



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Agenda - Final

### Planning Board

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Tuesday, July 14, 2020

2:00 PM

Hagler-Mason Conference Room, 2nd Floor

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**Members of the public may attend & participate via live stream or phone. Monitor the City's website for up-to-date information.**

#### Quorum / Call to Order

#### Approval of Meeting Minutes

[20-00326](#) June 9, 2020 Planning Board Minutes

Attachments: [Planning Board Minutes June 9 2020.pdf](#)

#### Requests

[20-00201](#) Request for Vacation of Right-of-Way - 310 and 306 Bay Boulevard

Attachments: [Bay Blvd Vacation of Right of Way](#)

#### Open Forum

#### Discussion

[20-00327](#) Discussion on Proposed Amendments to the Tree Ordinance

#### 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.*





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00326

Planning Board

7/14/2020

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**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 7/7/2020

**SUBJECT:**

June 9, 2020 Planning Board Minutes

**BACKGROUND:**

Click or tap here to enter text.



## **MINUTES OF THE PLANNING BOARD**

**June 9, 2020**

**MEMBERS PRESENT:** Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Murphy, Board Member Wiggins

**MEMBERS VIRTUAL:** Vice Chairperson Larson

**MEMBERS ABSENT:** Board Member Powell, Board Member Sampson

**STAFF PRESENT:** Assistant Planning Director Cannon, Senior Planner Statler, Assistant City Attorney Lindsay, Historic Preservation Planner Harding

**OTHERS VIRTUAL:** Christy Cabassa, Scott Sallis, Cynthia Bradford, Ryan Norenberg

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from May 12, 2020.
- **New Business:**
  1. **57 S. 9th Avenue - Gateway Review District - New Two Story Townhouse**
  2. **29 N. 9th Avenue – Gateway Review District – New Three Story Mixed-Use Building**
  3. **Request for Vacation of Right-of-Way – 2900 E. Lee Street between Perry Avenue and Pickens Avenue**
  4. **Request for License to Use Right-of-Way – 2110 E. Lakeview Avenue**
- Open Forum
- Discussion on the Proposed Amendment to the Tree Ordinance
- Adjournment

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

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the virtual Board meeting.

222 West Main Street Pensacola, Florida 32502

[www.cityofpensacola.com](http://www.cityofpensacola.com)

### **Approval of Meeting Minutes**

**Board Member Wiggins made a motion to approve the May 12, 2020 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.**

### **New Business**

#### **57 S. 9TH AVENUE - GATEWAY REVIEW DISTRICT - NEW TWO STORY TOWNHOUSE**

Assistant Planning Director Cannon stated this item was in the GRD-1 which was in the Aragon redevelopment area. Ms. Cabassa presented to the Board and stated this was a single family residence attached to the Aragon Winebar, and they had received preliminary Aragon approval. There would be an out building for a garage connected with a breezeway and courtyard. All setbacks and heights had met the Aragon requirements. Chairperson Ritz advised this would be a great addition to that area. Board Member Grundhoefer indicated he had talked with the Aragon Review Committee Chairperson who said it had passed the Aragon requirements. Board Member Wiggins explained she had no concerns with the products of this designer. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

#### **29 N. 9TH AVENUE – GATEWAY REVIEW DISTRICT – NEW THREE STORY MIXED-USE BUILDING**

Chairperson Ritz was glad to see some infill and stated he would not hesitate to support any project presented by Mr. Sallis. Mr. Sallis presented to the Board and stated the project was submitted to the Aragon Review Committee 27 days ago, and he expected a response within the next few days. He also stated the space was very generic right now and they had no tenant at this time. Chairperson Ritz explained this project would make it a more unified streetscape. Mr. Sallis confirmed if the rooftop was eliminated, it would return for an abbreviated review and Aragon approval would still apply. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

#### **REQUEST FOR VACATION OF RIGHT-OF-WAY – 2900 E. LEE STREET BETWEEN PERRY AVENUE AND PICKENS AVENUE**

Chairperson Ritz pointed out the alleyway was not effective for vehicles, but the request here would give the property owners what would have been the property of the citizens of Pensacola. He suggested the right-of-way was probably not being used as intended and did not see any negative issues. It was pointed out that one property owner (2907 E. Blount) had not signed the petition to vacate; the property had been verified as vacant. Ms. Bradford addressed the Board and stated a chain link fence runs the entire length, and looked like it had not been traversed in 50 years. The owner of 2907 E. Blount could not be located, and ECUA had verified that home was abandoned. Chairperson Ritz explained the property owners of record had participated in this request. Staff indicated neighbors within 300' had been notified of this request. Chairperson Ritz advised if approved, this request would proceed to the Council for two readings prior to final approval.

Mr. DiBella advised the alleyway was the only way to access his property. Assistant City Attorney Lindsay advised Mr. DiBella's wife's name was on this deed, and there was access from the street with no requirement for the property to be accessed from the alley.

Mr. DiBella was a building contractor who needed access to the rear of the property. However, Chairperson Ritz advised Ms. DiBella had signed the petition to be a part of the vacation. He asked if Mr. DiBella was occupying any portion of the right-of-way, and Mr. DiBella stated he was not, but the fence was on their property line. Board Member Wiggins asked why his wife signed the petition, and Mr. DiBella stated she did not want to offend Ms. Bradford, but they had not talked together about it. It was determined Ms. DiBella's signature was received within the last few days. Board Member Murphy asked if the entire yard was fenced, was there a gate, and Mr. DiBella advised there was one which was overgrown in bushes. The property had been cleared, and the terrain was left unstable and impassable. Assistant City Attorney Lindsay clarified that Ms. DiBella owns the land, they live separately and homestead their separate residences. Chairperson Ritz explained if this matter proceeded to Council, Mr. and Mrs. DiBella could speak to Council on their concerns. **Board Member Wiggins made a motion to approve the vacation, seconded by Board Member Murphy, and it carried unanimously.**

#### **REQUEST FOR LICENSE TO USE RIGHT-OF-WAY – 2110 E. LAKEVIEW AVENUE**

For clarification, Assistant Planning Director Cannon explained the difference between a right-of-way and an LTU.

Ryan Norenberg has requested to install a 4' black aluminum fence across the front of his home, located no closer than 10' across the edge of Lakeview Avenue. Chairperson Ritz indicated there were lots of places along Lakeview without sidewalks; the City is adding sidewalks as they go along, but with LTU's and fences, the City would not be able to complete the sidewalks easily. He would like to see LTUs for general public use and not necessarily to close off spaces.

Board Member Murphy agreed that the City was trying to make neighborhoods more walkable, and this would reduce the ability to construct sidewalks especially in this area, and she felt it was important to keep this open. Board Member Grundhoefer agreed this was such a thoroughfare, it would be the next logical street for sidewalks, and a fence should be placed on their private property.

