

City of Pensacola

Planning Board

Agenda

Tuesday, August 9, 2022, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

1. 22-00782 MINUTES FOR THE MEETING OF JULY 12, 2022

Attachments: Planning Board Minutes July 12, 2022

REQUESTS

2. 22-00781 REQUEST FOR VACATION OF RIGHT-OF-WAY - PENSACOLA

INTERNATIONAL AIRPORT - CAMPUS HEIGHTS AND EXECUTIVE

PLAZA

Attachments: Pensacola Airport Vacation of Right-of-Way Application

Review Comments Airport Vacation of ROW

3. 22-00780 REQUEST FOR FINAL PLAT APPROVAL - STILLMAN SUBDIVISION

Attachments: <u>Stillman Subdivision Final Plat Application</u>

Review Comments Stillman Street Final Plat

4. <u>22-00783</u> REQUEST FOR PRELIMINARY PLAT APPROVAL - TARRAGONA

TOWNHOMES

Attachments: Tarragona Townhomes Preliminary Plat Application

Review Comments Tarragona Townhomes Preliminary Plat

ARB Background Information 120 S. Tarragona St.pdf

5. 22-00784 REQUEST FOR PRELIMINARY PLAT APPROVAL - RED FEATHER

SUBDIVISION

Attachments: Red Feather Prelim Plat Application

Emergency Egress Diagram

Review Comments Red Feather Prelim Plat

6. <u>22-00704</u> REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM)

AMENDMENT FOR 515, 517, AND 523 HEWITT STREET

Attachments: 515 517 523 Hewitt St REZONING Application

Current Zoning
Current FLUM
Proposed Zoning
Proposed FLUM

Review Comments 515, 517, and 523 Hewitt Street

Sec.12.3.8. C-1 Land Use District

7. 22-00785 REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM)

AMENDMENT FOR BAPTIST HOSPITAL

Attachments: Baptist Hospital Rezoning Application

Current FLU
Proposed FLU
Current Zoning
Proposed Zoning

Sec.12.3.8.C-1 Land Use District

Review Comments Baptist Hospital Rezoning

OPEN FORUM

DISCUSSION

ADJOURNMENT

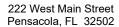
If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which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

Memorandum

File #: 22-00782 Planning Board 8/9/2022

SUBJECT:

Minutes for the Meeting of July 12, 2022



MINUTES OF THE PLANNING BOARD July 12, 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 City Attorney Lindsay, Deputy City Administrator Forte, Cultural Affairs Coordinator Robinson, Executive Assistant Development

Services Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: Development Services Director Morris, Senior Planner Statler

OTHERS PRESENT: Jo MacDonald, Buddy Page, Jake Renfroe, MaryAnn

Neamatalla, John Neamatalla, David Fitzpatrick

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from June 14, 2022

New Business:

- Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 411 N. Baylen Street
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul 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.

<u>Approval of Meeting Minutes</u> - Board Member Larson made a motion to approve the June 14, 2022 minutes, seconded by Board Member Van Hoose, and it carried 5:0.

New Business -

REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM) AMENDMENT FOR 411 N. BAYLEN STREET

City of Pensacola Planning Board Minutes for March 8, 2022 Page 2

Assistant Planning & Zoning Manager Cannon introduced the item and gave a brief overview of what is allowed in C-1. Buddy Page was called to speak on the item. Mr. Page mentioned he worked closely with Jo MacDonald regarding various concerns, including trees. Mr. Page went through all the changes to make the building aesthetically pleasing to the neighborhood. All development will occur on the south side of the parcel. Ms. MacDonald, President of the North Hill Preservation spoke in favor of the rezoning. Ms. MacDonald stated there were they had no reservations since it does not affect the north section of the parcel which is PR-2. Ms. MacDonald appreciated the changes being made but asked if it could be made conditional and go back to RNC if the developers walked away from the project. Chairperson Paul Ritz stated they cannot legally make it conditional. On behalf of the residents, Ms. MacDonald stated they approve of the most recent renderings. Jake Renfroe of Christ Church also addressed the board. Mr. Renfroe stated he is excited about the proposal; his only concern is if the project fell through but he also understands the board's restrictions against placing conditions on a rezoning request. Chairperson Paul Ritz stated the board is only there to determine if C-1 is appropriate for this parcel. Board Member Grundhoefer asked about the process and if it would be required to submit an application for aesthetic review. Historic Preservation Planner Harding stated any demolition and redevelopment on the north side would need ARB approval; however, the southern half would only be subject to the CRA Urban Overlay District. Board Member Grundhoefer asked if there were any red flags regarding the parking. Historic Preservation Planner Harding stated from an ARB perspective there were no concerns. Board Member Grundhoefer asked Mr. Page if a civil engineer was involved and how stormwater was being handled. David Fitzpatrick stated the site has 100% impervious coverage and is therefore exempt from additional stormwater requirements. David Fitzpatrick stated they will follow the same drainage trends that are existing and not Board Member Grundhoefer inquired about the looking at any retention onsite. establishment of the North Hill Preservation District. Historic Preservation Planner Harding stated that it was established around 1973.

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

Adjournment – With no further business, the Board adjourned at 2:27 p.m.

Respectfully Submitted.

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

TORIDA

City of Pensacola

Memorandum

File #: 22-00781 Planning Board 8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 8/9/2022

SUBJECT:

Request for Vacation of Right-of-Way - Pensacola International Airport - Campus Heights and Executive Plaza

BACKGROUND:

A request has been received from the City of Pensacola International Airport for a Vacation of Right-of-Way for Airlane Drive/Auburn Avenue, Douglas Drive, Sherrill Avenue St. Anne Drive and Airlane Drive/Clemson Avenue. The purpose is to expand the airport and redevelop the property as part of a maintenance/repair/overhaul facility to be leased to VT Mobile Aerospace Engineering.

All parcels are vacant with the exception of American Mini Warehouses, which was intended to be closed on August 1, 2022.

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

VACATION OF ALLEY OR STREET RIGHT OF WAY



Rehearing/Rescheduling Planning Board: \$250.00 Rehearing/Rescheduling City Council: \$500.00



Applicant Information:
Name: Pensacola International Airport
Address: 2430 Airport Boulevard, Suite 225, Pensacola, FL 32504
Phone: 850-436-5000 Fax: 850-436-5006 Email: kibold@cityofpensacola.com
Property Information: Owner Name: Pensacola International Airport Location/Address: Campus Heights & Executive Plaza
Legal Description: Please attach a full legal description (from deed or survey)
Purpose of vacation of city right of way/comments: All parcels in the former subdivision were purchased in their entirety by the City of Pensacola
for the purpose of expanding Pensacola International Airport. The property is to be redeveloped
as part of a maintenance/repair/overhaul facility to be leased to VT Mobile Aerospace Engineering
(also known as Project Titan Element 2). All parcels are vacant with the exception of American
Mini Warehouses, which tenants have been properly notified and will be closed August 1, 2022.
t, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that must be present on the date of the Planning Board and City Council meeting. Total Council Planning Board and City Council Plan
FOR OFFICE USE ONLY
District:
Date Received: Case Number:
Date Postcards mailed:
Planning Board Date: Recommendation:
Council Date: Council Action:

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

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

- (A) Application. An application for vacation of streets, alleys or other public right-of-way shall be filed with the community development department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.
 - (1) An application for vacation of streets, alleys or other public right-of-way must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the planning board.
 - (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
 - (3) No application shall be considered complete until all of the following have been submitted:
 - (a) The application shall be submitted on a form provided by the board secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 - 1. Accurate site plan drawn to scale;
 - 2. A legal description of the property proposed to be vacated;
 - 3. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 - 4. Reason for vacation request;
 - 5. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.
 - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
 - (d) Any party may appear in person, by agent, or by attorney.
 - (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.
- (B) Planning board review and recommendation. The community development department will distribute copies of the request to vacate to the appropriate city departments and public agencies for review and comment: Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the city planning department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting.
 - (1) Public notice for vacation of streets, alleys.
 - (a) A sign shall be prominently posted on the property to which the application pertains, at least seven (7) days prior to the scheduled board meeting.
 - (b) The community development department shall notify property owners within a three hundred (300) radius, as identified by the current Escambia County tax roll maps, of the property proposed for vacation with a public notice by post card at least five (5) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (C) City council review and action. The planning board recommendation shall be forwarded to the city council for review and action.
 - (1) Notice and hearing. The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven (7) days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten (10) days prior to the public hearing. The community development department shall notify property owners by certified mail, as identified by the current Escambia County tax roll, at least fifteen (15) days prior to the city council public hearing
 - (a) In case of an alley vacation request all adjacent owners shall be notified.
 - (b) In the case of a street vacation request, all property owners within three hundred feet (300') of the request shall be notified.
 - (2) Action. The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two (2) times following the public hearing, at which time the vacation becomes effective.

(D) Easements retained. If the city council determines that any portion of a public street or right-of-way is used or in the reasonably foreseeable future will be needed for public utilities, the street may be vacated only upon the condition that appropriate easements be reserved for such public utilities.
(E) Zoning of vacated property. Whenever any street, alley or other public right-of-way is vacated, the district use and area regulations governing the property abutting upon each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended use districts.
(F) Ownership of property. Whenever any street, alley or public right-of-way is vacated, ownership of said property conferred by such action shall extend from the right-of-way line to the center of said property, unless otherwise specified.

EXHIBIT A

ALL THAT PORTION OF RIGHT OF WAY OF AIRLANE DRIVE (FORMERLY AUBURN AVENUE), ST. ANNE DRIVE, AIRLANE DRIVE (FORMERLY CLEMSON AVENUE), DOUGLAS DRIVE AND SHERRILL AVENUE, LYING AND BEING WITHIN THE PENSACOLA INTERNATIONAL AIRPORT — COLLEGE HEIGHTS ANNEXATION PHASE I DESCRIPTION AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, AIRPORT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 11 AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N60°55'16"W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 776.96 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID AIRPORT EXECUTIVE PLAZA;

THENCE NO3°10'03"E ALONG THE EAST RIGHT OF WAY OF TIPPIN AVENUE (RIGHT OF WAY VARIES), ALSO BEING THE WEST LINE OF LOT 2 OF SAID AIRPORT EXECUTIVE PLAZA, FOR A DISTANCE OF 110.76 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE S68°50'23"E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 75.65 FEET;

THENCE N04°45'32"E FOR A DISTANCE OF 8.34 FEET;

THENCE S75°52'01"E FOR A DISTANCE OF 98.40 FEET TO A POINT OF THE EAST LINE OF LOT 1 OF SAID AIRPORT EXECUTIVE PLAZA:

THENCE N88°12'42"E FOR A DISTANCE OF 111.12 FEET;

THENCE N03°00'43"E FOR A DISTANCE OF 531.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF DOUGLAS DRIVE (40' R/W);

THENCE CONTINUE N03°00'43"E FOR A DISTANCE OF 40.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID DOUGLAS DRIVE;

THENCE N86°55′24″W FOR A DISTANCE OF 278.42 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY OF DOUGLAS DRIVE (40′ R/W) AND THE EAST RIGHT OF WAY OF TIPPIN AVENUE (R/W VARIES);

THENCE N03°21'54"E ALONG THE EAST RIGHT OF WAY OF TIPPIN AVENUE FOR A DISTANCE OF 192.07 FEET:

THENCE S85°51'36"E FOR A DISTANCE OF 164.32 FEET TO A POINT ON THE WEST LINE OF BLOCK 1, CAMPUS HEIGHTS, AS RECORDED IN PLAT BOOK 4 AT PAGE 36 OF SAID COUNTY;

THENCE N03°08'27"E ALONG SAID WEST LINE OF BLOCK 1 FOR A DISTANCE OF 429.83 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID CAMPUS HEIGHTS;

THENCE S87°18'36"E FOR A DISTANCE OF 135.05 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 CAMPUS HEIGHTS, RECORDED IN PLAT BOOK 4 AT PAGE 36 OF SAID COUNTY;

THENCE \$55°55'01"E FOR A DISTANCE OF 77.34 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 2, OF SAID CAMPUS HEIGHTS;

THENCE S86°56'30"E ALONG THE NORTH LINE OF SAID BLOCK 2 AND AN EXTENSION THEREOF FOR A DISTANCE OF 778.95 FEET TO A POINT ON THE WEST LINE OF BLOCK 4 OF SAID CAMPUS HEIGHTS;

THENCE S03°14'39"W ALONG SAID WEST LINE OF BLOCK 4 FOR A DISTANCE OF 580.19 FEET:

THENCE S86°52'41"E ALONG THE SOUTH LINE OF SAID BLOCK 4 FOR A DISTANCE OF 135.15 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK:

THENCE S02°51'38"W FOR A DISTANCE OF 39.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF DOUGLAS DRIVE (40' R/W);

THENCE N86°55'02"W ALONG THE SOUTH LINE OF DOUGLAS DRIVE FOR A DISTANCE OF 379.91 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY OF SHERRILL AVENUE (50' R/W):

THENCE S03°08'16"W ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 377.78 FEET;

THENCE S79°56'14"E FOR A DISTANCE OF 213.28 FEET;

THENCE S04°24'27"W FOR A DISTANCE OF 50.47 FEET;

THENCE CONTINUE S04°24'27'W FOR A DISTANCE OF 296.20 FEET;

THENCE N75°57'17"W FOR A DISTANCE OF 330.77 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID EXECUTIVE PLAZA:

THENCE \$19°35'37"W FOR A DISTANCE OF 283.18 FEET TO THE POINT OF BEGINNING.

AND FURTHER

ALL THAT PORTION OF RIGHT OF WAY OF EXECUTIVE PLAZA, LYING AND BEING WITHIN THE PENSACOLA INTERNATIONAL AIRPORT – COLLEGE HEIGHTS ANNEXATION PHASE I DESCRIPTION AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, AIRPORT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 11 AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

THENCE N60°55'16"W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 776.96 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID AIRPORT EXECUTIVE PLAZA;

THENCE NO3°10'03"E ALONG THE EAST RIGHT OF WAY OF TIPPIN AVENUE (RIGHT OF WAY VARIES), ALSO BEING THE WEST LINE OF LOT 2 OF SAID AIRPORT EXECUTIVE PLAZA, FOR A DISTANCE OF 110.76 FEET TO THE NORTHWEST CORNER OF SAID LOT;

THENCE S68°50'23"E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 75.65 FEET;

THENCE N04°45'32"E FOR A DISTANCE OF 8.34 FEET;

THENCE S75°52'01"E FOR A DISTANCE OF 98.40 FEET TO A POINT OF THE EAST LINE OF LOT 1 OF SAID AIRPORT EXECUTIVE PLAZA;

THENCE N88°12'42"E FOR A DISTANCE OF 111.12 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 OF SAID AIRPORT EXECUTIVE PLAZA AND THE NORTHERN RIGHT OF WAY OF EXECUTIVE PLAZA, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED;

THENCE \$60°55'16"E FOR A DISTANCE OF 297.97 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 99°27'46";

THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 43.40 FEET TO THE POINT OF TANGENCY;

THENCE N19°36′58″E FOR A DISTANCE OF 155.07 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 36°52′12″;

THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.18 FEET TO THE POINT OF A REVERSE CURVE TO THE RIGHT, SAID REVERSE CURVE HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 253°44'23";

THENCE ALONG THE ARC OF THE SAID CURVE FOR A DISTANCE OF 221.43 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT, SAID REVERSE CURVE HAVING A RADIUS OF 50.00 FEET AND A DELTA ANGLE OF 36°52'12":

THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 32.18 FEET TO THE POINT OF TANGENCY;

THENCE \$19°36'58"W FOR A DISTANCE OF 155.07 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND A DELTA ANGLE OF 99°27'46";

THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 147.56 FEET TO THE POINT OF TANGENCY;

THENCE N60°55′16″W FOR A DISTANCE OF 268.62 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 OF SAID AIRPORT EXECUTIVE PLAZA AND THE SOUTHERN RIGHT OF WAY OF EXECUTIVE PLAZA;

THENCE NO3°00′54″E FOR A DISTANCE OF 66.79 FEET TO THE POINT OF BEGINNING.

CITY OF PENSACOLA PROPOSED CAMPUS HEIGHTS ANNEXATION PHASE I

STREETS TO BE VACATED

CAMPUS HEIGHTS PLAT BOOK 4 PAGE 36

ST. ANNE DRIVE

BLOCK 3 CAMPUS HEIGHTS PLAT BOOK 4 PAGE 36

DOUGLAS DRIVE (40' R/W)

2110-000-001

2112-000-001

AVENUE O.R. BOOK 6930

PAGE 883

AIRPORT EXECUTIVE PLAZA

PLAT BOOK 11 PAGE 40

F----J

AIRPORT EXECUTIVE PLAZA

2517 DOUGLAS

2200-001-005

AVENUE AVENUE
O.R. BOOK 7488
O.R. BOOK 7014

EXECUTIVE PLAZA PLAT BOOK 11

PAGE 40

5441 SHERRILL DR.

PAGE 804

LOT 3 AIRPORT EXECUTIVE PLAZA

PLAT BOOK 11 PAGE 40

(40' R/W)

141S292108000000

2501 DOUGLAS AVENUE O.R. BOOK 6368 PAGE 1033

141S292200008005 2421 EXECUTIVE PLAZA O.R. BOOK 6486 PAGE 323

6060 TIPPIN AVENUE O.R. BOOK 4647 PAGE 1389

6012 TIPPIN AVENUE O.R. BOOK 7139 PAGE 1825

141S292104000004 6008 TIPPIN AVENUE O.R. BOOK 7182 PAGE 735

141S292104000005 6000 TIPPIN AVENUE

141S292104000001 5910 TIPPIN AVENUE O.R. BOOK 7065 PAGE 997

S85°51'36"E 164.32'(F)

141S292105000000 5900 TIPPIN AVENUE

AIRPORT

PAGE 40

GRAPHIC SCALE

(IN FEET

1 inch = 100 ft.

EXECUTIVE PLAZA

AIRLANE DRIVE (66' R/W)

(NOTRE DAME (40' PLAT))

(NOT INCLUDED IN PLAT)

2615 DOUGLAS AVE O.R. BOOK 6294 PAGE 1174

5421 SHERRILI DRIVE

O.R. BOOK 6964 PAGE 956

5400 BLK SHERRILL DR

O.R. BOOK 6142 PAGE 722

5445 SHERRILL AVENUE O.R. BOOK 6192 PAGE 1996

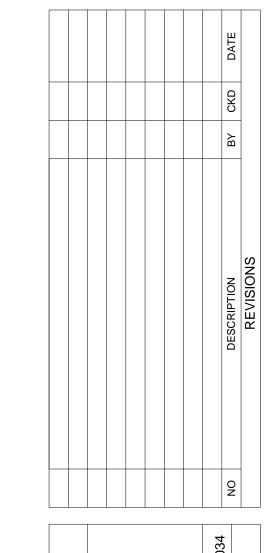
SOUTHEAST CORNER OF LOT 3, AIRPORT EXECUTIVE PLAZA, PLAT BOOK 11, PAGE 40, SECTION 14, TOWNSHIP

1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA

S86°52'41"E 135.15'(F)





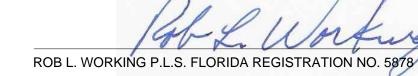


FIELD MEASUREMENT

PLAT MEASUREMENT DEED MEASUREMENT CALCULATED MEASUREMENT RIGHT - OF - WAY FOUND MONUMENTATION POINT OF BEGINNING POINT OF COMMENCEMENT O.R. OFFICIAL RECORDS

LEGEND

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

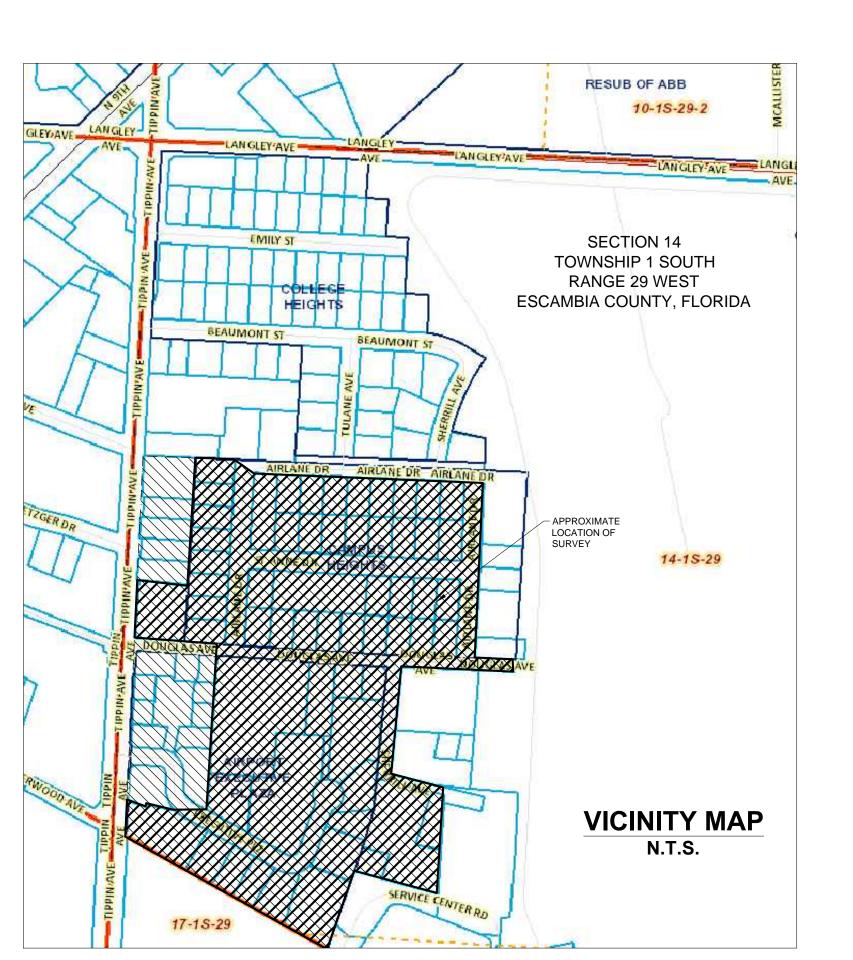


DESCRIPTION OF PROPOSED ANNEXATION

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, AIRPORT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 11 AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N60°55'16"W ALONG THE SOUTH LINE OF SAID LOT FOR 776.96 FEET TO THE SOUTHWEST 377.78 FEET; THENCE S79°56'14"W FOR 213.28 FEET; THENCE S04°24'27"W FOR 50.47 FEET; THENCE CONTINUE S04°24'27"W FOR A DISTANCE OF 296.20 FEET; THENCE 283.18 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF CITY OF PENSACOLA OWNED PORTION OF PROPOSED ANNEXATION:

FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N60°55'16"W ALONG THE SOUTH LINE OF SAID LOT FOR 776.96 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID THENCE S19°35'37"W FOR A DISTANCE OF 283.18 FEET TO THE POINT OF BEGINNING.



- 1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 23, 2017.
- 2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- 3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART. OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF TIPPIN AVENUE AS NORTH 03°10'03" EAST.
- 6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
- 7. ENCROACHMENTS ARE AS SHOWN.

CORNER LEGEND

	THE TENTE OF THE T
Ø	FND "X" CUT INTO CONCRETE
⊡	FND 4" x 4" CONCRETE MONUMENT
\odot	FND IRON PIPE (SIZE INDICATED)
\bigcirc	FND 1/2" IRON ROD (SIZE INDICATED)
	FND CAPPED IRON ROD (ILLEGIBLE)

- FND CAPPED IRON ROD #475 FND CAPPED IRON ROD #6112 ■ FND CAPPED IRON ROD #6679
- FND CAPPED IRON ROD #6832 FND CAPPED IRON ROD #6861 FND CAPPED IRON ROD #7092
- ♠ FND CAPPED IRON ROD #7174 SET 1/2" CAPPED IRON ROD #7612



Review Routing Meeting: August 9, 2022

Project: Airport Vacation of ROW

Department:	Comments:

Department.	Comments.
FIRE	There are no objections from fire. Seems to be pretty straight forward since they will be terminating all existing infrastructure already onsite.
PW/E	No comments.
InspSvcs	No comments.
ESP	Pensacola Energy has abandoned the majority of gas main within this area and east of Tippin Ave. There is one section remaining as shown in the attached map. We can schedule this for abandonment.
ECUA	In short, ECUA currently has water mains within these r/ws that served the homes that were formerly there. It is my understanding ECUA has no issues with the Airport looking to terminate the usage of those water mains under the condition that the Airport and the City coordinate with ECUA to perform capping/abandonment and other necessary disconnections. Please have the Airport/City contact ECUA Engineering to coordinate the abandonment of the water mains. ECUA will need easements for any infrastructure that it owns that is no longer situated in a public right-of-way.
FPL	FPL has overhead facilities within the ROW of Airlane Dr, St Anne Dr, Douglas Ave, Sherrill Ave, and Executive Plz. See map below of existing locations.
ATT	We have facilities in the R/Ws of Douglas Ave, Sherrill Ave, Airlane Dr, and St Anne Dr. Therefore, we will need easements to maintain those facilities.
Surveyor	No comments.
Planning	No comments.

City of Pensacola

Memorandum

File #: 22-00780 Planning Board 8/9/2022

TO: **Planning Board Members**

FROM: Cynthia Cannon, AICP, Assistant Planning and Zoning Manager

DATE: 8/2/2022

SUBJECT:

Request for Final Plat Approval - Stillman Subdivision

BACKGROUND:

Geci & Associates Engineers, Inc. is requesting final plat approval for Stillman Subdivision which is located along 100 Blk Stillman Street and bordered to the south by Margues Street. This property is located in the R-1A, Medium Density Residential, zoning district (Sec. 12-3-4).

One (1) parcel will be subdivided into fifty-six (56) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 5.33 acres
- R-1A: Maximum Density 17.4 Units Per Acre
- Proposed Setback requirements:
 - o Front Yard 20 Feet
 - Side Yard 5 Feet
 - o Rear Yard 25 Feet

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



SUBDIVISION PLAT

Preliminary Plat

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

2. Resubmittal: ½ th		ue prior to recording the Final Plat; uncil: \$250.00
Applicant Information		Owner Information (If Different from Applicant)
Name: _Geci & Associates Enginee		Name: Robert Hurst
Address: 2950 N 12th Avenue,		Address: 1 Bayou Blvd.
Pensacola, Florida 32503 Phone: (850) 432-2929		Pensacola, Florida 32503 Phone: (850) 393-0921
Phone: (850) 432-2929 Email: clint@geciengineering.com		Email: roberthurst@cox.net
	_	Email
	Property I	nformation_
Location Address: 100 Blk Stillma	n Street, Pensacola, l	Florida 32505
Subdivision Name:		-
Parcel ID #: 0 0 - 0 S - 0 0 -		
		OPOSED Lots: 56 Total Acreage: 5.33
Type of Subdivision: X Resident	tial Non-Resid	lential/Commercial
Legal Description: Attached a full l	egal description from	deed or survey
Will a Variance from the Subdivisio	n Regulations be req	uested for the project (Sec. 12-7-7)? YES _ X_ NO
refund of these fees will be made. Also subdivision and/or development requir	, I understand that any ements will result in on	se fees does not entitle me to approval of this plat and that no resubmissions based upon non-compliance with the City e-half (1/2) the initial application fee. I have reviewed a copy derstand that I must be present on the date of the Planning
Signature of Owner:		Date:
	For Office Use	Only
Zoning:	FLUM:	
Date Received:	Case Number:	
Application Fee:	Receipt #:	
Open Space Requirement (acres or \$):		Receipt #:
Planning Board date: Prelim:	FINAL:	Recommendation:
City Council date:	Council Action:	
Recording Date:	Map BK/PG:	l l l l l l l l l l l l l l l l l l l

Final Plat

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

Planning Services

222 W. Main Street, Pensacola, Florida 32502 (850) 435-1670

Email: PlanningApplications@CityOfPensacola.com
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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

SUBDIVISION PLAT

Sec. 12-7-6. Sites for public use.

