



City of Pensacola

Planning Board

Agenda

Tuesday, November 9, 2021, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

[21-00946](#) MINUTES FOR THE MEETING DATE OF OCTOBER 12, 2021

Attachments: [October 12, 2021 Meeting Minutes](#)

REQUESTS

[21-00947](#) REQUEST FOR PRELIMINARY PLAT APPROVAL - THE LANDINGS AT DEVILLIERS SUBDIVISION

Attachments: [The Landings Subdivision Preliminary Plat Application](#)
[External/Internal Agency Review Comments](#)

[21-00955](#) COMPREHENSIVE PLAN AMENDMENT - PROPERTY RIGHTS ELEMENT

Attachments: [Private Property Rights Element](#)

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 #: 21-00946

Planning Board

11/9/2021

SUBJECT:

Minutes for the Meeting Date of October 12, 2021



MINUTES OF THE PLANNING BOARD

October 12, 2021

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

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Van Hoose, Board Member Villegas

STAFF PRESENT: Assistant Planning Director Cannon, City Engineer Hinote, Engineering Construction Manager Mauldin, City Surveyor Odom, Help Desk Technician Russo

STAFF VIRTUAL: Planning Director Morris

OTHERS PRESENT: None

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from September 14, 2021.
New Business:
- PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE - ENGINEERING SECTIONS 12-3, 12-4, 12-7, 12-8 & 12-9
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:03 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Board Member Grundhoefer made a motion to approve the September 14, 2021 minutes, seconded by Board Member Sampson, and it carried 4 to 0.

New Business -

**2. PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE – (LDC)
ENGINEERING SECTIONS 12-3, 12-4, 12-7, 12-8 & 12-9**

Chairperson Ritz explained these were staff-initiated revisions and not from citizens. Assistant Planning Services Director Cannon advised a lot of the City's departments were attempting to clean up Code language which was vague and codify processes already being performed which would make the Code more user friendly. Chairperson Ritz clarified the strikethrough and underline definitions and asked that staff provide an overview of the sections being revised.

Mr. Mauldin explained they took items they were already performing, and some of that language was off the checklist which they wanted codified in the LDC. In the event they faced an enforcement action, the LDC would provide the language for that enforcement; if it proceeded to the magistrate, he would know what section to reference. Having these items in the LDC would illustrate to the public that the City was trying to be fair and equitable across the board with how it handled different situations. Chairperson Ritz explained the Board was to deliberate and discuss these issues and determine if they were appropriate or should they be edited, and the outcome would be forwarded to the Council, since it was a change in legislation, for two readings prior to it becoming Code.

Section 12-3-121 Design standards and guidelines

9., 10., 12.5., and 13. revisions were noted. Board Member Grundhoefer explained most of these affected civil engineers and asked if any input had been gathered from them. Mr. Hinote advised the items being considered by the Board were currently being enforced, and the intent was to codify the procedures and be able to refer to them when needed. They had not contacted civil engineers for input, however, every engineer submitting plans to the City knew this was the unwritten policy; out-of-state applicants would be able to reference the particular Code section for the requirements. Chairperson Ritz referred to 10. All existing driveways or aprons not being reused shall be removed from the site and confirmed engineers were already doing this, and this language in the Code would confirm the requirement. Mr. Hinote also indicated most of the revisions focused on issues being encountered which should have been addressed in the Code.

Page 20, 9. New pavers. 10. All existing driveways or aprons not being reused shall be removed from the site.

Page 22, 5. Street Cut & Patch. e. Sidewalks – falls in line with the CRA overlay standards. 13. Right-of-Way (ROW) Construction – Chairperson Ritz explained a permit was required to construct a driveway in the ROW. Mr. Hinote illustrated a process was needed for a knee wall in a ROW which should be a License to Use (LTU) permit to use City land, and improvement to land owned by the City should require an approval. Board Member Grundhoefer questioned if a project for a school was on three different roads with different entrances, and Mr. Hinote explained the applicant would be paying a driveway permit for each driveway on that project. Chairperson Ritz indicated the LTUs were evaluated on an individual basis by the Board.

(Section 11-4-72 was not in the purview of the Board.)

Page 23, **Section 12-4-1 Off-street parking** – g. parking space in the ROW – requiring an LTU. Chairperson Ritz emphasized that the ROW was not the citizen's property to develop.

Page 25, **Section 12-8-6 Design standards for stormwater management system** – (6) creates or exacerbates a flooding or erosion problem. Chairperson Ritz and Board Member Powell agreed this language helped with enforceability. Hinote illustrated a

particular property where there were standing water issues since the beginning; a development came in behind this property, building up the new property 4' and the pre-existing water issue which was 6" deep was now 1.5' deep, which meant the existing situation had been exacerbated. This language would protect property owners from additional water issues.

