



City of Pensacola

Planning Board

Agenda

Tuesday, July 12, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

1. [22-00702](#) MINUTES FOR THE MEETING OF JUNE 14, 2022

Attachments: [June 14, 2022 Planning Board Minutes](#)

REQUESTS

2. [22-00703](#) REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM)
AMENDMENT FOR 411 N. BAYLEN STREET

Attachments: [411 N BAYLEN ST REZONING APPLICATION](#)
[Current Zoning](#)
[Proposed Zoning](#)
[Current FLUM](#)
[Proposed FLUM](#)
[Review Comments 411 N Baylen Street](#)

OPEN FORUM

DISCUSSION

ADJOURNMENT

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

ADA Statement

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00702

Planning Board

7/12/2022

SUBJECT:

Minutes for the Meeting of June 14, 2022



MINUTES OF THE PLANNING BOARD

June 14, 2022

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

MEMBERS ABSENT: Board Member Sampson

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Help Desk Technician Russo, Deputy City Administrator Forte, Building Official Bilby, Parks and Recreation Director Stills, Administrative Assistant Carlton, Executive Assistant Chwastyk, City Arborist Stultz

STAFF VIRTUAL: Senior Planner Statler, Development Services Director Morris

OTHERS PRESENT: Margaret Hostetter, Sherri Myers, Carlton Charles, Barbara Charles, Neil Tucker

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 12, 2022
- **New Business:**
 - Proposed Amendment to the Tree Ordinance
 - Request for Vacation of Right-of-Way – 400 Block E. Yonge Street
 - Request for Preliminary Plat Approval – Stillman Subdivision
 - Open Forum
 - Discussion
 - Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:01 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 April 12, 2022 minutes, seconded by Board Member Powell, and it carried 6:0.

New Business –

Proposed Amendment to Section 12-6-4(4) – Landscape and Tree Protection (Notice) Of The Code Of The City of Pensacola

Assistant Planning & Zoning Manager Cannon introduced the item. Chairperson Paul Ritz read the sentence being added to the language. Board Members Grundhoefer and Powell discussed the purpose of the change. Board Member Villegas stated Council Member Myers felt additional language was necessary. Board Member Villegas questioned why there are only two weeks for the posting of the sign. Chairperson Paul Ritz stated that was a separate discussion. Chairperson Paul Ritz introduced Margaret Hostetter to speak. Margaret Hostetter stated that there is confusion regarding notices and sign placement and feels the timing of the notice is ineffective and not enough time is given for a reaction or interaction. Margaret Hostetter concluded by asking Building Official Bilby to explain how this language will change the procedure that has been in effect for notice made to Council Members and to the public through signs. Chairperson Paul Ritz introduced Councilwoman Sherri Myers. Councilwoman Myers stated she is looking to the Planning Board to accomplish the intent of the language that was sent to the Planning Board. Councilwoman Myers gave the example of Sake Café. Councilwoman Myers felt they were a good example of being given ample notice and willingness to preserve trees. Chairperson Paul Ritz wanted clarification from Councilwoman Myers if she wanted the language to change regarding the notice to Council Members as well as the public. Councilwoman Myers stated she would like more opportunity given to the public to have input. Chairperson Paul Ritz stated that prior to approval, in his interpretation, that no approval can be made until that notification period has been completed. Chairperson Paul Ritz asked Assistant City Attorney Lindsay if the Planning Board Members could add or edit the language. Assistant City Attorney Lindsay stated the Board Members can make modifications in their determination. Chairperson Paul Ritz suggested the Board come up with a milestone for notification. Chairperson Paul Ritz suggested a milestone for notification, and a milestone for the sign placement. Board Member Villegas suggested a longer time for sign placement. Chairperson Paul Ritz asked Building Official Bilby if he knew of a legislative time for the sign to be placed. Building Official Bilby stated that the placement of the sign is for two weeks prior to the permit issuance. Chairperson Paul Ritz, Board Member Powell, and Board Member Villegas discussed the time frame for placement of the sign as well as the color of the sign. Chairperson Paul Ritz stated that the direction of the Board is to edit the language beyond what was given them. Board Member Van Hoose suggested there be a 30-day time frame for the sign. Board Member Van Hoose also stated that the word approval needs to be clarified for the council person. Chairperson Paul Ritz asked the Board if they wanted to add a milestone for the notification to the City Council Members. Board Member Villegas proposed the notification be sent immediately upon receiving the plans and further discussion was had. Chairperson Paul Ritz clarified the wording with Assistant Planning & Zoning Manager Cannon. Assistant Planning & Zoning Manager Cannon read the proposed amendments into the record: 1) At such time a tree or landscape plan has been deemed compliant by the designated city arborist, staff shall notify the City Council member for that district. 2) Every sign shall be black lettering on a white background. 3) the sign shall be posted thirty (30) days prior to permit issuance. Board Member Grundhoefer asked Building Official Bilby for clarification of the review process and time frame of plan reviews. Board Member Grundhoefer suggested that the plan review be completed before the notification is given. Board Member Villegas asked if notification should be given upon examination as Board Member

Grundhoefer suggested. Consensus was reached and Assistant Planning & Zoning Manager Cannon confirmed the wording to be that at such time a tree and landscape plan has been deemed compliant by the City's designated Arborist, the staff shall notify the City's councilperson. The Board Members agreed to a 30-day time period for the placement of the sign instead of two weeks and that the sign have black lettering with a white background. **Board member Villegas made a motion to approve, seconded by Board Member Powell, and it carried 6:0.**

Request for Vacation of Right-Of-Way - 400 Block E. Yonge Street

Deputy City Administrator Forte discussed an upcoming project at Magee Field. Deputy City Administrator provided clarification as to why a Vacation of Right-Of-Way would benefit Parks & Recreation and the City. To appropriate funding, it would need to be under one parcel. Deputy City Administrator Forte clarified that vacating the Yonge Street Right-Of-Way would allow the city owned parcel to the South of Yonge Street to be incorporated into Magee Field. Board Member Grundhoefer asked if Yonge Street was already vacated, Deputy City Administrator Forte stated it was not. Deputy City Administrator Forte stated the city would maintain a utility easement after the Vacation of Right-Of-Way. Carlton Charles would like the parking problem at Magee Field to be addressed, Deputy City Administrator Forte is aware of the problem and the city is working to address it. **Vice Chairperson Larson made a motion to approve the request, seconded by Board member Grundhoefer, and it carried 6:0.**

Request for Preliminary Plat Approval – Stillman Subdivision

Chairperson Paul Ritz asked city staff if all the lots in the purposed subdivision met all the requirements of R-1A, Assistant Planning & Zoning Manager Cannon answered yes. Assistant Planning & Zoning Manager Cannon reminded the board members that this is a preliminary plat approval. Neil Tucker spoke on behalf of Geci & Associates. Chairperson Paul Ritz noted the fire department had no issue with the short dead end road configuration. Neil Tucker stated the comments from the fire department came because of early submission to the Engineering Department. Board Member Grundhoefer asked if they were putting in a cul-de-sac, Neil Tucker stated it's not required because of the length. Board Member Villegas asked for the requirements for runoff when a development is adjacent to a water way and if the subdivision would be clear cut. Neil Tucker stated they would be clearing the Right-Of-Way and stormwater pond. Board Member Grundhoefer asked if easements were for drainage, Neil Tucker answered yes. Board Member Grundhoefer asked if the developer was leaning towards townhomes or single-family dwellings, Neil Tucker answered townhomes. **Board Member Powell made a motion to approve the request, seconded by Board member Grundhoefer, and it carried 6:0.**

Open Forum – none

Discussion – Board Member Grundhoefer asked about the previous project on Palafox,

Assistant Planning & Zoning Manager Cannon stated the project was put on hold. Discussion ensued regarding the time frame for approval for projects coming back before the Board. Board Member Grundhoefer inquired about the Gregory Street project, formerly known as Franco's, Assistant Planning & Zoning Manager Cannon provided further information regarding the project.