Mr. Norenberg addressed the Board and in looking at the aerial view, noted how close his house was to the front of the property. He was asking to enclose as much as possible to protect his children and the dog. Since there was slim to no chance for traffic calming, this seemed the best idea. Chairperson Ritz advised his house was 15' from the edge of the public sidewalk and could not support the request for an LTU. Board Member Wiggins advised the applicant that proceeding with a right-of-way vacation would substantially increase the property taxes, but she could not support the LTU. Board Member Murphy mentioned another reason for concern was the addition of a metal fence might be a potential sight safety issue with drivers attempting to turn right from Magnolia onto Lakeview.

**Board Member Grundhoefer made a motion to deny, seconded by Board Member Murphy.** Chairperson Ritz confirmed this item would proceed to Council as a recommendation. **The motion then carried unanimously.**

#### **Open Forum – None**

#### **Discussion on the Proposed Amendment to the Tree Ordinance**

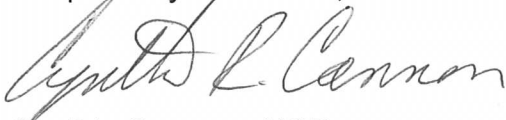
Chairperson Ritz advised 2019 House Bill 1159 was circulated, and he read it as a lay person. Board Member Wiggins wanted to make sure anything the Board did fell within

the State law.

Ms. Murphy addressed the Board and stated she attended a private workshop with Lyssa Hall from Arizona, and the University of Florida professors will probably come in August for workshops; Lyssa Hall would participate virtually. She has asked key people for locations to allow workshops to be centrally located for public input. Chairperson Ritz had attended the virtual meeting; his takeaway was the botanical names for plantings, and the species list was not as accurate as it could be. He emphasized the City has a current tree ordinance, and the State has rulings and laws as well. Board Member Murphy hoped to have specific dates before the next Board meeting which would be forwarded to the Board members.

**Adjournment** – With no further business, Chairperson Ritz thanked the Board for its patience with the change in methods of physical and virtual participation and adjourned the meeting at 3:06 pm.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Cynthia Cannon".

Cynthia Cannon, AICP  
Assistant Planning Director  
Secretary to the Board



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00201

Planning Board

7/14/2020

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**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 5/5/2020

**SUBJECT:**

Request for Vacation of Right-of-Way - 310 and 306 Bay Boulevard

**BACKGROUND:**

The Planning Department received a request from Mary Catherine and Louis E. Harper III for a Vacation of Right-of-Way (ROW) of Bay Boulevard (a 20' right-of-way) on 310 Bay Boulevard (Lots 6, 7 and 8, Block 3, East Pensacola) and 306 Bay Boulevard (East half of Lot 3 and all of Lots 4 and 5). The applicant has stated the ROW is no longer needed as a public thoroughfare in that it does not provide access to any other public road or ROW and that it terminates on Lot 7, Block 3.

This request has been routed through the various City departments and utility providers and their comments are attached for your review.



## VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00

Amended Petition



### Applicant Information:

Name: Mary Catherine and Louis Harper III

Address: c/o Harper Law, P.A., 25 W. Cedar Street, Suite 430, Pensacola, FL 32502

Phone: 850 382 7085

Fax: 850 435 4435

Email: bo@harpertlawpa.com

### Property Information:

Owner Name: Mary Catherine Harper and Louis Harper III

Location/Address: 310 Bay Boulevard, Pensacola, FL 32503

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

### Purpose of vacation of city right of way/comments:

See attached

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Signature of Applicant  
(Owner of Property or Official Representative of Owner)

Date

4/20/2020

*Mary Catherine Harper* *Mary Catherine Harper 4/20/20*

### FOR OFFICE USE ONLY

District: \_\_\_\_\_

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

Case Number: \_\_\_\_\_

Date Postcards mailed: \_\_\_\_\_

Planning Board Date: \_\_\_\_\_

Recommendation: \_\_\_\_\_

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

Council Action: \_\_\_\_\_

#### Sec. 12-12-4. Vacation of Streets, alleys

This section is established to provide for the vacation of streets, alleys or other public rights-of-way by official action of the city council.

(A) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the community development department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.

- (1) An application for vacation of streets, alleys or other public right-of-way must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the planning board.
- (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (3) No application shall be considered complete until all of the following have been submitted:
  - (a) The application shall be submitted on a form provided by the board secretary.
  - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
    1. Accurate site plan drawn to scale;
    2. A legal description of the property proposed to be vacated;
    3. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
    4. Reason for vacation request;
    5. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.
  - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
  - (d) Any party may appear in person, by agent, or by attorney.
  - (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(B) *Planning board review and recommendation.* The community development department will distribute copies of the request to vacate to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the city planning department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting.

- (1) Public notice for vacation of streets, alleys.

- (a) A sign shall be prominently posted on the property to which the application pertains at least seven (7) days prior to the scheduled board meeting.
- (b) The community development department shall notify property owners within a three hundred (300) radius, as identified by the current Escambia County tax roll maps, of the property proposed for vacation with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(C) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

- (1) *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven (7) days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten (10) days prior to the public hearing. The community development department shall notify property owners by certified mail, as identified by the current Escambia County tax roll, at least fifteen (15) days prior to the city council public hearing
  - (a) In case of an alley vacation request all adjacent owners shall be notified.
  - (b) In the case of a street vacation request, all property owners within three hundred feet (300') of the request shall be notified.
- (2) *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two (2) times following the public hearing, at which time the vacation becomes effective.

# HARPER LAW, P.A.

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25 WEST CEDAR STREET, SUITE 430  
PENSACOLA, FLORIDA 32502

**LOUIS E. "BO" HARPER III**  
bo@harperlawpa.com  
Licensed in Florida, Alabama & Georgia

Ph: (850) 435-4435  
Fax: (850) 435-4436  
HarperLawPA.com

April 20, 2020

***Via U.S. Mail***

City of Pensacola Planning Division  
222 West Main Street, 5<sup>th</sup> Floor, City Hall  
Pensacola, Florida 32502

Re: Amended Petition for vacation of right-of-way over East half of Lot 3 and  
Lots 4, 5, 6, and 7, Block 3, East Pensacola (310 Bay Boulevard, Pensacola,  
Florida 32503)

Dear City of Pensacola Planning Division:

Enclosed herewith you will find the Amended Vacation of Right of Way Petition submitted by myself, Louis E. Harper III, and Mary Catherine Harper regarding 310 Bay Boulevard, Pensacola, Florida 32503.

It is an Amended Petition, because we also seek to vacate that portion of Bay Boulevard lying over our neighbors' property located at 306 Bay Boulevard.