- (a) School sites. The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
 - (1) Dedication of land for park, recreation or open space needs. The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
 - (2) Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land. The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) Public streets. All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

Open Space Requirement	s (only applicable to resid	lential subd	livisio	n)
Sec. 12-7-6 requires (a) the dedi Please calculate and check the p				oses, or (b) a fee in lieu of land dedication.
(a) Total L	and Area:5.33	acres		
5% for lar	nd dedication: N/A	acres		
(may NOT	Γ equal less than 1/4 acre)			
(b) Value (per Escar	of Land mbia County Property Appraise	er)	\$	178,929
Fee in lieu	u of land dedication (5% of land	d value)	\$	8,946.45
(Check pa	yable to the City of Pensacola.	Due after plat	t appro	oval, prior to receiving signatures)

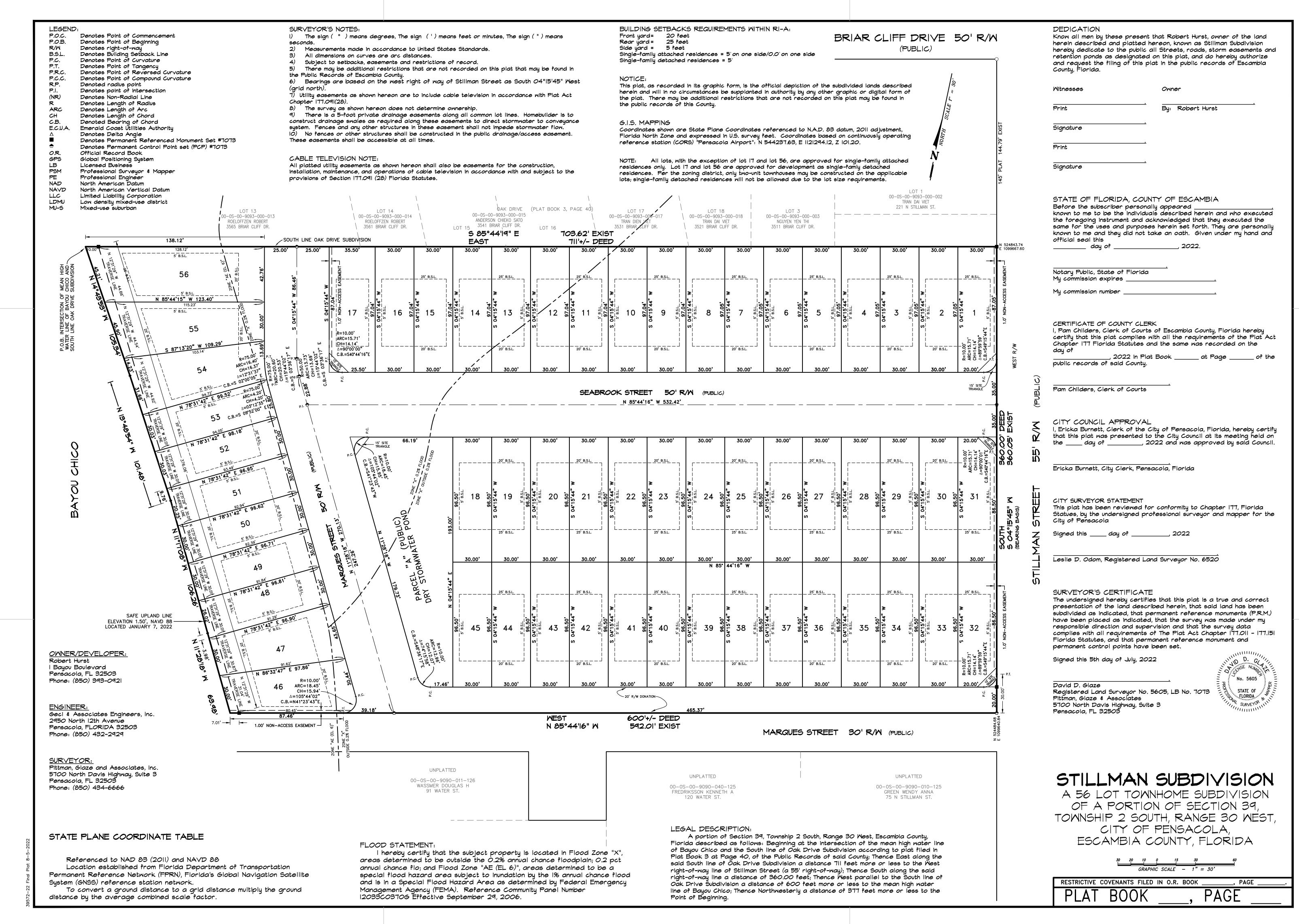
Planning Services
222 W. Main Street, Pensacola, Florida 32502
(850) 435-1670
Email: PlanningApplications@CityOfPensacola.com

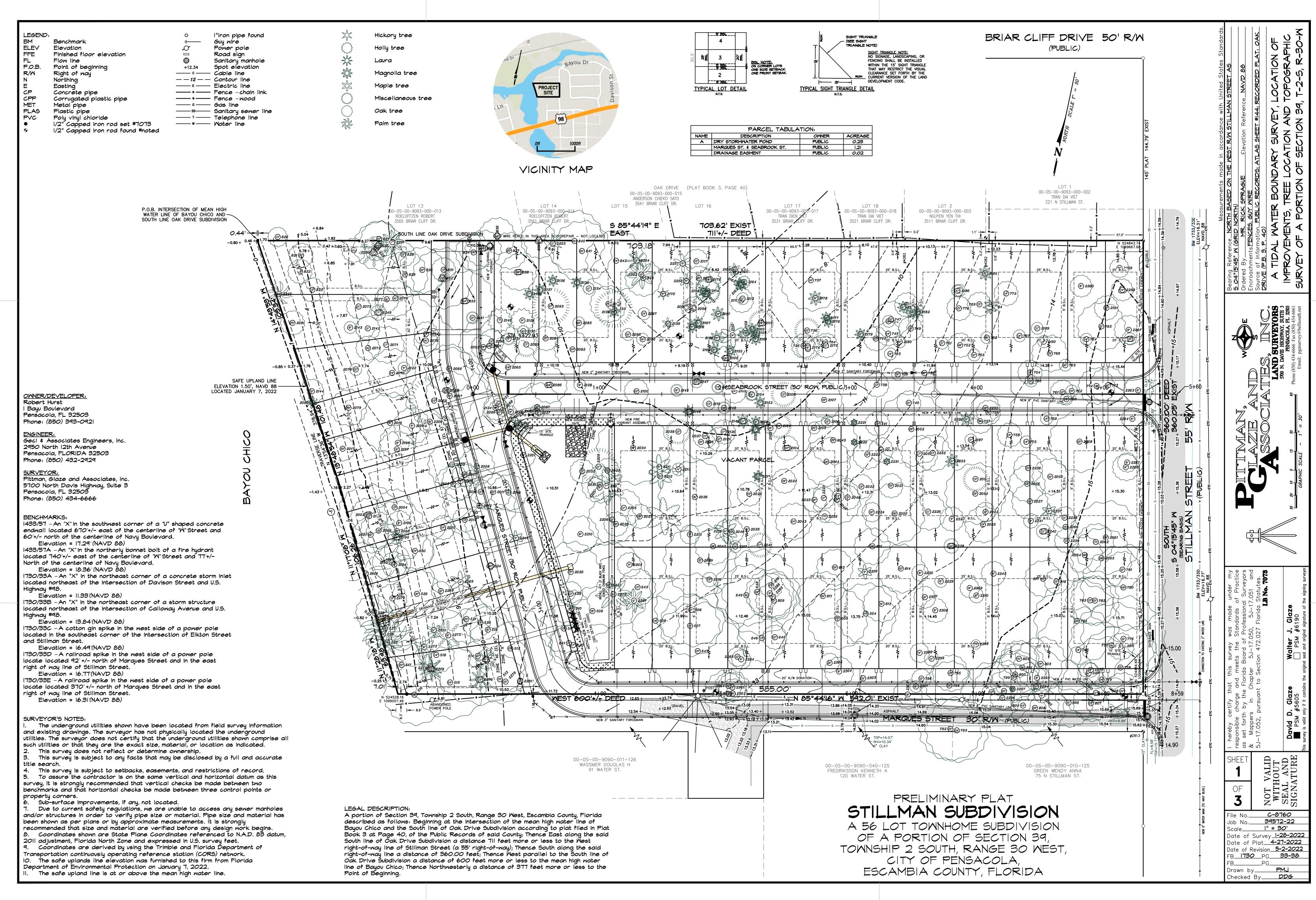
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

General Location Map

Stillman Subdivision 100 Blk Stillman Street Pensacola, Florida 32505







TREE TABLE															
POINT 504	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT 817	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT 2088	TYPE TREE Oak	DIAMETER IN INCHES	1/2 SPREAD IN FEET	POINT 2201	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET
505	Oak Oak	23	25 30	818 820	Oak Oak	15 13	10	2089	Oak Oak	12 13	10	2202	Magnolia Oak	6 9	15 10
507	Oak	14	25	821	Oak	20	10	2091	Oak	14	25	2204	Crepe myrtle	7	15
508 509	Oak Oak	14 18	20 20	822 823	Oak Oak	23 13	10 10	2092 2093	Oak Miscellaneous	14 37	10 15	2205 2206	Oak Oak	11 11	15 20
510 511	Oak Oak	13 19	15 20	824 825	Oak Oak	21 13	10 10	2094 2095	Oak Oak	25 16	15 5	2207 2208	Oak Crepe myrtle	9 7	20 15
512 513	Oak Oak	29 19	35 20	826 827	Oak Oak	29 Quad 21	20 15	2096 2097	Oak Oak	16 19	5 5	2209 2210	Miscellaneous Oak	11 8	15 15
514 515	Oak Oak	42 24	40 30	828 829	Oak Oak	12 25	10 19	2098 2099	Oak Oak	19 13	10 5	2211 2212	Crepe myrtle Crepe myrtle	5 5	10 10
516	Oak	18	25	830	Oak	22	19	2100	Oak	22	10	2213	Dogwwod	4	5
517 518	Oak Oak	22 14	20 15	831 832	Oak Oak	17 33 Triple	10 25	2101 2102	Oak Miscellaneous	24 26	10 10	2215 2216	Oak Oak	9 19	8
519 520	Oak Oak	14 13	15 15	833 834	Oak Oak	34 Twin 24 Twin	25 15	2103 2104	Oak Oak	16 22 Twin	5 10	2217 2218	Oak Crepe myrtle	11 6	5 10
521 524	Oak Oak	20 40 Quad	20 50	835 836	Oak Oak	20 Twin 62 Cluster	15 15	2105 2106	Oak Oak	26 12	5	2219 2220	Magnolia Crepe myrtle	11 Twin 10	5
525 526	Palm Palm	24 24	20 15	837 838	Oak Oak	25 30 Twin	26 26	2107 2108	Oak Miscellaneous	18 13	15 10	2221 2222	Crepe myrtle Oak	12 10	3 12
527 528	Palm Oak	24 15	20	839 840	Oak Oak	32 Triple 26	26 36	2109 2110	Oak Crepe myrtle	16 Twin 14	10	2223	Oak Oak	11 10	9
529	Oak	18	20	841	Oak	26	36	2111	Oak	13	10	2225	Oak	10	5
530 639	Oak Oak	19 13	15 10	842 843	Oak Oak	24 18	36 26	2112 2113	Oak Miscellaneous	11 28 Triple	5 10	2226 2227	Oak Oak	11 9	15 10
640 641	Oak Oak	17 17	20 15	2000 2001	Oak Oak	15 16	26 26	2114 2115	Miscellaneous Oak	15 22	10 10	2228 2229	Oak Oak	11 Twin 8	6 5
642 643	Oak Oak	31 13	35 15	2002 2003	Oak Oak	34 Twin 21	36 36	2117 2118	Oak Miscellaneous	15 13	10 5	2230 2231	Oak Crepe myrtle	8	7 3
645 646	Oak Oak	12 13	10 20	2004	Oak Oak	13 15	26 26	2119 2120	Oak Oak	13 17	5 10	2232	Oak Magnolia	13	15
647	Oak	19	40	2006	Oak	14	26	2121	Oak	12	10	2234	Magnolia	8	6
648 649	Oak Oak	22 16	35 25	2007 2008	Oak Oak	15 17	20 26	2122 2123	Oak Oak	9 10	5	2235 2236	Oak Oak	10 21	12 12
734 735	Oak Oak	17 15	5 10	2009 2010	Oak Oak	17 12	20 10	2124 2125	Oak Oak	9	10 5	2237 2238	Crepe myrtle Oak	8 11	6 9
736 737	Miscellaneous Oak	22 34	10 25	2011 2012	Oak Oak	23 44	15 30	2126 2127	Oak Oak	8	5	2239 2240	Oak Oak	11 11 Twin	10 6
738 739	Oak Oak	13 16	10	2013	Oak Oak	13 15	10 15	2128	Oak Holly	8 9	5	2241	Oak Oak	8 10	6 8
740 741	Oak Oak	21	10 10	2015	Oak Oak	19 16	10 25	2130 2131	Holly Miscellaneous	4 9	5	2243	Oak	8 5	10
742	Oak	14	10	2017	Oak	20	10	2132	Magnolia	6	5	2245	Crepe myrtle Crepe myrtle	6	6
743 744	Oak Oak	14 22	5 10	2018 2019	Oak Oak	16 12	15 15	2133 2134	Miscellaneous Holly	11 6	15 5	2246 2247	Crepe myrtle Palm	5 23	5 10
745 746	Oak Oak	14 12	10 5	2021 2022	Oak Oak	15 13	10 10	2135 2136	Magnolia Magnolia	7	5	2249 2250	Dogwwod Laura	7 Twin 13 Triple	6 12
747 748	Oak Oak	12 15	15 10	2023 2024	Oak Oak	13 18	10 10	2137 2138	Magnolia Magnolia	6 7	5	2251 2252	Magnolia Magnolia	7 10	10 12
749 750	Oak Oak	18 19	10 10	2025 2026	Oak Oak	22 36	10 30	2139 2140	maple Holly	11 7	5 10	2253 2254	Hickory Laura	11 10	8
751	Oak	11	5	2027	Oak	24	10	2141	Miscellaneous	12	5	2255	Magnolia	9 Twin	6
752 753	Oak Oak	18 12	15 5	2028	Oak Oak	12 31	10 30	2142 2143	Oak Oak	11 8	10 5	2256 2257	Maple Maple	9	6 8
754 755	Oak Oak	14 12	10 5	2030 2031	Oak Oak	15 14	25 15	2144 2145	Oak Miscellaneous	10 8	10 5	2258 2259	Oak Oak	14 Triple 8	9 8
756 757	Oak Oak	15 18	10 10	2032 2033	Oak Oak	15 12	10 10	2146 2147	Magnolia Oak	11 Twin 13 Twin	5	2260 2261	Oak Oak	8	9 12
758 759	Oak Oak	14 14	10 5	2034 2036	Oak Oak	40 15	30 15	2148 2149	Miscellaneous Magnolia	10 11 Twin	5 6	2262 2263	Oak Oak	10 Twin 8	5 12
760 761	Oak Oak	15 12	5 10	2037 2038	Oak Miscellaneous	13 12	10 10	2150 2151	Magnolia Magnolia	8 17 Triple	5	2264 2265	Oak Oak	8 12 Twin	9
762	Oak	19	5	2039	Oak	16	15	2152	Magnolia	7	5	2266	Oak	8	11
763 764	Oak Oak	16 14	5 5	2040 2041	Oak Miscellaneous	13 17	10 10	2153 2154	Oak Oak	8	5	2267 2268	Oak Oak	8 10	8
765 766	Oak Oak	21 20	20 15	2042 2043	Oak Oak	18 24	15 15	2155 2156	Magnolia Magnolia	6 11	5 6	2269 2270	Crepe myrtle Oak	9	9 12
767 768	Oak Oak	14 18	5 5	2044 2045	Oak Oak	24 20	20 20	2157 2158	Magnolia Magnolia	10 8	6 5	2271 2272	Maple Laura	6 8	6 12
769 770	Oak Oak	15 15	10 10	2046 2047	Oak Oak	19 13	20 5	2159 2160	Magnolia Magnolia	8 6	5 5	2273 2274	Maple Hickory	8 12 Triple	9 10
771 772	Oak Oak	14 14	5 10	2048	Oak Oak	13 28	10 25	2161 2162	Magnolia Magnolia	9	5	2275 2276	Laura Laura	15 Twin 13 Twin	10
773	Oak	17	15	2051	Oak	17	15	2163	Magnolia	6	5	2277	Laura	24 Quad	11
774 775	Oak Oak	12 14	15 35	2052 2053	Oak Miscellaneous	28 13	30 10	2164 2165	Holly Maple	8	5	2278 2279	Oak Magnolia	8 10 Twin	8 12
776 777	Oak Oak	16 16	35 35	2054 2055	Oak Oak	20 19	25 15	2166 2167	Maple Magnolia	6 6	5 5	2280 2281	Magnolia Crepe myrtle	6 6	8 12
778 779	Oak Oak	15 24	35 35	2056 2057	Oak Oak	13 14	15 15	2168 2169	Magnolia Magnolia	9	5	2282 2283	Crepe myrtle Oak	4 12	6 8
780 781	Oak Oak	19 12	35 15	2058	Oak Oak	22	25 15	2170 2171	Hickory Magnolia	9 6 Twin	5 5	2284 2285	Oak Oak	9	8 20
782	Oak	15	20	2060	Oak	15	10	2172	Magnolia	8	5	2286	Oak	9	20
783 784	Oak Oak	15 26	20 35	2061	Oak Oak	25 17	30 15	2173 2174	Holly Miscellaneous	8 Twin 8 Twin	10	2287 2289	Magnolia Oak	6 8	10
785 792	Oak Oak	14 22	35 26	2063 2064	Oak Oak	26 15	25 15	2175 2176	Oak Magnolia	11 9	10 5	2290 2291	Oak Magnolia	11 6 Twin	8 9
793 794	Oak Oak	24 12	26 20	2065 2066	Oak Oak	24 21	25 20	2177 2178	Magnolia Magnolia	10 8	5 6	2292 2293	Oak Oak	8	6 6
795 796	Oak Oak	12 12	15 8	2067 2068	Oak Oak	15 35 Twin	20 35	2179 2180	Magnolia Oak	8 10	5	2294 2295	Oak Oak	11 9	4 6
797 798	Oak Oak	13 22	25 25	2069	Miscellaneous Oak	23 24	20	2181 2182	Magnolia Magnolia	8 9	6 9	2296 2297	Oak	11 4 Twin	10 2
799	Oak	12	20	2071	Oak	17	15	2183	Magnolia	6	5	2298	Crepe myrtle Oak	10 Twin	4
800 801	Oak Oak	18 18	20	2072 2073	Oak Oak	16 21	10	2184 2185	Magnolia Magnolia	7	6	2299 2300	Oak Oak	9	6 8
802 803	Oak Oak	15 19	15 22	2074 2075	Oak Oak	24 16	10 10	2186 2187	Miscellaneous Oak	6 11	5 8	2301 2302	Oak Oak	8 18 Twin	5 12
804 805	Oak Oak	43 20	35 20	2076 2077	Oak Oak	16 16	15 10	2189 2190	Oak Oak	11 8	5	2303 2304	Miscallaneous Oak	16 Quad 8	13 12
806 807	Oak Oak	21	20	2078	Oak Oak	22	6 26	2191 2192	Oak Oak	13 12	10 15	2305	Oak Crepe myrtle	10 Twin 9 Twin	8
808	Oak	16	15	2080	Oak	23	6	2193	Dogwwod	11	15	2307	Oak	10	9
809 810	Oak Oak	12 29	15 10	2081	Oak Oak	25 29	20 26	2194 2195	Dogwwod Crepe myrtle	10 5 Twin	10 5	2308	Oak Oak	8	10 8
811 812	Oak Oak	26 20	20 15	2083 2084	Oak Oak	18 21	6 10	2196 2197	Oak Oak	8 10	10 15	2310 2361	Oak Oak	8 13	6 12
813 814	Oak Oak	16 22	15 20	2085 2086	Miscellaneous Oak	17 24 Twin	10 15	2198 2199	Oak Oak	8 9	15 15	2362 2363	Oak Oak	18 22	12 20
815	Oak	18	15	2087	Oak	32	20	2200	Oak	10	10	2364	Oak	16	11

GENERAL NOTES:

A. The lot grading plan included in these plans only serves as a guide for the construction of individual homes/lots.

the construction of individual homes/lots.

B. There will be no adverse impacts to existing drainage due to the stormwater runoff of this project. This project will not cause flooding on adjacent properties in a 100-yr storm event.

C. Home builder note: each home builder will be required to control all erosion and sediment on each individual lot.

erosion and sediment on each individual lot.

D. Sign note: a separate sign permit will be needed for signs from the building inspection department

E. Future building note:

1. All future buildings shall have finished floor elevations (excluding basement) that shall be a minimum of 8" above adjacent top of curb or, when applicable, 8" above top of rear yard conveyance swale elevation unless building is in a flood zone which dictates the elevation above finished grade. Also, the minimum finished habitable floor elevation for lots shall typically be 8" (sodded around building) or 10" (unsodded) above finished grades of lots

2. Home builders will be required to construct and maintain, at all times during construction, appropriate erosion control measures (silt fence, hay bales, etc.) To insure that no sediments leave the lot under construction or the right-of way adjacent to the lot under construction.

G. Erosion and sedimentation control notes:

I.I. Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another prior to earthwork operations

I.2. All bales shall be either wire-bound or string-tied. Straw bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings).

1.3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are stacked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall confirm to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier.

1.4. Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or rebars shall be driven deep enough into the ground to securely anchor the bales.

1.5. The gaps between bales shall be chinked (filled by medging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.

1.6. Straw bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

I.7. Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.I.8. Close attention shall be paid to the repair of damaged bales, end

runs and undercutting beneath bales. 1.9. Necessary repairs to barriers or replacement of bales shall be

accomplished promptly.

1.10. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half

of the height of the barrier.

I.II. Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

2. A positive drainage outfall is a conveyance system (drainage easement, roadway with a drainage system ~ curb \$ gutter, or ditch) which contains, controls, and transmits stormwater runoff to a creek, stream, river, bay, gulf, ocean, or other waters of the state, or waters of the united states, or to any functioning Escambia County or state drainage system. These are minimal requirements and do not relieve the builder from providing additional grading to direct stormwater to a positive outfall drainage system and eliminate negative impacts to adjacent lots and properties.

3. Disturbed lot areas shall be completely stabilized with sod. If the home is constructed, stabilize the first 10' with sod and sod and/or seed and mulch the remainder of the lot.

4. Disturbed areas not paved shall be stabilized with a healthy growth of grass.

5. Disturbed right-of-way areas shall be stabilized with a healthy growth

of grass prior to receiving county acceptance.

6. The homebuilder shall comply with state permitting requirements for large and small construction sites. Specifically the NPDES permits which requires a detailed stormwater pollution prevention plan (SWPPP) being available onsite for review during all phases of construction.

available onsite for review during all phases of construction.

7. Lot clearing activities shall not proceed without building permits for those lots excluding clearing required for construction of conveyance swales or drainage features designated as the developer's responsibility.

8. Provide erosion control measure to ensure all sediments shall be retained on each individual lot.

H. Stormwater conveyance notes:I. The conveyance swales shall be built by contractor and treatment or side yard swales shall be built by the homebuilder

All new roof runoff, downspouts, and gutters shall be routed to carry all stormwater to the roads or swales that lead to the retention pond or approved drainage system.
 Home equipment (i.e. ac units) shall not hinder the proper installation

and/or functioning of the side yard swales.

4. Fences installed shall be installed not to impede stormwater flow

5. Lots will not utilize retaining walls or other methods of fill in the rear that will block offsite drainage.

6. A minimum of one (1) foot of ground cover is required for all underground pipes.

SUBDIVISION GENERAL NOTES:

I. All disturbed areas which are not paved shall be stabilized with seeding, fertilizer and mulch, hydro seed and/or sod with a healthy growth of grass prior to receiving county acceptance. Seeded areas shall include a bahia mix to ensure continued growth after winter months. Seed in accordance with FDOT section 570 and standard index 105.

2. Disturbed right-of-way areas shall be stabilized with a healthy growth

2. Disturbed right-of-way areas shall be stabilized with a healthy growth of grass prior to receiving county approval/acceptance. If time constraints exist during the final plat approval and acceptance process, a minimum of two strips of sod (minimum 2' wide) behind the back of curb with all other disturbed areas seeded/mulched/fertilized will be acceptable.

3. Disturbed lot areas shall be completely stabilized with sod.

4. The homebuilder shall comply with state permitting requirements for

large \$ small construction sites, specifically the NDEPS permit which requires a detailed stormwater pollution prevention plan (SMPPP) being available onsite for review during all phases of construction.

5. Lot clearing activities shall not proceed without building permits for those lots excluding clearing required for construction of conveyance swales or drainage features designated as the developer's responsibility.

6. On individual subdivision lots, all land clearing \$ tree removal shall only be allowed after city issuance of a building permit for the dwelling or a separate land disturbing or tree removal permit. Lots should remain in their natural state until further permitting allows for development, site

disturbance \$/or tree removal.

7. Heritage trees exist onsite and proper permits must be secured prior to removal or preservation.

8. Construction of the subdivision infrastructure, including land clearing \$ removal of protected trees onsite within r/w or pond parcels/areas will be allowed at the time of construction plan approval.

UTILITY NARRATIVE:

Potable water is provided by new 6" and 4" water main located in new right-of-way (r/w) and sized for fire protection. The water connection(s) is to emerald coast utilities authority (ECUA) located at the east side of Stillman Street (new 6" main) and looped to the existing 2" main in the north Stillman R/W.

Sanitary sewer is provided by new 8" gravity mains located in the rights-of-way as well as low-pressure force mains. The low-pressure force mains connect to the new manholes located in the subdivision r/w. The gravity sewer connections are to existing ECUA manholes located in the intersection of North Stillman Street \$ Marques Street and also at North Stillman Street approximately 230' north of the Marques Street R/W. ECUA is to accept sanitary sewer mains for ownership, operation \$ maintenance upon completion of construction. Grinder pumps \$ service lines located on each lot shall be homeowner's responsibility.

The new stormwater system includes storm pipe \$ inlets located in the rights-of-way which drain to the new stormwater pond. It is proposed that the city of Pensacola accept this stormwater system for ownership, operation, \$ maintenance after the 2-yr warranty period.

All service lines located on each lot shall be homeowner's responsibility.

SITE NOTES:

SITE AREA: 5.33 AC

D. TOTAL LOTS: 56 D. PARCEL ID: 00-05-00-9090-001-127

I. LATITUDE & LONGITUDE: 30°24'50"N, 87°15'27"W

ZONING: R-IA

f. FLU: MDR g. PROJECT ADDRESS: 100 Block Stillman St, Pensacola, Florida 32505 h. BUILDING SETBACK REQUIREMENTS: 20' FRONT, 25' REAR, 5' SIDE

MAX. BUILDING HEIGHT: 35'

All paving and storm drainage construction to conform to the escambia county standards and f.d.o.t. standards. R/w shoulder stabilization to conform with fdot standard specifications for road and bridge construction.

All potable water and sanitary sewer work shall be constructed in accordance with the latest edition of ecua standard specifications.

FLOOD STATEMENT

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain; 0.2 pct annual chance flo; and Flood Zone "AE (EL 6)", areas determined to be a special flood hazard area subject to inundation by the 1% annual chance flood and is in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C03706 Effective September 29, 2006.

OWNER/DEVELOPER: Robert Hurst I Bayu Boulevard Pensacola, FL 32503 Phone: (850) 393-0921

Geci & Associates Engineers, Inc. 2950 North 12th Avenue Pensacola, FLORIDA 32503 Phone: (850) 432-2929

SURVEYOR:
Pittman, Glaze and Associates, Inc.
5700 North Davis Highway, Suite 3
Pensacola, FL 32503
Phone: (850) 434-6666

ENGINEER'S STATEMENT

All proposed roadways, drainage and other improvements will be designed to comply with all applicable federal, state and local development requirements.

Neil Tucker, P.E. License #85969

PRELIMINARY PLAT

STILLMAN SUBDIVISION

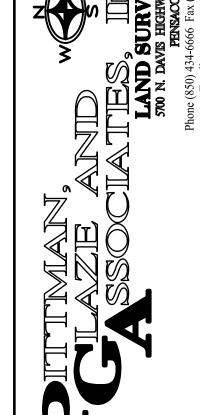
A 56 LOT TOWNHOME SUBDIVISION

OF A PORTION OF SECTION 39,

TOWNSHIP 2 SOUTH, RANGE 30 WEST,

CITY OF PENSACOLA,

ESCAMBIA COUNTY, FLORIDA



bard of Professional Surveyors 53-17.050, 53-17.051 and A 72.027 Florida Statutes. LB No. 7073

by the Florida Board of Profit in Chapter 50-17.050, pursuant to Section 472.027 F

Thereby cert responsible chas set forth b & Mappers 5J-17.052, pur AND

OHLIM OHLIM ON OHLIM OHLIM

Job No. 345 12-22

Scale N.A.

