



# City of Pensacola

## Planning Board

### Agenda - Final

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Tuesday, March 14, 2023, 2:00 PM

Hagler-Mason Conference Room,  
2nd Floor

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#### QUORUM / CALL TO ORDER

#### APPROVAL OF MEETING MINUTES

1. [23-00222](#) PLANNING BOARD MEETING MINUTES FOR FEBRUARY 14, 2023

*Attachments:* [Planning Board Minutes February 14, 2023](#)

#### REQUESTS

2. [23-00169](#) REQUEST FOR FINAL PLAT APPROVAL - GIRARD PLACE PHASE II  
302 W. ROMANA STREET / ZONE C-2

*Attachments:* [Images](#)  
[Application Packet 3.2.2023](#)  
[Review Comments](#)  
[January 2023 Plans and Meeting Minutes](#)  
[Sec. 12-7-3 Procedure for subdivision approval](#)

3. [23-00223](#) REQUEST FOR FINAL PLAT APPROVAL - MAIN STREET CROSSINGS  
555 S. 'G' STREET / ZONE C-3

*Attachments:* [Images](#)  
[Application Packet 3.7.2023](#)  
[Review Comments](#)  
[December 2022 Plans and Meeting Minutes](#)  
[Sec. 12-7-3 Procedure for subdivision approval](#)

#### OPEN FORUM

#### DISCUSSION

#### ADJOURNMENT

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.*

**ADA Statement**

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*

*If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 23-00222

Planning Board

3/14/2023

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**TO:** Planning Board Members

**FROM:** Gregg Harding, Assistant Planning & Zoning Division Manager

**DATE:** 3/7/2023

**CITY COUNCIL DISTRICT:** ALL

**SUBJECT:**

Planning Board Meeting Minutes for February 14, 2023



## **MINUTES OF THE PLANNING BOARD**

**February 14, 2023**

**MEMBERS PRESENT:** Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Villegas, Board Member Powell

**MEMBERS ABSENT:** Board Member Sampson, Board Member Van Hoose

**STAFF PRESENT:** Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, City Attorney Lindsay, Deputy City Administrator Forte, Help Desk Technician Russo, Development Services Director Morris, Executive Assistant Chwastyk

**STAFF VIRTUAL:** Development Services Coordinator Statler

**OTHERS PRESENT:** Tosh Belsinger

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from January 10, 2023
- **New Business:**
- Request for License to Use City Right of Way – 36 E. Garden Street – District 6
- Open Forum
- Discussion
- Adjournment

### **Call to Order / Quorum Present**

Chairperson Paul Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** – Vice Chairperson Larson made a motion to approve the January 10, 2023, minutes, seconded by Board Member Villegas, and it carried 5:0.

**New Business –**

**Request for License to Use City Right of Way – 36 E. Garden Street – District 6**

Assistant Planning & Zoning Manager Harding introduced the request made by 90 E. Garden Street LLC for a License to Use the city's Right of Way along Jefferson Street only since Garden Street is maintained by the Florida Department of Transportation (FDOT). The purpose for the application is to allow for the construction of an awning overhang to extend over a future outdoor dining area measuring 113ft by 4 inches long, 10ft by 3 inches wide. Main comments by staff pertained to keeping a five-foot clearance for compliance with the Americans with Disabilities Act, the site plan demonstrating ADA compliance is included in the packet that was routed to various city departments and utility providers. The item was noticed properly with post cards to individuals within a 300ft radius. The overall project was approved by the Architectural Review Board (ARB) in November 2021. Tosh Belsinger with Catalyst HRE, property owner and developer for this project where Union Public House will be located, spoke on this item. Chairperson Ritz stated he appreciates this continuation of the improvements being made on the street scape. Mr. Belsinger informed the board that from the onset of the Jefferson Street Road diet, they have shared plans with the city and staff and that there's an arrangement with the city on the road diet project including City funding for this project. Mr. Belsinger mentioned they are working in the area as of now, but the sidewalk will be back as it was from the road diet project. Board Member Grundhoefer inquired if they were making improvements in the 10 foot right of way without city funding, Mr. Belsinger answered yes. Assistant Planning & Zoning Manager, Harding informed the board that the awnings have always been shown on the renderings, it was approved by ARB as a conceptual plan and as a demolition request for what was there, and that the developers have always been transparent with their intentions for the area. Mr. Belsinger stated the awning on Garden Street was included in the drawing because the FDOT required a city approval of the awning, they wanted to make sure the city and the ARB approved it. Chairperson Ritz asked what materials were used, the columns are steel and the awning metal, all materials used were approved by the ARB. There will be furniture under the awning within the column line to allow for foot traffic. Chairperson Ritz confirmed with staff that an LTU is a license to use, a license to use the property but the property still belongs to the city, Assistant Planning & Zoning Manager Harding confirmed that and added the applicant would pay a yearly fee to maintain the LTU and they would be in charge of maintaining the space, but it will remain city property. Chairperson Ritz stated if they paid the fee, it would go on in perpetuity, staff confirmed that. Assistant Planning & Zoning Manager Harding added that as part of the application, they are required to hold insurance for that area. Board Member Villegas inquired as to how they would deal with heavy rainfall since there are no downspouts, Mr. Belsinger replied that there is a tall parapet on the top of the building where a 100% of the water will be captured within the parapet and brought down in downspouts. The awning along the westside of the building, that small portion will drop off onto the sidewalk below like what they have along Palafox. Board Member Powell wanted to confirm where the ADA compliance was in reference to the rendering, Mr. Belsinger stated the ADA compliance was on the westside of the building and pointed it out on the drawings the board members were viewing. Assistant Planning & Zoning Manager Harding stated there was an abbreviated review through the ARB to approve the post to be completely solid without a cap, that was intended for safety, and it was approved based on that design being further down Jefferson and Palafox making it consistent with

the area and similar to that of Cabaret on Jefferson Street. Mr. Belsinger stated they have an LTU on Garden Street, that LTU is with FDOT since it is an FDOT right of way. Assistant Planning & Zoning Manager Harding stated the city typically doesn't weigh in on FDOT LTU's however the process has changed and now the city does look at them and they had no issue with the LTU with FDOT. Chairperson Ritz confirmed this would go before City council on March 23<sup>rd</sup> and only one reading. Board Member Grundhoefer asked if constructed had started and the answer was yes. Assistant Planning & Zoning Manager Harding added that there's a hold on the permit and the LTU has to be approved by city council for this project to be issued a certificate of occupancy. Board Member Grundhoefer asked why this was just now coming before Planning Board, Mr. Belsinger answered they were making sure they had all the appropriate materials in front of the board and that took some time. He also stated that city staff was kind enough to allow them to commence construction on the building while they addressed this. **Board Member Grundhoefer made a motion to approve, seconded by Board Member Villegas and it carried 5:0.**

**Open Forum – none**

**Discussion – Chairperson Ritz stated that with the new mayor in place, there is a desire to adjust, edit or alter the land development code. Planning & Zoning Manager Cannon mentioned there would be a future discussion regarding food truck courts and a discussion ensued regarding food truck courts and where they would be placed. Planning & Zoning Manager Cannon stated there would be an assessment of the current LDC to include a possible rewrite and update of the LDC.**

**Adjournment –** With no further business, the Board adjourned at 2:25 p.m.

Respectfully Submitted,



Gregg Harding, RPA  
Assistant Planning & Zoning Division Manager  
Secretary of the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 23-00169

Planning Board

3/14/2023

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**TO:** Planning Board Members

**FROM:** Gregg Harding, Assistant Planning & Zoning Division Manager

**DATE:** 3/7/2023

**CITY COUNCIL DISTRICT:** 6

**SUBJECT:**

Request for Final Plat Approval - Girard Place Phase II  
302 W. Romana Street / Zone C-2

**BACKGROUND:**

Segan Ventures, LLC, is requesting final plat approval for the Girard Place Phase II subdivision located along South Reuss Street, near Garden Street. These properties are located within the C-2 zoning district, of which three (3) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences. Additionally, these fall within the Dense Business Area (DBA) and the Governmental Center District overlay (GCD).

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.62 acres
- Setback requirements:
  - Front Yard - Shall not exceed 10 feet
  - Side and Rear - Zero Lot Line Setbacks

The preliminary plat was approved by Planning Board in January 2023 and those plans and meeting minutes have been included in the online packets. This application has been routed through the various City departments and utility providers and all comments have been addressed. Additionally, the applicable City Council Members have been notified and this item has been properly noticed.

**RECOMMENDED CODE SECTIONS**

Sec. 12-7-3 Procedure for subdivision approval

[https://library.municode.com/fl/pensacola/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_TITXIIADEC0\\_CH12-7SU\\_S12-7-3PRSUAP](https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIIADEC0_CH12-7SU_S12-7-3PRSUAP)

Final Plat Girard Place Phase II\_302 W. Romana Street





**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: 1/2 the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

Applicant Information	Owner Information (If Different from Applicant)
Name: <u>Seagan Ventures LLC</u>	Name: _____
Address: <u>720 Oak Circle DR. East</u> <u>Mobile, AL 36609</u>	Address: _____
Phone: <u>850-858-0300</u>	Phone: _____
Email: <u>Contact@GirardPlace.net</u>	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: 0.62±

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: *Drew A. Pate, Jr.*    Date: 2/10/2023

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](mailto: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: 0.102 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)

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

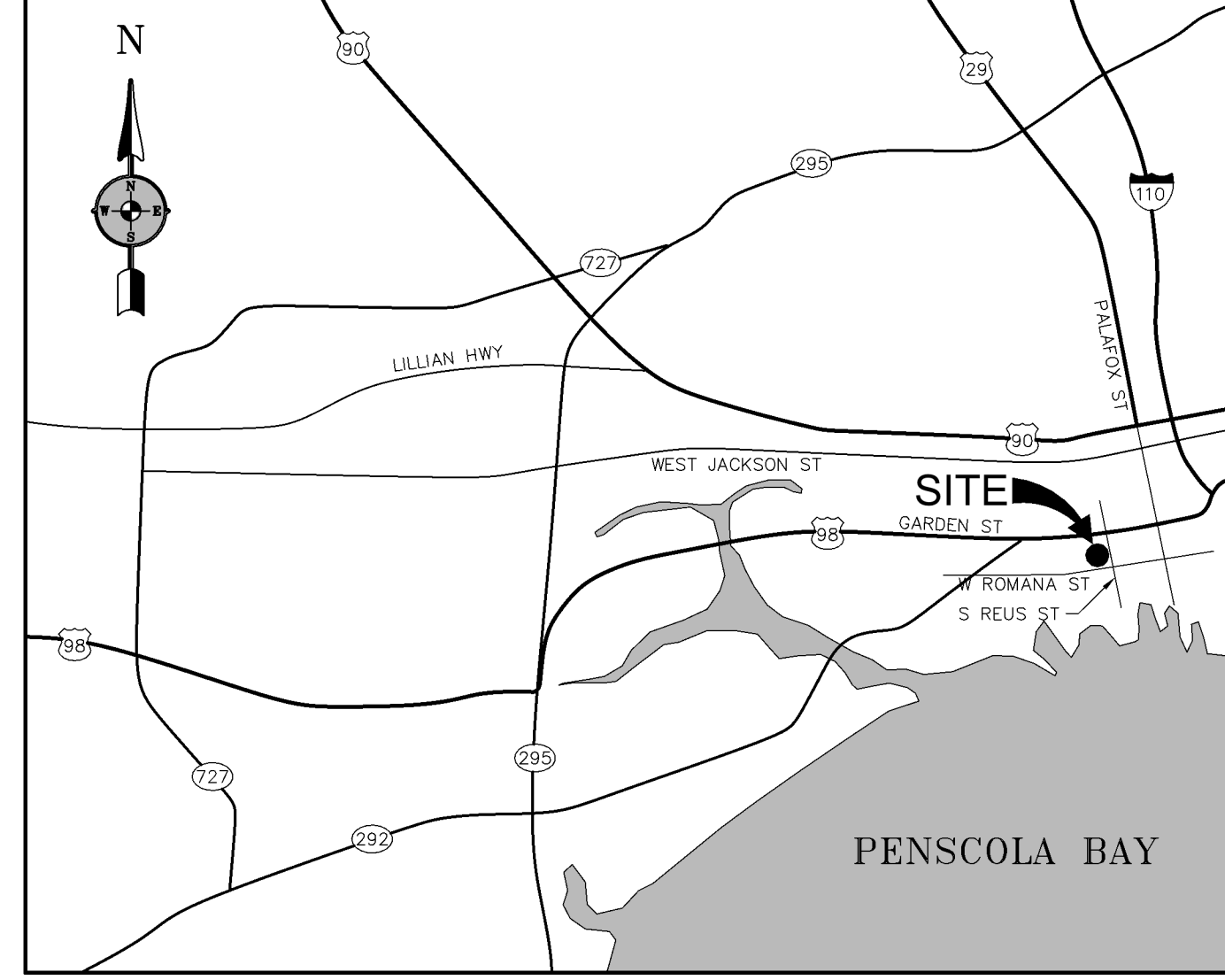
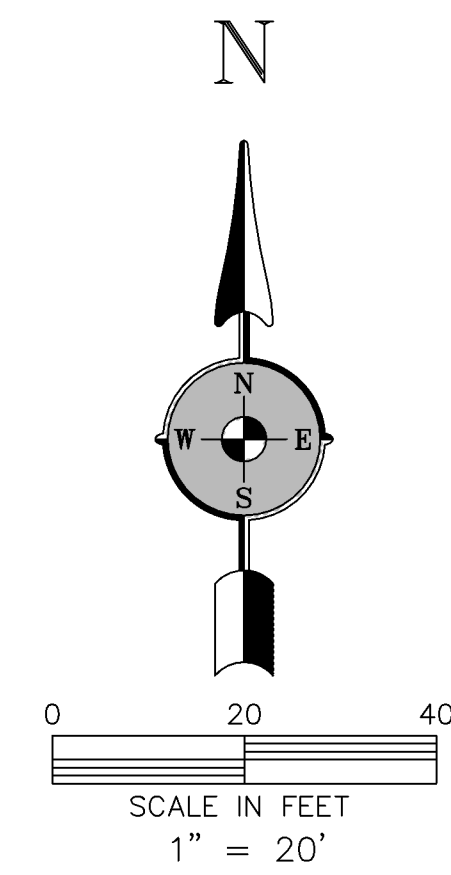
***SUBDIVISION PLAT***

