



City of Pensacola

Planning Board

Agenda

Tuesday, March 9, 2021, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

Members of the public may attend virtually and participate via live stream or phone. Monitor the City's website for updates.

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

[21-00234](#) MINUTES FOR THE MEETING OF FEBRUARY 9, 2021

Attachments: [Meeting Minutes February 9, 2021](#)

REQUESTS

[21-00240](#) REQUEST FOR BUILDING DEMOLITION - 711 S. PALAFOX STREET

Attachments: [Demolition Request - 711 S. Palafox Street](#)

[21-00235](#) REQUEST FOR COMBINED PRELIMINARY/FINAL PLAT APPROVAL - COVINGTON PLACE FIRST ADDITION SUBDIVISION

Attachments: [Covington Place First Addition Subdivision](#)

[21-00239](#) REQUEST FOR PRELIMINARY PLAT APPROVAL - RED FEATHER SUBDIVISION

Attachments: [Red Feather Preliminary Plat Application](#)

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

File #: 21-00234

Planning Board

3/9/2021

SUBJECT:

Minutes for the Meeting of February 9, 2021



MINUTES OF THE PLANNING BOARD

February 9, 2021

MEMBERS PRESENT: Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Powell, Board Member Sampson, Board Member Wiggins

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Murphy

STAFF PRESENT: Assistant Planning Director Cannon, Historic Preservation Planner Harding, Engineering Project Manager Hinote, Network Engineer Johnston

STAFF VIRTUAL: Planning Director Morris, Senior Planner Statler, Assistant City Attorney Lindsay

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from January 12, 2021.
- **New Business:**
 - Request for Aesthetic Review – 662 Aragon Street**
- **Proposed Amendments to Sections 12-3, 12-4, and 12-8 of the Land Development Code**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01 pm with a quorum present and explained the procedures of the partially virtual Board meeting.

Approval of Meeting Minutes

1. **Board Member Powell made a motion to approve the January 12, 2021 minutes, seconded by Board Member Wiggins, and it carried unanimously.**

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

New Business

2. Request for Aesthetic Review – 662 Aragon Street

Chairperson Ritz stated he knew the owners/applicants but had no contact with the owners and had no issues with the design. Mr. Sallis addressed the Board and asked for comments. Board Member Grundhoefer advised he took no exception to the design. Board Member Wiggins agreed. Mr. Sallis explained they had not received approval from the Aragon Architectural Review Board (AARB) and requested approval pending their AARB approval. He explained there was a pergola on the front to make the porch larger. With no speakers, **Board Member Grundhoefer made a motion to approve, seconded by Board Member Wiggins, and it carried unanimously.**

3. Proposed Amendments to Sections 12-3, 12-4, and 12-8 of the Land Development Code

Assistant Planning Director Cannon explained this item was sponsored by the Public Works and Facilities – Engineering and Construction Services Division for the purpose of streamlining the language in the Land Development Code (LDC). These proposed revisions to the LDC have a twofold goal. First, they codify language for items which have been enforced for quite some time without actually being included in the LDC. This results in a vast improvement to the clarity and efficiency of the engineering review process. Second, this new language provides a commonsense approach to the permitting of developments which have a negligible impact to the City's stormwater quality or quantity. These changes maintain the City's focus on ensuring the well-being of our prized water bodies, wetlands, and smaller water bodies that feed them while aligning us more closely with the Statewide stormwater rules.

Engineering Project Manager Hinote presented to the Board and stated the proposed changes had been vetted through our legal staff since the previous Board meeting.

Section 12-3(d)(3)3. Was revised to state: Improvements such as driveways, buildings, pools, etc. and/or accessory structures that do not exceed 1,500 square feet and which are not part of a larger/future development plan shall be exempt from installation of a stormwater treatment facility. Specifically, this 1,500 square foot exemption is a cumulative one-time exemption. Even so, any such construction shall go through the City's permitting processes, have proper erosion/sedimentation control meeting City standards as described in LDC Section 121-9-6(C), and neither create nor exacerbate any flooding problems. The City Engineer may increase this requirement as warranted based upon site specific circumstances and conditions.

Chairperson Ritz noted a typo under 3. "121-9-6(C)" which would be corrected to 12-9-6(C), and LDC should be written out.

Under (f) Development guidelines:

(4) Proposed stormwater treatment facility(ies) shall be situated laterally across the width of the subject property and parallel to the shoreline (or provide grading, collection, and conveyance mechanism) to the greatest extent possible, in order to route and contain stormwater runoff from the up-gradient yard into stormwater treatment facility(ies).

(5) Proposed stormwater treatment facility(ies) shall be located at the farthest possible and practical downstream location adjacent to the shoreline without causing any adverse impacts to the shoreline or existing vegetative buffers. Facility(ies) shall be sized to provide treatment for one inch (1") of runoff and provide a minimum of six inches (6") of freeboard above the treatment volume elevation. The City Engineer may increase these requirements as warranted based upon site specific circumstances and conditions.

Mr. Hinote explained the pond would be elongated. He advised they wanted to ask “what does your specific lot look like,” and they also tried to build in a variety of uses. He also explained they wanted to capture pollutants before they ran into the bayou.

Under Section 12-4-3 Parking Lots (7):

Measurement of parking stalls and/or drive aisles. All parking stalls shall measure not less than nine feet by 18 feet, across the contiguous paved/improved surface and shall exclude any portion of the curb or gutter except as provided for herein. For land uses that assign parking spaces to specific employees or residents, a maximum of 30 percent of all required vehicle parking spaces may be designed for compact cars. A compact car space may be a minimum of 7.5 feet by 16 feet across the contiguous paved/improved surface and shall exclude any portion of the curb or gutter. The occupant or owner of the principal use for which the parking is required shall enforce the use of such assigned compact car spaces. See attached drawing, “Minimum Space and Aisle Dimensions,” below:

Board Member Grundhoefer discussed the chart regarding curb and gutter.

Under Section 12-8-4 Exemptions (b) Impervious surface projects:

Projects that include the addition of 1,500 square feet or less of impervious surface and which are not part of a larger/future development plan shall be exempt from this chapter. Specifically, this 1,500 square foot exemption is a cumulative one-time exemption. Even so, any such construction shall go through the City’s permitting processes, have proper erosion/sedimentation control meeting City standards as described in Section 12-8-6(c), and neither create nor exacerbate any flooding problems. The City Engineer may increase this requirement as warranted based upon site-specific circumstances and conditions.

Mr. Hinote stated online software made it vastly better to track. The pond bottom requirements were no longer allowing sod. (e)f. Pond bottom stabilization. The method in which proposed pond bottom will be stabilized shall be: rock, gravel, planting, or sprigging. Sod is not acceptable for pond bottom stabilization.

Under Section 12-8-18 Illicit discharges exemptions, i. Swimming pool discharges are now considered an illicit discharge per the Florida Department of Environmental Protection and Northwest Florida Water Management District. Mr. Hinote advised this is a State of Florida rule, and we want to be in compliance. He also stated the City might need to get with the PIO regarding these changes in order to inform the public.

Board Member Powell made a motion to approve, seconded by Board Member Wiggins, and it carried unanimously.

It was noted the amendments would proceed to Council for their next meeting.

Open Forum – None

Discussion – Board Member Grundhoefer asked about the Tree Ordinance, and it was determined the ordinance would be considered at the March 11, 2021 Council meeting.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience and adjourned the meeting at 2:31 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00240

Planning Board

3/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 3/9/2021

SUBJECT:

Request for Building Demolition - 711 S. Palafox Street

BACKGROUND:

Brian Spencer, SMP Architecture, is requesting approval for the demolition of two existing adjoining buildings located at 711 S. Palafox Street located within the South Palafox Business District. These buildings were formerly occupied by Scuba Shack and Bayfront Gallery. Removal of the buildings are necessary for GEO-TECH drilling and testing in advance of engineering and foundation design for a future project. This demolition request was previously submitted to the ARB and the minutes are included in this application.

This has been routed to the appropriate city departments and utility providers for review. All comments received to date have been provided within the application packet.

**Planning Board Application
Request for Aesthetic Review**



Application Date: 2/25/21

Project Address: 711 S. PALAFOX ST.

Applicant: BRIAN SPENCER, SMP ARCHITECTURE

Applicant's Address: 205 E. INTENDENCIA ST.

Email: brian@smp-arch.com Phone: 850-712-2612

Property Owner: JIM ENGLISH

Redevelopment
District:

Waterfront

Gateway

✓ South Palafox
Business

North 9th
Avenue

* An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.

Project specifics/description:

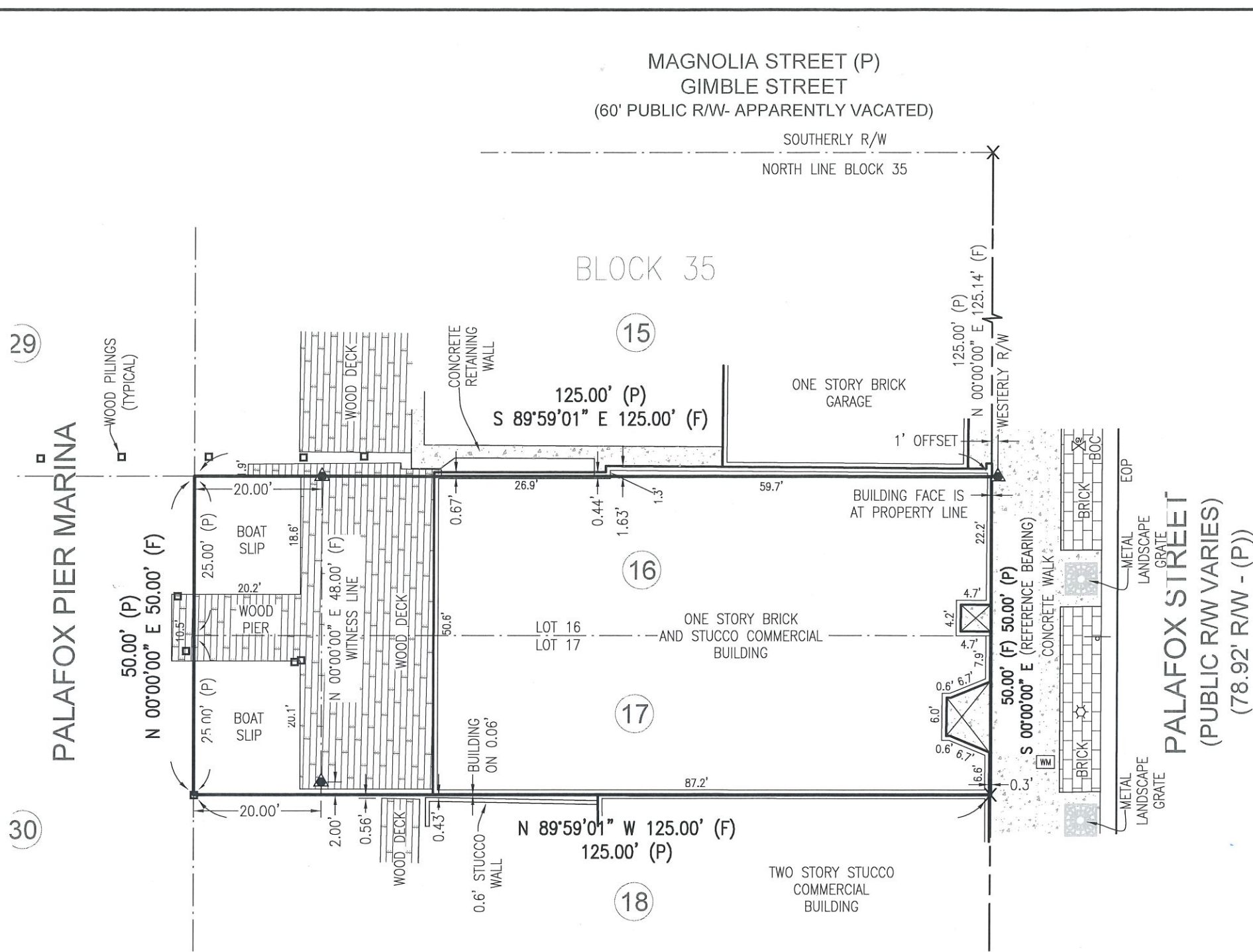
THE APPLICANT SEEKS PLANNING BOARD APPROVAL
TO DEMOLISH TWO EXISTING, ADJOINING
BUILDINGS IDENTIFIED AS 711 S. PALAFOX,
FORMERLY OCCUPIED BY BUSINESSES,
SCUBA SHACK & BAYFRONT GALLERY. REMOVAL
OF THE BUILDINGS IS NECESSARY FOR GEO-TECH
DRILLING & TESTING IN ADVANCE OF ENGINEERING
AND FOUNDATION DESIGN FOR A FUTURE PROJECT.
THIS REQUEST IS NOT FOR CONCEPTUAL DESIGN
APPROVAL OF A FUTURE BUILDING. SURVEY & ARB
MINUTES ARE INCLUDED IN APPLICATION

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.


Applicant Signature

2/25/21
Date

P:\2020\2020.233 711 S PALAFOX ST SURVEY\2020.233 BOUNDARY SURVEY.DWG

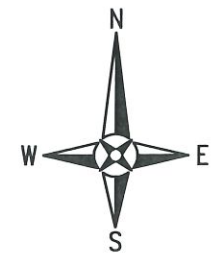


29

30

LEGEND:

- | | | | |
|----|---------------------------------|-----|---------------------------|
| ▲ | SET NAIL AND DISK (No. 7916) | BOC | DENOTES BACK OF CURB |
| X | FOUND "X" CUT IN CONCRETE | EOP | DENOTES EDGE OF PAVEMENT |
| ■ | DENOTES WOODED PILING | (F) | DENOTES FIELD INFORMATION |
| ↗ | DENOTES LINE SHOWN NOT TO SCALE | FT. | DENOTES FEET |
| WM | DENOTES WATER METER | No. | DENOTES NUMBER |
| ⊗ | DENOTES GAS VALVE | (P) | DENOTES PLAT INFORMATION |
| ① | DENOTES LOT NUMBER | R/W | DENOTES RIGHT OF WAY |
| ☆ | DENOTES METAL LIGHT POLE | | |
| ⊥ | DENOTES SINGLE SUPPORT SIGN | | |



DESCRIPTION: (OFFICIAL RECORDS BOOK 5883, PAGE 270)

LOTS 16 AND 17, BLOCK 35, WATERFRONT SUBDIVISION, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°00'00" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF PALAFOX STREET AND REFERENCED TO THE MAP OF THE CITY OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE 'AE', BASE FLOOD ELEVATION 7 AND 8, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
5. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
6. VISIBLE UTILITIES ARE AS SHOWN HEREON.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
FLORIDA REGISTRATION No. 6211

4/9/2021
DATE

| | | | |
|---|---------------|---|---|
| | | REBOL-BATTLE & ASSOCIATES Civil Engineers and Surveyors 2301 N. Ninth Avenue, Suite 300 Pensacola, Florida 32503 Telephone 850.438.0400 Fax 850.438.0448 E# 0000857 L#7916 | |
| NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER | | 711 SOUTH PALAFOX PENSACOLA, FL | |
| A PORTION OF SECTION: 46 TOWNSHIP: 2 S COUNTY: ESCAMBIA | | RANGE: 30 W STATE: FLORIDA | |
| PROJECT: 2020.233 | DRAWN BY: BTH | CHKD BY: MAN | SCALE: 1" = 20' |
| F.B.: 21-01 | P.G.: 18-19 | DATE: 1/18/2021 | |
| BOUNDARY SURVEY | | PREPARED FOR: JIM & MICHELLE ENGLISH | REQUESTED BY: MR. BRIAN SPENCER SMP ARCHITECTURE |
| 10 | | 1 of 1 | |



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00011

Architectural Review Board

12/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 12/14/2020

SUBJECT:

711 S. Palafox Street
South Palafox Business District
Historic Structures Demolition Review

BACKGROUND:

Per the City of Pensacola's Historic Building Demolition Review Ordinance (Sec. 12-12-5(E)), the referenced structure has been found to be potentially significant in regards to its local architecture and proximity to a historic district. Per the ordinance, the Board is tasked with determining whether or not this structure meets criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the ARB must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-12-5(E) *City of Pensacola's Historic Building Demolition Review*
Sec. 12-2-13 *South Palafox Business District* (for reference only)



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

**Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition**

Application Date: 12.8.2020

Project Address: 711 S. PALAFOX

Applicant: JAMES ENGLISH

Applicant's Address: _____

Email: ENGLISHJIM@MAC.COM Phone: 904-861-7418

Property Owner: JIM ENGLISH (2020)
(If different from Applicant)

(Office Use)

Construction Year: 1900 - THIS IS IN SOUTH PALAFOX BUSINESS

Current Use: COMMERCIAL DISTRICT - PLANNING BOARD REVIEW

Ownership History: SCUISA SNACK (2020-2004), FERGUSON + BEARD INC
(2004-1991), DONALD + CHERRY PARTINGTON + WILLIAM

Meets NRHP criteria: + MARTHA CLARK (1991 - NOT AVAILABLE)

Notes: STUCCO EXTERIOR, METAL WINDOWS, PLASTIC SHUTTERS (FAUX)

METAL AWNINGS, FMSF ATTACHED

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-12-5(E)(5)(c)).
If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

[Signature] FUTURE DEVELOPMENT TO BE
ARB Secretary Signature REVIEWED BY PLANNING 12/10/2020
Board Date

This request was reviewed by the following members of the Architectural Review Board:

Comments: _____

Architect Signature / Date

[Signature] 12-11-2020
UWFHT Representative Signature / Date

Comments: send to full Board
Historic Significance and proximity
to historic District

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. ES 1206
830 == Survey Date 8210 820 ==
Site Name _____ 905 ==
Address of Site: 711 S. Palafox St., Pensacola, FL 32501
Instruction for locating W side of S. Palafox between W. Pine St. 813 ==
and W. Gimble St. 868 ==
Location: Waterfront 35 16, 17 808 ==
subdivision name block no. lot no.
County: Escambia
Owner of Site: Name: Clark, William H. and Martha B;
Address: 21 S. Tarragona St. 902 ==
Pensacola, FL 32501 832 ==
Type of Ownership Private 848 == Recording Date _____
Recorder: _____
Name & Title: Campbell, D. L.
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use Commercial 838 ==
Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☒ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use Commercial 850 ==
Dates: Beginning C+ 1910 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: Building 916 ==
Threats to Site:

Check One or More
☐ Zoning () 878 == ☐ Transportation () 878 ==
☐ Development () 878 == ☐ Fill () 878 ==
☒ Deterioration () 878 == ☐ Dredge () 878 ==
☐ Borrowing () 878 ==
☐ Other (See Remarks Below): 878 ==

Areas of Significance: Architecture 910 ==

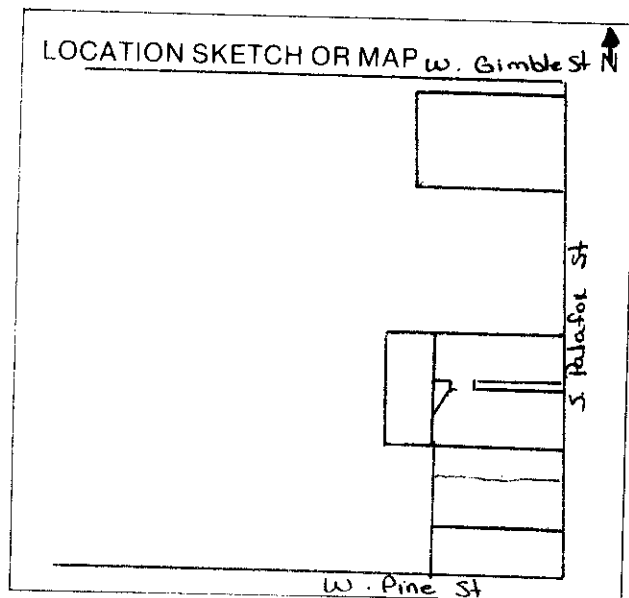
Significance:

Morris Bear constructed this modest masonry vernacular building in about 1910 on the Palafox wharf. It housed Alex Zelius' ship chandlery until about 1917.