Chairperson Ritz continued with the line item review of the following: (7) engineering review of new construction. **Page 26**, (8) erosion control plan. **Page 27**, (These items were listed on the Plan Review Checklist.) f. stormwater pipe must be either RCP or DI (epoxy coated). Board Member Grundhoefer asked that RCP be spelled out – Reinforced Concrete Pipe, Ductile Iron pipe. g. stormwater capture without excessive fill – Mr. Mauldin explained this language came from the CRA overlay language where the developer was trying to position a pond on a property, requiring it to be positioned in a certain place without taking topography into consideration. The language indicates the developer should not have to elevate the property to make the water run to the location they want to construct the pond. Mr. Hinote stated the City was attempting to encourage the use of topography in the positioning of the pond. Board Member Grundhoefer suggested removing the word “additional.” Mr. Hinote suggested changing the verbiage to “positioned on the property to allow stormwater capture which utilizes existing topography to the maximum extent possible.”

h. Shoreline Protection Districts – Board Member Grundhoefer addressed “retention pond shall be elongated across width of property” and Mr. Hinote suggested “retention ponds shall be positioned to effectively capture pollutants.”

i. Maintenance entity – “MS4” changed to “Stormwater Collective Conveyance System.” Board Member Grundhoefer asked if he owned a private stormwater pond and wanted the city to maintain it, could it be deeded to the city. Mr. Hinote advised this had been done in the past, but the owner must show it was designed to city standards.

Page 30, Section 12-4-3 Parking Lots – (3) All pavement markings/stripping that provides immediate access to the public Right of Way (stop bars, cross walks, etc.) “shall be thermoplastic” was determined to be for longevity purposes.

Page 31, (7) Measurement of parking stalls – 90 degrees to one another for corners in order to avoid vehicular conflict.

Page 32, Section 12-7-3 Procedure for subdivision approval – a. Approval of preliminary plat by the Planning Board – a. Florida Statute § 472.027 – Mr. Odom advised he had contacted local surveyors and asked for their recommendations, along with the Property Appraiser’s Office since their GIS mapping was used to make sure we are coming into the 21st century; Paul Kelly with the city’s GIS was also contacted for input as well as Inspections and Planning. Chairperson Ritz pointed out Mr. Odom had created his own flowchart to address the “if / then” situations. a. dividing three or more lots - Board Member Powell mentioned Whispering Pines where the preliminary plat came to the Board for review, and Mr. Odom clarified that the process was clarifying that the application was being submitted to “Planning Services” first. b. general location sketch map – Mr. Odom advised “principal places of employment” was a judgement call that the surveyors could not certify.

Page 33, (3) Approval of a combined preliminary/final plat of a subdivision – Chairperson Ritz advised there were times when the preliminary/final plat had been one submission, and this strikethrough would mean the Board would no longer see a preliminary and final

plat of any subdivision together, but they would be separated and no longer the truncated approach. Mr. Odom advised this was defined by the State Statute Chapter 177.

Page 34, (b) (2) c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan - Mr. Odom explained the previous language was vague and open ended, and they were trying to provide scope and details. Board Member Grundhoefer pointed out it outlined the requirements, and the language was good. Mr. Odom advised for commercial properties, they had placed it back into the platting so the developers have to get a conceptual plan of what they think they want to do with the stormwater, but it did not have to be detailed; engineering could then view the plans for feasibility. He also pointed out in the checklist, heritage trees are now identified, and developers must show what is physically on the property and if the tree meets the LDC heritage tree description; if it does, it has to be shown also. Chairperson Ritz referred to (a) (1) d. (Page 33) "A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided" which implies the Board will see it, and if it is not provided, it would not meet the checklist requirements. Staff pointed out It makes the technical review for staff more efficient as well.

d. The Planning Services Department shall notify the applicant of the approval or disapproval – "within nine (9) working days from submission" was agreeable. Board Member Grundhoefer advised if the approval was not provided within the (9) working days, the applicant could deem the plan approved. The "shall notify the applicant" was changed to "will" notify the applicant.

(3) Final approval a. Planning Services Department – b. "filed in accordance with Section 12-7-3(b.3.a).

Page 36, Section 12-7-4 Design Standards - I. Street right-of-way widths – chart – change to "Alley (private) in commercial or industrial areas" and "Alley (private) in residential areas."

Page 37, Blocks c. "Block width should be".

Page 38, Section 12-7-5 Required Improvements – grammatical issues corrected.

Page 39, (b) Sanitary sewers – street and storm drainage changed to "sanitary sewer."

Page 40, No change.