APPLICATION FOR SUBDIVISION PLAT APPROVAL CHECKLIST

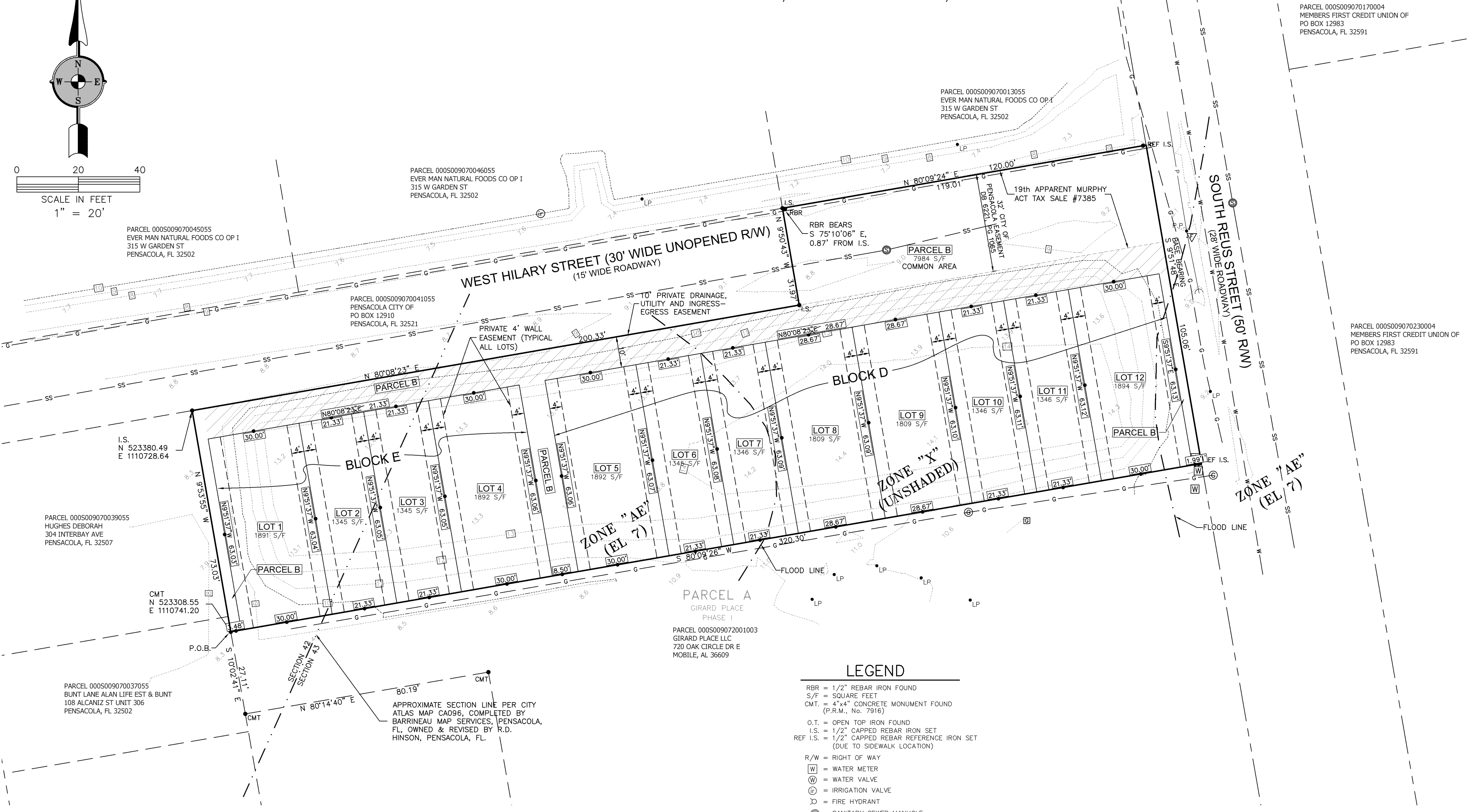
1. At least thirty (30) calendar days prior to the Planning Board meeting, submit to staff:
  - Original Application. Please complete and return the Application and the Open Space Dedication Calculation table.
  - Five (5) copies of the plat – must be folded
  - One (1) PDF copy of the plat and supplemental information – either emailed to the City at [PlanningApplications@CityOfPensacola.com](mailto:PlanningApplications@CityOfPensacola.com) or provided on a CD. Flash drive are NOT accepted.
  - Fees (cash or check made payable to the City of Pensacola)
    - Preliminary Plat Approval:  
Upon INITIAL submittal: \$1,000.00 + \$25 per lot  
Each RESUBMITTAL: One-half (1/2) the initial fee
    - Final Plat Approval:  
Upon INITIAL submittal: \$1,500.00 + \$25 per lot  
Each RESUBMITTAL: One-half (1/2) the initial fee
2. After Planning Board recommends approval of the Final Plat, the Final Plat will be transmitted to the City Council.
3. Within 180 days of City Council approval, the applicant shall:
  - Record the approval plat with Escambia County Clerk of Courts.
  - Satisfy the open space/park dedication requirement by either (A) land dedication; or (B) fee in lieu of dedication. Fees are 5% of the appraised value of the land; checks should be made payable to the City of Pensacola.
4. After recording, applicant shall provide the City of Pensacola Planning Services Division with notice of the applicable Book and Page for the recording. Building permits will not be issued until the City is notified of the recording.

*Planning Services*  
222 W. Main Street, Pensacola, Florida 32502  
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Email: [PlanningApplications@CityOfPensacola.com](mailto:PlanningApplications@CityOfPensacola.com)  
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GIRARD PLACE, PHASE II  
CITY OF PENSACOLA, FLORIDA  
SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST



VICINITY MAP



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
- ⊕ = WATER VALVE
- ⊙ = IRRIGATION VALVE
- ⊕ = FIRE HYDRANT
- ⊕ = SANITARY SEWER MANHOLE
- ▽ = FIBER OPTIC MARKER
- P.P. = POWERLINE POLE
- = GUY WIRE
- L.P. = LIGHT POLE
- P — = OVERHEAD POWERLINE
- A/C — = A/C UNIT
- U/S — = UNDERGROUND POWERLINE
- ⊕ = GAS METER
- ⊕ = GAS VALVE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR
- ▨ = PRIVATE DRAINAGE, UTILITY & INGRESS-EGRESS EASEMENT

SITE INFORMATION

PROPERTY ZONING: C-2  
FUTURE LAND USE: C  
PROPERTY REFERENCE No.'S:  
00-05-00-9070-023-055  
00-05-00-9070-017-055  
00-05-00-9070-015-055  
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

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.

**DESCRIPTION:**  
BEGINNING AT THE NORTHWEST 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' 26" 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 PRESENTS 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 ME, THE SUBSCRIBER PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING AND 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023 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 \_\_\_\_\_, 2023, 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.

LESUE 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 \_\_\_\_\_, 2023.

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

- 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.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 PERMUT 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.
  - 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.
  - MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
  - 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.
  - 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.
  - 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.
  - THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENT ARE ANTICIPATED.
  - 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.
  - DEEDS PROVIDED INSTRUMENT No. 2017003463 & TAX SALE No. 7385.

<p>POLY SURVEYING 5588 JACKSON RD, MOBILE, AL 36619 P: (251) 666-2010 F: (251) 666-1792</p>	<p>GIRARD PLACE, PHASE II CITY OF PENSACOLA, FLORIDA SUBDIVISION PLAT</p>		<p>SHEET NO. 1 OF 1</p>
	<p>DRAWN BY: JOE SURVEY DATE: 2023-01 SCALE: 1"=20' CHECKED BY: JBO DATE: 2022/09/07 DWG: 2112-203 SUBD.DWG</p>		

Department:	Comments:
Planning	No concerns.
FIRE	No comments.
PW/E/Surveyor	1. Please change the year from 2022 to 2023 for all signature blocks. 2. Please ensure there is a way (both topographically and that an easement is provided) to route water from the northernmost drainage easement into the existing stormwater pond. - <b>ALL COMMENTS HAVE BEEN ADDRESSED (ATTACHED).</b>
Inspection Svcs	No issues with this plat from Inspections.
Pensacola Energy	No comments.
ECUA	ECUA has coordinated with the developer regarding water/sewer moving forward. As for the final plat comments from ECUA: A utility easement will need to be dedicated to ECUA over Parcel B to cover existing ECUA utilities located within the parcel and also for future utilities. ECUA would prefer that the easement be the entire width of the parcel and equal to that of the shown City of Pensacola easement (32'). Additionally, the 10' private drainage, utility, and ingress-egress easement will also need to be dedicated to ECUA for water and sewer utilities only, so ECUA can maintain services. Water meters will be set within this easement at the property lines. - <b>ALL COMMENTS HAVE BEEN ADDRESSED (ATTACHED).</b>
FPL	No comments.
ATT	No comments.
Legal	No comments.

**MEMORANDUM**

TO: City of Pensacola Planning Board  
FROM: Public Works Department – Engineering and Operations  
DATE: 2/23/23  
SUBJ: Girard Place Phase II Final Plat

The following comments from the Public Works Department are regarding completeness of the Girard Place Phase II Final Plat.

1. Please change the year from 2022 to 2023 for all signature blocks.
2. Please ensure there is a way (both topographically and that an easement is provided) to route water from the northernmost drainage easement into the existing stormwater pond.

For questions, please contact Caitlin Cerame at [ccerame@cityofpensacola.com](mailto:ccerame@cityofpensacola.com) or 850-436-5689.

## Gregg Harding

---

**From:** Leslie Odom  
**Sent:** Tuesday, February 28, 2023 8:04 AM  
**To:** Gregg Harding; Brad Hinote; Caitlin Cerame; Chris Mauldin  
**Cc:** Cynthia Cannon  
**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

All survey comments have been addressed.

Les Odom  
City Surveyor  
Office: 850-436-5531

---

**From:** Gregg Harding <GHarding@cityofpensacola.com>  
**Sent:** Monday, February 27, 2023 9:01 AM  
**To:** Brad Hinote <bradhinote@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Leslie Odom <LOdom@cityofpensacola.com>  
**Cc:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Subject:** FW: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

Good morning all,

If you get the chance, could you please review the revised Girard Place Phase II plat map to make sure your comments (attached) have been addressed. Thank you.

**Gregg Harding, RPA**  
*Assistant Planning & Zoning Division Manager*  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1676  
[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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---

**From:** Gregg Harding  
**Sent:** Monday, February 27, 2023 8:58 AM

**To:** Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>

**Cc:** Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>; Caitlin Cerame <[CCerame@cityofpensacola.com](mailto:CCerame@cityofpensacola.com)>

**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

Thank you, Robin. Let me send this over to our Public Works Department to make sure their comments have been satisfied. I'll be in touch once they have responded.

**Gregg Harding, RPA**

*Assistant Planning & Zoning Division Manager*

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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---

**From:** Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>

**Sent:** Monday, February 27, 2023 8:53 AM

**To:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>; Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>

**Cc:** Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>; Caitlin Cerame <[CCerame@cityofpensacola.com](mailto:CCerame@cityofpensacola.com)>

**Subject:** [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Good morning,

Attached is the revised PDF of the survey with those corrected dates. Please let me know if new hard copies of the survey are needed.

Thanks,

***Robin Madden***

**Director of Operations**

5588 Jackson Road  
Mobile, AL 36619



251-666-2010 (office)  
[Robin@Polysurveying.com](mailto:Robin@Polysurveying.com)



S U R V E Y I N G



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Jackson: (601) 414-2534

Credentials: Please visit our website at [Polysurveying.com](http://Polysurveying.com), for credentials of our firm and additional information.

---

**From:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>

**Sent:** Friday, February 24, 2023 4:22 PM

**To:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>

**Cc:** Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>; Caitlin Cerame <[CCerame@cityofpensacola.com](mailto:CCerame@cityofpensacola.com)>

**Subject:** Final Plat Application for March Planning Board - Girard Place Phase II

Good afternoon all,

Today was the last day for City staff to provide me with comments on the Girard Place Phase II final plat application.

I have attached comments from our Public Works Department. They are requesting corrections to the signature blocks and some additional required information on drainage.