911 ==

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Masonry vernacular 964 = =
 PLAN TYPE Rectangular 966 = =
 EXTERIOR FABRIC(S) Stucco: smooth, E facade scored # 854 = =
 STRUCTURAL SYSTEM(S) Masonry: brick 856 = =
 PORCHES -
 FOUNDATION: Continuous: brick 942 = =
 ROOF TYPE: Flat: built-up with parapet 942 = =
 SECONDARY ROOF STRUCTURE(S): - 942 = =
 CHIMNEY LOCATION: - 942 = =
 WINDOW TYPE: Fixed # DHS, 2/2, metal 942 = =
 CHIMNEY: - 882 = =
 ROOF SURFACING: Built-up 882 = =
 ORNAMENT EXTERIOR: Relieving arch over door and window 882 = =
 NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS 0 954 = =
 Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 809 = =
 Latitude and Longitude: 800 = =
 Site Size (Approx. Acreage of Property): Lt. 1 833 = =



| Township | Range | Section |
|----------|-------|---------|
| | | |

**

812 = =

UTM Coordinates:

Zone Easting Northing

890 = =

Photographic Records Numbers HPPB P.83.12 Frame 9

860 = =

Contact Print

**Waterfront tract has no metes and bounds description

CONTINUATION SHEET

OWNER OF SITE: Name: Partington, Donald and Cherry 902==
EXTERIOR FABRIC(S): Concrete block # Brick: common 854==



Source: Escambia County Property Appraiser

[Restore Full Version](#)

| General Information Reference: 000S009100016035 Account: 154383050 Owners: SCUBA SHACK INC Mail: 711 S PALAFOX ST PENSACOLA, FL 32501 Situs: 711 S PALAFOX ST 32502 Use Code: STORE, 1 STORY Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$148,750</td> <td>\$111,366</td> <td>\$260,116</td> <td>\$260,116</td> </tr> <tr> <td>2019</td> <td>\$148,751</td> <td>\$107,194</td> <td>\$255,945</td> <td>\$255,945</td> </tr> <tr> <td>2018</td> <td>\$148,751</td> <td>\$93,576</td> <td>\$242,327</td> <td>\$242,327</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage | | | | | Year | Land | Imprv | Total | Cap Val | 2020 | \$148,750 | \$111,366 | \$260,116 | \$260,116 | 2019 | \$148,751 | \$107,194 | \$255,945 | \$255,945 | 2018 | \$148,751 | \$93,576 | \$242,327 | \$242,327 |
|---|-----------|-----------|-----------|-------------------------|-------------------------------|---|------|------|-------|------|-------------------------------|---------|-------|-------|-------------------------|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---|-----------|------|-----------|----------|-----------|-----------|
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | \$148,750 | \$111,366 | \$260,116 | \$260,116 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | \$148,751 | \$107,194 | \$255,945 | \$255,945 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | \$148,751 | \$93,576 | \$242,327 | \$242,327 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/2006</td> <td>5883</td> <td>270</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1991</td> <td>3006</td> <td>94</td> <td>\$150,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Sale Date | Book | Page | Value | Type | Official Records (New Window) | 04/2006 | 5883 | 270 | \$100 | WD | | 05/1991 | 3006 | 94 | \$150,000 | WD | | 2020 Certified Roll Exemptions None Legal Description LTS 16 17 BLK 35 WATERFRONT OR 5883 P 270 CA 73 Extra Features BOAT DOCK WOOD DECK | | | | | | |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04/2006 | 5883 | 270 | \$100 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05/1991 | 3006 | 94 | \$150,000 | WD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Information Section Map Id: CA073 Approx. Acreage: 0.1419 Zoned: SPBD Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data | | | | | | Launch Interactive Map | | | | | | | | | | | | | | | | | | | | | | | | |

Buildings

Address:711 S PALAFOX ST, Year Built: 1900, Effective Year: 1980, PA Building ID#: 27730

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-BRICK-COMMON

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-PLASTER DIRECT

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-4

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-20

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 4611 Total SF

BASE AREA - 1483

BASE SEMI UNF - 1600

OPEN PORCH FIN - 97

UTILITY UNF - 1431

53

27

27

26

27

60

56

60

7

7

11

8

4

5

4

5

22

UTU


BAS

BSU

OPF

OPF

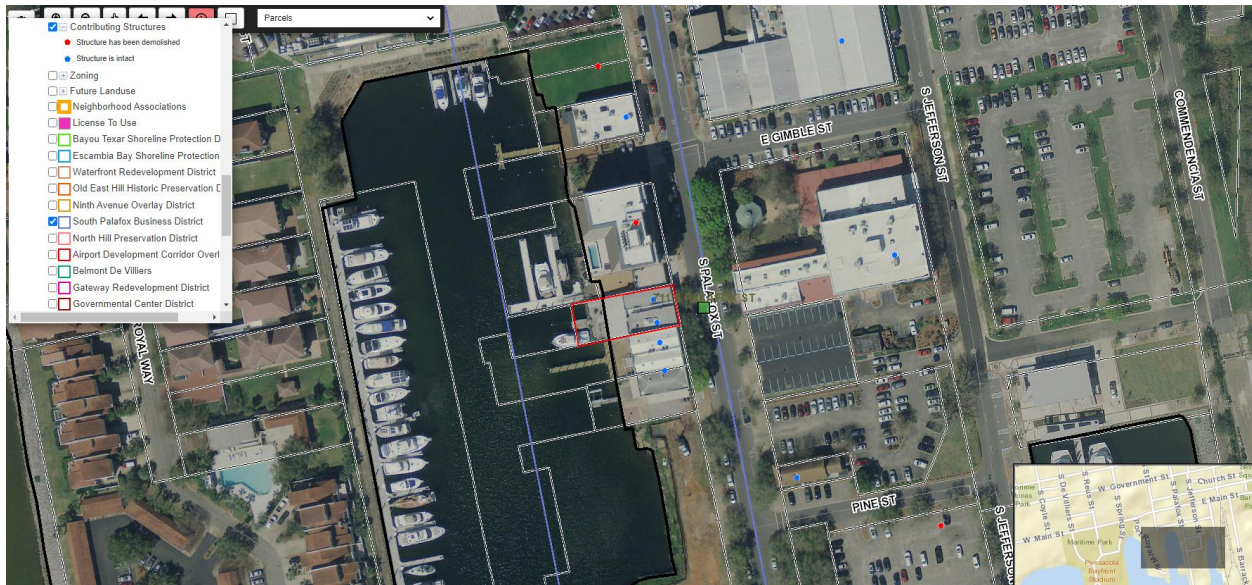
Images



6/15/20

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.

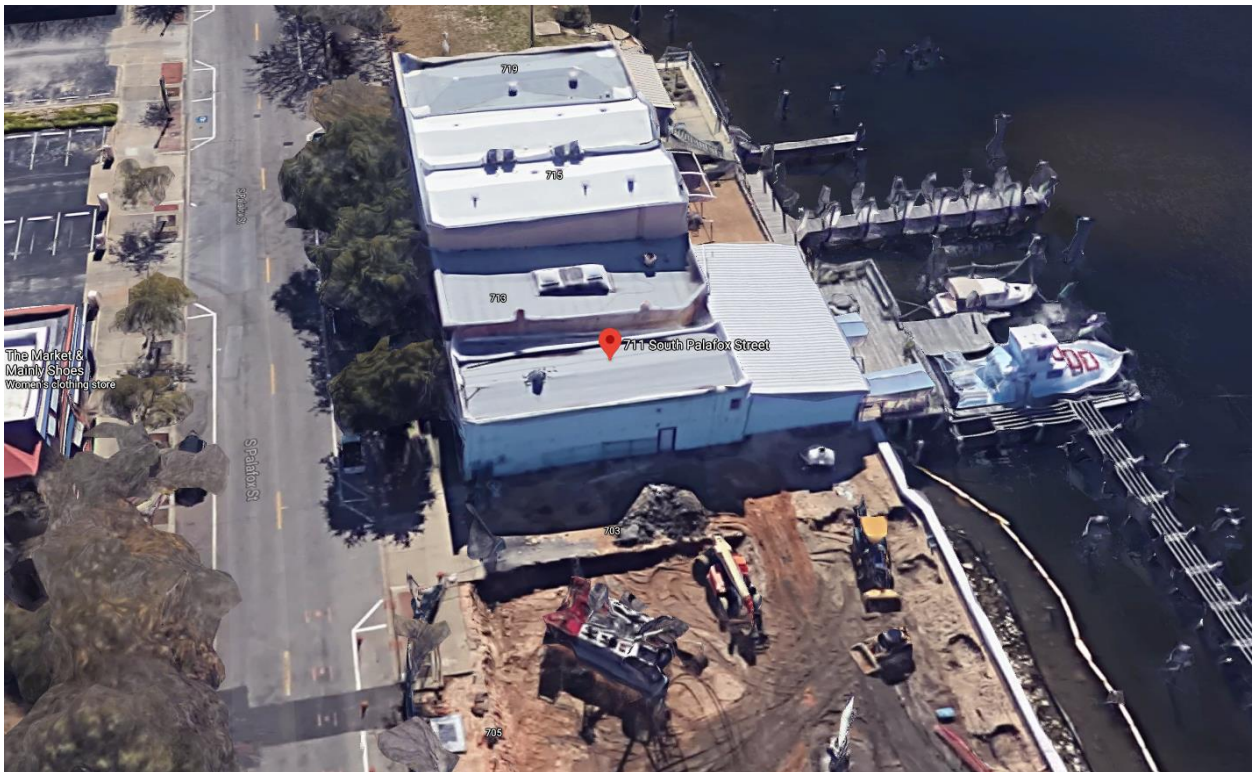
711 S. Palafox Street

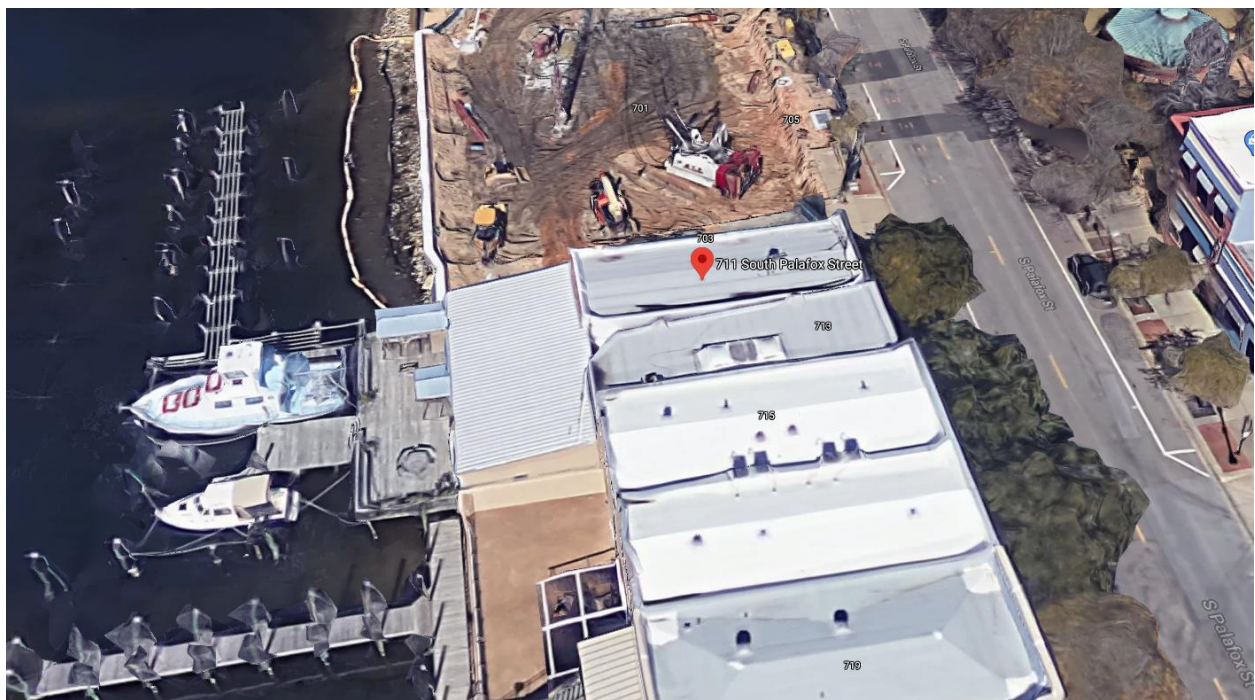


Front, facing west









PROPOSED
ORDINANCE NO. 24-19

ORDINANCE NO. 19-19

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-12-5 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SUBSECTION 12-12-5(E) ESTABLISHING A PROCESS FOR THE REVIEW OF REQUESTS TO DEMOLISH BUILDINGS OF HISTORICAL, ARCHITECTURAL, CULTURAL OR URBAN DESIGN VALUE TO THE CITY; PROVIDING DEFINITIONS; PROVIDING ARCHITECTURAL REVIEW BOARD CRITERIA AND PROCEDURES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-12-5 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

SECTION 12-12-5. - Building permits.

This section is established to provide for building permits for review of compliance with the provisions of this land development code. A "building permit" means any building or construction permit required by Chapter 14-1.

(A) *Application.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Standard Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. All applications for building permit shall be accompanied by the following information and materials:

(a) Two (2) complete sets of building construction plans shall be required. In addition, a plot plan drawn to scale depicting the following information shall be required for residential and commercial building permits:

1. Lot dimensions, boundary lines, area of the lot, and its legal description.
 2. The locations and dimensions of buildings, structures or additions, including all overhangs, eaves and porches.
 3. The yard requirements indicating distance from all property lines to the proposed buildings, structures or additions in feet.
 4. The existing and proposed uses of each building, structure or addition.
 5. Access and parking layout, including driveway location. Where applicable, required loading and unloading spaces should be indicated.
 6. Elevations showing architectural features of each side of the existing and proposed construction.
 7. Where application is made to build upon a lot nonconforming in size or dimensions (lot of record), the application shall be accompanied by a recorded deed giving description of the property as of July 23, 1965.
 8. For all plans except single-family or duplex dwellings a landscape plan is required pursuant to section 12-6-4.
- (b) Proof of sewer tap from Escambia County Utilities Authority.
- (c) Completed current Florida Model Energy Efficiency Code Building Construction.

One (1) copy of the plans shall be returned to the applicant by the building official after he has marked such copy either as approved or disapproved and attested same by his signature on such copy. The original, similarly marked, shall be retained by the building official.

- (B) *Issuance of building permits.* No application for a building permit shall be approved by the building official for any building, structure, or addition on any lot in violation of this chapter or not in compliance with any provisions of this chapter, unless authorized under subsection 12-12-2(A)(2), Variances.
- (C) *Construction and occupancy to be as provided in applications.* Building permits issued on the basis of plans and applications approved by the building official authorize only the occupancy, arrangement, and

construction set forth in such approval plans and applications, and no other occupancy, arrangement, or construction. Occupancy, arrangement, or construction in variance with that authorized shall be deemed a violation of this chapter, unless such change is reviewed and approved by the building official.

- (D) *Expiration of building permits.* Every permit issued shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced; provided that, for cause, one or more extensions of time, for periods not exceeding ninety (90) days each, may be allowed, and such extensions shall be in writing by the building official.
- (E) This section shall be known and cited as the City of Pensacola's Historic Building Demolition Review Ordinance. The purpose of this section is to establish a predictable process for reviewing requests to demolish certain historic buildings not located within historic and preservation land use districts in order to establish an appropriate waiting period during which the City and the Applicant can propose and consider alternatives to the demolition of a building of historical, architectural, cultural or urban design value to the City.

(1) Definitions.

For the purposes of this section only, the following words and phrases, whether or not capitalized, shall have the following meanings:

Applicant means the person or persons filing an application for review under this Section.

Application means a Demolition Permit application for review under this Section, filed with the City's Inspection Services Division.

Application filing date means the date on which the application was filed with the City's Inspection Services Division.

Architectural Review Board means the City's Architectural Review Board as advisors to the City Council.

Contributing Structure means any building adding to the historic significance of a property or district.

Day means any day, including Saturdays, Sundays, and holidays.

Demolition means any act of pulling down, destroying, razing, or removing a building.

Demolition permit means a permit issued by the Inspection Services Division authorizing the demolition of a building pursuant to an application.

Florida Master Site File means the State of Florida's official inventory of historical, cultural resources including archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts, landscapes and linear resources.

Historic Building means a building or structure that is:

- (a) At least 50 years in age or more; or
- (b) Individually listed in the National Register of Historic Places; or
- (c) A contributing property in a National Register of Historic Places listed district; or
- (d) Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
- (e) Determined potentially eligible as meeting the requirements for listing in the National Register of Historic Places, either individually or as a contributing property in a district, by the Secretary of the Interior.

Historic Site means a place, or associated structures, having historic significance.

Historic Structure means a building, bridge, lighthouse, monument, pier, vessel or other construction that is 50 years in age or more and is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

Neighborhoods means all the areas of the City.

Significant building means a building with respect to which the Architectural Review Board has made a determination, that further examination, is warranted to determine whether a delay in demolition should be required.

National Register of Historic Places means the official Federal lists of districts, sites, buildings, structures and objects determined significant in American history, architecture, archaeology, engineering and culture.

(2) Buildings Subject to Review.

The following buildings are subject to review by the Architectural Review Board for the purpose of determining whether such buildings are historically significant:

Any building located in the Neighborhoods of the city of Pensacola if:

- (a) Such building, or the portion thereof to which the application relates, is 50 years old or older; or
- (b) Such building is listed on the City of Pensacola's "Local Registry of Historic or Significant Buildings" and/or the Florida Division of Historical Resource's Florida Master Site File, or
- (c) Such building or the portion thereof is determined to be a historically significant building pursuant to subsection (5)c, herein.