Page 41, Section 12-7-8 Preliminary plat – (1) Drawn to a scale of 100 feet to the inch or less, show all improvements on the property and show all trees subject to section 12-6-2(d) of this Code.

(17) – All plats just include horizontal State Plane Coordinates – Mr. Odom explained this was to place the plat in its proper location within the GIS system for Chris Jones; it is currently in Escambia and Santa Rosa counties as such.

(2) – "and scale" was included in (1).

Page 42, Section 12-7-9 Final Plat – "F.S.ch." spelled out to Florida Statute Chapter 177.

Page 42, Section 12-7-10 Final Approval – (c) No building permits may be issued until the recorded final plat has been filed with the Planning Services Department.

Page 43, 44 – Graphics – No change.

Board Member Powell addressed Page 35 and 42 with the permit filing. Mr. Odom explained the plat was getting recorded at the Clerk of the Court and then needs to be filed with the Planning Services Department so the building permitting can use that information for their process moving forward. Recording with the County was one thing and filing on the 5th floor was another.

Chairperson Ritz indicated the 9 working days (Page 34) for approval or disapproval may or may not be edited by staff. He explained this document would be forwarded to Council for two readings, and the public could have the opportunity to address this prior to it becoming actual Code.

Board Member Powell made a motion to approve the revisions with comments, seconded by Board Member Grundhoefer. Assistant Planning Services Director Cannon clarified between Engineering and Legal, they would determine the best wording based on the intent of the Board's comments. **The motion then carried 4 to 0.**

Open Forum – None.

Discussion – None.

Adjournment – With no further business, the Board adjourned at 3:08 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00947

Planning Board

11/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 11/2/2021

SUBJECT:

Request for Preliminary Plat Approval - The Landings at DeVilliers Subdivision

BACKGROUND:

Robert C. Krasnosky, PE is requesting preliminary plat approval for The Landings at DeVilliers Subdivision located along the east side of DeVilliers Street between La Rua and Jackson Street. This property is located in the R-NCB - Residential/neighborhood commercial - B zoning district. Six (6) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.77 acres
- Maximum Density: 35 Units Per Acre
- Proposed Setback requirements per Section 12-3-7:
 - Front Yard - 15 Feet
 - Side Yard - 5 Feet
 - Rear Yard - 15 Feet

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.



SUBDIVISION PLAT

Please Check Application Type:

Minor Subdivision (< 4 lots)

☐ Preliminary & Final Plat Submission

Fee: \$2,000.00

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

Subdivision (> 4 lots)

☒ Preliminary Plat Submission

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

☐ Final Plat Submission

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

Applicant Information

Name: Robert C. Krasnosky, PE

Address: 7201 N. 9th Avenue, Suite 6
Pensacola, FL 32504

Phone: 850-471-9005

Fax: 850-471-0093

Email: charlie@kh-a.com

Owner Information (if different from applicant)

Name: Nathan Mansfield

Address: 5512 Timber Creek Drive
Pace, FL 32571

Phone: 850-232-2798

Fax: _____

Email: nmtile@msn.com

Property Information

Location/Address: East side of De Villiers St. between La Rua St. and Jackson St. 514 North De Villiers St.

Subdivision Name: West King Tract

of Parcels to be Subdivided: 6

Parcel ID #(s): See attached

of Existing Lots: 5

of Proposed Lots: 12

Total Acreage: 0.77

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

Type of Subdivision: X 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 X _____ 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.

Robert C. Krasnosky

10/7/2021

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: _____

Parcel ID Numbers:

Parcel 1 - 00-05-00-9010-042-016, Parcel 2 - 00-05-00-9010-040-016, Parcel 3- 00-05-00-9010-030-016,
Parcel 4 - 00-05-00-9010-011-016, Parcel 5 - 00-05-00-9010-010-016 & Parcel 6 - 00-05-00-9010-014-016

Legal Description:

Parcel 1:

The East 41 feet of the West 117 feet of Lot 1, and of the South 10 feet of Lot 2, and the North 50 feet of the West 117 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 2:

The West 112 feet South½ of Lot 3, and the West 108 feet of the North½ of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 3:

The West 41 feet of Lot 1, and of the South 10 feet of Lot 2, Belmont Numbering, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 4;