Date of Survey 1-28-2022

Date of Plat 4-27-2022

Date of Revision 5-2-2022

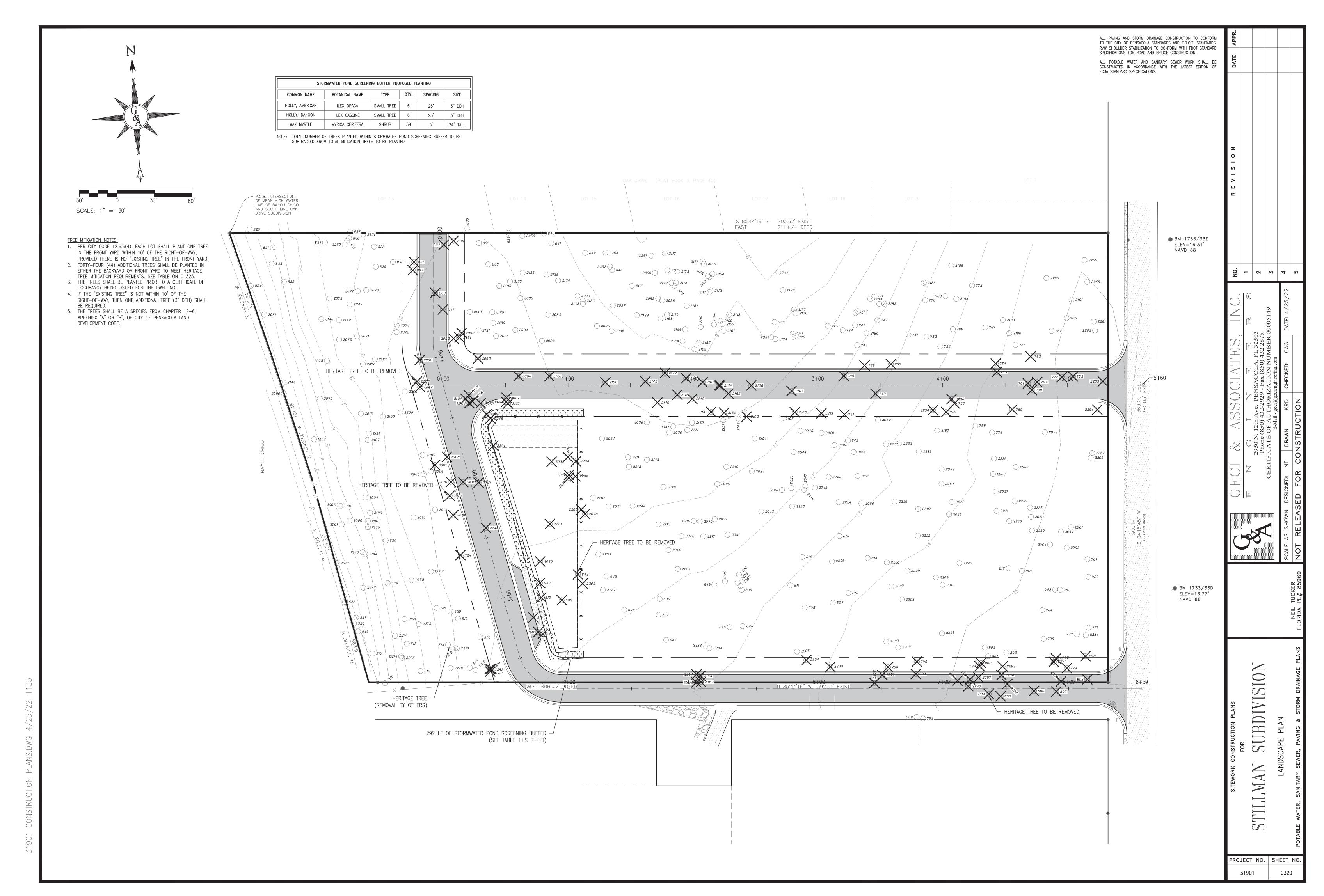
FB 1730 PG 33-38

FB PG

Drawn by PMJ

Checked By DDG

23



1135
22
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4
PLANS.DWG
CONSTRUCTION
31901

TREE	SPECIES	TREE TYPE	DIAMETER IN INCHES	PROTECTED	HERITAGE	DISEASED	MITIGATION TREES REQUIRE
514	Quercus virginiana	Southern Live Oak	42	Y	Y		10
2012 804	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	37 35	Y	Y	Y	10 8
642	Quercus virginiana	Southern Live Oak	34	Υ	Υ	Υ	8
2068	Quercus virginiana Quercus laurifolia	Southern Live Oak	32	Y	Y		8
737 512	Quercus laurifolia	Laurel Oak Laurel Oak	31 29	Y			0
2082	Quercus virginiana	Southern Live Oak	29	Υ			0
2052	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	28 28	Y			0
506	Quercus virginiana Quercus virginiana	Southern Live Oak	27	Y			0
811	Quercus virginiana	Southern Live Oak	27	Υ			0
829	Quercus virginiana	Southern Live Oak	25	Y			0
2094 515	Quercus virginiana Quercus laurifolia	Southern Live Oak Laurel Oak	25 24	Y			0
505	Quercus virginiana	Southern Live Oak	23	Y			0
648	Quercus virginiana	Southern Live Oak	22	Υ			0
798 817	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	22	Y			0
2003	Quercus virginiana	Southern Live Oak	21	Y			0
2066	Quercus virginiana	Southern Live Oak	21	Y			0
2084	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	21	Y			0
647	Quercus virginiana Quercus virginiana	Southern Live Oak	19	Y			0
832	Quercus virginiana	Southern Live Oak	18	Υ			0
509 2151	Quercus virginiana	Southern Live Oak	18 17	Y			0
831	Magnolia grandiflora Quercus virginiana	Southern Magnolia Southern Live Oak	17	Y			0
2009	Quercus virginiana	Southern Live Oak	17	Y			0
2071	Quercus virginiana	Southern Live Oak	17	Y			0
2085 777	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	17 16	Y			0
2001	Quercus virginiana	Southern Live Oak	16	Y			0
778	Quercus virginiana	Southern Live Oak	15	Υ			0
2000 2067	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	15 15	Y			0
507	Quercus virginiana	Southern Live Oak	14	Y			0
2118	Magnolia grandiflora	Southern Magnolia	13	Y			0
738 797	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	13 13	Y			0
820	Quercus virginiana	Southern Live Oak	13	Y			0
2004	Quercus virginiana	Southern Live Oak	13	Y			0
2040	Quercus virginiana Quercus virginiana	Southern Live Oak Southern Live Oak	13 13	Y			0
2274	Carya tomentosa	Mockernut Hickory	12	Y			0
2019	Chamaecyparis thyoides	Atlantic White Cedar	12	Y			0
809 2253	Quercus virginiana Carya tomentosa	Southern Live Oak Mockernut Hickory	12 11	Y			0
2139	Liquidambar styraciflua	Sweetgum	11	Y			0
2146	Magnolia grandiflora	Southern Magnolia	11	Υ			0
2149	Magnolia grandiflora	Southern Magnolia	11	Y			0
2156 2219	Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia	11 11	Y			0
2193	Quercus virginiana	Southern Live Oak	11	Y			0
2209	Quercus virginiana	Southern Live Oak	11	Υ			0
2238 2157	Quercus virginiana Magnolia grandiflora	Southern Live Oak Southern Magnolia	11 10	Y			0
2162	Magnolia grandiflora	Southern Magnolia	10	Y			0
2177	Magnolia grandiflora	Southern Magnolia	10	Υ			0
2252 2279	Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia	10	Y			0
2200	Quercus laurifolia	Laurel Oak	10	Y			0
2194	Quercus virginiana	Southern Live Oak	10	Y			0
2170 2256	Carya tomentosa Liquidambar styraciflua	Mockernut Hickory Sweetgum	9	Y			0
2257	Liquidambar styraciflua	Sweetgum	9	Y			0
2161	Magnolia grandiflora	Southern Magnolia	9	Υ			0
2168 2176	Magnolia grandiflora Magnolia grandiflora	Southern Magnolia	9	Y			0
21/6	Magnolia grandiflora	Southern Magnolia Southern Magnolia	9	Y			0
2255	Magnolia grandiflora	Southern Magnolia	9	Υ			0
2285	Quercus virginiana	Southern Live Oak	9	Y			0
2286 2164	Quercus virginiana Ilex opaca	Southern Live Oak American Holly	9	Y			0
2173	llex opaca	American Holly	8	Υ			0
2165	Liquidambar styraciflua	Sweetgum	8	Y			0
2273 2150	Liquidambar styraciflua Magnolia grandiflora	Sweetgum Southern Magnolia	8	Y			0
2158	Magnolia grandiflora	Southern Magnolia	8	Y			0
2159	Magnolia grandiflora	Southern Magnolia	8	Y			0
2169 2172	Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia	8	Y			0
2178	Magnolia grandiflora	Southern Magnolia	8	Y			0
2179	Magnolia grandiflora	Southern Magnolia	8	Υ			0
2181 2234	Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia	8	Y			0
2234	Quercus virginiana	Southern Live Oak	8	Y			0
2263	Quercus virginiana	Southern Live Oak	8	Υ			0
2289	_	Flowering Dogwwod	7	Y			0
2289 2249	Cornus florida Magnolia grandiflora			T T			0
2289 2249 2152	Cornus florida Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia	7	Υ		<u>L</u>	
2289 2249 2152 2184 2251	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia	7	Υ			0
2289 2249 2152 2184 2251 2134	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca	Southern Magnolia Southern Magnolia Southern Magnolia American Holly	7 7 6	Y Y			0
2289 2249 2152 2184 2251 2134 2155	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia	7	Υ			
2289 2249 2152 2184 2251 2134 2155 2160	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca	Southern Magnolia Southern Magnolia Southern Magnolia American Holly	7 7 6 6	Y Y Y			0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia Southern Magnolia Southern Magnolia Southern Magnolia	7 7 6 6 6 6 6	Y Y Y Y Y Y Y			0 0 0 0 0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167 2171	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia Southern Magnolia Southern Magnolia Southern Magnolia Southern Magnolia Southern Magnolia	7 7 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y			0 0 0 0 0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167 2171	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia Southern Magnolia Southern Magnolia Southern Magnolia	7 7 6 6 6 6 6	Y Y Y Y Y Y Y			0 0 0 0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167 2171 2183 2185 2202	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia	7 7 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y			0 0 0 0 0 0 0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167 2171 2183 2185 2202 2233	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia	7 7 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y			0 0 0 0 0 0 0 0
2289 2249 2152 2184 2251 2134 2155 2160 2163 2167 2171 2183 2185 2202	Magnolia grandiflora Magnolia grandiflora Magnolia grandiflora Ilex opaca Magnolia grandiflora	Southern Magnolia Southern Magnolia Southern Magnolia American Holly Southern Magnolia	7 7 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y			0 0 0 0 0 0 0

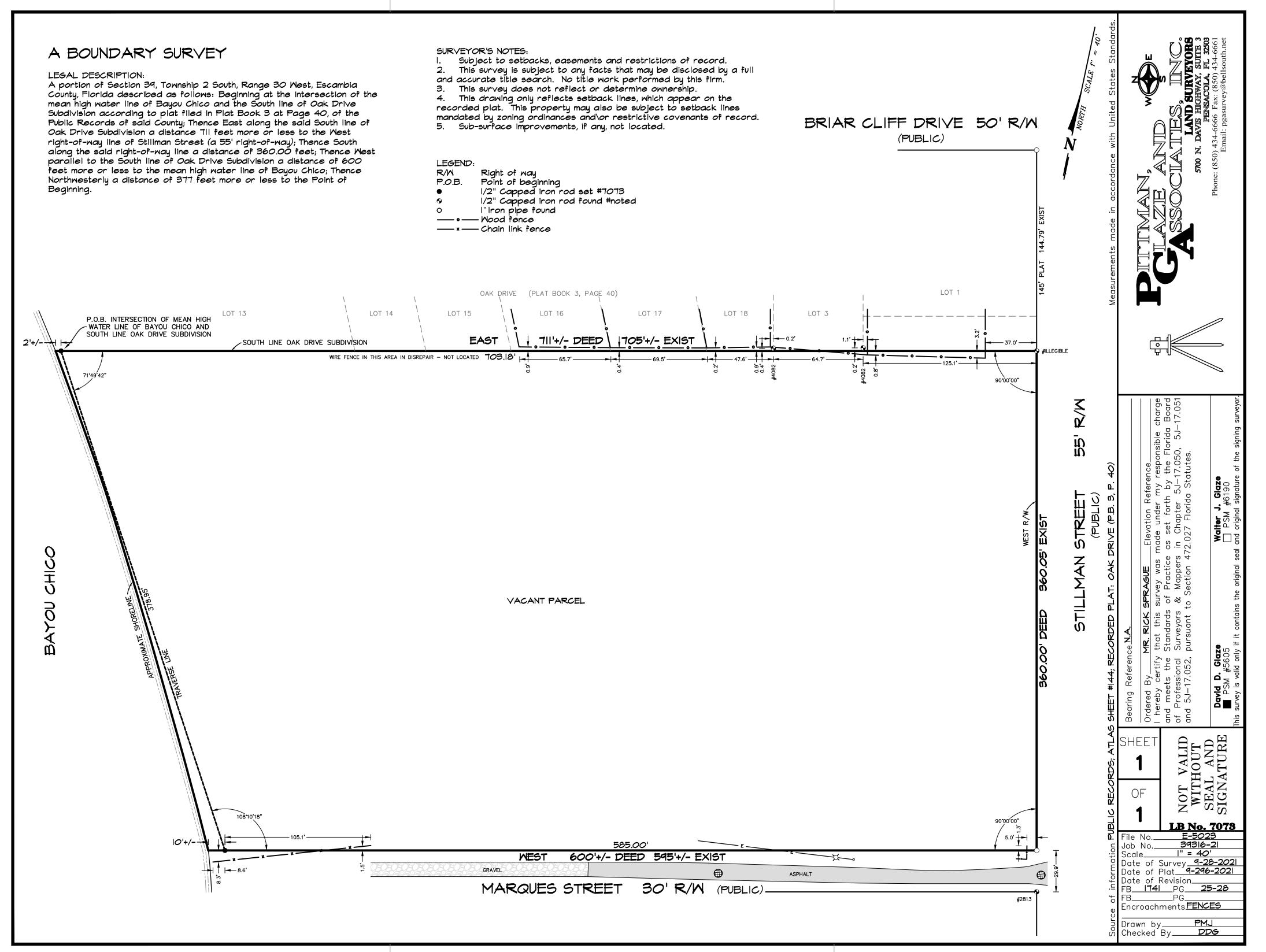
TREE	SPECIES Output have rise	TREE TYPE	DIAMETER IN INCHES	PROTECTED	HERITAGE	DISEASED	MITIGATION TREES REQUIRE
2029 838	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	31 30				
810	Quercus hemisphaerica	Darlington Oak	29				
826	Quercus hemisphaerica	Darlington Oak	29				
2113 524	Cinnamomum camphora Quercus hemisphaerica	Camphor Darlington Oak	28				
2050	Quercus hemisphaerica	Darlington Oak	28				
2102	Cinnamomum camphora	Camphor	26				
784 840	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	26 26				
841	Quercus hemisphaerica	Darlington Oak	26				
2063	Quercus hemisphaerica	Darlington Oak	26				
2105 837	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	26 25				
2061	Quercus hemisphaerica	Darlington Oak	25				
2081	Quercus hemisphaerica	Darlington Oak	25				
833 2277	Cinnamomum camphora Cinnamomum camphora	Camphor Camphor	24				
504	Quercus hemisphaerica	Darlington Oak	24				
779	Quercus hemisphaerica	Darlington Oak	24				
793 834	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	24				
842	Quercus hemisphaerica	Darlington Oak	24				
2027	Quercus hemisphaerica	Darlington Oak	24				
2043	Quercus hemisphaerica	Darlington Oak	24				
2044 2070	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	24				
2074	Quercus hemisphaerica	Darlington Oak	24				
2086	Quercus hemisphaerica	Darlington Oak	24				
2101 525	Quercus hemisphaerica Sabal palmetto	Darlington Oak Sabal Palm	24				
526	Sabal palmetto	Sabal Palm	24				
527	Sabal palmetto	Sabal Palm	24				
2069	Cinnamomum camphora	Camphor	23				
822 2011	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	23				
2026	Quercus hemisphaerica	Darlington Oak	23			Υ	
2034	Quercus hemisphaerica	Darlington Oak	23				
2080 2247	Quercus hemisphaerica Sabal palmetto	Darlington Oak Sabal Palm	23				
736	Cinnamomum camphora	Camphor	22				
517	Quercus hemisphaerica	Darlington Oak	22				
741	Quercus hemisphaerica	Darlington Oak	22				
744 792	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	22				
814	Quercus hemisphaerica	Darlington Oak	22				
830	Quercus hemisphaerica	Darlington Oak	22				
2025 2058	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	22				
2078	Quercus hemisphaerica	Darlington Oak	22				
2100	Quercus hemisphaerica	Darlington Oak	22				
2104 2115	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	22				
2363	Quercus hemisphaerica	Darlington Oak	22				
740	Quercus hemisphaerica	Darlington Oak	21				
765 806	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	21				
807	Quercus hemisphaerica	Darlington Oak	21				
824	Quercus hemisphaerica	Darlington Oak	21				
827	Quercus hemisphaerica	Darlington Oak	21				
2073 2236	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	21				
836	Cinnamomum camphora	Camphor	20				
521	Quercus hemisphaerica	Darlington Oak	20				
766 805	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	20				
812	Quercus hemisphaerica	Darlington Oak	20				
821	Quercus hemisphaerica	Darlington Oak	20				
835 2017	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	20				
2017	Quercus hemisphaerica	Darlington Oak	20				
2054	Quercus hemisphaerica	Darlington Oak	20			-	
2087 511	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	20 19				
513	Quercus hemisphaerica	Darlington Oak	19				
530	Quercus hemisphaerica	Darlington Oak	19				
750 762	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	19 19				
780	Quercus hemisphaerica	Darlington Oak Darlington Oak	19				
803	Quercus hemisphaerica	Darlington Oak	19				
2015	Quercus hemisphaerica	Darlington Oak	19				
2046 2055	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	19 19				
2097	Quercus hemisphaerica	Darlington Oak	19				
2098	Quercus hemisphaerica	Darlington Oak	19				
2216 516	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	19 18				
529	Quercus hemisphaerica	Darlington Oak	18				
749	Quercus hemisphaerica	Darlington Oak	18				
752 757	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	18 18				
768	Quercus hemisphaerica	Darlington Oak	18				
800	Quercus hemisphaerica	Darlington Oak	18				
801	Quercus hemisphaerica	Darlington Oak	18				
815 843	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	18 18				
2024	Quercus hemisphaerica	Darlington Oak	18				
2042	Quercus hemisphaerica	Darlington Oak	18				
2083	Quercus hemisphaerica	Darlington Oak	18				
2107 2302	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	18 18				
2362	Quercus hemisphaerica	Darlington Oak	18				
640	Quercus hemisphaerica	Darlington Oak	17				
641 734	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	17 17				
. →⊤	Quercus hemisphaerica	Darlington Oak	17			1	

TREE	SPECIES	TREE TYPE	DIAMETER IN INCHES	PROTECTED	HERITAGE	DISEASED	MITIGATION TREES REQUIRED
2008	Quercus hemisphaerica	Darlington Oak	17				LU NEQUINED
2041	Quercus hemisphaerica	Darlington Oak	17				
2051	Quercus hemisphaerica	Darlington Oak	17				
2062	Quercus hemisphaerica	Darlington Oak	17				
2120	Quercus hemisphaerica	Darlington Oak	17				
839 2303	Cinnamomum camphora Cinnamomum camphora	Camphor Camphor	16 16				
649	Quercus hemisphaerica	Darlington Oak	16				
739	Quercus hemisphaerica	Darlington Oak	16				
763	Quercus hemisphaerica	Darlington Oak	16				
776	Quercus hemisphaerica	Darlington Oak	16				
808	Quercus hemisphaerica	Darlington Oak	16				
813	Quercus hemisphaerica	Darlington Oak	16				
2016	Quercus hemisphaerica	Darlington Oak	16				
2018	Quercus hemisphaerica	Darlington Oak	16				
2039	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	16 16				
2059	Quercus hemisphaerica	Darlington Oak Darlington Oak	16				
2075	Quercus hemisphaerica	Darlington Oak	16				
2076	Quercus hemisphaerica	Darlington Oak	16				
2077	Quercus hemisphaerica	Darlington Oak	16				
2095	Quercus hemisphaerica	Darlington Oak	16				
2096	Quercus hemisphaerica	Darlington Oak	16				
2103	Quercus hemisphaerica	Darlington Oak	16				
2109	Quercus hemisphaerica	Darlington Oak	16				
2364	Quercus hemisphaerica	Darlington Oak	16				
2093	Cinnamomum camphora	Camphor	15				
2114	Cinnamomum camphora	Camphor	15				
2275 528	Cinnamomum camphora Quercus hemisphaerica	Camphor Darlington Oak	15 15				
735	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	15				
748	Quercus nemisphaerica	Darlington Oak Darlington Oak	15				
756	Quercus hemisphaerica	Darlington Oak	15				
760	Quercus hemisphaerica	Darlington Oak	15				
769	Quercus hemisphaerica	Darlington Oak	15				
770	Quercus hemisphaerica	Darlington Oak	15				
782	Quercus hemisphaerica	Darlington Oak	15				
783	Quercus hemisphaerica	Darlington Oak	15				
802	Quercus hemisphaerica	Darlington Oak	15				
818	Quercus hemisphaerica	Darlington Oak	15				
2005	Quercus hemisphaerica	Darlington Oak	15				<u> </u>
2007	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	15 15				
2014	Quercus hemisphaerica	Darlington Oak	15				
2030	Quercus hemisphaerica	Darlington Oak	15				
2032	Quercus hemisphaerica	Darlington Oak	15				
2036	Quercus hemisphaerica	Darlington Oak	15				
2060	Quercus hemisphaerica	Darlington Oak	15				
2064	Quercus hemisphaerica	Darlington Oak	15				
2117	Quercus hemisphaerica	Darlington Oak	15				
508	Quercus hemisphaerica	Darlington Oak	14				
518	Quercus hemisphaerica	Darlington Oak	14				
519	Quercus hemisphaerica	Darlington Oak	14				
742	Quercus hemisphaerica	Darlington Oak	14				
743 745	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	14 14				
754	Quercus hemisphaerica	Darlington Oak	14				
758	Quercus hemisphaerica	Darlington Oak	14				
759	Quercus hemisphaerica	Darlington Oak	14				
764	Quercus hemisphaerica	Darlington Oak	14				
767	Quercus hemisphaerica	Darlington Oak	14				
771	Quercus hemisphaerica	Darlington Oak	14				
772	Quercus hemisphaerica	Darlington Oak	14				
775	Quercus hemisphaerica	Darlington Oak	14				
785	Quercus hemisphaerica	Darlington Oak	14				
2006	Quercus hemisphaerica	Darlington Oak	14				
2031	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	14 14				
2057 2091	Quercus nemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	14				
2091	Quercus hemisphaerica	Darlington Oak Darlington Oak	14				
2258	Quercus hemisphaerica	Darlington Oak	14				
2250	Cinnamomum camphora	Camphor	13				
2276	Cinnamomum camphora	Camphor	13				
510	Quercus hemisphaerica	Darlington Oak	13				
520	Quercus hemisphaerica	Darlington Oak	13				
639	Quercus hemisphaerica	Darlington Oak	13				
643	Quercus hemisphaerica	Darlington Oak	13				
646 823	Quercus hemisphaerica	Darlington Oak	13				
823 825	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	13 13				
2013	Quercus nemisphaerica	Darlington Oak Darlington Oak	13				
2013	Quercus hemisphaerica	Darlington Oak	13				
2023	Quercus hemisphaerica	Darlington Oak	13				
2037	Quercus hemisphaerica	Darlington Oak	13				
2047	Quercus hemisphaerica	Darlington Oak	13				
2048	Quercus hemisphaerica	Darlington Oak	13				
2056	Quercus hemisphaerica	Darlington Oak	13				
2090	Quercus hemisphaerica	Darlington Oak	13				
2099	Quercus hemisphaerica	Darlington Oak	13				
2111	Quercus hemisphaerica	Darlington Oak	13				
2119 2147	Quercus hemisphaerica	Darlington Oak Darlington Oak	13 13				
2147	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	13				
2232	Quercus nemisphaerica	Darlington Oak Darlington Oak	13				
2361	Quercus hemisphaerica	Darlington Oak Darlington Oak	13				
2038	Prunus laurocerasus	Cherry Laurel	12				
2141	Prunus serotina	Black Cherry	12				
645	Quercus hemisphaerica	Darlington Oak	12				
746	Quercus hemisphaerica	Darlington Oak	12				
	Quercus hemisphaerica	Darlington Oak	12				
747	Quercus hemisphaerica	Darlington Oak	12				
753		D 1: 1 O I	12				
753 755	Quercus hemisphaerica	Darlington Oak		I			I
753 755 761	Quercus hemisphaerica	Darlington Oak	12				
753 755							

TREE	SPECIES	TREE TYPE	DIAMETER IN INCHES	PROTECTED	HERITAGE	DISEASED	MITIGATION TREES REQUIRED		DATE		
795 796	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	12								
799	Quercus hemisphaerica	Darlington Oak	12								
828	Quercus hemisphaerica	Darlington Oak	12								
2010	Quercus hemisphaerica	Darlington Oak	12								
2028	Quercus hemisphaerica	Darlington Oak	12								
2033	Quercus hemisphaerica	Darlington Oak	12								
2088	Quercus hemisphaerica	Darlington Oak	12								
2089 2106	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	12 12								
2121	Quercus hemisphaerica	Darlington Oak	12						z		
2265	Quercus hemisphaerica	Darlington Oak	12						0		
2283	Quercus hemisphaerica	Darlington Oak	12						-		
2133	Prunus serotina	Black Cherry	11						S		
751	Quercus hemisphaerica	Darlington Oak	11						>		
2112	Quercus hemisphaerica	Darlington Oak	11						ш		
2142 2175	Quercus hemisphaerica Quercus hemisphaerica	Darlington Oak Darlington Oak	11						~		
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MITIGATION TREES REQUIRED FOR PLANTING: 44

PROJECT NO. SHEET NO.



Review Routing Meeting: August 9, 2022

Project: Final Plat- Stillman Street Subdivison

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
InspSvcs	No comments.
ESP	No comments.
ECUA	Please have the applicant dedicate and graphically show all utility easements, including utility easements adjacent to rights-of-way, on the final plat as necessary.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	See attached.



MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/20222

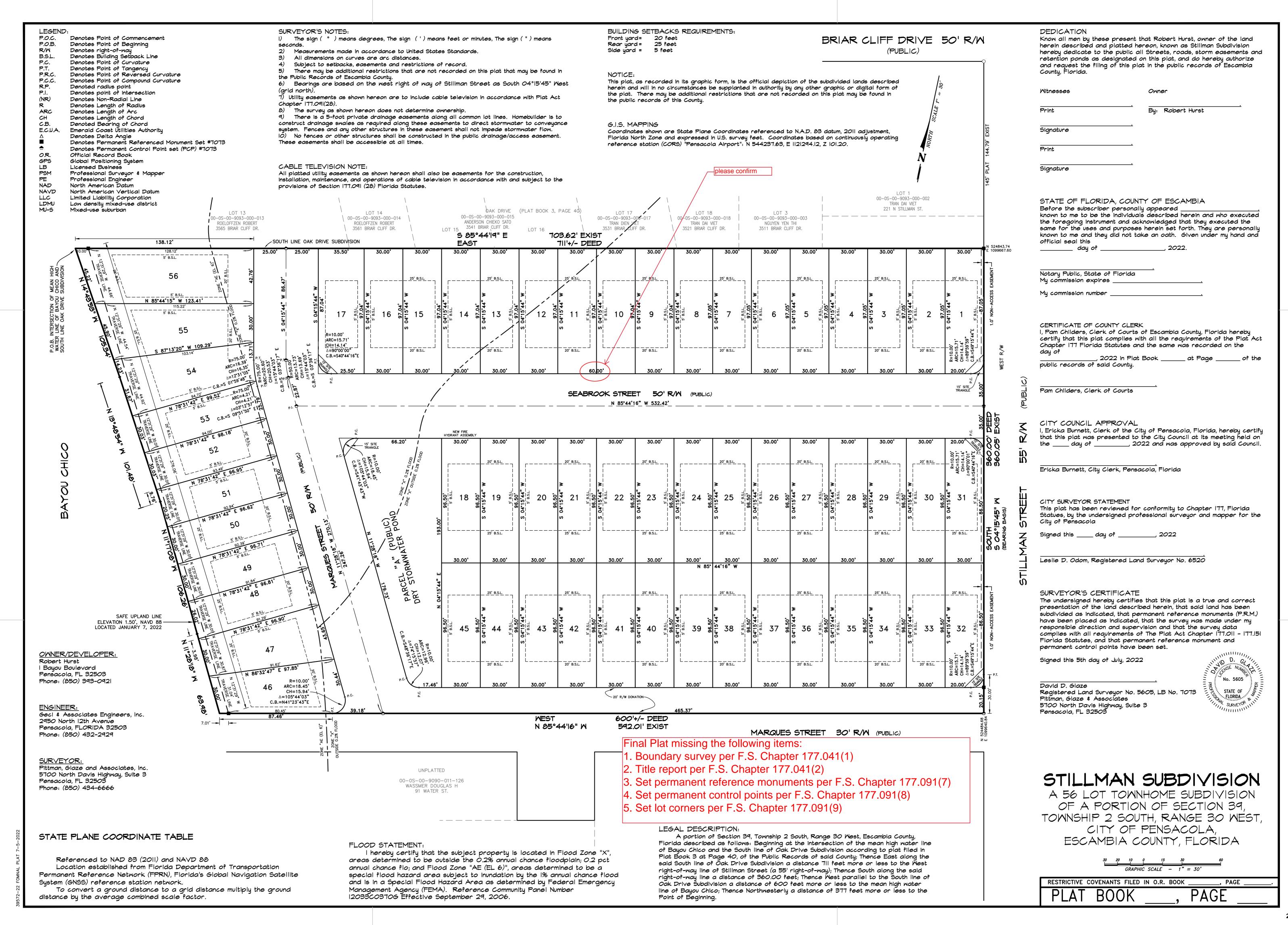
SUBJ: Stillman Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Final Plat for the Stillman Subdivision.