Adjournment – With no further business, the Board adjourned at 3:52 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00703

Planning Board

7/12/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 7/12/2022

SUBJECT:

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 411 N. Baylen Street

BACKGROUND:

Buddy Page Professional Growth Management Services, LLC is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 411 N. Baylen Street. This parcel is split zoned between the PR-2 and the R-NC (Residential/Neighborhood Commercial) zoning districts. The R-NC portion of the parcel is the zoning district that is proposed to be amended per this rezoning application.

The applicant is proposing to amend the zoning district to C-1, Commercial Zoning District and the FLUM to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Approx. Lot Size
R-NC	C-1	RNC	C	1.1

- **R-NC (existing zoning)** The residential/neighborhood commercial land use district is established for the purpose of providing for a mixture of residential housing types and densities, professional uses and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When the R-NC/R-NCB zone is established in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the zoning regulations are intended to provide for infill development at a density, character and scale compatible with the surrounding area. When the R-NC/R-NCB zoning district is located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the zoning regulations are intended to provide for mixed office, commercial and residential development.

- C-1 (proposed zoning). The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those which are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.
- RNC (existing FLUM) The Residential/ Neighborhood Commercial Land Use District is established for the purpose of providing for a mixture of residential, professional and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When located in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the districts intended to provide for infill development at a density, character and scale compatible with the surrounding area. When located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the district is intended to provide for mixed office, commercial and residential development.
- Commercial (proposed FLUM) The Commercial Future Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development.

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



REZONING

Please check application type:

<input type="checkbox"/> Conventional Rezoning	Comprehensive Plan / FLUM Amendment	
Application Fee: \$2,500.00	<input type="checkbox"/> (< 10 acres) \$3,500.00	<input type="checkbox"/> (≥ 10 acres) \$3,500.00
Rehearing/Rescheduling (Planning Board): \$250.00	\$250.00	\$250.00
Rehearing/Rescheduling (City Council): \$750.00	\$750.00	\$1,000.00

Applicant Information:

Name: Buddy Page Professional Growth Mgt. Svs., LLC Date: _____

Address: 5337 Hamilton Lane Pace, Florida 32571

Phone: 850-232-9853 Fax: _____ Email: budpage1@att.net

Property Information:

Owner Name: ~~Invest Baylen, LLC~~ ^{BJN} 401/411 BAYLEN, INC. Phone: _____

Location/Address: Belmont between Spring and Baylen Streets - see attached location maps

Parcel ID: 00 - OS - 00 - 9010 - 010 - 012 Acres/Square Feet: 2.30ac

Zoning Classification: Existing RNC Proposed C-1

Future Land Use Classification: Existing N/A Proposed N/A

Reason Rezoning Requested: hotel construction.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 10th day of May, 2022.

Applicant Signature

Applicant Name (Print)

W.C. PAGE

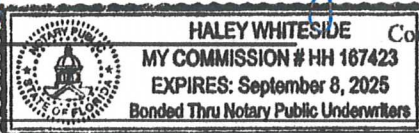
Owner Signature

Owner Name (Print)

Eric J Nickelsen

Sworn to and subscribed to before me this 10th day of May, 2022

Name: Halley Whiteside



Commission Expires: 09/08/2025

Eric Nickelsen is personally known to me

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P95000062853

Entity Name: 401/411 BAYLEN, INC.

Current Principal Place of Business:

17 WEST CEDAR STREET
SUITE 2
PENSACOLA, FL 32502

Current Mailing Address:

P.O. BOX 12725
PENSACOLA, FL 32591 US

FEI Number: 59-3334696

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

NICKELSEN, ERIC J
120 EAST MAIN STREET
SUITE E
PENSACOLA, FL 32501 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name CHADBOURNE, EDWARD M JR.
Address 192 HEWITT STREET
City-State-Zip: PENSACOLA FL 32503

Title PD
Name NICKELSEN, ERIC J
Address 120 EAST MAIN STREET, SUITE E
City-State-Zip: PENSACOLA FL 32502

Title DV
Name RUSSENBERGER, RAY D
Address 1901 CYPRESS STREET
City-State-Zip: PENSACOLA FL 32501

Title DST
Name MORETTE, SHARON S
Address 2503 NORTH 12TH AVE
City-State-Zip: PENSACOLA FL 32503

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERIC NICKELSEN

PRESIDENT

04/18/2022

Electronic Signature of Signing Officer/Director Detail

Date

OR Bk3878 Pg0389
INSTRUMENT 00255830

1950
2625
STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

401/411 BAYLEN, INC.

D S PD \$2,625.00
Mort \$0.00 ASUM \$0.00
NOVEMBER 29, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: *[Signature]* D.C.

THIS DEED, made this 28th day of November 1995, by ESCAMBIA COUNTY, a political subdivision of the state of Florida, acting through its duly authorized BOARD OF COUNTY COMMISSIONERS, party of the first part ("Grantor"), and 401/411 BAYLEN, INC., party of the second part ("Grantee"), whose mailing address is P. O. Box 986, Pensacola, Florida 32595.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Three Hundred Seventy Five Thousand Dollars and No/100 (\$375,000.00), and other good and valuable considerations in hand paid by Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell, release, remise and convey unto Grantee, Grantee's heirs, successors and assigns, forever, the real property described in Exhibit "A" attached hereto, situate, lying and being in Escambia County, Florida.

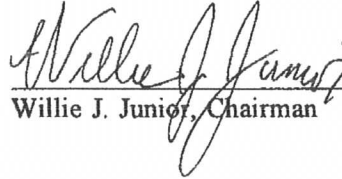
SUBJECT TO:

- a. Ad valorem real property taxes for the years subsequent to the time of closing and applicable land use regulations.
- b. Unrecorded Lease Agreement dated July 6, 1995 by and between Escambia County and the Civil Service Board of Escambia County.
- c. Restrictions and easement recorded on plat.

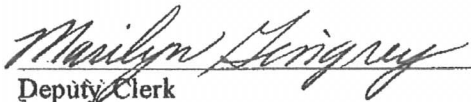
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

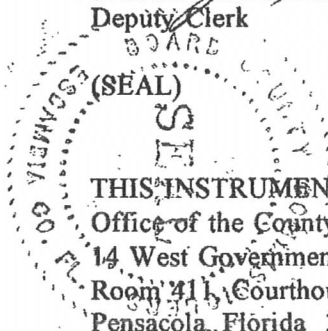
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA
by and through its duly authorized
BOARD OF COUNTY COMMISSIONERS


Willie J. Junior, Chairman

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court


Deputy Clerk



THIS INSTRUMENT PREPARED BY:
Office of the County Attorney
14 West Government Street
Room 411, Courthouse Annex
Pensacola, Florida 32501

f:\user\instupar\docs\sale\baylen.ded
September 14, 1995

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

All of that certain parcel(s) of property lying and being situated in the County of Escambia, State of Florida, and being more particularly described as follows:

PARCEL NO. 1

The North 10 feet of Lot 8, all of Lots 9 and 10, Block 12, Belmont Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