(3) Exemptions.

Demolition of historic buildings, whether contributing or noncontributing, located in the following districts shall be exempt from this section.

- (a) Pensacola Historic District, refer to section 12-2-10(A) (9) to (11);
- (b) North Hill Preservation District, refer to section 12-2-10(B) (9);
- (c) Old East Hill Preservation District, refer to section 12-2-10(C) (10);
- (d) Palafox Historic Business District, refer to section 12-2-21(F) (2) (d); and

(e) Governmental Center District.

(4) Enforcement.

(a) Issuance of Demolition Permit. With exception to the districts listed in subsection 3, herein, the requirements set forth in this Section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. The Building Official shall not issue any demolition permit relating to a building that is subject to review, unless:

1. The Building Official has determined that the building is unsafe in accordance with City Code Section 14-1-139.
2. The Building Official: (i) has received a notice issued by the Architectural Review Board, that the building is not subject to review under this section, or is not a historically significant building, or (ii) has not received such notice within the time period set forth in subsection (5) (a); or
3. The Building Official: (i) has received a notice issued by the Architectural Review Board that no demolition delay is required; or (ii) has not received such notice within the time period set forth in subsection (5) (a); or
4. The Building Official has received a notice issued by the Architectural Review Board that there is no feasible alternative to demolition; or
5. The demolition delay period set forth in subsection (5) (a) has expired.

(b) Required Demolition or Repair.

1. Demolition. Nothing in this section shall restrict the authority of the Building Official to order the building owner, or the City, to demolish a building at any time if the Building Official determines that the condition of a building or part thereof presents an imminent and substantial danger to the public health or safety.

(5) Procedure.

- (a) Application. An application for review under this section shall be made in the manner provided below. The process, from start (application) to finish (determination and/or permit issuance) shall not exceed 120 days. If the Applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application.
1. Time for Filing Application. The Applicant (or building owner) is encouraged to apply for review under this section as early as possible, so that any necessary review, and any delay period required by this Section, may be completed prior to, or during, any other review to which the building or its site may be subject.
 2. Application for Early Review. At any time prior to filing an application for a demolition permit, the Applicant may apply for review under this Section by submitting a request in writing to the Architectural Review Board.
 3. Informational evidence: The Applicant must submit for review sufficient information to enable the Architectural Review Board to make their determination, including an accurate site plan showing the footprint, photos of all sides of the subject building and the site to indicate all existing site features, such as trees, fences, sidewalks, driveways and topography, and photos of the adjoining streetscape, including adjacent buildings to indicate the relationship of the existing structure to the surrounding properties.
- (b) Determination: Applicability of Review and Significance of Building. After its receipt of an application from Planning Staff, the Architectural Review Board shall determine: (1) whether the building is subject to review under this Section, and (2) whether the building is a historically significant building. The Architectural Review Board may seek the assistance of City staff or the University of West Florida's Historic Trust or the

University of West Florida Archaeological
Institute.

The initial review process shall be handled as an abbreviated review involving staff, the Chairman or his/her designee of the Architectural Review Board, and a staff member of West Florida Historic Preservation, Inc. If it is determined by the abbreviated review panel to be potentially historically significant, the application would then go to the full Architectural Review Board for review.

However, if the building is determined by the abbreviated review panel to not be historically significant by not meeting the criteria set forth in subsection (5)c, the Historic Building Demolition Review will end.

The Architectural Review Board shall issue a notice of its determination within sixty (60) days of an application being received. If the Architectural Review Board determines that the building is historically significant, such notice shall:

1. Invite the Applicant to submit any information that the Applicant believes will assist the Architectural Review Board in: (i) determining whether the building is subject to demolition delay according to the criteria set forth herein, and (ii) evaluating alternatives to demolition.
2. Set forth the Criteria for Requiring Demolition Delay. The Architectural Review Board shall make its determination concerning the requirement of demolition delay according to the following criteria: To determine that a historically significant building is subject to the demolition delay, the Architectural Review Board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the Architectural Review Board shall consider the criteria for determining historical significance.

The Applicant is encouraged to present any information the Applicant believes will assist the Architectural Review Board in making its determination.

3. Provide Information regarding the Early Determination of No Feasible Alternative. At the determination meeting or within the demolition delay period, the Applicant may present any information the Applicant believes will assist the Architectural Review Board in evaluating alternatives to demolition. If, at such hearing, the Architectural Review Board finds that demolition delay is required, and also finds that the information presented at such hearing is sufficient for the Board to issue a determination that there is no feasible alternative to demolition, the Board shall issue such determination within the time period set forth in this subsection for the issuance of the Architectural Review Board's hearing determination.

(c) Criteria for Determining Significance. The Architectural Review Board shall determine that the building to which the application relates is a historically significant building if:

1. The building is associated with events that have made a significant contribution to the broad patterns of our national, regional or local history; or
2. The building is associated with the lives of persons significant in our national, regional or local past; or
3. The building embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. The building has yielded, or may be likely to yield, information important in national, regional or local history.

(e) Criteria for Determination that Building is Subject to Demolition Delay. To determine that a historically significant building is subject to the demolition delay, the Architectural Review Board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than

demolished. In making such finding, the Architectural Review Board shall consider the criteria for determining historical significance.

(d) Demolition Delay.

1. Delay Period. If the Architectural Review Board has issued a determination that a historically significant building is subject to demolition delay, the Building Official shall not issue a demolition permit until sixty (60) days have elapsed from the date of determination but in no case exceeding the aggregate of 120 days from the date of application.

Upon expiration of the delay period, the Architectural Review Board shall issue a notice in writing stating that such delay period has expired, and the date of such expiration, unless the Architectural Review Board has issued a determination that there is no feasible alternative to demolition.

1. Invitation to Consider Alternatives. If the Architectural Review Board has determined that a historically significant building is subject to demolition delay, and has not determined, at the hearing that there is no feasible alternative to demolition, the Architectural Review Board shall invite the Applicant (or the owner of record, if different from the Applicant) to participate in an investigation of alternatives to demolition. The Architectural Review Board also may invite the participation, on an advisory basis, of City Staff, as well as any individual or representative of any group whose participation the Applicant (or owner) requests, to assist in considering alternatives.

(e) Evaluation of Alternatives to Demolition. In evaluating alternatives to demolition, the Architectural Review Board may consider such possibilities as: the incorporation of the building into the future development of the site; the adaptive re-use of the building; the use of financial or tax incentives for the rehabilitation of the building; the removal of the building to

another site; and, with the owner's consent, the search for a new owner willing to purchase the building and preserve, restore, or rehabilitate it.

In evaluating alternatives to demolition, the Architectural Review Board shall consider, and shall invite the Applicant to present, the following information:

1. The cost of stabilizing, repairing, rehabilitating, or re-using the building;
2. A schematic, conceptual design drawing;
3. Any conditions the Applicant proposes to accept for the redevelopment of the site that would mitigate the loss of the building; and
4. The availability of other sites for the Applicant's intended purpose or use.

(f) Determination of No Feasible Alternative. If, based on its evaluation of alternatives to demolition, the Architectural Review Board is satisfied that there is no feasible alternative to demolition, the Architectural Review Board may issue a determination prior to the expiration of the delay period, authorizing the building official to issue a demolition permit.

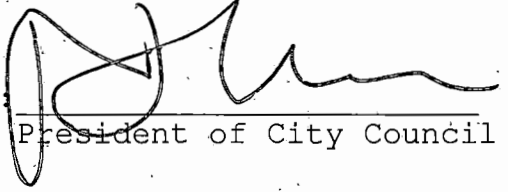
(g) Notice. Any determination or notice issued by the Architectural Review Board or its staff shall be transmitted in writing to the Applicant, with copies to the building official and, where applicable, to any individual or group that the Architectural Review Board has invited to participate in an exploration of alternatives to demolition.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.



SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: September 26, 2019

Approved: 
President of City Council

Attest:



City Clerk

Robyn M. Tice
CITY CLERK'S OFFICE, CITY OF PENSACOLA
3RD FLOOR, 222 WEST MAIN STREET
PENSACOLA, FL 32502

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida
County of Escambia:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Advertising Representative of the Pensacola News Journal, a daily newspaper published in Escambia County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF PROPOSED ORDINANCE

as published in said newspaper in the issue(s) of:

09/16/19

Affiant further says that the said Pensacola News Journal is a newspaper in said Escambia County, Florida and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 16th of September 2019, by legal clerk who is personally known to me

Affiant

Notary Public State of Wisconsin, County of Brown

My commission expires

Publication Cost: \$316.74
Ad No: 0003791732

SHELLY HORA
Notary Public
State of Wisconsin

NOTICE OF PROPOSED ORDINANCES

Please be advised that Proposed Ordinance Nos. 24-19, 25-19, 27-19, 28-19, and 29-19 were presented to the City Council of the City of Pensacola for first reading on Thursday, September 12, 2019 and will be presented for final reading and adoption on Thursday, September 26, 2019 at 5:30 p.m., in Council Chambers on the First Floor of City Hall, 222 West Main Street, Pensacola, Florida.

The title(s) of the proposed ordinance(s) are as follows:

P.O. #24-19:

AN ORDINANCE AMENDING SECTION 12-12-5 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SUBSECTION 12-12-5(E) ESTABLISHING A PROCESS FOR THE REVIEW OF REQUESTS TO DEMOLISH BUILDINGS OF HISTORICAL, ARCHITECTURAL, CULTURAL OR URBAN DESIGN VALUE TO THE CITY; PROVIDING DEFINITIONS; PROVIDING ARCHITECTURAL REVIEW BOARD CRITERIA AND PROCEDURES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

P.O. #25-19:

AN ORDINANCE REPEALING SECTION 12-13-4, OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; ABOLISHING THE GATEWAY REVIEW BOARD; AMENDING SECTION 12-13-2, TRANSFERRING FUNCTIONS OF THE GATEWAY REVIEW BOARD TO THE PLANNING BOARD; CONFORMING REFERENCES WITHIN THE CODE; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

P.O. #27-19:

AN ORDINANCE AMENDING SECTION 10-4-19 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA ADJUSTING RATES AND CHARGES FOR THE SALE OF NATURAL GAS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

P.O. #28-19:

AN ORDINANCE AMENDING SECTION 4-3-97 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR INCREASE IN SANITATION COLLECTION FEES AND THE SANITATION EQUIPMENT SURCHARGE; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

P.O. #29-19:

AN ORDINANCE RELATING TO FUNDING FOR THE PROVISION OF INDIGENT CARE SERVICES BY HOSPITALS LOCATED WITHIN THE CITY OF PENSACOLA; PROVIDING A SPECIAL NON-AD VALOREM ASSESSMENT AGAINST THE PROPERTY OF SUCH HOSPITALS FOR THE PURPOSE OF INCREASING FUNDING AVAILABLE FOR THE PROVISION OF SUCH SERVICES; PROVIDING DEFINITIONS; PROVIDING PROCEDURES FOR THE IMPLEMENTATION AND COLLECTION OF SPECIAL ASSESSMENTS; CONFORMING TO THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY; REPEALING AND REPLACING ORDINANCE NO. 10-19; AND PROVIDING AN EFFECTIVE DATE.

A copy of proposed ordinances may be inspected by the public in the City Clerk's office, located on the 3rd Floor of City Hall, 222 West Main Street, Pensacola, Florida, or on-line on the City's website: <https://pensacola.legistar.com/Calendar.aspx>. Interested parties may appear at the Council meeting and be heard with respect to the proposed ordinances.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any 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. Requests 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, FLORIDA

By: Ericka L. Burnett, City Clerk

Visit www.cityofpensacola.com to learn more about City activities. Council agendas posted on-line before meetings.

Legal No. 3791732 9/16/2019

building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the ARB must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Mr. McCoy presented to the Board. (Board Member Mead confirmed that Moorhead Westmoreland was not currently representing Mr. McCoy.) Advisor Pristera stated the house was a good example of brick cottage architecture in the 1940s and was located on the corner lot; he was unable to sign a demolition for this since it was in good condition and set up the language for that neighborhood. Chairperson Salter agreed this was the typical style of the area and met the criteria for No. 3. and he felt the neighborhood would be better off if it were maintained. Board Member Mead asked if there were any historic attachments, and Advisor Pristera advised he could not find anything on file; he also advised if East Hill were to become a district, this would be a contributing structure. Mr. McCoy explained everyone wanted to save it, but nobody wanted to pay for it. The property appraiser placed the improvement value at \$66,620.00. Chairperson Salter indicated he had an old house in this neighborhood he had chosen to renovate, and it was worth more than if he had torn it down and built it new. He pointed out the duty of the Board was to preserve history, but the Board could not prevent the demolition. Staff advised the Board could only delay it for 60 days. Mr. McCoy was willing to wait 60 days. Advisor Pristera stated it was unfortunate the owner was not present to discuss the options. He also wished East Hill would have been more involved.

Board Member Mead made a motion to approve the demolition without the 60-day delay. While he was mindful that changes were occurring in the neighborhood, there were plenty of examples of this architecture on adjoining blocks, and it was not one of the last few examples of its type.

Board Member Yee agreed that pushing the demolition out 60 days would not accomplish much, but he felt it would be useful for the Board or the City to record demolitions like this which had been granted so we would have a timeline and some way of tracking how many buildings we are losing. The house was characteristic of the neighborhood, and in the future when the Board would have the ability to deny demolition of structures such as this, it could see the degradation of the neighborhood and how quickly or slowly it happened. **He then seconded the motion.** Board Member Mead urged the City to survey East Hill so we would have the types in a meaningful way and stated we needed to encourage citizens to look at other options and to preserve whatever aspect that can be salvaged. **The motion then carried 3 to 2 with Board Member Fogarty and Board Member Salter dissenting.**

Item 7

711 S. Palafox St.

SPBD

Demolition Review

Action taken: Delayed 60 days.

Per the City of Pensacola's Historic Building Demolition Review Ordinance (Sec. 12-12-5(E)), the referenced structure has been found to be potentially significant in regard to its local architecture and proximity to a historic district. Per the ordinance, the Board is tasked with determining whether or not this structure meets criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the ARB must

find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Mr. English presented to the Board and stated he was very proud of the preservation at 200 W. Jackson. The owner of the Scuba Shack purchased the adjacent building; the address was actually 711 and 713 S. Palafox; the two buildings are titled under 711 S. Palafox. The pink building had not been occupied in 25 years and the roof structure was corroding. The Scuba Shack had already had exterior modifications; between Ivan and Sally part of the seawall had collapsed. Their desire was to demolish and replace with another building.

Advisor Pristera advised that this side of Palafox was not a historic district, although the east side of Palafox is; if it were across the street, it would be considered a contributing structure. Chairperson Salter noted this cluster of buildings was the last of the waterfront area. Board Member Mead explained it was not in the Board's purview to see what would replace the buildings, but the potential of the development along the waterfront would greatly benefit the City. He thought this qualified for a delay and asked if the façade could remain. Mr. English stated the plans were not yet on paper. South of Main is brick and stucco; he wanted to bring N. Palafox to S. Palafox and use materials like the old courthouse north of Main (limestone). Board Member Mead noted there was no criteria for site conditions. Mr. English advised the rear foundation was crumbling. **Board Member Ramos made a motion to approve demolition.** Mr. Mead felt whatever could be done should be done to preserve this location and asked for the delay. **The motion for demolition without delay failed for lack of a second. Board Member Mead stated based on the unique circumstances of the last remaining frontage on S. Palafox with its historic character and one of the last examples in this area, and without which the character of this area would be substantially diminished, he made a motion to delay for 60 days on the grounds cited (Criteria 3). Board Member Fogarty seconded the motion, and it carried unanimously.**

DISCUSSION: None.

ADJOURNMENT – With no further business, the meeting adjourned at 4:58 p.m.

Respectfully Submitted,



12.22.2020

Historic Preservation Planner Harding
Secretary to the Board

| Department: | Comments: |
|-------------|---|
| FIRE | No objections. |
| PW/E | No objections. |
| Insp Svcs | No objections. |
| ESP | No objections. |
| ECUA | No objections. |
| GPW | No objections. |
| ATT | No objections. |
| Surveyor | No objections. |
| Planning | Although this property is located in a Planning Board review district, the proposed demolition was subject to the City's historic demolition review ordinance due to the building's age (Sec. 12-11-5(5)). The proposed demolition was reviewed by the full Architectural Review Board on December 17, 2020, where they determined that the building was eligible for a 60-day demolition delay. That period of delay began on December 17, 2020, and ended on February 15, 2021. Since the 60-day delay has been fulfilled, since the building façade has been photographed, and since the historic property itself has been recorded for a future Florida Master Site File historic structures form, I have no issues with the proposed demolition. |



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00235

Planning Board

3/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 3/2/2021

SUBJECT:

Request for Combined Preliminary/Final Plat Approval - Covington Place First Addition Subdivision

BACKGROUND:

Rebol-Battle and Associates is requesting a combined preliminary and final plat for Covington Place First Addition subdivision on Strong Street between Baylen and Palafox Streets. These properties are located within the PC-1 zoning district and the North Hill Preservation District (NHPD). One (1) parcel will be subdivided into three (3) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 4 or less lots constitutes a minor subdivision
- Property area: 0.25 acres
- Setback requirements: 0' front, 5' side, 15' rear
- There is one 24" sycamore that is outside the area of improvements that will be preserved

The combined preliminary/final plat has been routed through the various City departments and utility providers for their review. The comments received to date have been provided within your packet.



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

February 5, 2021

Ms. Cynthia Cannon, AICP
Assistant Planning Director
City of Pensacola
222 W Main Street
Pensacola, FL 32502

**Re: Preliminary and Final Plat Submittal
Covington First Addition
RBA Project No.: 2017.201**

Dear Cynthia:

Please find enclosed the Subdivision Application Package for the above referenced project. The following items are included in the package for your review:

1. One (1) Completed Application
2. One (8) Sets of the preliminary and final plat
3. One (1) Check made out to The City of Pensacola in the amount of \$2,000.00
4. A copy of the submittal has been emailed to ccannon@cityofpensacola.com

If you have any questions or need any additional information, please do not hesitate to call our office.