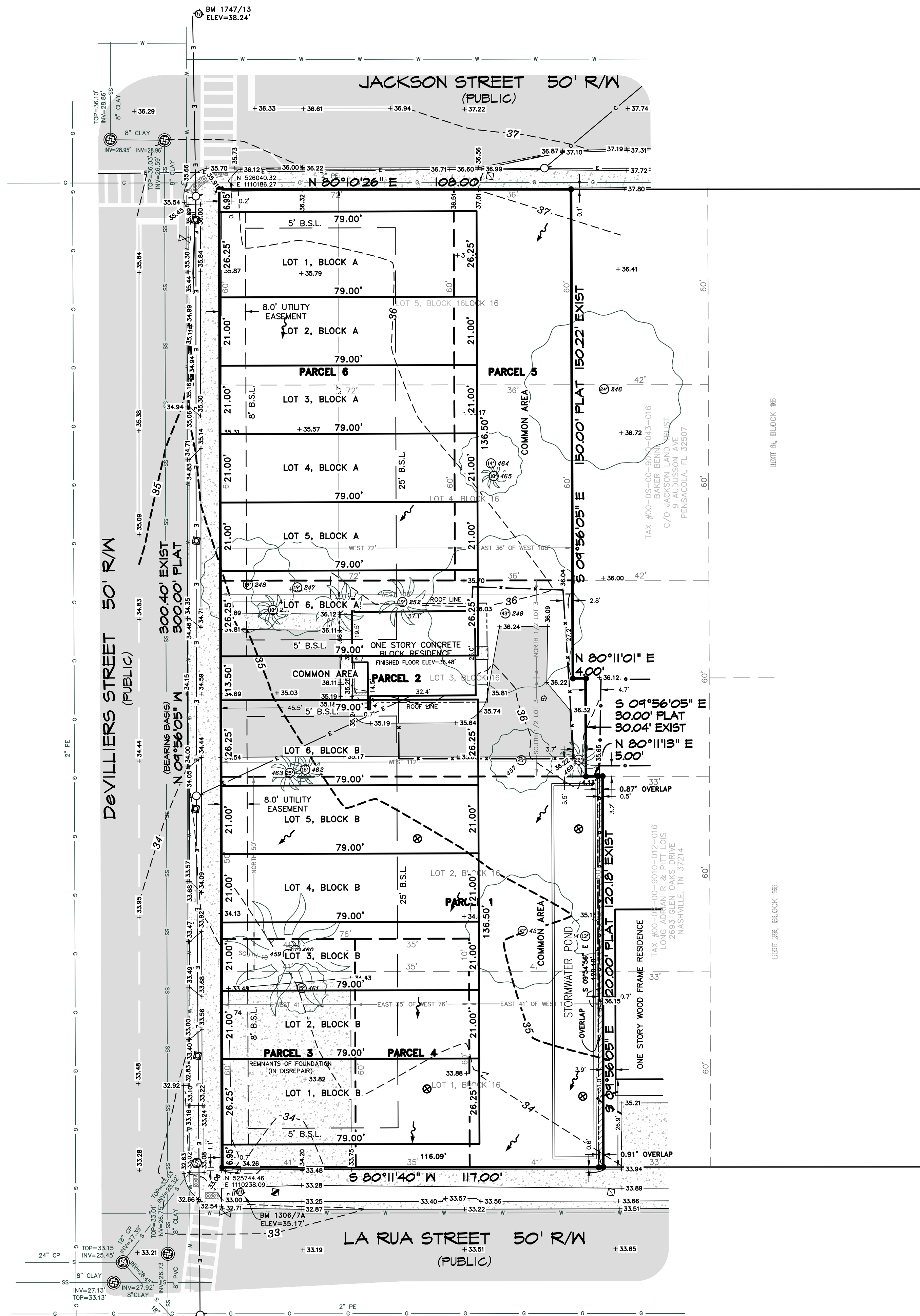
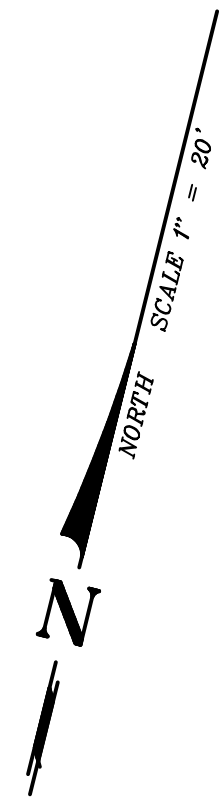
The East 35 feet of the West 76 feet of Lot 1, and of the South 10 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 5;

The East 36 feet of the West 108 feet Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 6;

The West 72 feet of Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.



