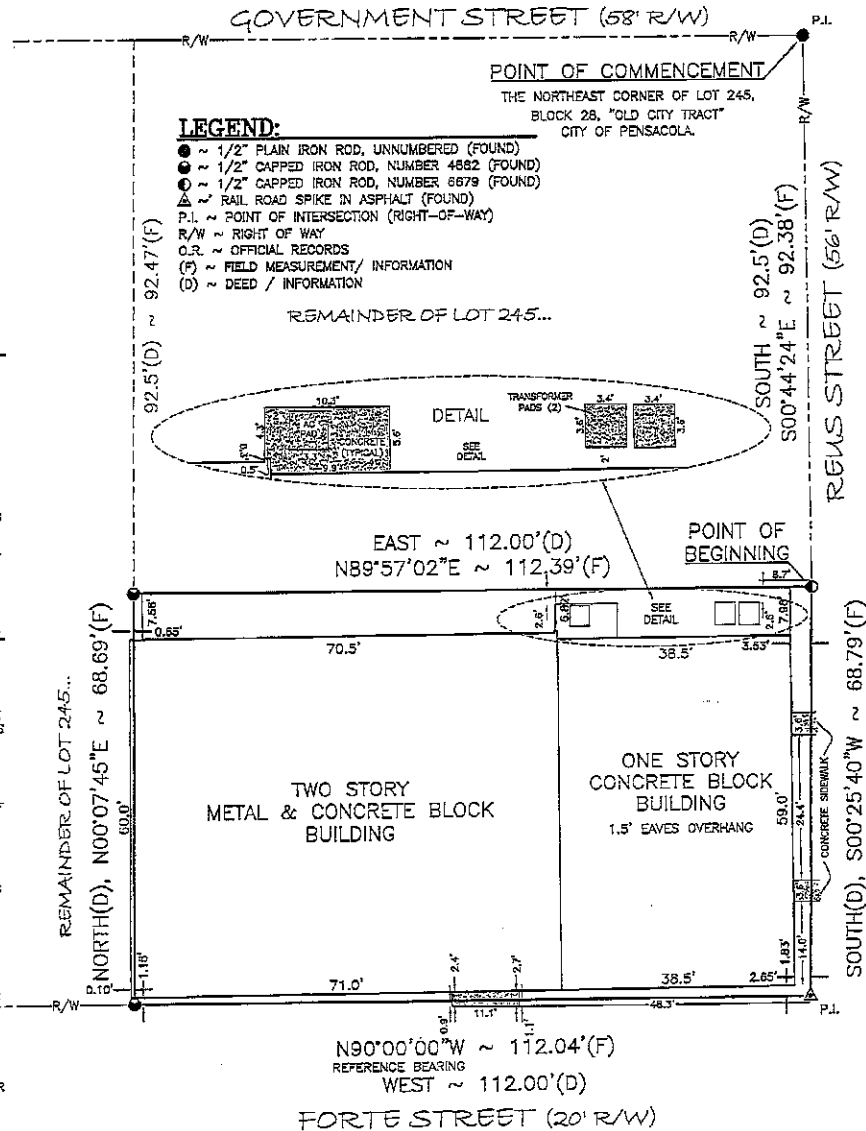
PROPERTY ADDRESS: 307 S. REUS ST.

SCALE: 1" = 20'



SURVEYOR'S NOTES:

- 1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF FORTE STREET (40' R/W), THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.
- 2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD; THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906; AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.



DESCRIPTION: (AS PROVIDED BY CLIENT)

BEGIN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOVERNMENT & REUS STREETS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 245, OLD CITY OF PENSACOLA; THENCE SOUTH ALONG WEST LINE OF REUS STREET 92.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG WEST LINE OF REUS STREET TO THE NORTH LINE OF FORTE STREET; THENCE WEST ALONG NORTH LINE OF FORTE STREET 112.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF REUS STREET TO A POINT WHICH IS 92.5 FEET SOUTH OF THE SOUTH LINE OF GOVERNMENT STREET; THENCE EAST 112.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN LOT 245, BLOCK 28, OLD CITY TRACT, CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

CERTIFIED TO:

GEOFF NAGEL
WHIBBS & STONE, P.A.
CHICAGO TITLE INSURANCE COMPANY
SERVIS FIRST BANK

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

'BOUNDARY SURVEY'

SHEET 1 OF 1

MEASUREMENTS MADE TO UNITED STATES STANDARDS

COPYRIGHT © 2016 BY MERRILL PARKER SHAW, INC.
P.L.C. DK DRAFTED: RDD, TYPED: RDD, CHECKED: RDD

DESCRIPTION: SEE ABOVE

AS PER THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED N/A BOOK N/A, PAGE N/A *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 1/19/16 FIELD BOOK: 312, PG. 76

MERRILL PARKER SHAW, INC.