Mr. Parker and team – can you please make the required revisions to the plat map and send the electronic version to me next week (no later than Thursday, March 2<sup>nd</sup>, please). Once final revisions are made, I will start preparing the application packet for agenda publishing and notification.

Thank you and have a very nice weekend.

**Gregg Harding, RPA**

*Assistant Planning & Zoning Division Manager*

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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## Gregg Harding

---

**From:** Travarus Franklin <tfranklin@polysurveying.com>  
**Sent:** Friday, February 17, 2023 12:59 PM  
**To:** Gregg Harding; Mark E. Robertson; Dean Parker  
**Cc:** Andre Calaminus; Brett Orrell; Robin Madden; Mae Winters; Cynthia Cannon;  
Polysurveying Mail  
**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II  
**Attachments:** GIRARD PL PH2 2023-02-17.pdf

Please see the attachment for the revised plat. Utilities easement covered in General Notes 11.

Travarus Franklin  
ALTA Manager  
[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)



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Mobile, AL 36619  
(251) 666-2010

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---

**From:** Gregg Harding <GHarding@cityofpensacola.com>  
**Sent:** Friday, February 17, 2023 12:49 PM  
**To:** Mark E. Robertson <mark.robertson@ecua.fl.gov>; Travarus Franklin <tfranklin@polysurveying.com>; Dean Parker <dparker@park-cap.com>  
**Cc:** Andre Calaminus <andre.calaminus@ecua.fl.gov>; Brett Orrell <brett@polysurveying.com>; Robin Madden <robin@polysurveying.com>; Mae Winters <mwinters@park-cap.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Polysurveying Mail <mail@polysurveying.com>  
**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

Thanks all. Once that note has been added and provided, I'll add a "resolved" note next to our ECUA section of the comments matrix.

**Gregg Harding, RPA**

Assistant Planning & Zoning Division Manager

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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---

**From:** Mark E. Robertson <[mark.robertson@ecua.fl.gov](mailto:mark.robertson@ecua.fl.gov)>

**Sent:** Friday, February 17, 2023 12:45 PM

**To:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>; Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>

**Cc:** Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>

**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

That note would be sufficient to meet the requirement we are after.

**Mark Evan Robertson II, PE | Project Engineer PE | Emerald Coast Utilities Authority |**

P.O. Box 17089 |

Pensacola, FL. 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |

Phone: (850) 969-6501 | Fax: (850) 969-6511 |



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---

**From:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>

**Sent:** Friday, February 17, 2023 12:38 PM

**To:** Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>; Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>

**Cc:** Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Mark E. Robertson <[mark.robertson@ecua.fl.gov](mailto:mark.robertson@ecua.fl.gov)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>

**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

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Could we please get clarification on what dedication means to the utility company? Do they mean simply providing an easement over Parcel B? We have an Ingress/Egress easement over the 10' strip they're requesting a dedication over and we're not sure if this would harm the lot owners potential access to the main road.

Can we add a note stating that ECUA has an easement over the entire Parcel B for installation and maintenance of existing and future utilities?

Travarus Franklin  
ALTA Manager  
[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)



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---

**From:** Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>  
**Sent:** Friday, February 17, 2023 11:41 AM  
**To:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>  
**Cc:** Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; Brett Orrell <[brett@polysurveying.com](mailto:brett@polysurveying.com)>; Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Mark E. Robertson <[mark.robertson@ecua.fl.gov](mailto:mark.robertson@ecua.fl.gov)>; Polysurveying Mail <[mail@polysurveying.com](mailto:mail@polysurveying.com)>  
**Subject:** Re: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

Thank you.

Brett- can you make sure that is handled?

**Dean Parker**  
CEO  
Vita Capital / Redex  
Anywhere: [251-767-0298](tel:2517670298)  
Fax: [251-300-2999](tel:2513002999)  
Email: [dparker@vitacapital.co](mailto:dparker@vitacapital.co)

Twitter: [@deanparker](#)

FB: [Dean Parker](#)

Linkedin: [Dean Parker](#)

On Feb 17, 2023, at 11:27 AM, Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)> wrote:

Thank you, Andre. These have been added to the comments matrix which will be provided to Planning Board.

Mr. Parker and team – can you please make the requested revisions to the plat map and send to me next week (City Hall will be closed on Monday). I have asked for all staff comment to be provided to me by the end of the week next week which should provide ample time for any amendments before the agenda is publicly published and noticed. Thank you.

**Gregg Harding, RPA**

*Assistant Planning & Zoning Division Manager*

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222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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---

**From:** Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>

**Sent:** Thursday, February 16, 2023 9:00 AM

**To:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>; Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>

**Cc:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; [brett@polysurveying.com](mailto:brett@polysurveying.com); Robin Madden

<[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon

<[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Mark E. Robertson <[mark.robertson@ecua.fl.gov](mailto:mark.robertson@ecua.fl.gov)>

**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

Hi Gregg,

ECUA has coordinated with the developer regarding water/sewer moving forward. As for the final plat comments from ECUA:

A utility easement will need to be dedicated to ECUA over Parcel B to cover existing ECUA utilities located within the parcel and also for future utilities. ECUA would prefer that the easement be the entire width of the parcel and equal to that of the shown City of Pensacola easement (32'). Additionally, the 10' private drainage, utility, and ingress-egress easement will also need to be dedicated to ECUA for water and sewer utilities only, so ECUA can maintain services. Water meters will be set within this easement at the property lines.

Thanks,

**Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |**  
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |  
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

---

**From:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>  
**Sent:** Tuesday, February 14, 2023 12:05 PM  
**To:** Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>; Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>  
**Cc:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; [brett@polysurveying.com](mailto:brett@polysurveying.com); Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Subject:** RE: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

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Thank you, Mr. Parker,

I'm including Andre Calaminus on your response so that your team and ECUA can discuss further if need be.

Andre – please see Mr. Parker's response below.

Thank you, all.

**Gregg Harding, RPA**  
*Assistant Planning & Zoning Division Manager*  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1676  
[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



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response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

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**From:** Dean Parker <[dparker@park-cap.com](mailto:dparker@park-cap.com)>  
**Sent:** Tuesday, February 14, 2023 11:54 AM  
**To:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>  
**Cc:** Travarus Franklin <[tfranklin@polysurveying.com](mailto:tfranklin@polysurveying.com)>; [brett@polysurveying.com](mailto:brett@polysurveying.com); Robin Madden <[robin@polysurveying.com](mailto:robin@polysurveying.com)>; Mae Winters <[mwinters@park-cap.com](mailto:mwinters@park-cap.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Subject:** Re: [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

We handled this with phase I. The utilities and all for water and sewer were addressed and this is just additional sub division.

Happy to address but understand this was addressed already.

Happy to do a call to clarify

**Dean Parker**  
CEO  
Vita Capital / Redex  
Anywhere: [251-767-0298](tel:251-767-0298)  
Fax: [251-300-2999](tel:251-300-2999)  
Email: [dparker@vitacapital.co](mailto:dparker@vitacapital.co)  
Twitter: [@deanparker](https://twitter.com/deanparker)  
FB: [Dean Parker](#)  
Linkedin: [Dean Parker](#)

On Feb 14, 2023, at 11:44 AM, Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)> wrote:

All,

Please see the below comments from our Emerald Coast Utilities Authority representative, Andre Calaminus. Mr. Calaminus is cc'd here in case you have any specific questions or if clarifications are needed.

*As this project has not yet applied with ECUA Engineering, I do not have a set of plans to compare with the final plat. Please have developer contact ECUA Engineering and review 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.*

Thank you.

**Gregg Harding, RPA**  
Assistant Planning & Zoning Division Manager  
Visit us at <http://cityofpensacola.com>



222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1676  
[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)  
<image001.png>

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**From:** Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>  
**Sent:** Tuesday, February 14, 2023 10:38 AM  
**To:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>  
**Subject:** [EXTERNAL] RE: Final Plat Application for March Planning Board - Girard Place Phase II

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Hi Gregg,

As this project has not yet applied with ECUA Engineering, I do not have a set of plans to compare with the final plat. Please have developer contact ECUA Engineering and review 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.

Thanks,

**Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |**  
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |  
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

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**From:** Gregg Harding <[GHarding@cityofpensacola.com](mailto:GHarding@cityofpensacola.com)>  
**Sent:** Monday, February 13, 2023 9:00 AM  
**To:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Adrian Stills <[astills@cityofpensacola.com](mailto:astills@cityofpensacola.com)>; Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Amy Tootle <[ATootle@cityofpensacola.com](mailto:ATootle@cityofpensacola.com)>; Andre Calaminus <[andre.calaminus@ecua.fl.gov](mailto:andre.calaminus@ecua.fl.gov)>; Annie Bloxson <[ABloxson@cityofpensacola.com](mailto:ABloxson@cityofpensacola.com)>; Bill Kimball <[bkimball@cityofpensacola.com](mailto:bkimball@cityofpensacola.com)>; Brad Hinote <[bradhinote@cityofpensacola.com](mailto:bradhinote@cityofpensacola.com)>; Caitlin Cerame <[CCerame@cityofpensacola.com](mailto:CCerame@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; David Forte <[DForte@cityofpensacola.com](mailto:DForte@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Heather Lindsay <[HLindsay@cityofpensacola.com](mailto:HLindsay@cityofpensacola.com)>; James Cook <[JCook@cityofpensacola.com](mailto:JCook@cityofpensacola.com)>; Jim Jernigan <[jim.jernigan@fpl.com](mailto:jim.jernigan@fpl.com)>; Jonathan Bilby <[JBilby@cityofpensacola.com](mailto:JBilby@cityofpensacola.com)>; Karl

Fenner (AT&T) <[KF5345@att.com](mailto:KF5345@att.com)>; Kellie L. Simmons (Gulf Power) <[kellie.simmons@nexteraenergy.com](mailto:kellie.simmons@nexteraenergy.com)>; Leslie Odom <[LOdom@cityofpensacola.com](mailto:LOdom@cityofpensacola.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>; Mark Jackson <[MaJackson@cityofpensacola.com](mailto:MaJackson@cityofpensacola.com)>; Miriam Woods <[MWoods@cityofpensacola.com](mailto:MWoods@cityofpensacola.com)>; Paul A Kelly(GIS) <[PAKelly@cityofpensacola.com](mailto:PAKelly@cityofpensacola.com)>; Robbie Weekley <[rweekley@cityofpensacola.com](mailto:rweekley@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephanie Chwastyk <[Schwastyk@cityofpensacola.com](mailto:Schwastyk@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>; Adrienne Walker <[AWalker@cityofpensacola.com](mailto:AWalker@cityofpensacola.com)>; Jose Cobbs <[JCobbs@cityofpensacola.com](mailto:JCobbs@cityofpensacola.com)>

**Subject:** Final Plat Application for March Planning Board - Girard Place Phase II

**\*\*WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders**

Good morning all,

Please see the attached final plat application for the Girard Place Phase II subdivision located at 302 W. Romana Street (DISTRICT 7). The preliminary plat for this project was approved by Planning Board in January 2023. This application is scheduled for the March 14, 2023, Planning Board meeting.

If you could provide comments by **February 24, 2023**, it would be greatly appreciated. Thank you.

Best,

**Gregg Harding, RPA**  
*Assistant Planning & Zoning Division Manager*  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435.1676  
[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)  
<image001.png>