- LEGEND:
- BM Benchmark
 - ELEV Elevation
 - FFE Finished floor elevation
 - CP Concrete pipe
 - PVC Poly vinyl chloride
 - 1/2" Capped iron rod set #7073
 - 1/2" Capped iron rod found #noted
 - Iron rod found
 - Permanent control point set #7073
 - "X" set
 - Air conditioning unit
 - Fire hydrant
 - Guy wire
 - Light pole with base
 - Power pole
 - Road sign
 - Sanitary manhole
 - Soil boring
 - Spot elevation
 - Storm manhole
 - Telephone line marker
 - Water meter
 - Water valve
 - Cable line
 - Contour line
 - Electric line
 - Fence - chain link
 - Fence - wood
 - Gas line
 - Sanitary sewer line
 - Storm sewer line
 - Telephone line
 - Water line

- Palm tree
- Pecan tree
- Oak tree
- Asphalt
- Concrete

BUILDING SETBACK LINES:
Front = 8 feet
Rear = 25 feet
Side = 0 feet or 5 feet, as depicted

- ZONING INFORMATION
As furnished by City of Pensacola, Planning Services Division
1. Current zoning: R-NCB
 2. Overlay District: CRA Urban Design Overlay
 3. Future Land Use: C, Commercial
 4. Density: The maximum density is 35 DU/acre.
 5. Parking: One space is required per DU.

NOTE:
Site grading shall be designed to avoid creation or exacerbation of flooding on adjacent properties.

THE LANDING AT DEVILLIERS

A PLANNED UNIT DEVELOPMENT BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 16, WEST KING TRACT, BELMONT NUMBERING, IN THE CITY OF PENSACOLA, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 30, WEST ESCAMBIA COUNTY, FLORIDA

SURVEYOR
David D. Glaze FSM#5605
Pittman, Glaze & Associates
5700 North Davis Highway
Suite 2
Pensacola, FL 32503
Phone: 850-434-6666

ENGINEER
Charles Krasnosky PE#49944
Kenneth Horne & Associates, Inc.
1201 North Ninth Avenue
Suite 6
Pensacola, FL 32504
Phone: 850-471-4005

DEVELOPER
Nathan Mansfield
Mansfield Home Properties, LLC
5512 Timber Creek Drive
Pace, FL 32571
Phone: 850-232-2748

STREET ADDRESS: 514 North DeVilliers Street

LEGAL DESCRIPTION:
Parcel 1:
The East 41 feet of the West 117 feet of Lot 1, and of the South 10 feet of Lot 2, and the North 50 feet of the West 117 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
Parcel 2:
The West 112 feet South 1/2 of Lot 3, and the West 108 feet of the North 1/2 of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
Parcel 3:
The West 41 feet of Lot 1, and of the South 10 feet of Lot 2, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
Parcel 4:
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Parcel 6:
The West 72 feet of Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

SURVEYOR'S NOTES:
1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
2. This survey does not reflect or determine ownership.
3. This survey is subject to any facts that may be disclosed by a full and accurate title search.
4. This survey is subject to setbacks, easements, and restrictions of record.
5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
6. Sub-surface improvements, if any, not located.
7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
8. Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.
9. Coordinates are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.
10. Typical lots size is 1659 square feet.

BENCHMARKS:
City BM 18A - A concrete monument at the northwest corner of the intersection of DeVilliers Street and LaRua Street, approximately 7'-/- east and 0.7' north of block corner.
Elevation = 32.736'
1306/7A - An "X" in the south bonnet bolt of a fire hydrant located 6'-/- south and 6'-/- east of the intersection LaRua Street and DeVilliers Street.
Elevation = 35.17'
1306/7B - A Cotton gin spike in the north side of a 26" oak tree located 220'-/- east of the east r/w of DeVilliers Street and 4'-/- north of the north right of way of LaRua Street.
Elevation = 36.20'
1306/7C - A cotton gin spike in the west side of a 40" oak tree located 6'-/- east and 5'-/- north of the northwest corner of the intersection of Reus Street and LaRua Street.
Elevation = 38.19'
1747/13 - An "X" in the south bonnet bolt of a fire hydrant located at the northeast corner of the intersection of DeVilliers Street and Jackson Street.
Elevation = 38.24'

FLOOD STATEMENT:
I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C043006. Effective September 29, 2006.

Bearing Reference: NORTH BASED ON THE EAST R/W DEVILLIERS STREET AS N 00°00'00" E (ASSUMED)
Ordered By: MR. CHARLIE KRASNOSKY Elevation Reference: NAVD 83
Encroachments: 2
Source of Information: PUBLIC RECORDS, ATLAS SHEET #15, MAP OF PENSACOLA BY THOMAS C. WATSON (1906); SURVEYS BY THIS FIRM
A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF BLOCK 16, BELMONT TRACT DEVILLIERS TOWNHOMES

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
530 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

GRAPHIC SCALE - 1" = 20'

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

LB No. 7073

Walter J. Glaze
FSM #5605

David D. Glaze
FSM #5605

SHEET 1 OF 1

FILE NO. C-8617
JOB NO. 39305-21
SCALE: 1" = 20'
DATE OF SURVEY: 4-23-2021
DATE OF PLAT: 4-23-2021
DATE OF REVISION: 10-23-2021
FB 1747 PG 12-20
FB PG
DRAWN BY: PMJ
CHECKED BY: DDG

Department:

Comments:

FIRE	No comments
PW/E	See attached correspondence.
InspSvcs	No comments
ESP	No comments
ECUA	Projects that propose subdividing land in which the resulting new parcels will abut existing City 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 correspondence.
Planning	See attached correspondence.