CORPORATION NUMBER 7174

REVISIONS:

E. Wayne Parker DATE: 1/28/16

E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3663 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA PROFESSIONAL
LAND SURVEYOR











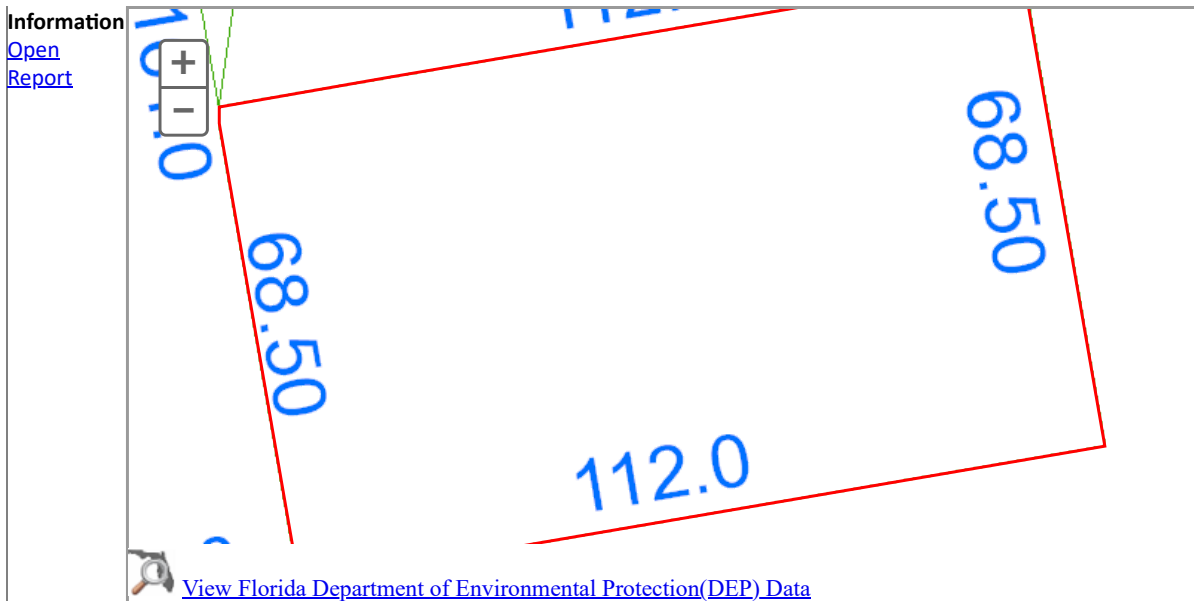


Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information Reference: 000S009001001245 Account: 130438000 Owners: S2 INVESTMENT GROUP LLC Mail: 36 PORT ROYAL WAY PENSACOLA, FL 32502 Situs: 307 S REUS ST 32502 Use Code: WAREHOUSE, DISTRIBUT Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$101,920</td> <td>\$274,488</td> <td>\$376,408</td> <td>\$376,408</td> </tr> <tr> <td>2019</td> <td>\$101,920</td> <td>\$256,994</td> <td>\$358,914</td> <td>\$358,914</td> </tr> <tr> <td>2018</td> <td>\$101,920</td> <td>\$228,036</td> <td>\$329,956</td> <td>\$329,956</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator Report Storm Damage Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2020	\$101,920	\$274,488	\$376,408	\$376,408	2019	\$101,920	\$256,994	\$358,914	\$358,914	2018	\$101,920	\$228,036	\$329,956	\$329,956																																																																												
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Information

[Open](#)
[Report](#)

Buildings

Address:307 S REUS ST, Year Built: 1970, Effective Year: 1990, PA Building ID#: 17213

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-CONCRETE BLOCK

EXTERIOR WALL-METAL-MODULAR

FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-8

NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-STEEL TRUSS/FRM

STORY HEIGHT-16

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 6600 Total SF

BASE AREA - 4200

OFFICE GOOD - 2400

60

70

70

60

40

40

60

BAS

OFFG

Images



2/23/18

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.