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**New Business –**

**Preliminary Plat Approval – Girard Place Phase II – South Reus Street near Garden Street – District 7**

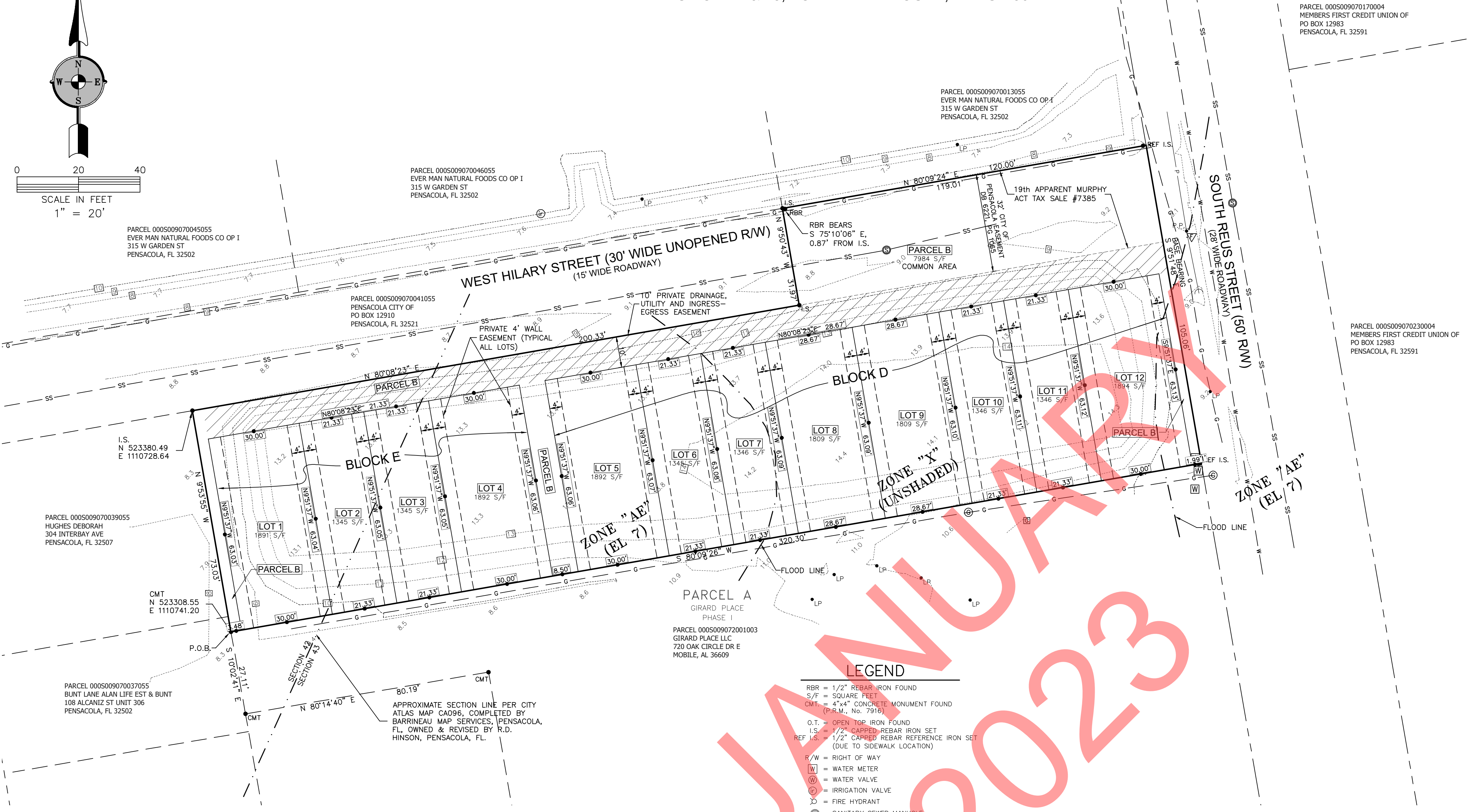
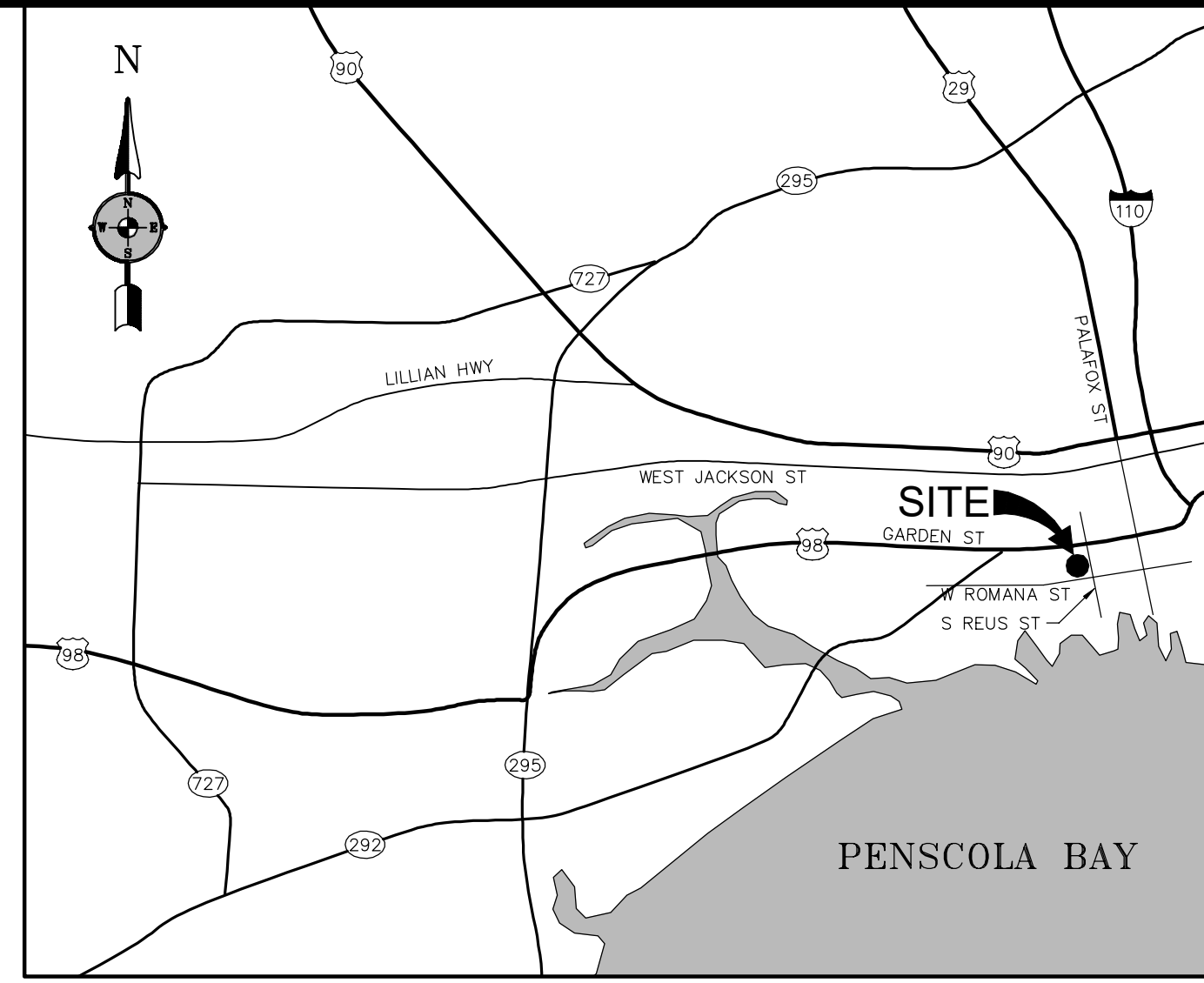
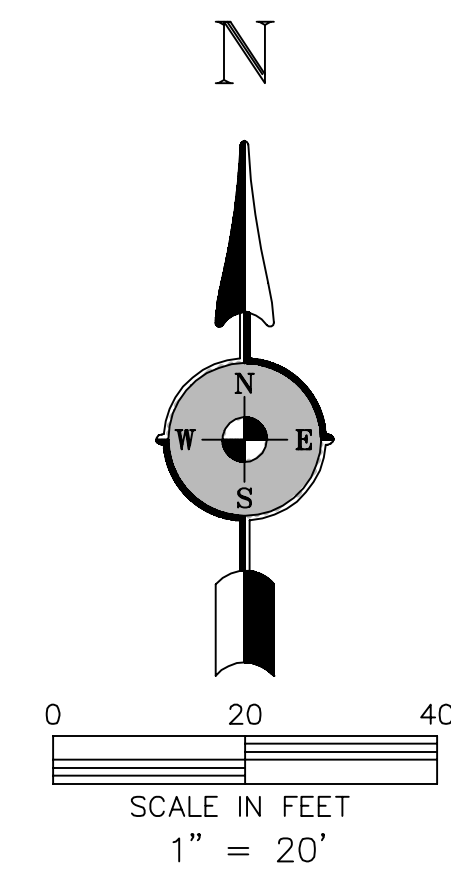
Planning & Zoning Manager, Cannon introduced the item to approve the preliminary plat for Girard Place Phase II, which is located along South Reus Street near Garden Street in the C-2 zoning district of which three parcels will be subdivided into twelve lots to accommodate single family attached residents. These are located within the dense business area and the governmental center district. Brett Orell, Poly Surveying, represented the applicant. He stated that this is a continuation of a previous project with the same design team from the civil side of things and the same architecture team. Chairperson Ritz stated this is the first of two times this will come before the board. Chairperson Ritz mentioned that there were several comments from staff members, Planning & Zoning Manager, Cannon confirmed the majority of comments were accepted/approved by Surveying and Engineering prior to the meeting. Board Member Grundhoefer inquired if there were plans to open Hilary Street, Brett Orell answered yes, but only for the benefit of the development and not for public use. Planning & Zoning Manager, Cannon, stated that was part of the surveyor's comments regarding legal and title opinions for Hilary Street access. Assistant Planning & Zoning Manager Harding stated that this project came before the Architectural Review Board in 2017 for Phase I and II with approval for front facing parking. Board Member Villegas inquired if this would be going back before the Architectural Review Board. Assistant Planning & Zoning Manager Harding replied no, not unless any changes were made from the initial ARB approval. Chairperson Ritz stated the item would come back before the Planning Board for final plat approval before going before the City Council. Board Member Grundhoefer questioned if the lot sizes have changed, Assistant Planning & Zoning Manager Harding replied, no. Board Member Villegas asked what the concern about the risk for erosion and other issues was. Planning & Zoning Manager, Cannon, shared the comments of Inspections Division Manager Bilby in that he would like to see this project move forward since the exposed mound of dirt is still sitting there and that part of the site is in a flood zone. Betsy Smith of 63 South Reus Street, the last unit adjacent to the parcel to be constructed, raised concerns about visibility. Betsy Smith is excited that something is going to go on after no activity, her concerns are with the revised setbacks that allow the building to be pushed up to the sidewalk and impair her vision instead of being flush with the existing buildings. Chairperson Ritz asked if this is a zero-lot line, Planning & Zoning Manager, Cannon stated the front, rear, and side setbacks can't go more than ten but up to zero. Chairperson Ritz stated they are allowed by right to the zero-lot line setback and from a legal standpoint they are not in the wrong. Betsy Smith replied that she just wanted to state her point. Board Member Grundhoefer added that this is a preferred situation and that they actually had preferred Phase I be done the same as Phase II. Board Member Villegas asked to view the plans and visuals of what was approved by ARB. A discussion ensued about how large subdivisions are done in phases and it was approved by Architectural Review Board in 2017 and if there were any changes to the approved plans they would require some form of review by the Architectural Review Board. Board Member Grundhoefer inquired if the owner would maintain the street or if it would be deeded back to the City, Brett Orell answered it is the owners intent to continue to own Hilary street and

that sewer and water are through a portion of that right of way and that the City reserved a perpetual easement to have access for an emergency or utilities. **Board Member Grundhoefer made a motion to approve, seconded by Board Member Powell and it carried 6:0.**

**Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 2401, 2409, 2421, 2431 Creighton Road and 6880 Tippin Avenue – District 7**

Planning & Zoning Manager, Cannon introduced the item in which the applicant is requesting four properties along Creighton Road zoned R-2 and one property on Tippin zoned R-1AA be rezoned to C-1. The parcels would go from Office/Residential to Commercial. Per current zoning regulations you need to be adjacent to the zoning district that you are requesting. The intent is to avoid spot zoning. Chairperson Ritz requested a brief review of what could be built by right in C-1. Planning & Zoning Manager, Cannon shared the purpose of R-2, the residential/office land use district and stated that it is established for the purpose of providing for a mixture of residential housing types and densities and office uses. The density is the same as C-1, 35 units per acre. Uses in R-2 include office buildings, hospitals, nursing homes, schools, banks, barber and beauty shops. Uses in R-NC residential neighborhood and commercial zoning include retail food and package stores, bakeries, martial arts, laundromats, and restaurants. The purpose of C-1 is commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas. Uses in C-1 are motel/hotels, retail sales, car washes, movie theaters, pet shops, business schools, trade schools, and medical marijuana dispensaries. Chairperson Ritz inquired if there's a difference in lot coverage and setback requirements, Planning & Zoning Manager, Cannon stated that C-1 is less restrictive, lot coverage is 75% for C-1 and 50% for R-2 and the setbacks vary. Chairperson Ritz then asked if this were approved would there still need to be a buffer between C-1 and adjacent R-1AAA, Planning & Zoning Manager, Cannon replied yes, there's a 10-foot landscape buffer that's required. Board Member Van Hoose questioned what the buffer was between R-2 and R-1AAA, Planning & Zoning Manager, Cannon stated no buffer is required. Board Member Van Hoose then asked if the rules prohibit the one parcel on the map from being considered because it's not adjacent to C-1, Planning & Zoning Manager, Cannon answered all parcels must get rezoned to C-1 for that one parcel in question to be eligible. Assistant Planning & Zoning Manager, Harding brought out that the buffer requirement is part of our commercial site plan development ordinance, it's meant for all commercial developments that border any kind of residential zoning district or residential property and it's a 10-foot zone intended for landscaping. Board Member Van Hoose asked what the size is of the smallest lot on the map that's right besides C-1, and it was shown to be 87-feet wide. Chairperson Ritz stated this request is a zoning change not for a particular establishment, they are just determining if C-1 is appropriate for this part of Pensacola. Meredith Bush of Clark Partington represented the applicant. They are seeking to rezone five parcels from R-2 and R-1AAA to C-1 at the corner of Creighton Road and Tippin Avenue. The applicant feels they meet the criteria of the code for approval and that this represents a logical and orderly development pattern, that it would not adversely impact the surrounding area but would be in line with existing commercial uses in that area. The site is currently home to a massage school and not a residential structure. The representatives brought conceptual plans on large easels that showed a grocery store and other commercial uses. Meredith Bush stated they would

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



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 IRON SET (DUE TO SIDEWALK LOCATION)
- R/W = RIGHT OF WAY
- W = WATER METER
- WV = WATER VALVE
- I = IRRIGATION VALVE
- D = FIRE HYDRANT
- SS = SANITARY SEWER MANHOLE
- F = FIBER OPTIC MARKER
- P.P. = POWERLINE POLE
- G = GUY WIRE
- L.P. = LIGHT POLE
- OP = OVERHEAD POWERLINE
- U/G = UNDERGROUND POWERLINE
- G = GAS METER
- GV = GAS VALVE
- 253.64 = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR
- = PRIVATE DRAINAGE, UTILITY & INGRESS-EGRESS EASEMENT
- W = WATER LINE
- G = GAS LINE
- SS = SEWER LINE

- 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.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 PERMUTED 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 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, - A COPY OF A PREVIOUS SURVEY BY OTHERS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
  - 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.
  - MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
  - 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.
  - 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 SUPERSERVE SCALED MEASUREMENT.
  - 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.
  - THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENT ARE ANTICIPATED.
  - 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.
  - DEEDS PROVIDED INSTRUMENT No. 2017003463 & TAX SALE No. 7385.

