



# City of Pensacola

## Planning Board

### Agenda

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Tuesday, April 12, 2022, 2:00 PM

Hagler-Mason Conference Room,  
2nd Floor

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#### QUORUM / CALL TO ORDER

#### APPROVAL OF MEETING MINUTES

1. [22-00298](#) MINUTES FOR THE MEETING OF MARCH 8, 2022

*Attachments:* [Planning Board Minutes March 8 2022 DRAFT](#)

#### REQUESTS

2. [22-00315](#) 523 E. GREGORY STREET - VARIANCE REQUEST TO SECTION 12-3-12 (1) D. 9., GATEWAY REDEVELOPMENT DISTRICT - LOT COVERAGE.

*Attachments:* [Variance Application 523 E. Gregory St](#)  
[Site Plan 523 E Gregory St. Cafe Nola](#)  
[Review Comments 523 E Gregory St. Aesthetic Review](#)  
[Planning Board VARIANCE CRITERIA](#)

3. [22-00318](#) 523 E. GREGORY STREET - AESTHETIC REVIEW

*Attachments:* [Aesthetic Review Application 523 East Gregory Street](#)  
[Review Comments 523 E Gregory St](#)

4. [22-00319](#) 711 S. PALAFOX STREET - SITE PLAN AND AESTHETIC REVIEW APPLICATION

*Attachments:* [Site Plan Application 711 S Palafox Street](#)  
[Boundary Survey 711 S. Palafox Street](#)  
[Review Comments 711 S. Palafox Street](#)

5. [22-00320](#) BAPTIST HOSPITAL ANNEXATION - REQUEST FOR MAP AMENDMENTS TO THE CITY'S ZONING AND FUTURE LAND USE MAPS.

*Attachments:* [Baptist Maps of Annexation Area](#)

6. [22-00321](#) MARK EATON ANNEXATION - REQUEST FOR MAP AMENDMENTS TO THE CITY'S ZONING AND FUTURE LAND USE MAPS  
*Attachments:* [Mark Eaton Maps of Annexation Area](#)
7. [22-00323](#) RICHARDS MEMORIAL UNITED CHURCH PROPERTY ANNEXATION - REQUEST FOR MAP AMENDMENTS TO THE CITY'S ZONING AND FUTURE LAND USE MAPS  
*Attachments:* [RMCU Maps of Annexation Area](#)
8. [22-00324](#) COMPREHENSIVE PLAN AMENDMENT - COASTAL MANAGEMENT ELEMENT  
*Attachments:* [Coastal Management Element Peril of Flood](#)

## 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.*

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# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00298

Planning Board

4/12/2022

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### **SUBJECT:**

Minutes for the Meeting of March 8, 2022



## **MINUTES OF THE PLANNING BOARD**

**March 8, 2022**

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

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

**STAFF PRESENT:** Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant CRA Manager D'Angelo, Urban Design Specialist Parker, Assistant City Attorney Lindsay, Deputy City Administrator Forte, Help Desk Technician Russo

**STAFF VIRTUAL:** Development Services Director Morris, Senior Planner Statler

**OTHERS PRESENT:** Robert Nay, Jim Doyle, Oaksu Doyle, John Ellis, Rand Hicks, Crystal Scott, Scott Sallis

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from February 8, 2022

#### **New Business:**

- 178 N. Palafox Street-License to Use
- Aesthetic Review-636 E. Romana Street
- Conditional Use Permit Application-209 N. A Street, Mt. Lily Baptist Church
- Proposed Ordinance: Land Development Code Section 12-11-2 Appeals, Modifications, and Variances (F) Modifications of CRA Urban Design Overlay Standards
- Open Forum
- Discussion - Section 12-6-6 Protected Trees
- Adjournment

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

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** - Board Member Larson made a motion to approve the February 8, 2022 minutes, seconded by Board Member Van Hoose, and it carried 5



to 0.

**New Business –**

**178 N. Palafox Street – License to Use Application**

Michael Carro is requesting a License to Use for improvements within the right-of-way at 178 N. Palafox Street. The purpose of the request is to allow for the extension of the existing balcony overhang to continue another 15' 8" into the right-of-way. The extension will also match the width of the existing balcony overhang. The application was routed through the various City departments and utility providers with no concerns or comments. Chairperson Ritz pointed out it was already matching the streetscape. Staff advised this request was approved by the ARB, and the plan was to use the bottom floor as offices with residential suites on the upper floor.

**Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried 5 to 0.**

**Aesthetic Review – 636 E. Romana Street**

Dalrymple/ Sallas Architecture is requesting aesthetic review of a renovation and addition of second-story living quarters atop an existing one-story accessory structure. The application was routed through the various City departments and utility providers with comments included for the Board.

**(The Board shifted this item to allow the arrival of the applicant.)**

Mr. Sallis arrived and addressed the Board advising they had submitted their project to the Aragon Architectural Review Board and had received comments which were centered around date design, trim, and color which they were happy to address. It was determined they were building on top of the existing structure.

**Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried 5 to 0.**

**Conditional Use Permit Application – 209 N. A Street, Mt. Lily Baptist Church**

John David Ellis is requesting a Conditional Use Permit to allow for the adaptive reuse of the existing structure at 209 N. A Street, also known as the former Mt. Lily Baptist Church. The project will convert the existing structure into six (6) dwelling units of affordable rental housing. The subject property is located in the R-1A, medium-density zoning district. Per Sec.12-3-107, the Conditional Use Permits summary was provided to the Board.

Staff advised this location was designated R-1A and provided the purpose of the district along with the Conditional Use requirements. Under Applicability, the adaptive reuse of a church was expressly permitted as a Conditional Use in the R-1A zoning district. Section (d) states the Conditional Use may be approved by the City Council only upon determination that the application and evidence presented clearly indicate that all of the 6 standards have been met.

Mr. Ellis presented to the Board and stated they hoped to preserve this church and adapt it for apartments - six units for affordable housing. He indicated it was an approximately 4000 sq. ft. building which they felt could lend itself to this type of layout. They were adding parking and a bike rack to the front. Chairperson Ritz pointed out the parking for a 6-unit rental had been met. Mr. Ellis stated when it was a functioning church, there were more people using on-street parking, and he agreed that was a concern; they were doing the best they could to work within the Code to achieve the best solution. Board Member Grundhoefer felt it was a good use for the building but was concerned with the parking

since pulling out onto A Street was dangerous. Board Member Villegas pointed out that the City was making moves to slow traffic on A Street with the road diet. Chairperson Ritz indicated there was a desire to have more affordable housing, and this appearance was trying to maintain some semblance of a neighborhood fabric while allowing for affordable housing. Mr. Ellis indicated they desired to work in conjunction with the A Street design. Historic Preservation Planner Harding explained the applicant's parking equation was provided on the site plan to meet the requirements of the LDC. **Board Member Villegas advised this was one of the most responsible infill projects the Board had seen and made a motion to approve, seconded by Board Member Larson.**

Mr. Nay presented a petition by all the neighboring properties against the project concerning the parking issue. He explained they already had issues with vehicles blocking the driveways. There was on-street parking which ended north of the church, but the way it was painted, it looked like driveways were also parking spaces. They felt the parking infrastructure did not support the number of units. He suggested the applicants were taking a public right-of-way to turn it into a parking lot and diverting a public sidewalk. He pointed out there was no room for a dumpster which would result in 6 recycle/garbage cans. He explained when the church was open, the majority of the people lived there and walked to the church on Saturdays.

Ms. Scott, Vice President of Pensacola Habitat for Humanity, supported the project as a neighbor. She felt the applicant had done an excellent job in being very innovative and wanted to see more private investors and developers build similar projects in this area.

Mr. Doyle asked about the legal definition of affordable housing and was told to contact Marcie Whitaker in Housing. If the units were affordable housing, he then asked if the City had any method to guarantee the rent would not go beyond a certain amount; this was also determined to be a Housing Department question. He stated realistically, even with the bicycle rack, the assumption would be there would always be six cars at that location. Mr. Sallis spoke in favor the project and cautioned anyone who did not support the project to be more aware of what the City would require to develop this property; one could not say they support the church being reused but be against the parking requirements. If the church were to be used or if there was a business there, it would require far more parking requirements. So, this in a sense was the best use of this building for this neighborhood supplying a housing need for the city.

The staff then read the six standards of approval. Chairperson Ritz asked if any of the six standards had not been met by this project. Board Member Van Hoose questioned the water and sewer usage since ECUA had no comment, and staff advised their standard note for a multi-family development was to put the developer in touch with them for water and sewer, and they would meet the ECUA standards in the final design. Board Member Villegas asked about the requirements for sanitation, and it was determined the City would provide the black and brown garbage cans for the residences, and there was adequate space behind the facility for storage. It was also determined the Conditional Use stayed with the property as long as the use was consistent, but any changes would come before the Board or be denied administratively. Staff advised the Board could recommend some conditions for the Conditional Use regarding parking which Council should consider.

Mr. Ellis advised they had met with the neighbors, and their concerns were with parking and sanitation, and they would like to have a better solution than six trash receptacles and six recycling cans, but because of the site constraints, that might be their only option. Chairperson Ritz advised being in the landlord business, each tenant in the building does not get his own trash receptacle. Regarding the sidewalk, Board Member Grundhoefer

suggested they could pull in with the driveway and have two on one side and two on the other; that way you would not have 4 1/2 parking spaces since someone walking down the sidewalk would probably walk straight across in front of the cars; maybe they could minimize this. Mr. Ellis agreed with pulling it in toward the building allowing a walking path across the frontage.

**The motion then carried 5 to 0.** It was determined this item would proceed to Council for one reading where they could accept, reject, or modify any suggestions by this Board. **(The Board returned to 636 E. Romana Street.)**

**Proposed Ordinance: Land Development Code Section 12-11-2 Appeals, Modifications, and Variances (F) Modifications of CRA Urban Design Overlay Standards**

The Urban Design Overlay was adopted by the City Council in 2019 to provide development standards for the CRA neighborhoods not covered by a special design review board. The intent of these design standards was to preserve and maintain the traditional walkable, urban pattern and character of Pensacola's community redevelopment area neighborhoods.

Upon the December 2021 recommendation by the Planning Board, on February 10<sup>th</sup>, City Council adopted the proposed ordinance changes to the CRA Urban Design Overlay district. The amendment established the modification process through an administrative review. Staff is returning to the Planning Board with an ordinance creating the administrative process and detailing the duties and requirements of the two architect advisors for the review process.

Urban Design Specialist Gray advised they were returning with an ordinance addressing the administrative process which included the duties of the review staff, including himself or a Mayor's designee, an architect advisor, an alternate advisor if there was a conflict of interest, and the redevelopment chair of the area the project was within. He explained they had vetted this through Legal and Planning staff.

Chairperson Ritz did not have any edits for the amendment and felt it was well written as it stands. CRA Staff advised the architect advisors would have to be approved by the Mayor and Council, and after the public hearing, an advertisement would be made by the City Clerk's office; it would go through the same process as appointing board members. DPZ would not be involved with this process since it would be performed administratively by staff. Assistant City Attorney Lindsay explained the two architect advisors would be licensed by the State of Florida and licensed to conduct business within the City of Pensacola but did not have to reside in the city limits. Board Member Villegas felt there was a disconnect when one did not live in the space where these projects were happening. Chairperson Ritz pointed out it was a requirement with this Board to live in the city. Staff indicated the Board could revise the language if they saw fit. Chairperson Ritz stated the person appointed would likely live or have a business within the city limits.

Assistant CRA Manager D'Angelo pointed out the architects living in the city limits might not own the business. Chairperson Ritz gave the license requirements for an architect in Pensacola, and if the Board was looking for a residential requirement, it could be suggested. Board Member Villegas pointed out since it was specifically for the CRA, it already had its own nuances, and there should be specific things which address who serves on that board; when you live downtown, you are invested in it. Board Member Grundhoefer agreed. Chairperson Ritz suggested **"To qualify for appointment, an applicant shall be licensed as an architect by the State of Florida, licensed to**

**conduct business within the City of Pensacola, and must be a resident of the City of Pensacola.”** CRA Staff advised there could be such things as setbacks which would go through this process rather than a variance process; if there was a discrepancy, it would proceed to the Board of Adjustments. The architects would be addressing the CRA Overlay aspects and not the underlying LDC. Board Member Van Hoose asked if having the architect reside in the city would be too limiting for filling these positions. CRA Staff advised it would be a major concern since they wanted to make sure they could fill these positions because otherwise, there would be a modification process that could not function. They do not know how many interested parties they would get and of those interested parties, would any of them be residents. Chairperson Ritz felt there were enough architects living in the city who would want to serve in this capacity.

**Board Member Villegas made a motion to approve as amended, seconded by Board Member Larson, and it carried 5 to 0.**

**Open Forum – None.**

#### **Discussion Section 12-6-6 Protected Trees**

At the last Planning Board meeting, Board Member Grundhoefer inquired about changing the word from “required” to “allowed” regarding the reduction of parking spaces.

Assistant Planning and Zoning Manager Cannon advised the document language had been forwarded through Legal and the Building Official who felt the change would weaken the intent of the Code of having the most protection for heritage trees; we do not want to go back the opposite direction and neither did Council; the heritage tree was more important than the parking space.

Assistant City Attorney Lindsay advised the Building Official stated first they weigh whether the site development can be changed or moved around to save a tree, if not, they look at the reduction of parking. It typically was not more than a few spaces when they have to reduce parking.

Board Member Grundhoefer explained the point was the language specified you were required to reduce it, and if he wanted to save a tree, he did not want to be required to reduce parking; he wanted to be “allowed” to reduce the parking. He was agreeable and felt they would not require someone to reduce parking to save a tree, but that was what the language stated.

Assistant City Attorney Lindsay explained the burden under the Code was to save heritage trees under certain conditions, and if the heritage tree could be saved by modifying a site plan, it would not even impact parking. She felt it was staff’s position that there would be opportunities to avoid a requirement to reduce parking and also save the tree in other situations. The way it was applied in practice was not the strict literal interpretation that Board Member Grundhoefer was concerned about. Certain requirements exist for preserving heritage trees, however, there are exceptions and how those get analyzed requires multiple pieces of the Code together. Section 12-6-6 is where that analysis occurs, but there may be other parts of the Code to consider.

**Adjournment** – With no further business, the Board adjourned at 3:35 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP  
Assistant Planning & Zoning Manager  
Secretary to the Board



## Memorandum

File #: 22-00315

Planning Board

4/12/2022

**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**

523 E. Gregory Street - Variance Request to Section 12-3-12 (1) d. 9., Gateway Redevelopment District - Lot Coverage.

### BACKGROUND:

A Variance application was submitted by Bob Cordes to increase an existing non-conformity for lot coverage at 523 E. Gregory Street. The existing lot coverage is currently at 81% and the proposed increase to lot coverage is the addition of 640 SF which will bring the lot coverage to 85%. The proposed increase is to allow for an improved outdoor dining area.

This property is located in the Gateway Redevelopment District (GRD) and per Section 12-3-12 (1) d. 9., Lot coverage, of the Land Development Code, the following regulations apply in the WRD:

- "The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent."

Sec. 12-12-2. Planning Board (6) f.1. Conditions for granting a variance in the GRD:

f. To grant zoning variances from the land development regulations of the waterfront redevelopment district and the gateway redevelopment district, under the conditions and safeguards provided in Sec. 12-11-2(a)(2) (**see attached**).

1. *Conditions for granting a zoning variance.* In order to authorize any zoning variance from the terms of this title, the board must find **in addition to** the conditions specified in Sec. 12-11-2(a)(2):

I. That the variance granted will not detract from the architectural integrity of the development and of its surroundings;

ii. That the grant of the variance will be in harmony with general intent and purpose of this title

and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

lii. That the decision of the planning board is quasi-judicial in nature and is final subject to judicial review in accordance with subsection (6)f.4 of this section. Hearings on variance applications under subsection (6)f of this section shall be conducted as a quasi-judicial hearing in accordance with the requirements of law.

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



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

- ☐ **Zoning Board of Adjustment**  
☐ **Architectural Review Board**  
☐ **Planning Board**  
☐ **Gateway Review Board**

## VARIANCE APPLICATION

### A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*  
 B. Site plan and/or survey showing the following details:\*
1. Abutting street(s)
  2. Lot dimensions and yard requirements (setbacks)
  3. Location and dimensions of all existing structures
  4. Location and dimensions of all proposed structures and/or additions
  5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).\*
- D. A non-refundable application fee of \$500.00.

*\* The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.  
 Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

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(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-12(1)d.9. Zoning GRD

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(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 523 EAST GREGORY STREET

Current use of property: RESTAURANT

1. Describe the requested variance(s): WE PROPOSE TO EXTEND THE CONCRETE PATIO TOWARDS GREGORY STREET AND HAVE A COVERED CANOPY. CURRENTLY THE LOT COVERAGE IS 80%.

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

THIS IS IN THE MIDDLE OF THE DISTRICT WHERE THERE ARE

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



SEVERAL OTHER RESTAURANTS. BY BEING CLOSER TO THE SIDEWALK, WE WILL ENCOURAGE PEDESTRIAN ACCESS.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

THE CURRENT PATIO IS NOT LARGE ENOUGH FOR OUTDOOR DINING. BY INCREASING THE FOOTPRINT, WE WILL HAVE ADEQUATE SPACE TO JUSTIFY THIS IMPROVEMENT. THIS WILL ALSO HELP THE OWNERS TO OPERATE A MORE PROFITABLE BUSINESS.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

WE WANT TO ENCOURAGE A PEDESTRIAN FRIENDLY ENVIRONMENT. OUTDOOR DINING IS A NEW TREND BECAUSE OF THE PANDEMIC.

5. Explain what other condition(s) may justify the proposed variance(s):

AT A FUTURE DATE, THE OWNERS PLAN TO IMPROVE THE PARKING LAYOUT IN THE REAR TO CREATE A BETTER BUFFER AND REDUCE THE IMPERVIOUS AREA.

Application Date: 3-11-22

Applicant:

BOB CORDES

Applicant's Address:

7416 CANALE DRIVE PENS. FL. 32504

Email:

bobcordes@cox.net

Phone: 850-992-9741

Applicant's Signature:

Bob B. Cordes, 1

Property Owner:

Cy Whitney

CY WHITNEY

Property Owner's Address:

200 Hampton St GR FL 32501

Email:

thecafenola@gmail.com

Phone: 850 723-5855

Property Owner's Signature:

Cy Whitney

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 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.

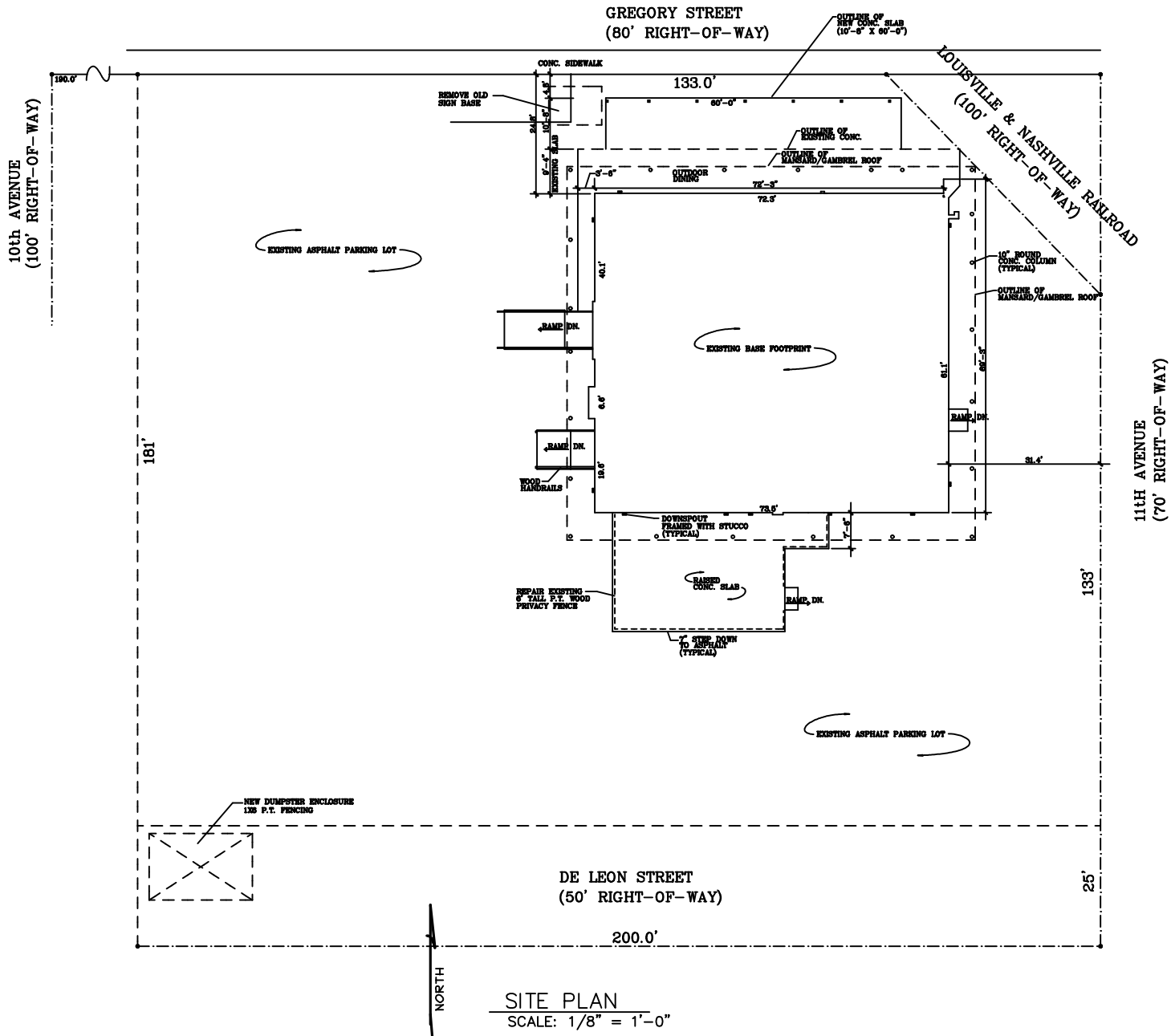
**Planning Services**

222 W. Main Street \* Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 \* Pensacola, Florida 32521

# RESTAURANT NOLA RENOVATION



## PROJECT CODE CRITERIA

ESCAMBIA COUNTY, FLORIDA  
BUILDING PLAN REVIEW

These plans and specifications are in compliance with the standards established in section 16B-33.007, Florida Administrative Code.