PARCEL NO. 2

The east 13 feet of Lots 1 thru 5 inclusive; the East 8 feet of Lot 12; all of Lots 13 and 14; all of Lots 18 thru 22 inclusive; the North 86 feet of Lots 25, 26 and 27; Lot 28; LESS the East 15 feet of the South 64 feet thereof, all in Block 12, Belmont Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

PARCEL NO. 3

All of Lots 23 and 24; the South 64 feet of Lots 25 and 26, Block 12, Belmont Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

PARCEL NO. 4

The South 64 feet of Lot 27, and the East 15 feet of the South 64 feet of Lot 28, Block 12, Belmont Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

PARCEL NO. 5

The West 55 feet of the East 68 feet of Lot 1, the West 55 feet of the East 68 feet of the South 25 feet of Lot 2, Block 12, Belmont Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

PARCEL NO. 6

The West 57 feet of Lot 1, the West 112 feet of Lot 2, LESS the East 55 feet of the South 25 feet thereof; the West 112 feet of Lots 3 thru 5 inclusive, Block 12, Belmont Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

OR Bk3878 Pg0392
INSTRUMENT 00255830

BEING ALSO DESCRIBED AS FOLLOWS:

All of Lots 1 thru 5, both inclusive, 9, 10, 13, 14 18 through 28, both inclusive, the North 10 feet of Lot 8 and the East 8 feet of Lot 12, Block 12, Belmont Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City copywrited by Thomas C. Watson and Company in 1906.

Parcel Identification Number: 00-05-00-9010-010-002 (As to Parcels 1, 2, 4, 5, &6)
00-05-00-9010-230-12 (As to Parcel 3)

Approximately 2.30 acres

Instrument 00255830
Filed and recorded in the
Official Records
NOVEMBER 29, 1995
at 01:59 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[Nav. Mode](#)
☒ Account
 ☐ Parcel ID

[Printer Friendly Version](#)

General Information

Parcel ID:

000S009010010012

Account:

131049000

Owners:

401/411 BAYLEN INC

Mail:

PO BOX 12725

PENSACOLA, FL 32591

Situs:

411 N BAYLEN ST 32501

Use Code:

OFFICE, MULTI-STORY

Taxing Authority:

PENSACOLA CITY LIMITS

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments

Year

Land

Imprv

Total

Cap Val

2021

\$480,902

\$1,303,568

\$1,784,470

\$1,784,470

2020

\$455,855

\$1,305,275

\$1,761,130

\$1,761,130

2019

\$455,855

\$1,270,916

\$1,726,771

\$1,606,840

Disclaimer

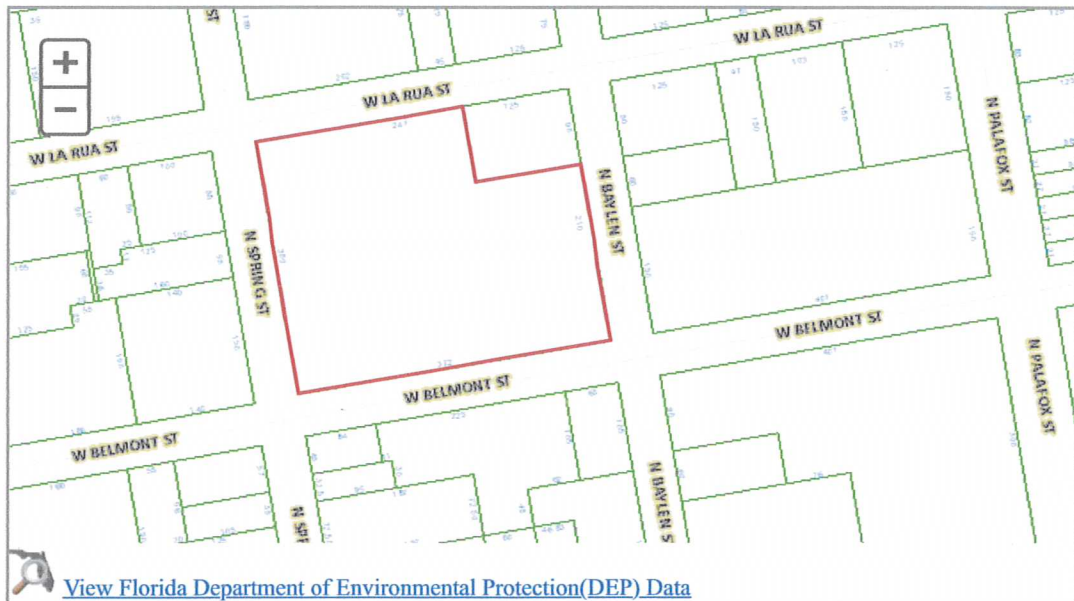
Market Value Breakdown Letter

Tax Estimator

Download Income & Expense Survey

Sales Data						2021 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
11/1995	3878	389	\$375,000	WD		Legal Description LTS 1 THRU 14 & LTS 18 THRU 28 BLK 12 BELMONT TRACT OR 3878 P 389 OR 4296 P 316 OR 4882 P 489 CA 76
07/1994	3622	385	\$375,000	WD		
10/1983	1819	581	\$100	WD		
08/1983	1796	216	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features ASPHALT PAVEMENT BRICK PAVING/WALK CONCRETE PAVING CONCRETE WALKS ELEVATOR MISC PARKING LIGHT WOOD FENCE

Parcel Information	Launch Interactive Map
Section Map Id: CA076 Approx. Acreage: 2.3037 Zoned: CONSULT ZONING AUTHORITY Evacuation & Flood Information Open Report	



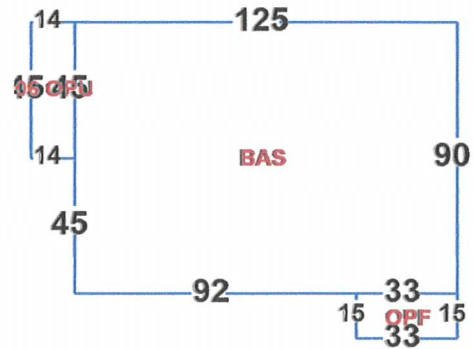
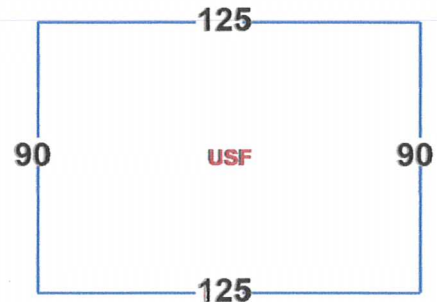
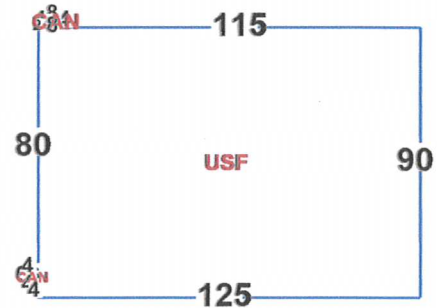
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 411 N BAYLEN ST, Year Built: 1972, Effective Year: 1980, PA Building ID#: 17602

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-PRECAST PAN/CON
 EXTERIOR WALL-BRICK-BLK.BKUP.
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-PANEL-CUSTOM
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-24
 NO. STORIES-2
 ROOF COVER-BLT UP MTL/GYP
 ROOF FRAMING-CONCRETE
 STORY HEIGHT-10
 STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 34931 Total SF