- 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:  
00-05-00-9070-023-055  
00-05-00-9070-017-055  
00-05-00-9070-015-055
- 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 SETBACK:  
FRONT YARD: 0.0' MINIMUM-10' MAXIMUM  
REAR YARD: 0.0'  
SIDE YARD: 0.0'
- DENSITY: 19.2 UNITS PER ACRE
- MAX. BUILDING HEIGHT: 100 FT.
- No. OF PROPOSED LOTS: 12
- TYPICAL LOT SIZE: 1345 S/F
- THE PROPERTY IS LOCATED WITHIN THE GOVERNMENTAL CENTER DISTRICT AS WELL AS THE DENSE BUSINESS AREA
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).

**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' 26" 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 PRESENTS 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 AUTHORIZES AND REQUESTS 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 AND 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.

LESUE 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	<b>GIRARD PLACE, PHASE II</b> CITY OF PENSACOLA, FLORIDA <b>SUBDIVISION PLAT</b>		SHEET NO.
	BALDWIN CO. 28810 HWY 98, SUITE F, DAPHNE, AL 36526 P: (251) 626-0000 F: (251) 626-7581	DRAWN BY: JOE CHECKED BY: JBO SURVEY DATE: 2022-01 DATE: 2023/01/04 SCALE: 1"=20' DWG: 2112-203 SUBD.DWG	1 OF 1	

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### **Sec. 12-7-3. Procedure for subdivision approval.**

(a) *Procedure for subdivision requiring a plat.*

(1) *Approval of preliminary plat by the planning board.*

- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and F.S. § 472.027.
- b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter of a mile.
- c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsplit part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unsplit portion shall be planned to coordinate and connect with the street system of the split portion.
- d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
- e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
- f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
- g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee to obtain approval according to the process in this chapter.

(2) *Approval of final plat by the planning board and city council.*

- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (365 days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the

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planning services department a new application, new application fee, and revised documentation to begin the process in this chapter.

- b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.
- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(b) *Procedure for division of land requiring a boundary survey.*

(1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department.

(2) *Submission requirements.*

- a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by F.S. § 472.027, pertaining to the Standards of Practice for surveys) to the planning services department. The boundary survey shall depict all information required by sections 12-7-8(1) through (11).
- b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
- c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
- d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within ten working days from submission.
- e. If the metes and bounds description or the boundary survey is rejected, the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
- f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process set forth at section 12-7-3(b) of this chapter.

(3) *Final approval.*

- a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
- b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b)(3)a.



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(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009; Ord. No. 29-21, § 4, 12-16-2021)

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Created: 2022-05-25 15:08:20 [EST]

(Supp. No. 2)



Memorandum

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**File #:** 23-00223

Planning Board

3/14/2023

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**TO:** Planning Board Members

**FROM:** Gregg Harding, Assistant Planning & Zoning Division Manager

**DATE:** 3/7/2023

**CITY COUNCIL DISTRICT:** 7

**SUBJECT:**

Request for Final Plat Approval - Main Street Crossings  
555 S. 'G' Street / Zone C-3

**BACKGROUND:**

GEI and Associates Engineers, LLC, is requesting final plat approval for the Main Street Crossings townhome subdivision located at 555 South G Street. This property is located in the C-3 Commercial zoning district and within the CRA Urban Design Overlay. One (1) parcel will be subdivided into thirty-two (32) lots to accommodate townhomes.

- Per Sec. 12-2-76: Subdivision of five (5) lots or more constitutes a major subdivision
- Property area: 1.87 acres
- Maximum Density: 35 units per acre
- Setback requirements:
  - No yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

The preliminary plat was approved by Planning Board in December 2022 and those plans and meeting minutes have been included in the online packets. This application has been routed through the various City departments and utility providers and all comments have been addressed. Additionally, the applicable City Council Member has been notified and this item has been properly noticed.

RECOMMENDED CODE SECTIONS

Sec. 12-7-3 Procedure for subdivision approval

[https://library.municode.com/fl/pensacola/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_TITXILADECO\\_CH12-7SU\\_S12-7-3PRSUAP](https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADECO_CH12-7SU_S12-7-3PRSUAP)

Final Plat Main Street Crossing\_555 S. 'G' Street



***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: 1/2 the initial fee;*
3. *Rescheduling of Planning Board/City Council: \$250.00*

<p><u>Applicant Information</u></p> <p>Name: <u>aDoor Development LLC</u></p> <p>Address: <u>401 E Chase Street</u> <u>Pensacola, Florida 32502</u></p> <p>Phone: <u>(850) 637-1880</u></p> <p>Email: <u>austin.tenpenny@adoorproperties.com</u></p>	<p><u>Owner Information</u> (If Different from Applicant)</p> <p>Name: <u>See Applicant</u></p> <p>Address: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
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Property Information

Location Address: 555 South G Street, Pensacola, FL 32502

Subdivision Name: Main Street Crossings

Parcel ID #: 0 0 - 0 S - 0 0 - 9 0 8 0 - 0 0 1 - 1 3 9

# of EXISTING Parcels to be Subdivided: 1    # of PROPOSED Lots: 32    Total Acreage: 1.61

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: \_\_\_\_\_ Date: \_\_\_\_\_

<u>For Office Use Only</u>		
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***



**GECI & ASSOCIATES, INC.**  
 E N G I N E E R S

March 2<sup>nd</sup>, 2023

Mr. Gregg Harding  
 Planning Department  
 City of Pensacola  
 222 W Main Street  
 Pensacola, Florida 32502

RE: **Main Street Crossings**  
**Final Plat Submittal**  
 G&A Reference No. 28808

Dear Gregg:

On behalf of aDoor Development, LLC, we are submitting the revised Final Plat for Main Street Crossings. Please note the following response to comments:

Zoning Review

1. Remove the first comment under "Minimum Yard Requirements". [This note has been removed from the Plat.](#)
2. Amend the second to state the following: In addition to the C-3 zoning district, this property is located within the CRA Urban Design Overlay District. The development standards which apply can be found within Sec. 12-3-31, specifically Table 12-3-31.5. The standards within Sec. 12-3-7 do NOT apply to this development. Additionally, the property is being proposed for single-family attached (townhouse) development only. [This note has been amended accordingly.](#)
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. Per the ESCPA data, this equals \$20,160.00. [Acknowledged.](#)

Public Works Review

1. It was noted that the Engineer submitted plans and stormwater calculations. Please ensure the Engineer understands our approval of the plat is in no way approval of the plans or calcs. They will still need to go through the MGO permitting process. [Acknowledged.](#)
2. A boundary survey must accompany the final plat per F.S. Chapter 177.041(1). [A signed & sealed copy of the Boundary Survey is provided with this submittal.](#)



**GECI & ASSOCIATES, INC.**  
E N G I N E E R S

3. Monumentation shall be set at all lot corners per F.S. Chapter 177.091(9). Monumentation will be set after Final Plat approval, and after infrastructure has been constructed; it is understood that monumentation is required before Final Plat recording.
4. Along the north line of Main Street being the south portion of the platted area, how can a 1.0' Non-Access Easement (Public) overlap a 19' and 25' Utility & Access Easement (Public)? The non-access easement will restrict future driveway connections to Main Street. The Plat labeling implies that the Utility Easement gives rights to access the utility easement for maintenance; to avoid confusion, the word "access" was removed from the utility easement labeling.

With this letter, please find the following items:

1. One (1) pdf copy of the Final Plat
2. One (1) signed & sealed pdf copy of the Boundary Survey

If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

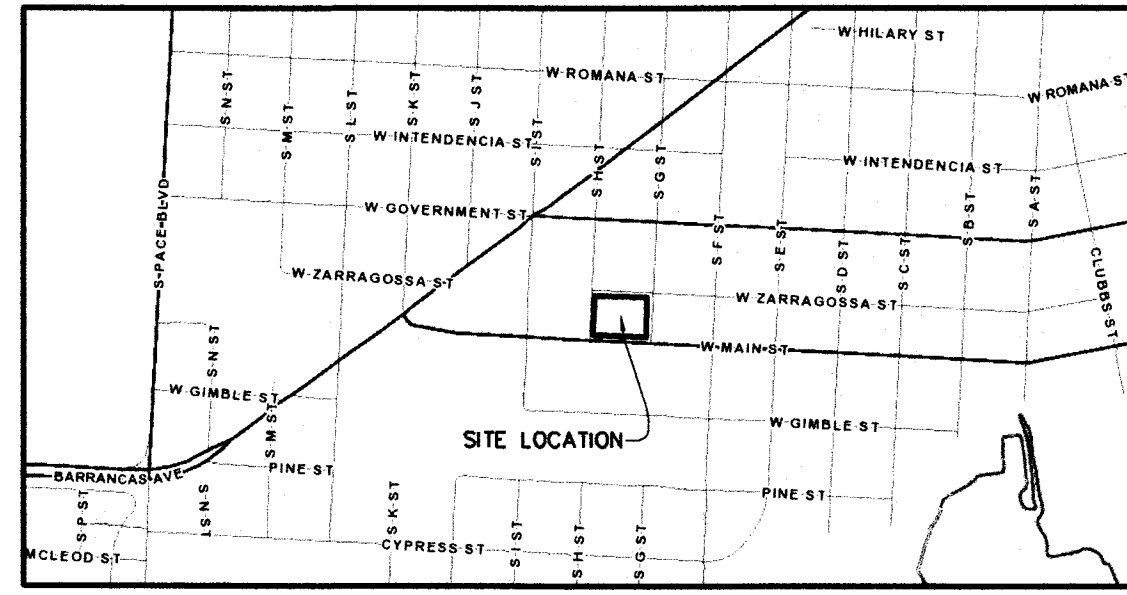
A handwritten signature in blue ink, appearing to read 'Clint Geel', is written over the typed name and title.

Clint Geel, PE  
Vice President

Cc: Mr. Joe Yohn

# FINAL PLAT OF MAIN STREET CROSSINGS

## A 32 LOT RESIDENTIAL SUBDIVISION RE-PLAT OF BLOCK 139, MAXENT TRACT SECTION 19, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ZONED: C-3 MARCH 2023



VICINITY MAP  
(NOT TO SCALE)

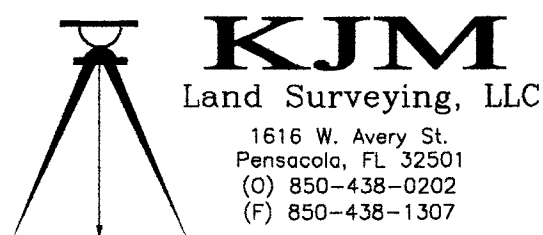
**OWNER / DEVELOPER**

**ADDOOR DEVELOPMENT, LLC**  
401 EAST CHASE STREET  
PENSACOLA, FL 32502  
PHONE: (850) 637-1880

**ENGINEER OF RECORD**

**GECI & ASSOCIATES**  
2950 NORTH 12th AVENUE  
PENSACOLA, FL 32503  
PHONE: (850) 432-2424

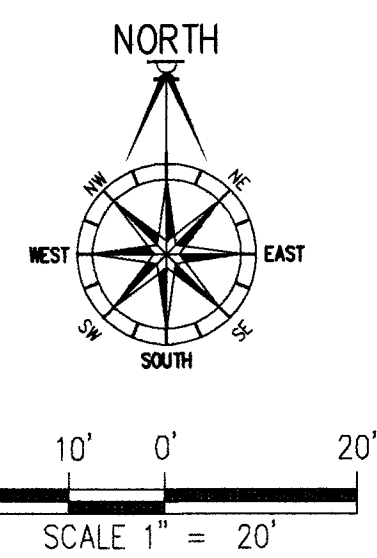
**PREPARED BY:**



1616 W. Avery St.  
Pensacola, FL 32501  
(O) 850-438-0022  
(F) 850-438-1307

**SURVEYORS NOTES:**

- BASIS OF BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF PENSACOLA CITY ATLAS SHEET No. 102.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-3549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBERS FOR KJM LAND SURVEYING, LLC, IS L.B. 8298.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NFP COMMUNITY NAME: CITY OF PENSACOLA
- NFP COMMUNITY NUMBER: 120082
- ZONE: "C"
- PANEL NUMBER: 12033C 0390 C
- ELEVATION: N/A
- AS DATED: 09/29/2008



TYPICAL 15' SIGHT TRIANGLE DETAIL  
(NOT TO SCALE)

**GENERAL NOTES:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLIED 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 THIS COUNTY.