**DESIGN DATA:**  
WIND - 150 MPH, ULTIMATE DESIGN- 3 SECOND GUST  
EXPOSURE - "B"  
SURFACE ROUGHNESS "B"  
WIND ZONE "3"  
INTERNAL PRESSURE COEFFICIENT: 1.0  
COMPONENT/CLADDING: (PSF)  
OVERHANG & CLADDING -23.9  
ROOF - 20.2/-24.0  
WALLS & COMPONENTS - 20.6/-25.0

TOTAL CONDITIONED SPACE - 4,884 SQ. FT.  
CANOPY: 1,824 SQ. FT.

FLORIDA PRODUCT APPROVAL NUMBERS:

PARCEL NUMBER: 000S009025006025  
ACCOUNT: 140219000  
SECTION MAP: CA046  
USE CODE: RESTAURANT, CAFETERIA  
0.8035 ACRES  
ZONED: GRD

LEGAL DESCRIPTION

LOT 4, 7, 8, 9, AND 10, BLOCK 34, NEW CITY TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. BATSON IS NOW TOGETHER WITH THE NORTH HALF OF DALEON STREET ADJOINING THE ABOVE PROPERTY AS SHOWN IN OUR BOOK 481 PAGE 128.

## GENERAL NOTES

1. THE PROJECT SCOPE IS TO MAKE IMPROVEMENTS TO AN EXISTING RESTAURANT (FRANCOS) TO A NEW OCCUPANCY (RESTAURANT NOCA).  
 2. THE IMPROVEMENTS INCLUDE: A COVERED CANOPY TO THE OUTDOOR DINING AREA, ADDING A PERCH ABOVE THE DAMPER, REPLACING THE 1" TRAIL PAVING FACE, REPLACING THE EXISTING STAIRS INCLUDING NEW DOOR ON THE NORTH WALL, REPLACING THE MAIN DOUBLE STORYPORCH DOORS WITH NEW WOOD DOORS AND ELIMINATING THE DOUBLE DOOR AT THE ENTRANCE TO THE BUILDING.  
 3. THE BUILDING WILL BE PAINTED WITH NEW COLORS (SEE SAMPLES).  
 4. THE EXISTING ROOFING SHALL BE REMOVED AND NEW ROOFING AND TILES.  
 5. EXISTING WOOD FLOORING WILL BE REPLACED WITH BRYTALL, EXISTING LAY IN CELINGS.  
 6. THE OWNER IS PLACING NEW COOKING EQUIPMENT UNDER EXISTING SUPPERHOOD. A NEW BAR WILL BE PLACED IN THE EXACT LOCATION AS THE EXISTING BAR.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
3. CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULE OF THE PROJECT.
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE PROJECT.
6. NOTE THAT ALL DIMENSIONS ARE TO CENTER LINE OR FACE OF STUDY OR MASONRY LIMIT. DIMENSIONS FOLLOWED BY C/L, OR C/LR, OR CLEAR INDICATE CLEARANCES MEASURED FROM FACE OF STUDY OR MASONRY LIMIT.

## DRAWING INDEX

CS	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	DEMOLITION PLAN
A-3	PROPOSED FLOOR PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS

**SOB CORDES**  
Building Contractor, LLC  
Architecture & Engineering  
7416 Camale Dr.  
Pensacola, FL 32504  
(850) - 479-2898  
(850) 982-9741

**HAVE REVIEWED THIS PLAN  
FOR COMPLIANCE WITH THE  
2020 FLORIDA RESIDENTIAL  
BUILDING CODE, 7th EDITION**

RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 000S009025006029

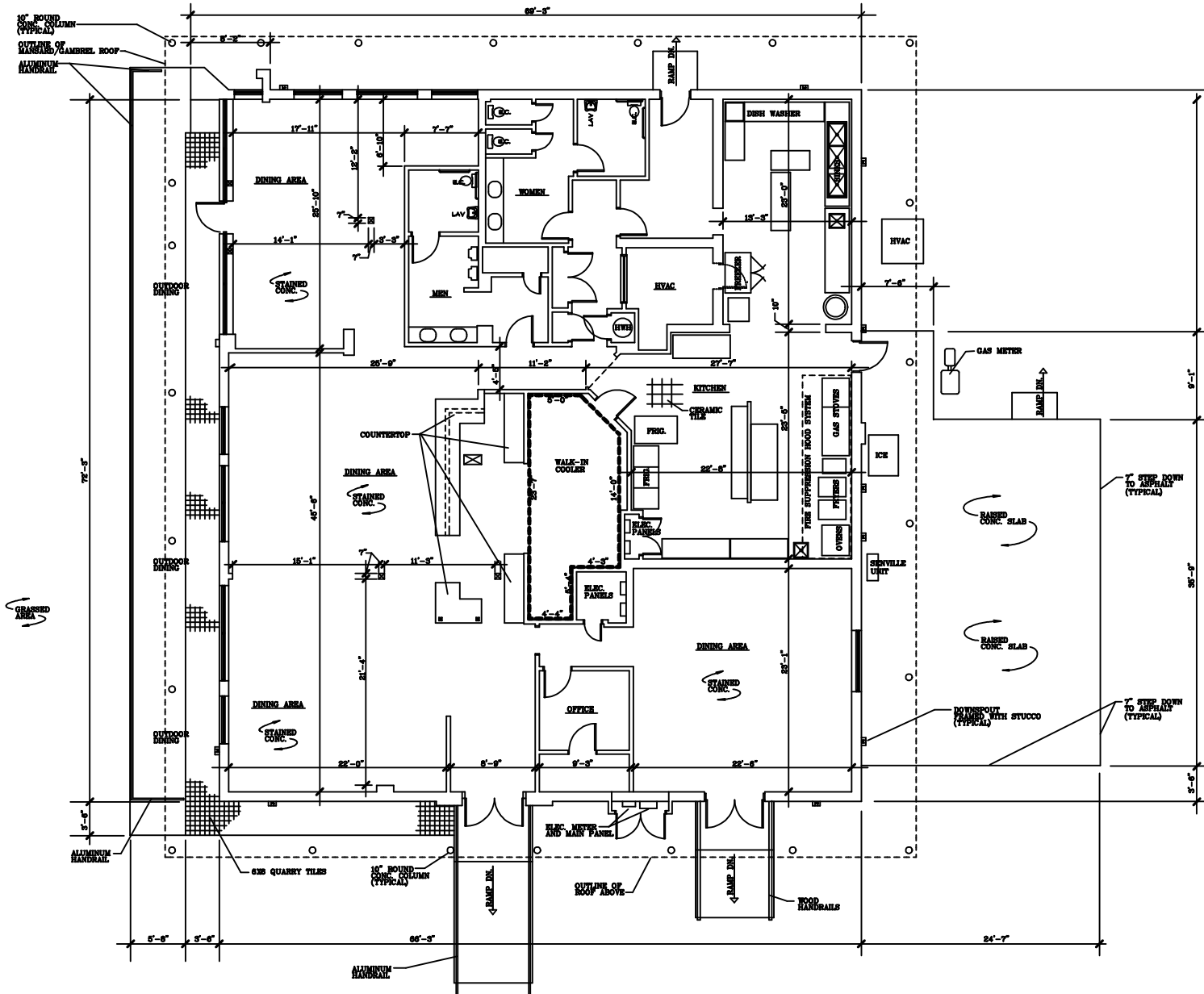
Release/Revision Schedule  
10-22-2011 FOR CONSTRUCTION

0711

This drawing is an instrument of service it shall remain the property of the Architect. Do not reproduce publish or use in any way without the consent of the Architect

**CS**  
OF 6 SHEETS

CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (SSOCOF) A MINIMUM OF TWO FULL BUSINESS DAYS BEFORE EXCAVATION OR DEMOLITION.



EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. EXTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  2. EXTERIOR WALLS ARE DIVYAL-PLASTER, PANELING.
  3. FOUNDATION IS SLAB ON GRADE.
  4. EXTERIOR FINISHING IS MASONRY, PLASTER, STUCCO.
  5. DIMENSIONS ARE VARY TO FACE OF FINISHED WALL.
  6. SOME INTERIOR DIMENSIONS ARE ESTIMATED BECAUSE OF LIMITED ACCESS TO SPACE.
  7. KITCHEN FLOORS ARE 12x12 CERAMIC TILES. MAIN DINING AREA IS FINISHED CONCRETE SLAB.
  8. CEILING ARE APPROXIMATELY 8'-0" LAY-IN ACOUSTICAL TILES.

BOB CORDES - ARCHITECT  
BUILDING CONTRACTOR, LLC  
4416 Canale Dr.  
Pensacola, FL 32504  
850/982-8741

HAVE REVIEWED THIS PLAN  
IN COMPLIANCE WITH THE  
2010 FLORIDA BUILDING CODE

RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 0005009025006029

Revised	Revision	Schedule
10-22	FOR CONSTRUCTION	

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BOB CORDES - ARCHITECT  
BUILDING CONTRACTOR, LLC  
416 Canale Dr.  
Pensacola, FL 32504  
850/862-0741

HAVE REVIEWED THIS PLAN  
FOR COMPLIANCE WITH THE  
2010 FLORIDA BUILDING CODE

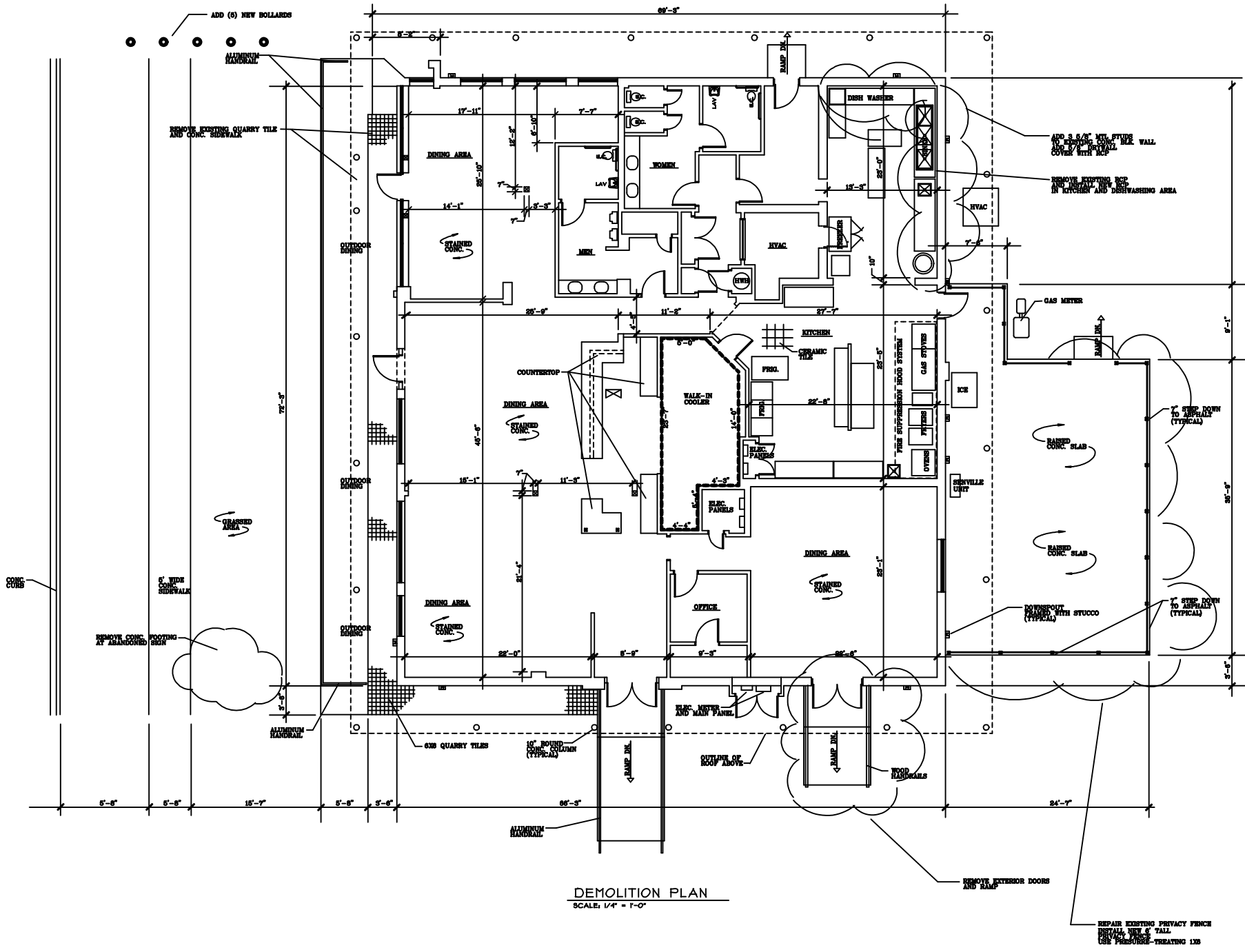
POZZUOCI INC.  
FRANCO'S RESTAURANT  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 0005009025006029

Drawn By: BCC  
Checked By: BCC

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A-2  
OF 6 SHEETS



DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

HAVE REVIEWED THIS PLAN  
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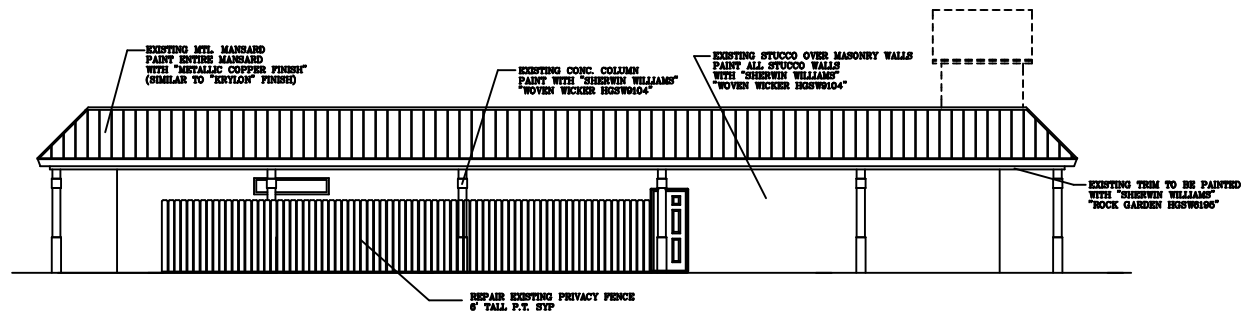
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Release/Revision Schedule  
10-22 ☐ FOR CONSTRUCTION

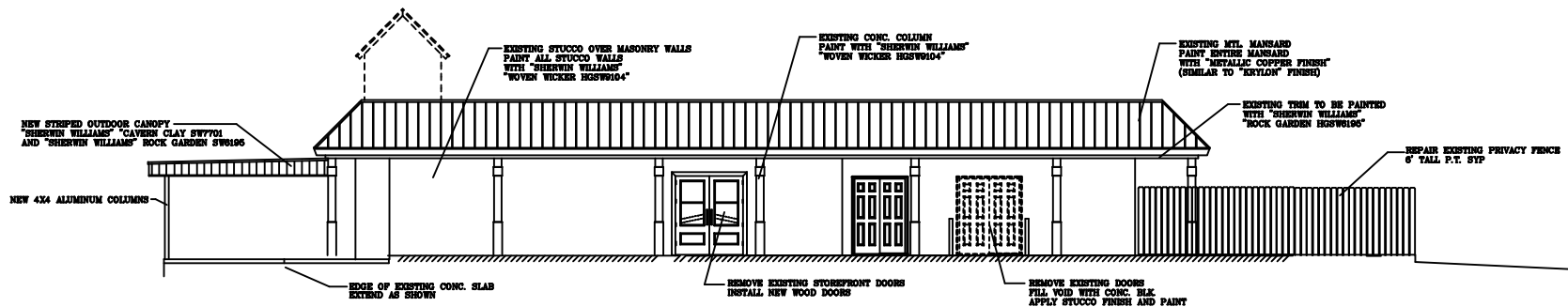
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**A-3**  
OF 6 SHEETS

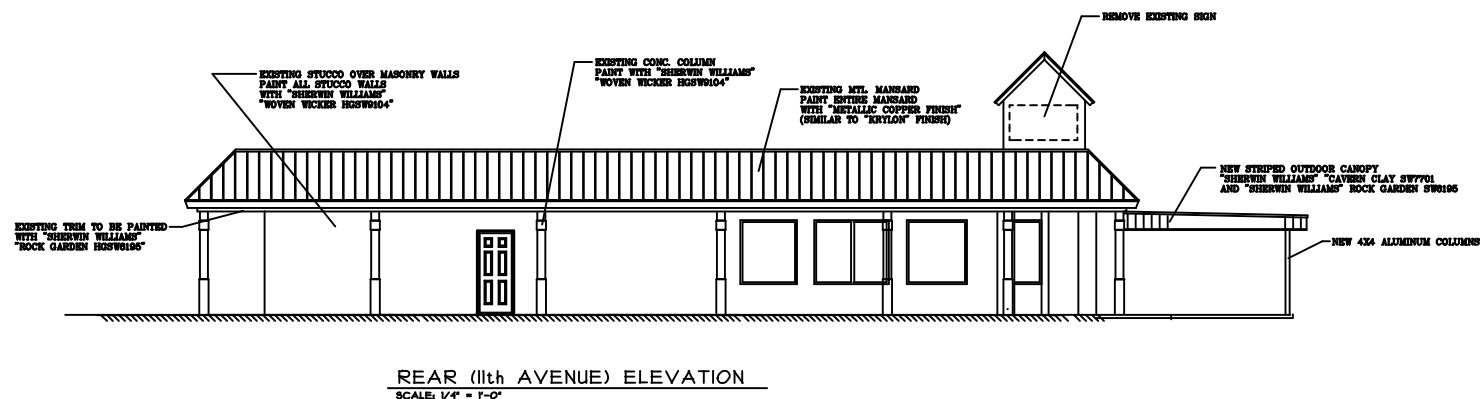
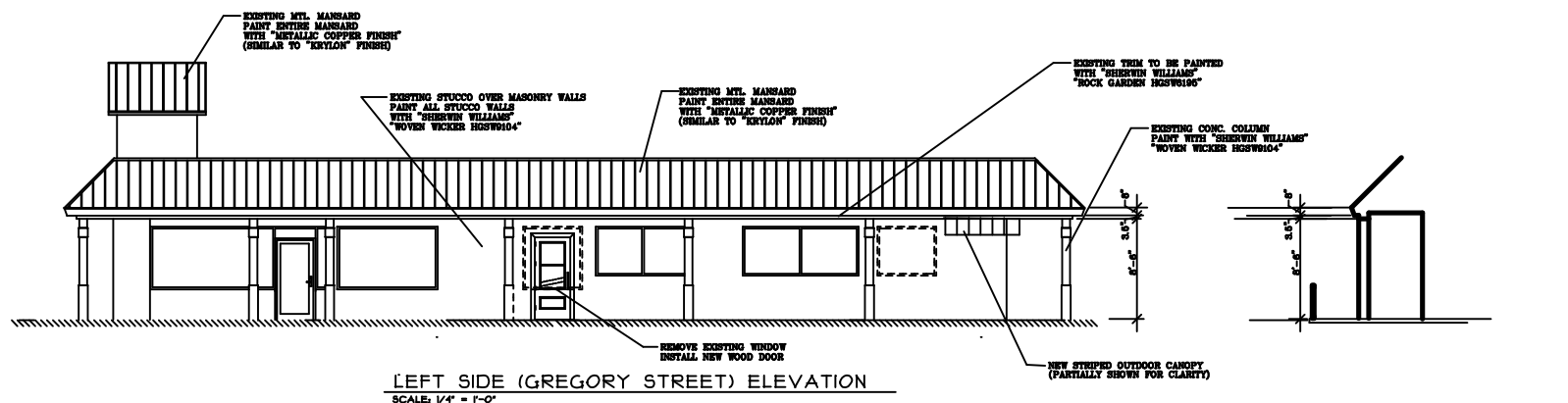


RIGHT SIDE (DeLEON STREET) ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (MAIN ENTRANCE)  
SCALE: 1/4" = 1'-0"

RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 0005009025006029



RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 000S009025006029

BBB  
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Checked By  
Date  
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07/11  
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Department:	Comments:
FIRE	No comments
PW/E	As long as all proposed impervious area does not exceed 1500sf and all improvements take place within private property, Engineering has no comments.
InspSvcs	No comments
ESP	No comments
ECUA	ECUA has no comment on the variance to extend the concrete patio. ECUA has an active sewer main within the former De Leon St right-of-way located on the south side of the property. ECUA has retained a full width easement per Ordinance 32-97 (OR Book 4181 page 1719). No permanent structures should be located within this easement area. I believe the site plans show a proposed dumpster enclosure to be located within that area.
FPL	No comments
ATT	No comments
Surveyor	No comments
Planning	No comments.