BASE AREA - 11250
 CANOPY - 56
 OPEN PORCH FIN - 495
 OPEN PORCH UNF - 630
 UPPER STORY FIN - 22500

Address: 401 N BAYLEN ST, Year Built: 1960, Effective Year: 1980, PA Building ID#: 17603

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
 DWELLING UNITS-0

EXTERIOR WALL-BRICK-FACE/VENEER
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-13
 NO. STORIES-1
 ROOF COVER-BLT UP ON WOOD
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-10
 STRUCTURAL FRAME-MASONRY PIL/STL

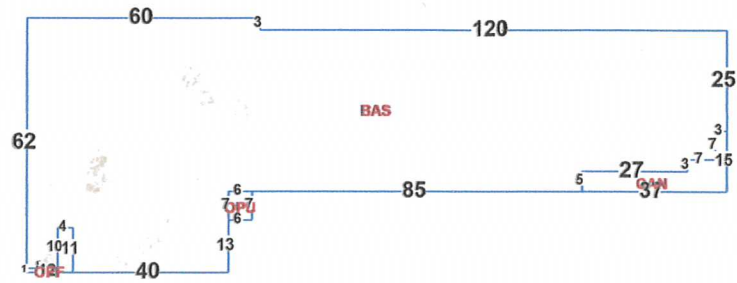
Areas - 8462 Total SF

BASE AREA - 8132

CANOPY - 236

OPEN PORCH FIN - 52

OPEN PORCH UNF - 42



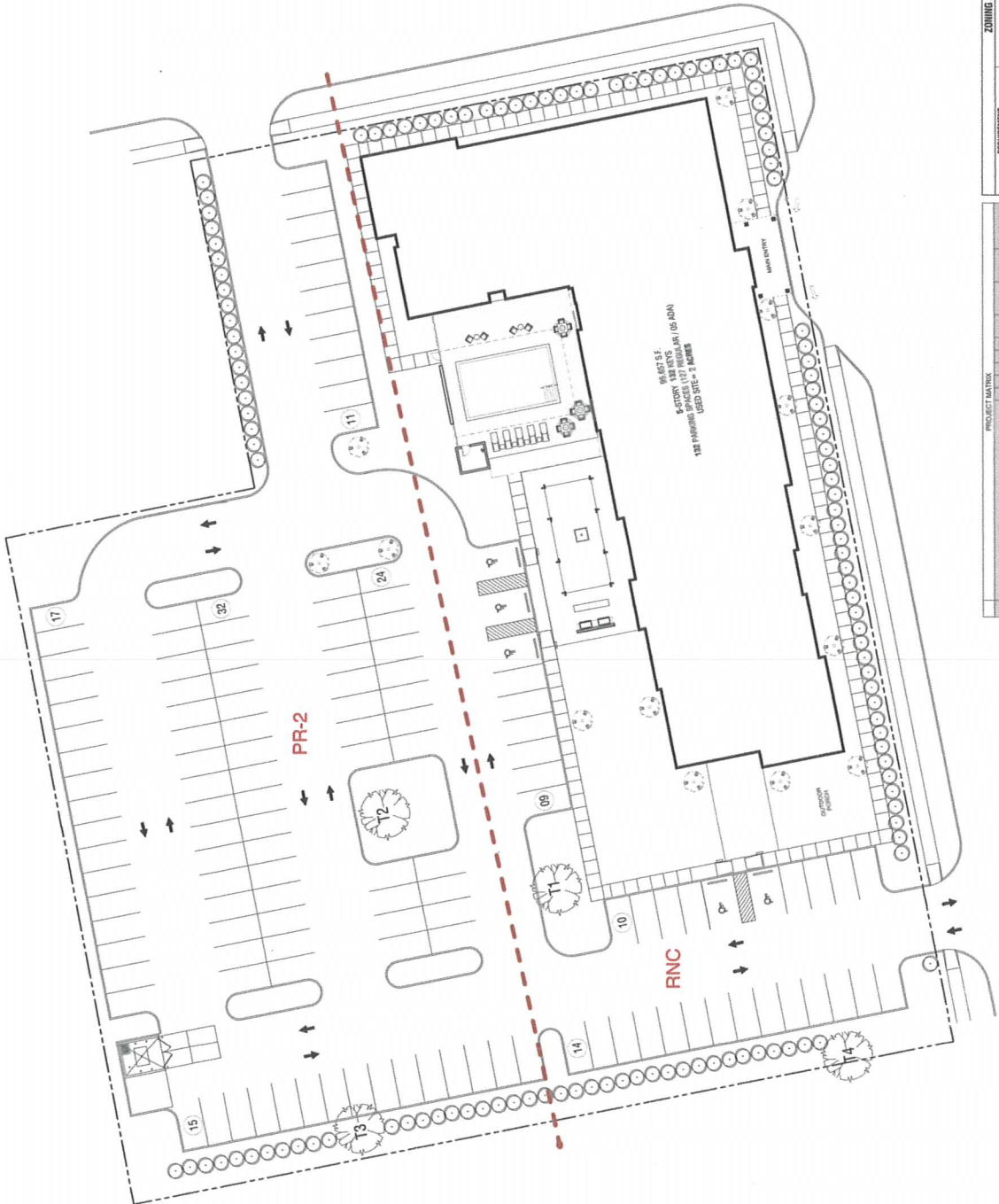
Images



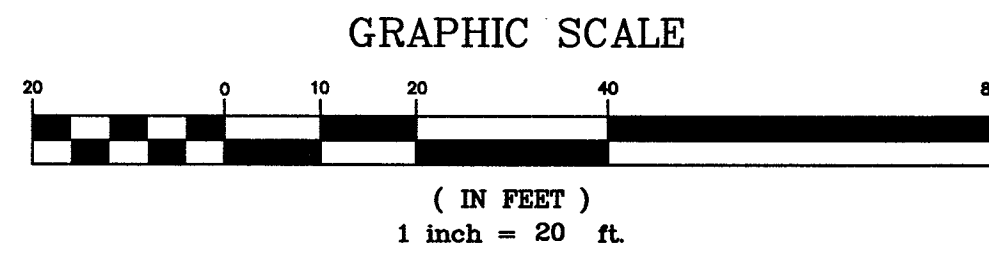
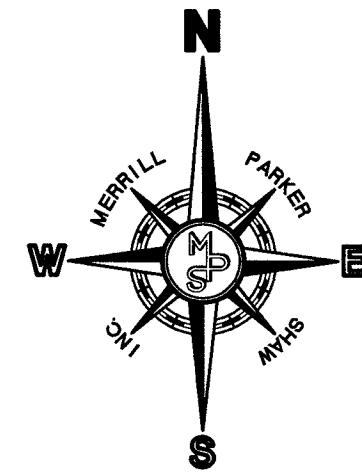
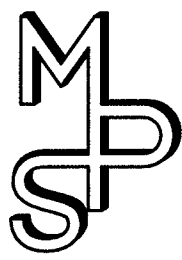
1/5/22

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

Last Updated:01/10/2022 (tc.12591)