Sincerely,

Rebol-Battle & Associates, LLC

Jason Rebol

Enclosures

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☒ Preliminary & Final Plat Submission
Fee: \$2,000.00

☐ Preliminary Plat Submission
Fee: \$1,000.00 + \$25/lot

☐ Final Plat Submission
Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: REBOL-BATTLE & ASSOCIATES

Address: 2301 N. 9TH AVE., SUITE 300
PENSACOLA, FL 32503

Phone: 438-0400

Fax: 438-0448

Email: JASON@REBOL-BATTLE.COM

Owner Information (if different from applicant)

Name: Older City Developers, LLC

Address: 212 W. INTENDENCIA ST.
PENSACOLA, FL 32502

Phone: 438-9647

Fax: 0

Email: CLIBERIS@LIBERISLAW.COM

Property Information

Location/Address: PARCEL ID 00-05-00-9010-014-035

Subdivision Name: _____

of Parcels to be Subdivided: 1 Parcel ID #(s): SEE APPVZ

of Existing Lots: 2 # of Proposed Lots: 3 Total Acreage: 0.25

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

Type of Subdivision: ☒ Residential* ☐ Non-Residential
[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify 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 on non-compliance with 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 Applicant

Date

(Owner of Property or Official Representative of Owner)

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

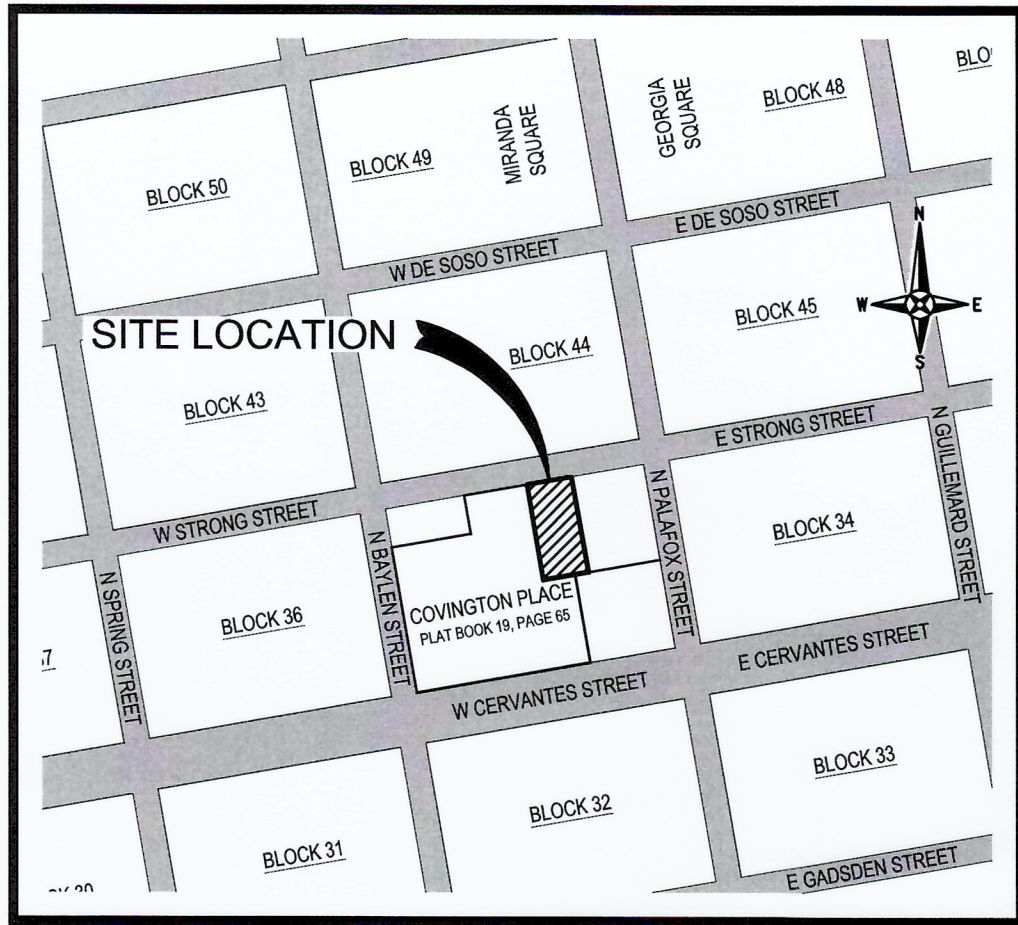
Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____



VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 104.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 101°13'54" EAST FOR A DISTANCE OF 150.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 OF SAID BLOCK 35; THENCE PROCEED SOUTH 80°14'46" WEST ALONG THE SAID SOUTH LINE OF LOT 20 AND OF LOTS 14 AND 15, OF SAID BLOCK, FOR A DISTANCE OF 71.62 FEET TO THE EAST LINE OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65, OF SAID PUBLIC RECORDS; THENCE PROCEED NORTH 09°48'20" WEST ALONG THE AFORESAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID COVINGTON PLACE, BEING ON THE NORTH LINE OF AFORESAID BLOCK 35; THENCE PROCEED NORTH 80°10'22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 70.51 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.24 ACRES MORE OR LESS.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON, 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 OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY KJM LAND PLANNING, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A COPY OF PREVIOUS SURVEY OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY THIS FIRM (PROJECT NUMBER 2017.201); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
3. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, 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.
4. A TITLE SEARCH WAS PERFORMED BY WESTCOOR LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
5. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-55-509HV HAVING A PUBLISHED ELEVATION OF 63.55 FEET.
6. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: STRONG STREET - 007102199
7. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
8. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

UTILITY SERVICE NOTES:

POTABLE WATER:

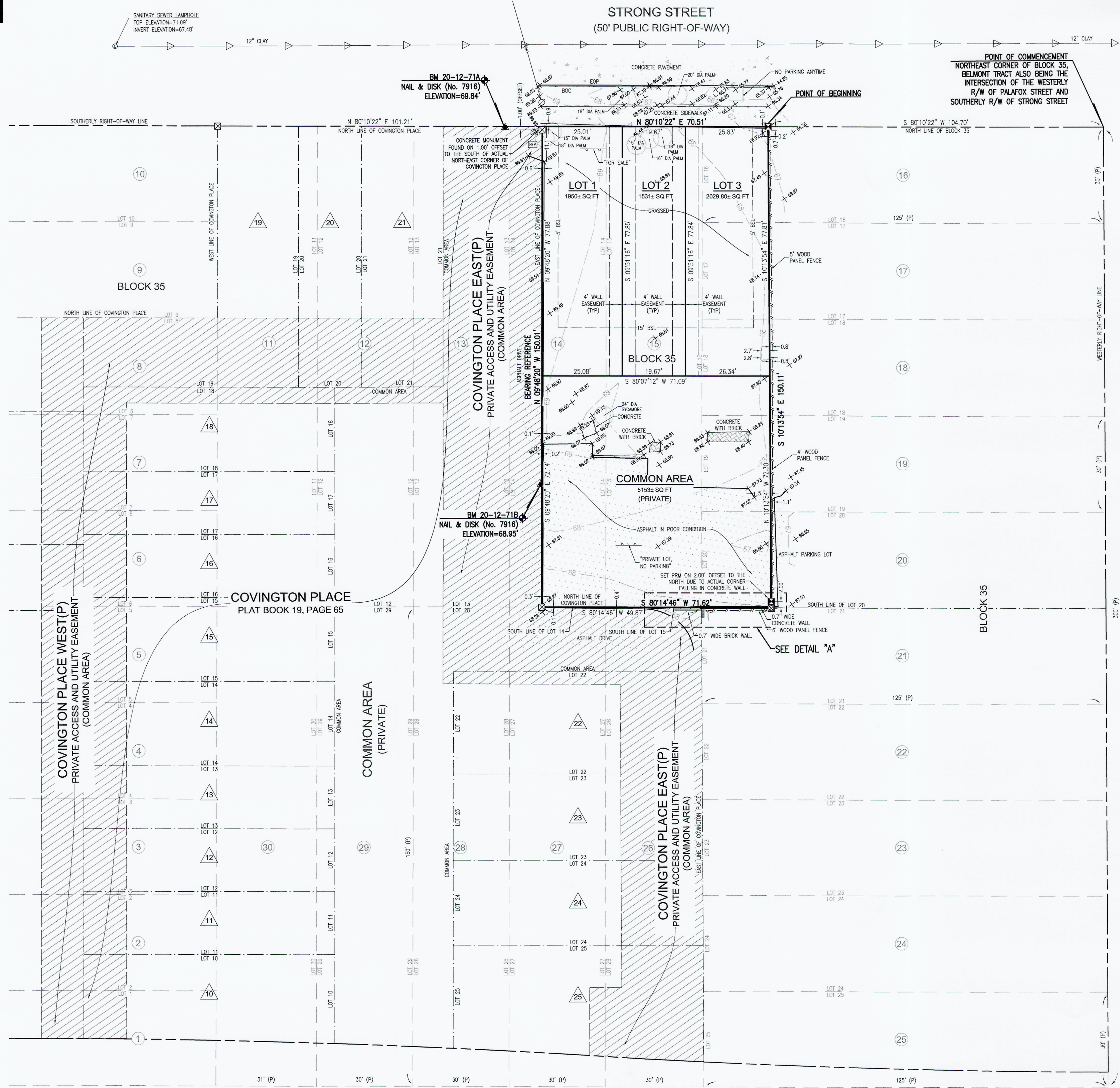
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

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.



CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

PRELIMINARY PLAT OF

COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14,
ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35,
BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON
BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850-438-0400
Fax 850-438-0448
EB 00009657 LB7916

OWNER AND DEVELOPER

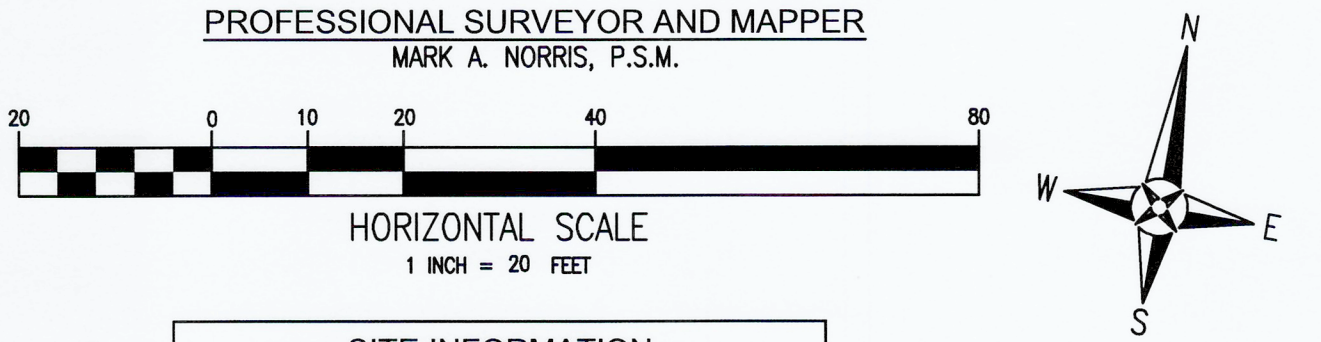
OLD CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

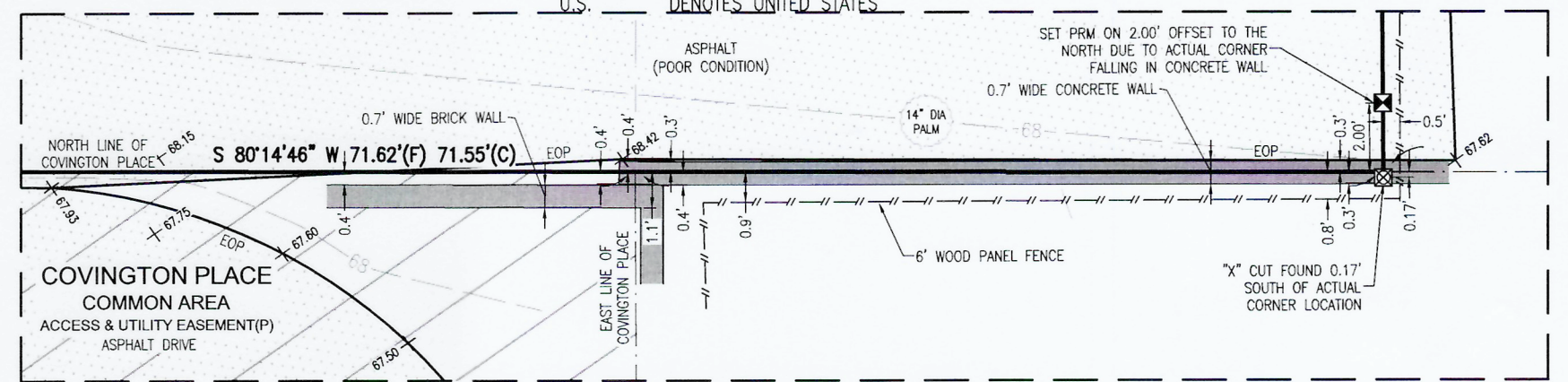


SITE INFORMATION

| | |
|-----------------------------|--|
| PROPERTY ZONING: | PC-1 |
| FUTURE LAND USE: | |
| PROPERTY REFERENCE ID: | 00-05-00-9010-014-035 |
| PROPERTY AREA: | 0.25± ACRES |
| FLOOD MAP & ZONE: | ZONE "X", MAP 12033C0390G, DATED 09-29-06 |
| REQUIRED BUILDING SETBACKS: | FRONT YARD - 0 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET |
| DENSITY: | 4 UNITS PER ACRE |
| MAX. BUILDING HEIGHT: | 48 FEET |
| No. OF PROPOSED LOTS: | 3 |

LEGEND:

- ▲ SET NAIL & DISK (No. 7916)
- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- ◆ SET BENCHMARK
- DENOTES HISTORIC PLATTED LOT NUMBER (THOMAS WATSON MAP)
- DENOTES PLATTED LOT NUMBER (COVINGTON PLACE SUBDIVISION)
- DENOTES WOOD UTILITY POLE
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES TREE (SIZE AND TYPE NOTED)
- DENOTES BACK FLOW PREVENTER
- DENOTES SANITARY SEWER LAMPHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES SPOT ELEVATION
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- || DENOTES WOOD PANEL FENCE
- || DENOTES OVERHEAD UTILITIES
- DENOTES BURIED SANITARY SEWER LINE
- ± DENOTES MORE OR LESS
- BM DENOTES BENCHMARK
- BOC DENOTES BACK OF CURB
- BSL DENOTES BUILDING SETBACK LINE
- DIA DENOTES DIAMETER
- EOP DENOTES EDGE OF PAVEMENT
- (F) DENOTES FIELD INFORMATION
- No. DENOTES NUMBER
- (P) DENOTES PLAT INFORMATION
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT-OF-WAY
- SQ FT DENOTES SQUARE FEET
- U.S. DENOTES UNITED STATES



DETAIL A
SCALE: 1" = 5'

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

SURVEYOR'S CERTIFICATE:

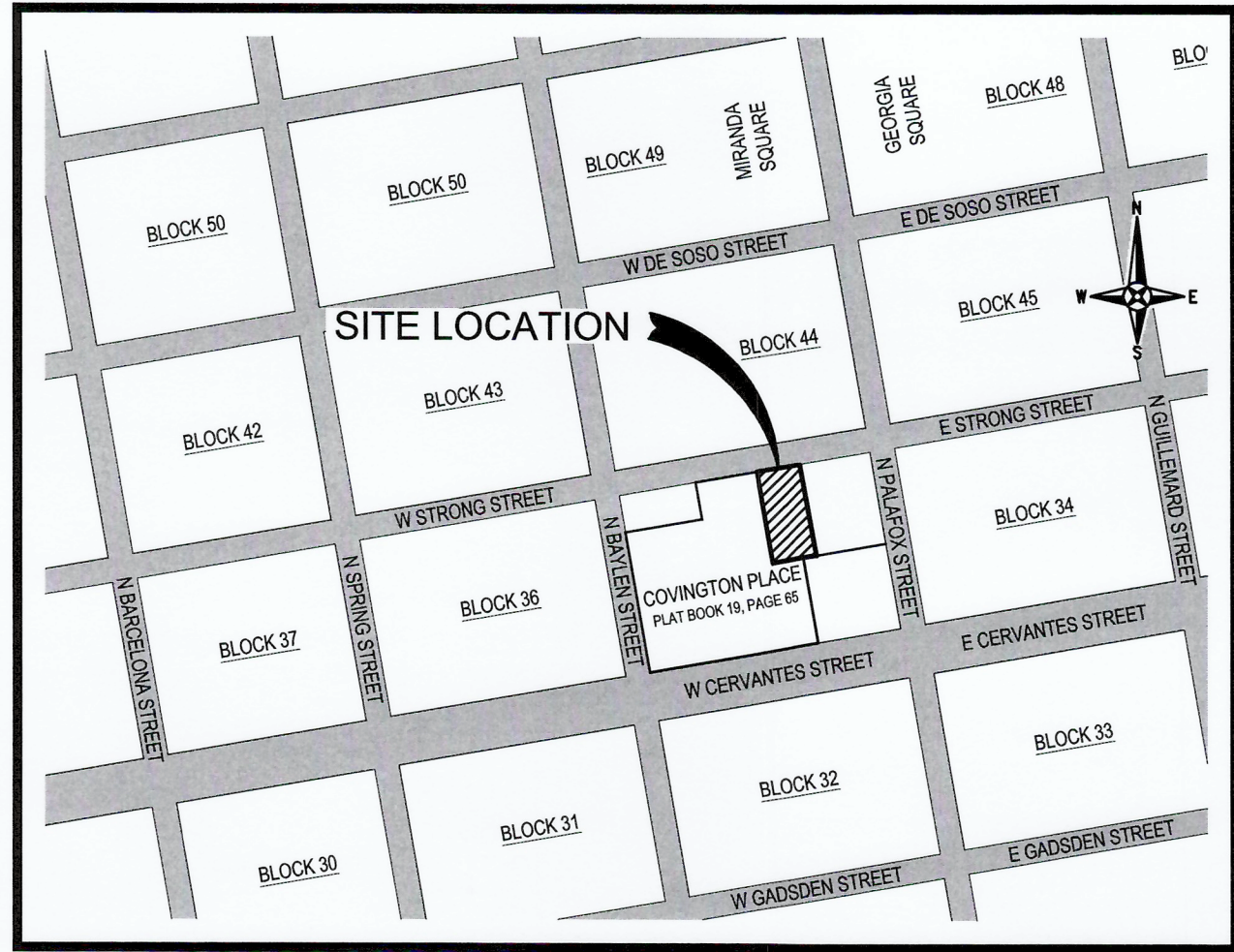
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES.

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE
Feb 5, 2021

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

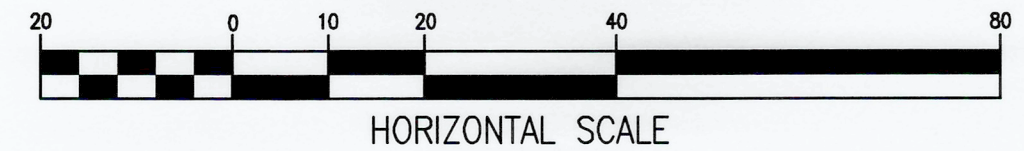
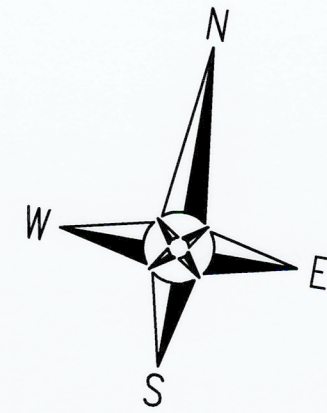
NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER



VICINITY MAP
SCALE: 1" = 300'

FINAL PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LYING IN AND BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.24 ACRES MORE OR LESS.