MEMORANDUM

TO: City of Pensacola Planning Board

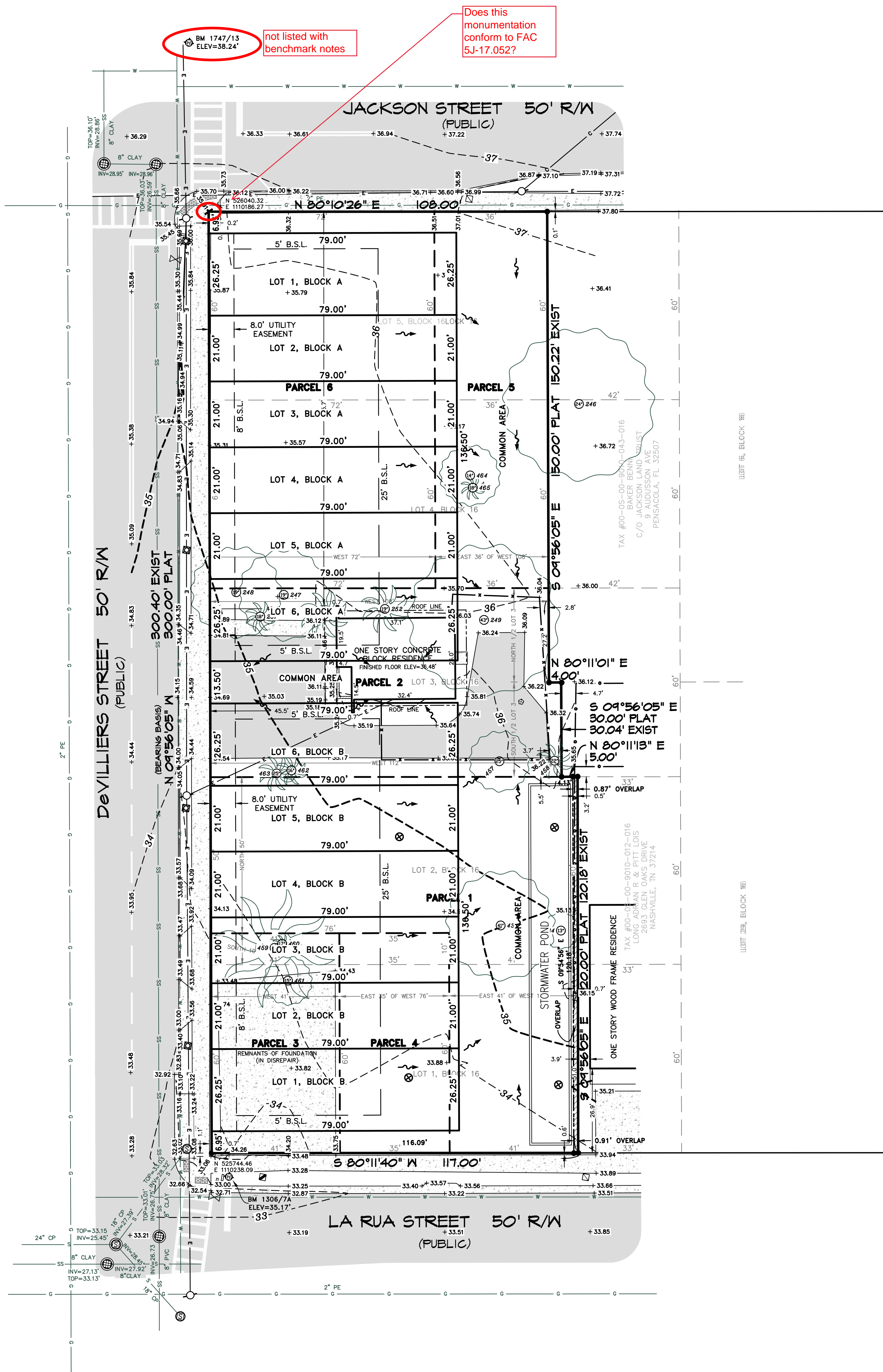
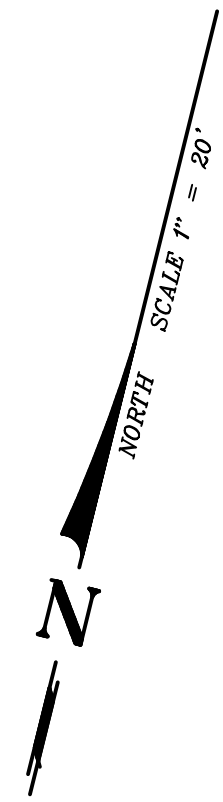
FROM: Engineering and Public Works Department