City surveying notes the following:

- 1. Please confirm front lot width of lots 10 and 11.
- 2. Plat is missing boundary survey per F.S. Chapter 177.041(1)
- 3. Plat is missing title report per F.S. Chapter 177.041(2)
- 4. Plat is missing set permanent reference monuments per F.S. Chapter 177.091(7)
- 5. Plat is missing set permanent control points per F.S. Chapter 177.091(8)
- 6. Plat is missing set lot corners per F.S. Chapter 177.091(9)

For questions, please contact Caitlin Cerame at cerame@cityofpensacola.com or 850-436-5689.





Planning Services Division Zoning Review

SUBDIVISION: STILLMAN - FINAL PLAT

Address: 100 BLK STILLMAN AVENUE

Zoning: R-1A

Reviewed: 07/22/2022

** REVISED **

1. Please modify the "BUILDING SETBACK REQUIREMENTS" to "BUILDING SETBACK REQUIREMENTS WITHIN R-1A"

Please amend the "Side Yard" data to the following:
 Side yard, single-family ATTACHED residences = 5' on one side/0.0' on one side
 Side yard, single-family DETACHED residences = 5'
 Secondary front yard (corner side) = 10'

- 3. Please update the setbacks graphically, specifically as they relate to the lots with secondary frontage. Please note, Sec. 12-3-64(c) does not apply to corner lots.
- 4. Add the following note near the building setback data:

ALL LOTS, WITH THE EXCEPTION OF LOT 17 AND LOT 56, ARE APPROVED FOR SINGLE-FAMILY *ATTACHED* RESIDENCES ONLY. LOT 17 AND LOT 56 ARE APPROVED FOR DEVELOPMENT AS SINGLE-FAMILY DETACHED RESIDENCES. PER THE ZONING DISTRICT, ONLY TWO-UNIT TOWNHOUSES MAY BE CONSTRUCTED ON THE APPLICABLE LOTS; SINGLE-FAMILY *DETACHED* RESIDENCES WILL NOT BE ALLOWED DUE TO THE LOT SIZE REQUIREMENTS.

5. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. The value of the land per ESCPA is \$178,178. **The applicable fees per Sec. 12-7-6(b)** are \$8,908.90.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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



City of Pensacola

Memorandum

File #: 22-00783 Planning Board 8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 8/9/2022

SUBJECT:

Request for Preliminary Plat Approval - Tarragona Townhomes

BACKGROUND:

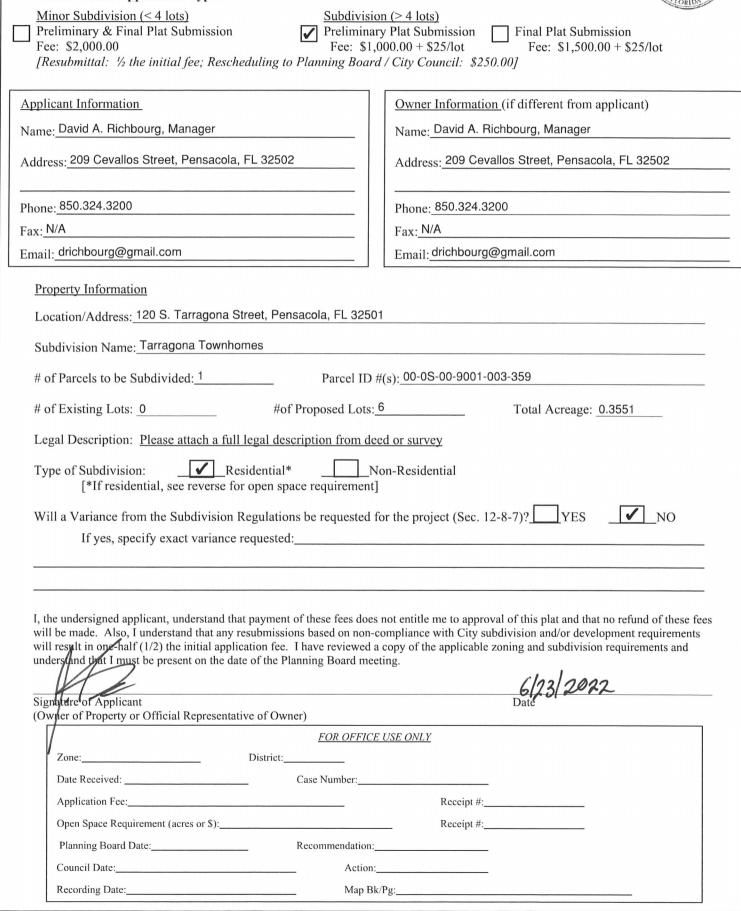
David A. Richbourg is requesting preliminary plat approval for Tarragona Townhomes located at 120 S. Tarragona Street. This property is located in the SSD - Site Specific Development zoning district (Sec. 12-3-15).

One (1) parcel will be subdivided into six (6) lots to accommodate single-family attached residences.

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

SUBDIVISION PLAT

Please Check Application Type:



*Sec. 12-8-6. SITES FOR PUBLIC USE.

- (B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
- (1) Dedication of land for park, recreation or open space needs. The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land. The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

*Open Space Requirement (only applicable to residential subdivision)

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: +/- 0.3551 acres

5% for land dedication*: 0 acres

[*may not equal less than 1/4 acre]

Fee in lieu of land dedication (5% of value) \$22,848

[Payable to the City of Pensacola; Due after plat approval, prior to receiving signatures]

Sec. 12-8-3. Procedure for subdivision approval.

- (A) Procedure for subdivision requiring a plat.
 - (1) Approval of preliminary plat by the planning board.
 - (a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.
 - (b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.
 - (c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
 - (d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
 - (e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.
 - (f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
 - (g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.
- (2) Approval of final plat by the planning board and city council.
 - (a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

- (b) Eleven (11) copies of the final plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the traffic engineer, energy services of Pensacola, the Escambia County Utilities Authority and the fire department.
- (c) After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.
- (3) Approval of a combined preliminary/final plat of a subdivision by the planning board and city council. Subdivisions containing no more than four (4) lots fronting on an existing public street, right-of-way or an access easement, not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved through an abbreviated procedure which provides for the submittal of both the preliminary and final plat concurrently. All design standards, plat information and recording requirements as set forth in this chapter shall be complied with when exercising the abbreviated minor subdivision procedure.
- (B) Procedure for division of land requiring a boundary survey. A division of land into no more than two (2) lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved by the city engineer, city surveyor and city planner through an abbreviated procedure which provides for the submittal of a metes and bounds description and a legal boundary survey of the property.
 - (1) Submission requirements.
 - (a) Any person desiring to divide land into no more than two (2) lots shall first submit three (3) copies of a metes and bounds description and a legal boundary survey of the property (equal to that required by F.S. § 472.27, pertaining to minimum technical standards for surveys, and having a minimum of four (4) concrete permanent reference monuments set) to The Community Development Department. The boundary survey shall be drawn at a scale of one hundred (100) feet to the inch, or less, and shall depict all information required by section 12-8-8(a) through (j).
 - (b) If an access easement is required for the subdivision, this document shall be attached to each of the three (3) copies of the boundary survey.
 - (c) All stormwater drainage requirements set forth in this chapter shall be complied with when exercising this procedure.

(2) Final approval.

- (a) The Community Development Department shall notify the applicant of the approval or disapproval of the subdivision boundary survey within nine (9) working days from submission.
- (b) If the subdivision boundary survey is rejected The Community Development Department shall provide the applicant, in writing, a detailed list of reasons for rejection.
- (c) Upon submission of the corrected subdivision boundary survey the Community Development Department shall notify the applicant of the approval or disapproval of the corrected boundary survey within nine (9) days. If the subdivision boundary survey is not approved, the minor subdivision must be resubmitted.
- (d) After the survey has been approved by city staff fourteen (14) blueprints and one (1) mylar of the survey shall be filed with The Community Development Department. In addition, one (1) copy each of any applicable recorded access easements shall be filed with The Community Development Department.
- (e) Furthermore, no building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been recorded.

VICINITY MAP NOT TO SCALE

LEGE	END:	LEGE	ND CONTINUED:
	SET BENCHMARK	D	STORMWATER MANHOLE
À	SET NAIL & DISK (No.7917)	\Diamond	WATER METER
3	FOUND 1/2" DIA CAPPED IRON ROD #7073	$\not \bowtie$	WATER VALVE
9	FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION	₩,	FIRE HYDRANT
		ਠ	IRRIGATION VALVE
3	FOUND 3"x3" CONCRETE MONUMENT #4882	S	SEWER MANHOLE
	SET 4"x4" CONCRETE MONUMENT #7917	S	SEWER VALVE
X	SET "X" CUT IN BONNET BOLT	EM	ELECTRIC METER
\triangle	PK NAIL FOUND	GM	GAS METER
CMP	CORRUGATED METAL PIPE	A/C	AIR CONDITIONER
RCP	REINFORCED CONCRETE PIPE	$\overset{\mathbb{C}}{\bowtie}$	GAS VALVE
TC	TERRACOTTA PIPE	1	TELEPHONE MANHOLE
EL.	ELEVATION	TV	TELEPHONE VAULT
(F)	FIELD INFORMATION	CV	COMMUNICATIONS VAUL
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TP	TELEPHONE PEDESTAL
INV	INVERT	\leftarrow	GUY WIRE ANCHOR
NTS	NOT TO SCALE	D	WOOD UTILITY POLE
(P)	PLAT INFORMATION		SINGLE SUPPORT SIGN
PVC	POLYVINYL CHLORIDE PIPE	+ 6.00	SPOT ELEVATION
//	WOOD PANEL FENCE	— 100 —	ELEVATION CONTOUR L AT ONE FOOT INTERVA
OU	OVERHEAD UTILITIES		AT UNE FUUT INTERVAL
	OFWED THE		

DESCRIPTION (O.R. 8390, PAGE 292)

LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES

----SS---- SEWER LINE

----SD---- STORMWATER LINE

- 1. NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)—(2011)—(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 2. ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 9840 TIDAL 11, HAVING A PUBLISHED ELEVATION OF 10.86'.
- 3. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.4. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON. SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE
- ONLY.

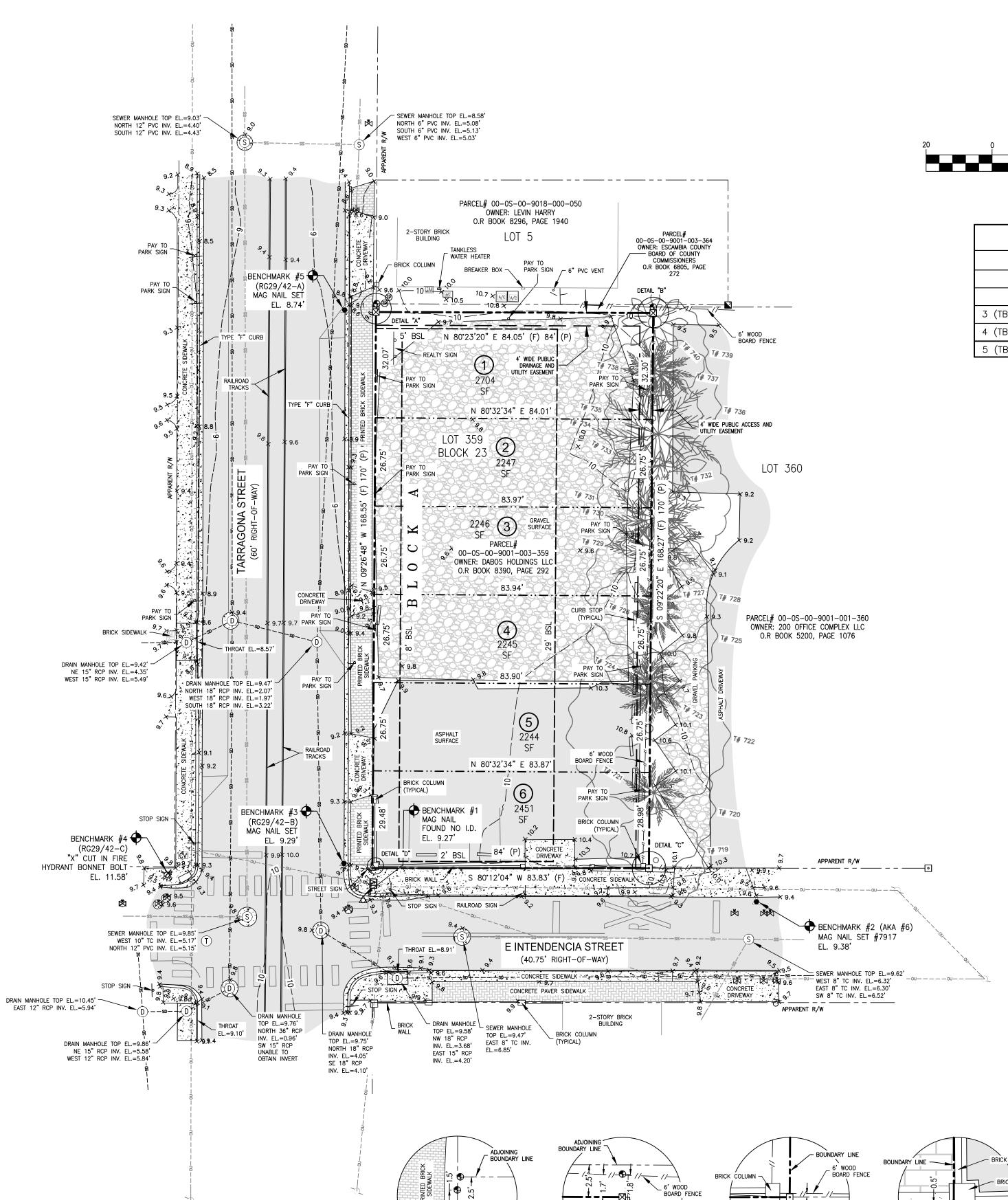
 5. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- 6. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 7. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- 8. NO TITLE SEARCH 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.
- 9. THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR McKIM & CREED, INC. IS LB7917.
- 10. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- 11. THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.

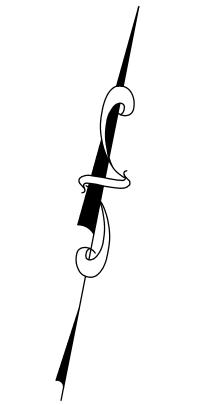
TERRACES AT TARRAGONA

PRELIMINARY PLAT OF

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA





				1	
		F	IORIZON ⁻	TAL SCALE	
20	0	10	20	40	80
				FEET) = 20 FT.	

TREE#	SPECIES	CANOPY	DIAMETER
719	OAK	30'	24"
720	OAK	40'	12"
721	PALM	20'	15"
722	OAK	50'	17"
723	PALM	20'	15"
724	PALM	20'	18"
725	OAK	40'	22"
726	PALM	15'	15"
727	PALM	15'	15"
728	OAK	40'	20"
729	PALM	30'	15"
730	PALM	30'	15"
731	UNKNOWN	40'	12"
732	OAK	20'	8"
733	SWEET BAY	30'	12"
734	PALM	40'	14"
735	OAK	30'	14"
736	OAK	40'	24"
737	PALM	20'	12"
738	PALM	20'	8"
739	OAK	30'	10"
740	SWEET BAY	20'	10"

VERTICAL AND HORIZONTAL DATA TABLE						
STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	DESIGNATION		
1	523241.535	1113635.993	9.27	MAGNETIC NAIL AND DISK FOUND NO I.D.		
2	523261.423	1113753.530	9.38'	MAGNETIC NAIL AND DISK SET #7917		
3 (TBM RG29/42-B)	523251.569	1113628.327	9.29'	MAGNETIC NAIL AND DISK SET #7917		
4 (TBM RG29/42-C)	523239.605	1113576.305	11.58'	"X" CUT IN BONNET BOLT OF FIRE HYDRANT		
5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917		

CIVIL ENGINEER:

MCKIM & CREED, INC.
D. PATRICK JEHLE, JR.
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

SURVEYOR: MCKIM & CREED

MCKIM & CREED STEPHEN GARY RUTAN 1206 N. PALAFOX ST. PENSACOLA, FLORIDA 32501 (850) 994-9503

OWNER AND DEVELOPER:

DAVID A. RICHBOURG, MANAGER DABO HOLDINGS, LLC., 209 CEVALLOS ST. PENSACOLA, FL 32502 (850) 324-3200

SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER:
STREET ADDRESS:
SMALLEST LOT:

NUMBER OF LOTS: TOTAL ACREAGE: PORTION OF 00-0S-00-9001-003-359

120 S TARRAGONA ST
PENSACOLA, FLORIDA 32502
2,244 SF
2,704 SF

ZONINO.

SSD — SITE SPECIFIC DEVELOPMENT ZONING DISTRICT

LARGEST LOT:

THE REGULATIONS IN THIS SECTION SHALL BE APPLICABLE TO THE SITE SPECIFIC DEVELOPMENT ZONING DISTRICT:

0.32

- (1) PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.
- (2) MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES
- IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.

 (3) MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.
- OVERLAY DISTRICTS: PHD (PENSACOLA HISTORIC DISTRICT), PHBD (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA).
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).
- AN LTU (LICENSE TO USE) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE ROW.
- BASED ON THE MEMORANDUM

0.4

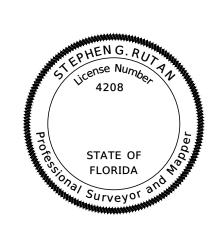
CONCRETE SIDEWALK

CONCRETE SIDEWALK

TO: THOMAS J. BONFIELD, CITY MANAGER FROM: KEVIN A. COOPER, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JULY 10, 2006 SUBJECT: MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT—120 SOUTH TARRAGONA STREET.

THE BUILDING HEIGHT WILL NOT EXCEED THE MAXIMUM ALLOWED HEIGHT FOR THE PENSACOLA HISTORIC DISTRICT, WHICH IS 35 FEET. THE SETBACKS FOR THE SITE WILL BE AS FOLLOWS: FRONT SETBACK OF 8 FEET, REAR SETBACK OF 29 FEET, NORTH SIDE YARD SETBACK 5 FEET, AND A SOUTH SIDE YARD SETBACK OF 2 FEET.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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McKIM & CREED, INC. 1206 N. PALAFOX STREET PENSACOLA, FLORIDA 32501 SURVEYOR BUSINESS LICENSE LB7917 STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS

SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

SHEET 1 OF

1206 N. Palafox St.
Pensacola, Florida 32501
Phone: (850) 994-9503
El Survaving Business # 87917

with

SECTION: 46 TOWNSHIP: 2 S

SECTION: 46 TOWNSHIP: 2 S

Date | Description

호프 | Designed By:

=|Drawn By:

,₩ Date:

| Scale:

CREW:

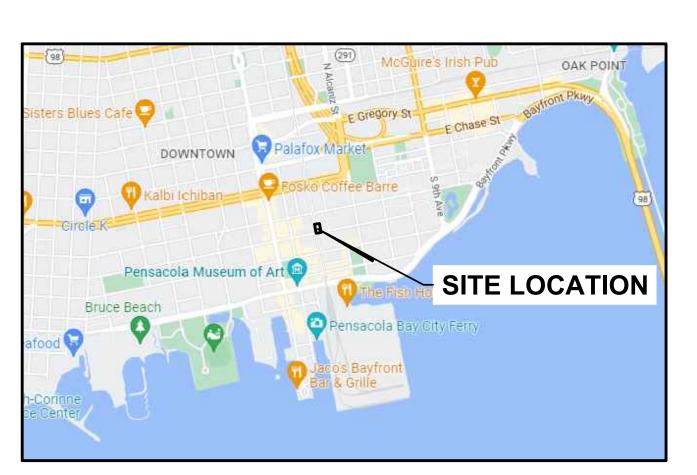
Checked By:

08128-0002

FIELD DATE: 3/21/22

6/24/22

35



VICINITY MAP NOT TO SCALE

LEGE	<u>ND:</u>	<u>LEGE</u>	ND CONTINUED:
•	SET BENCHMARK	D	STORMWATER MANHOLE
À	SET NAIL & DISK (No.7917)	\Diamond	WATER METER
	FOUND 1/2" DIA CAPPED IRON ROD #7073	Ľ.	WATER VALVE
0	FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION	₩.	FIRE HYDRANT
<u> </u>		ਠ	IRRIGATION VALVE
3	FOUND 3"x3" CONCRETE MONUMENT #4882	S	SEWER MANHOLE
	SET 4"x4" CONCRETE MONUMENT #7917	S	SEWER VALVE
X	SET "X" CUT IN BONNET BOLT	EM	ELECTRIC METER
\triangle	PK NAIL FOUND	GM	GAS METER
CMP	CORRUGATED METAL PIPE	A/C	AIR CONDITIONER
RCP	REINFORCED CONCRETE PIPE	\bowtie	GAS VALVE
TC	TERRACOTTA PIPE	T	TELEPHONE MANHOLE
EL.	ELEVATION	TV	TELEPHONE VAULT
(F)	FIELD INFORMATION	CV	COMMUNICATIONS VAULT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TP	TELEPHONE PEDESTAL
INV	INVERT	\leftarrow	GUY WIRE ANCHOR
NTS	NOT TO SCALE	ā	WOOD UTILITY POLE
(P)	PLAT INFORMATION		SINGLE SUPPORT SIGN
PVC	POLYVINYL CHLORIDE PIPE	+ 6.00	SPOT ELEVATION
//	WOOD PANEL FENCE	100	ELEVATION CONTOUR LII AT ONE FOOT INTERVAL
OU	OVERHEAD UTILITIES		AT ONE FOOT INTERVAL

DESCRIPTION (O.R. 8390, PAGE 292)

LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

NE 15" RCP INV. EL.=4.35' WEST 15" RCP INV. EL.=5.49'

BENCHMARK #4 9.852 9.852 1

SEWER MANHOLE TOP EL.=9.85'
WEST 10" TC INV. EL.=5.17'
NORTH 12" PVC INV. EL.=5.15'

"X" CUT IN FIRE %

EL. 11.58'

NE 15" RCP INV. EL.=5.58'

WEST 12" RCP INV. EL.=5.84'

HYDRANT BONNET BOLT -

NORTH 18" RCP INV. EL.=2.07'
WEST 18" RCP INV. EL.=1.97'

BENCHMARK #3

TOP EL.=9.76' NORTH 36" RCP

DRAIN MANHOLE

TOP EL.=9.75'

INV. EL.=4.05' SE 18" RCP

NORTH 18" RCP

(RG29/42-B)

----SS---- SEWER LINE

----SD---- STORMWATER LINE

- 1. NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING
- 2. ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 9840 TIDAL 11, HAVING A PUBLISHED ELEVATION OF 10.86'.
- 3. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- 4. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON. SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE ONLY.
- 5. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. 6. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 7. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED
- 8. NO TITLE SEARCH 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.
- 9. THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR McKIM & CREED, INC. IS LB7917.
- 10. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- 11. THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.

BOUNDARY AND TOPOGRAPHIC SURVEY TARRAGONA TOWNHOMES

SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST,

ASPHALT SURFACE

SEWER MANHOLE

TOP EL.=9.47'

EAST 8" TC INV.

EL.=6.85'

E INTENDENCIA STREET

(40.75' RIGHT-OF-WAY)

BENCHMARK #1

FOUND NO I.D.

TOP EL.=9.58' NW 18" RCP

INV. EL.=3.68' EAST 15" RCP

MAG NAIL



PARCEL# 00-0S-00-9001-001-360 OWNER: 200 OFFICE COMPLEX LLC O.R BOOK 5200, PAGE 1076

APPARENT R/W

BENCHMARK #2 (AKA #6)

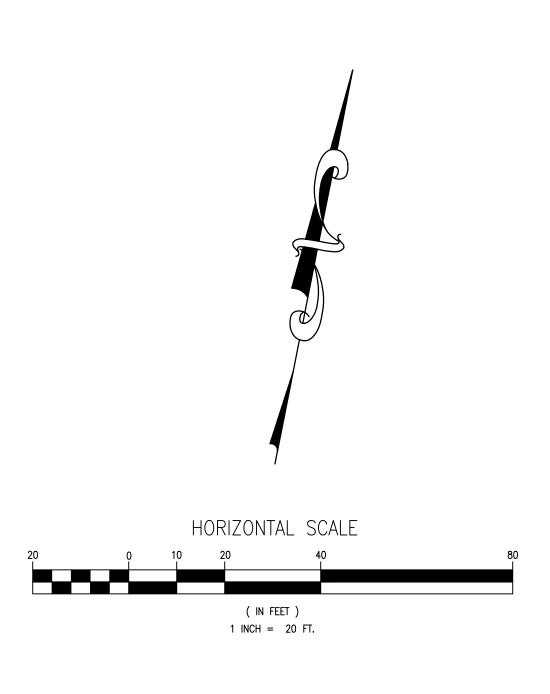
MAG NAIL SET #7917

SEWER MANHOLE TOP EL.=9.62' WEST 8" TC INV. EL.=6.32'

SW 8" TC INV. EL.=6.52'

9.7 CONCRETE DRIVEWAY

VERTICAL AND HORIZONTAL DATA TABLE					
STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	DESIGNATION	
1	523241.535	1113635.993	9.27	MAGNETIC NAIL AND DISK FOUND NO I.D.	
2	523261.423	1113753.530	9.38'	MAGNETIC NAIL AND DISK SET #7917	
3 (TBM RG29/42-B)	523251.569	1113628.327	9.29'	MAGNETIC NAIL AND DISK SET #7917	
4 (TBM RG29/42-C)	523239.605	1113576.305	11.58'	"X" CUT IN BONNET BOLT OF FIRE HYDRANT	
5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917	



	TREE SCHEDULE					
	TREE#	SPECIES	CANOPY	DIAMETER		
1	719	OAK	30'	24"		
	720	OAK	40'	12"		
	721	PALM	20'	15"		
	722	OAK	50'	17"		
	723	PALM	20'	15"		
	724	PALM	20'	18"		
	725	OAK	40'	22"		
	726	PALM	15'	15"		
	727	PALM	15'	15"		
	728	OAK	40'	20"		
	729	PALM	30'	15"		
	730	PALM	30'	15"		
	731	UNKNOWN	40'	12"		
	732	OAK	20'	8"		
	733	SWEET BAY	30'	12"		
	734	PALM	40'	14"		
	735	OAK	30'	14"		
	736	OAK	40'	24"		
	737	PALM	20'	12"		
	738	PALM	20'	8"		
	739	OAK	30'	10"		
	740	SWEET BAY	20'	10"		



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ON THE DATE ADJACENT TO THE SEAL

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McKIM & CREED, INC. 1206 N. PALAFOX STREET PENSACOLA, FLORIDA 32501 SURVEYOR BUSINESS LICENSE LB7917 STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

SHEET 1 OF

Date | Description

=|Drawn By:

Checked By:

08128-0002

6/24/22

Review Routing Meeting: August 9, 2022

Project: Preliminary Plat - Tarragona Townhomes

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
InspSvcs	No comments.
ESP	No comments.
ECUA	This subdivision is currently under review by ECUA Engineering for water/sewer permitting. Therefore, no comment on the preliminary plat at this time.
FPL	No comments.
ATT	No comments.
Surveyor	Included w/ Engineering comments.
Planning	See attached.



MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/20222

SUBJ: Tarragona Townhomes Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Preliminary Plat for the Tarragona Townhomes Subdivision.

City surveying notes the following:

- 1. Add "Block 23"
- 2. Benchmark 3 elevation does not match the data table. Please correct.
- 3. Add minimum building setback lines per LDC 12-7-8.11

For questions, please contact Caitlin Cerame at cerame@cityofpensacola.com or 850-436-5689.

VICINITY MAP NOT TO SCALE

<u>LEGEND:</u>		LEGEND CONTINUED:		
lack	SET BENCHMARK	D	STORMWATER MANHOLE	
À	SET NAIL & DISK (No.7917)	\Diamond	WATER METER	
1 3	FOUND 1/2" DIA CAPPED IRON ROD #7073	\bowtie	WATER VALVE	
9	FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION	₩,	FIRE HYDRANT	
		ਠ	IRRIGATION VALVE	
3	FOUND 3"x3" CONCRETE MONUMENT #4882	<u>s</u>	SEWER MANHOLE	
	SET 4"x4" CONCRETE MONUMENT #7917	Š	SEWER VALVE	
X	SET "X" CUT IN BONNET BOLT	EM	ELECTRIC METER	
\triangle	PK NAIL FOUND	GM	GAS METER	
CMP	CORRUGATED METAL PIPE	A/C	AIR CONDITIONER	
RCP	REINFORCED CONCRETE PIPE	$\overset{\mathbb{G}}{\bowtie}$	GAS VALVE	
TC	TERRACOTTA PIPE	Ī	TELEPHONE MANHOLE	
EL.	ELEVATION	TV	TELEPHONE VAULT	
(F)	FIELD INFORMATION	CV	COMMUNICATIONS VAULT	
HDPE	HIGH DENSITY POLYETHYLENE PIPE	(TP)	TELEPHONE PEDESTAL	
INV	INVERT	\leftarrow	GUY WIRE ANCHOR	
NTS	NOT TO SCALE	2	WOOD UTILITY POLE	
(P)	PLAT INFORMATION		SINGLE SUPPORT SIGN	
PVC	POLYVINYL CHLORIDE PIPE	+ 6.00	SPOT ELEVATION	
//	WOOD PANEL FENCE	— 100 —	ELEVATION CONTOUR LII AT ONE FOOT INTERVAL	
OU	OVERHEAD UTILITIES		AT UNE FUUT INTERVAL	
	OFWED LINE			

DESCRIPTION (O.R. 8390, PAGE 292)

LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

----SS---- SEWER LINE

----SD ---- STORMWATER LINE

- 1. NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING
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- 10. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- 11. THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK RG29, PAGE 42-53.



A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

PARCEL# 00-0S-00-9018-000-050 OWNER: LEVIN HARRY

O.R BOOK 8296, PAGE 1940

N 80°32'34" E 84.01

O.R BOOK 8390, PAGE 292

N 80°32'34" E 83.87'

E INTENDENCIA STREET

(40.75' RIGHT-OF-WAY)

BRICK COLUMN

CONCRETE PAVER SIDEWALK

SEWER MANHOLE

TOP EL.=9.47'

EAST 8" TC INV.

EL.=6.85'

BENCHMARK #1

FOUND NO I.D

TOP EL.=9.58'

NW 18" RCP

EAST 15" RCP

INV. EL.=4.20'

MAG NAIL

SEWER MANHOLE TOP EL.=9.03' NORTH 12" PVC INV. EL.=4.40'

SOUTH 12" PVC INV. EL.=4.43'

NE 15" RCP INV. EL.=4.35' WEST 15" RCP INV. EL.=5.49'

BENCHMARK #4 + 9.852 1

WEST 10" TC INV. EL.=5.17' (T)

NORTH 12" PVC INV. EL.=5.15'

(RG29/42-C) "X" CUT IN FIRE %

EL. 11.58'

NE 15" RCP INV. EL.=5.58'

WEST 12" RCP INV. EL.=5.84'

HYDRANT BONNET BOLT -

NORTH 18" RCP INV. EL.=2.07' WEST 18" RCP INV. EL.=1.97

BENCHMARK #3

TOP EL.=9.76' NORTH 36" RCP

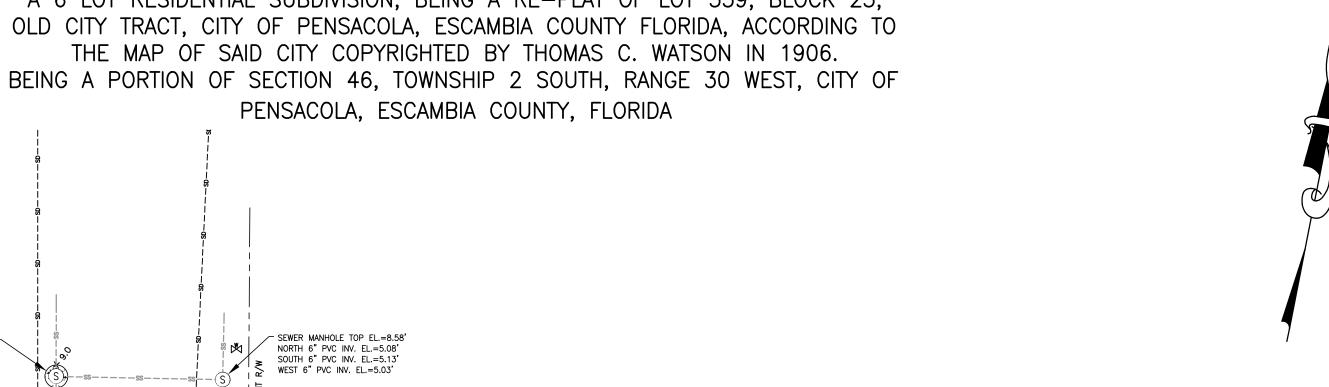
DRAIN MANHOLE

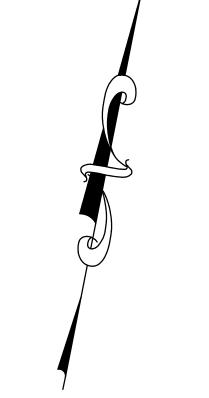
TOP EL.=9.75'

NORTH 18" RCP

INV. EL.=4.05' SE 18" RCP

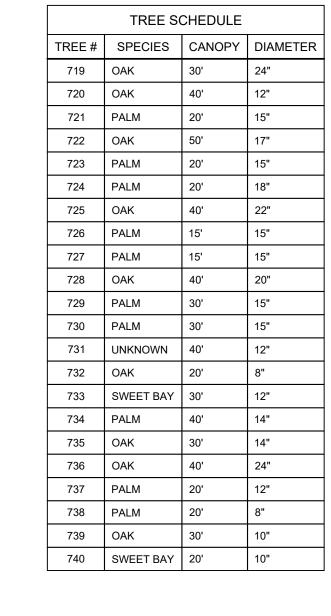
(RG29/42-A)





HORIZONTAL SCALE

1 INCH = 20 FT.



VERTICAL AND HORIZONTAL DATA TABLE				
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5 (TBM RG29/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917

CIVIL ENGINEER:

MCKIM & CREED, INC. D. PATRICK JEHLE, JR. 1206 N. PALAFOX ST. PENSACOLA, FLORIDA 32501 (850) 994-9503

does not match

PARCEL# 00-0S-00-9001-001-360 OWNER: 200 OFFICE COMPLEX LLC

O.R BOOK 5200, PAGE 1076

Survey comments

1) add "Block 23"

match the data table

APPARENT R/W

EL. 9.38'

9.7 CONCRETE
DRIVEWAY

CONCRETE SIDEWALK

lines per LDC 12-7-8.11

BENCHMARK #2 (AKA #6) MAG NAIL SET #7917

SEWER MANHOLE TOP EL.=9.62' WEST 8" TC INV. EL.=6.32'

SW 8" TC INV. EL.=6.52"

2) benchmark #3 elevation does not

0.4 CONCRETE SIDEWALK

3) add minimum building setback

SURVEYOR:

MCKIM & CREED STEPHEN GARY RUTAN 1206 N. PALAFOX ST. PENSACOLA, FLORIDA 32501 (850) 994-9503

OWNER AND DEVELOPER:

DAVID A. RICHBOURG, MANAGER DABO HOLDINGS, LLC., 209 CEVALLOS ST. PENSACOLA, FL 32502 (850) 324-3200

SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER: PORTION OF 00-0S-00-9001-003-359 STREET ADDRESS: 120 S TARRAGONA ST PENSACOLA, FLORIDA 32502 SMALLEST LOT: 2,244 SF LARGEST LOT: 2,704 SF NUMBER OF LOTS: 0.32 TOTAL ACREAGE:

ZONING:

SSD - SITE SPECIFIC DEVELOPMENT ZONING DISTRICT THE REGULATIONS IN THIS SECTION SHALL BE APPLICABLE TO THE SITE SPECIFIC DEVELOPMENT ZONING DISTRICT: SSD.

(1) PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.

(2) MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.

(3) MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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McKIM & CREED, INC. 1206 N. PALAFOX STREET PENSACOLA, FLORIDA 32501 SURVEYOR BUSINESS LICENSE LB7917 STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 5J-17.062, F.A.C.

SHEET 1 OF

CREEI MCKIM

Date | Description

Š≍|Designed By:

=|Drawn By:

Checked By:

08128-0002 ,₩ Date:

6/24/22



Planning Services Division Zoning Review

SUBDIVISION: TARRAGONA TOWNHOMES - PRELIMINARY PLAT

Address: 120 SOUTH TARRAGONA STREET

Zoning: SSD / PHD / PHBD / DBA

Reviewed: 07/22/2022

 Please correct/amend the "ZONING" data to include the required setbacks and height as required by the SSD. Also include the maximum front setback of 10 feet per the Dense Business Area requirements.

- 2. Please add the following to the "ZONING" data:
 - 1. Overlay Districts: PHD (Pensacola Historic District), PHBD (Palafox Historic Business District), DBA (Dense Business Area).
 - 2. All development shall be subject to an aesthetic review by the City's Architectural Review Board (ARB).
 - 3. An LTU (License To Use) will be required for balconies and/or projections within the ROW.
- 3. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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



City of Pensacola

Memorandum

File #: 21-00305 Architectural Review Board 4/15/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 4/7/2021

SUBJECT:

120 S. Tarragona Street
Site Specific Development
Conceptual Design Review for New Construction

BACKGROUND:

J.J. Zielinski is requesting conceptual review for the construction at a site specific development and consisting of six attached three-story condominiums. The site specific development was approved by City Council in 1989 and again in 2006 after major revisions allowed the site to change to a residential use. ARB also approved conceptual plans for this site in 2006 at which time the existing building was demolished.

Although this development was changed from HC-1 to SSD, the design and materials are subject to ARB review and approval based on past records. Building standards such as the currently shown setbacks and maximum height have been previously approved as revisions to the overall development. An early design for this property was referred to as the "Courtyards on Tarragona" and those files are included as background information only. The current design should be reviewed as a new project and is not restricted to the previously proposed type of construction, theme, or exterior features. As a SSD, the proposed project is not bound by new construction standards typically enforced in the Pensacola Historic District. However, the final plans should still be designed in a manner that is complementary to the overall character of nearby buildings and the district.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-3-15 Site specific development

Sec. 12-3-10(1)(h) PHD, New construction in the historic district (in part)

120 S. Tarragona Street







Architectural Review Board

MEMORANDUM

TO:

Architectural Review Board Members

FROM:

Don Kelly, Secretary to the Board

DATE:

May 10, 2006

SUBJECT:

Item 8

120 South Tarragona Street

Contributing Structure/Replacement Structure

Pensacola Historic District

SSD

RECOMMENDATION

That the Board consider the request for approval

BACKGROUND

S. Ellen Carver of Carver Builders, Inc. is requesting approval of the demolition of a contributing structure and approval of the revised conceptual design for Courtyards on Tarragona.

1304 N Pace Blvd • Pensacola, FL 32505-6704

Phone # (850) 470-9722

Fax # (850) 470-9661

FL PE 36946 • AL PE 21755 • FL CGC 060900 • Cert of Auth 00007378

Date:

May 2, 2006

Subject:

Inspection of historical building

120 S Tarragona St 00-0S-00-9001-003-359

Attention:

Howard Steele

Dear Sir:

At your request, the building located at the address listed above was inspected on the morning of May 1, 2006 to determine the feasibility of renovating the existing building. The original structure was built in 1908 and is a brick building on a monolithic slab on grade. The exterior surface is covered with cement based stucco. Several health and structural issues must be addressed before the structure can be deemed safe for occupation.

Roof Structure (Fig 1):

The roof decking has rotted due to prolonged exposure to the elements. Many trusses are charred from a fire sometime in the past. Much of the roof covering is missing, leaving sheathing and trusses exposed.

Walls (Fig 2, 3, 4):

The brick veneer has cracked in several places and is evident through the stucco covering. No evidence of sheathing could be seen through those parts of the wall that were exposed. Since brick veneer is not meant to be an adequate resistance to shear forces, and since it is cracked significantly, the building does not have adequate shear walls to meet Florida Building Code requirements. The trusses bear on a double top plate, but the studs are connected only to the bottom ply. All insulation has been exposed to wet conditions since September 2004 and is thoroughly soaked.

Interior Finishes (Fig 5):

All drywall throughout the building is damaged from exposure to wet conditions. All the ceiling tiles are wet from rain falling through the openings in the roof and lie in disintegrated piles on the floor. The dropped ceiling grid is rusted. All floor coverings remain soaked.

Cabinets / Appliances (Fig 6):

Every cabinet is soaked, warped, and falling apart due to exposure to fluctuating temperatures

144

and rain flowing through openings in the roof. Every appliance in the building is water damaged and rusted.

Mechanical / Electrical / Plumbing:

Insulation around all flex ducts running through the ceiling are soaked. All HVAC equipment is rusted and falling apart. All electrical connections have been exposed to water and are corroded. Many of the pipes are original 1908 construction and are either rusted or do not meet current plumbing code requirements.

Health concerns:

Virtually every exposed surface has thick mold growth that has been allowed to grow virtually unrestrained in the moist, closed off environment for almost two years. Due to the extent of infestation, mold remediation is unlikely to be effective.

Conclusion:

Existing Building Code 305.1 states that renovations involving an area that exceeds 50% of the aggregate area of the building within 12 months are classified as Level 3 renovations. As such, the requirements for Levels 1, 2, and 3 must be met, requiring that the entire building be brought up to current codes. According to Section 1005 of the Existing Building Code, historic structures shall be considered to be in compliance if, among other requirements, it can be shown that no hazard will be continued through noncompliance. Since the entire structure was built to those standards that existed in 1908, and virtually all structural and aesthetic elements of the building are not compliant with the current building code, eliminating all hazards without demolishing the building will not be feasible.

Because of the level of mold infestation and the absence of structural integrity, the building should not be renovated because it can not be made safe for occupation. It is recommended that the building be replaced with one that attempts to portray an architectural style matching as much of the character of historic Pensacola as possible.

If you have any further questions or comments, please feel free to contact me.

Sincerely,



SOUTH ELEVATION

FACING TARRAGONA STREET

CITY COUNCIL MEMORANDUM Item #6-A

TO:

Mayor and City Council

FROM:

Thomas J. Bonfield, City Manager

DATE:

July 13, 2006

SUBJECT:

Major Revision to Site Specific Development-120 South

Tarragona Street

RECOMMENDATION:

That City Council conduct a quasi judicial hearing to consider

a major revision to the Site Specific Development located at

120 South Tarragona Street.

SUMMARY:

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

PRIOR ACTION:

Council approved the existing Site Specific Development Plan

in 1989.

CURRENT ACTION:

FUNDING:

None required.

ATTACHMENTS:

PREVIOUSLY PROVIDED AND ON FILE IN THE

CITY CLERK'S OFFICE.

Pensacola



Mayor and City Council Major Revision to Site Specific Development-120 South Tarragona Street July 13, 2006 Page 2

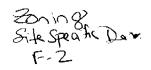
STAFF CONTACT:

Kevin A. Cowper, Community Development Director, Sherry

Morris, Planning Services Administrator.

PRESENTATION:

Yes.



COMMITTEE MEMORANDUM

INFORMATION ONLY

COMMITTEE:

Economic and Community Development

FROM:

Thomas J. Bonfield, City Manager /

DATE:

July 10, 2006

SUBJECT:

Major Revision to Site Specific Development-120 South

Tarragona Street

RECOMMENDATION:

That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific

Development located at 120 South Tarragona Street.

SUMMARY:

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

PRIOR ACTION:

Council approved the existing Site Specific Development Plan

in 1989.

CURRENT ACTION:

FUNDING:

None required.

Pensacola



Economic and Community Development Committee Major Revision to Site Specific Development-120 South Tarragona Street July 10, 2006 Page 2

ATTACHMENTS:

(1) Staff Report

(2) Location Maps

(3) Site Specific Development Plan

(4) Committee Memo - January 6, 1989

STAFF CONTACT:

Kevin A. Cowper, Community Development Director; Sherry

H. Morris, Planning Services Administrator.

PRESENTATION:

No.

MEMORANDUM

TO:

Thomas J. Bonfield, City Manager

FROM:

Kevin A. Cowper, Community Development Director

DATE:

July 10, 2006

SUBJECT:

Major Revision to Site Specific Development-120 South Tarragona

Street.

RECOMMENDATION:

That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

BACKGROUND:

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing 3, 930 square foot structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The building height will not exceed the maximum allowed height for the Pensacola Historic District, which is 35 feet. The setbacks for the site will be as follows: front setback of 8 feet, rear setback of 29 feet, north side yard setback 5 feet, and a south side yard setback of 2 feet. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development, which is immediately south of the Tarragon Square residential development.

The SSD zoning designation was a provision in the City's Land Development Code (LDC) which permitted properties to be rezoned to SSD to permit deviation from zoning regulations through development plan review and approval. While new Site Specific Developments are not allowed, major changes to previously approved Site Specific Developments may be approved by City Council review and approval. The existing SSD was approved in 1989, and the City Council Committee report addressing the original approval is attached.

The property was previously zoned HC-1 prior to being rezoned to SSD, and all exterior modifications are subject to review and approval by the Architectural Review Board. The ARB granted conceptual approval for the revised SSD, including approval to demolish the existing structure on the site, at the May 18, 2006 meeting.

Thomas J. Bonfield, City Manager Major Revision to Site Specific Development-120 Tarragona Street July 10, 2006 Page 2

The Planning Board reviewed the request on June 13, 2006 and recommended approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal. No written comments were received. Any comments received prior to the quasi-judicial hearing will be provided to City Council.

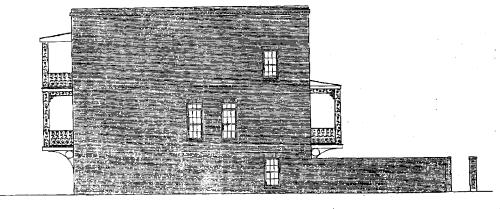
FINANCIAL IMPACT:

None.



WEST ELEVATION

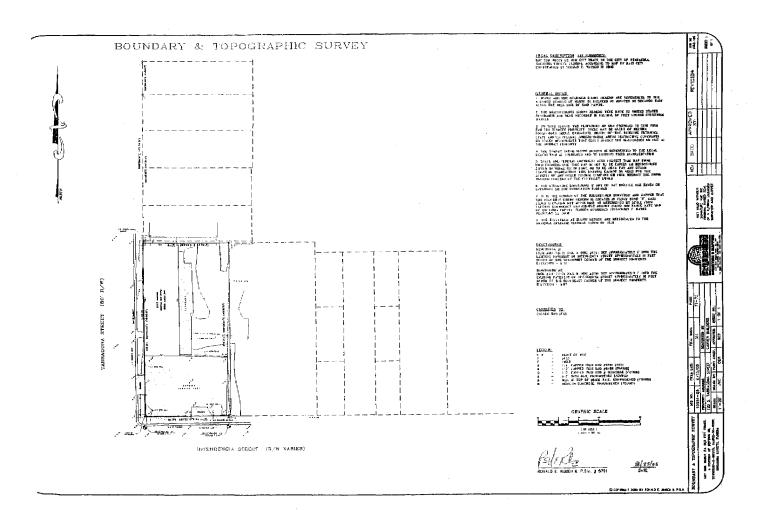
FACING TARRAGONA STREET

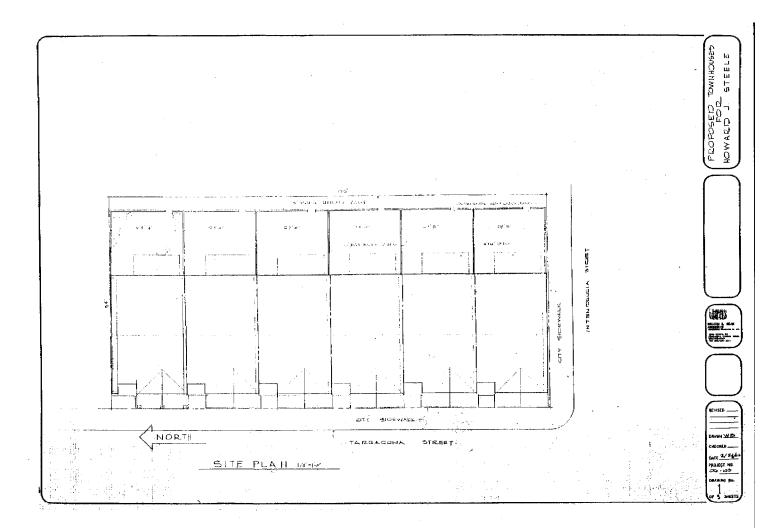


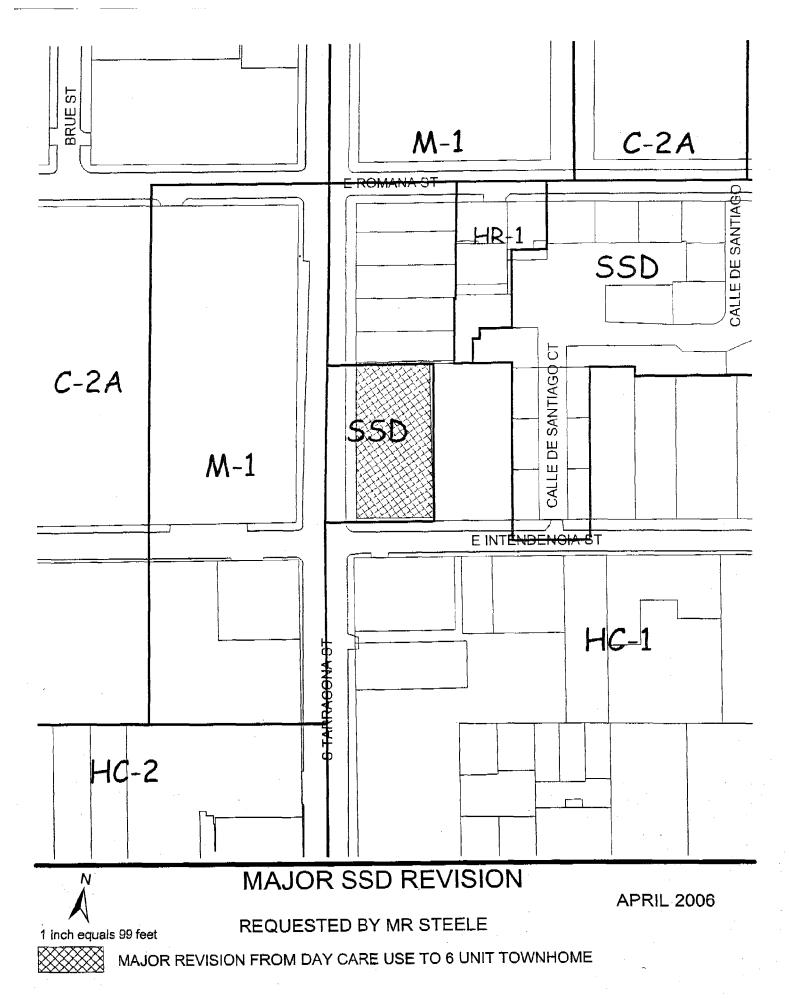
SOUTH ELEVATION

MAJOR SSD REVISION

NOT TO SCALE APRIL 2006 REQUESTED BY MR STEELE







Courtyards on Farragona

Site Location

120 S. Tarragona Pensacola, FL; NE corner of the intersection of Tarragona & Intendencia; the site is 170'X84'; .33 Acres +/-

Current Condition

Currently the site has a single story masonry structure with stucco veneer, an asphalt parking lot and a grassed area. The existing structure is approximately 3,930 square feet in area. The total impervious area is calculated at 14,470 square feet in area. Previous to Hurricane Ivan the site was a licensed child care center facility (Kids' Stuff Learning & Child Care Center). Due to excessive damage from Hurricane Ivan the building is no longer usable and a demolition permit has been issued by the City of Pensacola.

Proposed

A 6-unit, 3-story townhome complex with a two car garage and individual rear courtyards

Type of construction:

Insulated concrete forms (ICF) with concrete fill will serve as the structural component. The firewalls will be ICF. The front, back and side elevations will have brick veneer. The roof will slope from the front elevation to the rear. The Florida Building Code will apply.

Exterior Features:

Each unit will have three balconies. Two will overlook Tarragona and one will overlook the rear courtyard. Each unit will have its own distinctive ornamental ironwork detail, giving a unique design to each residence. The courtyards will be accessible from within the residence as well as from a utility easement at the east property line. Each courtyard will be separated by a 6' brick wall. The architecture will closely resemble what can be found on Palafox Street and in the French Quarter in New Orleans.

Parties

Owner

S. Ellen Carver PO Box 644 Milton, FL 32572

Developer/Contractor

Carver & Steele Howard J. Steele PO Box 644 Milton, FL 32572 850.623.8144 850.393.9434

Architect

William R. Bean 3590 Riddick Drive Pensacola, FL 850.439.3841

Engineer

Landmark Engineering 1304 N. Pace Blvd. Pensacola, FL 32505 850.470.9722

COMMITTEE MEMORANDUM

COMMITTEE:

General Government

DATE:

January 6, 1989

SUBJECT:

Final SSD Plan -- 114-124 South Tarragona Street

ISSUE:

The Planning Board has reviewed the final SSD plan of a day care center, located at 114-124 South Tarragona, submitted by Joe Pair. City Council approved the preliminary SSD request at a public hearing conducted on December 15, 1988. No opposition was expressed.

The final SSD site plan has been reviewed and approved by the appropriate City departments. All exterior modifications to the structure will have to be reviewed and approved by the Architectural Review Board.

After reviewing the SSD final site plan, the Planning Board unanimously recommended approval of the project.

ALTERNATIVES:

- 1. Approve the final SSD site plan for 114-124 South Tarragona Street.
- 2. Deny the final SSD plan and request changes.

POLICY IMPLICATIONS:

The site plan is consistent with the SSD ordinance and guidelines.

FINANCIAL IMPACT:

The proposed improvements to this property will generate additional ad valorem and utility tax revenue for local government.

ECONOMIC DEVELOPMENT IMPACT:

Renovation and construction activities associated with converting this building to a day care center will generate additional labor and material expenditures within the local economy.

STAFF CONTACT:

Deputy City Manager Ed Hinkle; Community Design & Planning Director Peter DeVries.



General Government Final SSD Plan -- 114-124 South Tarragona Street January 6, 1989 Page 2

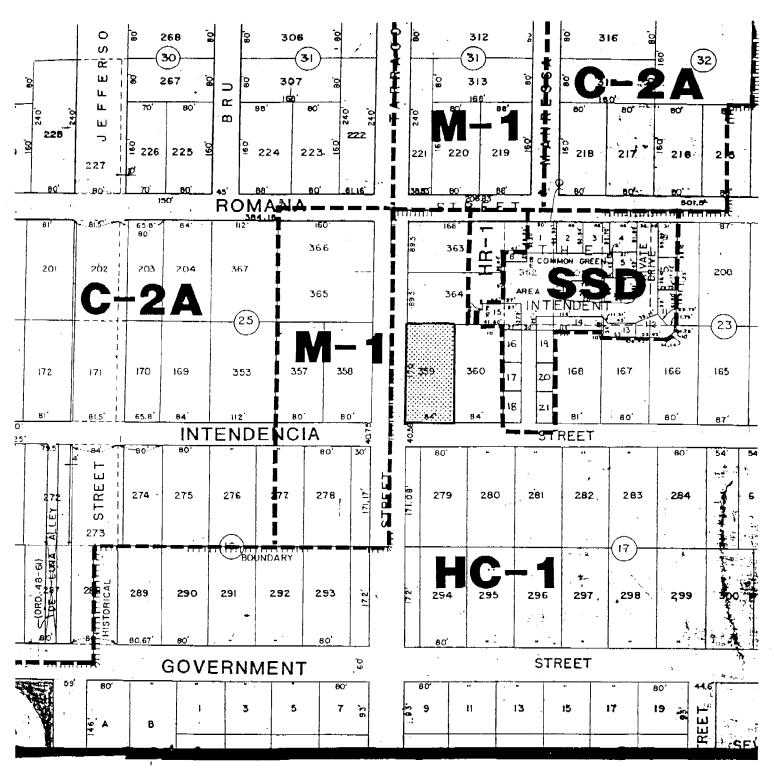
RECOMMENDATION:

That City Council concur with the Planning Board recommendation and approve the final SSD site plan for 114-124 South Tarragona Street.