David Ranney and Sophronia F. Ranney are the owners of 306 Bay Boulevard, which is described as the East half of Lot 3 and all of Lots 4 and 5, Block 3 to the portion of the right of way to be vacated.

David Ranney and Sophronia F. Ranney, as shown below, have consented to the vacation of Bay Boulevard lying across the property located at 310 Bay Boulevard and 306 Bay Boulevard (their own property).

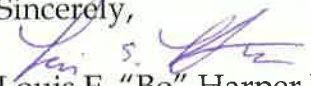
David Ranney and Sophronia F. Ranney have reviewed the original petition for vacation of Bay Boulevard across 310 Bay Boulevard and consent to the relief sought therein. Further, by their signatures below, David Ranney and Sophronia F. Ranney consent to the vacation of Bay Boulevard across the East half of Lot 3 and all of Lots 4 and 5, Block 3, East Pensacola, Plat Book DB 77, Page 520.

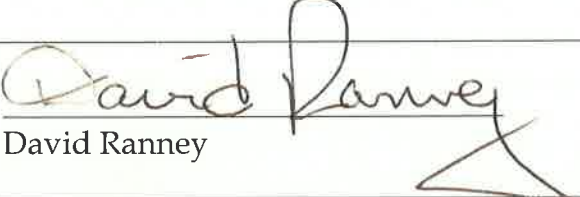
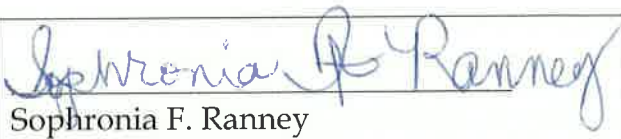
Accordingly, the following is the proposed legal description of the right-of-way to be vacated:

That portion of Bay Boulevard right-of-way which lies within twenty feet (20') of the East half of Lot 3, and Lots 4, 5, 6, and 7, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, Page 520, of the Public Records of Escambia County, Florida.

Thank you for your attention to this matter.

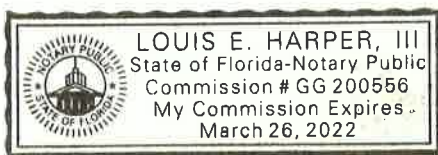
Sincerely,

  
Louis E. "Bo" Harper III

 David Ranney	 Sophronia F. Ranney
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State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of April, 2020 by David Ranney and Sophronia F. Ranney, who ☒ are personally known or ☐ have produced \_\_\_\_\_ as identification.



  
Notary Public [Seal]

Louis F. Harper III  
Print Name

3/26/2022  
My Commission Expires



PROPOSED  
ORDINANCE NO. 23-89

ORDINANCE NO. 25-88

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING  
PORTIONS OF BAY BOULEVARD IN PENSACOLA, ESCAMBIA  
COUNTY, STATE OF FLORIDA; RETAINING INTERSECTING  
STREETS; RESERVING AN EASEMENT FOR PUBLIC  
UTILITIES; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, a public hearing was held on May 12, 1988,  
concerning the proposed vacation of portions of Bay Boulevard  
right-of-way, East Pensacola Subdivision, Pensacola, Escambia  
County, Florida; and

WHEREAS, the vacation of said portions of the right-of-way  
of Bay Boulevard, hereinafter described, will contribute to the  
general welfare of the City of Pensacola in that said right-of-way  
is no longer needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That those portions of the Bay Boulevard  
right-of-way between Perry Avenue and Blount Street (11th Street),  
East Pensacola Subdivision, are hereby closed, discontinued, vacated  
and forever abandoned by the City of Pensacola as public  
thoroughfares.

SECTION 2. Provided, however, that portion of the  
right-of-way described in Section 1 which lies within twenty feet  
(20') of Lots 1 through 7, inclusive, Block 3, East Pensacola, that  
portion of the right-of-way described in Section 1 which lies  
adjacent to Lots 1 through 12, inclusive, Block 12, East Pensacola,  
and those portions of the right-of-way described in Section 1 which  
intersect with intersecting streets are excepted from the operation  
of Section 1 and are retained as public rights-of-way.

SECTION 3. That the owners of the abutting property be,  
and they are hereby authorized to acquire possession of the  
right-of-way more particularly described in Section 1, excluding  
those portions described in Section 2, and the City of Pensacola  
does hereby abandon all claim of right, if any it has, in said  
property, and it shall remain and be the property of the abutting  
property owners.

SECTION 4. That, notwithstanding the foregoing sections,  
the City of Pensacola reserves for itself, its successors and  
assigns, the Escambia County Utilities Authority, and Gulf Power  
Company, a full width utility easement in the entire portion of the  
Bay Boulevard right-of-way vacated hereby for the purpose of  
locating and maintaining public utilities.

SECTION 5. All ordinances or parts of ordinances in con-  
flict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall take effect immediately  
upon its passage by the City Council.

Passed: June 30, 1988

Approved: s/ Vince Whibbs

Mayor

Attest:

s/ Shirley F. Law  
City Clerk

Legal in form and valid if  
enacted:

s/ Don J. Caton  
City Attorney

I DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING  
IS A TRUE AND CORRECT COPY OF THE ORIGINAL  
THEREOF IN THE CITY CLERK'S OFFICE. WITNESSED BY MY HAND  
AND THE CORPORATE SEAL OF THE CITY OF PENSACOLA,  
FLORIDA THIS 1st DAY OF JULY 1988.  
Shirley F. Law  
CITY CLERK OF THE  
CITY OF PENSACOLA, FLORIDA

Prepared by:  
Louis E. Harper III  
Harper Law, P.A.  
25 West Cedar Street, Suite 430  
Pensacola, Florida 32502

**WARRANTY DEED**

**THIS WARRANTY DEED** made effective the January 24, 2020, by Gail E. Sasnett-Stauffer, a/k/a Gail E. Sasnett, an un-remarried widow, whose mailing address is 6519 SW 37th Way, Gainesville, FL 32608, (herein "Grantor") (whether singular or plural), to Louis E. Harper III and Mary Catherine Harper, husband and wife, whose mailing address is 303 Chipley Avenue, Pensacola, Florida 32503 (herein collectively "Grantee") (whether singular or plural).

**WITNESSETH:** that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

**Lots 6, 7, 8, 25, 26 and 27, Block 3, EAST PENSACOLA, a Subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, according to the Revised Map of East Pensacola, drawn by J.E. Kauser in January, 1893 and recorded in Deed Book 77, page 520, of the Public Records of Escambia County, Florida ✓**

together with all interest in the vacated alley in Block 3 of said East Pensacola owned by ELVA L. SASNETT or said trust at the time of her death pursuant to Ordinance No. 15-95, City of Pensacola, passed April 13, 1995, vacating said alley.