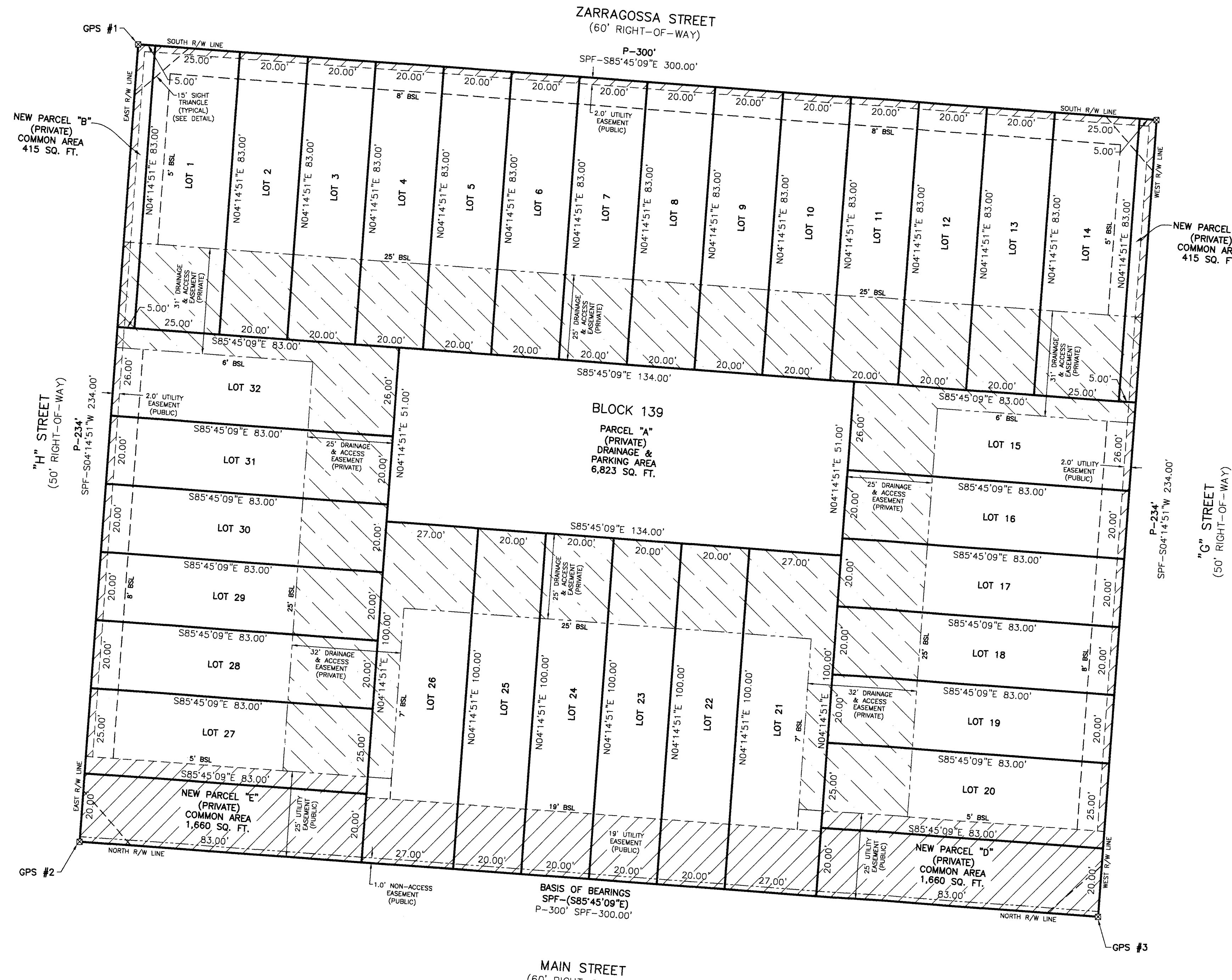
NO HERITAGE TREES WERE LOCATED ON SITE, 11/21/22, AS PER SEC. 12-2-2. NO MITIGATION WILL BE REQUIRED TO REMOVE THE TREES AND PALMS CURRENTLY ON SITE.

ALL IMPERVIOUS AREAS SHALL BE ROUTED TO THE PROPOSED STORMWATER TREATMENT AND ATTENUATION AREA.

A REDUCTION TO THE SIGHT TRIANGLE HAS BEEN AUTHORIZED BY ENGINEERING AND PLANNING STAFF BASED UPON THE EXISTING TRAFFIC CONDITIONS.

**MINIMUM YARD REQUIREMENTS:**

IN ADDITION TO THE C-3 ZONING DISTRICT, THIS PROPERTY IS LOCATED WITHIN THE CRA URBAN DESIGN OVERLAY DISTRICT. THE DEVELOPMENT STANDARDS WHICH APPLY CAN BE FOUND WITHIN SEC. 12-3-31, SPECIFICALLY TABLE 12-3-31.5, THE STANDARDS WITHIN SEC. 12-3-7 DO NOT APPLY TO THIS DEVELOPMENT. ADDITIONALLY, THE PROPERTY IS BEING PROPOSED FOR SINGLE-FAMILY ATTACHED (TOWNHOUSE) DEVELOPMENT ONLY.



**LEGEND:**

- ☒ -SET 4"x4" CONCRETE MONUMENT LB #8298
- UTILITY EASEMENT
- DRAINAGE AND ACCESS EASEMENT

**ABBREVIATIONS:**

- PSM -PROFESSIONAL SURVEYOR AND MAPPER
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- R/W -RIGHT-OF-WAY
- P -PLAT
- SPF -STATE PLANE FIELD
- B -BUILDING SETBACK LINE
- GPS -GLOBAL POSITIONING SYSTEM
- SQ. FT. -SQUARE FEET
- NFIP -NATIONAL FLOOD INSURANCE PROGRAM
- NAVD '88 -NORTH AMERICAN VERTICAL DATUM OF 1988

**GEODESY NOTE:**

TIES TO THE ESCAMBIA COUNTY GPS NETWORK WERE MADE IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE. ALL GEODESIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO REF FRAME AND 83 DATUM, (NGS 2011) (EPOCH 2010.0000). VERTICAL DATA IS BASED ON GPS/GNSS STATIC OBSERVATIONS THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK, CONTINUOUSLY OPERATING REFERENCE STATION NETWORK, PROCESSED, COMPUTED AND REDUCED UTILIZING THE NGS ORUS SOLUTION SOFTWARE IN CONFORMANCE WITH THE GEOD 18 MODEL. ELEVATIONS ARE RELATIVE TO NAVD '88 AND ARE ACCURATE TO 2-3 CM.

STATE PLANE COORDINATE TABLE						
STATION	NORTHING	EASTING	LATITUDE (N)	LONGITUDE (W)	SCALE FACTOR	CONVERGENCE
GPS #1	521809.39'	1106649.73'	30°24'23.075"	87°14'03.035"	0.99995711	-01°22'26.38"
GPS #2	521576.03'	1106632.40'	30°24'20.762"	87°14'03.169"	0.99995706	-01°22'26.44"
GPS #3	521553.81'	1106631.58'	30°24'20.613"	87°13'59.747"	0.99995706	-01°22'24.73"

TO CONVERT GRID DISTANCE TO GROUND DISTANCES MULTIPLY GROUND DISTANCE BY AVERAGE COMBINED SCALE FACTOR

**DESCRIPTION:**  
LOTS 1-20 INCLUSIVE, BLOCK 139, (BEING ALL OF SAID BLOCK 139), OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT ADDOOR DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS "MAIN STREET CROSSINGS" HEREBY DEDICATE AS FOLLOWS:  
1. THE 1.0' NON-ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PENSACOLA, FLORIDA FOR PERPETUAL USE BY THE PUBLIC.  
2. PARCEL "A" DRAINAGE & PARKING AREA, PARCELS "B", "C", "D" AND "E" COMMON AREAS, THE 25', 31', AND 32' DRAINAGE & ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED AND CONVEYED TO THE MAIN STREET CROSSINGS OWNER'S ASSOCIATION.  
3. THE 19' AND 25' UTILITY EASEMENTS AND THE 2' UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO EMERALD COAST UTILITIES AUTHORITY AND THE CITY OF PENSACOLA, FLORIDA FOR PERPETUAL USE BY THE PUBLIC.

**ADDOOR DEVELOPMENT, LLC**  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JOSH PULLIC, A FLORIDA PROFESSIONAL LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS  
PRINT NAME  
WITNESS  
PRINT NAME

**MAIN STREET CROSSINGS OWNER'S ASSOCIATION**

WITNESS  
PRINT NAME  
WITNESS  
PRINT NAME

**NOTARY PUBLIC:**  
BEFORE THE SUBSCRIBER PERSONALLY APPEARED JUSTIN G. WITKIN, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE  
PRINT NAME  
COMMISSION No. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

**NOTARY PUBLIC:**  
BEFORE THE SUBSCRIBER PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR USES AND PURPOSES HEREIN SET FORTH, AND WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, GIVEN UNDER MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE  
PRINT NAME  
COMMISSION No. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

**TITLE CERTIFICATION:**  
I, ADAM COBB, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, AM DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND TITLE TO BE VESTED IN THE NAME OF ADDOOR DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THE ENCUMBRANCE OF RECORD DOES NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ADAM COBB  
EMMANUEL SHEPPARD & CONDON

DATE: \_\_\_\_\_

**COUNTY CLERK CERTIFICATE:**  
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT 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 \_\_\_\_\_, 2023 IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

**CITY COUNCIL CERTIFICATE:**  
I, ERICKA BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF PENSACOLA AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND WAS APPROVED BY SAID CITY COUNCIL.

ERICKA L. BURNETT  
CITY CLERK OF THE CITY OF PENSACOLA

**APPROVAL OF CITY OF PENSACOLA SURVEYOR:**  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE TO CHAPTER 177, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

LESLIE D. ODOM  
PROFESSIONAL SURVEYOR AND MAPPER PSM #6520  
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

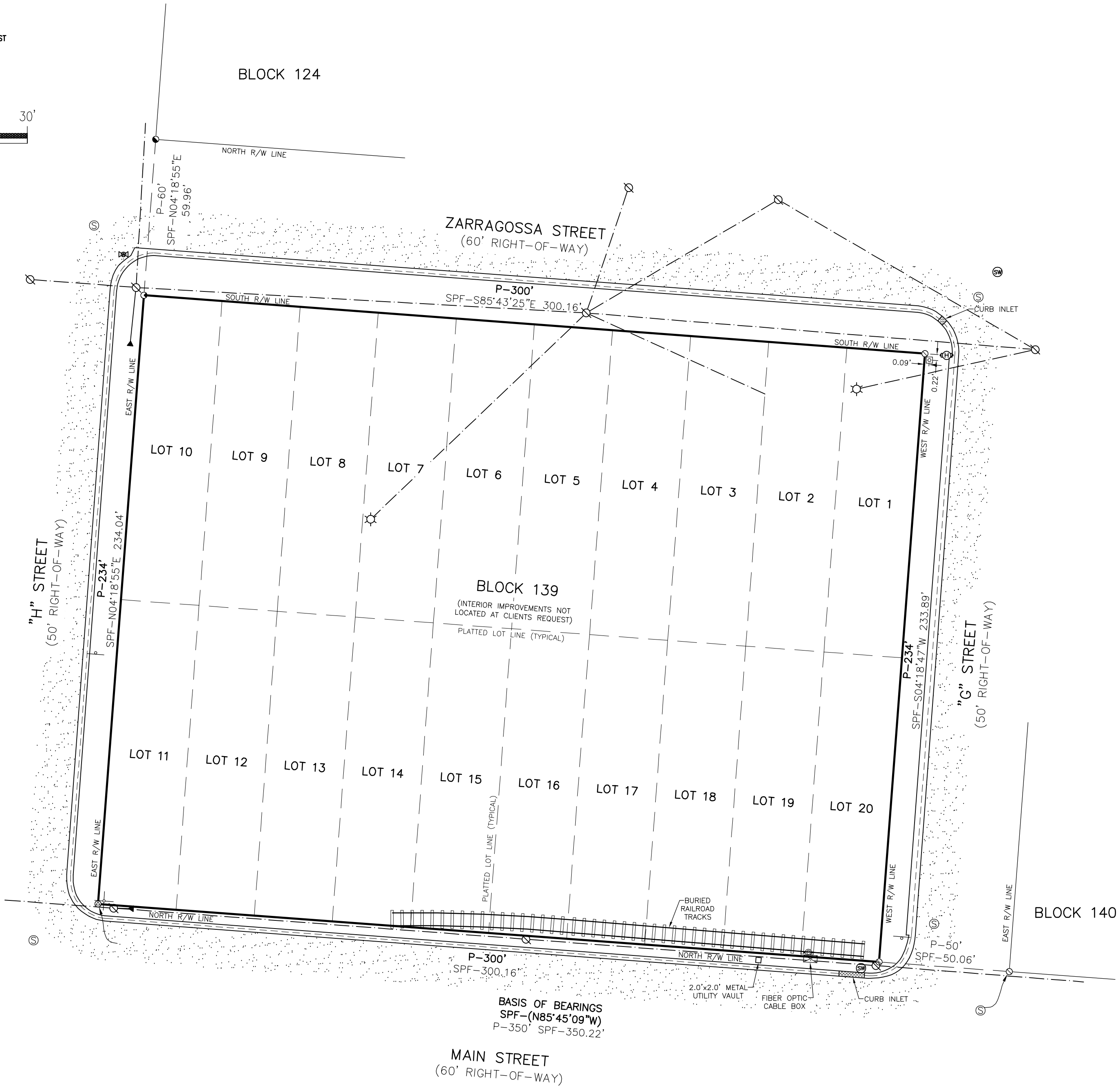
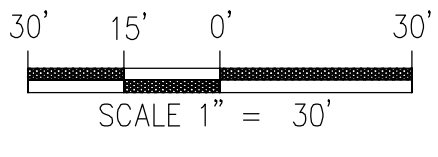
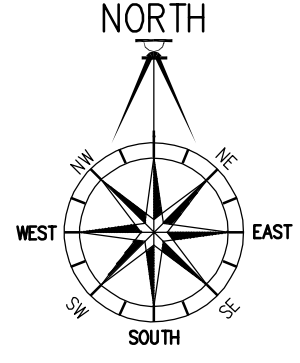
**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE FIELD SURVEY WAS PERFORMED AND PLAT PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS, AND PERMANENT CONTROL POINTS, HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED THIS 2nd DAY OF March, 2023.  
*Josh Pullic*  
Josh Pullic  
MICHAEL WATTS AUSTIN  
PROFESSIONAL SURVEYOR AND MAPPER L.S. #5458  
STATE OF FLORIDA

KJM LAND SURVEYING, LLC  
1616 W. AVERY ST.  
PENSACOLA, FL 32501  
LICENSED BUSINESS LB #8298.