## Cynthia Cannon

---

**From:** Brad Hinote  
**Sent:** Tuesday, March 15, 2022 3:47 PM  
**To:** Cynthia Cannon; Amy Hargett; Amy Tootle; Andre Calaminus (ECUA); Annie Bloxson; Bill Kimball; Brian Cooper; Caitlin Cerame; Chris Mauldin; David Forte; Diane Moore; Gregg Harding; Heather Lindsay; Jonathan Bilby; Karl Fenner (AT&T); Kellie L. Simmons (Gulf Power); Leslie Odom; Leslie Statler; Mark Jackson; Miriam Woods; Paul A Kelly(GIS); Robbie Weekley; Sherry Morris; Stephen Kennington (AT&T)  
**Subject:** RE: 523 E Gregory St (Former Franco's Restaurant) - Aesthetic Review Application

As long as all proposed impervious area does not exceed 1500sf and all improvements take place within private property, Engineering has no comments.

### Brad Hinote, P.E.

City Engineer  
City of Pensacola  
222 W. Main Street  
Pensacola, FL 32502  
850.435.1646 (w)  
850.595.1461 (f)

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

For Non-Emergency Citizen Requests visit [Pensacola311.com](http://Pensacola311.com)

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



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---

**From:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Tuesday, March 15, 2022 10:52 AM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Amy Tootle <ATootle@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; David Forte <DForte@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** 523 E Gregory St (Former Franco's Restaurant) - Aesthetic Review Application

Good Morning All,

Please see the attached request before the Planning Board for an Aesthetic Review at 523 E. Gregory St – Café Nola. If you could submit comments by Tuesday, March 22, 2022 it would be greatly appreciated.

Thank you,

**Cynthia Cannon, AICP**

*Assistant Planning & Zoning Manager*

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

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



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## Planning Board

### VARIANCE CRITERIA

Per Sec. 12-11-2(A)(2), in order to authorize any variance from the Land Development Code the Board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. That the special condition and circumstances do not result from the actions of the applicant;
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district;
4. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant;
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not increase the congestion of public streets, or increase the danger of fire, will not diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, and general welfare of the city.

VARIANCE proceedings are "quasi-judicial" in nature. "Quasi-judicial" means judge-like. A quasi-judicial proceeding is one in which members of a governmental body acts in a capacity similar to that of a judge. The board is making a determination concerning the rights or liabilities of a particular individual, business or group.

The procedure, application requirements, and notice requirements are set forth in Section 12-12-2(6)(f). See paragraph (2) for the basic procedure.

A decision by the board should follow confirmation of all these requirements being met as well as an opportunity for the applicant to be heard and to be heard in rebuttal following any objection to the granting of the variance.

Findings should be made to support the decision, which must be based solely on the evidence and witness testimony presented to the board at the hearing. Information gathered outside of the actual hearing on the matter to be decided should not be used as a basis to decide the matter. In no event may a Planning Board member make up his or her mind about how a Planning Board proceeding should be decided based upon site visits, personal contacts or other information gathered outside of the hearing.

12-12-2(6)(f)(4) provides for appeal rights (please note this when in the hearing):

*Judicial review of decision of planning board.* Any person, jointly or severally, aggrieved by any quasi-judicial decision of the planning board on an application for a variance under subsection (6)f of this section, or the city, upon approval by the city council, may apply to the circuit court of the First Judicial Circuit of Florida within 30 days after rendition of the decision by the planning board. Review in the circuit court shall be by petition for writ of certiorari or such other procedure as may be authorized by law.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 22-00318

Planning Board

4/12/2022

---

**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**

523 E. Gregory Street - Aesthetic Review

**BACKGROUND:**

Bob Cordes is requesting approval of an aesthetic review for the renovation of 523 E. Gregory Street (formerly Franco's). The renovations are to accommodate a new restaurant, Café Nola, which will include a new color scheme, privacy fence upgrades, and an enlarged outdoor dining area with a canopy on the north side of the building.

This application has been routed through the various City departments and utility providers. The comments received to date have been included in the attachments.

**Planning Board Application  
Request for Aesthetic Review**



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

Project Address: 523 EAST GREGORY STREET  
Applicant: BOB CORDES  
Applicant's Address: 7416 CAMALE DRIVE PENS. FL. 32504  
Email: bobcordes@COX.NET Phone: 850-982-9741  
Property Owner: CY WHITNEY

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 NEW OWNERS ARE MAKING SEVERAL EXTERIOR IMPROVEMENTS.  
A NEW COLOR SCHEME IS PROPOSED. WE WILL REPAIR EXISTING  
PRIVACY FENCE BEHIND THE KITCHEN AND CONSTRUCT A  
NEW FENCE AROUND THE DUMPSTER IN THE REAR OF THE  
PROPERTY. WE PLAN TO ENCOURAGE OUTDOOR DINING  
BY ADDING A CANOPY ON THE NORTH SIDE OF THE  
BUILDING. WE ARE PROPOSING TO EXTEND THE CONCRETE  
PATIO BUT WE WILL NEED TO OBTAIN A VARIANCE  
BECAUSE OF THE AMOUNT OF IMPERVIOUS AREA.

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.

Bob Cordes

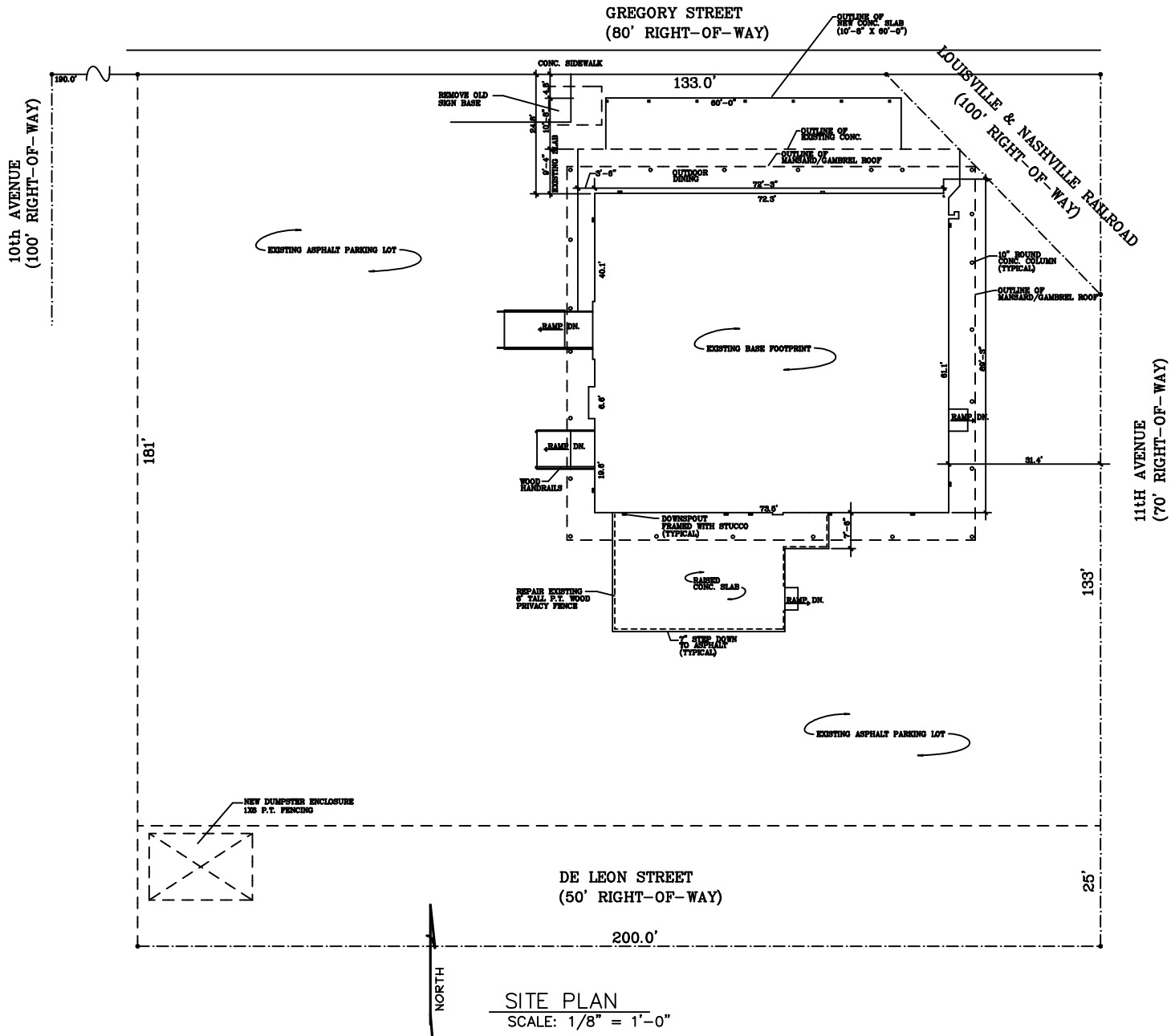
Applicant Signature

3-11-22

Date

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

# RESTAURANT NOLA RENOVATION



## PROJECT CODE CRITERIA

ESCAMBIA COUNTY, FLORIDA  
BUILDING PLAN REVIEW

These plans and specifications are in compliance with the standards established in section 16B-33.007, Florida Administrative Code.

DESIGN DATA:  
WIND - 150 MPH, ULTIMATE DESIGN- 3 SECOND GUST  
EXPOSURE "B"  
SURFACE ROUGHNESS "B"  
WIND ZONE "3"  
INTERNAL PRESSURE COEFFICIENT: 1.0  
COMPONENT/CLADDING: (PSF)  
OVERHANG & CLADDING -23.9  
ROOF - 20.2/-24.0  
WALLS & COMPONENTS - 20.6/-25.0

TOTAL CONDITIONED SPACE - 4,884 SQ. FT.  
CANOPY: 1,824 SQ. FT.

**FLORIDA PRODUCT APPROVAL NUMBERS:**

PARCEL NUMBER: 000S009025006020  
ACCOUNT: 140219000  
SECTION MAP: CA046  
USE CODE: RESTAURANT, CAFETERIA  
0.8035 ACRES  
ZONED: GRD

LEGAL DESCRIPTION

LOT 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842,

## GENERAL NOTES

1. THE PROJECT SCOPE IS TO MAKE IMPROVEMENTS TO AN EXISTING RESTAURANT (FRANCOIS) FOR A NEW OCCUPANCY (RESTAURANT MOLE).  
 2. THE EXISTING BUILDING WILL BE COVERED BY A COVERED CANOPY TO THE OUTDOOR DINING AREA, ADDING A FENCE AROUND THE DAMPERED, REPLACING THE "TALL PRIVACY FENCE" AROUND THE KITCHEN, ADDING A NEW DOOR ON THE NORTH WALL, REPLACING THE MAIN DOUBLE STREPTOOR DOORS WITH NEW WOOD DOORS AND ELIMINATING THE DOUBLE DOOR AT THE ENTRANCE TO THE OUTDOOR DINING AREA.  
 3. THE BUILDING WILL BE PAINTED WITH NEW COLORS (SEE SAMPLES).  
 4. EXISTING ROOFING SHALL BE REMOVED AND A NEW ROOF SHALL BE INSTALLED AND TILES. EXISTING WOOD FLOORING WILL BE REPLACED WITH ENVIATALL, EXISTING LANT IN DELUGES SHALL BE REPLACED WITH NEW LANT. EXISTING STAIRS SHALL BE REPLACED WITH NEW. THE OWNER IS PLACING NEW COOKING EQUIPMENT (KNIFE EXISTING SUPPRESSION HOOD). A NEW BAR WILL BE PLACED IN THE EXACT LOCATION AS THE EXISTING BAR.

## DRAWING INDEX

CS	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	DEMOLITION PLAN
A-3	PROPOSED FLOOR PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS

CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (SSOCOF) A MINIMUM OF TWO  
FULL BUSINESS DAYS BEFORE EXCAVATION OR DEMOLITION.

**BOB CORDES**  
Building Contractor, LLC  
Architecture & Engineering  
7416 Camale Dr.  
Pensacola, FL 32504  
(850)-479-2898  
(850) 982-9741

HAVE REVIEWED THIS PLAN FOR COMPLIANCE WITH THE 2020 FLORIDA RESIDENTIAL BUILDING CODE, 7th EDITION

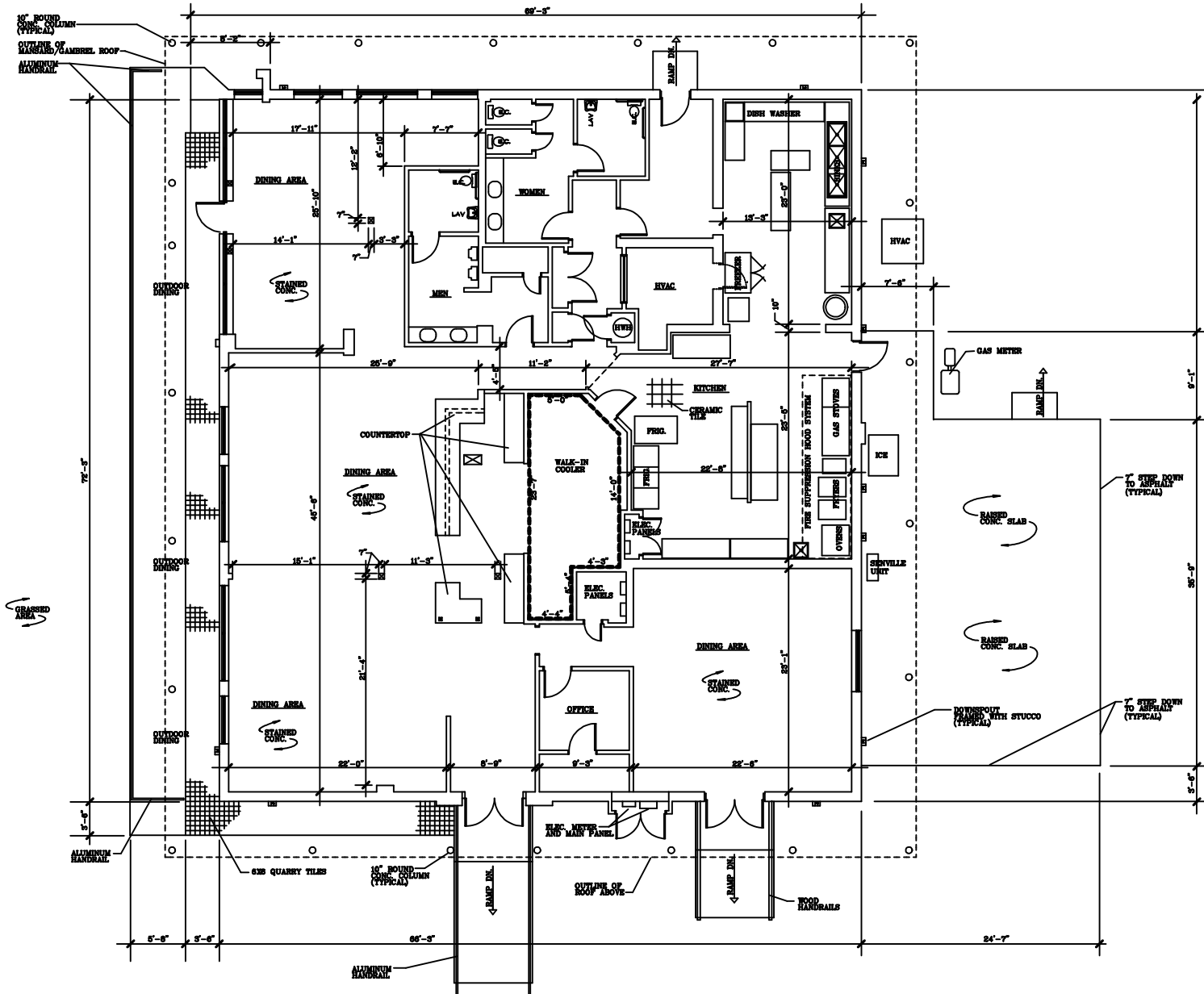
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10-22-2010 FOR CONSTRUCTION

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**CS**  
OF 6 SHEETS



EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. EXTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  2. EXTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  3. FOUNDATION IS SLAB ON GRADE.
  4. EXTERIOR FINISHES ARE STUCCO, PLASTER, PAINTING.
  5. INTERIORS ARE W.C. TO FACE OF FINISHED WALL.
  6. EXTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  7. INTERIOR FINISHES ARE STUCCO OVER CONCRETE BLOCK.
  8. INTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  9. INTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.
  10. INTERIOR WALLS ARE STUCCO OVER CONCRETE BLOCK.

BOB CORDES - ARCHITECT  
BUILDING CONTRACTOR, LLC  
4416 Canale Dr.  
Pensacola, FL 32504  
850/982-8741

HAVE REVIEWED THIS PLAN  
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523 EAST GREGORY STREET  
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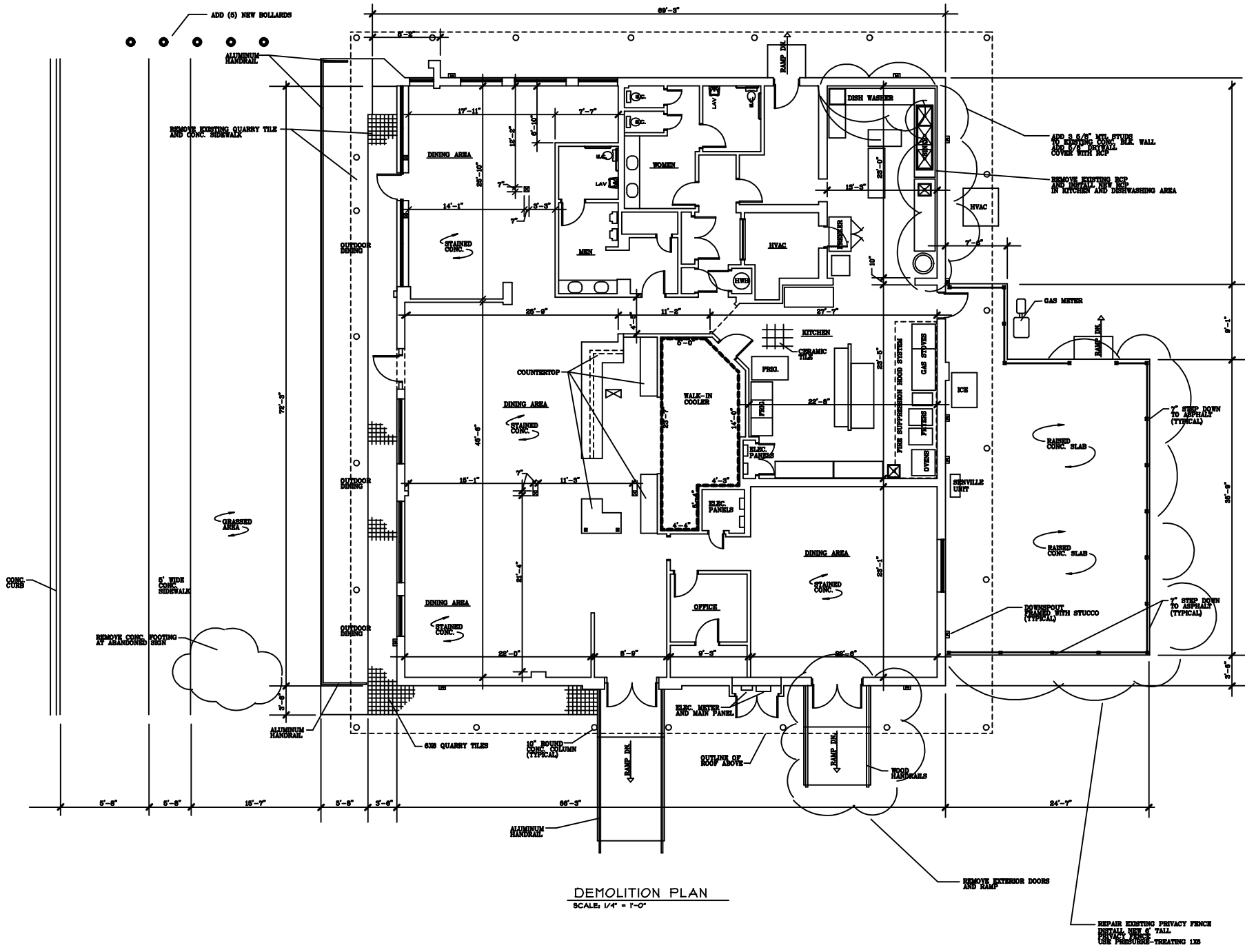
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DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"