Also together with all interest in those portions of Bay Boulevard owned by ELVA L. SASNETT or said trust as described above pursuant to ordinance vacating portions of Bay Boulevard between Perry Avenue and Blount Street (11<sup>th</sup> Street), East Pensacola, as closed by Ordinance No. 25-88 of the City of Pensacola, passed June 30, 1988, recorded in Official Records Book 2582 at page 007 of the public records of Escambia County, Florida.

**Parcel Identification Number: 052S295905025003 and Parcel Identification Number: 052S295905006003**

The above property being one and the same as the property being described in Trustee's Deed dated May 12, 2006, recorded June 13, 2006 in Official Records Book 5927, Page (s) 134, of the Public Records of Escambia County, Florida.

**THIS CONVEYANCE IS SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse (if applicable), nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered

in the presence of:

Becky L Howell  
Signature of Witness

Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett  
Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett

Becky L Howell  
Printed Name of Witness

[Signature]  
Signature of Witness  
Meagan Smith  
Printed Name of Witness

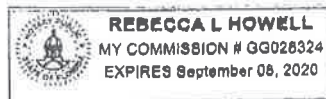
State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 24th day of January, 2020 by Gail E. Sasnett-Stauffer a/k/a Gail E. Sasnett, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Rebecca L Howell  
Notary Public



Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PREPARED BY:  
Rollin D. Davis, Jr.  
OF BUREAU FLEMING, DAVIS & FLEMING  
201 FLORENCE AVENUE, TOWNSHIP  
PENSACOLA, FLORIDA

State of Florida,

Escambia County

# WARRANTY DEED

S.F.D. & M. File No. D 900-Ranney

\$4.00 REG. FEE  
\$4.50 ST. STAMP  
23.65 BURTAK  
92.15 TOTAL

306 Bay Blvd. - Pensacola, Florida 32503  
Grantees' Address

TIME 896 PAGE 79

Know All Men by These Presents: That we, Jack W. Bowden and Evelyn S. Bowden, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant to David Ranney and Sophronia F. Ranney, husband and wife, their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lots 4, 5, and the East half of Lot 3, Block 3, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola, drawn by J. E. Kauser in January 1893 and recorded in Deed Book 77, Page 520, of the records of said County, ALSO including the South 10 feet of the alley adjoining the property on the North lying between a Northerly extension of the side lot lines.



Subject to taxes for current year and to valid encumbrances and restrictions of record affecting the above property, if any, which are not hereby relinquished.

To have and to hold, unto the said grantee and their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantee and their heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 30th day of April, 10 75

Signed, sealed and delivered in the presence of:

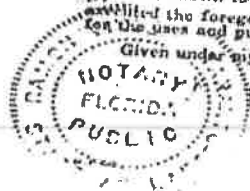
1. Raymond Vincent Saranto  
2. John A. Thompson

Jack W. Bowden (SEAL)  
Evelyn S. Bowden (SEAL)

State of FLORIDA  
County of ESCAMBIA

Before the subscriber personally appeared Jack W. Bowden  
and Evelyn S. Bowden

his wife, known to me to be the individual S described by said name S in and who executed the foregoing instrument and acknowledged that he Y executed the same  
Given under my hand and official seal this 30th day of April, 10 75



Raymond Vincent Saranto  
Notary Public

My Commission expires October 10, 1976  
My Commission Expires Nov. 6, 1976  
Renewed by American Fire & Casualty Co.

CLERK FILE NO.  
MAY 1 1 09 PM '75  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA

671852





# Chris Jones

## Escambia County Property Appraiser

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[Sale List](#)
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☒ [Account](#)
☐ [Reference](#)
[→](#)
[Printer Friendly Version](#)

### General Information

**Reference:** 052S295905006003  
**Account:** 013020000  
**Owners:** HARPER LOUIS E III  
 HARPER MARY CATHERINE  
**Mail:** 303 CHIPLEY AVE  
 PENSACOLA, FL 32503  
**Situs:** 310 BAY BLVD 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Linsford  
 Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$210,000	\$78,453	\$288,453	\$288,453
2018	\$210,000	\$72,849	\$282,849	\$276,973
2017	\$185,250	\$66,544	\$251,794	\$251,794

[Disclaimer](#)

[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/24/2020	8237	1698	\$635,000	WD	<a href="#">View Instr</a>
05/2006	5927	134	\$100	WD	<a href="#">View Instr</a>
12/2005	5813	192	\$100	QC	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

### 2019 Certified Roll Exemptions

None

### Legal Description

LTS 6 7 8 BLK 3 EAST PENSACOLA PLAT DB 77 P 520 & ADJ 10 FT OF ALLEY CA 1 OR 8237 P 1698

### Extra Features

GREENHOUSE

### Parcel Information

[Launch Interactive Map](#)

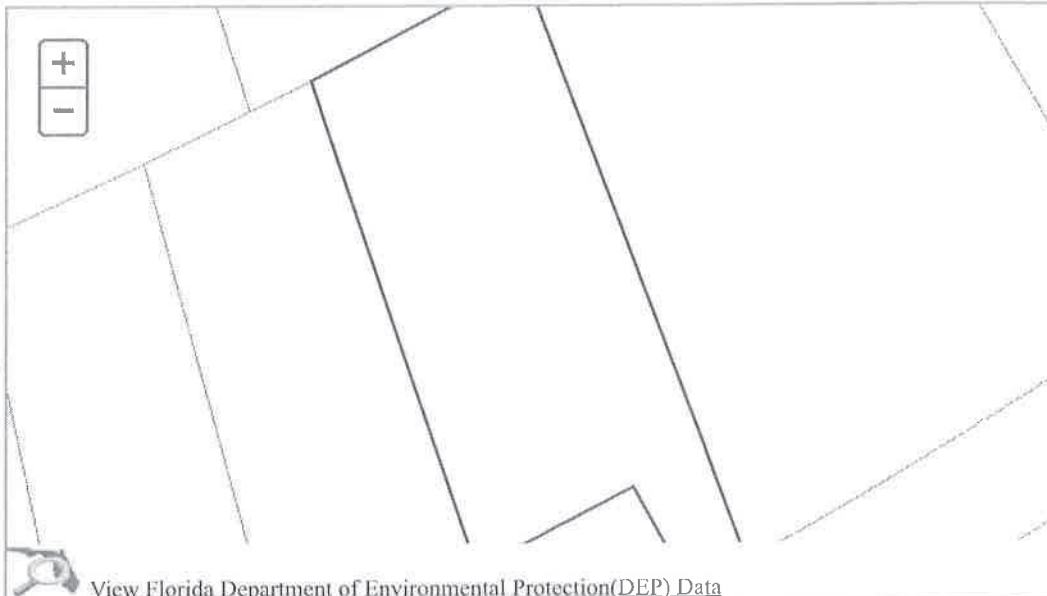
### Section Map

**Id:**  
[CA001-1](#)

**Approx. Acreage:**  
 0.2643

**Zoned:**   
 R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

### Buildings

Address: 310 BAY BLVD, Year Built: 1963, Effective Year: 1963

### Structural Elements

**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-COMMON**  
**FLOOR COVER-HARDWOOD/PARQUET**

**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

Areas - 2158 Total SF

**BASE AREA - 1407**  
**BASE SEMI UNF - 55**  
**CARPORT FIN - 240**  
**GARAGE FIN - 288**  
**OPEN PORCH FIN - 168**

Images



4/29/15

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

Last Updated:04/08/2020 (tc.31110)