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.





**DESCRIPTION: (AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)**  
LOTS 1-20, BOTH INCLUSIVE, BLOCK 139, (BEING ALL OF SAID BLOCK 139), OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

**SURVEYORS NOTES:**  
-THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY FOR WHICH PURPOSE IS TO DEFINE THE RECORD BOUNDARY ON THE GROUND BY RETRACEMENT OF THE RECORD PLATTED LOTS AND BLOCK PER THE RECORDED PLAT OF THE ABOVE REFERENCED SUBDIVISION, RECOVERY, AND/OR PLACEMENT OF MONUMENTATION OF SAID BOUNDARY, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.  
-BASIS OF STATE PLANE FIELD BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE)-(NAD83) - (2011) - (EPOCH 2010.0000).  
-REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS SHEET No. 102.  
-ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.  
-THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-5549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.  
-NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.  
-NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED; EXCEPT AS SHOWN.  
-UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.  
-THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.  
-THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.  
-ENCROACHMENTS ARE AS SHOWN.  
-FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
-THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.  
-THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC, IS L.B. 8298.  
-THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
-THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.  
-IT IS OF THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:  
NFIP COMMUNITY NAME: CITY OF PENSACOLA  
NFIP COMMUNITY NUMBER: 120082  
ZONE: "X"  
ELEVATION: N/A  
PANEL NUMBER: 12033C 0390 G  
AS DATED: 09/29/2006

- LEGEND:**
- - FOUND PLAIN 4"x4" CONCRETE MONUMENT
  - - FOUND 1/2" CAPPED IRON ROD LB #7073
  - - FOUND 1/2" CAPPED IRON ROD LB #6679
  - - FOUND 1/2" CAPPED IRON ROD LB #0340
  - - FOUND PLAIN 1/2" IRON ROD
  - ⊙ - POWER POLE WITH GUY ANCHOR
  - - OVERHEAD UTILITY LINES
  - ⊙ - LAMP POST
  - ⊙ - TRAFFIC SIGN
  - ⊙ - STREET SIGN
  - ⊙ - BURIED FIBEROPTIC CABLE MARKER
  - ⊙ - FIRE HYDRANT
  - ⊙ - STORM WATER MANHOLE
  - ⊙ - SEWER MANHOLE
- ABBREVIATIONS:**
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
  - LS - LICENSED SURVEYOR
  - LB - LICENSED BUSINESS
  - R/W - RIGHT-OF-WAY
  - P - PLAT
  - SPF - STATE PLANE FIELD
  - NFIP - NATIONAL FLOOD INSURANCE PROGRAM
  - N/A - NOT APPLICABLE

**BASIS OF BEARINGS**  
SPF-(N85°45'09"W)  
P-350' SPF-350.22'

**MAIN STREET**  
(60' RIGHT-OF-WAY)



ADDRESS: 555 SOUTH "G" STREET  
REQUESTED BY: ADOOR  
TYPE: BOUNDARY SURVEY  
SECTION 42, TOWNSHIP-- 2 -- SOUTH, RANGE-- 30 -- WEST, ESCAMBIA COUNTY, FLORIDA

SCALE:	FIELD BOOK	PAGE	CREW	FIELD DATE:	DRAWN BY:	CHECKED BY:
1"=30'	743	62	NS	01/22/22	JSP	

NO.: 1  
DATE: 02/07/2022  
REVISIONS: REVISED LEGAL DESCRIPTION - JSP

APPROVED BY:

THIS SURVEY REPORT IS VALID AND CORRECT AS SHOWN HEREON. IT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

MICHAEL WATTS AUSTIN, PSM #5458  
CORPORATE NO. LB 0008298  
STATE OF FLORIDA

DRAWING NUMBER: 22-20885

Department:	Comments:
Planning	See attached. <b>ALL COMMENTS HAVE BEEN RESOLVED.</b>
FIRE	No comments.
PW/E/Surveyor	See attached. <b>ALL COMMENTS HAVE BEEN RESOLVED.</b>
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	Per the utility plan sheet, a new ECUA water main will be installed in the easement along Main St and ECUA water meters will be installed in the utility easement that borders the subdivision. Therefore, the utility easements will need to be dedicated to ECUA in addition to the City of Pensacola in the Dedication section on the cover page of the final plat. <b>ALL COMMENTS HAVE BEEN RESOLVED.</b>
FPL	No comments.
ATT	No comments.
Legal	No comments.

***Planning Services Division  
Zoning Review***

SUBDIVISION: MAIN STREET CROSSING – FINAL PLAT

Address: 555 SOUTH G STREET  
Zoning: C-3 / CRAUDOD  
Reviewed: 02/24/2023

1. Remove the first comment under “Minimum Yard Requirements”.
2. Amend the second to state the following:  
In addition to the C-3 zoning district, this property is located within the CRA Urban Design Overlay District. The development standards which apply can be found within Sec. 12-3-31, specifically Table 12-3-31.5. The standards within Sec. 12-3-7 do NOT apply to this development. Additionally, the property is being proposed for single-family attached (townhouse) development only.
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. Per the ESCPA data, this equals \$20,160.00.

**MEMORANDUM**

TO: City of Pensacola Planning Board  
FROM: Public Works Department – Engineering and Operations  
DATE: 2/23/23  
SUBJ: 555 S. G Street Final Plat

The following comments from the Public Works Department are regarding completeness of the 555 S. G Street.

1. It was noted that the Engineer submitted plans and stormwater calculations. Please ensure the Engineer understands our approval of the plat is in no way approval of the plans or calcs. They will still need to go through the MGO permitting process.
2. A boundary survey must accompany the final plat per F.S. Chapter 177.041(1).
3. Monumentation shall be set at all lot corners per F.S. Chapter 177.091(9).
4. Along the north line of Main Street being the south portion of the platted area, how can a 1.0' Non-Access Easement (Public) overlap a 19' and 25' Utility & Access Easement (Public)?

For questions, please contact Caitlin Cerame at [ccerame@cityofpensacola.com](mailto:ccerame@cityofpensacola.com) or 850-436-5689.

## Gregg Harding

---

**From:** Andre Calaminus <andre.calaminus@ecua.fl.gov>  
**Sent:** Tuesday, February 14, 2023 9:44 AM  
**To:** Gregg Harding  
**Cc:** Mark E. Robertson  
**Subject:** [EXTERNAL] RE: Final Plat Application for March Planning Board - 555 S. G Street

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Hi Gregg,

Per the utility plan sheet, a new ECUA water main will be installed in the easement along Main St and ECUA water meters will be installed in the utility easement that borders the subdivision. Therefore, the utility easements will need to be dedicated to ECUA in addition to the City of Pensacola in the Dedication section on the cover page of the final plat.

Thanks,

**Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |**

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |

Phone: (850) 969-5822 | Fax: (850) 969-6511 |

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**From:** Gregg Harding <GHarding@cityofpensacola.com>

**Sent:** Monday, February 13, 2023 8:48 AM

**To:** Cynthia Cannon <CCannon@cityofpensacola.com>; Adrian Stills <astills@cityofpensacola.com>; Amy Hargett <ahargett@cityofpensacola.com>; Amy Tootle <ATootle@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; David Forte <DForte@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; James Cook <JCook@cityofpensacola.com>; Jim Jernigan <jim.jernigan@fpl.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephanie Chwastyk <SChwastyk@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>; Adrienne Walker <AWalker@cityofpensacola.com>; Jose Cobbs <JCobbs@cityofpensacola.com>

**Subject:** Final Plat Application for March Planning Board - 555 S. G Street

**\*\*WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders**

Good morning all,

Please see the attached final plat application for the proposed Main Street Crossings subdivision located at 555 S. G Street (DISTRICT 7). The preliminary plat for this project was approved by Planning Board in December 2022. This application is scheduled for the March 14, 2023, Planning Board meeting.

If you could provide comments by **February 24, 2023**, it would be greatly appreciated. Thank you.

Best,

**Gregg Harding, RPA**

*Assistant Planning & Zoning Division Manager*

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1676

[gharding@cityofpensacola.com](mailto:gharding@cityofpensacola.com)



***Tell us how we are doing by completing this short [survey](#).***

*Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

Chairperson Ritz stated that he believed that based on their discussion today that the six criteria for approval had been met. Planning & Zoning Manager, Cannon stated this item would go before City Council on January 19<sup>th</sup>. **Board Member Villegas made a motion to approve, seconded by Board Member Sampson and it carried 6:0.**

**Request for Preliminary Plat Approval – Main Street Crossings Townhomes – 555 S. G Street – District 7**

Planning & Zoning Manager, Cannon introduced the item in which one parcel will be subdivided into thirty-two (32) lots to accommodate townhomes. Assistant Planning & Zoning Manager Harding confirmed this parcel is in the CRA Urban Design Overlay District. Chairperson Ritz mentioned that the parking is interior to the project so there are no driveways or parking lots along the main street. Chairperson Ritz stated the current warehouse has been there for a long time and due for an update. Assistant Planning & Zoning Manager Harding informed the Board that it has gone through the historic demolition review and did receive approval. Clint Geci the representative recapped their plans for the property. Board Member Grundhoefer inquired about the easement, Clint Geci stated the 20ft easement is not a requirement, but they wanted to give extra space for the utilities and improvements. Clint Geci stated they have a non-access easement to prevent people from parking on a small portion of the property. Chairperson Ritz stated this is a preliminary plat so it will come back before the board for final plat approval. **Board Member Grundhoefer made a motion to approve, seconded by Board Member Villegas and it carried 6:0.**

**Open Forum – none**

**Discussion – Proposed Amendment to The Land Development Code Sec. 12-3-60 (2) – Boathouses, Piers and Docks, All Residential Zones**

Planning & Zoning Manager, Cannon explained Christian Wagley's background and community involvement and added that Mr. Wagley is affiliated with Healthy Gulf, 350 Pensacola and also serves on the mayor's transition team. Planning & Zoning Manager, Cannon stated that discussions were ongoing regarding updating the city's Land Development Code. Cannon added that the public notification process for LDC amendments brought forward by members of the public may be reviewed at that time. Planning & Zoning Manager, Cannon then read the email from Christian Wagley seen below.

Dear Planning Board members:

I hope you all are well. I do want to send along some brief comments on the proposal to increase the allowed height for boathouses on city waterways. A few thoughts:

--any notion that higher boathouse heights will be an environmental improvement for light access to seagrass seems to be inaccurate.

# A PRELIMINARY PLAT OF MAIN STREET CROSSINGS

## A 32 LOT RESIDENTIAL SUBDIVISION RE-PLAT OF BLOCK 139, MAXENT TRACT SECTION 19, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA ZONED: C-3 DECEMBER 2022

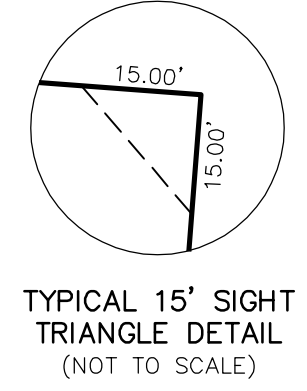
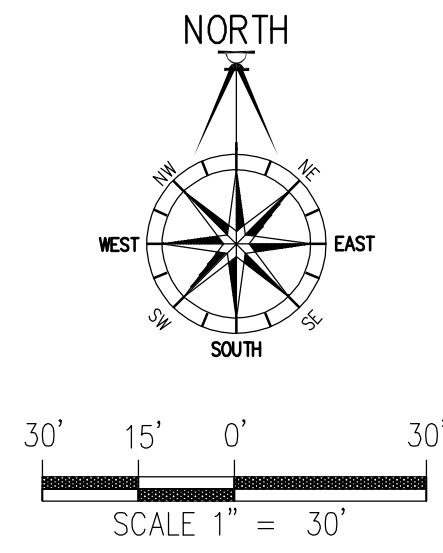
**OWNER / DEVELOPER**

**ADDOOR PROPERTIES**  
401 EAST CHASE STREET  
PENSACOLA, FL 32502  
PHONE: (850) 637-1880

**ENGINEER OF RECORD**

**GECI & ASSOCIATES**  
2950 NORTH 12th AVENUE  
PENSACOLA, FL 32503  
PHONE: (850) 432-2929

**PREPARED BY:**



**GENERAL NOTES:**

NO HERITAGE TREES WERE LOCATED ON SITE, 11/21/22. AS PER SEC. 12-6-2, NO MITIGATION WILL BE REQUIRED TO REMOVE THE TREES AND PALMS CURRENTLY ON SITE.  
ALL IMPERVIOUS AREAS SHALL BE ROUTED TO THE PROPOSED STORMWATER TREATMENT AND ATTENUATION AREA.  
A REDUCTION TO THE VISIBILITY TRIANGLE HAS BEEN AUTHORIZED BY ENGINEERING AND PLANNING STAFF BASED UPON THE EXISTING TRAFFIC CONDITIONS.