## References

1 2 3 4 5 6

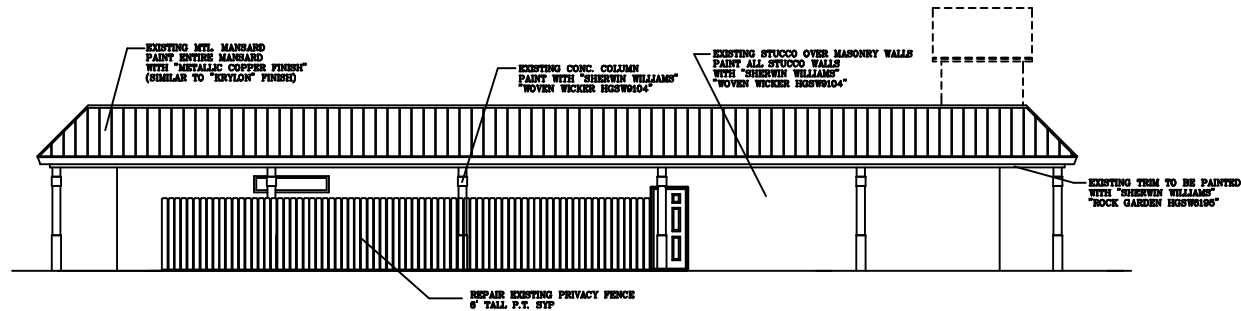
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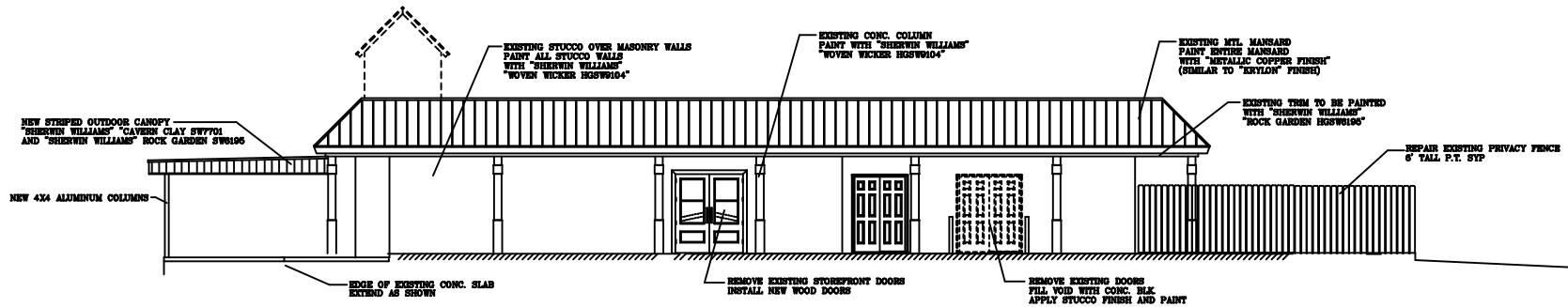
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OF 6 SHEET



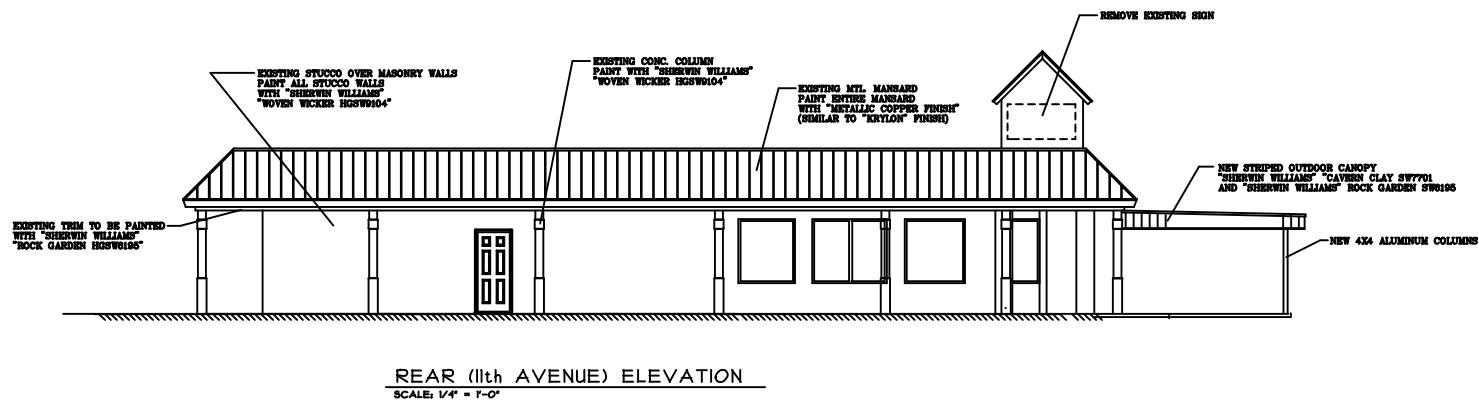
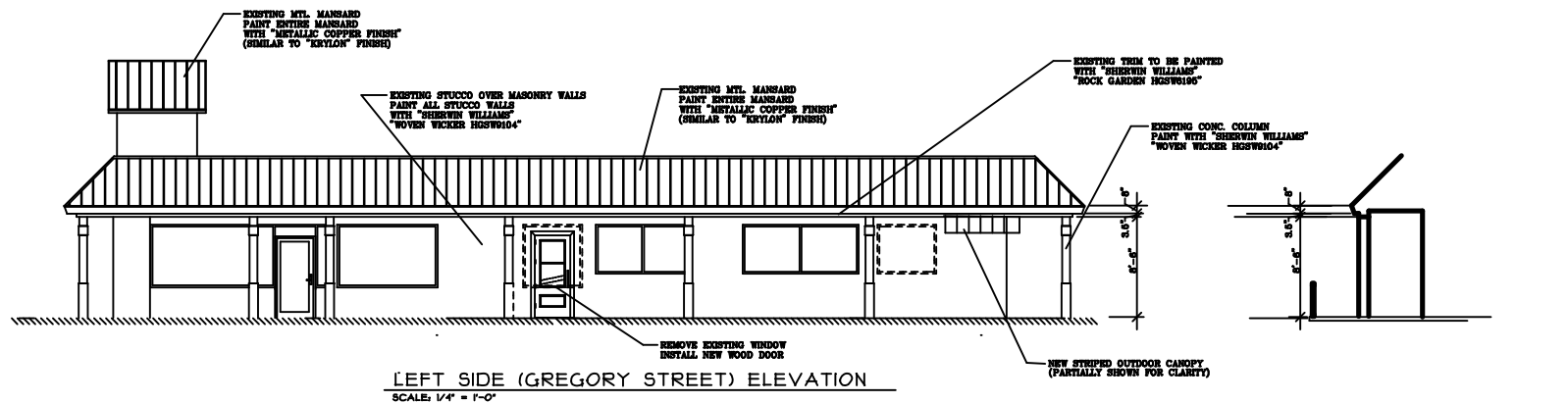
RIGHT SIDE (DeLEON STREET) ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (MAIN ENTRANCE)  
SCALE: 1/4" = 1'-0"

RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 0005009025006029

Drawn By: BBC  
Checked By: BBC  
Access/Revision Schedule  
10-22-18 FOR CONSTRUCTION  
0711  
This drawing is an instrument of service and shall remain the property of the Architect. Do not reproduce, duplicate or use in any way without the consent of the Architect.



RESTAURANT NOLA  
523 EAST GREGORY STREET  
PENSACOLA, FLORIDA 32502  
PARCEL ID: 000S009025006029

BBB  
Drawn By  
Checked By  
Date  
10-22-11 FOR CONSTRUCTION  
07/11  
This drawing is an instrument of service and shall remain the property of the Architect. No part of this drawing shall be reproduced or used in any way without the consent of the Architect.

## **Breakdown of scope of work per elevation.**

### **Right Side (DeLeon Street) Elevation**

- Repaint per colors below.
- Repair existing privacy fence with matching materials (board for board).

### **Front Elevation (Main Entrance)**

- Repaint per colors below.
- Remove existing storefront doors and install new double wood doors.
- Remove far right existing doors and fill void with concrete block with a stucco finish and paint. Filled area will be in-kind with existing.
- Repair existing privacy fence with matching materials (board for board).

### **Left Side (Gregory Street) Elevation**

- Repaint per colors below.
- Remove existing center window and install new single wooden door.
- Remove far right window and fill void with concrete block with a stucco finish and paint. Filled area will be in-kind with existing.
- Install new concrete slab and canopy with new 4x4 aluminum columns.

### **Right Site (11<sup>th</sup> Ave) Elevation**

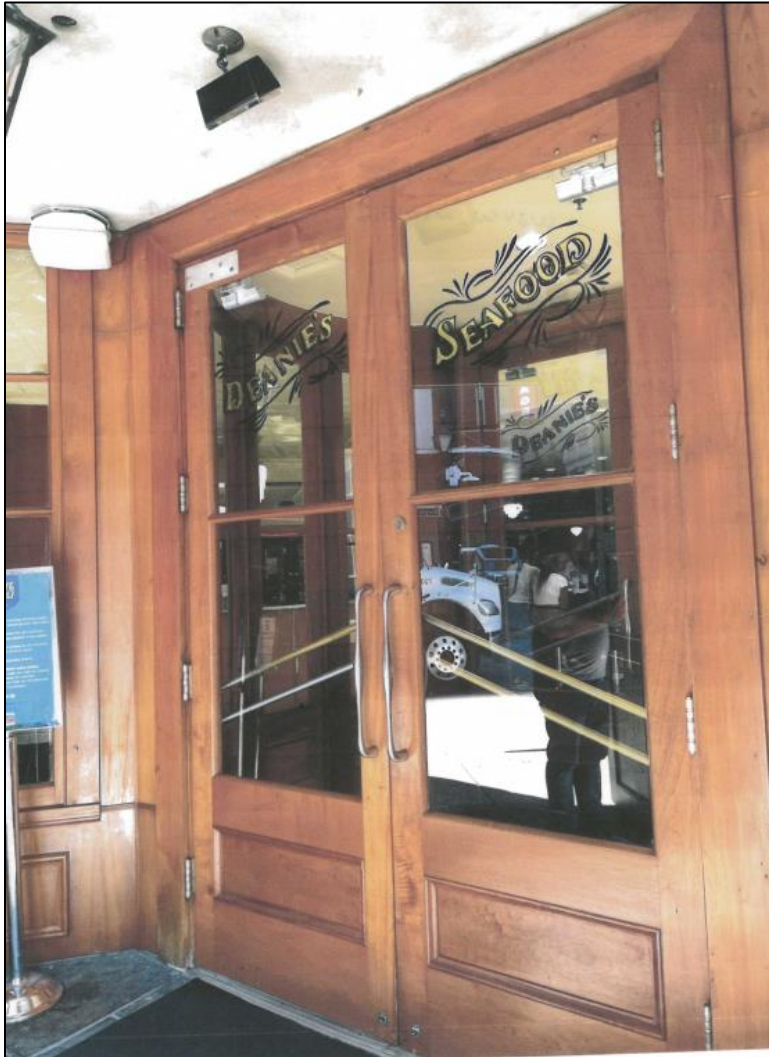
- Repaint per colors below.
- Remove existing sign

### **Site Work Elsewhere**

- Install typical 6' privacy fence around dumpster in southwest corner of property.
- Demolish old sign base.

## **Materials**

New wood doors to replace existing double doors on front (main entrance) and left (Gregory Street) elevations. These will be custom mahogany by Southeastern Door and Sash but will resemble the below photograph.



## **New canopy materials.**

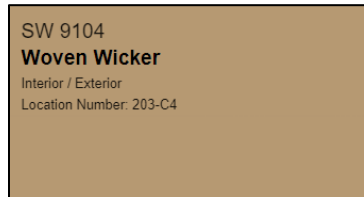
Shop drawings to be provided at Planning Board meeting. Design indicated on elevations.

## **New aluminum column for canopy.**

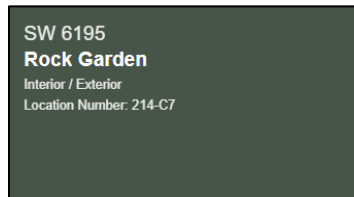
The canopy columns will be 3" x 3" and square. Design indicated on elevations.

### New paint.

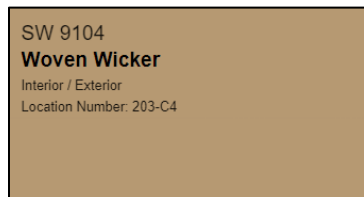
Existing stucco body to be painted Sherwin Williams “Woven Wicker”.



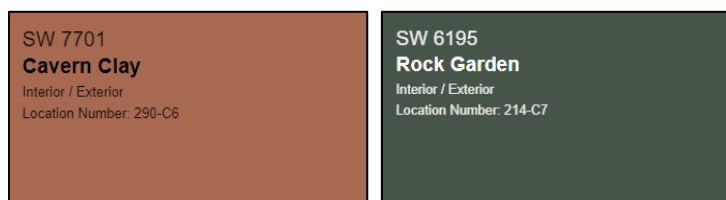
Existing trim to be painted Sherwin Williams “Rock Garden”.



Existing columns to be painted Sherwin Williams “Woven Wicker”



New striped outdoor canopy to be Sherwin Williams “Cavern Clay” and “Rock Garden”

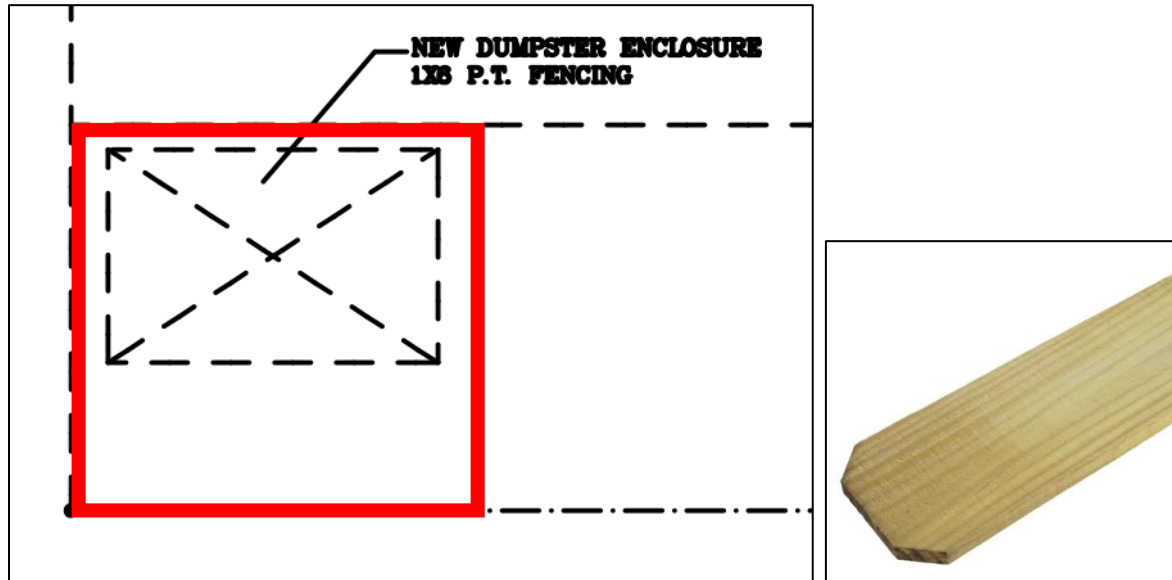


Existing metal mansard to be painted with “Metallic Copper Finish” (similar to “Krylon” finish.



**New fence around dumpster for screening requirement.**

Southwest corner of site plan. All other repairs to be in-kind board for board.



**Signage to be removed or demolished.**





Department:	Comments:
FIRE	No comments
PW/E	As long as all proposed impervious area does not exceed 1500sf and all improvements take place within private property, Engineering has no comments.
InspSvcs	No comments
ESP	No comments
ECUA	No comments
FPL	No comments
ATT	No comments
Surveyor	No comments
Planning	<p><u>Canopy.</u> What will be the material? I believe the current mansard is a low profile standing seam metal panel. Will the canopy match?</p> <p><u>New 4x4 aluminum columns.</u> Can you send me a product image of these as an example? Will they be painted?</p> <p><u>New doors.</u> Will these be custom? Or is there a product spec / manufacturer that can be referenced. Also – will the same doors be used for the double main entry and the single left side entry?</p>

## Cynthia Cannon

---

**From:** Brad Hinote  
**Sent:** Tuesday, March 15, 2022 3:47 PM  
**To:** Cynthia Cannon; Amy Hargett; Amy Tootle; Andre Calaminus (ECUA); Annie Bloxson; Bill Kimball; Brian Cooper; Caitlin Cerame; Chris Mauldin; David Forte; Diane Moore; Gregg Harding; Heather Lindsay; Jonathan Bilby; Karl Fenner (AT&T); Kellie L. Simmons (Gulf Power); Leslie Odom; Leslie Statler; Mark Jackson; Miriam Woods; Paul A Kelly(GIS); Robbie Weekley; Sherry Morris; Stephen Kennington (AT&T)  
**Subject:** RE: 523 E Gregory St (Former Franco's Restaurant) - Aesthetic Review Application

As long as all proposed impervious area does not exceed 1500sf and all improvements take place within private property, Engineering has no comments.

### Brad Hinote, P.E.

City Engineer  
City of Pensacola  
222 W. Main Street  
Pensacola, FL 32502  
850.435.1646 (w)  
850.595.1461 (f)

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

For Non-Emergency Citizen Requests visit [Pensacola311.com](http://Pensacola311.com)

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



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

---

**From:** Cynthia Cannon <CCannon@cityofpensacola.com>  
**Sent:** Tuesday, March 15, 2022 10:52 AM  
**To:** Amy Hargett <ahargett@cityofpensacola.com>; Amy Tootle <ATootle@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Caitlin Cerame <CCerame@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; David Forte <DForte@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Gregg Harding <GHarding@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>  
**Subject:** 523 E Gregory St (Former Franco's Restaurant) - Aesthetic Review Application

Good Morning All,

Please see the attached request before the Planning Board for an Aesthetic Review at 523 E. Gregory St – Café Nola. If you could submit comments by Tuesday, March 22, 2022 it would be greatly appreciated.

Thank you,

**Cynthia Cannon, AICP**

*Assistant Planning & Zoning Manager*

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

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



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



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00319

Planning Board

4/12/2022

---

**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**

711 S. Palafox Street - Site Plan and Aesthetic Review Application

**BACKGROUND:**

James English, JME of NWF, LLC, is requesting approval of a Site Plan and Aesthetic Review Application for a new multi-family residential five-unit condominium at 711 S. Palafox Street. The project includes on-grade parking and five levels of residences. The building includes an owner/resident entry lobby for elevator access and a vehicular entry for on-site, on-grade parking beneath the elevated residences.

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



## APPLICATION FOR SITE PLAN APPROVAL

**Please Check Application Type and Required Fees:**

Site Plan "A"		
<input type="checkbox"/>	Conditional Use	
<input type="checkbox"/>	Special Planned Development	
<input type="checkbox"/>	Major Revisions to SSD's	
<input type="checkbox"/>	Exception to the 4,000 sq. ft. maximum area for a commercial use in an R-NC district	
Site Plan "A" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling	Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

Site Plan "C"		
<input type="checkbox"/>	Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:		
<input type="checkbox"/>	Application	Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council	Fee: \$250.00

Site Plan "B"		
<input type="checkbox"/>	Conservation district (CO)	
<input type="checkbox"/>	Airport district -- all private, non-aviation related development in the ARZ zone and all developments except single-family in an approved subdivision in the ATZ-1 and AZT-2 zones	
<input checked="" type="checkbox"/>	Waterfront Redevelopment district (WRD)	
<input checked="" type="checkbox"/>	South Palafox Business district (SPBD)	
<input type="checkbox"/>	Interstate Corridor district (IC)	
<input type="checkbox"/>	Multi-family developments over 35' high within the R-2A district	
<input type="checkbox"/>	Buildings over 45' high in the R-2, R-NC and C-1 districts	
Site Plan "B" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input checked="" type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling	Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

**APPLICATION DEADLINE IS 30 CALENDAR DAYS PRIOR TO THE PLANNING BOARD MEETING**

Applicant Information:

Name: JAMES ENGLISH, JME OF NWF, LLC Date: 3/14/22  
 Address: PO BOX 13570  
 Phone: 904-861-7418 Email: ENGLISHJIM@MAC.COM

Property Information:

Owner Name: JME OF NWF LLC Phone: 904-861-7418  
 Location/Address: 711 S. PALAFOX  
 Parcel ID: 0005009100016035 Square Feet/Acres: 0.1419  
 Legal Description: 00-05-00-9100-016-035  
 Purpose of site plan approval: FOR FUTURE CONSTRUCTION OF 5-UNIT RESIDENTIAL CONDOMINIUM

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this site plan 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 regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

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

Date



*Planning Board Application  
Request for Aesthetic Review*



Application Date: 3/14/22

Project Address: 711 S. PALAFOX  
Applicant: JAMES ENGLISH, JME OF NWF, LLC  
Applicant's Address: PO BOX 13570  
Email: ENGLISHJIM@MAC.COM Phone: 904-861-7418  
Property Owner: JAMES 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 PROPOSED FUTURE STRUCTURE  
IS A MULTI-RESIDENCE (5 UNITS)  
CONDOMINIUM WITH ONE LEVEL  
OF ON-GRADE PARKING & FIVE (5)  
LEVELS OF RESIDENCES. THE  
BUILDING HAS AN OWNER/RESIDENT  
ENTRY LOBBY FOR ELEVATOR  
ACCESS AND A VEHICULAR ENTRY  
FOR ON-SITE, ON-GRADE PARKING  
BENEATH THE ELEVATED RESIDENCES.