# Chris Jones

## Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
[Back](#)
[← Navigate Mode](#)

[Account](#)

[Reference](#)

[Printer Friendly Version](#)

### General Information

**Reference:** 052S295905025003  
**Account:** 013024000  
**Owners:** HARPER LOUIS E III  
 HARPER MARY CATHERINE  
**Mail:** 303 CHIPLEY AVE  
 PENSACOLA, FL 32503  
**Situs:** 303 CHIPLEY AVE 32503  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** PENSACOLA CITY LIMITS  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

### Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$120,845	\$50,192	\$171,037	\$149,737
2018	\$120,845	\$46,585	\$167,430	\$136,125
2017	\$120,845	\$42,583	\$163,428	\$123,750

**Disclaimer**

**Tax Estimator**

**> File for New Homestead Exemption Online**

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/24/2020	8237	1698	\$635,000	WD	<a href="#">View Instr</a>
05/2006	5927	134	\$100	WD	<a href="#">View Instr</a>
12/2005	5813	194	\$100	QC	<a href="#">View Instr</a>
10/2000	4623	81	\$73,500	WD	<a href="#">View Instr</a>
05/2000	4557	1692	\$11,100	CT	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions  
 None

### Legal Description

LTS 25 26 27 BLK 3 ALSO ADJOINING 10 FT OF ALLEY EAST  
 PENSACOLA PLAT DB 77 P 520 CA 1 OR 8237 P 1698

### Extra Features

BLOCK/BRICK BUILDING

### Parcel Information

[Launch Interactive Map](#)

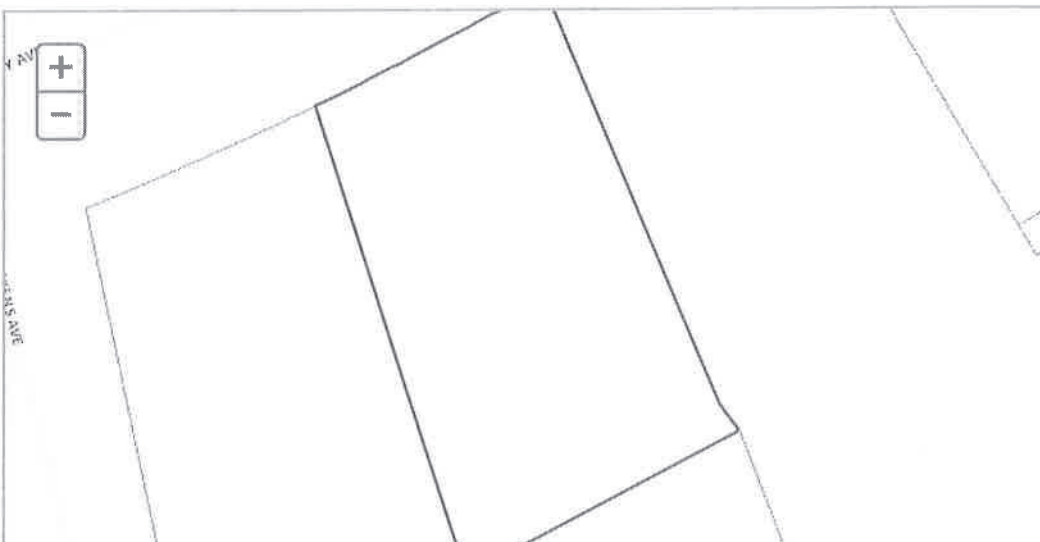
### Section Map

**Id:**  
 CA001-1

**Approx. Acreage:**  
 0.2642

**Zoned:**   
 R-1AAA

**Evacuation & Flood Information**  
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

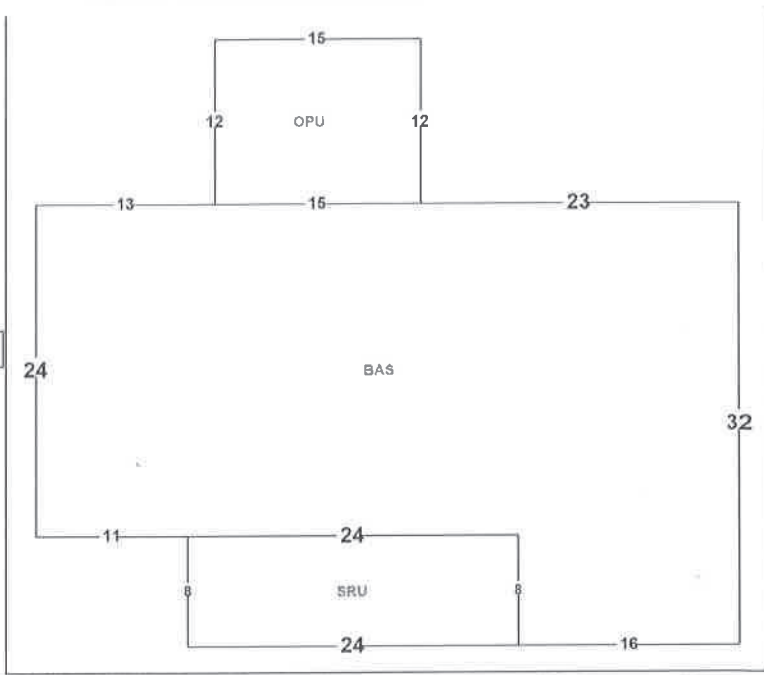
### Buildings

Address: 303 CHIPLEY AVE, Year Built: 1953, Effective Year: 1953

### Structural Elements

DECOR/MILLWORK-AVERAGE

**BASE AREA - 1352**  
**OPEN PORCH UNF - 180**  
**SUN ROOM UNF - 192**



# Index



2/6/19

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

Last Updated: 04/08/2020 (v.3103)