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 2010.0000) 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; MAP OF PENSACOLA FLA, PUBLISHED BY THOMAS 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 KJM LAND PLANNING, LLC, (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF PREVIOUS SURVEY BY THIS FIRM OF SAID COVINGTON PLACE; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 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 THIS COUNTY.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- THE 4" WALL EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING THE COMMON PARTY WALL BETWEEN RESIDENTIAL TOWNHOMES TO BE CONSTRUCTED UPON THE LOTS AS SHOWN HEREON.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

UTILITY SERVICE NOTES:

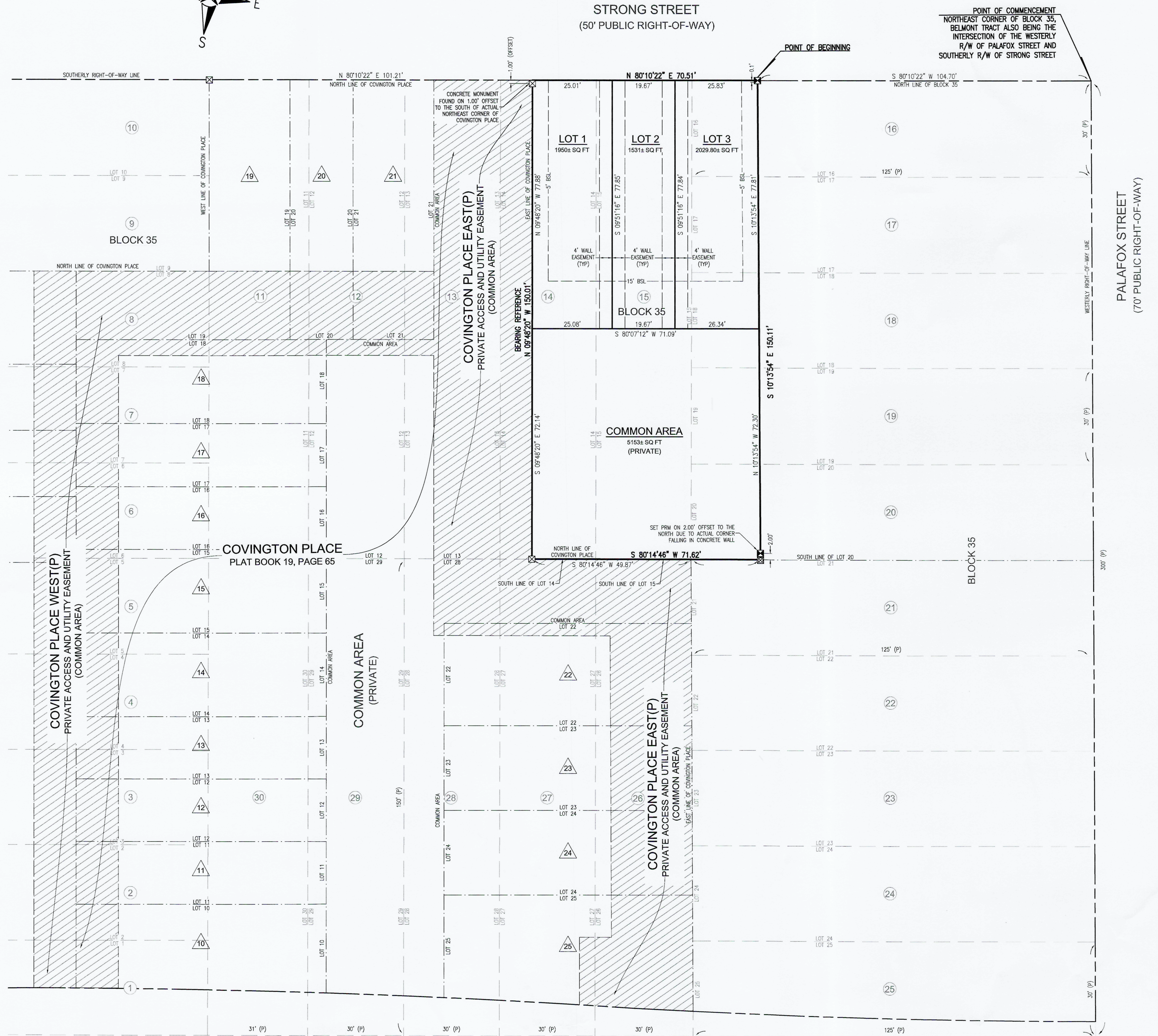
POTABLE WATER:
AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

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.

LEGEND:

- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- ⊙ DENOTES HISTORIC LOT NUMBER
- ⊙ DENOTES COVINGTON PLACE LOT NUMBER
- ± DENOTES MORE OR LESS
- BSL DENOTES BUILDING SETBACK LINE
- No. DENOTES NUMBER
- (P) DENOTES INFORMATION TAKEN FROM PLAT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- SQ FT DENOTES SQUARE FEET
- (TYP) DENOTES TYPICAL



CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

OWNER AND DEVELOPER

OLDE CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS COVINGTON PLACE - FIRST ADDITION, HEREBY DEDICATE THE COMMON AREA TO COVINGTON PLACE HOME OWNERS ASSOCIATION, INC. AND AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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

CHARLES S. LIBERIS
AUTHORIZED AGENT
OLDE CITY DEVELOPERS, LLC.

PRINT

SIGNATURE

PRINT

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED CHARLES S. LIBERIS, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 THIS _____ DAY OF _____, 2021.

SIGNATURE

PRINT NAME:

COMMISSION NO.:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA

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 _____, 2021 IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF COURTS
ESCAMBIA COUNTY, FLORIDA

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 _____, 2021, 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.

LES ODOM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6520

DATE

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

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, SIGNED ON THE _____ DAY OF _____, 2021.

Mark A. Norris
MARK A. NORRIS, PSM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6211, LB 7916
REBOL-BATTLE & ASSOCIATES, LLC
2301 N 9TH AVENUE, SUITE 300
PENSACOLA, FL 32503

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Project: Strong St. Conginton PL First Addition

Department:

Comments:

| | |
|-----------|--|
| FIRE | No comments. |
| PW/E | No comments. |
| Insp Svcs | No comments. |
| ESP | Pensacola Energy installed gas main within Covington as shown on the attached map. Can this area be included on the plat as a recorded utility easement. If not, we will have to have a separate easement signed and recorded for that section. (Comments were addressed. See attached.) |
| ECUA | Projects that propose subdividing land in which the resulting new parcels will abut existing right-of-way should contact ECUA Engineering to evaluate if existing water and sewer facilities are present/sufficient to accommodate the newly created parcels. It is possible the property owner may be required to install new water and sewer facilities to serve the new parcels should the existing facilities not be present or sufficient in size. Please contact the ECUA Engineering Map Room at 850-969-3311 for more information. |
| GPW | No comments. |
| ATT | No comments. |
| Surveyor | See attached. |
| Planning | See attached. |

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Monday, March 1, 2021 10:10 AM
To: Cynthia Cannon; Diane Moore
Cc: Sherry Morris
Subject: RE: [EXTERNAL] RE: Strong St. - Covington Place Subdivision Preliminary/Final Plat

This gas main in question is not within the limits of the proposed subdivision. We are preparing an easement for PE for the gas main they have over the original Covington subdivision. There is nothing to resolve for the first addition.

Jason Rebol

Rebol-Battle & Associates, LLC

Civil Engineers & Surveyors

2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
850.438.0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, March 1, 2021 9:48 AM
To: Jason Rebol <jasonr@rebol-battle.com>; Diane Moore <DMoore@cityofpensacola.com>
Cc: Sherry Morris <SMorris@cityofpensacola.com>
Subject: RE: [EXTERNAL] RE: Strong St. - Covington Place Subdivision Preliminary/Final Plat

Good Morning All,

I'm following up to see how this issue is being resolved. I'll need to brief the Planning Board Chair on Thursday, as such, having this information in advance if the meeting would be very helpful.

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

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

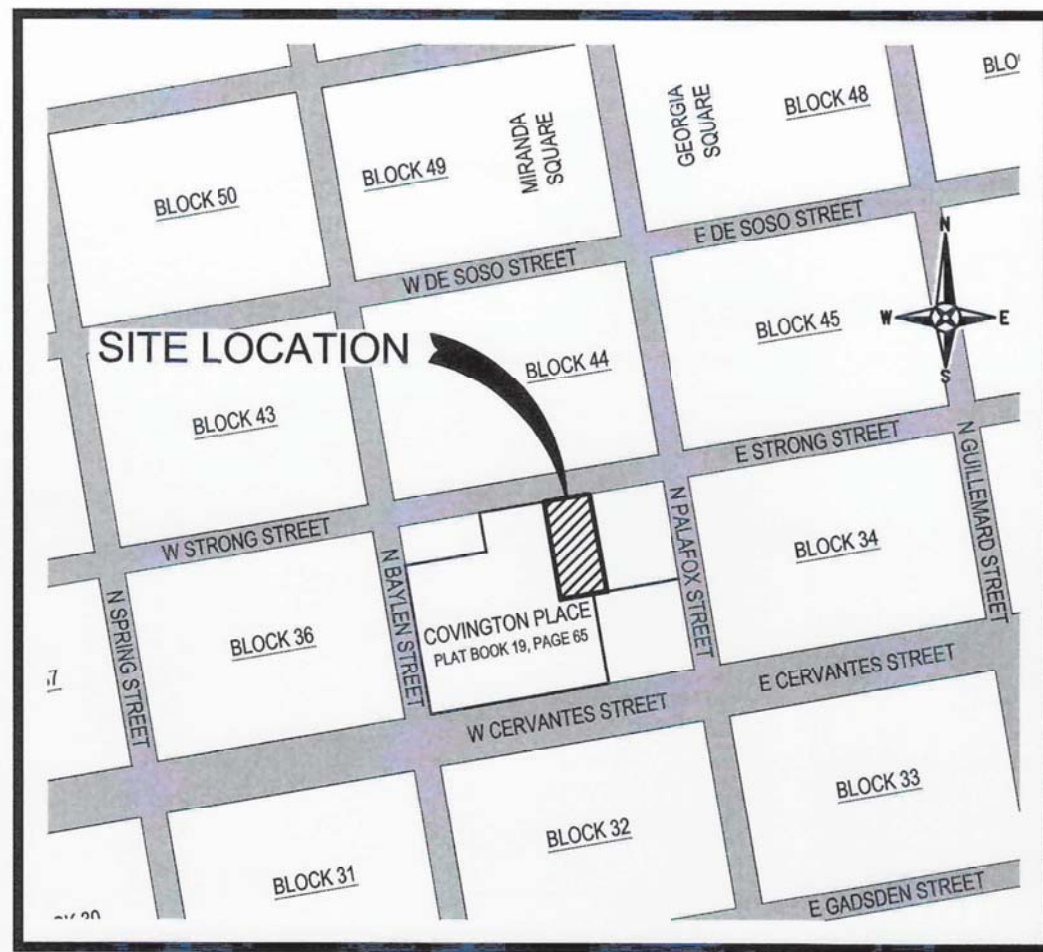
222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com





VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 80°10'22" WEST ALONG THE NORTH LINE OF SAID BLOCK FOR A DISTANCE OF 104.70 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 10°13'54" EAST FOR A DISTANCE OF 150.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 20 OF SAID BLOCK 35; THENCE PROCEED SOUTH 80°14'46" WEST ALONG THE SAID SOUTH LINE OF LOT 20 AND OF LOTS 14 AND 15, OF SAID BLOCK, FOR A DISTANCE OF 71.62 FEET TO THE EAST LINE OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65, OF SAID PUBLIC RECORDS; THENCE PROCEED NORTH 09°48'20" WEST ALONG THE AFORESAID EAST LINE FOR A DISTANCE OF 150.01 FEET TO THE NORTHEAST CORNER OF SAID COVINGTON PLACE, BEING ON THE NORTH LINE OF AFORESAID BLOCK 35; THENCE PROCEED NORTH 80°10'22" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 70.51 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.24 ACRES MORE OR LESS.

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 2010.0000) 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON, 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 OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY KJM LAND PLANNING, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A COPY OF PREVIOUS SURVEY OF WHAT IS NOW KNOWN AS COVINGTON PLACE, AS PREPARED BY THIS FIRM (PROJECT NUMBER 2017.201); DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-55-509HV HAVING A PUBLISHED ELEVATION OF 63.55 FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: STRONG STREET - 007102199
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

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.

PRELIMINARY PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

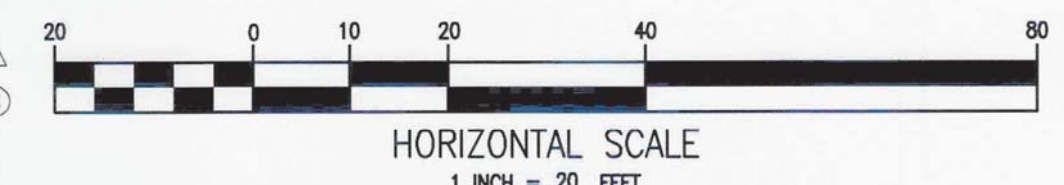
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

OWNER AND DEVELOPER

OLD CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER
PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS, P.S.M.

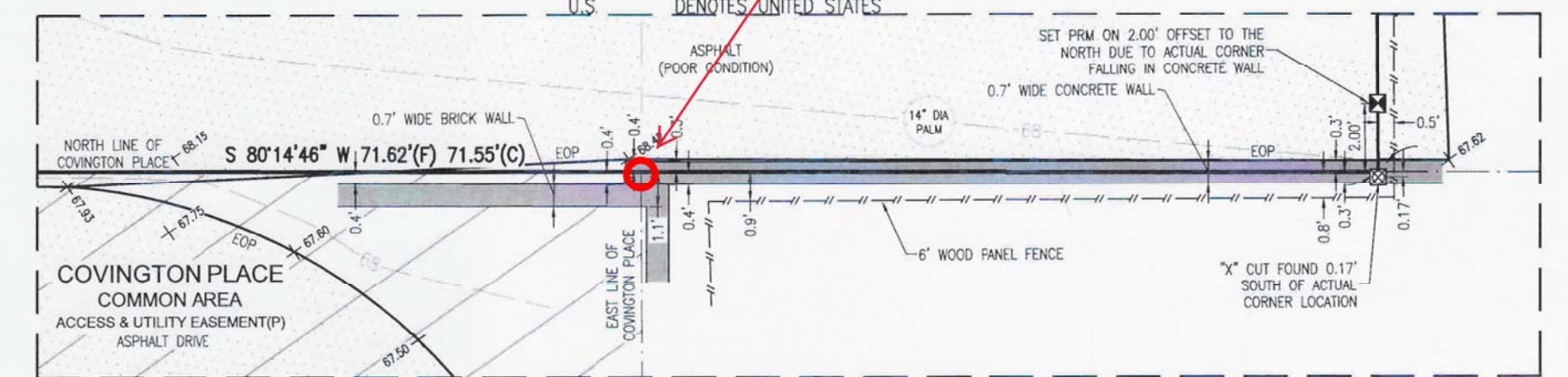


| SITE INFORMATION | |
|-----------------------------|--|
| PROPERTY ZONING: | PC-1 |
| FUTURE LAND USE: | |
| PROPERTY REFERENCE ID: | 00-05-00-9010-014-035 |
| PROPERTY AREA: | 0.25+/- ACRES |
| FLOOD MAP & ZONE: | ZONE "X", MAP 12033C0390G, DATED 09-29-06 |
| REQUIRED BUILDING SETBACKS: | FRONT YARD - 0 FEET SIDE YARD - 5 FEET REAR YARD - 15 FEET |
| DENSITY: | 4 UNITS PER ACRE |
| MAX. BUILDING HEIGHT: | 48 FEET |
| No. OF PROPOSED LOTS: | 3 |

LEGEND:

- SET NAIL & DISK (No. 7916)
- SET 4"x4" CONCRETE PRM (No. 7915)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- SET BENCHMARK
- DENOTES HISTORIC PLATTED LOT NUMBER (THOMAS WATSON MAP)
- DENOTES PLATTED LOT NUMBER (COVINGTON PLACE SUBDIVISION)
- DENOTES WOOD UTILITY POLE
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES TREE (SIZE AND TYPE NOTED)
- DENOTES BACK FLOW PREVENTER
- DENOTES SANITARY SEWER LAMPHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES SPOT ELEVATION
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES WOOD PANEL FENCE
- DENOTES OVERHEAD UTILITIES
- DENOTES BURIED SANITARY SEWER LINE
- DENOTES MORE OR LESS
- BM DENOTES BENCHMARK
- BOC DENOTES BACK OF CURB
- BSL DENOTES BUILDING SETBACK LINE
- DIA DENOTES DIAMETER
- EOP DENOTES EDGE OF PAVEMENT
- (F) DENOTES FIELD INFORMATION
- No. DENOTES NUMBER
- (P) DENOTES PLAT INFORMATION
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT-OF-WAY
- SQ FT DENOTES SQUARE FEET
- U.S. DENOTES UNITED STATES

did your field crew find and locate the PRM at this location?



DETAIL A
SCALE: 1" = 5'

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

Leslie D. Odom

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREON, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEYING EQUIPMENT AND ALL MEASUREMENTS OF THE PLAT ARE CORRECT.