Respectfully submitted

Peter A. DeVries

Secretary to the Planning Board



REZONING REQUEST



NOT TO SCALE

OCTOBER 1988

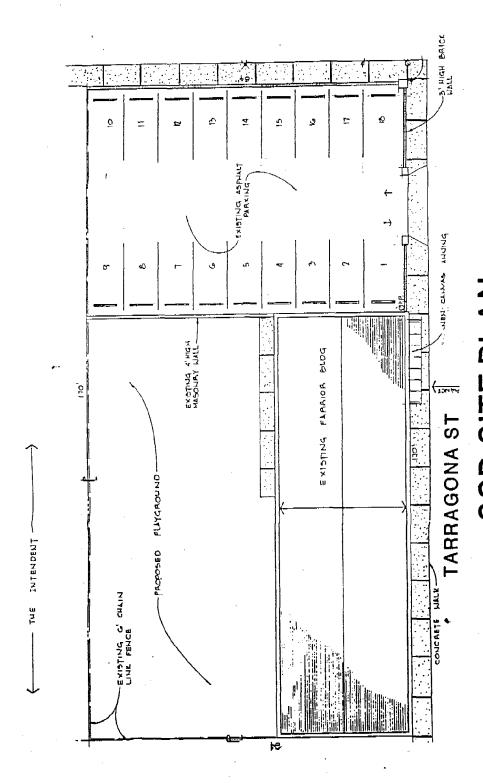
REQUESTED BY MR PAIR



REZONE FROM HC-1 (HISTORICAL COMMERCIAL) TO

SSD (SITE SPECIFIC DAY CARE CENTER)



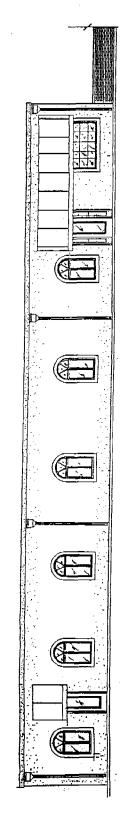


SSD SITE PLAN NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

FOR A CHILDCARE CENTER



SSD ELEVATION

NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

114S TARRAGONA ST



Architectural Review Board Application Full Board Review

			Applica	tion Date:			
Project Address:							
Applicant:							
Applicant's Address:							
Email:	ail: Phone:						
Property Owner:		(If different from Applicant)					
District:	PHD	NHPD	OEHPD	PHBD	GCD		
Application is hereby many and application is hereby many and application shall be deemed complete by the required information. Project specifics/descriptions application or refund of these is understand that I must be application.	nestead — \$50.0 her Residential e scheduled to be e Secretary to te elease see page ption: cant, understar fees will be ma	nd that payment and that payment	ing fee I required materia will need to includ oplication for furth of these fees doe wed the applicable	e ten (10) copies o ner instruction and es not entitle me t e zoning requirem	of the d o approval and nents and		
Annlica	nt Signature		_	Date	<u> </u>		
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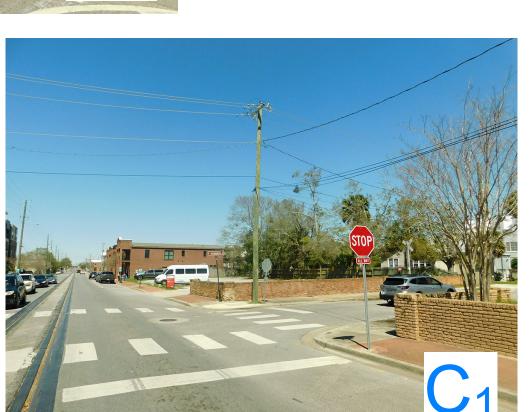


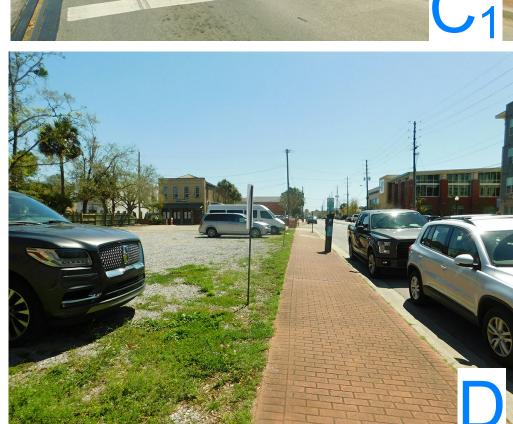






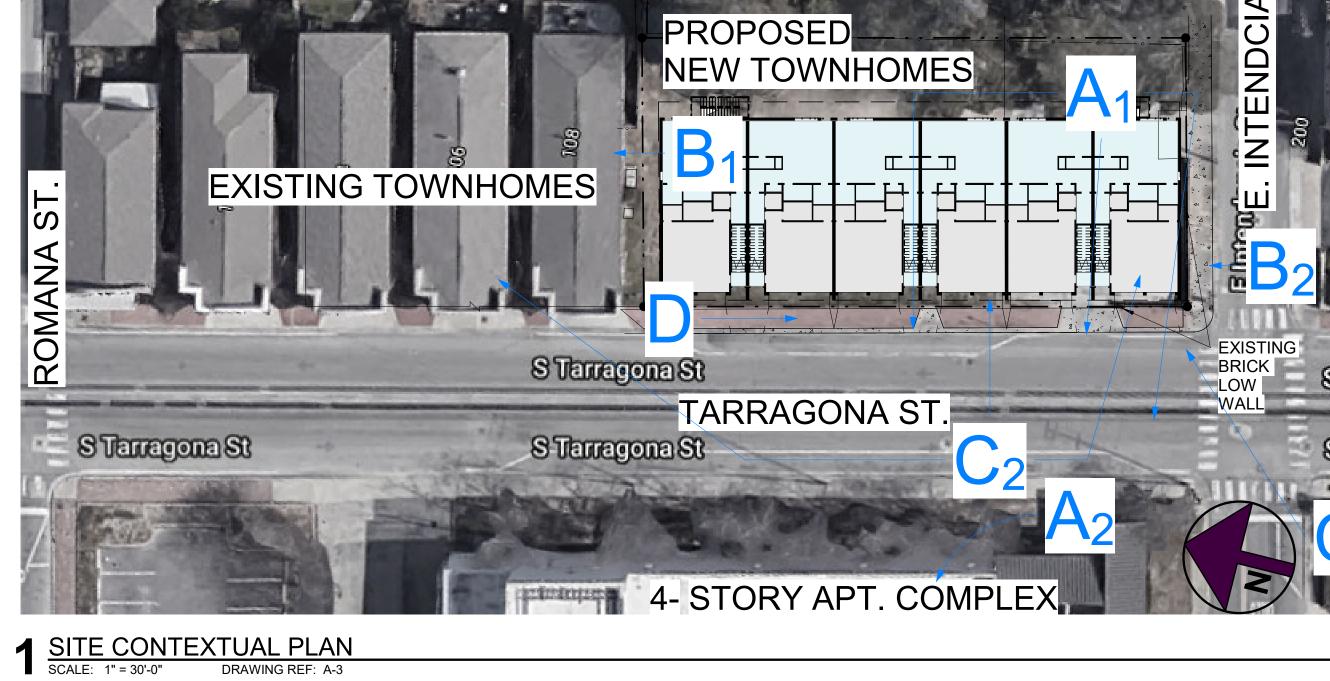


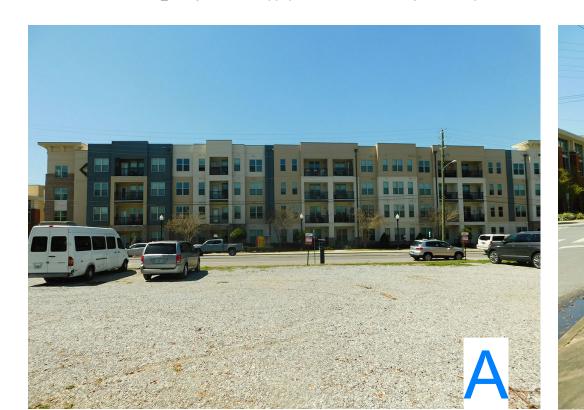


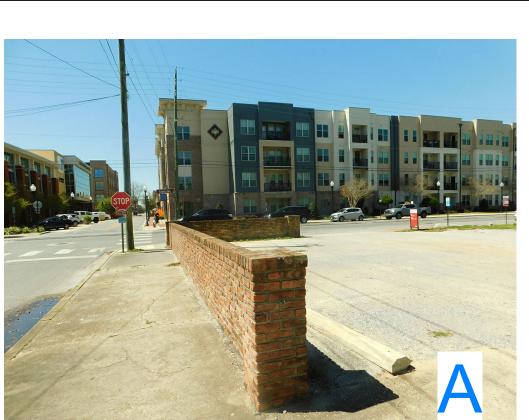
















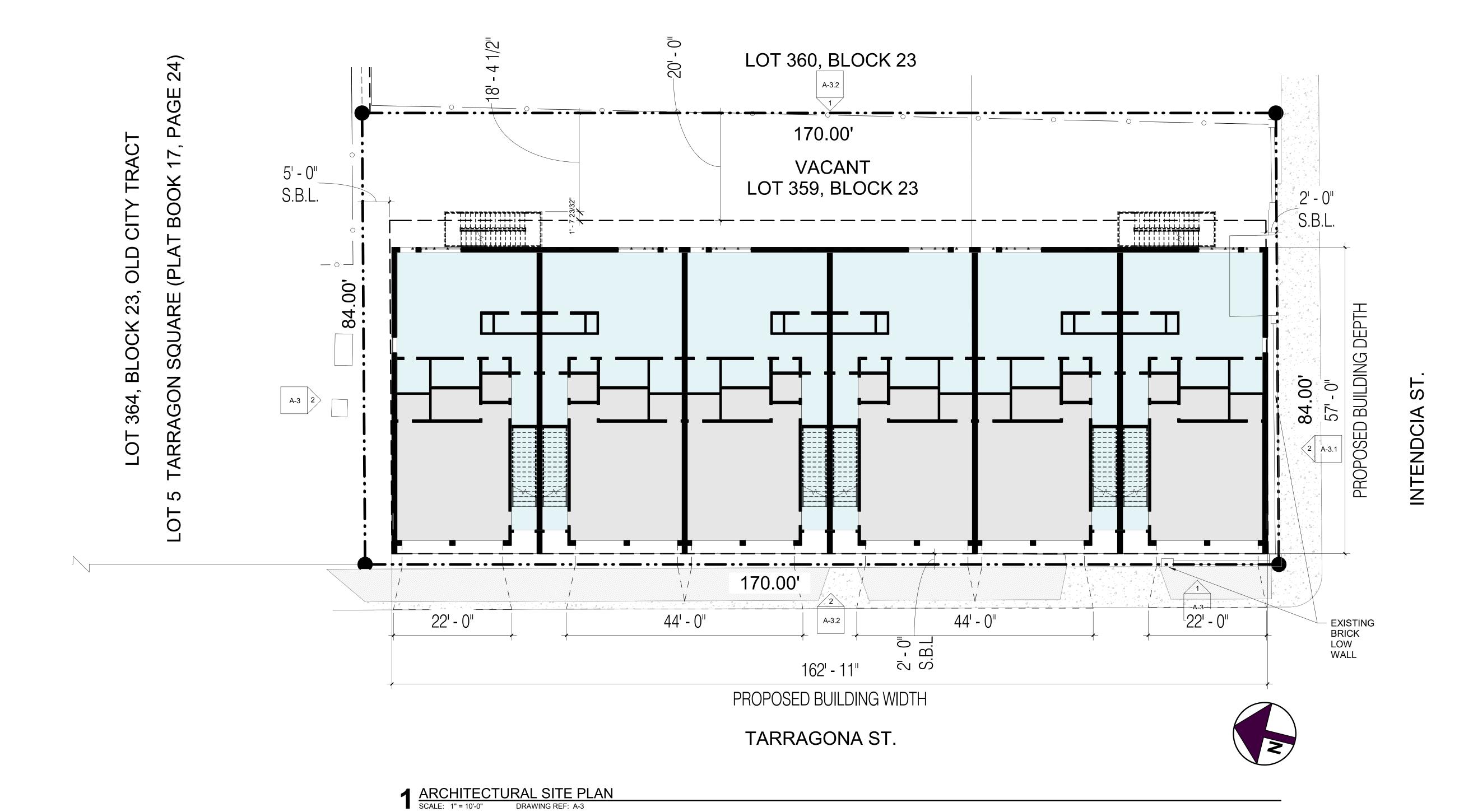
CONTEXTUAL SITE DIAGRAM AND SITE IMAGES

S

Date	3.25.21
Drawn By	Authoi
Checked By	Checkei

A-0.1

ROMANA ST.



ARCHITECTURAL SITE PLAN

S

Date 3.25.21

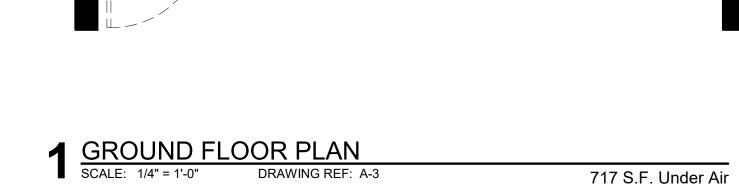
Drawn By Author

Checked By Checker

4-1.0







ELEV.

STUDIO SUITE

LAUNDRY

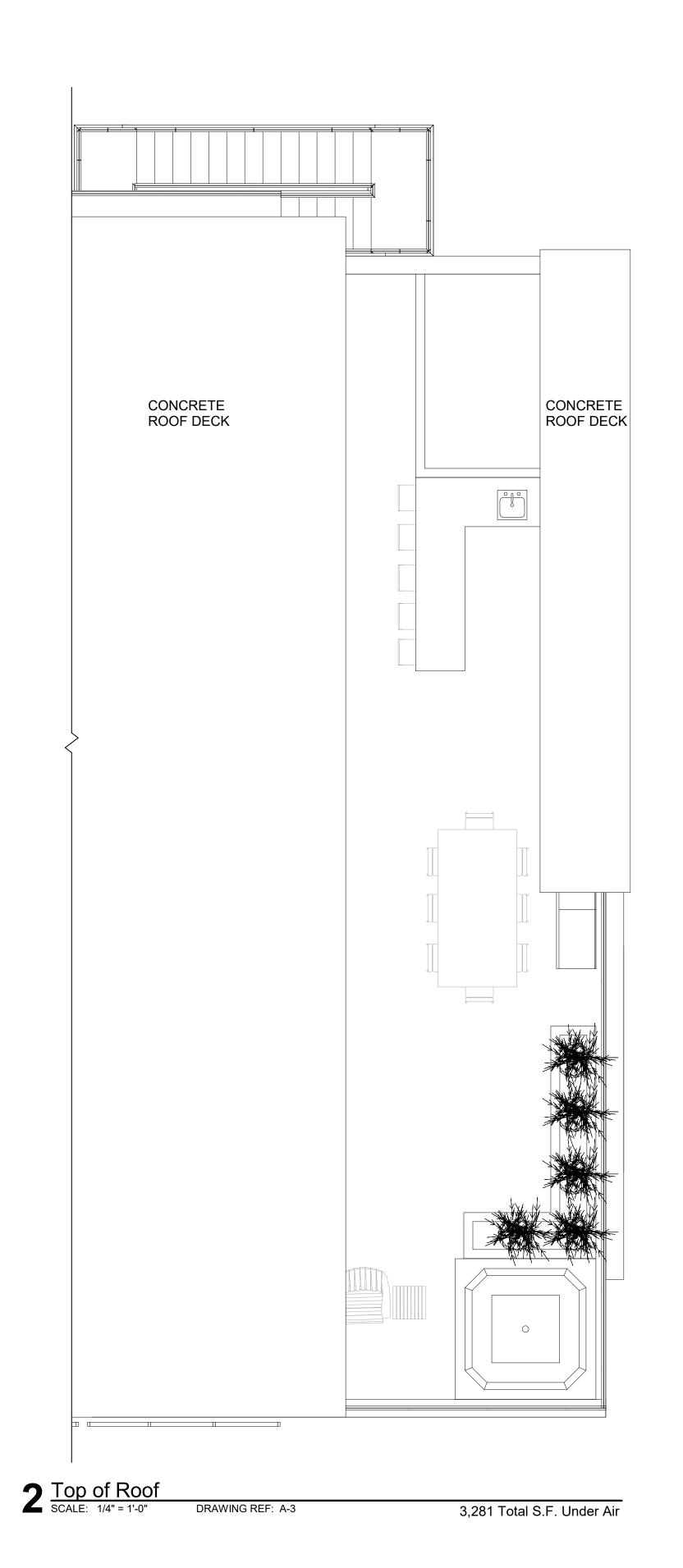
TWO CAR GARAGE



3.25.21

FLOOR PLANS





FLOOR PLANS

S

Date 3.25.21

Drawn By JZ

Checked By DR

A-2.1







1 COMPOSITE ELEVATION - EAST "REAR"

SCALE: 3/16" = 1'-0" DRAWING REF: A-1.0



COMPOSITE ELEVATIONS

A

Date 3.25.21

Drawn By Author

Checked By Checker

A-3.2

2 COMPOSITE ELEVATION - WEST "FRONT"

SCALE: 3/16" = 1'-0" DRAWING REF: A-1.0



PERSPECTIVES

Date 3.25.21

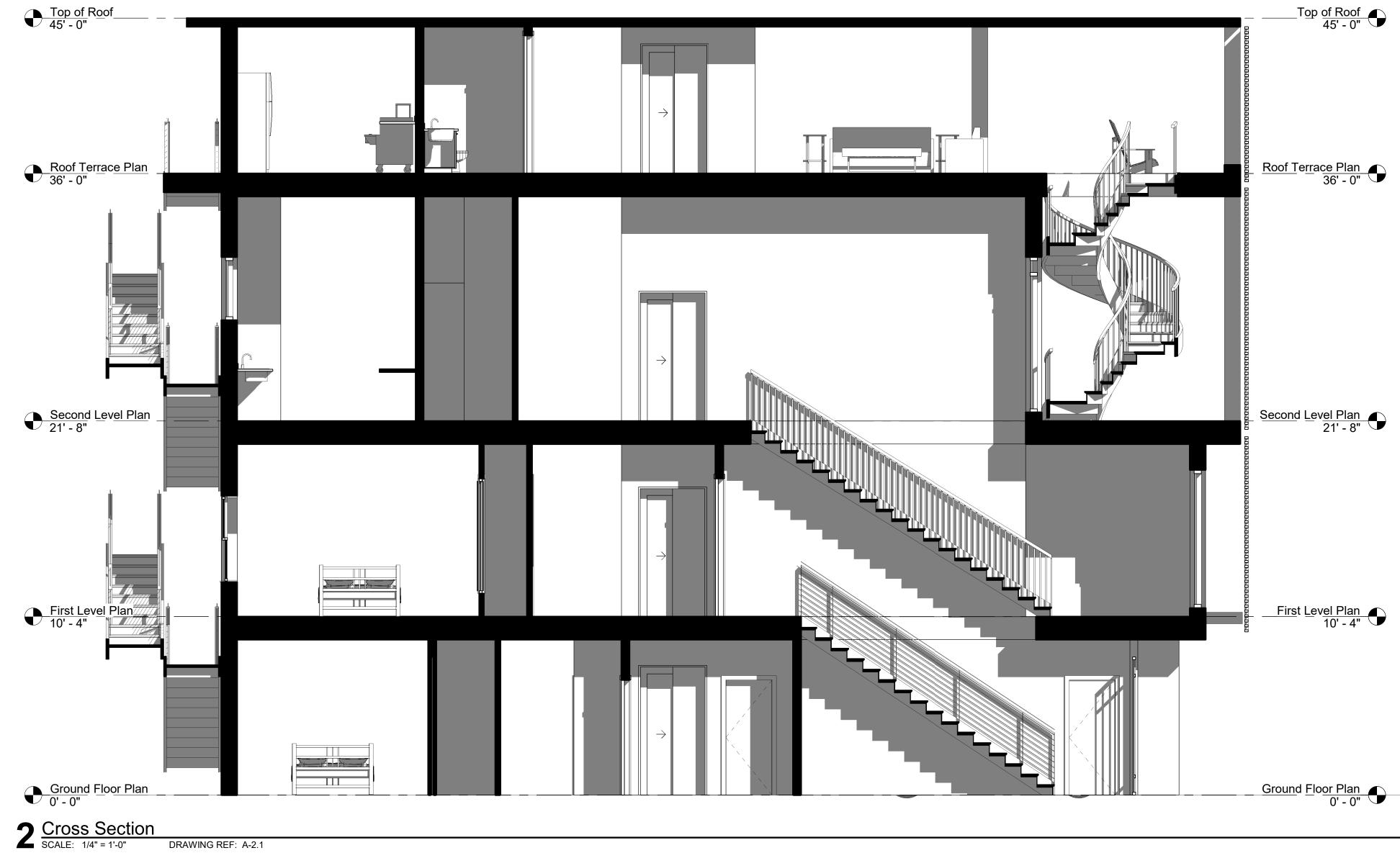
Drawn By JZ

Checked By DR

A-4







DRAWING REF: A-2.1

PERSPECTIVE / CROSS SECTION

S

3.25.21 Drawn By Checked By

Tarragona SCALE:



City of Pensacola

Memorandum

File #: 22-00784 Planning Board 8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 8/2/2022

SUBJECT:

Request for Preliminary Plat Approval - Red Feather Subdivision

BACKGROUND:

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

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

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

Minor Subdivision (< 4 lots) Preliminary & Final Plat Submission Fee: \$2,000.00 Fee: \$1,000.00 + \$25/lot Fee: \$1,500.00 +
Name: JASON REBOL Address: 2301 N. 9th AVR. PRISACOLA FL 32503 Phone: 850-438-0400 Fax: Fax: Passon Red Frather Devriopens Address: 321 N. Druillens ST Prisacola FL 32503 Phone: 850-232-300-3 Fax:
Property Information Location/Address: 10S > Bay Laul > 57 Subdivision Name: Reo Frather # of Parcels to be Subdivided: 1 Parcel ID #(s): 00 -05 - 00 9001 - 001 - 176 195 # of Existing Lots: # # of Proposed Lots: 1 Total Acreage: 0. 492 Legal Description: Please attach a full legal description from deed or survey Type of Subdivision: Residential* Non-Residential [*If residential, see reverse for open space requirement] Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? YES NO If yes, specify exact variance requested:
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting. Signature of Applicant (Owner of Property or Official Representative of Owner) FOR OFFICE USE ONLY Zone: District: District:
Date Received: Case Number: Application Fee: Receipt #:
Open Space Requirement (acres or \$): Receipt #:
Planning Board Date: Recommendation:

Map Bk/Pg:_

Recording Date:_

*Sec. 12-8-6. SITES FOR PUBLIC USE.

(B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:

(1) Dedication of land for park, recreation or open space needs. The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land. The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

*Open Space Requirement (only applicable to residential subdivision)

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: 0.412 | acres |

5% for land dedication*: 0.025 | acres |

[*may not equal less than 1/4 acre]

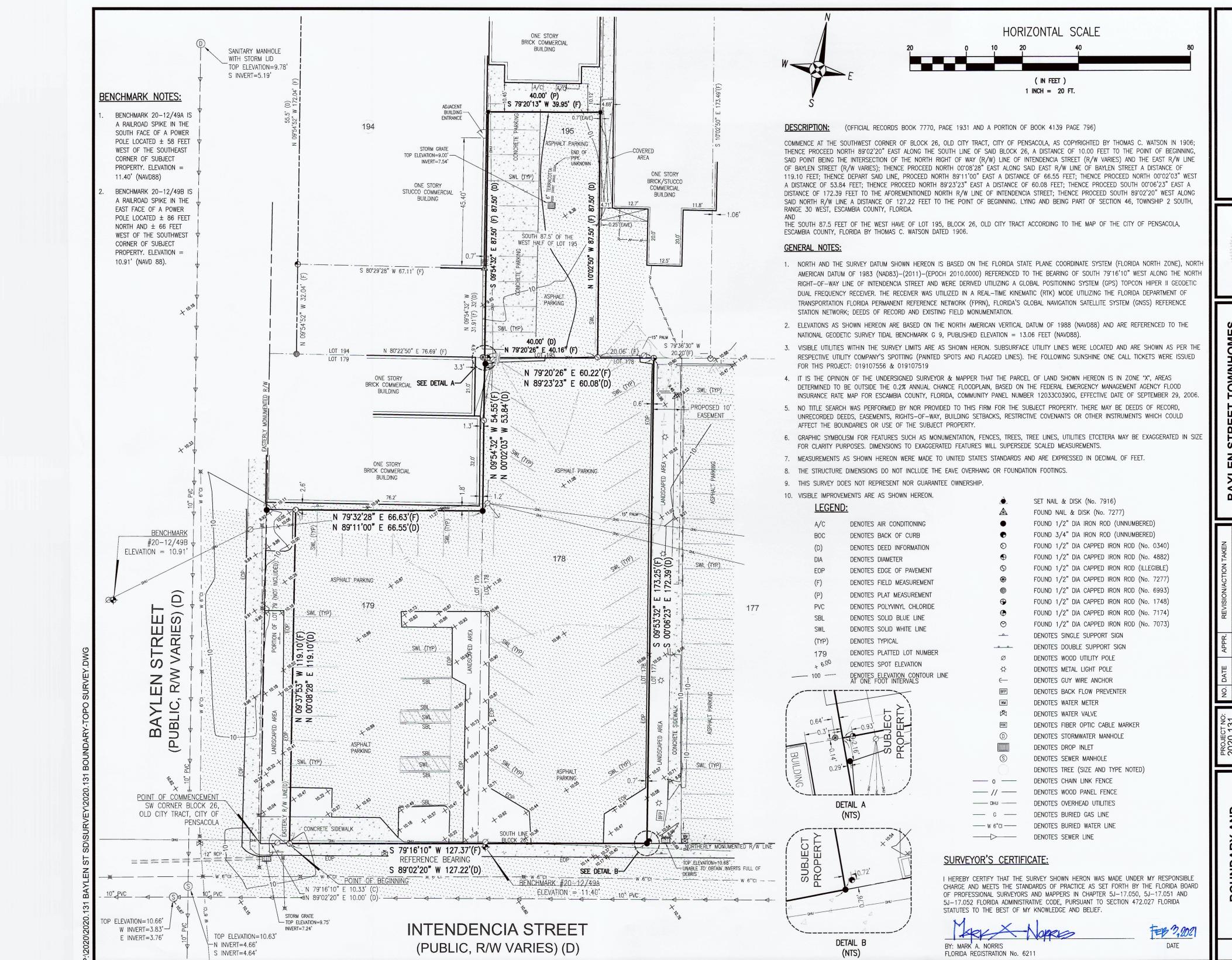
(b) Value of land (Esc. Co. Tax Assessor) | \$\frac{364}{364} \frac{36}{080} \frac{364}{264} \frac{360}{264} \frac{364}{264} \frac{360}{264} \frac{364}{264}
Sec. 12-8-3. Procedure for subdivision approval.

- (A) Procedure for subdivision requiring a plat.
 - (1) Approval of preliminary plat by the planning board.
 - (a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.
 - (b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.
 - (c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
 - (d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
 - (e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.
 - (f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
 - (g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.
- (2) Approval of final plat by the planning board and city council.
 - (a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

- (b) Eleven (11) copies of the final plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the traffic engineer, energy services of Pensacola, the Escambia County Utilities Authority and the fire department.
- (c) After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.
- (3) Approval of a combined preliminary/final plat of a subdivision by the planning board and city council. Subdivisions containing no more than four (4) lots fronting on an existing public street, right-of-way or an access easement, not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved through an abbreviated procedure which provides for the submittal of both the preliminary and final plat concurrently. All design standards, plat information and recording requirements as set forth in this chapter shall be complied with when exercising the abbreviated minor subdivision procedure.
- (B) Procedure for division of land requiring a boundary survey. A division of land into no more than two (2) lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved by the city engineer, city surveyor and city planner through an abbreviated procedure which provides for the submittal of a metes and bounds description and a legal boundary survey of the property.
 - (1) Submission requirements.
 - (a) Any person desiring to divide land into no more than two (2) lots shall first submit three (3) copies of a metes and bounds description and a legal boundary survey of the property (equal to that required by F.S. § 472.27, pertaining to minimum technical standards for surveys, and having a minimum of four (4) concrete permanent reference monuments set) to The Community Development Department. The boundary survey shall be drawn at a scale of one hundred (100) feet to the inch, or less, and shall depict all information required by section 12-8-8(a) through (j).
 - (b) If an access easement is required for the subdivision, this document shall be attached to each of the three (3) copies of the boundary survey.
 - (c) All stormwater drainage requirements set forth in this chapter shall be complied with when exercising this procedure.