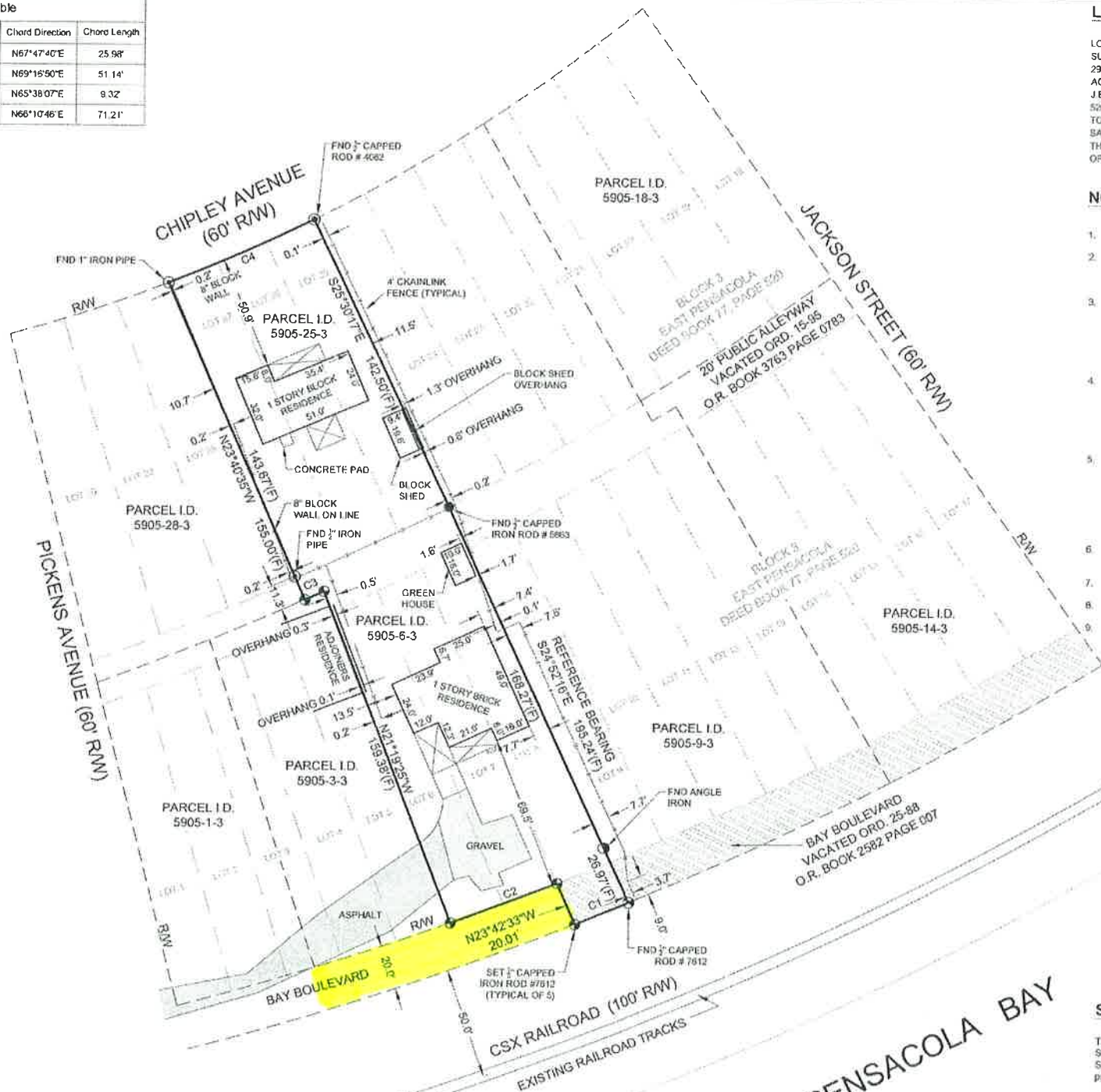
JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238

Curve #	Length	Radius	Della	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N67°47'40"E	25.98'
C2	51.14'	1506.83'	1°56'40"	N69°16'50"E	51.14'
C3	9.32'	1404.57'	0°22'48"	N65°38'07"E	9.32'
C4	71.23'	760.32'	5°22'04"	N66°10'46"E	71.21'



21

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.98'	1526.83'	0°58'29"	N67°47'40"E	25.98'
C2	51.14'	1506.83'	1°56'40"	N69°15'50"E	51.14'
C3	9.32'	1404.57'	0°22'48"	N65°38'07"E	9.32'
C4	71.23'	760.32'	5°22'04"	N66°10'46"E	71.21'



**LEGAL DESCRIPTION:** (O.R. BOOK 5297 PAGE 134)

LOTS 6, 7, 8, 25, 26 AND 27, BLOCK 3, EAST PENSACOLA, A SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 23 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE REVISED MAP OF EAST PENSACOLA, DRAWN BY J.E. KAUSER IN JANUARY, 1893 AND RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA TOGETHER WITH ALL INTEREST IN THE VACATED ALLEY IN BLOCK 3 OF SAID EAST PENSACOLA OWNED BY ELVA L. GASNETT OR SAID TRUST AT THE TIME OF HER DEATH PURSUANT TO ORDINANCE NO. 15-95, CITY OF PENSACOLA, PASSED APRIL 13, 1995, VACATING SAID ALLEY.

- NOTES:**
1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01-16-2020.
  2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
  3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD. CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SETBACK LINE DISTANCES.
  5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
  6. BEARINGS SHOWN HEREON ARE REFERENCED ON AN ASSUMED BEARING OF S24°52'15"E ON THE EAST LINE OF LOT 8.
  7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
  8. ENCROACHMENTS ARE AS SHOWN.
  9. PLAT CALLS ARE NOT LABELED DUE TO THE LACK OF BEARINGS AND DISTANCES ON THE PLAT OF RECORD.

- LEGEND:**
- (F) FIELD MEASUREMENT
  - (D) DEED MEASUREMENT
  - (C) CALCULATED MEASUREMENT
  - RAW RIGHT-OF-WAY
  - FND FOUND BOUNDARY CORNER
  - ORD ORDINANCE
  - P.I. POINT OF INTERSECTION

**SURVEYORS CERTIFICATE**

The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

*Joshua W. Miller*  
 JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238

**360 SURVEYING SERVICES**  
 1801 CREIGHTON RD  
 PENSACOLA, FL 32504  
 850.857.4400

BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS: 303 CHIPLEY AVE & 310 BAY BOULEVARD  
 PENSACOLA, FLORIDA 32503  
 PROJECT NUMBER: 2001048  
 DATE: 01-23-2020  
 FIELD BOOK: 131 PAGE: 31  
 DRAWN BY: JLS  
 APPROVED BY: JOSHUA W. MILLER

SCALE: 1"=50'

SHEET 1 OF 1



Department:	Comments:
FIRE	No objections.
PW/E	He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988.
Insp Svcs	No objections.
ESP	Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.
ECUA	ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.
GPW	No comments.
ATT	AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.
Surveyor	Correct the application to not include Lot 8 in the description. No objection to the vacation for the full 20' width as per the amended application.