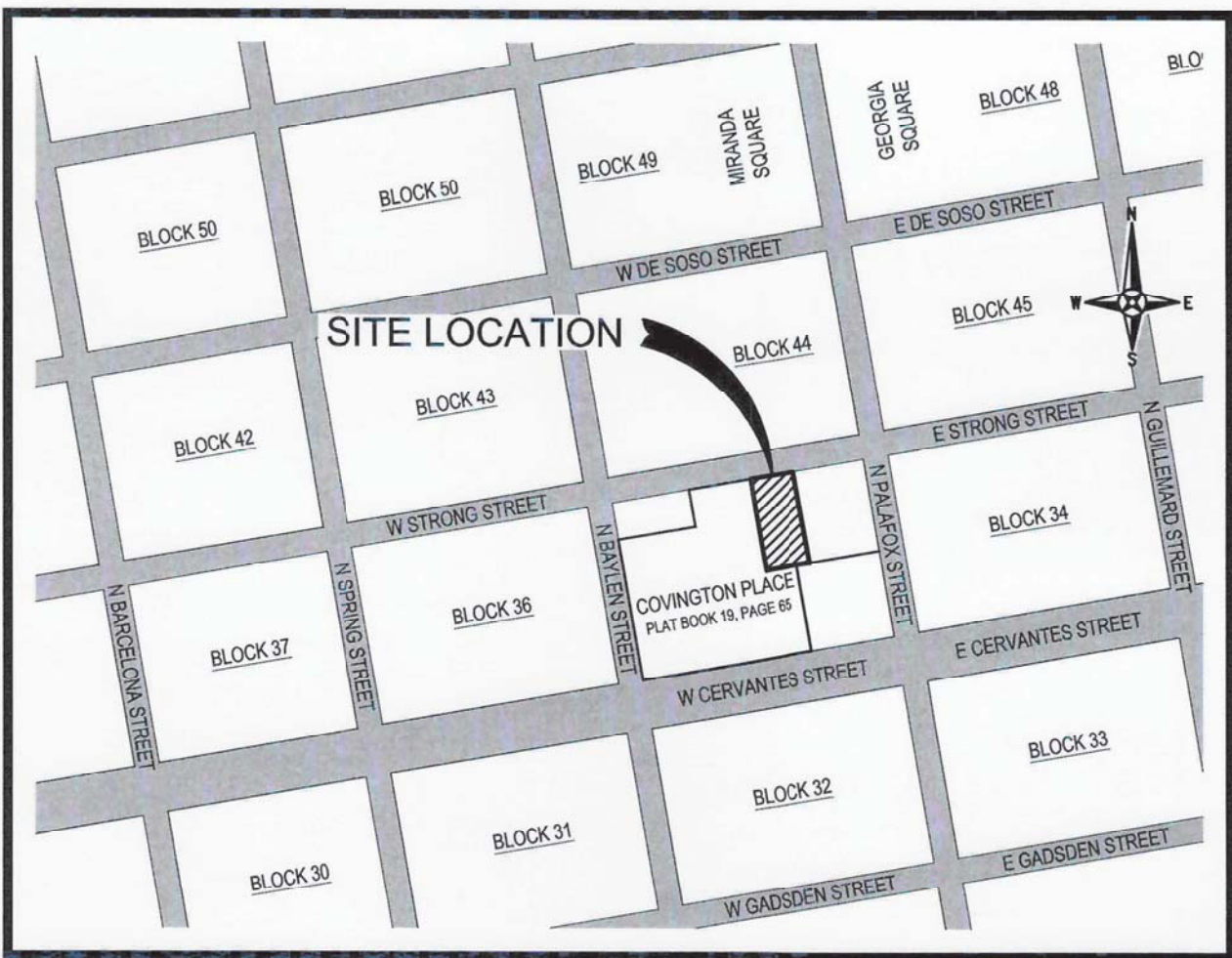
BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE
Feb 5, 2021

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

CERVANTES STREET
U.S. HIGHWAY 98-HIGHWAY 90
STATE ROAD 10A
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 300'

DESCRIPTION:

THE EAST 20 FEET OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS C. WATSON IN 1906 ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LYING IN AND BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.24 ACRES MORE OR LESS.

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 2010.0000) 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; 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 KJM LAND PLANNING, LLC., (DRAWING NO. 98-5698, DATED JUNE 23, 2017); COPY OF COVINGTON PLACE AS RECORDED IN PLAT BOOK 19 AT PAGE 65 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF PREVIOUS SURVEY BY THIS FIRM OF SAID COVINGTON PLACE; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 09°48'20" W ALONG THE EASTERLY LINE OF COVINGTON PLACE.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033003906, EFFECTIVE DATE OF SEPTEMBER 29, 2008.
- 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 THIS COUNTY.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- 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.
- A TITLE SEARCH WAS PERFORMED BY WESTCOT LAND TITLE INSURANCE COMPANY, PLANT FILE NUMBER: 20-48976, AGENT FILE NUMBER: 90-80-20, WITH AN EFFECTIVE DATE OF JANUARY 8, 2021 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE PREPARATION OF THIS PLAT.
- THE 4" WALL EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING THE COMMON PARTY WALL BETWEEN RESIDENTIAL TOWNHOMES TO BE CONSTRUCTED UPON THE LOTS AS SHOWN HEREON.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

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.

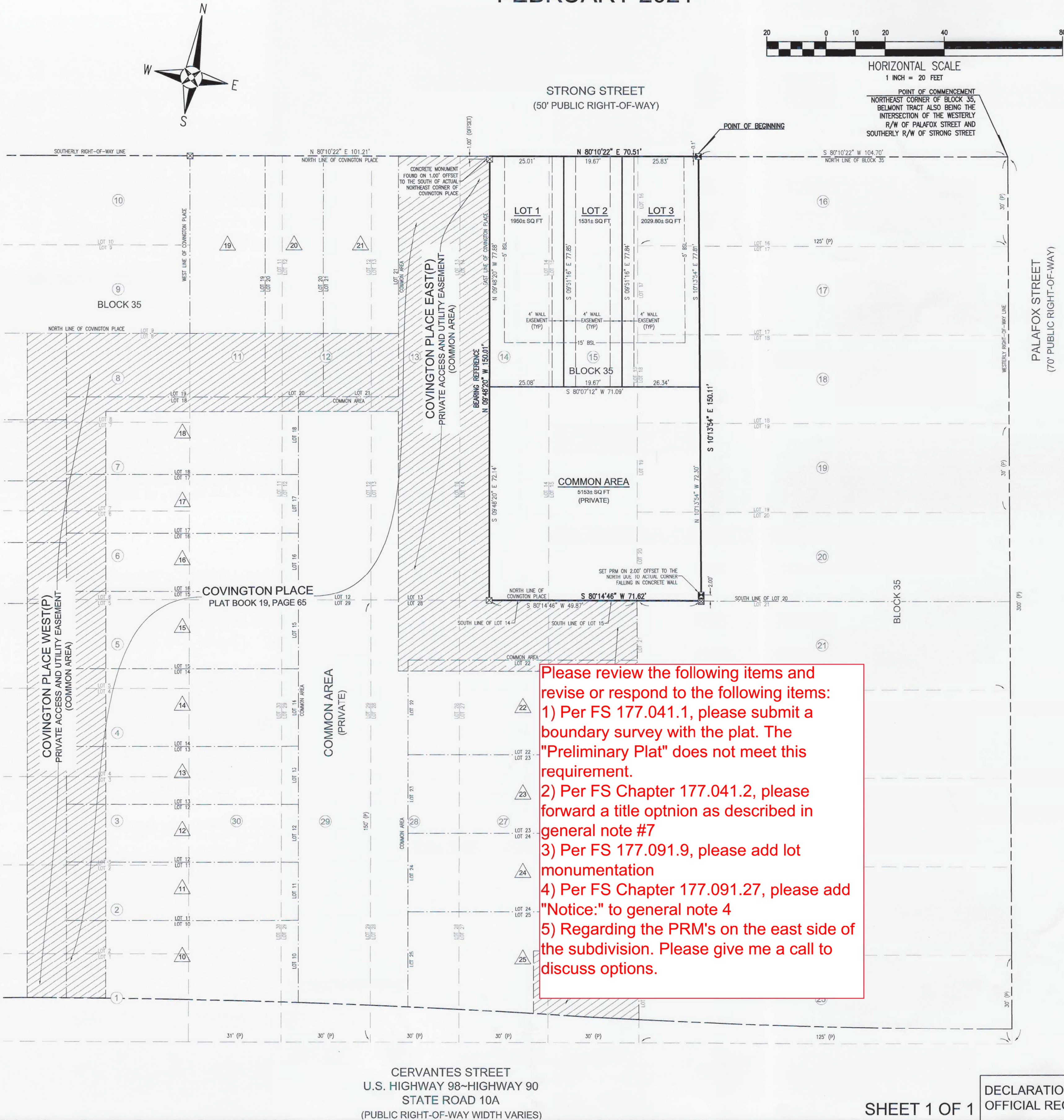
ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

LEGEND:

- SET 4"x4" CONCRETE PRM (No. 7916)
- FOUND 4"x4" CONCRETE PRM (No. 7916)
- FOUND "X" CUT IN TOP OF CONCRETE WALL
- DENOTES HISTORIC LOT NUMBER
- DENOTES COVINGTON PLACE LOT NUMBER
- DENOTES MORE OR LESS
- DENOTES BUILDING SETBACK LINE
- No. DENOTES NUMBER
- (P) DENOTES INFORMATION TAKEN FROM PLAT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- SQ FT DENOTES SQUARE FEET
- (TYP) DENOTES TYPICAL

FINAL PLAT OF COVINGTON PLACE - FIRST ADDITION

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF A PORTION OF LOT 14, ALL OF LOT 15 AND A PORTION OF LOTS 16 THROUGH 20, BLOCK 35, BELMONT TRACT, MAP OF THE CITY OF PENSACOLA BY THOMAS C. WATSON BEING A PORTION OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 0009857 LB7916

OWNER AND DEVELOPER

OLDE CITY DEVELOPERS, LLC
212 W. INTENDENCIA STREET
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS COVINGTON PLACE - FIRST ADDITION, HEREBY DEDICATE THE COMMON AREA TO COVINGTON PLACE HOME OWNERS ASSOCIATION, INC. AND AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

IN WITNESS WHEREOF, CHARLES S. LIBERIS, AUTHORIZED AGENT, OLDE CITY DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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

CHARLES S. LIBERIS
AUTHORIZED AGENT
OLDE CITY DEVELOPERS, LLC.

PRINT

SIGNATURE

PRINT

NOTARY PUBLIC:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED CHARLES S. LIBERIS, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 THIS _____ DAY OF _____, 2021.

SIGNATURE

PRINT NAME:

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA

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 _____, 2021 IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF COURTS
ESCAMBIA COUNTY, FLORIDA

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 _____, 2021, 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.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LES ODOM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6520

DATE _____

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, SIGNED ON THE _____ DAY OF _____, 2021.

MARK NORRIS, PSM
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6211, LB 7916
REBOL-BATTLE & ASSOCIATES, LLC
2301 N 9TH AVENUE, SUITE 300
PENSACOLA, FL 32503

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DECLARATION OF RESTRICTIVE COVENANTS,
OFFICIAL RECORDS BOOK: _____, PAGE(S): _____

PLAT BOOK: _____, PAGE: _____

***Planning Services Division
Zoning Review***

SUBDIVISION: COVINGTON PLACE – FIRST ADDITION, PRELIMINARY PLAT

Address: 0-99 BLK W STRONG STREET
Zoning: PC-1 / NHPD
Reviewed: 2-24-2021

1. Please correct/amend the following within the “SITE INFORMATION” table:
 - a) Future Land Use: This is missing. The applicable category is H.P. (Historic Preservation)
 - b) Density: This is incorrect for the maximum density ALLOWED. The maximum density ALLOWED is 35 DU/acre.
 - c) Maximum Building Height: This is incorrect. Per Sec. 12-3-10(2)h and Table 12-3.9 of the City's Code of Ordinances, the maximum building height is 45 feet.

2. Please add the following to the “SITE INFORMATION”:

Overlay Districts: NHPD (North Hill Preservation District)

Planning Services Division
Zoning Review

SUBDIVISION: COVINGTON PLACE – FIRST ADDITION, FINAL PLAT

Address: 0-99 BLK W STRONG STREET
Zoning: PC-1 / NHPD
Reviewed: 2-24-2021

1. Please include the following Zoning District information within the notes on the Final plat. It can be a separate “Zoning Notes” section or within the “General Notes”.
 1. These properties are located within the PC-1 zoning district and the North Hill Preservation District (NHPD).
 2. All development is subject to aesthetic review by the City’s Architectural Review Board.
 3. The applicable setbacks are: FY= 0.0’; RY= 15’; SY= 5’.
2. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. The value of the land per ESCPA is \$106,400. The applicable fees per Sec. 12-7-6(b) are \$5,320.00.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00239

Planning Board

3/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 3/2/2021

SUBJECT:

Request for Preliminary Plat Approval - Red Feather Subdivision

BACKGROUND:

Caldwell Associate Architects is requesting preliminary plat approval on behalf of Studer Properties LLC for Red Feather subdivision located at 150 S. Baylen Street. These properties are located within the C2-A zoning district of which two (2) parcels will be subdivided into thirteen (13) lots to accommodate single-family attached residences. These fall within the Palafox Historic Business District (PBHD) and the Dense Business Area (DBA).

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.48 acres
- Site will include eleven (11) units and two (2) Home Owner Association (HOA) owned areas
- Setback requirements: Zero Lot Line Setbacks

The preliminary plat has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

February 5, 2021

Ms. Cynthia Cannon, AICP
Assistant Planning Director
City of Pensacola
222 W Main Street
Pensacola, FL 32502

**Re: Preliminary Plat Submittal
Red Feather Subdivision
RBA Project No.: 2020.131**

Dear Cynthia:

Please find enclosed the Subdivision Application Package for the above referenced project. The following items are included in the package for your review:

1. One (1) Completed Application
2. One (8) Sets of the preliminary plat
3. One (1) Check made out to The City of Pensacola in the amount of \$1,325.00
4. A copy of the submittal has been emailed to ccannon@cityofpensacola.com

If you have any questions or need any additional information, please do not hesitate to call our office.

Sincerely,

Rebol-Battle & Associates, LLC

Jason Rebol

Enclosures

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☐ Preliminary & Final Plat Submission

☒ Preliminary Plat Submission

☐ Final Plat Submission

Fee: \$2,000.00

Fee: \$1,000.00 + \$25/lot

Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: CALDWELL ASSOC. ARCHITECTS

Address: 116 N. TARRAGONA ST
PENSACOLA, FL 32502

Phone: 850.439.6578

Fax: CONTACT: MICHELLE BURKH

Email: michelle@caldwell-assoc.com

Owner Information (if different from applicant)

Name: STUDER PROPERTIES LLP

Address: 321 N DEVILLIERS, STE 103
PENSACOLA, FL 32501

Phone: 850.696.2414

Fax: CONTACT: ANDREW ROTHFEDER

Email: andrew@rothfeder.com

Property Information

Location/Address: 150 S. BAYLEN STREET, PENSACOLA FL 32502

Subdivision Name: RED FEATHER

of Parcels to be Subdivided: 2 Parcel ID #(s): 00-05-00-9001-001-178

of Existing Lots: 2 # of Proposed Lots: 13 Total Acreage: .48

Legal Description: Please attach a full legal description from deed or survey 11 UNITS + 2 HOA-OWNED AREAS

Type of Subdivision: ☒ Residential* ☐ Non-Residential

[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify 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 on non-compliance with 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 Applicant
(Owner of Property or Official Representative of Owner)

Date

02.04.2021

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

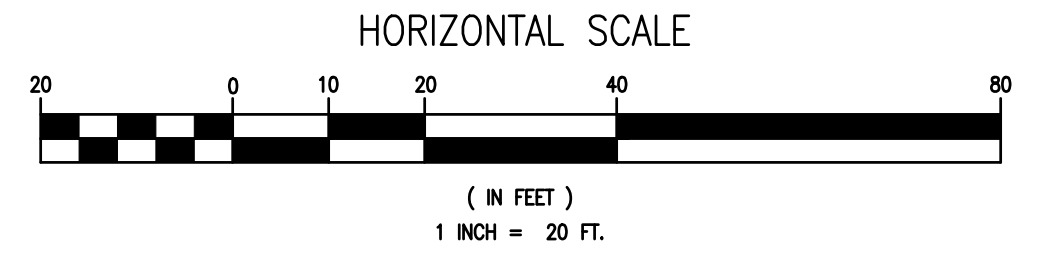
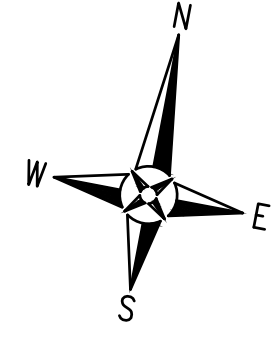
OWNER AND DEVELOPER
STUDER PROPERTIES LLP
321 N DEVILLIERS, SUITE 103
PENSACOLA, FL 32501

CIVIL ENGINEER
JEREMY R KING, P.E.

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS, P.S.M.

PRELIMINARY PLAT OF RED FEATHER

A RESIDENTIAL SUBDIVISION BEING
A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26,
BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF
SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906,
A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA, AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH 89°02'20" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) LINE OF INTENDENCIA STREET (R/W VARIES) AND THE EAST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 0°08'28" EAST ALONG SAID EAST R/W LINE OF BAYLEN STREET A DISTANCE OF 119.10 FEET; THENCE DEPART SAID LINE, PROCEED NORTH 89°11'00" EAST A DISTANCE OF 66.55 FEET; THENCE PROCEED NORTH 0°02'03" WEST A DISTANCE OF 53.84 FEET; THENCE PROCEED NORTH 89°23'23" EAST A DISTANCE OF 60.08 FEET; THENCE PROCEED SOUTH 0°06'23" EAST A DISTANCE OF 172.39 FEET TO THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH 89°02'20" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING, LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE SOUTH 87.5 FEET OF THE WEST HAVE OF LOT 195, BLOCK 26, OLD CITY TRACT ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA BY THOMAS C. WATSON DATED 1906..

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 2010.0000) REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871) DATED DECEMBER 29, 1981; PREVIOUS SURVEY PERFORMED BY PITTMAN, GLAZE AND ASSOCIATES (JOB No. E4148, FILE No. 35754-13) DATED DECEMBER 19, 2013; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY TIDAL BENCHMARK G 9, PUBLISHED ELEVATION = 13.06 FEET (NAVD88).
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 019107556 & 019107519
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE HEREON.

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.