DATE: 10/22/2021

SUBJ: De Villiers St. – Preliminary Subdivision Plat Review

The following comments from the Public Works and Engineering Department are regarding completeness of the preliminary plat for a 12-lot subdivision on De Villiers St. City surveying notes that the fire hydrant location and elevation is not listed in the benchmark notes. There is also a question regarding conformity to Florida Administrative Code (FAC) 5J-17.052 for the monumentation on the northwest corner of the property. A site visit showed an X marked on the concrete of the sidewalk. Engineering found that flow arrows do not make sense, but this can be corrected with the final plat. The applicant should note that site grading shall be designed to avoid creation or exacerbation of flooding on adjacent properties.

For questions concerning the policy please contact Caitlin Cerame at ccerame@cityofpensacola.com or 850-436-5689.



- LEGEND:
- BM Benchmark
 - ELEV Elevation
 - FFE Finished floor elevation
 - CP Concrete pipe
 - PVC Poly vinyl chloride
 - 1/2" Capped iron rod set #T073
 - 1/2" Capped iron rod found #noted
 - Iron rod found
 - "X" set
 - Air conditioning unit
 - Fire hydrant
 - Guy wire
 - Light pole with base
 - Power pole
 - Road sign
 - Sanitary manhole
 - Soil boring
 - Spot elevation
 - Storm manhole
 - Telephone line marker
 - Water meter
 - Water valve
 - Cable line
 - Contour line
 - Electric line
 - Fence - chain link
 - Fence - wood
 - Gas line
 - Sanitary sewer line
 - Storm sewer line
 - Telephone line
 - Water line

- Palm tree
- Fern tree
- Oak tree
- Asphalt
- Concrete

BUILDING SETBACK LINES:
Front = 8 feet
Rear = 25 feet
Side = 0 feet or 5 feet, as depicted

THE LANDING AT DEVILLIERS

A PLANNED UNIT DEVELOPMENT BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 16, WEST KING TRACT, BELMONT NUMBERING, IN THE CITY OF PENSACOLA, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 30, WEST ESCAMBIA COUNTY, FLORIDA

SURVEYOR
David D. Glaze FSM#5605
Pittman, Glaze & Associates
5700 North Davis Highway
Suite 2
Pensacola, FL 32503
Phone: 850-434-6666

ENGINEER
Charles Krasnosky PE#49944
Kenneth Home & Associates, Inc.
1201 North Ninth Avenue
Suite 6
Pensacola, FL 32504
Phone: 850-471-4005

DEVELOPER
Nathan Mansfield
Mansfield Home Properties, LLC
5512 Timber Creek Drive
Pace, FL 32571
Phone: 850-232-2748

STREET ADDRESS: 514 North DeVilliers Street

LEGAL DESCRIPTION:

- Parcel 1:
The East 41 feet of the West 117 feet of Lot 1, and of the South 10 feet of Lot 2, and the North 50 feet of the West 117 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
- Parcel 2:
The West 112 feet South 1/2 of Lot 3, and the West 108 feet of the North 1/2 of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
- Parcel 3:
The West 41 feet of Lot 1, and of the South 10 feet of Lot 2, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
- Parcel 4:
The East 35 feet of the West 76 feet of Lot 1, and of the South 10 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
- Parcel 5:
The East 36 feet of the West 108 feet Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.
- Parcel 6:
The West 72 feet of Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

SURVEYOR'S NOTES:

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
- This survey does not reflect or determine ownership.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey is subject to setbacks, easements, and restrictions of record.
- To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
- Sub-surface improvements, if any, not located.
- Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
- Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.
- Coordinates are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.
- Typical lots size is 1659 square feet.

BENCHMARKS:

- City BM 18A - A concrete monument at the northwest corner of the intersection of DeVilliers Street and LaRua Street, approximately 7'-/- east and 0.7' north of block corner.
Elevation = 32.736'
- 1306/7A - An "X" in the south bonnet bolt of a fire hydrant located 6'-/- south and 6'-/- east of the intersection LaRua Street and DeVilliers Street.
Elevation = 35.17'
- 1306/7B - A Cotton gin spike in the north side of a 26" oak tree located 220'-/- east of the east r/w of DeVilliers Street and 4'-/- north of the north right of way of LaRua Street.
Elevation = 36.20'
- 1306/7C - A cotton gin spike in the west side of a 40" oak tree located 6'-/- east and 5'-/- north of the northwest corner of the intersection of Reus Street and LaRua Street.
Elevation = 38.19'

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12038C043906. Effective September 29, 2006.