(2) Final approval.

- (a) The Community Development Department shall notify the applicant of the approval or disapproval of the subdivision boundary survey within nine (9) working days from submission.
- (b) If the subdivision boundary survey is rejected The Community Development Department shall provide the applicant, in writing, a detailed list of reasons for rejection.
- (c) Upon submission of the corrected subdivision boundary survey the Community Development Department shall notify the applicant of the approval or disapproval of the corrected boundary survey within nine (9) days. If the subdivision boundary survey is not approved, the minor subdivision must be resubmitted.
- (d) After the survey has been approved by city staff fourteen (14) blueprints and one (1) mylar of the survey shall be filed with The Community Development Department. In addition, one (1) copy each of any applicable recorded access easements shall be filed with The Community Development Department.
- (e) Furthermore, no building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been recorded.



1 of 1



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

Pensacola, Florida 32503 Telephone 850.438.0400 Fax 850.438.0448 EB 00009657 LB7916 RBA Project #2020.131



A RESIDENTIAL SUBDIVISION BEING

PRELIMINARY PLAT OF

A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26, BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

AUGUST 2022

KSS COMMERCIAL HOLDINGS LLC

PENSACOLA, FLORIDA 32502 OFFICE, 1 STORY

WITH STORM LID

TOP ELEVATION=9.78' S INVERT=5.19'

00-0S-00-9001-001-195 DRUG FREE WORKPLACES INC 25 W ROMANA ST PENSACOLA, FL 32502

OFFICE, 1 STORY

ONE STORY BRICK COMMERCIAL BUILDING

40.00' (P) N 79'00'57" E 39.98' (F)

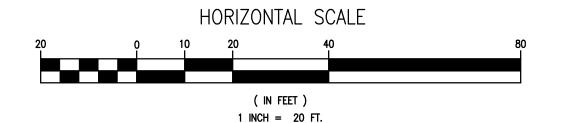
21 W ROMANA ST PENSACOLA, FL 32502 RESTAURANT, CAFETERIA

> BLOCK 26 OLD CITY TRACT

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

> **CIVIL ENGINEER** JEREMY R KING, P.E

PROFESSIONAL SURVEYOR AND MAPPER



(AS PREPARED BY REBOL-BATTLE & ASSOCIATES

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA, AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH 79°16'10" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26 FOR A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE INTERSECTION OF THE STREET: THENCE PROCEED SOUTH 79°16'10" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.37 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

- 1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871) DATED DECEMBER 29. 1981: PREVIOUS SURVEY PERFORMED BY PITTMAN, GLAZE AND ASSOCIATES (JOB No. E4148, FILE No. 35754-13) DATED DECEMBER 19. 2013: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- TIDAL BENCHMARK G 9, PUBLISHED ELEVATION = 13.06 FEET (NAVD88)
- 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 4. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 019107556 & 019107519
- 5. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- 6. THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE HEREON.
- 7. ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- 8. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- 9. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

UTILITY SERVICE NOTES:

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

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

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:

THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

C-2A, PHBD (PALAFOX HISTORIC BUSINESS PROPERTY ZONING: DISTRICT), DBA (DENSE BUSINESS AREA)

FUTURE LAND USE:

SETBACKS C-2A:

00-0S-00-9001-001-178 PROPERTY REFERENCE No.'S: 00-0S-00-9001-001-195

0.492± ACRES PROPERTY AREA:

FLOOD ZONE "X" FLOOD MAP: MAP 12033C0390G, DATE 09-29-06

FRONT YARD - 0 FT. (MAXIMUM OF 10 FT) REQUIRED BUILDING SIDE YARD — 0 FT.

REAR YARD — 0 FT. 0.024 ACRES - 0.040 ACRES TYPICAL LOT SIZE:

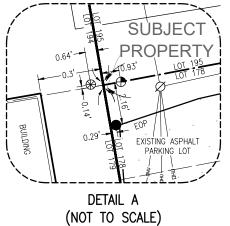
MAXIMUM ALLOWED DENSITY: 135 DWELLING UNITS PER ACRE

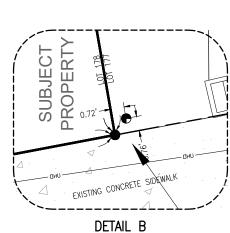
22.36 UNITS PER ACRE PROPOSED DENSITY:

MAX. BUILDING HEIGHT:

No. OF PROPOSED LOTS:

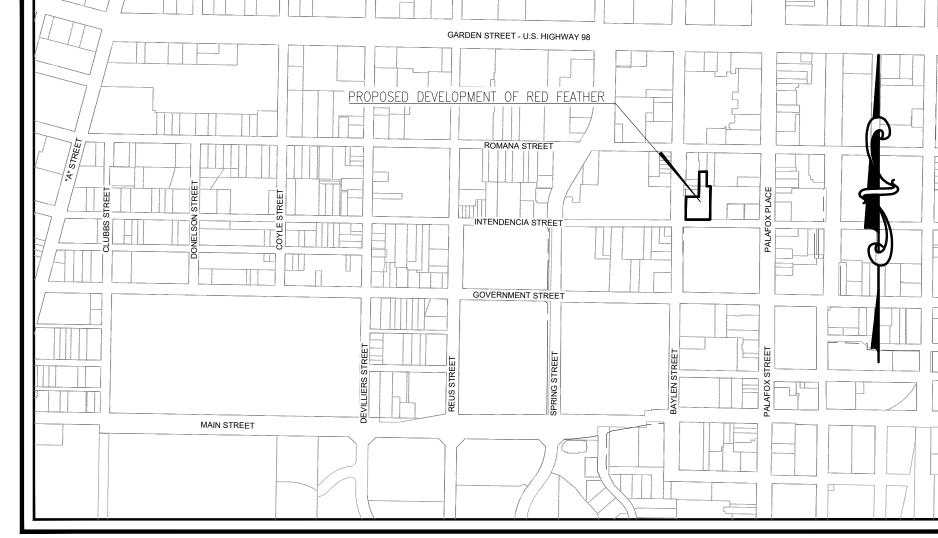
- ALL DEVELOPMENTS SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB)
- AN LICENCE TO USE (LTU) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE RIGHT-OF-WAY.





(NOT TO SCALE)

S 80°29'28" W 67.11' (F) KAPLE PROPERTIES LLC 116 S BAYLEN ST ∴N 79°20'26" E (F) VACANT COMMERCIAL-IMPRVD 20.06' (F) 20.00' (P) KAPLE HOLDINGS INC HEAST CORNER OF LOT 178 BRICK COMMERCIAL BUILDING PENSACOLA, FL 32502 PROPOSED 10' X 60' - PEDESTRIAN EASEMENT 00-0S-00-9001-001-179 ACRES : HAYWARD JAMES D & 120 S BAYLEN ST PENSACOLA, FLORIDA 32502 E: 1112347.5 N: 523158.6 BLOCK 'C E: 1112413.0 N 89'11'00" E 66.55'(D) ─N 79°32'28" E 66.63'(F)-S 80°05'28" W 60.20', EASEMENT . #20-12/49B (TYPICAL ELEVATION = 10.910.035 ACRES N 80°05'28" E 54.05' - 0.034 ACRES -- PARKING - - 0.033 ACRES . S 79°58′35″ W 53.99′ . . 121 S PALAFOX ST PENSACOLA, FLORIDA 32502 OFFICE, 1 STORY 0.027 ACRES ASPHALT . 0.033 ACRES POINT OF BEGINNING · 0.027 ACRES · INTERSECTION OF THE NORTH R/W LINE OF INTENDENCIA STREET AND EAST R/W LINE OF BAYLEN STREET POINT OF COMMENCEMENT - 0.040 ACRES SW CORNER BLOCK 26, 1.0.033 ACRES OLD CITY TRACT, CITY OF PENSACOLA EXISTING CONCRETE SIDEWALK S 79'16'10" W 127.37'(F) EXISTING CONCRETE SIDEWALK S 89'02'20" W 127.22' (D) UNABLE TO OBTAIN INVERTS
INLET FULL OF DEBRIS BENCHMARK #20-12/49A SOUTHEAST CORNER OF LOT 178 ELEVATION = 11.40'INTENDENCIA STREET TOP ELEVATION=10.66' W INVERT=3.83'-(PUBLIC, R/W VARIES) (D) TOP ELEVATION=10.63' E INVERT=3.76' ⊢N INVERT=4.66' S INVERT=4.64



VICINITY MAP NOT TO SCALE

SET BENCHMARK

	SET NAIL & DISK (No. 7916)		DENOTES TREE (SIZE AND TYPE NOTED)
\triangle	FOUND NAIL & DISK (No. 7277)	o	DENOTES CHAIN LINK FENCE
Δ	FOUND NAIL & DISK (No. 4882)	—— // ——	DENOTES WOOD PANEL FENCE
•	FOUND 1/2" DIA IRON ROD (UNNUMBERED)	—— ОНО ———	DENOTES OVERHEAD UTILITIES
•	FOUND 3/4" DIA IRON ROD (UNNUMBERED)	—— G ——	DENOTES BURIED GAS LINE
\odot	FOUND 1/2" DIA CAPPED IRON ROD (No. 0340)	W 6"CI	DENOTES BURIED WATER LINE
(5)	FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)	$\longrightarrow \!$	DENOTES SEWER LINE
₩	FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)	A/C	DENOTES AIR CONDITIONING
(a)	FOUND 1/2" DIA CAPPED IRON ROD (No. 6993)	ВМ	DENOTES BENCHMARK
\oplus	FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)	BOC	DENOTES BACK OF CURB
\oplus	FOUND 1/2" DIA CAPPED IRON ROD (No. 7174)	(D)	DENOTES DEED INFORMATION
\otimes	FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	DIA	DENOTES DIAMETER
	DENOTES SINGLE SUPPORT SIGN	EOP	DENOTES EDGE OF PAVEMENT
00	DENOTES DOUBLE SUPPORT SIGN	(F)	DENOTES FIELD MEASUREMENT
Ø	DENOTES WOOD UTILITY POLE	NAVD	NORTH AMERICAN VERTICAL DATUM
₩	DENOTES METAL LIGHT POLE	(P)	DENOTES PLAT MEASUREMENT
\leftarrow	DENOTES GUY WIRE ANCHOR	PVC	DENOTES POLYVINYL CHLORIDE
BFP	DENOTES BACK FLOW PREVENTER	R/W	DENOTES RIGHT OF WAY
WM	DENOTES WATER METER	(TYP)	DENOTES TYPICAL
\times	DENOTES WATER VALVE	(179)	DENOTES PLATTED LOT NUMBER
FOC	DENOTES FIBER OPTIC CABLE MARKER	+ 6.00	DENOTES SPOT ELEVATION
<u></u>	DENOTES STORMWATER MANHOLE	100	
	DENOTES DROP INLET	- 100	DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS

BENCHMARK NOTES:

BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± - 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

ELEVATION = 11.40' (NAVD88)

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

DATE

DENOTES SEWER MANHOLE

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER

THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NOT VALID WITHOUT

LESLIE D. ODOM, P.S.M. No. 6520

FLORIDA REGISTRATION No. 6211

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

BY: MARK A. NORRIS - PROFESSIONAL SURVEYOR AND MAPPER

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

CIVIL REBOL BATTLE & ASSOCIATES STRUCTURAL LBYD ENGINEERING, INC. LBTD ENGINEERING, INC.
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING, MECHANICAL
W3 ENGINEERING
ELECTRICAL

ELECTRICAL W3 ENGINEERING LANDSCAPE TBD

MOISTURE CONSULTANT
TBD

W INTENDENCIA STREET

ACOUSTICAL CONSULTANT

POOL CONSULTANT

PROJECT: **RED FEATHER TOWNHOUSES**

150 S BAYLEN STREET (CORNER OF BAYLEN & INTENDENCIA)

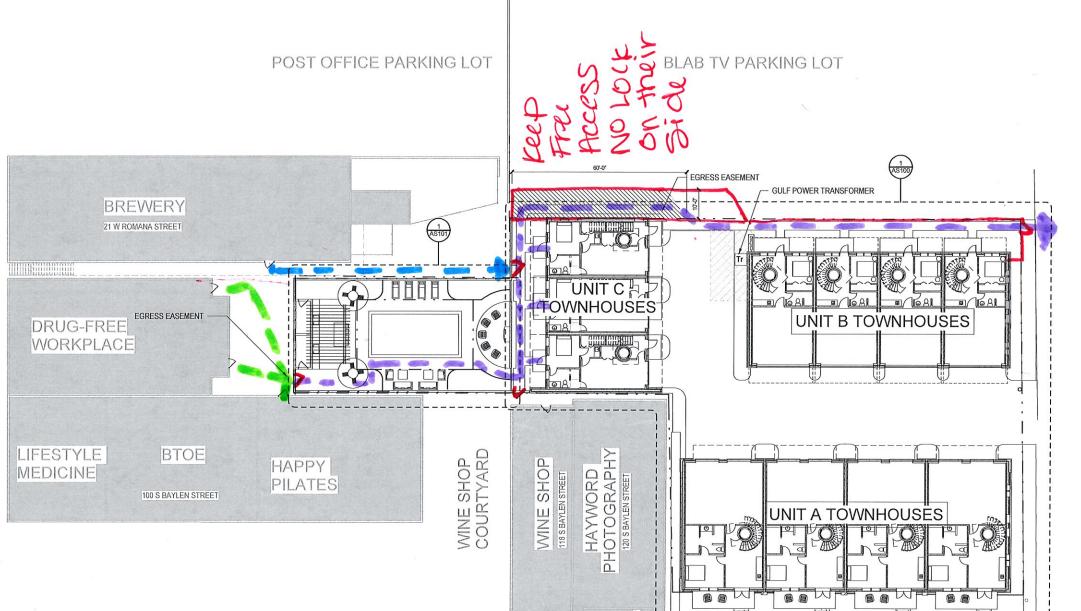
PRELIMINARY. CONSTRUCTION

PROJECT NO. : SHEET TITLE: OVERALL SITE

SHEET NUMBER:

AS001 DESIGN DEVELOPMENT





S BAYLEN STREET

OVERALL SITE PLAN

© 2016 CALDWELL ASSOCIATES ARCHITECTS, INC

"FOR REFERENCE ONLY"

Project: Preliminary Plat - Red Feather Subdivision

Department:	Comments:
FIRE	Egress to the public way from the rear of the existing businesses per our previous site meeting must be met.
PW/E	See attached.
InspSvcs	No comments.
ESP	No comments.
ECUA	No comments or questions on the preliminary plat for this subdivision, however, this project does not seem to have yet applied to ECUA Engineering for review/permitting of water and sewer service. The Engineer of Record is aware from previous correspondence that this subdivision will need to be reviewed by ECUA as a System Extension project.
FPL	No comments.
ATT	No comments.
Surveyor	Included w/Engineeirng comments.
Planning	See attached.

Cynthia Cannon

From: Annie Bloxson

Sent: Friday, August 5, 2022 3:12 PM

To: Cynthia Cannon

Subject: RE: 105 S Baylen St. Emergency Egress

Hi Cynthia,

The diagram appears to meet the previous discussions of egress. Thank you.

Have a great weekend!

Annie Bloxson

Fire Marshal Visit us at PensacolaFire.com 475 E. Strong Street Pensacola, FL 32501

Office: 850-436-5200

abloxson@cityofpensacola.com



DEDICATION • HONOR • PROFESSIONALISM • COMPASSION

From: Cynthia Cannon < CCannon@cityofpensacola.com>

Sent: Friday, August 5, 2022 2:53 PM

To: Annie Bloxson <ABloxson@cityofpensacola.com> **Subject:** FW: 105 S Baylen St. Emergency Egress

Hi Annie,

Just making sure that your aware of their emergency egress diagram for this project (105 S Baylen St.) and that it satisfies your concerns.

Thank you,

Cynthia Cannon, AICP

Assistant Planning & Zoning Manager Visit us at http://cityofpensacola.com 222 W Main St. Pensacola, FL 32502

Pensacola, FL 32502 Office: 850.435-1670

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

From: Michelle Burch <michelle@caldwell-assoc.com>

Sent: Thursday, August 4, 2022 2:00 PM

To: Cynthia Cannon < ccannon@cityofpensacola.com>

Subject: [EXTERNAL] RE: MEETING NOTICE - Pensacola City Planning Board Meeting - 08/09/22

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia – I spoke with Jason, he is planning to send you some updated information today. I have attached the diagram that was discussed with the Fire Marshal and Building Dept previously. Since then, Andrew Rothfeder has secured easement agreements with the Brewery that will allow for Drug Free Workplace and Pilates to egress on the side of the amenity space and out through the one gate.

Jason will be incorporating this information in his drawings.

Let me know if you have any other questions once you receive Jason's updated drawings.

Thanks!

Sincerely,

MICHELLE BURCH

Associate AIA (850) 439.6578

michelle@caldwell-assoc.com caldwell-assoc.com





From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Wednesday, August 3, 2022 7:55 AM

To: Michelle Burch < michelle@caldwell-assoc.com >; Andrew Rothfeder < andrew@rothfeder.com >

Subject: FW: MEETING NOTICE - Pensacola City Planning Board Meeting – 08/09/22



<u>MEMORANDUM</u>

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/20222

SUBJ: Red Feather Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Preliminary Plat for the Red Feather Subdivision.

City surveying notes the following:

- 1. Add roadway width per LDC 12-7-8.4
- 2. Add typical lot size per LDC 12-7-8.12
- 3. Add State Plan Coordinates per LDC 12-7-8.17

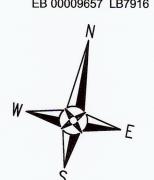
For questions, please contact Caitlin Cerame at cerame@cityofpensacola.com or 850-436-5689.



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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



PRELIMINARY PLAT OF RED FEATHER

A RESIDENTIAL SUBDIVISION BEING

A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26, BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

MARCH 2021

STUCCO COMMERCIAL

KSS COMMERCIAL HOLDINGS LLC

S 80'29'28" W 67.11' (F)

00-0S-00-9001-003-179

VACANT COMMERCIAL-IMPRVD

WITH STORM LID

S INVERT=4.64'

00-0S-00-9001-001-195 DRUG FREE WORKPLACES INC 25 W ROMANA ST

BRICK COMMERCIAL BUILDING

OP ELEVATION=9.00'

21 W ROMANA LLC 21 W ROMANA S

N 79°20'26" E (F)

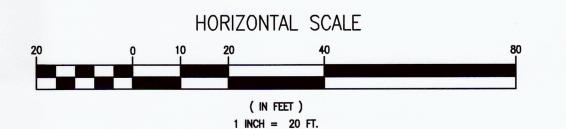
20.06' (F) 20.00' (P)

BLOCK 26

OLD CITY TRACT

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

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



(AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871)
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- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

UTILITY SERVICE NOTES:

POTABLE WATER:

SANITARY SEWER:

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

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

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:

THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

PROPERTY ZONING:

C-2A, PHBD (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA)

FUTURE LAND USE:

00-0\$-00-9001-001-178 PROPERTY REFERENCE No.'S: 00-0S-00-9001-001-195

PROPERTY AREA:

0.492± ACRES FLOOD ZONE "X" FLOOD MAP:

MAP 12033C0390G, DATE 09-29-06

FRONT YARD - 0 FT. REQUIRED BUILDING SIDE YARD - 0 FT. SETBACKS C-2A: REAR YARD - 0 FT.

135 DWELLING UNITS PER ACRE MAXIMUM ALLOWED DENSITY:

22.36 UNITS PER ACRE PROPOSED DENSITY:

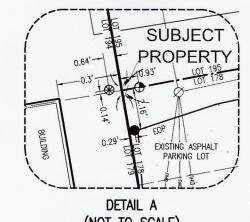
MAX. BUILDING HEIGHT: No. OF PROPOSED LOTS:

BENCHMARK NOTES:

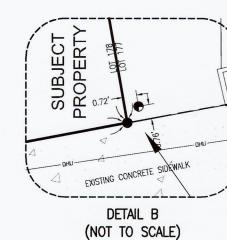
BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAVD88)

BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED \pm 86 FEET NORTH AND \pm 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

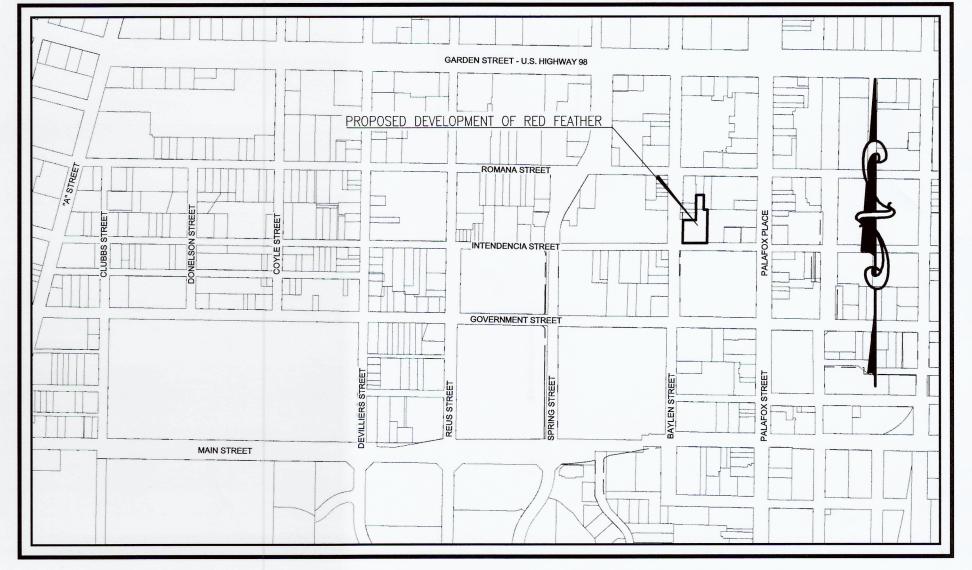
ELEVATION = 10.91' (NAVD 88).



(NOT TO SCALE)



SEE DETAIL A-00-0S-00-9001-002-179 KAPLE HOLDINGS INC NORTHEAST CORNER OF LOT 178 118 S BAYLEN ST BRICK COMMERCIAL PENSACOLA, FL 32502 PROPOSED 10' X 60' 00-05-00-9001-001-179 ACRES .. · ACRES . ACRES . HAYWARD JAMES D & 120 S BAYLEN ST PENSACOLA, FLORIDA 32502 STORE, 1 STORY N 89'11'00" E 66.55'(D) -N 79'32'28" E 66.63' EASEMENT #20-12/49B (TYPICAL LOT 4 ALL LOTS). ELEVATION = 10.91' 0.035 ACRES N 80'05'28" E 54.05" - 0.034 ACRES · 0.033 ACRES · 00-0S-00-9001-010-175 ODSON CONSULTING AND INVESTMENT LLC S 79°58′35″ W 53.99′ PENSACOLA, FLORIDA 32502 .0.027 ACRES . S 79.58'35" W 53.94' 0.033 ACRES 0.027 ACRES: INTERSECTION OF THE NORTH R/W LINE OF INTENDENCIA STREET ∵.S 79°58'35" W 53.89'. AND EAST R/W LINE OF BAYLEN STREET POINT OF COMMENCEMENT . 0.040 ACRES SW CORNER BLOCK 26, .0.033 ACRES OLD CITY TRACT, CITY OF PENSACOLA S 79'16'10" W 127.37'(F) EXISTING CONCRETE SIDEWALK REFERENCE BEARING S 89'02'20" W 127.22' (D) INLET FULL OF DEBRIS BENCHMARK #20-12/49A SOUTHEAST CORNER OF LOT 178 (...N 79°16'10" E 10.33' (C) INTENDENCIA STREET TOP ELEVATION=10.66 W INVERT=3.83'-(PUBLIC, R/W VARIES) (D) E INVERT=3.76' TOP ELEVATION=10.63' -N INVERT=4.66'



VICINITY MAP NOT TO SCALE

LEGEND:

	SET BENCHMARK	(3)	DEMOTES SEMEK WANHOLE
	SET NAIL & DISK (No. 7916)		DENOTES TREE (SIZE AND TYPE NOTED)
\triangle	FOUND NAIL & DISK (No. 7277)	 	DENOTES CHAIN LINK FENCE
Δ	FOUND NAIL & DISK (No. 4882)	— // ——	DENOTES WOOD PANEL FENCE
•	FOUND 1/2" DIA IRON ROD (UNNUMBERED)	—— оно ——	DENOTES OVERHEAD UTILITIES
•	FOUND 3/4" DIA IRON ROD (UNNUMBERED)	—— G ——	DENOTES BURIED GAS LINE
0	FOUND 1/2" DIA CAPPED IRON ROD (No. 0340)	W 6"CI	DENOTES BURIED WATER LINE
(5)	FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)	$-\!\!\!\!-\!$	DENOTES SEWER LINE
₩	FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)	A/C	DENOTES AIR CONDITIONING
	FOUND 1/2" DIA CAPPED IRON ROD (No. 6993)	ВМ	DENOTES BENCHMARK
•	FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)	BOC	DENOTES BACK OF CURB
lacktriangle	FOUND 1/2" DIA CAPPED IRON ROD (No. 7174)	(D)	DENOTES DEED INFORMATION
\otimes	FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	DIA	DENOTES DIAMETER
	DENOTES SINGLE SUPPORT SIGN	EOP	DENOTES EDGE OF PAVEMENT
	DENOTES DOUBLE SUPPORT SIGN	(F)	DENOTES FIELD MEASUREMENT
Ø	DENOTES WOOD UTILITY POLE	NAVD	NORTH AMERICAN VERTICAL DATUM
☆	DENOTES METAL LIGHT POLE	(P)	DENOTES PLAT MEASUREMENT
\leftarrow	DENOTES GUY WIRE ANCHOR	PVC	DENOTES POLYVINYL CHLORIDE
BFP	DENOTES BACK FLOW PREVENTER	R/W	DENOTES RIGHT OF WAY
WM	DENOTES WATER METER	(TYP)	DENOTES TYPICAL
×	DENOTES WATER VALVE	179	DENOTES PLATTED LOT NUMBER
FOC	DENOTES FIBER OPTIC CABLE MARKER	+ 6.00	DENOTES SPOT ELEVATION
(DENOTES STORMWATER MANHOLE	100 —	DENOTES ELEVATION CONTOLIR LINE

Survey comments

1) add roadway width per LDC 12-7-8.4

DENOTES DROP INLET

- 2) add typical lot size per LDC 12-7-8.12
- 3) add State Plane Coordinates per LDC 12-7-8.17

LESLIE D. ODOM, P.S.M. No. 6520

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

HE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS

SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER BY: MARK A. NORRIS — PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 6211

(P.R.M.) HAVE BEEN PLACED AS INDICATED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND

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



Planning Services Division Zoning Review

SUBDIVISION: RED FEATHER - PRELIMINARY PLAT

Address: 150 SOUTH BAYLEN STREET

Zoning: C-2A / PHBD / DBA

Reviewed: 07/22/2022

1. Please correct the "Required Setback" data to include the maximum front setback of 10 feet per the Dense Business Area requirements.

- 2. Please add the following to the "SITE INFORMATION":
 - 1. All development shall be subject to an aesthetic review by the City's Architectural Review Board (ARB).
 - 2. An LTU (License To Use) will be required for balconies and/or projections within the ROW.
- 3. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA.

City of Pensacola

Memorandum

File #: 22-00704 Planning Board 8/9/2022

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 515, 517, and 523 Hewitt Street

BACKGROUND:

Alex Stacy, the applicant for 515 and 517 Hewitt Street, and Andrea Turner, the applicant for 523 Hewitt Street are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for their subject properties on Hewitt Street. These parcels are currently zoned R-1AA, Medium Density Zoning District and the existing Future Land Use (FLU) designation is Medium Density Residential. The applicant is proposing to amend the zoning district to C-1, Commercial Zoning District and the FLUM to Commercial.