ZONING ANALYSIS	
REQUIREMENT	COMPLIANCE
1. ZONING	Y
2. LOT AREA	Y
3. LOT COVERAGE	Y
4. LOT FRONT SETBACK	Y
5. LOT SIDE SETBACK	Y
6. LOT REAR SETBACK	Y
7. LOT FRONT YIELD	Y
8. LOT SIDE YIELD	Y
9. LOT REAR YIELD	Y
10. LOT FRONT YIELD	Y
11. LOT SIDE YIELD	Y
12. LOT REAR YIELD	Y
13. LOT FRONT YIELD	Y
14. LOT SIDE YIELD	Y
15. LOT REAR YIELD	Y
16. LOT FRONT YIELD	Y
17. LOT SIDE YIELD	Y
18. LOT REAR YIELD	Y
19. LOT FRONT YIELD	Y
20. LOT SIDE YIELD	Y
21. LOT REAR YIELD	Y
22. LOT FRONT YIELD	Y
23. LOT SIDE YIELD	Y
24. LOT REAR YIELD	Y
25. LOT FRONT YIELD	Y
26. LOT SIDE YIELD	Y
27. LOT REAR YIELD	Y
28. LOT FRONT YIELD	Y
29. LOT SIDE YIELD	Y
30. LOT REAR YIELD	Y
31. LOT FRONT YIELD	Y
32. LOT SIDE YIELD	Y
33. LOT REAR YIELD	Y
34. LOT FRONT YIELD	Y
35. LOT SIDE YIELD	Y
36. LOT REAR YIELD	Y
37. LOT FRONT YIELD	Y
38. LOT SIDE YIELD	Y
39. LOT REAR YIELD	Y
40. LOT FRONT YIELD	Y
41. LOT SIDE YIELD	Y
42. LOT REAR YIELD	Y
43. LOT FRONT YIELD	Y
44. LOT SIDE YIELD	Y
45. LOT REAR YIELD	Y
46. LOT FRONT YIELD	Y
47. LOT SIDE YIELD	Y
48. LOT REAR YIELD	Y
49. LOT FRONT YIELD	Y
50. LOT SIDE YIELD	Y
51. LOT REAR YIELD	Y
52. LOT FRONT YIELD	Y
53. LOT SIDE YIELD	Y
54. LOT REAR YIELD	Y
55. LOT FRONT YIELD	Y
56. LOT SIDE YIELD	Y
57. LOT REAR YIELD	Y
58. LOT FRONT YIELD	Y
59. LOT SIDE YIELD	Y
60. LOT REAR YIELD	Y
61. LOT FRONT YIELD	Y
62. LOT SIDE YIELD	Y
63. LOT REAR YIELD	Y
64. LOT FRONT YIELD	Y
65. LOT SIDE YIELD	Y
66. LOT REAR YIELD	Y
67. LOT FRONT YIELD	Y
68. LOT SIDE YIELD	Y
69. LOT REAR YIELD	Y
70. LOT FRONT YIELD	Y
71. LOT SIDE YIELD	Y
72. LOT REAR YIELD	Y
73. LOT FRONT YIELD	Y
74. LOT SIDE YIELD	Y
75. LOT REAR YIELD	Y
76. LOT FRONT YIELD	Y
77. LOT SIDE YIELD	Y
78. LOT REAR YIELD	Y
79. LOT FRONT YIELD	Y
80. LOT SIDE YIELD	Y
81. LOT REAR YIELD	Y
82. LOT FRONT YIELD	Y
83. LOT SIDE YIELD	Y
84. LOT REAR YIELD	Y
85. LOT FRONT YIELD	Y
86. LOT SIDE YIELD	Y
87. LOT REAR YIELD	Y
88. LOT FRONT YIELD	Y
89. LOT SIDE YIELD	Y
90. LOT REAR YIELD	Y
91. LOT FRONT YIELD	Y
92. LOT SIDE YIELD	Y
93. LOT REAR YIELD	Y
94. LOT FRONT YIELD	Y
95. LOT SIDE YIELD	Y
96. LOT REAR YIELD	Y
97. LOT FRONT YIELD	Y
98. LOT SIDE YIELD	Y
99. LOT REAR YIELD	Y
100. LOT FRONT YIELD	Y
101. LOT SIDE YIELD	Y
102. LOT REAR YIELD	Y
103. LOT FRONT YIELD	Y
104. LOT SIDE YIELD	Y
105. LOT REAR YIELD	Y
106. LOT FRONT YIELD	Y
107. LOT SIDE YIELD	Y
108. LOT REAR YIELD	Y
109. LOT FRONT YIELD	Y
110. LOT SIDE YIELD	Y
111. LOT REAR YIELD	Y
112. LOT FRONT YIELD	Y
113. LOT SIDE YIELD	Y
114. LOT REAR YIELD	Y
115. LOT FRONT YIELD	Y
116. LOT SIDE YIELD	Y
117. LOT REAR YIELD	Y
118. LOT FRONT YIELD	Y
119. LOT SIDE YIELD	Y
120. LOT REAR YIELD	Y
121. LOT FRONT YIELD	Y
122. LOT SIDE YIELD	Y
123. LOT REAR YIELD	Y
124. LOT FRONT YIELD	Y
125. LOT SIDE YIELD	Y
126. LOT REAR YIELD	Y
127. LOT FRONT YIELD	Y
128. LOT SIDE YIELD	Y
129. LOT REAR YIELD	Y
130. LOT FRONT YIELD	Y
131. LOT SIDE YIELD	Y
132. LOT REAR YIELD	Y
133. LOT FRONT YIELD	Y
134. LOT SIDE YIELD	Y
135. LOT REAR YIELD	Y
136. LOT FRONT YIELD	Y
137. LOT SIDE YIELD	Y
138. LOT REAR YIELD	Y
139. LOT FRONT YIELD	Y
140. LOT SIDE YIELD	Y
141. LOT REAR YIELD	Y
142. LOT FRONT YIELD	Y
143. LOT SIDE YIELD	Y
144. LOT REAR YIELD	Y
145. LOT FRONT YIELD	Y
146. LOT SIDE YIELD	Y
147. LOT REAR YIELD	Y
148. LOT FRONT YIELD	Y
149. LOT SIDE YIELD	Y
150. LOT REAR YIELD	Y
151. LOT FRONT YIELD	Y
152. LOT SIDE YIELD	Y
153. LOT REAR YIELD	Y
154. LOT FRONT YIELD	Y
155. LOT SIDE YIELD	Y
156. LOT REAR YIELD	Y
157. LOT FRONT YIELD	Y
158. LOT SIDE YIELD	Y
159. LOT REAR YIELD	Y
160. LOT FRONT YIELD	Y
161. LOT SIDE YIELD	Y
162. LOT REAR YIELD	Y
163. LOT FRONT YIELD	Y
164. LOT SIDE YIELD	Y
165. LOT REAR YIELD	Y
166. LOT FRONT YIELD	Y
167. LOT SIDE YIELD	Y
168. LOT REAR YIELD	Y
169. LOT FRONT YIELD	Y
170. LOT SIDE YIELD	Y
171. LOT REAR YIELD	Y
172. LOT FRONT YIELD	Y
173. LOT SIDE YIELD	Y
174. LOT REAR YIELD	Y
175. LOT FRONT YIELD	Y
176. LOT SIDE YIELD	Y
177. LOT REAR YIELD	Y
178. LOT FRONT YIELD	Y
179. LOT SIDE YIELD	Y
180. LOT REAR YIELD	Y