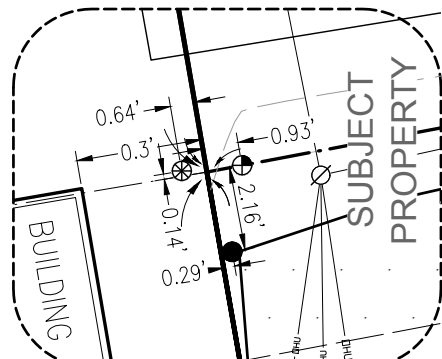
ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

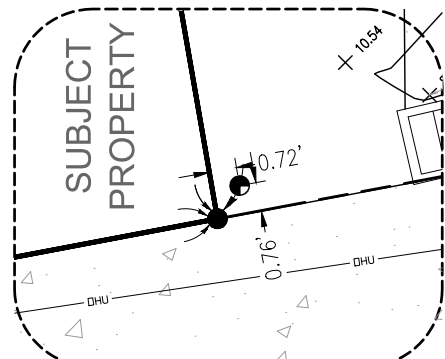
| | | | |
|---------------------------|--|---------------------------------|--|
| PROPERTY ZONING: | C-2A | REQUIRED BUILDING SETBACKS C-2: | FRONT YARD - 0 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT. |
| FUTURE LAND USE: | C | | |
| PROPERTY REFERENCE No.'s: | 00-05-00-9001-001-178 00-05-00-9001-001-195 | DENSITY: | 21.88 UNITS PER ACRE |
| PROPERTY AREA: | 0.503± ACRES | MAX. BUILDING HEIGHT: | 100 FT. |
| FLOOD MAP: | FLOOD ZONE "X" MAP 12033C03906, DATE 09-29-06 | No. OF PROPOSED LOTS: | 11 |

BENCHMARK NOTES:

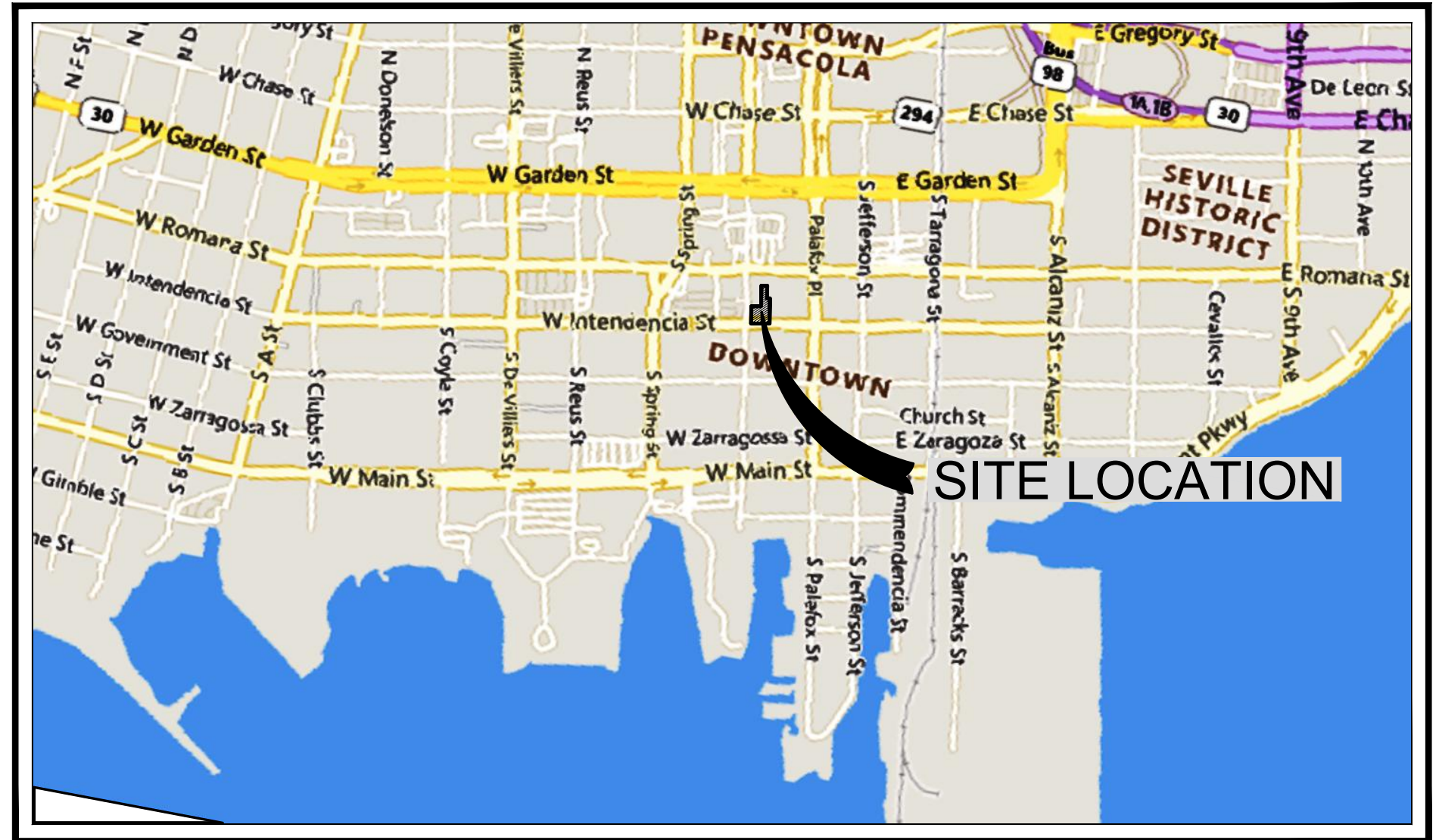
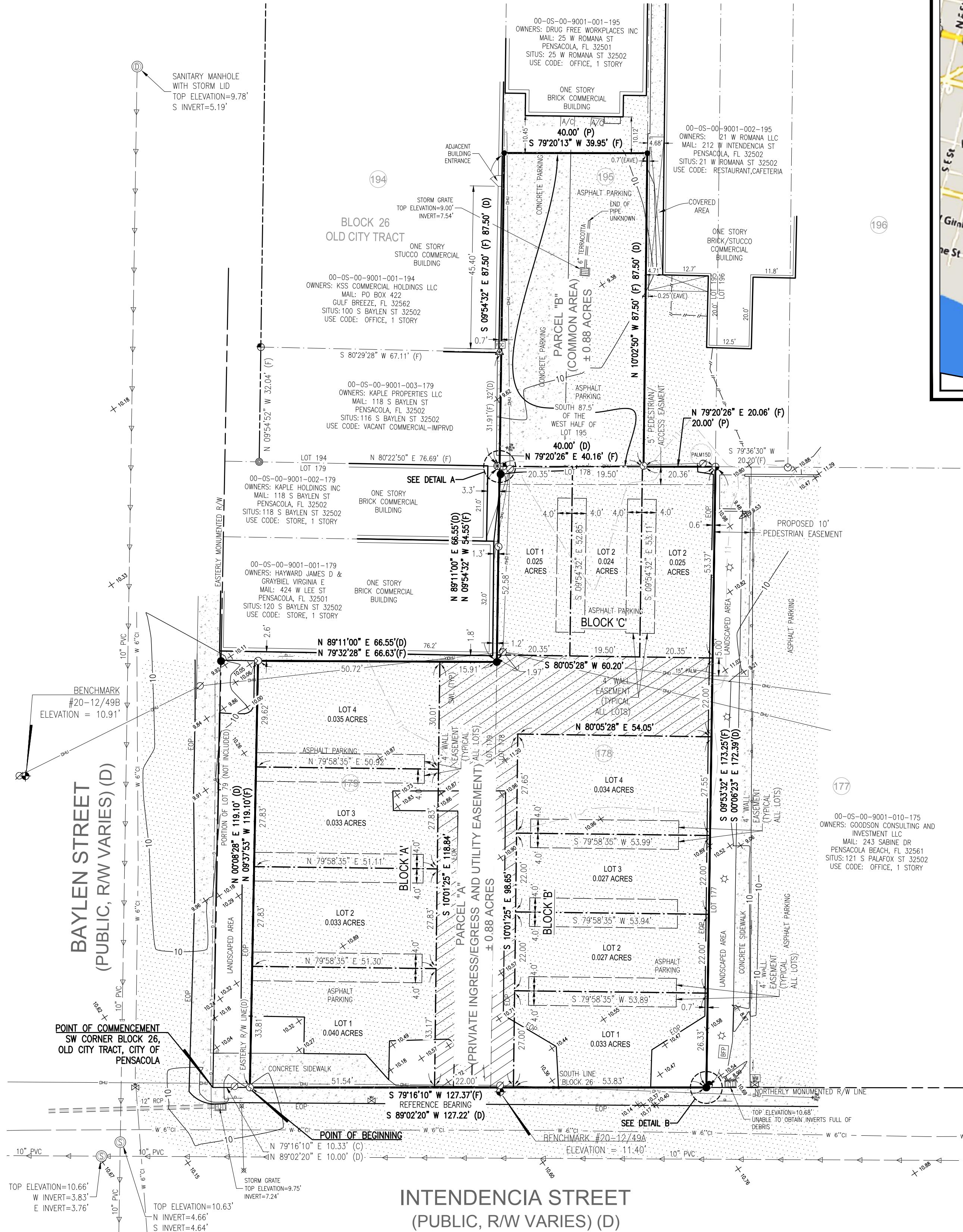
- BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAVD88)
- BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 10.91' (NAVD 88).



DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



VICINITY MAP NOT TO SCALE

LEGEND:

| | | | |
|---|---|----------|--|
| ● | SET NAIL & DISK (No. 7916) | ⊙ | DENOTES SEWER MANHOLE |
| ▲ | FOUND NAIL & DISK (No. 7277) | ○ | DENOTES TREE (SIZE AND TYPE NOTED) |
| ● | FOUND 1/2" DIA IRON ROD (UNNUMBERED) | — 0 — | DENOTES CHAIN LINK FENCE |
| ● | FOUND 3/4" DIA IRON ROD (UNNUMBERED) | — // — | DENOTES WOOD PANEL FENCE |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 0340) | — OH — | DENOTES OVERHEAD UTILITIES |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 4882) | — G — | DENOTES BURIED GAS LINE |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 4882) | — W 6" — | DENOTES BURIED WATER LINE |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7073) | — S — | DENOTES SEWER LINE |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 6993) | A/C | DENOTES AIR CONDITIONING |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 1746) | BOC | DENOTES BACK OF CURB |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7174) | (D) | DENOTES DEED INFORMATION |
| ○ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7073) | DIA | DENOTES DIAMETER |
| — | DENOTES SINGLE SUPPORT SIGN | EOP | DENOTES EDGE OF PAVEMENT |
| — | DENOTES DOUBLE SUPPORT SIGN | (F) | DENOTES FIELD MEASUREMENT |
| — | DENOTES WOOD UTILITY POLE | NAVO | DENOTES NORTH AMERICAN VERTICAL DATUM |
| — | DENOTES METAL LIGHT POLE | (P) | DENOTES PLAT MEASUREMENT |
| — | DENOTES GUY WIRE ANCHOR | PVC | DENOTES POLYVINYL CHLORIDE |
| — | DENOTES BACK FLOW PREVENTER | R/W | DENOTES RIGHT OF WAY |
| — | DENOTES WATER METER | (TYP) | DENOTES TYPICAL |
| — | DENOTES WATER VALVE | 179 | DENOTES PLATTED LOT NUMBER |
| — | DENOTES FIBER OPTIC CABLE MARKER | ± 6.00 | DENOTES SPOT ELEVATION |
| — | DENOTES STORMWATER MANHOLE | — 100 — | DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS |
| — | DENOTES DROP INLET | | |

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

PROFESSIONAL SURVEYOR AND MAPPER:

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Project: Red Feather Subdivision - Preliminary

Department:

Comments:

FIRE

A site meeting was held to discuss the use of the rear doors of the existing buildings. Per the discussion, the rear doors shall remain accessible to the tenants and access to the right-of-way shall be made available to the tenants. If those requirements as discussed are met, I do not oppose to the preliminary plat for Red Feather Residential Subdivision.

PW/E

No comments.

InspSvcs

No comments.

ESP

No comments.

ECUA

Please have the developer clarify to ECUA whether it is their intention that the water and sewer infrastructure is to be owned & maintained by ECUA or privately. This project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please have the developer see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (<https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>). Additional information about submitting to ECUA and water/sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311. If the water/sewer infrastructure is to be owned and maintained by ECUA: typical cross section of the ingress/egress/utility easement, proposed water meter locations, and driveway locations will need to be provided to ECUA. Utility easement will also need to be dedicated to ECUA and meet the width standards as outlined in the ECUA Engineering Manual. (Comments addressed. See attached.)

GPW

This one I am aware of but nothing has been determined due to the fact that the neighboring properties have their services basically land locked if we proceed with the project. I have been in contact with the developer and real estate person but nothing has been resolved. Our last contact was in November/December of 2020 where the developer was to determine if services could be relocated and/or voltage changes to the neighboring properties. These parcels are all zero lot lines and nothing has been determined in regards to re-serving the existing customers. I will reach back out to them to see what the status on services. I will get back with you on this.

ATT

No comments.

Surveyor

See attached.

Planning

See attached.

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Wednesday, February 17, 2021 11:14 AM
To: Cynthia Cannon
Cc: Andre Calaminus
Subject: RE: [EXTERNAL] RE: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat
Attachments: C400 Utility Plan.pdf

All on-site sewer collection will be private. See attached preliminary utility plan for reference.

Jason Rebol

Rebol-Battle & Associates
Civil Engineers & Surveyors
2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
Ph: 850-438-0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, February 17, 2021 11:05 AM
To: Jason Rebol <jasonr@rebol-battle.com>
Subject: FW: [EXTERNAL] RE: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Jason,

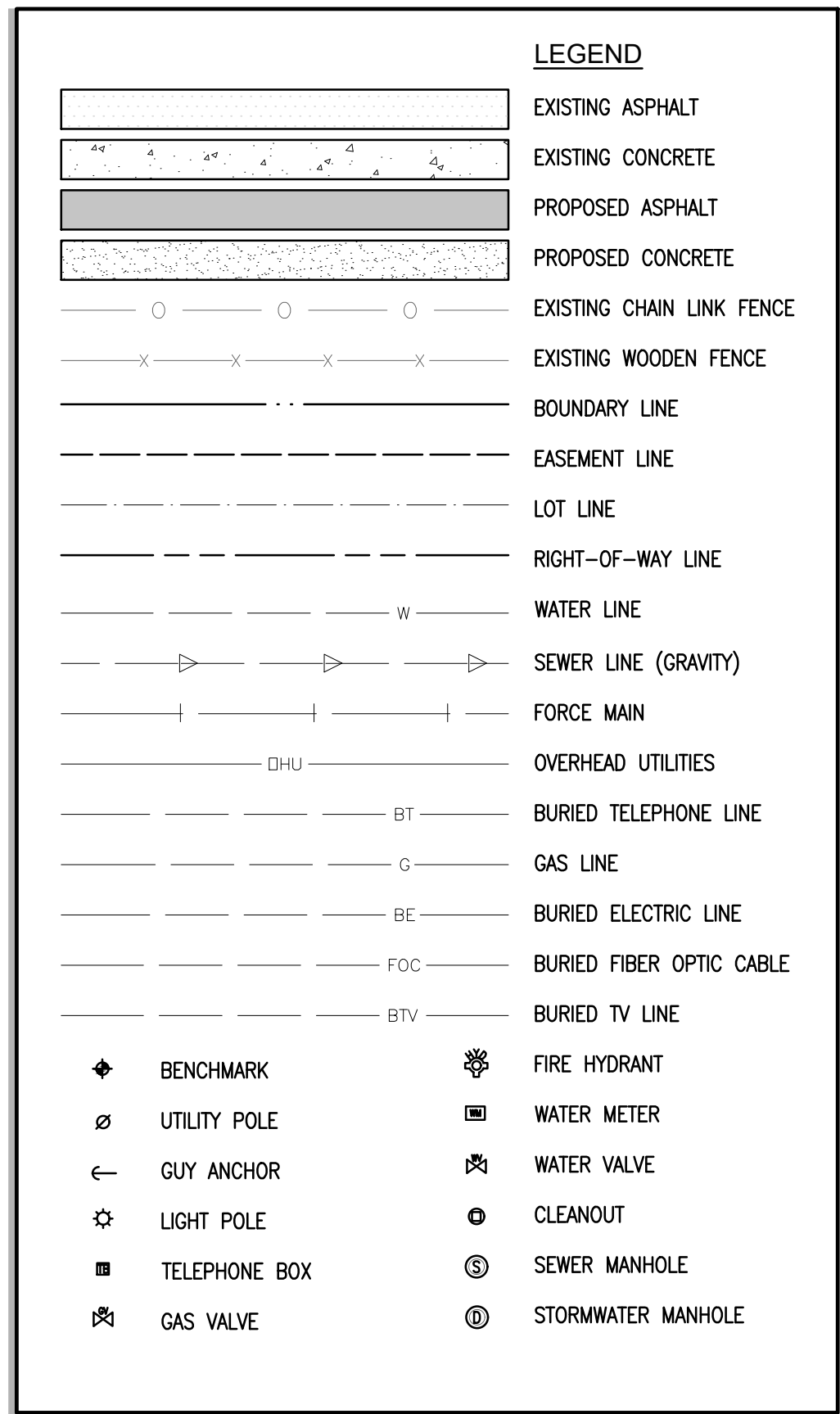
Please see comments below.

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





16. CONTRACTORS SHALL SUPPLY THE MOT PLAN AND DATES AND TIMES OF ROAD CLOSURES/DETOURS TO THE CITY. MOT PLAN SHALL BE APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE RIGHT OF WAY.

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Friday, February 26, 2021 12:28 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] FW: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Yes they met out there on Monday.

Jason Rebol

Rebol-Battle & Associates, LLC

Civil Engineers & Surveyors

2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
850.438.0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, February 26, 2021 11:31 AM
To: Jason Rebol <jasonr@rebol-battle.com>
Subject: FW: [EXTERNAL] FW: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Jason,

Have you addressed these concerns from Gulf Power yet?

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



PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

OWNER AND DEVELOPER

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321 N DEVILLIERS, SUITE 103
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CIVIL ENGINEER

JEREMY R KING, P.E.

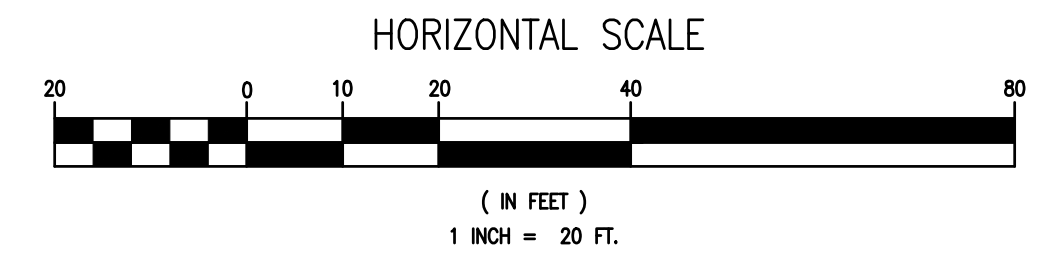
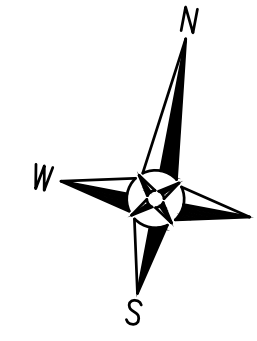
PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

PRELIMINARY PLAT OF RED FEATHER

A RESIDENTIAL SUBDIVISION BEING

A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26,
BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF
SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906,
A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

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AND
THE SOUTH 87.5 FEET OF THE WEST HAVE OF LOT 195, BLOCK 26, OLD CITY TRACT ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA BY THOMAS C. WATSON DATED 1906.

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 2010.0000) REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET 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 PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871) DATED DECEMBER 29, 1981; PREVIOUS SURVEY PERFORMED BY PITTMAN, GLAZE AND ASSOCIATES (JOB No. E4148, FILE No. 35754-13) DATED DECEMBER 19, 2013; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
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- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE HEREON.

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.