## Cynthia Cannon

---

**From:** Annie Bloxson  
**Sent:** Monday, April 13, 2020 1:28 PM  
**To:** Cynthia Cannon  
**Subject:** RE: Bay Blvd Vacation of ROW

Good Afternoon,

I do not oppose to the Vacation of ROW for requested lots 6, 7 and 8 (310 Bay Blvd).

Respectfully,

### Annie Bloxson

Fire Marshal

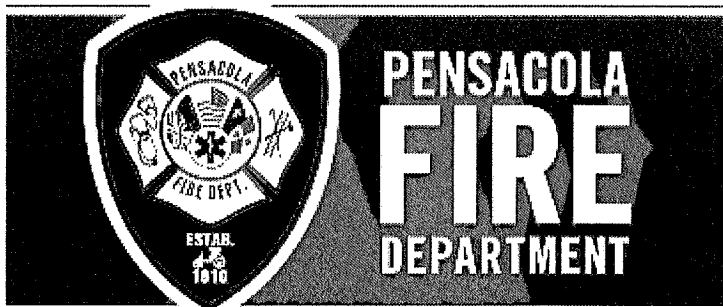
Visit us at [PensacolaFire.com](http://PensacolaFire.com)

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

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



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**From:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>

**Sent:** Wednesday, April 8, 2020 2:45 PM

**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[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)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Derrik Owens <[DOWens@cityofpensacola.com](mailto:DOWens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Heather Lindsay <[HLindsay@cityofpensacola.com](mailto:HLindsay@cityofpensacola.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 Statler <[LStatler@cityofpensacola.com](mailto:LStatler@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)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T)



## Cynthia Cannon

---

**From:** Derrik Owens  
**Sent:** Thursday, April 9, 2020 12:13 PM  
**To:** Cynthia Cannon  
**Subject:** FW: Bay Blvd Vacation of ROW

PW&F has no objection to the subject request....

**From:** Ryan J. Novota <RNovota@cityofpensacola.com>  
**Sent:** Thursday, April 9, 2020 11:58 AM  
**To:** Derrik Owens <DOwens@cityofpensacola.com>  
**Subject:** RE: Bay Blvd Vacation of ROW

From looking at the information given it appears the vacation of Lot 8 has already been performed. The current house at the location sits on lots 6, 7 and 8, along with past lot 8 the vacation of the right of way for the rest of the block has already been done. Also this part of bay blvd runs next to the railroad and is currently undeveloped. Resulting in the vacation of lots 6 and 7 I do not see an issue with performing.

## Ryan Novota

Transportation Engineer  
City of Pensacola  
850.435.1755

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**From:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Wednesday, April 8, 2020 2:45 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

## Cynthia Cannon

---

**From:** Jonathan Bilby  
**Sent:** Thursday, April 9, 2020 12:14 PM  
**To:** Cynthia Cannon  
**Subject:** RE: Bay Blvd Vacation of ROW

No issues with me.

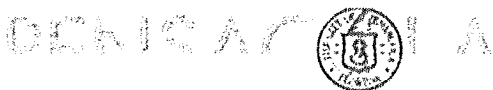
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Thank you!

**Cynthia Cannon, AICP**  
*Assistant Planning Director*  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435-1670  
[ccannon@cityofpensacola.com](mailto:ccannon@cityofpensacola.com)



FLORIDA'S FIRST & FUTURE

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## Cynthia Cannon

---

**From:** Diane Moore  
**Sent:** Wednesday, April 15, 2020 8:15 AM  
**To:** Cynthia Cannon  
**Subject:** RE: Bay Blvd Vacation of ROW

Cynthia,  
Pensacola Energy has an active 2" gas main within this R/W. We would therefore need to reserve a utility easement and the ability to access the gas main.

Thanks,  
Diane

Diane Moore | Gas Distribution Engineer  
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514  
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331  
Email: [dmoore@cityofpensacola.com](mailto:dmoore@cityofpensacola.com)

\*\*\*Please consider the environment before printing this email.



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**From:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Sent:** Wednesday, April 8, 2020 2:45 PM  
**To:** Amy Hargett <[ahargett@cityofpensacola.com](mailto:ahargett@cityofpensacola.com)>; Andre Calaminus (ECUA) <[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)>; Brian Cooper <[bcooper@cityofpensacola.com](mailto:bcooper@cityofpensacola.com)>; Chris Mauldin <[CMauldin@cityofpensacola.com](mailto:CMauldin@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>; Derrik Owens <[DOWens@cityofpensacola.com](mailto:DOWens@cityofpensacola.com)>; Diane Moore <[DMoore@cityofpensacola.com](mailto:DMoore@cityofpensacola.com)>; Heather Lindsay <[HLindsay@cityofpensacola.com](mailto:HLindsay@cityofpensacola.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 Statler <[LStatler@cityofpensacola.com](mailto:LStatler@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)>; Ryan J. Novota <[RNovota@cityofpensacola.com](mailto:RNovota@cityofpensacola.com)>; Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Stephen Kennington (AT&T) <[sk1674@att.com](mailto:sk1674@att.com)>  
**Subject:** Bay Blvd Vacation of ROW

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

## Cynthia Cannon

---

**From:** Andre Calaminus <andre.calaminus@ecua.fl.gov>  
**Sent:** Wednesday, April 15, 2020 4:05 PM  
**To:** Cynthia Cannon  
**Subject:** [EXTERNAL] RE: Bay Blvd Vacation of ROW

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

Good afternoon Cynthia,

ECUA has active water and sewer mains within the area requested to be vacated. It is essential that ECUA staff have unobstructed access to these facilities for operation and maintenance at all times. Therefore, ECUA will require a utility easement to be retained over the entire length and width of the vacated area, should the City Council approve the vacation. ECUA would prefer that the petitioner enter into an easement agreement by way of ECUA's standard easement to provide ECUA with legal authority to enter the property for the aforementioned purposes. Please have the petitioner contact me with more information, a copy of ECUA's standard easement language and a map of the infrastructure in the area. Alternatively, the petitioner may relocate the utilities to public right-of-way at their cost.

Thank you,

**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:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Wednesday, April 8, 2020 2:45 PM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** Bay Blvd Vacation of ROW

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

Good Afternoon All,

Please review and comment on the attached request before the Planning Board for a Vacation of ROW over lots 6, 7 and 8, Block 3, East Pensacola Bay Blvd. Please provide comments **by close of business on Wednesday April 15, 2020.**

Thank you!