181. LOT FRONT YIELD	Y
182. LOT SIDE YIELD	Y
183. LOT REAR YIELD	Y
184. LOT FRONT YIELD	Y
185. LOT SIDE YIELD	Y
186. LOT REAR YIELD	Y
187. LOT FRONT YIELD	Y
188. LOT SIDE YIELD	Y
189. LOT REAR YIELD	Y
190. LOT FRONT YIELD	Y
191. LOT SIDE YIELD	Y
192. LOT REAR YIELD	Y
193. LOT FRONT YIELD	Y
194. LOT SIDE YIELD	Y
195. LOT REAR YIELD	Y
196. LOT FRONT YIELD	Y
197. LOT SIDE YIELD	Y
198. LOT REAR YIELD	Y
199. LOT FRONT YIELD	Y
200. LOT SIDE YIELD	Y
201. LOT REAR YIELD	Y
202. LOT FRONT YIELD	Y
203. LOT SIDE YIELD	Y
204. LOT REAR YIELD	Y
205. LOT FRONT YIELD	Y
206. LOT SIDE YIELD	Y
207. LOT REAR YIELD	Y
208. LOT FRONT YIELD	Y
209. LOT SIDE YIELD	Y
210. LOT REAR YIELD	Y
211. LOT FRONT YIELD	Y
212. LOT SIDE YIELD	Y
213. LOT REAR YIELD	Y
214. LOT FRONT YIELD	Y
215. LOT SIDE YIELD	Y
216. LOT REAR YIELD	Y
217. LOT FRONT YIELD	Y
218. LOT SIDE YIELD	Y
219. LOT REAR YIELD	Y
220. LOT FRONT YIELD	Y
221. LOT SIDE YIELD	Y
222. LOT REAR YIELD	Y
223. LOT FRONT YIELD	Y
224. LOT SIDE YIELD	Y
225. LOT REAR YIELD	Y
226. LOT FRONT YIELD	Y
227. LOT SIDE YIELD	Y
228. LOT REAR YIELD	Y
229. LOT FRONT YIELD	Y
230. LOT SIDE YIELD	Y
231. LOT REAR YIELD	Y
232. LOT FRONT YIELD	Y
233. LOT SIDE YIELD	Y
234. LOT REAR YIELD	Y
235. LOT FRONT YIELD	Y
236. LOT SIDE YIELD	Y
237. LOT REAR YIELD	Y
238. LOT FRONT YIELD	Y
239. LOT SIDE YIELD	Y
240. LOT REAR YIELD	Y
241. LOT FRONT YIELD	Y
242. LOT SIDE YIELD	Y
243. LOT REAR YIELD	Y
244. LOT FRONT YIELD	Y
245. LOT SIDE YIELD	Y
246. LOT REAR YIELD	Y
247. LOT FRONT YIELD	Y
248. LOT SIDE YIELD	Y
249. LOT REAR YIELD	Y
250. LOT FRONT YIELD	Y
251. LOT SIDE YIELD	Y
252. LOT REAR YIELD	Y
253. LOT FRONT YIELD	Y
254. LOT SIDE YIELD	Y
255. LOT REAR YIELD	Y
256. LOT FRONT YIELD	Y
257. LOT SIDE YIELD	Y
258. LOT REAR YIELD	Y
259. LOT FRONT YIELD	Y
260. LOT SIDE YIELD	Y
261. LOT REAR YIELD	Y
262. LOT FRONT YIELD	Y
263. LOT SIDE YIELD	Y
264. LOT REAR YIELD	Y
265. LOT FRONT YIELD	Y
266. LOT SIDE YIELD	Y
267. LOT REAR YIELD	Y
268. LOT FRONT YIELD	Y
269. LOT SIDE YIELD	Y
270. LOT REAR YIELD	Y
271. LOT FRONT YIELD	Y
272. LOT SIDE YIELD	Y
273. LOT REAR YIELD	Y
274. LOT FRONT YIELD	Y
275. LOT SIDE YIELD	Y
276. LOT REAR YIELD	Y
277. LOT FRONT YIELD	Y
278. LOT SIDE YIELD	Y
279. LOT REAR YIELD	Y
280. LOT FRONT YIELD	Y
281. LOT SIDE YIELD	Y
282. LOT REAR YIELD	Y
283. LOT FRONT YIELD	Y
284. LOT SIDE YIELD	Y
285. LOT REAR YIELD	Y
286. LOT FRONT YIELD	Y
287. LOT SIDE YIELD	Y
288. LOT REAR YIELD	Y
289. LOT FRONT YIELD	Y
290. LOT SIDE YIELD	Y
291. LOT REAR YIELD	Y
292. LOT FRONT YIELD	Y
293. LOT SIDE YIELD	Y
294. LOT REAR YIELD	Y
295. LOT FRONT YIELD	Y
296. LOT SIDE YIELD	Y
297. LOT REAR YIELD	Y
298. LOT FRONT YIELD	Y
299. LOT SIDE YIELD	Y
300. LOT REAR YIELD	Y
301. LOT FRONT YIELD	Y
302. LOT SIDE YIELD	Y
303. LOT REAR YIELD	Y
304. LOT FRONT YIELD	Y
305. LOT SIDE YIELD	Y
306. LOT REAR YIELD	Y
307. LOT FRONT YIELD	Y
308. LOT SIDE YIELD	Y
309. LOT REAR YIELD	Y
310. LOT FRONT YIELD	Y
311. LOT SIDE YIELD	Y
312. LOT REAR YIELD	Y
313. LOT FRONT YIELD	Y
314. LOT SIDE YIELD	Y
315. LOT REAR YIELD	Y
316. LOT FRONT YIELD	Y
317. LOT SIDE YIELD	Y
318. LOT REAR YIELD	Y
319. LOT FRONT YIELD	Y
320. LOT SIDE YIELD	Y
321. LOT REAR YIELD	Y
322. LOT FRONT YIELD	Y
323. LOT SIDE YIELD	Y
324. LOT REAR YIELD	Y
325. LOT FRONT YIELD	Y
326. LOT SIDE YIELD	Y
327. LOT REAR YIELD	Y
328. LOT FRONT YIELD	Y
329. LOT SIDE YIELD	Y
330. LOT REAR YIELD	Y
331. LOT FRONT YIELD	Y
332. LOT SIDE YIELD	Y
333. LOT REAR YIELD	Y
334. LOT FRONT YIELD	Y
335. LOT SIDE YIELD	Y
336. LOT REAR YIELD	Y
337. LOT FRONT YIELD	Y
338. LOT SIDE YIELD	Y
339. LOT REAR YIELD	Y
340. LOT FRONT YIELD	Y
341. LOT SIDE YIELD	Y
342. LOT REAR YIELD	Y
343. LOT FRONT YIELD	Y
344. LOT SIDE YIELD	Y
345. LOT REAR YIELD	Y
346. LOT FRONT YIELD	Y
347. LOT SIDE YIELD	Y
348. LOT REAR YIELD	Y
349. LOT FRONT YIELD	Y
350. LOT SIDE YIELD	Y
351. LOT REAR YIELD	Y
352. LOT FRONT YIELD	Y
353. LOT SIDE YIELD	Y
354. LOT REAR YIELD	Y
355. LOT FRONT YIELD	Y
356. LOT SIDE YIELD	Y
357. LOT REAR YIELD	Y