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

3/14/22

Date



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	000S009100016035	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	154383050	2021	\$148,750	\$128,886	\$277,636	\$277,636
<b>Owners:</b>	JME OF NWF LLC	2020	\$148,750	\$111,366	\$260,116	\$260,116
<b>Mail:</b>	PO BOX 13570 PENSACOLA, FL 32501	2019	\$148,751	\$107,194	\$255,945	\$255,945
<b>Situs:</b>	711 S PALAFOX ST	Disclaimer				
<b>Use Code:</b>	STORE, 1 STORY 🔑	Market Value Breakdown Letter				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	Tax Estimator				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	Download Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data		2021 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
		Legal Description	
04/01/2021	8502 636 \$900,000 WD	LTS 16 17 BLK 35 WATERFRONT OR 8502 P 636 CA 73	
04/2006	5883 270 \$100 WD	Extra Features	
05/1991	3006 94 \$150,000 WD	BOAT DOCK WOOD DECK	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			

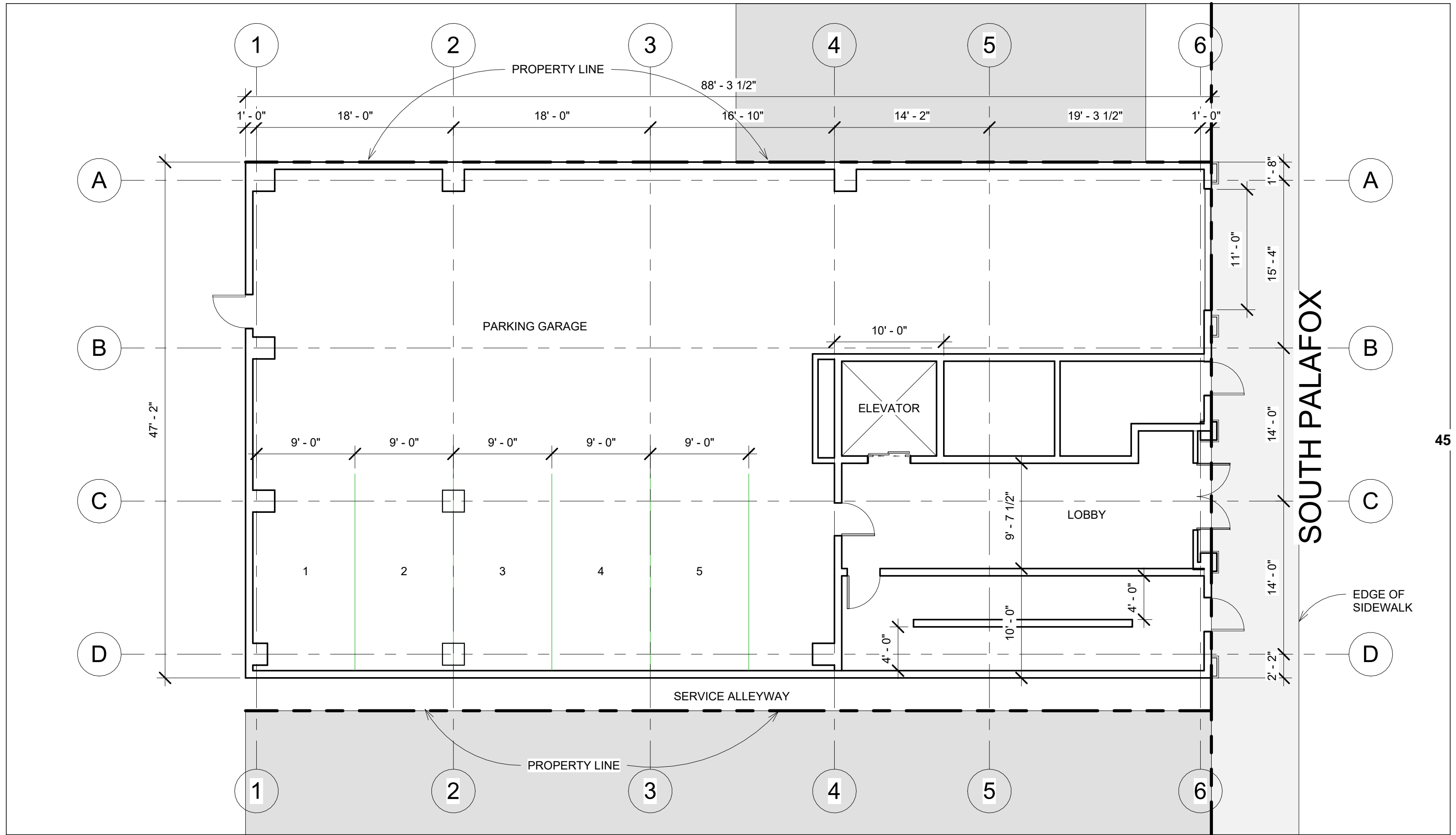
LEGAL DESCRIPTION

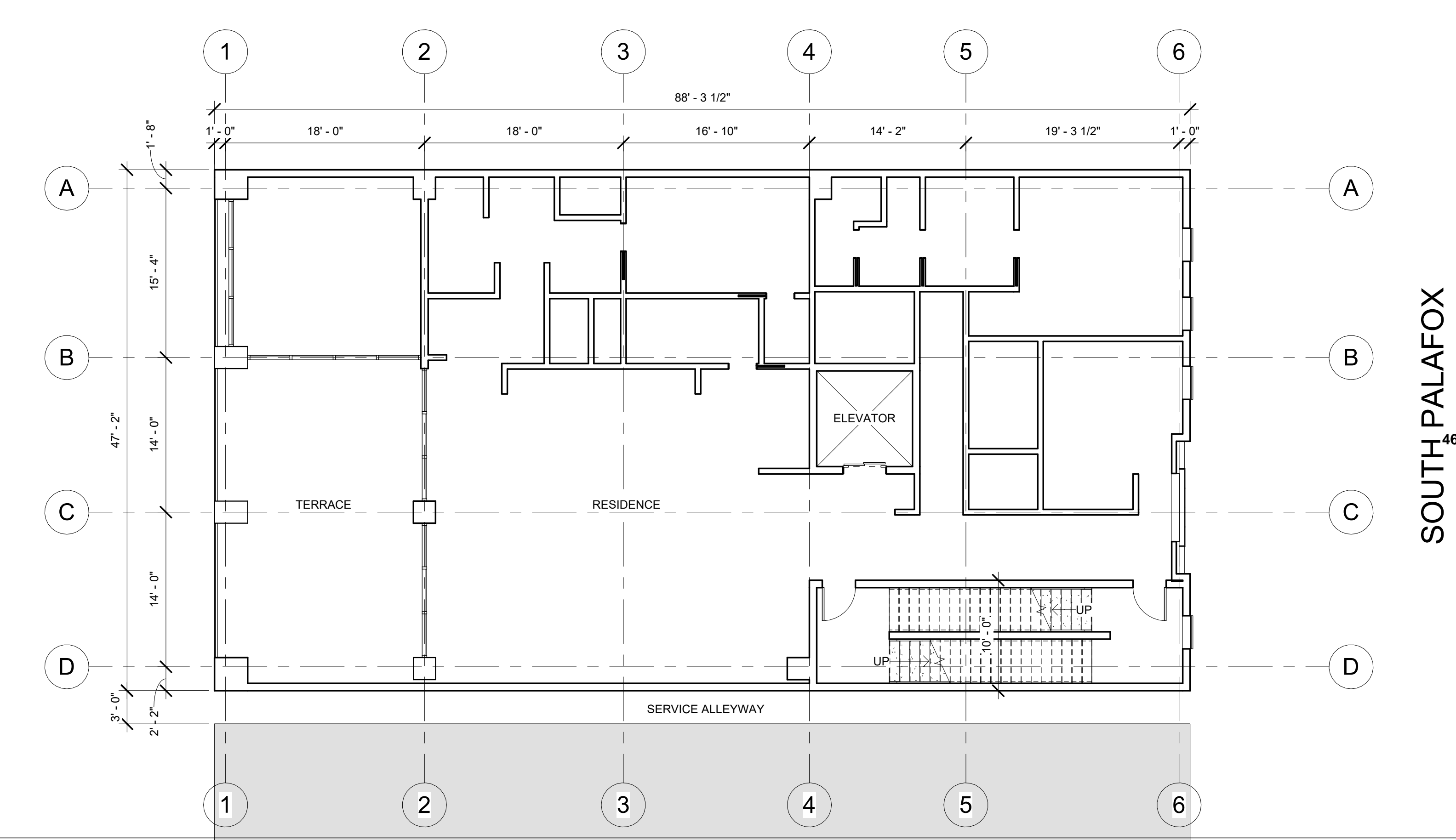
Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> CA073			
<b>Approx. Acreage:</b> 0.1419			
<b>Zoned:</b> 🔑 SPBD			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
		Buildings	
		Address: 711 S PALAFOX ST, Year Built: 1900, Effective Year: 1990, PA Building ID#: 27730	