**Cynthia Cannon, AICP**

## Cynthia Cannon

---

**From:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Sent:** Wednesday, June 24, 2020 2:53 PM  
**To:** Cynthia Cannon  
**Subject:** RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

No.

**From:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Wednesday, June 24, 2020 2:48 PM  
**To:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Subject:** RE: [EXTERNAL] RE: Bay Blvd Vacation of ROW

Caution - External Email (ccannon@cityofpensacola.com)

[Report This Email](#) [Tips](#)

Kelly,

Did you have any additional comments on the vacation of right-of-way?

Thank you,

### Cynthia Cannon, AICP

*Assistant Planning Director*

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

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



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**From:** Simmons, Kellie <Kellie.Simmons@nexteraenergy.com>  
**Sent:** Thursday, April 16, 2020 2:24 PM  
**To:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Subject:** [EXTERNAL] RE: Bay Blvd Vacation of ROW

## Cynthia Cannon

---

**From:** ST PIERRE, ROB A <RS634Y@att.com>  
**Sent:** Wednesday, April 8, 2020 4:06 PM  
**To:** Cynthia Cannon  
**Subject:** [EXTERNAL] FW: Bay Blvd Vacation of ROW  
**Attachments:** 2020.4.8 Application for Vacation of Right of Way with survey.pdf

### THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia,

AT&T has no facilities in the Bay Blvd ROW and has no objections to the ROW Vacation.

Thanks,

**Rob St. Pierre**  
Manager, OSP Plng & Eng  
Technology Operations

**AT&T**  
605 W Garden St. Pensacola, FL 32502  
o 850.436.1701 | [rs634y@att.com](mailto:rs634y@att.com)

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**From:** FENNER, KARL L <kf5345@att.com>  
**Sent:** Wednesday, April 08, 2020 2:50 PM  
**To:** ST PIERRE, ROB A <RS634Y@att.com>  
**Subject:** FW: Bay Blvd Vacation of ROW

**Karl Fenner**  
Area Manager – OSP Plng and Eng  
Access Construction & Engineering, AL/NWFL OSP/E + SER PDT/SOC

**AT&T – BellSouth Telecommunications, LLC**  
605 W Garden St, Pensacola, FL 32502  
m 850-393-2318 | o 850.436.1485 | [kf5345@att.com](mailto:kf5345@att.com)

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## Cynthia Cannon

---

**From:** Leslie Odom  
**Sent:** Tuesday, April 21, 2020 12:38 PM  
**To:** Cynthia Cannon  
**Subject:** RE: [EXTERNAL] RE: Phone call

He still need to correct his original application to not include Lot 8 in the description. Bay Blvd adjoining Lot 8 was vacated in 1988. No need to confuse the world and attempt to vacate the same portion twice.

Les Odom  
[Lodom@cityofpensacola.com](mailto:Lodom@cityofpensacola.com)  
City Surveyor  
Public Works & Facilities  
City of Pensacola  
850-436-5531



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**From:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Sent:** Tuesday, April 21, 2020 12:00 PM  
**To:** Leslie Odom <[LOdom@cityofpensacola.com](mailto:LOdom@cityofpensacola.com)>  
**Subject:** RE: [EXTERNAL] RE: Phone call

He may retract the amended application and go forward with his initial application in June.

### Cynthia Cannon, AICP

Assistant Planning Director  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435-1670  
[ccannon@cityofpensacola.com](mailto:ccannon@cityofpensacola.com)



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**From:** Leslie Odom <[LOdom@cityofpensacola.com](mailto:LOdom@cityofpensacola.com)>  
**Sent:** Tuesday, April 21, 2020 9:00 AM  
**To:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Subject:** RE: [EXTERNAL] RE: Phone call

Since the application now includes additional properties (Ranney), the application needs to include the Ranney vesting deed and the most recent survey available of the Ranney property.

Les Odom  
[Lodum@cityofpensacola.com](mailto:Lodum@cityofpensacola.com)  
City Surveyor  
Public Works & Facilities  
City of Pensacola  
850-436-5531



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**From:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Sent:** Tuesday, April 21, 2020 8:37 AM  
**To:** Leslie Odom <[LOdom@cityofpensacola.com](mailto:LOdom@cityofpensacola.com)>  
**Cc:** Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>; Leslie Statler <[LStatler@cityofpensacola.com](mailto:LStatler@cityofpensacola.com)>  
**Subject:** FW: [EXTERNAL] RE: Phone call

Hi Les,

The applicant for the 310 Bay BLVD vacation of ROW just submitted an amended application (attached). I explained to him that I would have to re-route this to all the reviewing agencies for comments again. Before I do that though I wanted to see what new information you would need and have Mr. Harper provide that prior to my re-routing his application.

Form

If you have a list of items that you normally like to review on these types of applications then I will add that to our application and try to get those submitted in the beginning of the process from now on.

Thank you!

**Cynthia Cannon, AICP**  
Assistant Planning Director  
Visit us at <http://cityofpensacola.com>



## Cynthia Cannon

---

**From:** Leslie Odom  
**Sent:** Wednesday, June 24, 2020 3:14 PM  
**To:** Cynthia Cannon  
**Cc:** Heather Lindsay  
**Subject:** RE: [EXTERNAL] Amended Application

No objections to the vacation for the full 20' width as per the amended application.

Les Odom  
City Surveyor  
Office: 850-436-5531

---

**From:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Wednesday, June 24, 2020 2:54 PM  
**To:** Leslie Odom <LOdom@cityofpensacola.com>  
**Subject:** RE: [EXTERNAL] Amended Application

Les,

Did you have comments regarding the vacation request for the full 20' of the easement vs. 10' to the centerline? I don't believe I have any written comments from you on this matter.

Thank you,

**Cynthia Cannon, AICP**  
*Assistant Planning Director*  
Visit us at <http://cityofpensacola.com>  
222 W Main St.  
Pensacola, FL 32502  
Office: 850.435-1670  
[ccannon@cityofpensacola.com](mailto:ccannon@cityofpensacola.com)



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**From:** Leslie Odom <[LOdom@cityofpensacola.com](mailto:LOdom@cityofpensacola.com)>  
**Sent:** Tuesday, June 23, 2020 12:03 PM  
**To:** Heather Lindsay <[HLindsay@cityofpensacola.com](mailto:HLindsay@cityofpensacola.com)>; Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>  
**Cc:** Sherry Morris <[SMorris@cityofpensacola.com](mailto:SMorris@cityofpensacola.com)>  
**Subject:** RE: [EXTERNAL] Amended Application



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00327

Planning Board

7/14/2020

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### **FOR DISCUSSION**

**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 7/7/2020

**SUBJECT:**

Discussion on Proposed Amendments to the Tree Ordinance

**BACKGROUND:**

Text