358. LOT FRONT YIELD	Y
359. LOT SIDE YIELD	Y
360. LOT REAR YIELD	Y
361. LOT FRONT YIELD	Y
362. LOT SIDE YIELD	Y
363. LOT REAR YIELD	Y
364. LOT FRONT YIELD	Y
365. LOT SIDE YIELD	Y
366. LOT REAR YIELD	Y
367. LOT FRONT YIELD	Y
368. LOT SIDE YIELD	Y
369. LOT REAR YIELD	Y
370. LOT FRONT YIELD	Y
371. LOT SIDE YIELD	Y
372. LOT REAR YIELD	Y
373. LOT FRONT YIELD	Y
374. LOT SIDE YIELD	Y
375. LOT REAR YIELD	Y
376. LOT FRONT YIELD	Y
377. LOT SIDE YIELD	Y
378. LOT REAR YIELD	Y
379. LOT FRONT YIELD	Y
380. LOT SIDE YIELD	Y
381. LOT REAR YIELD	Y
382. LOT FRONT YIELD	Y
383. LOT SIDE YIELD	Y
384. LOT REAR YIELD	Y
385. LOT FRONT YIELD	Y
386. LOT SIDE YIELD	Y
387. LOT REAR YIELD	Y
388. LOT FRONT YIELD	Y
389. LOT SIDE YIELD	Y
390. LOT REAR YIELD	Y
391. LOT FRONT YIELD	Y
392. LOT SIDE YIELD	Y
393. LOT REAR YIELD	Y
394. LOT FRONT YIELD	Y
395. LOT SIDE YIELD	Y
396. LOT REAR YIELD	Y
397. LOT FRONT YIELD	Y
398. LOT SIDE YIELD	Y
399. LOT REAR YIELD	Y
400. LOT FRONT YIELD	Y
401. LOT SIDE YIELD	Y
402. LOT REAR YIELD	Y
403. LOT FRONT YIELD	Y
404. LOT SIDE YIELD	Y
405. LOT REAR YIELD	Y
406. LOT FRONT YIELD	Y
407. LOT SIDE YIELD	Y
408. LOT REAR YIELD	Y
409. LOT FRONT YIELD	Y
410. LOT SIDE YIELD	Y
411. LOT REAR YIELD	Y
412. LOT FRONT YIELD	Y
413. LOT SIDE YIELD	Y
414. LOT REAR YIELD	Y
415. LOT FRONT YIELD	Y
416. LOT SIDE YIELD	Y
417. LOT REAR YIELD	Y
418. LOT FRONT YIELD	Y
419. LOT SIDE YIELD	Y
420. LOT REAR YIELD	Y
421. LOT FRONT YIELD	Y
422. LOT SIDE YIELD	Y
423. LOT REAR YIELD	Y
424. LOT FRONT YIELD	Y
425. LOT SIDE YIELD	Y
426. LOT REAR YIELD	Y
427. LOT FRONT YIELD	Y
428. LOT SIDE YIELD	Y
429. LOT REAR YIELD	Y
430. LOT FRONT YIELD	Y
431. LOT SIDE YIELD	Y
432. LOT REAR YIELD	Y
433. LOT FRONT YIELD	Y
434. LOT SIDE YIELD	Y
435. LOT REAR YIELD	Y
436. LOT FRONT YIELD	Y
437. LOT SIDE YIELD	Y
438. LOT REAR YIELD	Y
439. LOT FRONT YIELD	Y
440. LOT SIDE YIELD	Y
441. LOT REAR YIELD	Y
442. LOT FRONT YIELD	Y
443. LOT SIDE YIELD	Y
444. LOT REAR YIELD	Y
445. LOT FRONT YIELD	Y
446. LOT SIDE YIELD	Y
447. LOT REAR YIELD	Y
448. LOT FRONT YIELD	Y
449. LOT SIDE YIELD	Y
450. LOT REAR YIELD	Y
451. LOT FRONT YIELD	Y
452. LOT SIDE YIELD	Y
453. LOT REAR YIELD	Y
454. LOT FRONT YIELD	Y
455. LOT SIDE YIELD	Y
456. LOT REAR YIELD	Y
457. LOT FRONT YIELD	Y
458. LOT SIDE YIELD	Y
459. LOT REAR YIELD	Y
460. LOT FRONT YIELD	Y
461. LOT SIDE YIELD	Y
462. LOT REAR YIELD	Y
463. LOT FRONT YIELD	Y
464. LOT SIDE YIELD	Y
465. LOT REAR YIELD	Y
466. LOT FRONT YIELD	Y
467. LOT SIDE YIELD	Y
468. LOT REAR YIELD	Y
469. LOT FRONT YIELD	Y
470. LOT SIDE YIELD	Y
471. LOT REAR YIELD	Y
472. LOT FRONT YIELD	Y
473. LOT SIDE YIELD	Y
474. LOT REAR YIELD	Y
475. LOT FRONT YIELD	Y
476. LOT SIDE YIELD	Y
477. LOT REAR YIELD	Y
478. LOT FRONT YIELD	Y
479. LOT SIDE YIELD	Y
480. LOT REAR YIELD	Y
481. LOT FRONT YIELD	Y
482. LOT SIDE YIELD	Y
483. LOT REAR YIELD	Y
484. LOT FRONT YIELD	Y
485. LOT SIDE YIELD	Y
486. LOT REAR YIELD	Y
487. LOT FRONT YIELD	Y
488. LOT SIDE YIELD	Y
489. LOT REAR YIELD	Y
490. LOT FRONT YIELD	Y
491. LOT SIDE YIELD	Y
492. LOT REAR YIELD	Y
493. LOT FRONT YIELD	Y
494. LOT SIDE YIELD	Y
495. LOT REAR YIELD	Y
496. LOT FRONT YIELD	Y
497. LOT SIDE YIELD	Y
498. LOT REAR YIELD	Y
499. LOT FRONT YIELD	Y
500. LOT SIDE YIELD	Y
501. LOT REAR YIELD	Y
502. LOT FRONT YIELD	Y
503. LOT SIDE YIELD	Y
504. LOT REAR YIELD	Y
505. LOT FRONT YIELD	Y
506. LOT SIDE YIELD	Y
507. LOT REAR YIELD	Y
508. LOT FRONT YIELD	Y
509. LOT SIDE YIELD	Y
510. LOT REAR YIELD	Y
511. LOT FRONT YIELD	Y
512. LOT SIDE YIELD	Y
513. LOT REAR YIELD	Y
514. LOT FRONT YIELD	Y
515. LOT SIDE YIELD	Y
516. LOT REAR YIELD	Y
517. LOT FRONT YIELD	Y
518. LOT SIDE YIELD	Y
519. LOT REAR YIELD	Y
520. LOT FRONT YIELD	Y
521. LOT SIDE YIELD	Y
522. LOT REAR YIELD	Y
523. LOT FRONT YIELD	Y
524. LOT SIDE YIELD	Y
525. LOT REAR YIELD	Y
526. LOT FRONT YIELD	Y
527. LOT SIDE YIELD	Y
528. LOT REAR YIELD	Y
529. LOT FRONT YIELD	Y
530. LOT SIDE YIELD	Y
531. LOT REAR YIELD	Y
532. LOT FRONT YIELD	Y
533. LOT SIDE YIELD	Y
534. LOT REAR YIELD	Y