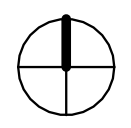


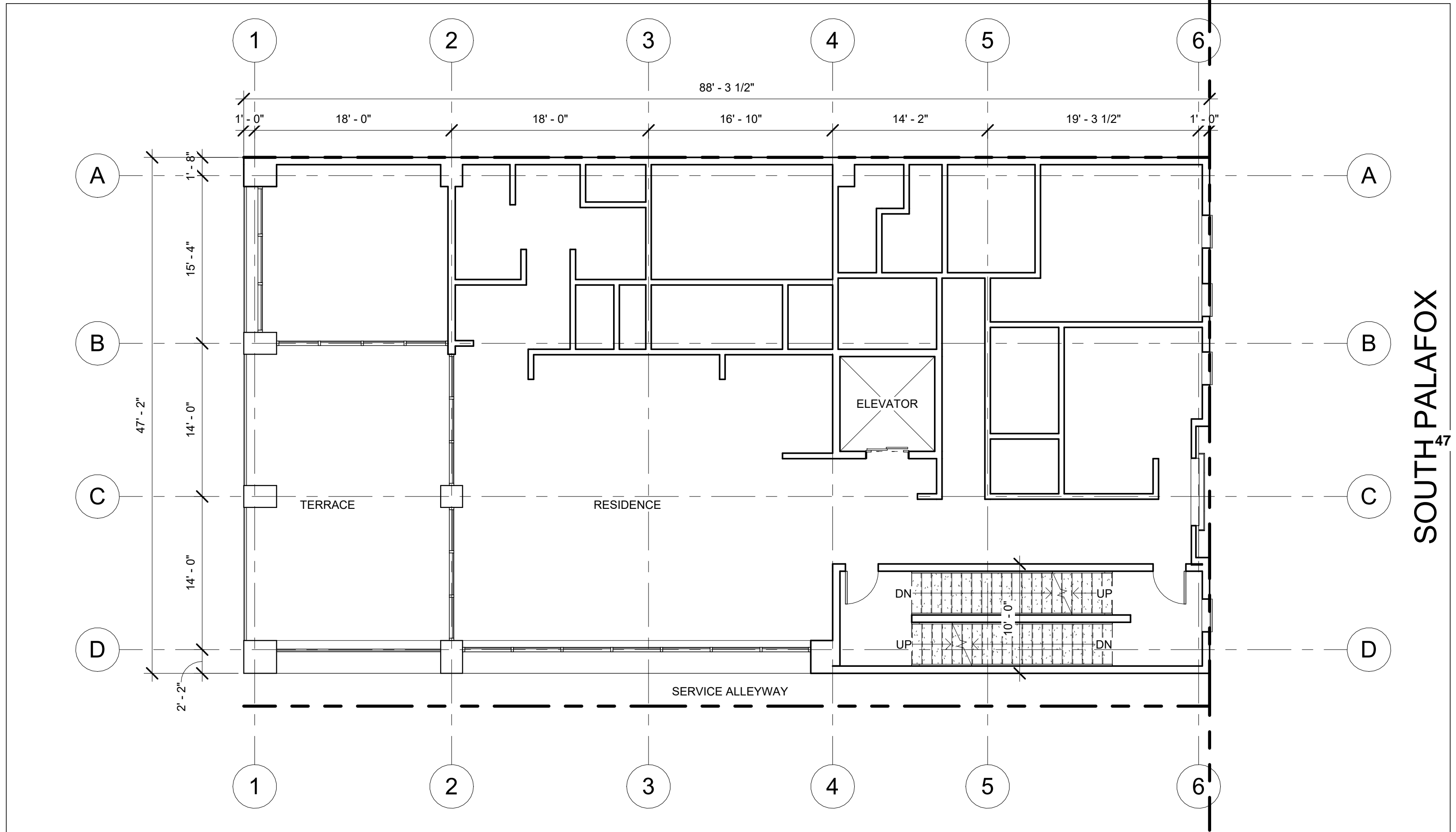




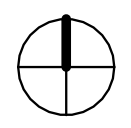


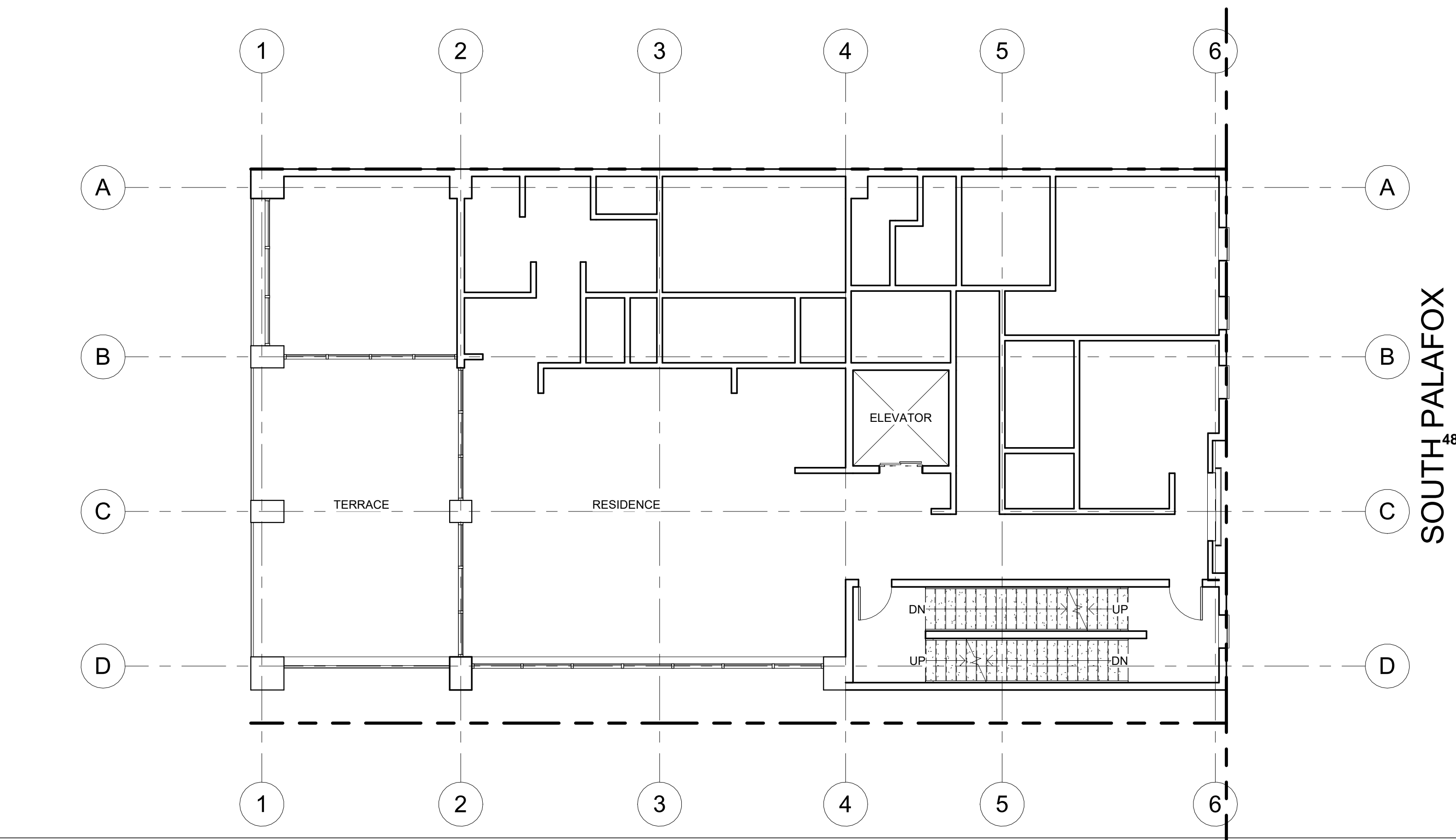
SOUTH PALAFOX<sup>46</sup>



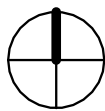


SOUTH PALAFOX<sup>47</sup>





SOUTH PALAFOX<sup>48</sup>

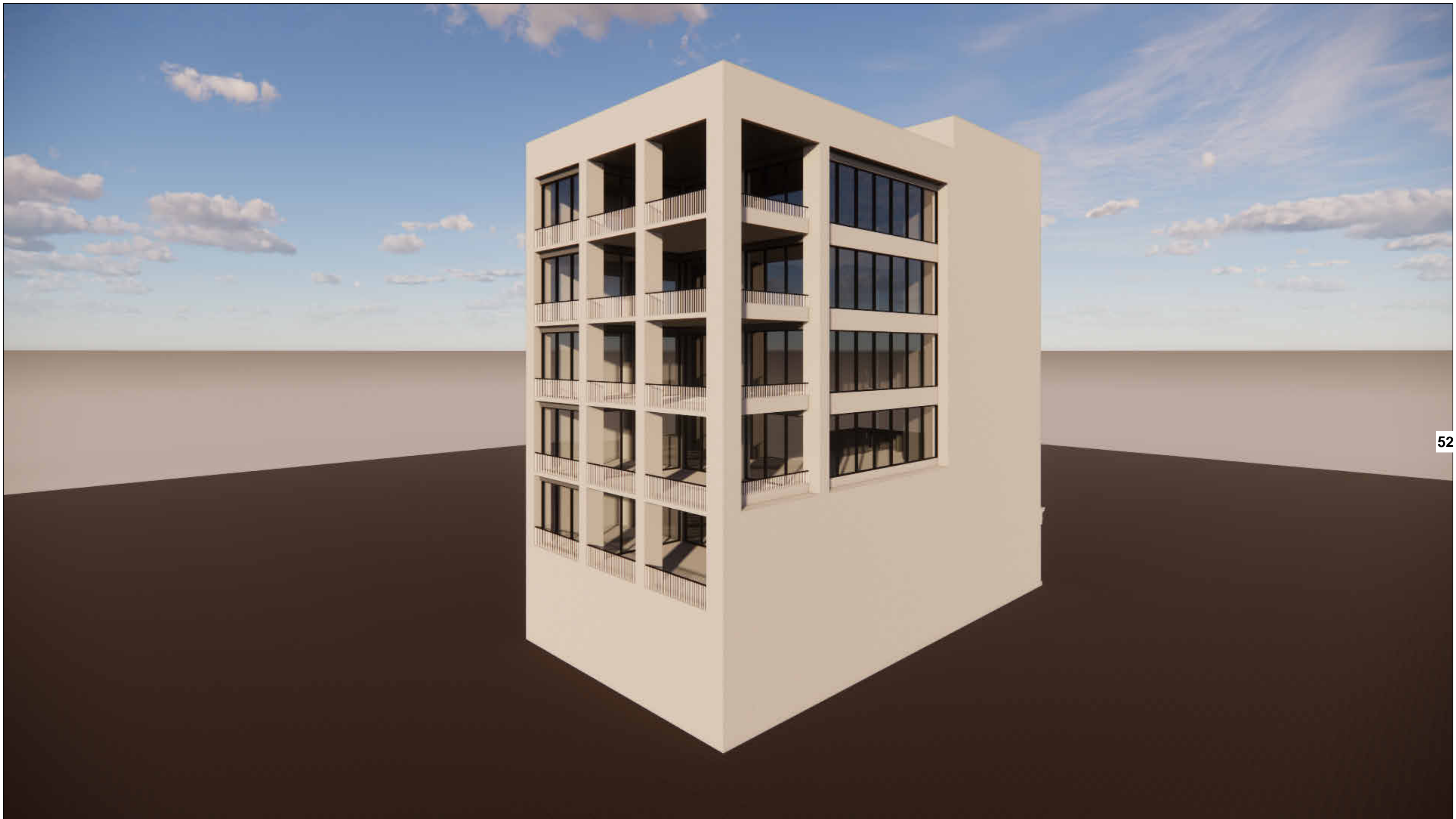




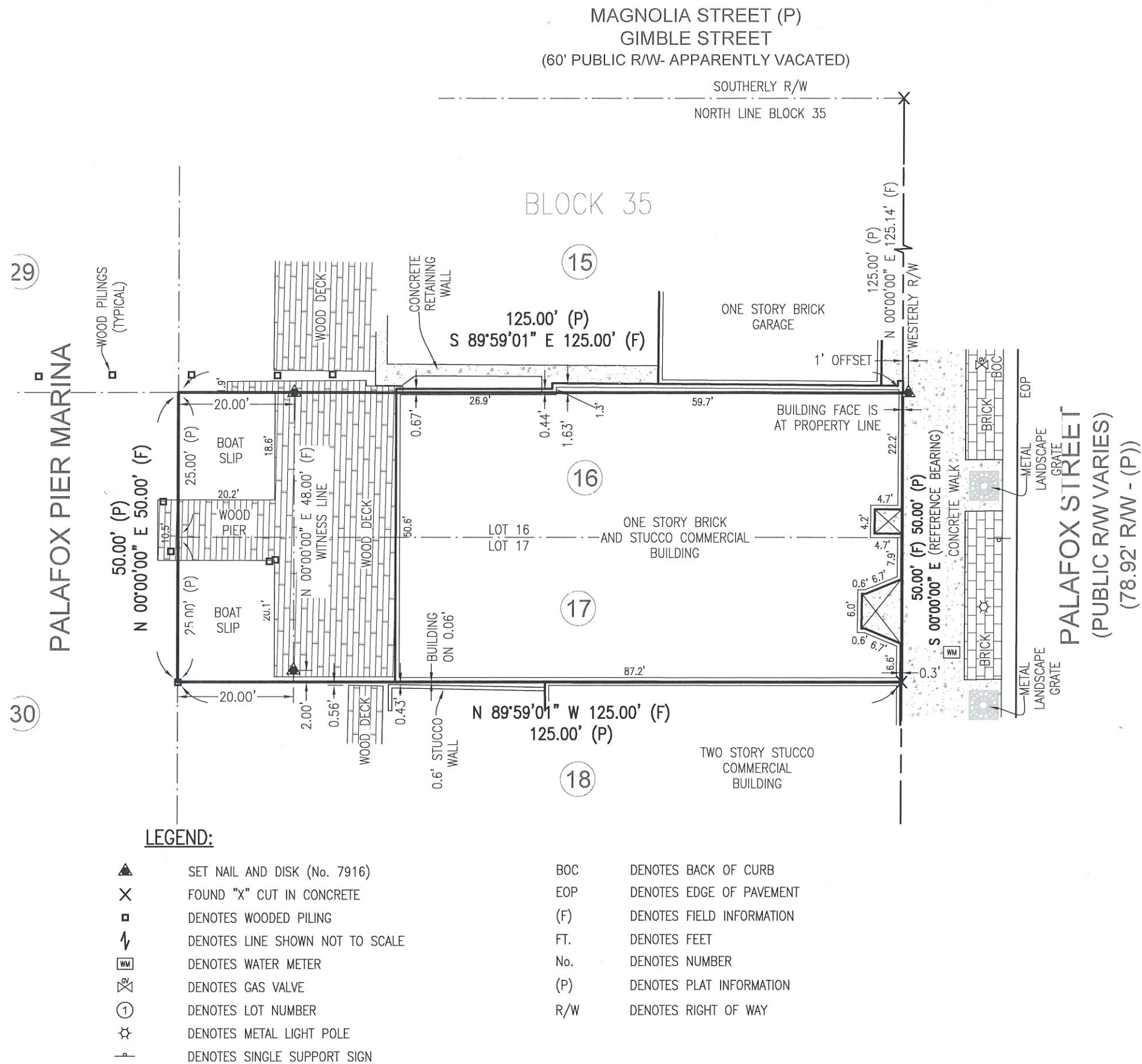












**DESCRIPTION:** (OFFICIAL RECORDS BOOK 5883, PAGE 270)

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*  
 MARK A. NORRIS  
 FLORIDA REGISTRATION No. 6211

*4/9/2021*  
 DATE

**BOUNDARY SURVEY**

PREPARED FOR: JIM & MICHELLE ENGLISH  
 REQUESTED BY: MR. BRIAN SPENCER  
 SMP ARCHITECTURE

1 of 1

NO. DATE APPR. REVISION/ACTION TAKEN

PROJECT: 2020.233

DRAWN BY: BTH

CHKD BY: MAN

SCALE: 1" = 20'

F.B.: 21-01

PG.: 18-19

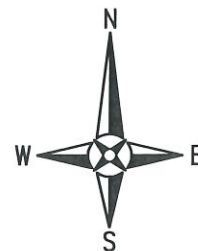
DATE: 1/18/2021

711 SOUTH PALAFOX  
 PENSACOLA, FL

A PORTION OF  
 SECTION: 46 TOWNSHIP: 2 S  
 COUNTY: ESCAMBIA  
 RANGE: 30 W  
 STATE: FLORIDA

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

**RBA**  
**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 0000857 LB7916



Department:	Comments:
FIRE	No comments
PW/E	No comments
InspSvcs	No comments
ESP	No comments
ECUA	<u>Because of the increased flow/demand for the proposed new development at 711 S Palafox St, the EOR/Developer will need to submit to ECUA Engineering for review and permitting of water and sewer. More information can be found in the ECUA Engineering Manual - Procedures 2 and 3 regarding submittal and review processes (<a href="https://ecua.fl.gov/work-with-us/engineering-manuals-contacts">https://ecua.fl.gov/work-with-us/engineering-manuals-contacts</a>). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.</u>
FPL	No comments
ATT	No comments
Surveyor	See attached. These have been addressed by the applicant.
Planning	No comments





## APPLICATION FOR SITE PLAN APPROVAL

**Please Check Application Type and Required Fees:**

Site Plan "A"		
<input type="checkbox"/>	Conditional Use	
<input type="checkbox"/>	Special Planned Development	
<input type="checkbox"/>	Major Revisions to SSD's	
<input type="checkbox"/>	Exception to the 4,000 sq. ft. maximum area for a commercial use in an R-NC district	
Site Plan "A" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
<input type="checkbox"/>	Review Board Rehearing/Rescheduling	Fee: \$250.00
<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

Site Plan "C"		
<input type="checkbox"/>	Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:		
<input type="checkbox"/>	Application	Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council	Fee: \$250.00

Site Plan "B"		
<input type="checkbox"/>	Conservation district (CO)	
<input type="checkbox"/>	Airport district -- all private, non-aviation related development in the ARZ zone and all developments except single-family in an approved subdivision in the ATZ-1 and AZT-2 zones	
<input type="checkbox"/>	Waterfront Redevelopment district (WRD)	
<input checked="" type="checkbox"/>	South Palafox Business district (SPBD)	
<input type="checkbox"/>	Interstate Corridor district (IC)	
<input type="checkbox"/>	Multi-family developments over 35' high within the R-2A district	
<input type="checkbox"/>	Buildings over 45' high in the R-2, R-NC and C-1 districts	
Site Plan "B" Fees:		
<input type="checkbox"/>	Preliminary	Fee: \$1,500.00
<input type="checkbox"/>	Final	Fee: \$1,500.00
<input checked="" type="checkbox"/>	Preliminary & Final	Fee: \$2,000.00
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<input type="checkbox"/>	City Council Rehearing/Rescheduling	Fee: \$750.00

**APPLICATION DEADLINE IS 30 CALENDAR DAYS PRIOR TO THE PLANNING BOARD MEETING**

Applicant Information:

Name: **JAMES ENGLISH, JME OF NWF, LLC** Date: **3/14/22**  
 Address: **PO BOX 13570**  
 Phone: **904-861-7418** Email: **ENGLISHJIM@MAC.COM**

Property Information:

Owner Name: **JME OF NWF LLC** Phone: **904-861-7418**  
 Location/Address: **711 S. PALAFOX**  
 Parcel ID: **0005009100016035** Square Feet/Acres: **0.1419**  
**00-05-00-9100-016-035**

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

Purpose of site plan approval: **FOR FUTURE CONSTRUCTION OF 5-UNIT RESIDENTIAL CONDOMINIUM**

The attached documentation being a copy from the property appraiser's office does not meet the application standard.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this site plan 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 regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

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

Date

*Planning Board Application  
Request for Aesthetic Review*



Application Date: 3/14/22

Project Address: 711 S. PALAFOX  
Applicant: JAMES ENGLISH, JME OF NWF, LLC  
Applicant's Address: PO BOX 13570  
Email: ENGLISHJIM@MAC.COM Phone: 904-861-7418  
Property Owner: JAMES 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 PROPOSED FUTURE STRUCTURE  
IS A MULTI-RESIDENCE (5 UNITS)  
CONDOMINIUM WITH ONE LEVEL  
OF ON-GRADE PARKING & FIVE (5)  
LEVELS OF RESIDENCES. THE  
BUILDING HAS AN OWNER/RESIDENT  
ENTRY LOBBY FOR ELEVATOR  
ACCESS AND A VEHICULAR ENTRY  
FOR ON-SITE, ON-GRADE PARKING  
BENEATH THE ELEVATED RESIDENCES.

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

3/14/22

Date





# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	000S009100016035	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	154383050	2021	\$148,750	\$128,886	\$277,636	\$277,636
<b>Owners:</b>	JME OF NWF LLC	2020	\$148,750	\$111,366	\$260,116	\$260,116
<b>Mail:</b>	PO BOX 13570 PENSACOLA, FL 32501	2019	\$148,751	\$107,194	\$255,945	\$255,945
<b>Situs:</b>	711 S PALAFOX ST	Disclaimer				
<b>Use Code:</b>	STORE, 1 STORY	Market Value Breakdown Letter				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	Tax Estimator				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	Download Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
04/01/2021	8502	636	\$900,000	WD	Legal Description	LEGAL DESCRIPTION LTS 16 17 BLK 35 WATERFRONT OR 8502 P 636 CA 73
04/2006	5883	270	\$100	WD		
05/1991	3006	94	\$150,000	WD	Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					BOAT DOCK	
					WOOD DECK	

Parcel Information		Launch Interactive Map	
Section Map Id: CA073	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.1419			
Zoned: SPBD			
Evacuation & Flood Information			
<a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			
Buildings			
Address: 711 S PALAFOX ST, Year Built: 1900, Effective Year: 1990, PA Building ID#: 27730			



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00320

Planning Board

4/12/2022

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**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**




Baptist Hospital Annexation - Request for Map Amendments to the City's Zoning and Future Land Use Maps.

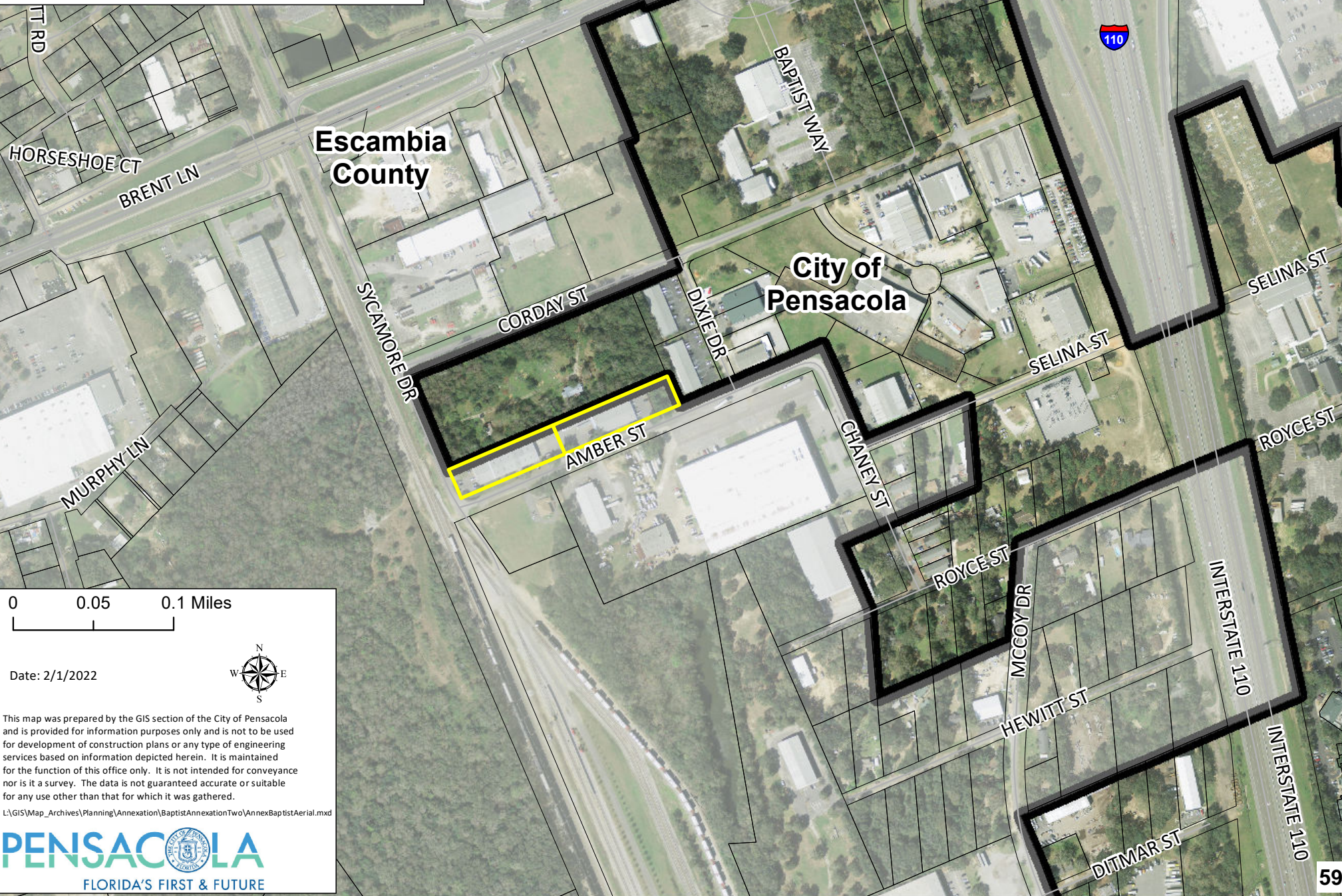
**BACKGROUND:**

Baptist Hospital acquired additional parcels adjacent to the site of their new campus located in the City of Pensacola and subsequently requested Annexation of the subject parcels at the March 24, 2022 City Council meeting. The subject parcels are located on Amber Street, near Sycamore Drive which were in an unincorporated portion of Escambia County. These parcels will require a map amendment to establish a new zoning district and future land use map (FLUM) designation.


The proposed zoning district is commercial (C-3) and the proposed FLUM amendment is Commercial. The proposed districts are consistent with the surrounding properties located in the City limits.








-  Proposed Baptist Hospital Annexation
-  Escambia County
-  Citylimits as of 1/31/22

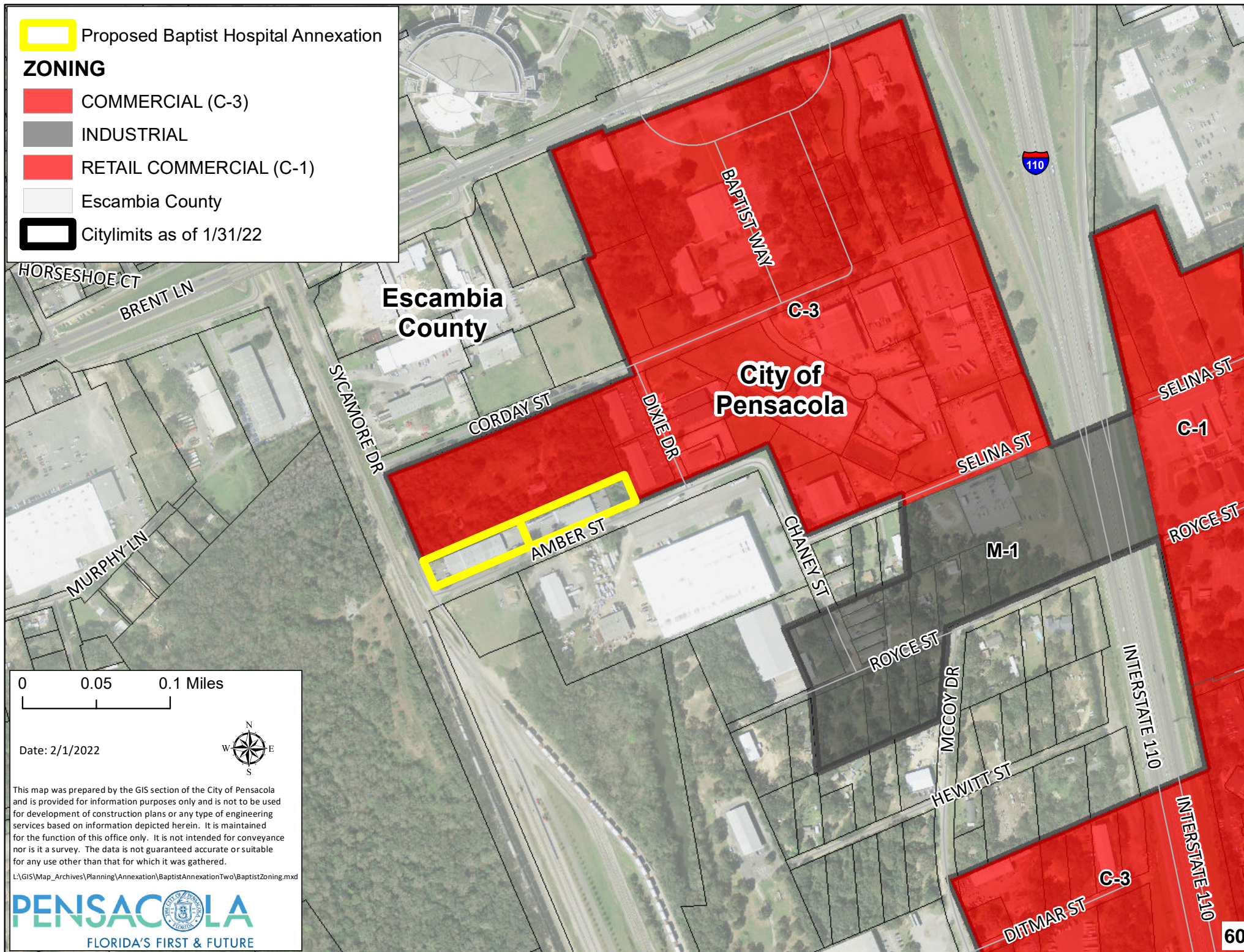









 Proposed Baptist Hospital Annexation

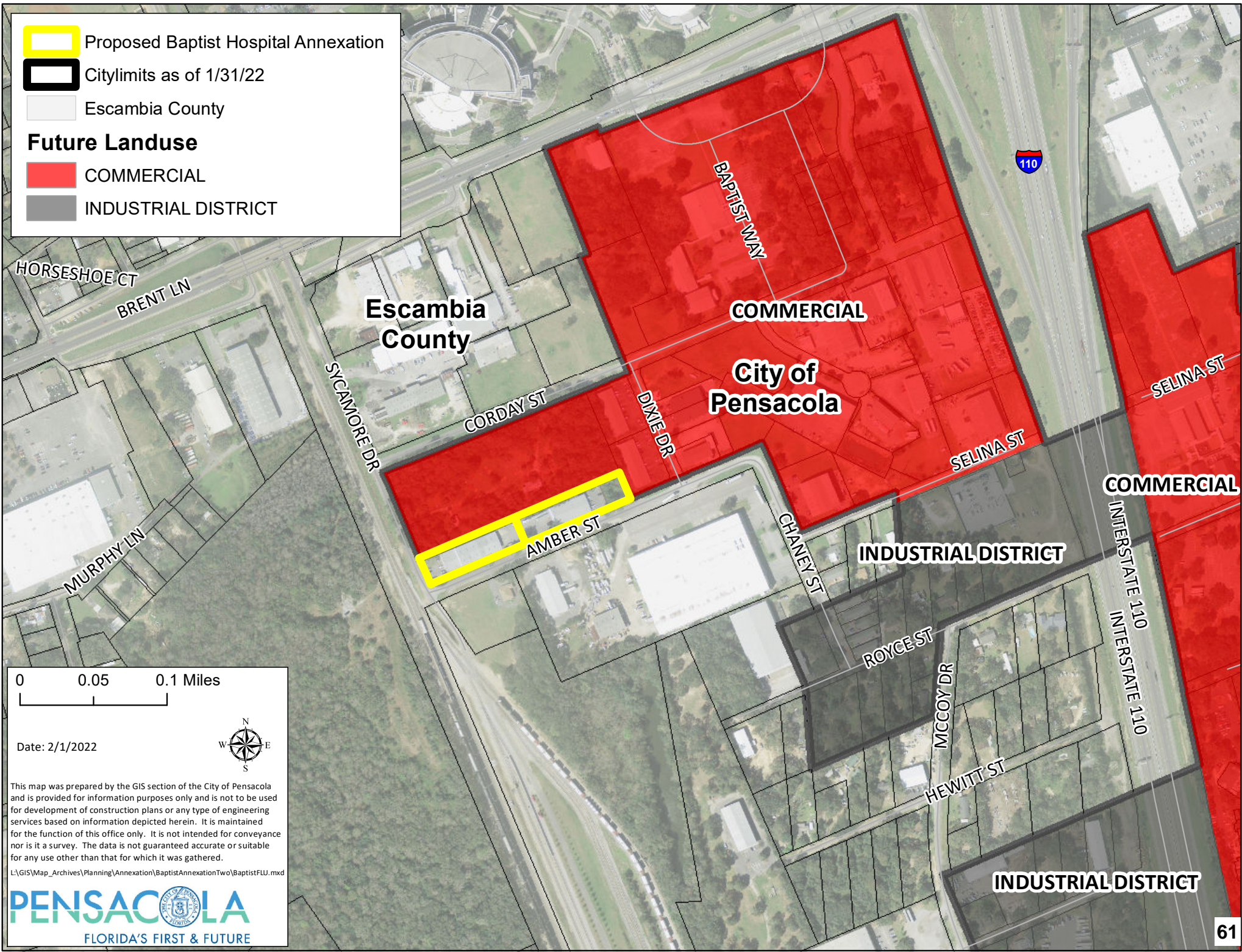
## ZONING

-  COMMERCIAL (C-3)
-  INDUSTRIAL
-  RETAIL COMMERCIAL (C-1)
-  Escambia County
-  Citylimits as of 1/31/22





-  Proposed Baptist Hospital Annexation
-  Citylimits as of 1/31/22
-  Escambia County
- Future Landuse**
  -  COMMERCIAL
  -  INDUSTRIAL DISTRICT





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00321

Planning Board

4/12/2022

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**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**

Mark Eaton Annexation - Request for Map Amendments to the City's Zoning and Future Land Use Maps

**BACKGROUND:**

Mark Eaton requested Annexation of two (2) parcels at the March 24, 2022 City Council meeting. The subject parcels are located at 315 East Selina Street and 4908 Chaney Street. The parcels were previously in an unincorporated portion of Escambia County. These parcels will require a map amendment to establish a new zoning district and future land use map (FLUM) designation.