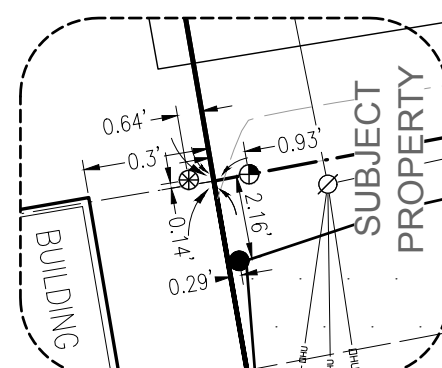
ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

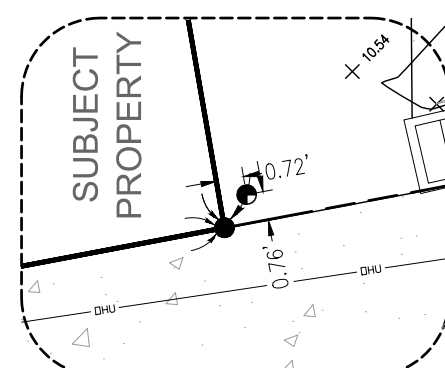
| | | | |
|---------------------------|--|---------------------------------|--|
| PROPERTY ZONING: | C-2A | REQUIRED BUILDING SETBACKS C-2: | FRONT YARD - 0 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT. |
| FUTURE LAND USE: | C | | |
| PROPERTY REFERENCE No.'s: | 00-05-00-9001-001-178 00-05-00-9001-001-195 | DENSITY: | 21.88 UNITS PER ACRE |
| PROPERTY AREA: | 0.503± ACRES | MAX. BUILDING HEIGHT: | 100 FT. |
| FLOOD MAP: | FLOOD ZONE "X" MAP 12033C03906, DATE 09-29-06 | No. OF PROPOSED LOTS: | 11 |

BENCHMARK NOTES:

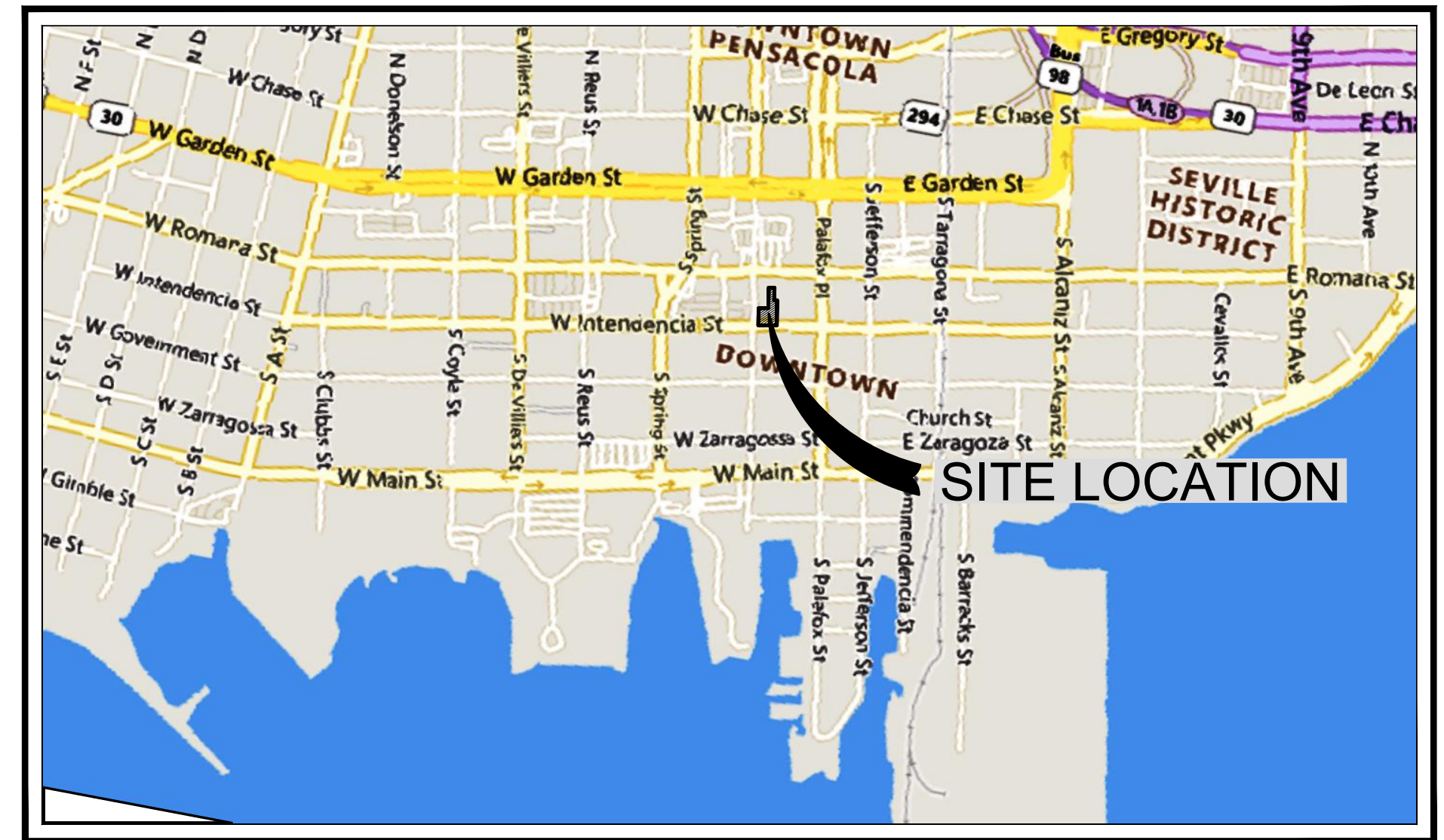
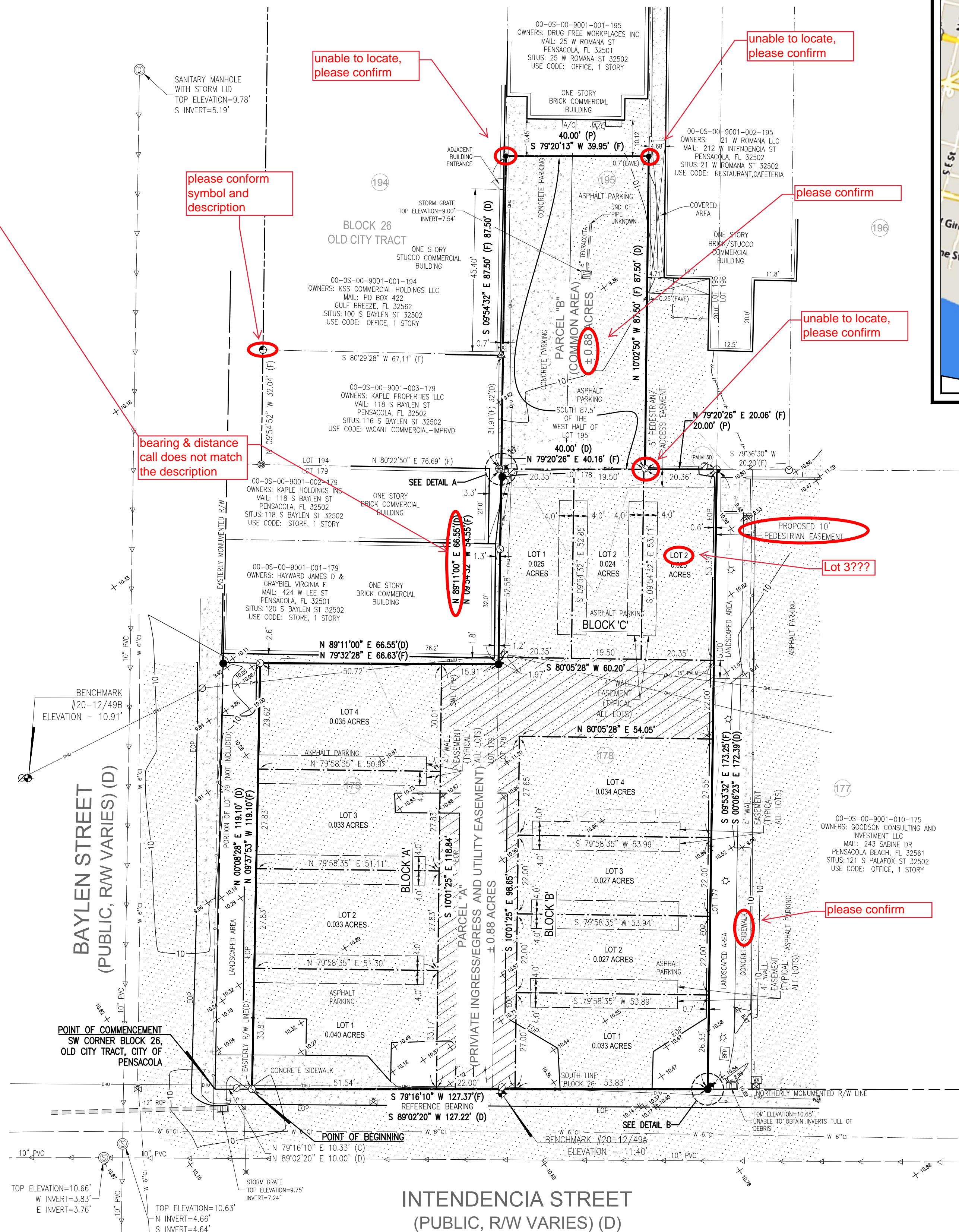
- BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAVD88)
- BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 10.91' (NAVD 88).



DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



VICINITY MAP NOT TO SCALE

LEGEND:

| | | | |
|---|---|----------|--|
| ● | SET NAIL & DISK (No. 7916) | ⊙ | DENOTES SEWER MANHOLE |
| ▲ | FOUND NAIL & DISK (No. 7277) | ○ | DENOTES TREE (SIZE AND TYPE NOTED) |
| ● | FOUND 1/2" DIA IRON ROD (UNNUMBERED) | — 0 — | DENOTES CHAIN LINK FENCE |
| ● | FOUND 3/4" DIA IRON ROD (UNNUMBERED) | — // — | DENOTES WOOD PANEL FENCE |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 0340) | — OH — | DENOTES OVERHEAD UTILITIES |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 4882) | — G — | DENOTES BURIED GAS LINE |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 4882) | — W 6" — | DENOTES BURIED WATER LINE |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7073) | — S — | DENOTES SEWER LINE |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 6993) | A/C | DENOTES AIR CONDITIONING |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 1746) | BOC | DENOTES BACK OF CURB |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7174) | (D) | DENOTES DEED INFORMATION |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7073) | DIA | DENOTES DIAMETER |
| ⊙ | DENOTES SINGLE SUPPORT SIGN | EOP | DENOTES EDGE OF PAVEMENT |
| ⊙ | DENOTES DOUBLE SUPPORT SIGN | (F) | DENOTES FIELD MEASUREMENT |
| ⊙ | DENOTES WOOD UTILITY POLE | NAVO | DENOTES NORTH AMERICAN VERTICAL DATUM |
| ⊙ | DENOTES METAL LIGHT POLE | (P) | DENOTES PLAT MEASUREMENT |
| ⊙ | DENOTES GUY WIRE ANCHOR | PVC | DENOTES POLYVINYL CHLORIDE |
| ⊙ | DENOTES BACK FLOW PREVENTER | R/W | DENOTES RIGHT OF WAY |
| ⊙ | DENOTES WATER METER | (TYP) | DENOTES TYPICAL |
| ⊙ | DENOTES WATER VALVE | 179 | DENOTES PLATTED LOT NUMBER |
| ⊙ | DENOTES FIBER OPTIC CABLE MARKER | ± 6.00 | DENOTES SPOT ELEVATION |
| ⊙ | DENOTES STORMWATER MANHOLE | 100 | DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS |
| ⊙ | DENOTES DROP INLET | | |

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED: Leslie D. Odom
LES ODOM, P.S.M. No. 6520

DATE: _____

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR AND MAPPER:

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE: _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Planning Services Division
Zoning Review

SUBDIVISION: RED FEATHER – PRELIMINARY PLAT

Address: 150 SOUTH BAYLEN STREET
Zoning: C-2A / PHBD / DBA
Reviewed: 2-24-2021

1. Please correct/amend the following within the "SITE INFORMATION" table:
 - a) Setbacks: The incorrect Zoning district has been cited. This property is located within the C-2A Zoning district, not the C-2.
 - b) Density: This is incorrect for the maximum density ALLOWED. The maximum density ALLOWED is 135 DU/acre.
2. Please add the following to the "SITE INFORMATION":
 1. Overlay Districts: PHBD (Palafox Historic Business District)
DBA (Dense Business Area).
 2. An LTU (License To Use) will be required for balconies and/or projections within the ROW.
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.



February 18, 2021

VIA E-Mail / Hand Delivery

Mr. Derek Salter, Chairperson
Mr. Erick Mead, Vice-Chairperson
Ms. Anna Fogarty
Ms. Bianca Villegas
Mr. Brian Spencer
Mr. Jordan Yee
Mr. Yuri Ramos
Mr. Ross Pristera, Advisor
Mr. Gregg Harding
Ms. Leslie Statler

Dear Members of the Architectural Review Board:

I am writing objecting to the approval of the Application of Studer Properties, LLC, for the construction of townhomes at 150 S. Baylen Street.

My property located at 21 W. Romana has been in continuous possession of the Liberis Family for 82 years, since March 31, 1939, first by lease and then by fee title since January 26, 1945, when it was acquired by my father (copy of deed enclosed). I acquired title from my mother on December 22, 1976. It is now owned by 21 W. Romana, LLC, a single Member LLC owned by me. Access to the rear of my property has been by an easement through the parking lot located at 150 S. Baylen, specifically from the Intendencia Street entrance, at all times before and after purchase of the parking lot by Studer Properties.

Big Top Brewery is my tenant at 21 West Romana, and operates the Big Top Brewery and Restaurant.

The area to the rear of the building provides employee parking, access to a brewing area, and more importantly, a dumpster for garbage pickup.

The rear is accessed from Intendencia Street through the parking lot located at the corner of Intendencia and Baylen Street that was operated by the City of Pensacola for many years.

Page -2-
February 18, 2021

Studer Properties, LLC, bought the property from the City and has announced that they are going to build a townhouse project which will prevent access to the back of 21 W. Romana when completed.

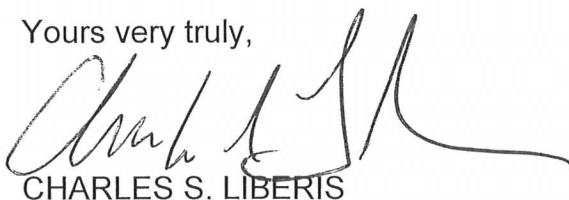
There is no written easement, and my position is that there is an easement by prescription to the property. An easement by prescription arises by long-term open and notorious use.

While I have the utmost respect for the efforts that Studer Properties has made to revitalize our City, the bottom line is that the construction, as planned, would put Big Top Brewery out of business:

- there's no way to put a dumpster in front of the building on the sidewalk - the building has always been serviced for garbage pick up to the rear;
- rear access is mandatory for deliveries of food and alcohol;
- there is an area in the rear that is used for the manufacture and/or storage of Big Tops private label beer; and
- exits for fire and emergency are to the rear.

In conclusion, approval for this plan will lead to irreparable harm to both 21 W. Romana, LLC, the property owner, and the tenant, Big Top Brewery. We urge this Board to table this matter until a resolution can be reached among the parties, or the parties' rights become established by virtue of a declaratory action in the Circuit Court of Escambia county, Florida.

Yours very truly,



CHARLES S. LIBERIS

CSL/sh
Enclosures

cc: Andrew Rothfeder (w/ enclosure)

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That MARY C. LIBERIS a/k/a
MRS. CHARLES LIBERIS, an unremarried widow,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto CHARLES S. LIBERIS

his heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the City of Pensacola County of Escambia State of Florida
to-wit:

The east half of Lot One Hundred Ninety-five (195)
in Block Twenty-six (26), Old City Tract, known
as 21 and 21-1/2 West Romana Street, according to
the present system of numbering in Pensacola,
Florida, being the same property shown in plat
of survey of property of Mrs. Charles Liberis,
made by J.W. Cook, registered surveyor No. 458
dated November 13, 1957.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And she covenant S that she is well seized of an indefeasible
estate in fee simple in the said property, and ha S a good right to convey the same; that it is free of lien or encum-
brance, and that her heirs, executors and administrators, the said grantee his heirs,
executors, administrators 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, I have hereunto set my hand and seal this 22nd
day of December A. D. 19 76.

Signed, sealed and delivered in the presence of
Leontine S. Jones
Donna C. Martin

Mary C. Liberis (SEAL)
MARY C. LIBERIS a/k/a MRS. (SEAL)
CHARLES LIBERIS (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared MARY C. LIBERIS a/k/a MRS. CHARLES
LIBERIS

XXXX
his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that S he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of December 19 76.

Donna C. Martin
Notary Public

My commission expires Oct. 12, 1979

This Indenture, Entered into this 26 day of January A. D. 1945
between Traders Brokerage Company, a corporation,

party of the first part, and
Charles Liberis, party of the second part, WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following
City of Pensacola
described real estate, situate, lying and being in the/ Escambia County, State of Florida, to-wit:
The East Half (E $\frac{1}{2}$) of Lot One Hundred Ninety-five (195) in Block Twenty-
six (26), Old City Tract

for the price of Twelve Thousand and no/100 (\$12,000.00) - - - - DOLLARS,
of which purchase money the said party of the second part has paid the sum of Four Thousand
and no/100 (\$4,000.00) - - - -

Dollars, and has given his promissory notes, of even date herewith, in the sum of Eight Thousand
and no/100 (\$8,000.00) Dollars - - - -

payable at the office of Traders Brokerage Company,
~~The Florida National Bank, Pensacola,~~
payable in monthly sums of not less than \$200.00 per month after date,

respectively, with interest payable quarterly, at the rate of six per cent. per annum,
from date until paid, interest to be paid on the full amount due
at the beginning of each year and deductions from the principal to be made at the end of each year.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and
afterwards, and other governmental improvement taxes and assessments, which may be assessed against
the said property, and also to keep the improvements upon said property insured in the name of said
party of the first part in the sum of not less than Five Thousand (\$5,000.00) - - Dollars,
at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and
perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to
pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event,
the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all
payments made on account of said property shall be considered and treated as a reasonable rental of
same up to the date of said default or non-payment, and the said party of the second part shall become,
as to the said property hereinbefore described, the tenant at will of said party of the first part, and will
vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice
in writing.

The party of the first part upon payment of all of said notes according to their tenor and effect,
and upon the due and faithful performance of the agreements and covenants herein agreed to be done or
performed, shall execute and deliver to the said party of the second part a good and sufficient deed of
conveyance to said property, at the cost and expense of party of _____ part.

In Testimony Whereof, The parties hereto have hereunto set their hands and seals,

this 26 day of January 1945
TRADERS BROKERAGE COMPANY, a corporation

BY: Lola D. Brunnington Seal
President

Charles Liberis Seal

Signed, sealed and one delivered to each party in the presence of

Mary D. Scrimgeour
Laura Tilligman