**ZONING NOTE:**

MINIMUM YARD REQUIREMENTS, PER TABLE 12-3.7, OF THE CITY OF PENSACOLA LAND DEVELOPMENT CODE, FOR C-3 ZONING DISTRICTS:  
THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE NON-RESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.  
IN ADDITION TO THE C-3 ZONING DISTRICT, THIS PROPERTY IS LOCATED WITHIN THE CRA URBAN DESIGN OVERLAY DISTRICT. THE DEVELOPMENT STANDARDS WHICH APPLY CAN BE FOUND WITHIN SEC. 12-3-31, SPECIFICALLY TABLE 12-3-31.5, THE STANDARDS WITHIN SEC. 12-3-3-7 DO NOT APPLY TO THIS DEVELOPMENT.

**SITE DATA:**

PROPERTY REFERENCE NUMBER:  
00-05-00-9080-001-139  
PROPERTY ZONING: C-3  
FLUM: C (COMMERCIAL)  
OVERLAY DISTRICTS: CRA URBAN DESIGN OVERLAY DISTRICT (CRAUDOD).  
REQUIRED MINIMUM LOT SIZE: 1245 SQUARE FEET (BASED UPON THE FLUM DESIGNATION)  
TYPICAL LOT SIZE: 20.00' x 83.00' = 1660 SQUARE FEET  
DENSITY: 32 LOTS / 1.61 ACRES = 19.88 LOTS PER ACRE  
TOTAL SITE AREA: 70,200 SQUARE FEET  
PARCEL "A": 6,834 SQUARE FEET  
PARCEL "B": 415 SQUARE FEET  
PARCEL "C": 415 SQUARE FEET  
PARCEL "D": 1,660 SQUARE FEET  
PARCEL "E": 1,660 SQUARE FEET  
TOTAL LOT AREA: 59,216 SQUARE FEET

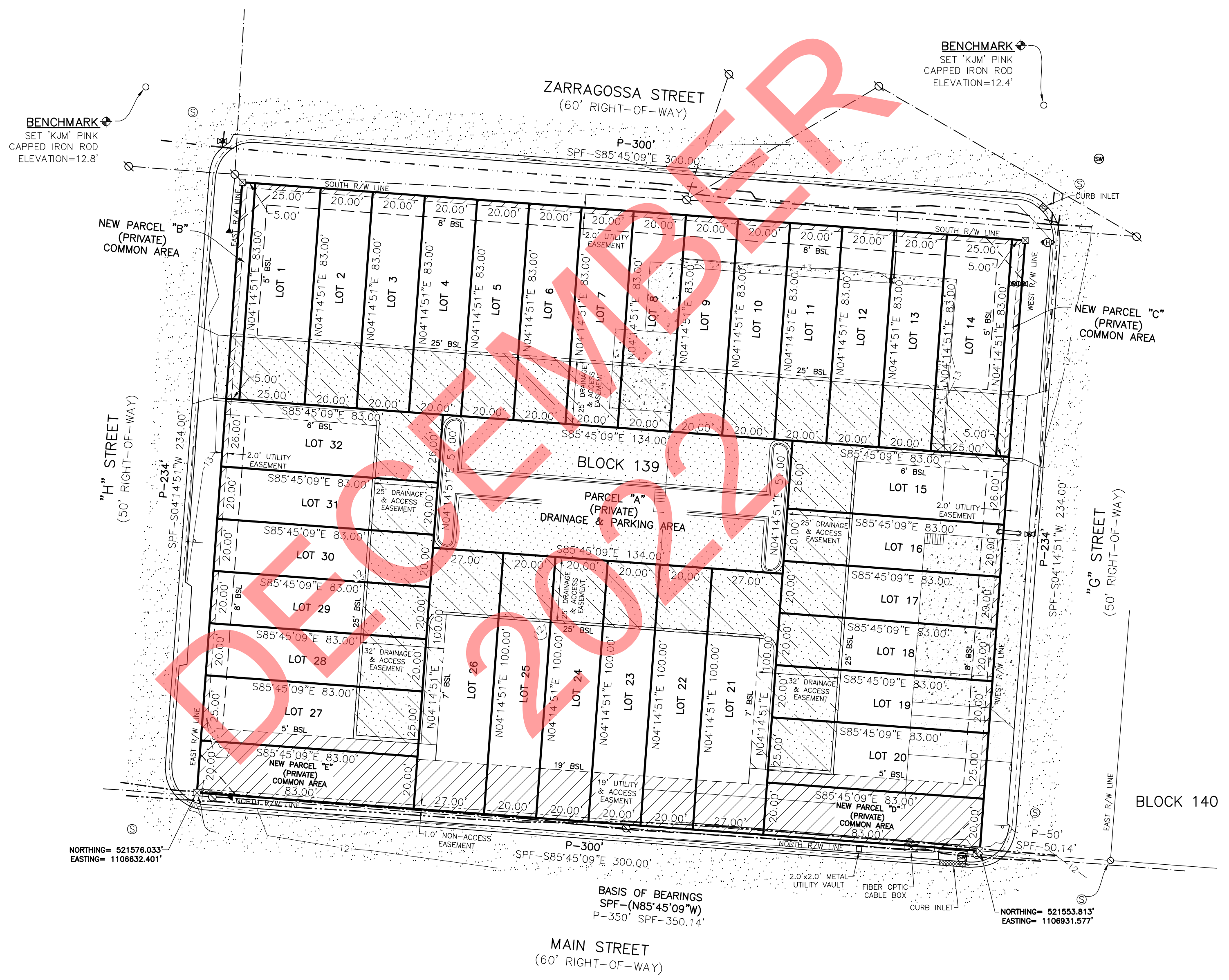
**DESCRIPTION:**

BLOCK 139, OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS G. WATSON IN 1906.

**SURVEYORS NOTES:**

-THE MAP OF SURVEY AS SHOWN HEREON IS A "PRELIMINARY PLAT" DEPICTING THE LOT SCHEMES AS Laid OUT, RE-PLATTING THOSE ORIGINAL MAXENT TRACT LOTS WITHIN BLOCK 139 OF SAID RECORDED PLAT OF THE ABOVE REFERENCED SUBDIVISION. THE BOUNDARY SURVEY AS DEPICTED HEREON DERIVES FROM THE RETRACEMENT OF BLOCK 139, PER THE PLAT OF THE ORIGINAL MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS ADMONITIONED, AND ALSO, TOPOGRAPHY, VERTICALLY DEPICTING GROUND SURFACE ELEVATIONS BY SPOT ELEVATIONS AND/OR 1.0 FOOT CONTOUR INTERVALS RELATIVE TO MEAN SEA LEVEL, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THE SURVEYOR.  
-BASIS OF BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).  
-VERTICAL DATA IS BASED ON RTN GPS/GNSS OBSERVATIONS THROUGH THE FFRN, CORS REFERENCE STATION NETWORKS. ELEVATIONS ARE DETERMINED USING THE GEOID 18 MODEL AND ARE RELATIVE TO NAVD 83 WITH ACCURACIES TO 2-3 CM. ELEVATIONS DEPICTED WITHIN THIS SURVEY ARE SUB-CM INFORMATIONAL PURPOSES ONLY AND MAY NOT MEET THE ACCURACY REQUIREMENTS TO SURVEY STANDARDS.  
-REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS SHEET No. 102  
-ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.  
-THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-5549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.  
-NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.  
-NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.  
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-IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:

NFIP COMMUNITY NAME:  
CITY OF PENSACOLA  
ZONE: X  
ELEVATION: N/A  
NFIP COMMUNITY NUMBER:  
12092  
PANEL NUMBER: 12033C 0390 G  
AS DATED: 09/29/2006



**LEGEND:**

[Symbol]	-UTILITY EASEMENT
[Symbol]	-DRAINAGE AND ACCESS EASEMENT
[Symbol]	-PROPOSED ASPHALT PAVING

**LEGEND:**

[Symbol]	-SET 4"x4" CONCRETE MONUMENT LB #8298
[Symbol]	-FOUND 1/2" CAPPED IRON ROD LB #7073
[Symbol]	-FOUND 1/2" CAPPED IRON ROD LB #6679
[Symbol]	-FOUND 1/2" CAPPED IRON ROD LB #0340
[Symbol]	-FOUND PLAIN 1/2" IRON ROD
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[Symbol]	-TRAFFIC SIGN
[Symbol]	-STREET SIGN
[Symbol]	-BURIED FIBEROPTIC CABLE MARKER
[Symbol]	-FIRE HYDRANT
[Symbol]	-SEWER MANHOLE
[Symbol]	-STORM WATER MANHOLE
[Symbol]	-OVERHEAD UTILITY LINES
[Symbol]	-BURIED FIBER OPTIC CABLE LINE
[Symbol]	-BURIED NATURAL GAS LINE
[Symbol]	-BURIED WATER LINE

**ABBREVIATIONS:**

PSM	-PROFESSIONAL SURVEYOR AND MAPPER
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
R/W	-RIGHT-OF-WAY
P	-PLAT
SPF	-STATE PLANE FIELD INSURANCE PROGRAM
N/A	-NOT APPLICABLE
BSL	-BUILDING SETBACK LINE
RTN	-REAL TIME NETWORK
GNSS	-GLOBAL NAVIGATION SATELLITE SYSTEM
GPS	-GLOBAL POSITIONING SYSTEM
FFRN	-FLORIDA PERMANENT REFERENCE NETWORK
CORS	-CONTINUOUSLY OPERATING REFERENCE STATION
NAVD	-NORTH AMERICAN VERTICAL DATUM
CM	-CENTIMETER

**APPROVAL OF CITY OF PENSACOLA SURVEYOR:**

LESLIE D. ODOM, PSM #6520

ADDRESS:	555 SOUTH "G" STREET						
REQUESTED BY:	ADDOOR PROPERTIES						
TYPE:	PRELIMINARY PLAT - BOUNDARY & TOPOGRAPHIC SURVEY						
SECTION:	42	TOWNSHIP:	2	RANGE:	30	WEST, ESCAMBIA COUNTY, FLORIDA	
SCALE:	1"=30'	PAGE:	743	62	NS	01/22/22	JSP
DATE:	01/22/22	DATE:	01/22/22	DATE:	01/22/22	DATE:	01/22/22
NO.:	DATE:	REVISIONS:	APPROVED BY:				
1	02/07/2022	REVISED LEGAL DESCRIPTION - JSP					
2	02/12/2022	TOPOGRAPHIC SURVEY - F.B. #759, PG. 8 & 25 - NS/RC - 04/27/22 - JSP					
3	05/20/2022	UTILITY LOCATION - F.B. #765, PG. 28 - 40/1 - 05/19/22 - JSP					
4	10/20/2022	CREATED 32 LOT RESIDENTIAL SUBDIVISION - JSP					
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.							
MICHAEL WATTS AUSTIN, PSM #5458							
CORPORATE NO. LB 0008298							
STATE OF FLORIDA							
							22-20885



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### **Sec. 12-7-3. Procedure for subdivision approval.**

(a) *Procedure for subdivision requiring a plat.*

(1) *Approval of preliminary plat by the planning board.*

- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and F.S. § 472.027.
- b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter of a mile.
- c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsplit part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unsplit portion shall be planned to coordinate and connect with the street system of the split portion.
- d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
- e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
- f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
- g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee to obtain approval according to the process in this chapter.

(2) *Approval of final plat by the planning board and city council.*

- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (365 days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the

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planning services department a new application, new application fee, and revised documentation to begin the process in this chapter.

- b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.
- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(b) *Procedure for division of land requiring a boundary survey.*

(1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department.

(2) *Submission requirements.*

- a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by F.S. § 472.027, pertaining to the Standards of Practice for surveys) to the planning services department. The boundary survey shall depict all information required by sections 12-7-8(1) through (11).
- b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
- c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
- d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within ten working days from submission.
- e. If the metes and bounds description or the boundary survey is rejected, the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
- f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process set forth at section 12-7-3(b) of this chapter.

(3) *Final approval.*

- a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
- b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b)(3)a.

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(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009; Ord. No. 29-21, § 4, 12-16-2021)

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(Supp. No. 2)