The proposed zoning district is commercial (C-3) and the proposed FLUM amendment is Commercial. The proposed districts are consistent with the surrounding properties located in the City limits.





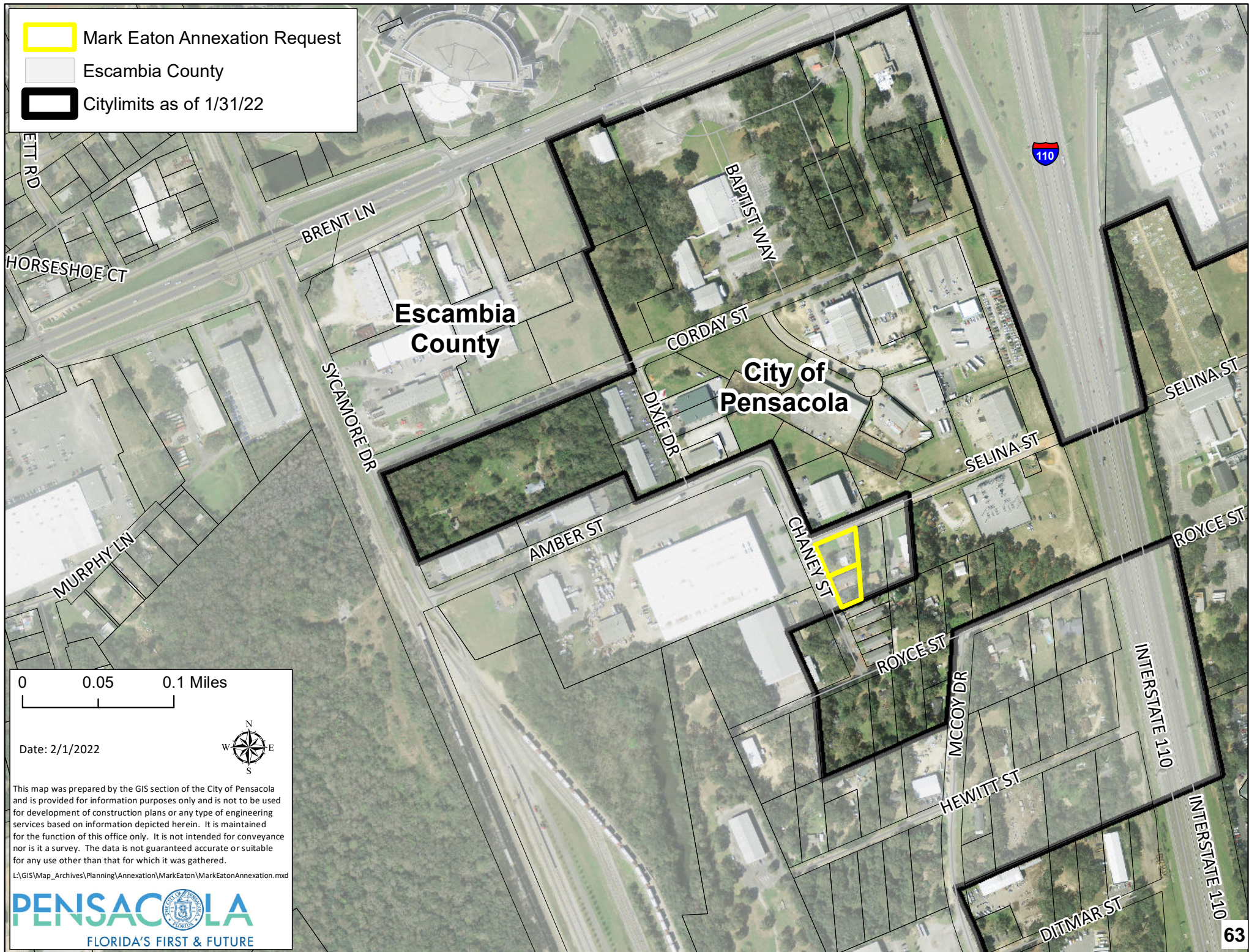
Mark Eaton Annexation Request



Escambia County



Citylimits as of 1/31/22



0 0.05 0.1 Miles

Date: 2/1/2022



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS\Map\_Archives\Planning\Annexation\MarkEaton\MarkEatonAnnexation.mxd




 Mark Eaton Annexation Request


## Zoning

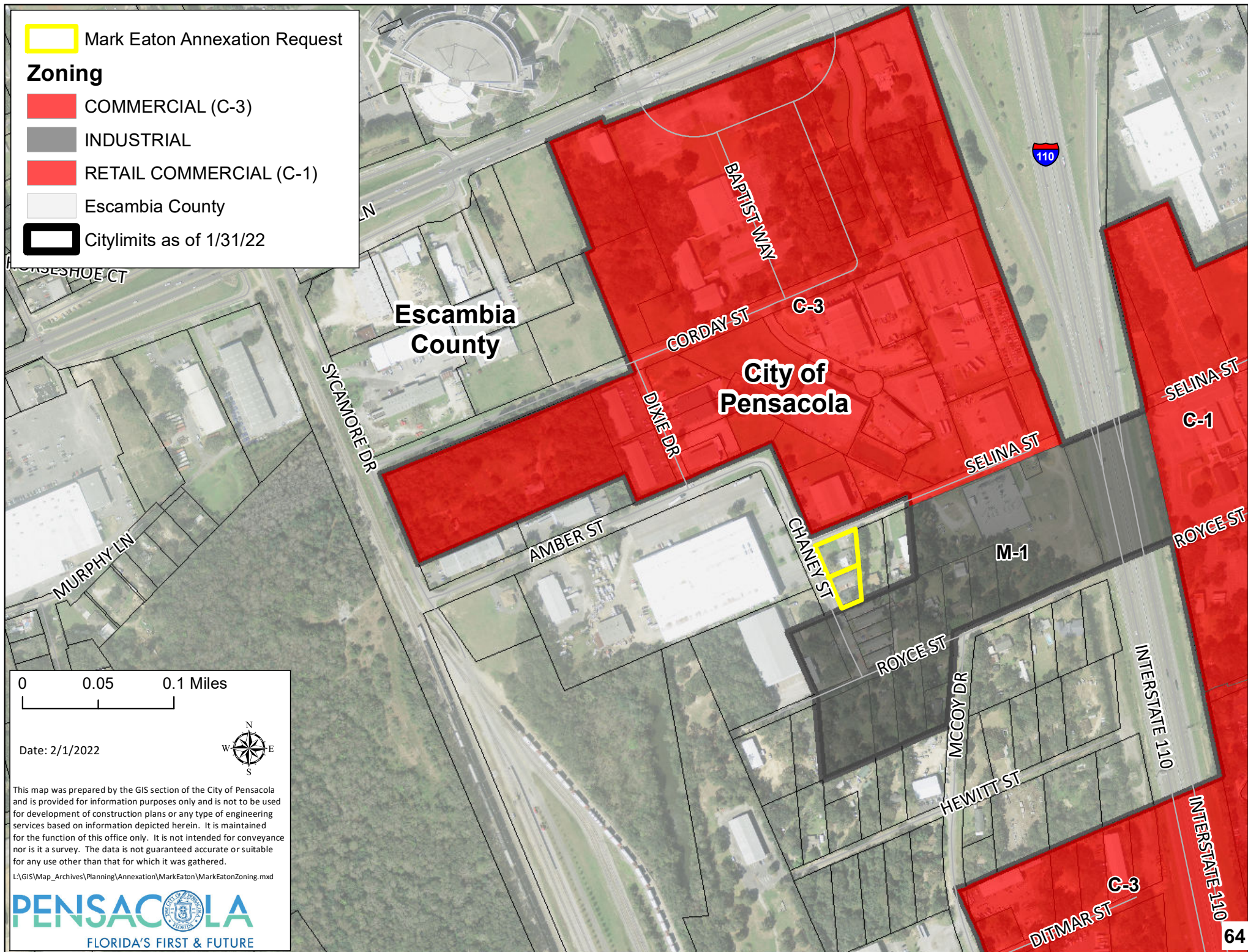
 COMMERCIAL (C-3)

 INDUSTRIAL

 RETAIL COMMERCIAL (C-1)

 Escambia County

 Citylimits as of 1/31/22



0 0.05 0.1 Miles

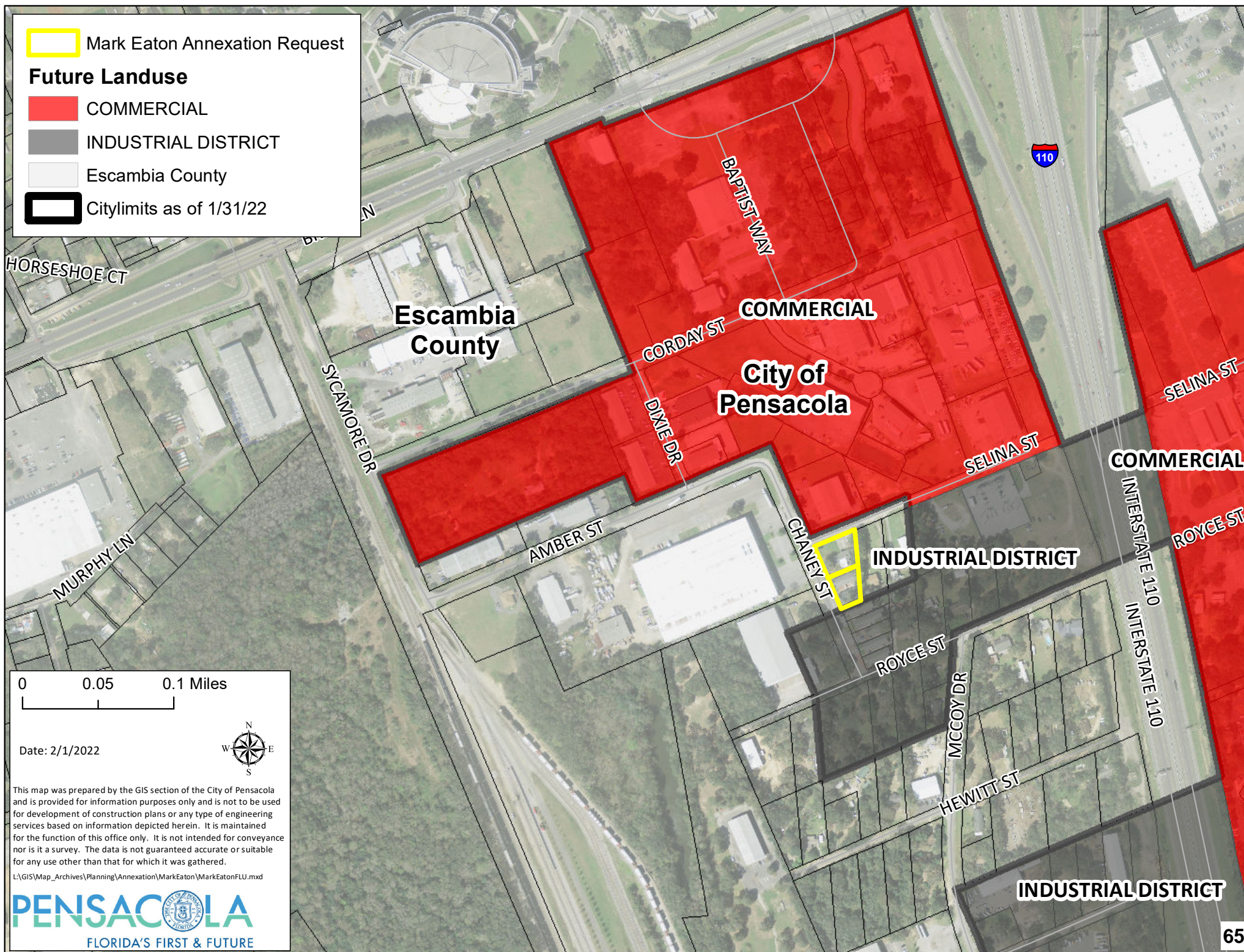
Date: 2/1/2022



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

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# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00323

Planning Board

4/12/2022

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**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**




Richards Memorial United Church Property Annexation - Request for Map Amendments to the City's Zoning and Future Land Use Maps

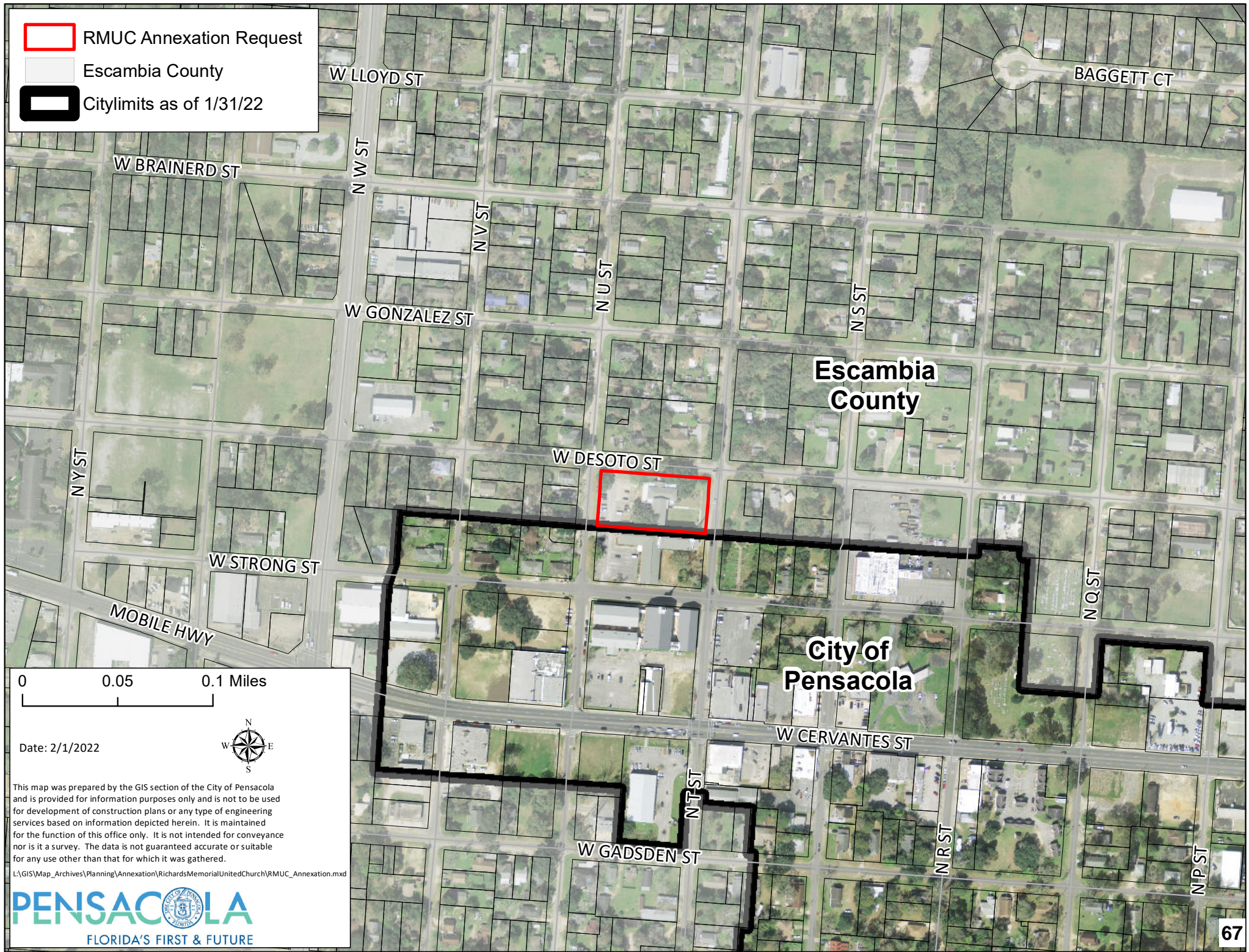
### **BACKGROUND:**

Reverend Robin Noble, representing Richards Memorial United Church, requested Annexation of the portion of their property on West Desoto Street, between N. U and N. T Streets at the March 24, 2022 City Council meeting. The property was divided by the jurisdictional boundary between the City of Pensacola and the unincorporated portion of Escambia County. This parcel will require a map amendment to establish a new zoning district and future land use map (FLUM) designation.

The proposed zoning district is Residential (R-1A) and the proposed FLUM amendment is Medium Density Residential. The proposed districts are consistent with the surrounding properties located in the City limits.



-  RMUC Annexation Request
-  Escambia County
-  Citylimits as of 1/31/22



0 0.05 0.1 Miles

Date: 2/1/2022










This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

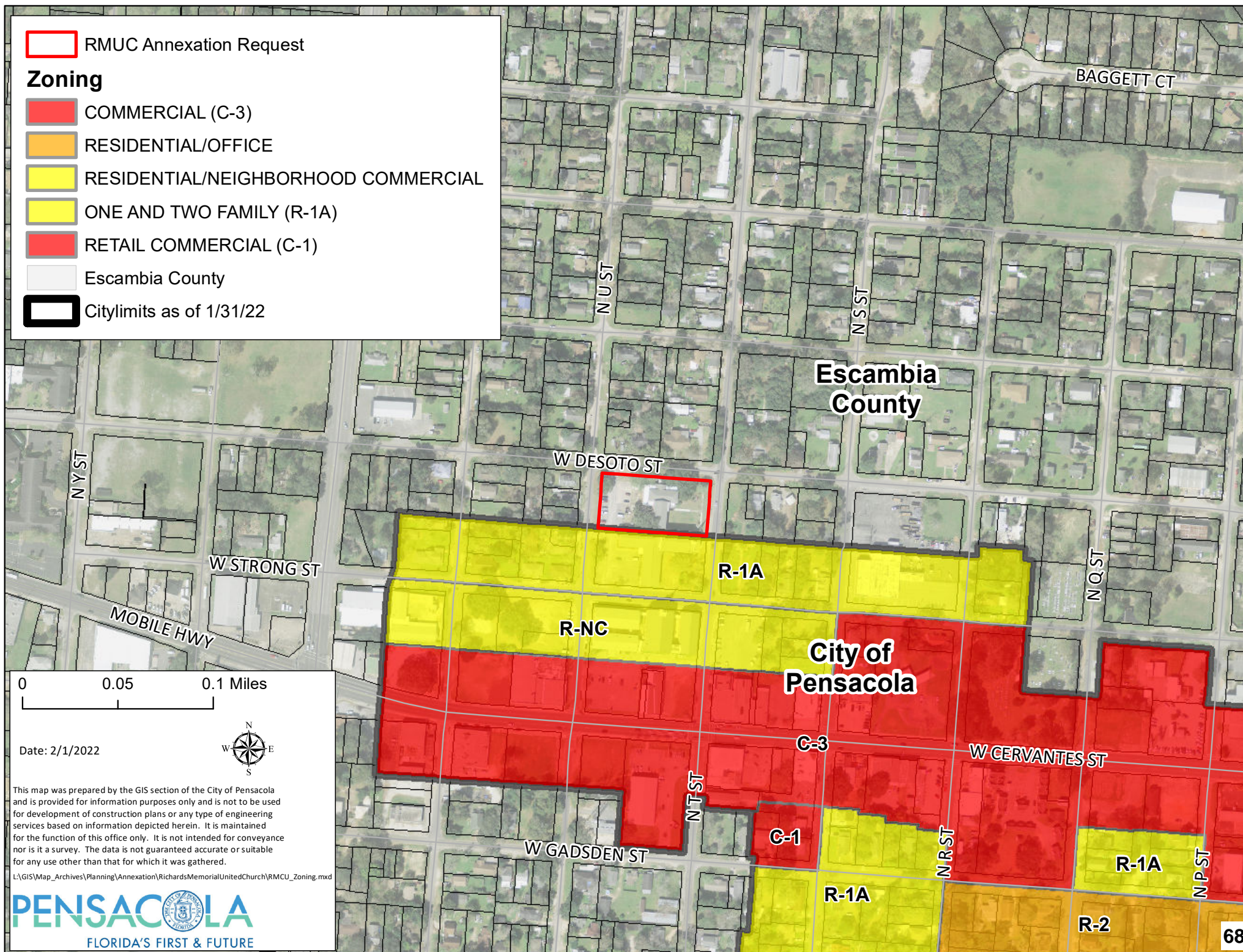
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 RMUC Annexation Request