REZONING BOUNDARY SURVEY

A PORTION OF BLOCK 12,
"THE CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA.
ADDRESS: N/A

DESCRIPTION: (PREPARED BY MERRILL, PARKER, SHAW, INC.)

LOTS 1 THROUGH 5 AND LOTS 20 THROUGH 28, ALL INCLUSIVE, IN BLOCK 12, BELMONT TRACT, ACCORDING TO THE MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WARSON IN 1906.

SURVEYOR'S NOTES:

- 1) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 09 DEGREES 49 MINUTES 29 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF N. BAYLEN STREET (50' R/W) IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.
- 2) SOURCE OF INFORMATION: THE DEEDS OF RECORD IN ESCAMBIA COUNTY, FLORIDA; THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WARSON IN 1906, AND EXISTING FIELD MONUMENTATION.
- 3) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- 9) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION GPS NETWORK.

LEGEND:

- ① ~ 1/2" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ MAG NAIL, UNNUMBERED (FOUND)
- ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ~ 1/2" RED-CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ~ NAIL AND DISK IN CONCRETE WALL, 7174 (FOUND)
- ~ NAIL & DISK IN ASPHALT ROAD, NUMBER 7174 (FOUND)
- ~ NAIL & DISK, NUMBER 7174 (SET)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- P.I. ~ POINT OF INTERSECTION
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (P) ~ PLATTED INFORMATION (CITY OF PENSACOLA)
- (F) ~ FIELD MEASUREMENT / INFORMATION
- (D) ~ DEED / DESCRIPTION INFORMATION
- FOC ~ FIBER OPTIC CABLE
- DBH ~ DIAMETER AT BREST HEIGHT
- INDICATES NOT TO SCALE
- OVERHEAD ELECTRIC LINE
- 6" HIGH WOOD PRIVACY FENCE
- 4" HIGH CHAIN LINK FENCE
- 4" HIGH WOOD FENCE
- ~ UTILITY POLE
- ~ WATER VALVE
- ~ WATER METER
- ~ LIGHT POLE

CERTIFIED TO:

JATIN BHAKTA
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 63-17.001 AND 63-17.002, PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. Wayne Parker 5/24/22
E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3863 CORPORATE NUMBER 7174
STATE OF FLORIDA

E. WAYNE PARKER, P.L.S. NO. 3863, CORPORATE NO. 7174, STATE OF FLORIDA

MERRILL PARKER SHAW, INC.
PROFESSIONAL SURVEYING SERVICES
4928 N. DAVIS HWY
PENSACOLA, FL 32503
PHONE: (850) 478-4893
FAX: (850) 478-4894
FLORIDA CORPORATION NUMBER 7174

REZONING BOUNDARY SURVEY
A PORTION OF BLOCK 12,
"THE CITY OF PENSACOLA"
ESCAMBIA COUNTY, FLORIDA.
ADDRESS: N/A

JOB NO. SHEET
22-14343 1 OF 1
REZONE

REQUESTED BY: JATIN BHAKTA
PREPARED FOR: JATIN BHAKTA



DATE: 03/03/2022
FIELD DATE: 05/23/22
FIELD BOOK: 492, PAGE 46

NO. DATE APPR. REVISIONS:

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DATE: 03/03/2022

DESCRIPTION: (PREPARED BY MERRILL PARKER SHAW,
INC)

LOTS 1 THROUGH 14 AND LOTS 18 THROUGH 28, ALL
INCLUSIVE, IN BLOCK 12, BELMONT TRACT, ACCORDING TO
THE MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY
THOMAS C. WARSON IN 1906.



Via E-Mail: jb@innvestfl.com

February 9, 2022

Jay Bhakta, President
Lodging Investments
8816 Spider Lily Way
Pensacola, FL 32526

*Re: Protected Tree Assessment
411 N Baylen Street, Escambia County, FL
WSI Project #2022-114*

Dear Mr. Bhakta,

As requested, WSI has physically identified trees afforded protection under City of Pensacola's Land Development Code within the parcel located at 411 N. Baylen Street in Pensacola, Florida. Each tree was marked in the field and located via GPS. See attached sketch.

Please understand that the tree locations provided by Wetland Sciences Inc. is not a survey and should be considered approximate unless verified by a land survey or other appropriate means. Wetland Sciences, Inc. is not a licensed surveyor or mapping company.

Please call me if you should have any questions. If

Sincerely,
WETLAND SCIENCES, INC.

Keith Johnson
Environmental Scientist

SUBJECT PROPERTY
2.3± AC (GIS CALCULATED)



FIELD LOCATED TREES
*SEE ATTACHED LIST

ID	Common	Name	Scientific	DBH (in)	Notes
T-1	Live Oak		<i>Quercus virginiana</i>	65.0	Heritage
T-2	Live Oak		<i>Quercus virginiana</i>	36.5	Heritage
T-3	Laurel Oak		<i>Quercus hemisphaerica</i>	35.6	Heritage, Storm Damage, large branch broken
T-4	Live Oak		<i>Quercus virginiana</i>	36.0	Heritage

NOTE: THIS IS NOT A SURVEY. ALL DATA WITHIN THIS MAP ARE SUPPLIED AS IS, WITHOUT WARRANTY. THIS PRODUCT HAS NOT BEEN PREPARED FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.



**WETLAND
SCIENCES**
INCORPORATED

ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
CRAIG@WETLANDSCIENCES.COM

PROJECT NAME: 411 N BAYLEN ST

TREE LOCATION SKETCH

PROJECT NO.: 2022-114

DRAWN BY: GEJ

DATE: 2/17/2022

SHEET: 1



SCALE: 1" = 60 Feet

0 90 180 Feet

Date: 5/16/2022



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\Zoning\FLUChanges\401_411_Baylen\CurrentZoning2.mxd



Current Zoning

PR-2

W LA RUA ST

PC-1

- Requested Rezoning Area - 401/411 N Baylen St
- RESIDENTIAL
- RESIDENTIAL/NEIGHBORHOOD COMMERCIAL
- COMMERCIAL
- NORTH HILL PRESERVATION COMMERCIAL

N SPRING ST

411 N BAYLEN ST

N BAYLEN ST

C-2

N BARCELONA ST

R-NCB

R-NC

W BELMONT ST

C-2A

0 90 180 Feet

Date: 5/16/2022



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\ZoningFLUChanges\401_411_Baylen\ProposedZoning.mxd



Proposed Zoning

PR-2

PC-1

- Requested Rezoning Area - 401/411 N Baylen St
- RESIDENTIAL
- RESIDENTIAL/NEIGHBORHOOD COMMERCIAL
- COMMERCIAL
- NORTH HILL PRESERVATION COMMERCIAL
- SITE SPECIFIC DEVELOPMENT (SSD)

411 N BAYLEN ST

C-1

C-2

R-NCB

R-NC

C-2A

0 90 180 Feet

Date: 6/28/2022



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\ZoningFLUChanges\401_411_Baylen\CurrentFLU.mxd



Current Future Land Use

H.P.

W LA RUA ST

- Requested Rezoning Area - 401/411 N Baylen St
- MEDIUM DENSITY RESIDENTIAL
- HISTORIC AND PRESERVATION
- RESIDENTIAL NEIGHBORHOOD COMMERCIAL

M.D.R.

N SPRING ST

411 N BAYLEN ST

R.N.C.

N BAYLEN ST

W BELMONT ST

R.N.C.

N BARCELONA ST

M.D.R.

0 90 180 Feet

Date: 6/28/2022



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\ZoningFLUChanges\401_411_Baylen\ProposedFLU.mxd



Proposed Future Land Use

H.P.

W LA RUA ST

- Requested Rezoning Area - 401/411 N Baylen St
- COMMERCIAL
- HISTORIC AND PRESERVATION
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL NEIGHBORHOOD COMMERCIAL

M.D.R.

N SPRING ST

411 N BAYLEN ST

C.

N BAYLEN ST

W BELMONT ST

R.N.C.

N BARCELONA ST

M.D.R.

Department:

Comments:

FIRE	No comments.
PW/E	No comments.
Insp Svcs	No comments.
ESP	No comments.
ECUA	No comments.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	No comments.