Bearing Reference NORTH BASED ON THE EAST R/W DEVILLIERS STREET AS N 00°00'00" E ASSUMED

Ordered By MR. CHARLIE KRASNOSKY Elevation Reference NAVD 83

Encroachments? _____

Source of Information: PUBLIC RECORDS, ATLAS SHEET #15, MAP OF PENSACOLA BY THOMAS C. WATSON (1906); SURVEYS BY THIS FIRM

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF BLOCK 16, BELMONT TRACT DEVILLIERS TOWNHOMES

PITTMAN, GLAZE AND ASSOCIATES, INC. LAND SURVEYORS

530 N. DAVIS HIGHWAY, SUITE 3 PENSACOLA, FL 32503

Phone: (850) 434-6666 Fax: (850) 434-6661 Email: pgsurvey@bellsouth.net

GRAPHIC SCALE - 1" = 20'

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

LB No. 7073

Walter J. Glaze
David D. Glaze
FSM #5605
FSM #5605

SHEET 1 OF 1

FILE NO. C-8617
JOB NO. 34305-21
SCALE: 1" = 20'
DATE OF SURVEY 4-23-2021
DATE OF PLAT 4-28-2021
DATE OF REVISION
FB 1747 PG 12-20
FB PG
DRAWN BY PMJ
CHECKED BY DDE

***Planning Services Division
Zoning Review***

SUBDIVISION: THE LANDING AT DEVILLIERS – PRELIMINARY PLAT

Address: 500 BLK NORTH DEVILLIERS STREET
Zoning: R-NCB / CRAUDOD
Reviewed: 10-22-2021

In addition to the setback information, please include the following on the plat:

1. Current zoning: R-NCB
2. Overlay District: CRA Urban Design Overlay
3. Future Land Use: C, Commercial
4. Density: The maximum density is 35 DU/acre.
5. Parking: One space is required per DU.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00955

Planning Board

11/9/2021

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 11/2/2021

SUBJECT:

Comprehensive Plan Amendment - Property Rights Element

BACKGROUND:

The attached Property Rights Element is in accordance with the provisions of SB 59 (Fla. Stat. 163.3177 (6)(i)), passed during the 2021 Florida Legislative Session, signed into law by Gov. DeSantis, and incorporated into Florida's Community Planning Act. Every city and county in Florida shall "include in its comprehensive plan a property rights element." As such, the City of Pensacola, must adopt this new element "by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021 or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

1 **PROPERTY RIGHTS ELEMENT**
2 **GOALS, OBJECTIVES, & POLICIES**
3

4 **Goal: Ensure private real property rights are considered in local decision-making and that**
5 **judicially acknowledged and constitutionally protected private property rights are respected**
6 **through the inclusion of a Property Rights Element within the City of Pensacola Comprehensive**
7 **Plan. For purposes of the Property Rights Element, the term “property owner” or “real**
8 **property owner” means the person who holds legal title to the real property that is the subject**
9 **of and directly impacted by the action of the County in its local decision-making. The term does**
10 **not include another governmental entity**
11

12 **Objective 1** Implement and maintain mechanisms to ensure that private property rights are
13 considered in local decision-making. Provided, nothing in this Property Rights Element is
14 intended to grant additional rights not already in existence or to supersede existing rights in
15 accordance with the law. Further, nothing herein shall require the City to ascertain or determine
16 the existence of any purported private interest in real property; those matters are within the
17 jurisdiction of the circuit courts not the County (see s. 26.012(g), Florida Statutes (2021), and Art.
18 V, Sec. 20(c)(3), Fla. Const. as may be amended from time-to-time).
19

20 **Policy 1.1.** When real property is the subject of and directly impacted by a proposed
21 action being considered by the City of Pensacola, the City shall consider as part of its
22 decision making, the following:
23

24 **Policy 1.1.1** The right of a real property owner to physically possess and control
25 his or her interests in the real property, including easements, leases, or mineral
26 rights.
27

28 **Policy 1.1.2** The right of a real property owner to use, maintain, develop, and
29 improve his or her real property for personal use or for the use of any other
30 person, subject to applicable federal, state, and local law.
31

32 **Policy 1.1.3** The right of a real property owner to privacy and to exclude others
33 from the property to protect the property owner’s legal interests in such real
34 property, subject to applicable federal, state, and local law.
35

36 **Policy 1.1.4** The right of a real property owner to dispose of his or her real property
37 interest through sale or gift.
38