## Zoning

-  COMMERCIAL (C-3)
-  RESIDENTIAL/OFFICE
-  RESIDENTIAL/NEIGHBORHOOD COMMERCIAL
-  ONE AND TWO FAMILY (R-1A)
-  RETAIL COMMERCIAL (C-1)
-  Escambia County
-  Citylimits as of 1/31/22





 RMUC Annexation Request


### Future Landuse


 COMMERCIAL

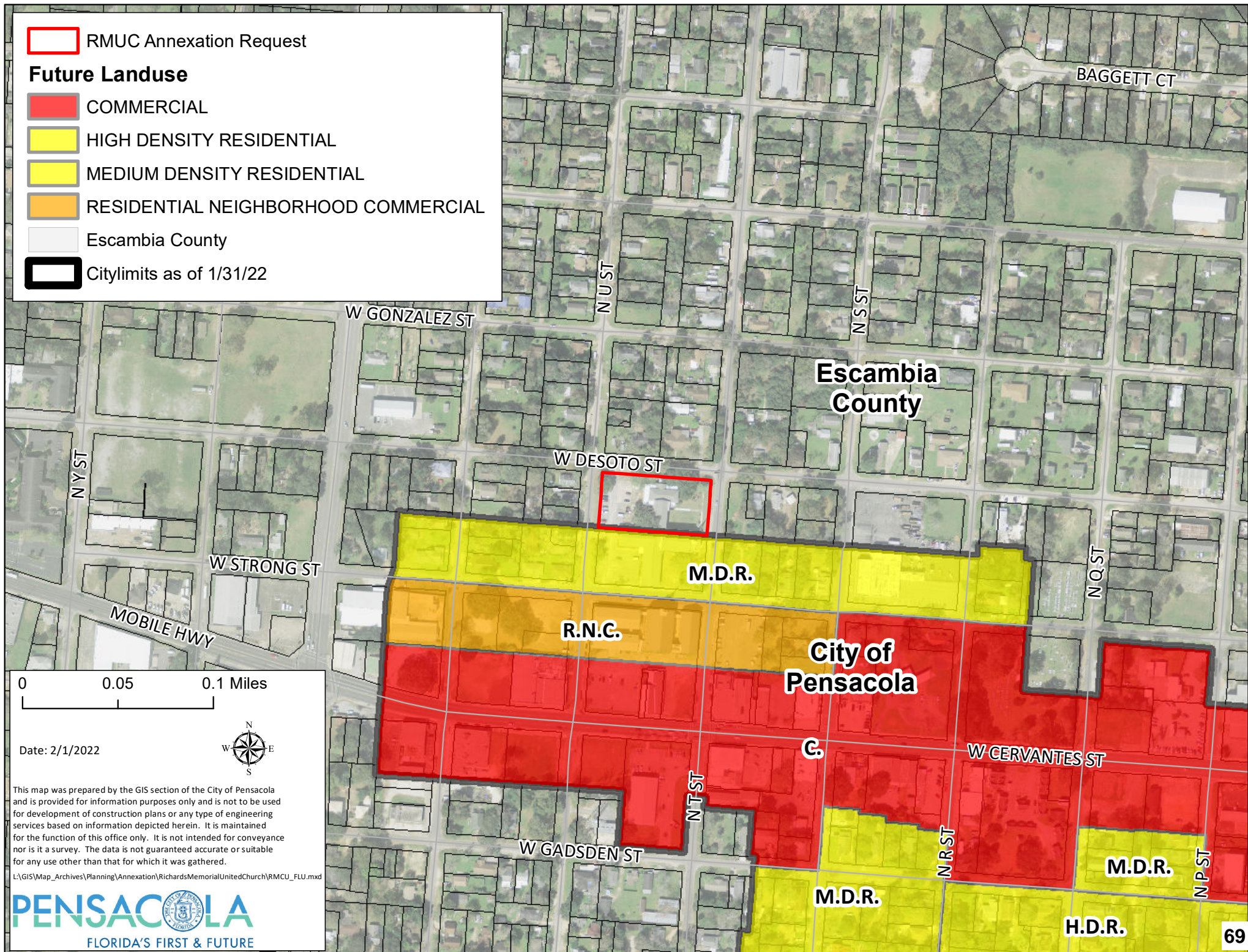
 HIGH DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

 RESIDENTIAL NEIGHBORHOOD COMMERCIAL

 Escambia County

 Citylimits as of 1/31/22





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00324

Planning Board

4/12/2022

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**TO:** Planning Board Members

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

**DATE:** 4/12/2022

**SUBJECT:**

Comprehensive Plan Amendment - Coastal Management Element

**BACKGROUND:**

In 2015 the Florida Legislature passed the Peril of Flood law which specified new requirements for the Coastal Management Element of local government's Comprehensive Plans. These requirements are related to coastal flooding and the impacts of sea level rise.

Pursuant to Section 163.3178(2)(f), Fla. Stat. (Peril of Flood Law) the attached amendments have been drafted for the City's Coastal Management Element of the Comprehensive Plan.

## **Proposed Peril of Flood Language**

### CHAPTER 5

#### **COASTAL MANAGEMENT**

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GOAL CM-1: The City shall manage the coastal system natural resources within the City limits in a manner that will maintain or enhance environmental, recreational, historic and economic qualities, protect human life, provide resiliency benefits and limit public expenditures in coastal areas.

Objective CM-1.1: The City shall encourage resilient shoreline development of those land uses which are dependent on or related to access to the water.

Policy CM-1.1.1: Shoreline development in Coastal High Hazard Area (CHHA) shall be prioritized as follows to the maximum extent feasible

- A. Water dependent uses
  - 1. Commercial
  - 2. Light industrial
- B. Water related recreation
- C. Residential
- D. Commercial

Policy CM-1.1.2: All City owned or City financed waterfront development, except for industrial uses, shall provide for public waterfront access and shall be constructed considering future flood risk and sea level rise. All City owned and financed waterfront development using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S.

Policy CM-1.1.3: The City shall encourage and coordinate in the development of additional marina facilities and fishing piers provided they meet the following criteria:

- \* The use is compatible with surrounding land uses.
- \* Upland support services are available.
- \* A hurricane contingency plan is in place.
- \* The water quality concerns have been addressed.
- \* A plan is in place for mitigation actions in the event that the environment is adversely affected.
- \* Buildings and supporting infrastructure is planned to incorporate considerations of impacts from future flood risk and sea level rise.
- \* The economic need and feasibility for the facility have been established.



Policy CM-1.1.4: The City shall continue to provide for the siting of water- dependent and water-related uses through the zoning guidelines of the appropriate land use districts.

Policy CM-1.1.5: The City shall continue to utilize and develop its deepwater port, coordinating the port's activities with other City, County, regional, state and federal agencies in the following areas: transportation, land use, resiliency, natural and man-made hazards, protection of natural resources.

Policy CM-1.1.6: The City shall ~~enhance~~ maintain the urban waterfront through proper land use planning, the public acquisition of land for parks and open space, resiliency planning and adaptation, and the establishment of downtown waterfront pedestrian connections.

Objective CM-1.2: The City shall limit public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) except for restoration, resiliency and adaptation projects, or enhancement of natural resources.

Policy CM-1.2.1: The Coastal High Hazard Area (CHHA) will be the area seaward of the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy CM-1.2.2: Public funds shall be expended in the CHHA only in developments: that comply with residential densities adopted in this plan that will produce no adverse affects to the surrounding land uses or the environment without approved mitigation or adaptation plans; and/or, that would further open up the waterfront to public access.

Policy CM-1.2.3: The City shall take ~~whatever actions that are necessary~~ so that all public facilities located near the City's shoreline or in the CHHA are resistant to storm events and meet all the building standards for the hurricane-force winds and floods including future flood risk from sea level rise. This may include the relocation of such facilities if they could be better protected to avoid impacts from future flood risk.

Objective CM-1.3: In accordance with the City's land development code, the City shall continue to direct high density population developments away from the City's CHHA.

Policy CM-1.3.1: Future residential land use in the CHHA shall be limited to the following densities by location:

- \* Low density - along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou Texar.
- \* Medium density - along Pensacola Bay (except for the Historic District), and along Bayou Chico.
- \* High density - Historic District.

Policy CM-1.3.2: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by

future land use category may be transferred to portions of the development site outside the CHHA.

Objective CM-1.4: The City shall ~~provide maintain~~, and if ~~necessary~~ feasible increase, public access to available shoreline consistent with estimated need to the extent practicable.

Policy CM-1.4.1: The City will limit vacations of public rights-of-way to maintain the public access to shorelines to the extent practicable.

Policy CM-1.4.2: The City will continue to work with Escambia County to maintain and, if feasible, increase shoreline access to the public.

Policy CM-1.4.3: The City shall review and enforce the public access requirements of the Coastal Zone Protection Act of 1996.

Policy CM-1.4.4: The City shall coordinate land use plans for shoreline access to include proper circulation routes and parking facilities necessary for the particular locations and uses.

Policy CM-1.4.5: The City shall coordinate with the Escambia County Transit System for provision of public transportation to shoreline facilities.

Policy CM-1.4.6: The City shall promote public access and increase overall connectivity between existing neighborhoods and Pensacola Bay to the extent practicable.

Objective CM-1.5: The City shall allow development in the CHHA only if it will not create a deficiency in the adopted minimum levels of service.

Policy CM-1.5.1: Level of service standards in the CHHA shall be consistent with those of the rest of the City to the extent practicable.

~~Policy CM-1.5.2: The City shall take all appropriate steps to provide that funding for infrastructure will be phased to coincide with the demands generated by development or redevelopment in the CHHA provided the development meets all the requirements of density and use set forth in the Future Land Use Plan, and is consistent with coastal resource protection and safe evacuation and includes resilient construction techniques to protect against future flood risk and sea level rise.~~

Objective CM-1.6: The City shall coordinate with State, regional and county agencies in evaluating major evacuation routes and determining where operational improvements can be made to maintain or reduce hurricane evacuation times or flood risk and shall work with the Civil Defense and Red Cross in identification and provision of adequate emergency shelter.

Policy CM-1.6.1: In the event of a natural disaster, the City shall respond to the instruction and guidance of the Escambia County Civil Defense office and follow the recommendations from the *Tri-State Hurricane Evacuation Study* for evacuation procedures.



Policy CM-1.6.2: The City shall periodically review the natural disaster plan, taking into consideration the capacity of evacuation routes as compared to the predicted population density listed in the Future Land Use Plan Element and other publications relating to natural disaster planning and vulnerability to sea level rise and other future flood risk.

Objective CM-1.7: The City will update post-disaster redevelopment plans based on building and construction regulations, city codes, and intergovernmental reports in coordination with Escambia County in order to minimize or eliminate the exposure of human life and property to natural disaster hazards, as necessary.

~~Policy CM-1.7.1: The City will enforce and/or establish any necessary building and development codes to minimize damage to human life and property from a natural disaster.~~ Relocate to Peril of Flood Goal.

Policy CM-1.7.3: Following a natural disaster, the City will seek Federal Acquisition and donation of properties along CHHA that have been damaged beyond repair, provided for by section 1362 of the NFIP.

Policy CM-1.7.4: The City shall identify all areas needing redevelopment to reduce or eliminate unsafe conditions and inappropriate uses in the CHHA.

Policy CM-1.7.5: The Post-Disaster Redevelopment Plan shall establish policies for the following: differentiating between repair and clean-up actions which are needed to protect public health and safety and those actions which constitute long-term repair and redevelopment activities; practices for removal, relocation or structural modification of damaged infrastructure and unsafe structures; limiting redevelopment in areas of repeated damage; and incorporating recommendations of interagency hazard mitigation reports into the local Comprehensive Plan.

Policy CM-1.7.6: The City shall develop regulatory or management techniques for general hazard mitigation including regulation of: beach alteration; stormwater management; and sanitary sewer facilities.

Policy CM-1.7.7: The City shall incorporate the recommendations of the hazard mitigation annex of the local peacetime emergency plan and applicable existing interagency hazard mitigation reports.

GOAL CM-2: The City shall plan for, and adapt to, the perils of flood associated the potential impacts of sea level rise to become a more resilient community and eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

Objective CM-2.1: The City shall include in its planning efforts development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas across the community, which results from the potential impacts of sea-level rise.

Policy 2.1.1: By 2021, the City shall conduct a vulnerability assessment that incorporates sea level rise projections for 2040, 2070 and 2100 to inform adaptation priorities. The vulnerability assessment shall help prioritize capital improvements planning to address near term vulnerabilities. Subject to funding availability, it is recommended that the vulnerability assessment be updated no less than every 10 years and incorporate a review of data to determine the most recent and appropriate sea level rise projections. Subsequent updates of the vulnerability assessment shall be consistent with state law including but not limited to Section 380.093, F.S. related to requirements for conducting vulnerability assessments.

Policy 2.1.2: By 2024, the City will include potential sea level rise projections in planning for development and redevelopment projects.

Policy 2.1.3: City shall promote strategies that include best practices that prioritize elevation and flood proofing, protection of building mechanical systems, onsite retention and pervious surfaces, shoreline protection and accommodation, site-specific flood management techniques, green infrastructure, maintaining access to services and managed retreat.

Policy 2.1.4: The City shall collaborate with its infrastructure, other service providers, the Florida Department of Transportation, the Florida Department of Environmental Protection, Escambia County, the Pensacola & Perdido Bays Estuary Program, Northwest Florida Water Management District and other regional partners to exchange climate and sea level rise data, plans, projects, programs and solutions to address future vulnerability and flood risks. The City shall actively coordinate with the Florida Department of Environmental Protection on the Resilient Florida Grant Program, Comprehensive Statewide Flood Vulnerability and Sea level Rise Dataset, Assessment and Plan developed pursuant to Section 380.093, F.S.

Policy 2.1.5: All City owned and financed projects initiated and undertaken by a state-financed constructor in the coastal building zone related to major and non-habitable major structures, as defined in Section 161.54, F.S., using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S. and Rule 62S-7, F.A.C.

Objective CM-2.2: The City shall encourage the use of best practices development and redevelopment principles, strategies, development techniques and engineering solutions at the site level that will result in the reduction of losses due to flooding and claims made under flood insurance policies. This shall include the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 2.2.1: All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in the City's Floodplain Management provisions or the Florida Building Code, shall be located and constructed to minimize flood damage, meet floodway requirements, be appropriately anchored, including flood damage-resistant materials and have mechanical, plumbing, and

electrical systems above the design flood elevation or meet the requirements of ASCE 24.

Policy 2.2.2: In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.

Policy 2.2.3: The floodplain administrator / building official shall review all permit applications and plans to determine that the proposed development or redevelopment can be constructed such that it is reasonably safe from flooding. If a proposed development or redevelopment site is located in a flood hazard area, all site development activities including new construction and substantial improvements shall be designed and constructed with methods, practices and materials that will minimize the potential for flood damage.

Policy 2.2.4: The City shall continue to enforce setback and elevation requirements to promote the protection and safety of life and property. Expansions to the existing setback requirements contained in the land development regulations shall be considered as a means of reducing property damage caused by storms.

Policy 2.2.5: The City shall require that, to the greatest extent practicable, development activity, such as land clearing, grading and filling will not disturb natural drainage patterns.

Policy: 2.2.6: The City shall enforce all elevation requirements for structural, ancillary, electrical, water, wastewater and mechanical systems to mitigate risk from flooding impact.

Policy 2.2.7: Manufactured home construction must meet requisite elevation requirements, minimize flood damage and be reasonably safe from flooding, must be installed by licensed installers, must adhere to all Florida Building Code foundation, anchoring, elevation, enclosure and utility equipment requirements. New installations of manufactured homes shall not be permitted in floodways. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations which minimize flood damage and shall be securely anchored to a foundation system.

Policy 2.2.8: All public utilities and facilities such as sewer, gas, electric, communications, and water systems must be located and constructed to minimize or eliminate flood damage. Specifically, adequate drainage must be provided to reduce exposure to flood hazards; in at risk flood zones (AH and AO), adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

Policy 2.2.9: No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory

floodway unless a floodway encroachment analysis demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation. Fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

Policy 2.2.10: The City shall continue to provide public information related to the revisions, development and adoption of FEMA's FIRM Flood Maps as well as strategies to increase resiliency to storm events and flooding in vulnerable areas.

Policy 2.2.11: Within one (1) year of final adoption of any updates to FEMA's Flood Insurance Rate Maps (FIRMs) or last Flood Insurance Study for Escambia County and Incorporated Areas (dated September 29, 2006), the City shall review land development and floodplain management regulations to reflect updated flood risk data.

Policy 2.2.12: The City shall consider floodplain management and CHHA issues in making public acquisition decisions.

Policy 2.2.13: The City shall align housing policies focusing on affordability and workforce housing, code compliant reconstruction, elevation, floodproofing, relocation and other mitigation strategies to reduce losses from flooding and claims made under flood insurance policies.

Objective CM-2.3: The City shall maintain regulations consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy ~~CM-1.7.1~~ Policy 2.3.1: The City will enforce and/or establish any necessary building and development codes to minimize damage to human life and property from a natural disaster. **Previous Policy CM-1.7.1.**

Policy 2.3.2 The City shall maintain, review and update, at least every five (5) years, its Floodplain Management Regulations (Chapter 12-9):

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development that may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas; and
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.

Policy 2.3.3: The City shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 2.3.4: The City shall maintain and review regulations in special flood hazard areas to require construction by methods and practices that minimize flood damage, including but not limited to, anchoring by pilings or columns to prevent flotation, collapse and lateral movement of the structure; preventing the expansion, improvement or repair of construction below elevated post-FIRM buildings; prohibiting manmade alteration of dunes, mangrove stands or wetlands which would increase the potential of flood damage and elevation or freeboard standards for structures, electrical and mechanical equipment.

Objective CM-2.4: The City shall participate, and seek to enhance participation, in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 2.4.1: The City shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall continue to seek to improve its current CRS Class rating.

Policy 2.4.2: The City shall continue to coordinate intergovernmental efforts related to participation in CRS, public outreach, sea level rise planning and disaster preparedness and recovery, to maximize County and flood insurance policy holder benefits.



Policy 2.4.3: The City shall consider the development of a CRS-compliant Watershed Management Plan as part of its next cycle visit for CRS participation.

GOAL CM-23: The City shall ensure the highest environmental quality feasible, the City will seek to conserve, protect, and properly manage its natural resources.

Objective CM-23.1: The City shall protect, conserve or enhance coastal wetlands, living marine resources and wildlife habitat.

Policy CM-23.1.1: The City shall limit the specific and cumulative impacts of development and redevelopment which will have adverse effects on wetlands, water quality, wildlife habitat, living marine resources and beach systems by prohibiting these developments unless mitigation actions are specified or by withholding public funds from these projects.

Policy CM-23.1.2: By the year 2021, the City shall restore or enhance disturbed or degraded natural areas for City-owned property including beaches, estuaries, wetlands, shoreline ecosystems, and drainage systems and shall establish programs to mitigate future disruptions or degradations.

Policy CM-23.1.3: The City shall establish standards for new development adjacent to wetlands to reasonably assure that the quality and quantity of their stormwater discharge does not adversely impact the physical and/or ecological features of those habitats.

Policy CM-23.1.4: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance coastal wetlands, living marine resources and wildlife habitat unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Objective CM-23.2: The City shall maintain and improve estuarine environmental quality.

Policy CM-23.2.1: The City shall coordinate with Escambia County and the City of Century through the existing interlocal agreement to conduct stormwater management plans which will provide recommendations for preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.

Policy CM-23.2.2: The City shall review and contribute to any updates of the Comprehensive Plans in surrounding jurisdictions and other policy plans that would affect implementation of local estuarine protection goals.

Policy CM-23.2.3: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance estuarine environmental quality unduly threatened by development through establishment of public or private conservation easements or

other available means as deemed appropriate.

Policy CM-23.2.4: The City shall work with local organizations, regional, state agencies to establish procedures to protect and increase the water quality near existing shorelines.

Objective CM-23.3: The City shall reasonably assure that impacts of man-made structures on beach systems are minimal.

Policy CM-23.3.1: Construction in the CHHA shall conform to regulations set forth in the Land Development Code for floodplain management.

Objective CM-23.4: The City shall coordinate with the West Florida Historic Preservation, Inc. and other appropriate agencies in the protection, preservation or sensitive reuse of historic resources.

Policy CM-23.4.1: The City shall continue to support the Historic Pensacola Preservation Board in its efforts to identify historic sites and register them with the proper agencies.

Policy CM-23.4.2: Through historic zoning district guidelines and building codes, the City shall continue to establish controls for safe construction practices and for retaining the character of development within the districts.

Objective CM-23.5: The City shall continue to discourage off shore oil and gas drilling in the coastal areas of North Florida, and the City shall continue to demand accountability for clean-up of any leaks or spills of oil or oil products as well as other contaminants and pollutants.

Policy CM-23.5.1: The City shall continue to cooperate with other local and state agencies in opposition to the leasing of coastal area waters for offshore oil and gas drilling through appropriate actions. Further, the City shall cooperate with local, state and federal agencies in the clean-up efforts following the Deepwater Horizon oil spill and any other oil leak or spill as well as other contaminants and pollutants that affect waterways within the city limits.