Existing Zoning	Proposed Zoning			Approx. Lot Size (3 lots)
R-1AA	C-1	MDR	С	2.2

- R-1AA (<u>existing</u> zoning) The medium-density residential land use district is established for the
 purpose of providing a mixture of one- and two-family dwellings with a maximum density of
 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are
 located in older areas of the city, the zoning regulations are intended to promote infill
 development, which is in character with the density, intensity and scale of the existing
 neighborhoods.
- C-1 (<u>proposed</u> 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.

- MDR (existing FLU) 18 or fewer residential dwelling units per acre.
- Commercial (<u>proposed</u> FLU) The Commercial 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.

<u>REZONING</u>



	Comme	ehensiye Plan / Fl	J M Amendment
	ezoning	(< 10 acres) \$3,500.00 \$250.00 \$750.00	(≥ 10 acres) \$3.500.00 \$250.00 \$1,000.00
Applicant Information:			
Name: Andrea Turner	•	LALIS & PROTEST GLESS TO THE LATER OF THE CONTROL OF THE LATER OF THE	Date:
	avis Highway, Pensacola, FL		
			: andrea.turner@woodlandsmed.com
Property Information:			
Owner Name: Uroprop	s, LLC, a Florida limited liability	y company	Phone:
Location/Address: 523	Hewitt Street, Pensacola, FL		
Parcel ID: 48-1S-	30-6101-001-115		Acres/Square Feet: 0.7237
Zoning Classification: I	Existing R-1AA (one and two far	mily)	Proposed C-1 (retail commercial)
Future Land Use Classif	ication: Existing Residential		Proposed Commercial
Reason Rezonino Reque	ested: Owner desires to develop	o a commercia	al parking lot
Required Attachments:	(A) Full legal description of property (B) General location map with prope		
The above information, to in the subject application, and belief as of this 20 Applicant Signature	(B) General location map with property gether with all other answers and infor and all other attachments thereto, is actually of April Owner.	rmation provided curate and compl, 2022	hy me (us) as petitioner (s)/applicant (s)/a
The above information, to in the subject application, and belief as of this 20 months	(B) General location map with proper ogether with all other answers and infor and all other attachments thereto, is actually day of April Owner Jeff W	rmation provided curate and compl, 2022	l indicated thereon
The above information, to in the subject application, and belief as of this 20 Applicant Signature Andrea Turner Applicant Name (Print)	(B) General location map with proper gether with all other answers and infor and all other attachments thereto, is actually day of April Owner I obefore me this 20 day of April Owner I	mation provided curate and complete 2022. Physical Complete 2022. Signature Volters, Mana Name (Print)	by me (us) as petitioner (s)/applicant (b) Te Value (c) T
The above information, to in the subject application, and belief as of this 20 Applicant Signature Andrea Turner Applicant Name (Print) Sworn to and subscribed to	(B) General location map with proper gether with all other answers and infor and all other attachments thereto, is actually day of April Owner I obefore me this 20 day of April Owner I	mation provided curate and complete 2022 Signature Volters, Mana Name (Print) Comm	by me (us) as petitioner (s)/applicant (s) #
The above information, to in the subject application, and belief as of this 20 Applicant Signature Andrea Turner Applicant Name (Print) Sworn to and subscribed to	(B) General location map with proper petter with all other answers and information and all other attachments thereto, is actually day of April Owner to before me this 20 day of Articles Calla Calla Calla	mation provided scurate and complete 2022 Pure La Signature Volters, Mana Name (Print) Communication provided scurate and complete 2022 Commun	by me (us) as petitioner (s)/applicant (s) #
The above information, to in the subject application, and belief as of this 20 Applicant Signature Andrea Turner Applicant Name (Print) Sworn to and subscribed to Name: 20 Applicant Name (Print)	(B) General location map with proper spether with all other answers and informand all other attachments thereto, is actually day of	mation provided curate and complete 2022. Place of the curate and complete 2022. Signature Volters, Mana Name (Print) Communication provided curate and complete 2022. Communication provided an	by me (us) as petitioner (s)/applicant spires: Juny 17, 202 4
The above information, to in the subject application, and belief as of this 20 Applicant Signature Andrea Turner Applicant Name (Print) Sworn to and subscribed to Name:	(B) General location map with proper spether with all other answers and infortant all other attachments thereto, is actually day of	rmation provided curate and complete variety to be rezoned mation provided curate and complete variety and complet	by me (us) as petitioner (s)/applicant (s)/a

<u>REZONING</u>

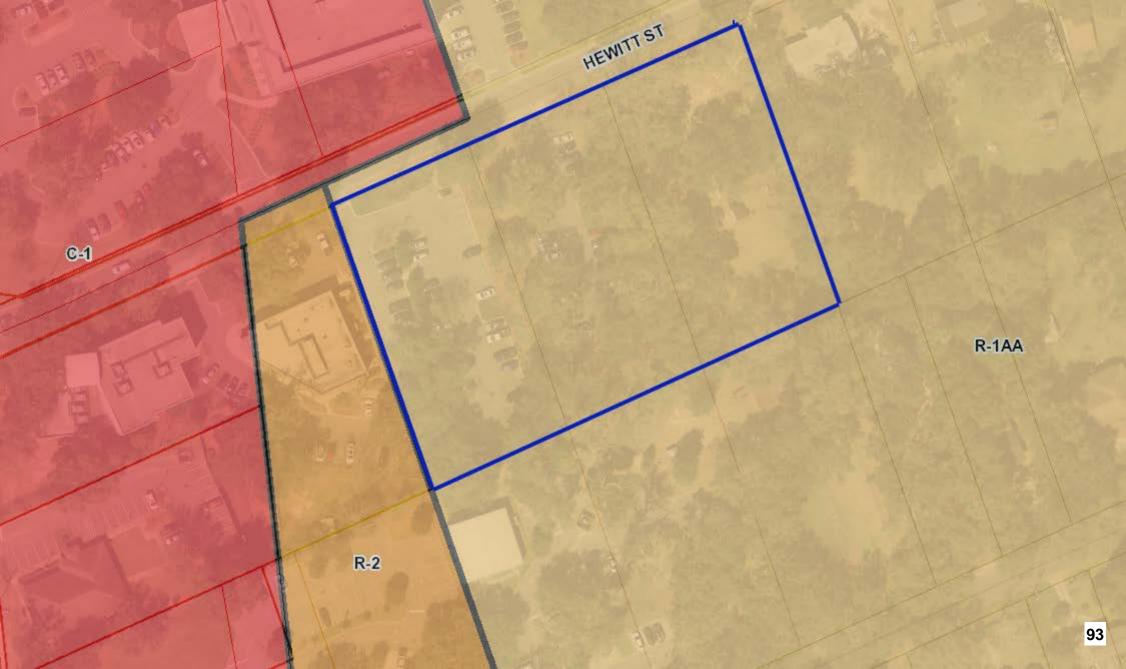


Please check application t	ype:			
••	Compreh		UM Amendment	<u>OKIO</u>
Conventional Re Application Fee:		(< 10 acres) \$3,500.00		
	eduling (Planning Board): \$250.00	\$250.00	\$250.00	
	eduling (City Council): \$750.00	\$750.00	\$1,000.00	
Applicant Information:		,		
Name: Alex Stacy			Date:	
Address: 41 N. Jeffer	rson Street, Pensacola, FL 3	2502		
Phone: (850) 607-606	9Fax:	Email	astacy@catalysthre.com	
Property Information:				
Owner Name: 4624/51	1 Pensacola Stolley, LLC		Phone: (850) 607-606	9
Location/Address: 515	Hewitt Street, Pensacola, FL			
Parcel ID: 48-1S	<u>-30-6101-001-113</u>		Acres/Square Feet: .7292	ac
Zoning Classification: I	Existing R-1AA (one and two fan	nily)	Proposed C-1 (retail commerc	cial)
Future Land Use Classif	ication: Existing Residential		Proposed Commercial	
	ested: Owner desires to develop		l parking lot	
Applicant Name (Print)	Alex Stac	curate and comp _, 20 22 Signature cy, Authorized Signa Name (Print)	tory for 4624/511 Pensacola Stolley, LLC	O. WILLIAMS
	to before me this day of Williams Muy		EXPIRES: Bonded Thru No.	
Name of the state	•		October 25,20	24
	FOR OFFICE L	SE ONLY		
uncil District:	Date Received:		Case Number:	_
te Postcards mailed:	Planning Board Date:]	Recommendation:	
mmittee Date:	Council Date:	C	ouncil Action:	
cond Reading:	Ordinance Number:			

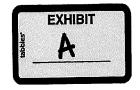
REZONING



Please check application ty		DI (PI I)M A	
	coning (< 10		
Applicant Information:			
Name: Alex Stacy			
•	son Street, Pensacola, FL 3250		
Phone: (850) 607-606	9Fax:	Email: astacy@catalysthre.com	
Property Information:			
Owner Name: 4624/51	l Pensacola Stolley, LLC	Phone: (850) 607-6069	
	Hewitt Street, Pensacola, FL		
Parcel ID: 48-1S-	<u>30-6101-001-114</u>	Acres/Square Feet: .7182 ac	
	$_{ m xisting}$ R-1AA (one and two family))
	cation: Existing Residential	Proposed Commercial	
Reason Rezoning Reques	sted: Owner desires to develop a co	ommercial parking lot	
in the subject application, and belief as of this	and all other attachments thereto, is accurat	on provided by me (us) as petitioner (s)/applicant (s) the and complete to the best of my (our) knowledge of the second status of the s	# HH 0546 er 25, 2024
Name. 15 (ACC)	0 (Detuber 25,20	24
	FOR OFFICE USE (
ouncil District:			
	Planning Board Date:		
ommittee Date:	Council Date:	Council Action:	
econd Reading:	Ordinance Number:		



Recorded in Public Records 1/19/2018 12:11 PM OR Book 7840 Page 746, Instrument #2018004527, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$630.00



This Instrument Prepared By: WILLIAM H. MITCHEM Beggs & Lane, RLLP Post Office Box 12950 501 Commendencia Street Pensacola, Florida 32591 (850) 432-2451 Florida Bar No.: 187836 File No.: 19648-73250

Parcel ID#:

48-1S-30-6101-001-115

STATE OF FLORIDA COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Jacquelyn R. Tyler, a single woman and Joyce R. Edwards, an unremarried widow (collectively referred to herein as "Grantor"), whose address is 4019 Cooper Lane, Holt, Florida 32564-9305, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Uroprops, LLC, a Florida limited liability company (herein "Grantee"), whose address is 4724 N. Davis Highway, Pensacola, Florida 32503, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

LOT 115, FONTANEL PLACE, BEING A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1 AT PAGE 34 OF THE PUBLIC RECORDS OF SAID COUNTY.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2018 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have he 2018.	ereunto set our hands and seals this 19 th day of January,
Signed, sealed and delivered in the presence of: Name: He had by Amathaus (As to all Grantors)	Jacquelyn R. Tyler Jacquelyn R. Tyler Jacquelyn R. Edwards Joyce R. Edwards
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknow Jacquelyn R. Tyler, a single woman, and Joyce R. Edwand who:	rledged before me this Lab day of January, 2018, by ards, an unremarried widow, who did not take an oath
is/are personally known to me. produced current Florida driver's license as identify produced	fication as identification. Notary Public
(Notary Seal Must Be Affixed) STEPHNEL, JAY Notary Public, State of Florida My Comm. Expires April 22, 2021 Commission No. GG 74040	Name of Notary Printed My Commission Expires: 41311 Commission Number: 66 7404

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Recorded in Public Records 12/7/2021 10:19 AM OR Book 8676 Page 830, Instrument #2021132509, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$74,946.90

Prepared by and After Recording Return to: WILLIAM H. MITCHEM Beggs & Lane 501 Commendencia Street Pensacola, Florida 32502 (850) 432-2451 Fl. Bar No. 187836

Parcel ID: 481S306101001110

481S306101001112 481S306101001113 481s306101001114

STATE OF FLORIDA COUNTY OF ESCAMBIA



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED IS made this is day of December 2021 by 4624/511 PENSACOLA PROPERTIES, LLC, a Delaware limited liability company, ("Grantor") whose address is 41 N, Jefferson Street, 4th Floor, Pensacola, Florida 32502 to 4624/511 PENSACOLA STOLLEY, LLC, a Delaware limited liability company, ("Grantee"), whose address is c/o Catalyst Healthcare Real Estate, 41 N, Jefferson Street, 4th Floor, Pensacola, Florida 32502.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, to said Grantee and Grantee's heirs, successors and assigns, forever, the following described land situate, lying and being in Escambia County, Florida, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to those items more particularly set forth on Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), which are not hereby reimposed.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons claiming through Grantor, but against no others, subject only to the Permitted Exceptions set forth herein.

ISIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument as of the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name

4624/511 PENSACOLA PROPERTIES, LLC, a Delaware limited liability company

By: Catalyst Southeast Holding Company, LLC, a Delaware limited liability company, its sole Member

By: Atlantic Catalyst Holdings, LLC, a Delaware limited liability company, its sole Member

By: Catalyst JV Manager, LLC, a Delaware limited liability company,

its Manage

Name: Chall C. Henderson

Its: Manager

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or \square online notarization on this $\underline{\mathcal{B}}$ day of November, 2021 by CHAD C. HENDERSON, as Manager of Catalyst JV Manager, LLC, a Delaware limited liability company, the Manager of Atlantic Catalyst Holdings, LLC, a Delaware limited liability company, the sole Member of Catalyst Southeast Holding Company, LLC, a Delaware limited liability company, the sole Member of 4624/511 PENSACOLA PROPERTIES, LLC, a Delaware limited liability company, on behalf of said company, who V is personally known to me or I has produced , as identification.

[NOTARY SEAL]

SUSAN J. SALAMONE Notary Public, State of Florida My Comm. Expires October 16, 2025 Commission No. HH 174285

Notary Public My commission expires: 19/10/2025 BK: 8676 PG: 832

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOTS 110, 112, 113 AND 114 OF FONTANEL PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 34 BEING A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

BK: 8676 PG: 833 Last Page

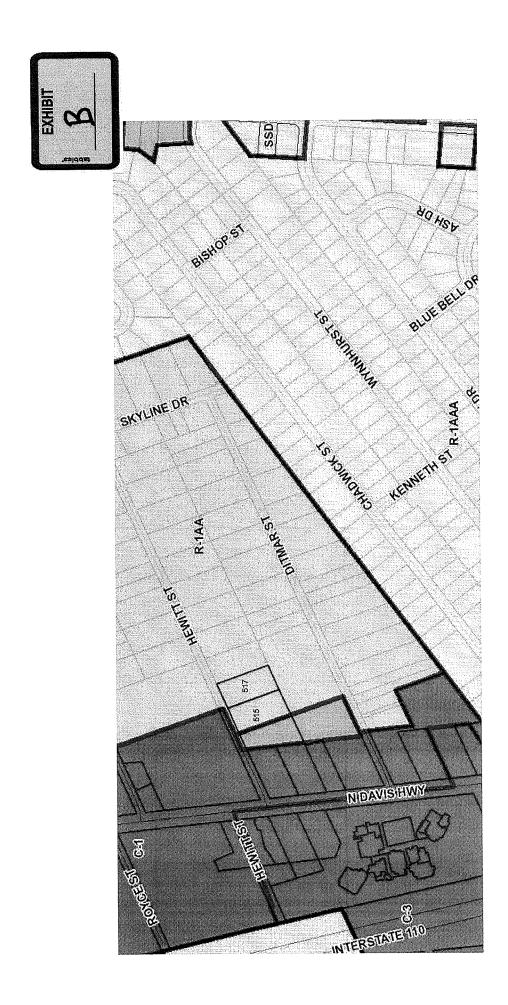
EXHIBIT "B"

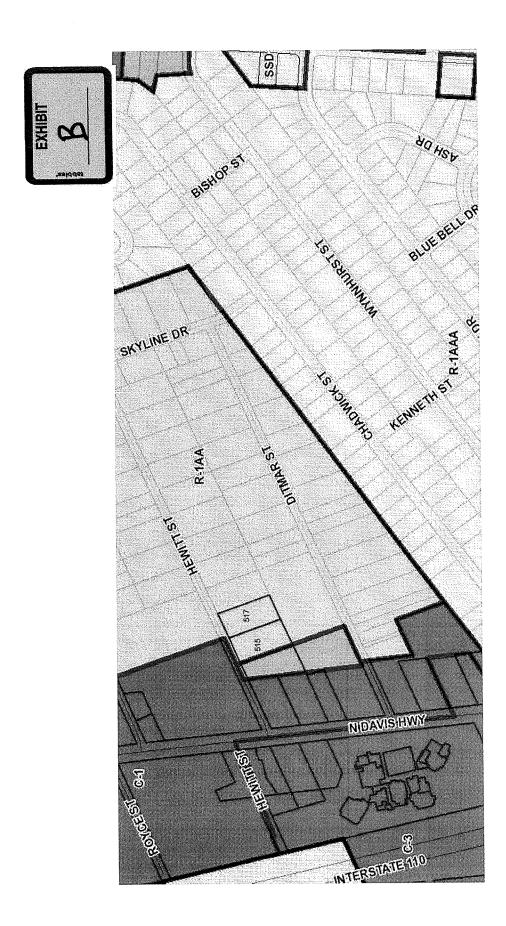
PERMITTED EXCEPTIONS

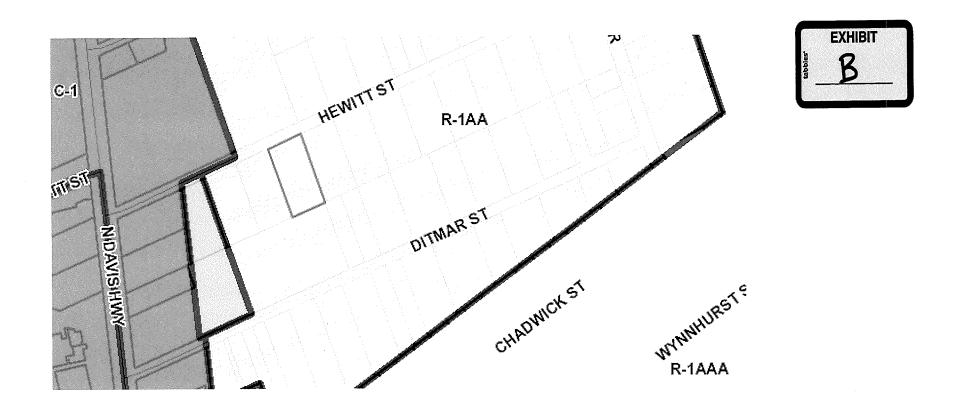
- 1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
- 2. Easement to Gulf Power Company recorded in Official Records Book 6925, Page 850.
- 3. Rights of Claims of Parties in Possession as Tenants only under Unrecorded Leases, set forth on the rent roll provided by Grantor to Grantee at Closing, with no Rights of First Refusals and/or Options to Purchase.
- 4. Any matters shown on the survey prepared by Peter G. Johnson, PSM 5913 on behalf of Partner Engineering and Science, Inc., from Blew & Associates, dated August 25, 2021, under Job No. 21-6701, including without limitation:

Fence encroachment into subject property along the Western boundary line by +/- 4.7'.

[PENSACOLA MOB PERMITTED EXCEPTIONS]







Sec. 12-12-3. Amendments

The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.

(A) Authorization and responsibility. Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.

If a rezoning of a parcel of land is proposed by the owner of the parcel or another interested person, it shall be the responsibility of such owner or other interested person to comply with the provisions of this chapter. If such rezoning of a parcel or parcels of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the city planner to comply with the provisions of this section.

- (B) Initiation. An amendment may be initiated by:
 - (a) The city.
 - (b) The owners of the area involved in a proposed zoning or future land use amendment.

(C) Application.

- (a) An application for zoning or comprehensive plan future land use amendment must be submitted to the community development department at least thirty (30) days prior to the regularly scheduled meeting of the planning board.
- (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (c) No application shall be considered complete until all of the following have been submitted:
 - 1. The application shall be submitted on a form provided by the board secretary.
 - 2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 - (a) A legal description of the property proposed to be rezoned or its land use changed;
 - (b) Proof of ownership of the property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 - (c) Existing zoning and future land use classification;
 - (d) Desired zoning and future land use classification;
 - (e) Reason for the rezoning or comprehensive plan future land use amendment.
 - 3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
- (d) Any party may appear in person, by agent, or by attorney.
- (e) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.
- (D) Planning board review and recommendation. The planning board shall review the proposed rezoning or comprehensive plan future land use amendment at the advertised public meeting and make a recommendation to the city council. Such recommendation:
 - 1. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.
 - 2. Shall include consideration of the following criteria:
 - a. Whether, and the extent to which, the proposal would result in incompatible land use considering the type and location of the proposed amendment and the surrounding land use.
 - b. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.
 - c. Whether the proposed amendment would be in conflict with the public interest and welfare.
 - d. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.
 - e. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.
 - f. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).
- (E) City council review and action.
 - (a) Public hearing. The city council shall hold up to two public hearings, depending on the type of amendment, after 5:00 p.m. on a weekday to review the proposed zoning amendment. Public notice shall be provided, through applicable procedures as outlined in subsection (F) below.

(b) Action. The city council shall review the proposed zoning amendment, and the recommendation of the planning board and the recommendation of the Department of Community Affairs, if applicable, and either approve, approve with modification or deny the proposed amendment at the city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing. For comprehensive plan amendments, the adopted ordinance will not become effective until the Department of Community Affairs has completed its 45-day compliance review.

(F) Procedures.

(1) Zoning amendments

- (a) Rezoning requests must be submitted to the community development department at least thirty (30) days prior to the planning board meeting.
- (b) The community development department shall publish a notice in the newspaper announcing the planning board meeting at least seven (7) days prior to the planning board meeting.
- (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board meeting.
- (d) Notice shall be published by public notice advertised in a newspaper of general daily circulation published in Escambia County at least seven (7) days prior to the scheduled board meeting at the expense of the applicant.
- (e) The planning department shall notify property owners within a five hundred (500) radius, as identified by the current Escambia County tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven (7) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (f) The planning board shall review the proposed rezoning request and make a recommendation to the city council.
- (g) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
- (h) The community development department shall notify property owners within a five hundred (500) foot radius of the property proposed to be rezoned with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
- (i) The community development department shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
- (i) A legal notice of the city council public hearing shall be published in the newspaper at least ten (10) days prior to the hearing.
- (k) The city council shall review the proposed amendment and take action as described in subsection (E) above.
- (1) In addition to subsections (a) through (f) the city strongly encourages that the applicant hold an informational meeting with any applicable neighborhood groups and/or property owners associations prior to proceeding with an application involving a zoning and/or comprehensive plan amendment.
- (m) For proposals initiated by the city to rezone ten or more contiguous acres, subsections (a) through (f) shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:
 - 1. Public notice of actual zoning changes, including zoning district boundary changes; consolidation or division of existing zones involving substantive changes; and the addition of new zoning districts shall be mailed by first class mail at least thirty (30) days prior to the first city council public hearing to consider the change, to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel(s) to be changed.

2. The community development department shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least fifteen (15) days prior to the hearing.

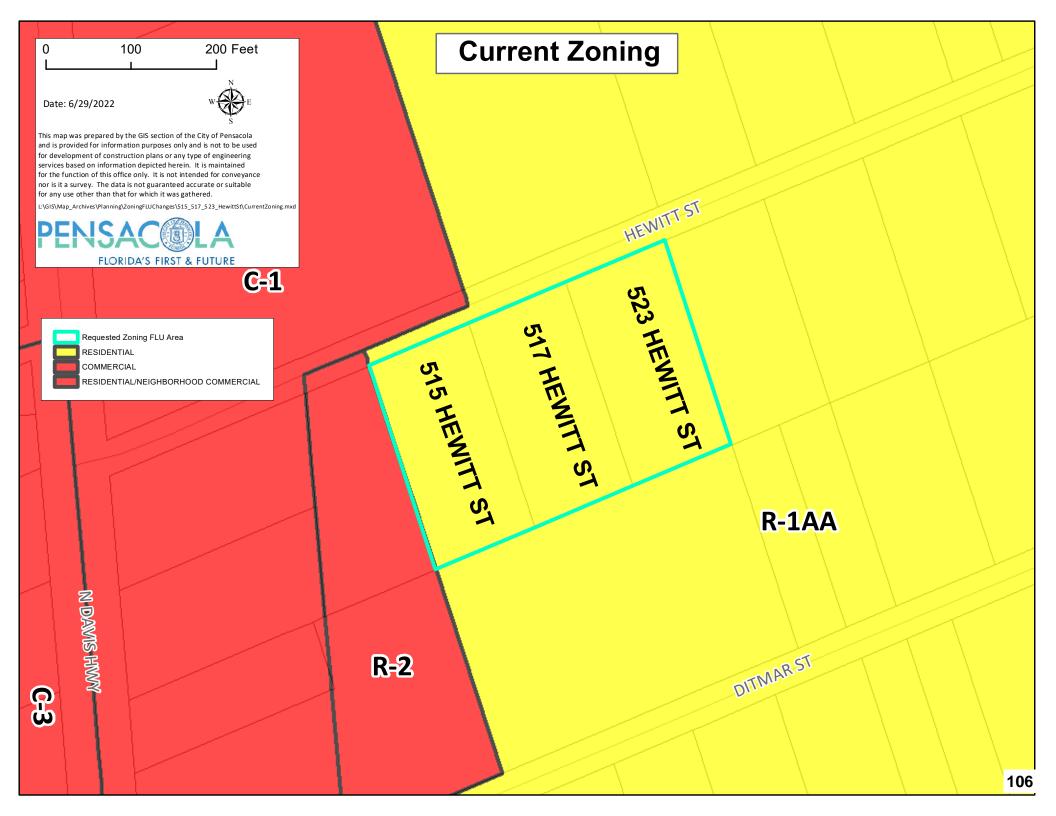
- 3. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing. At least one hearing shall be held after 5 p.m. on a weekday.
- 4. The required advertisements shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

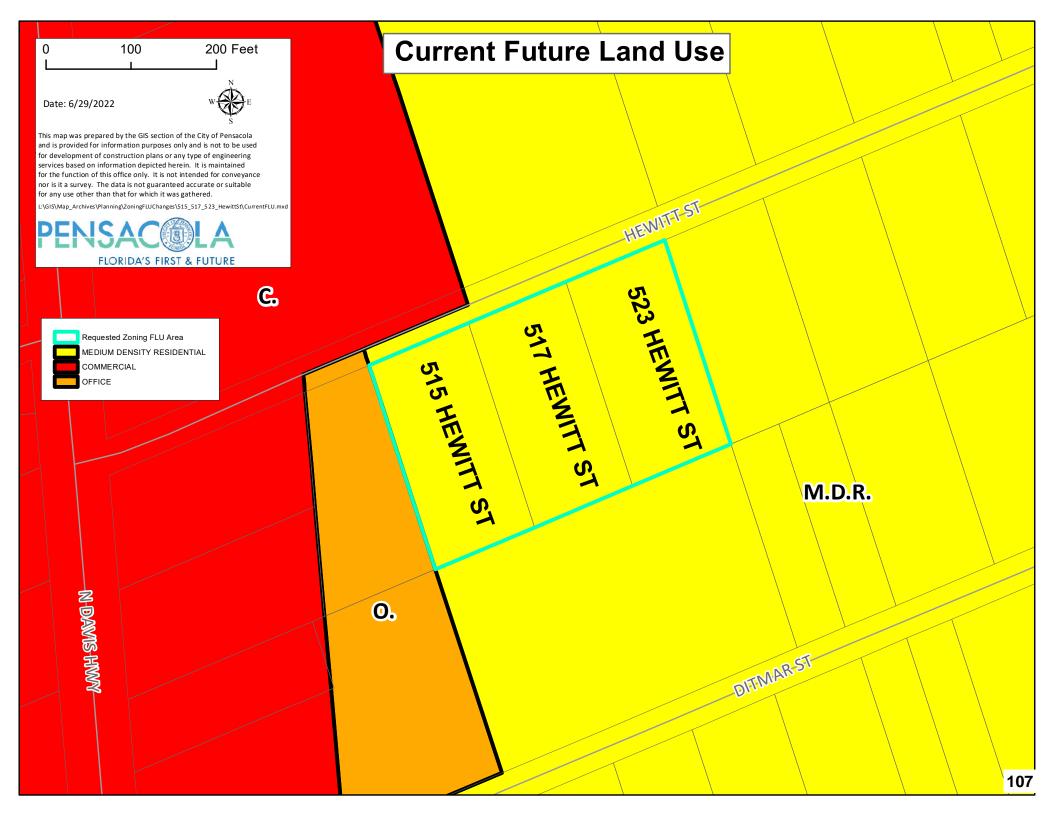
The city council shall review the proposed zoning amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

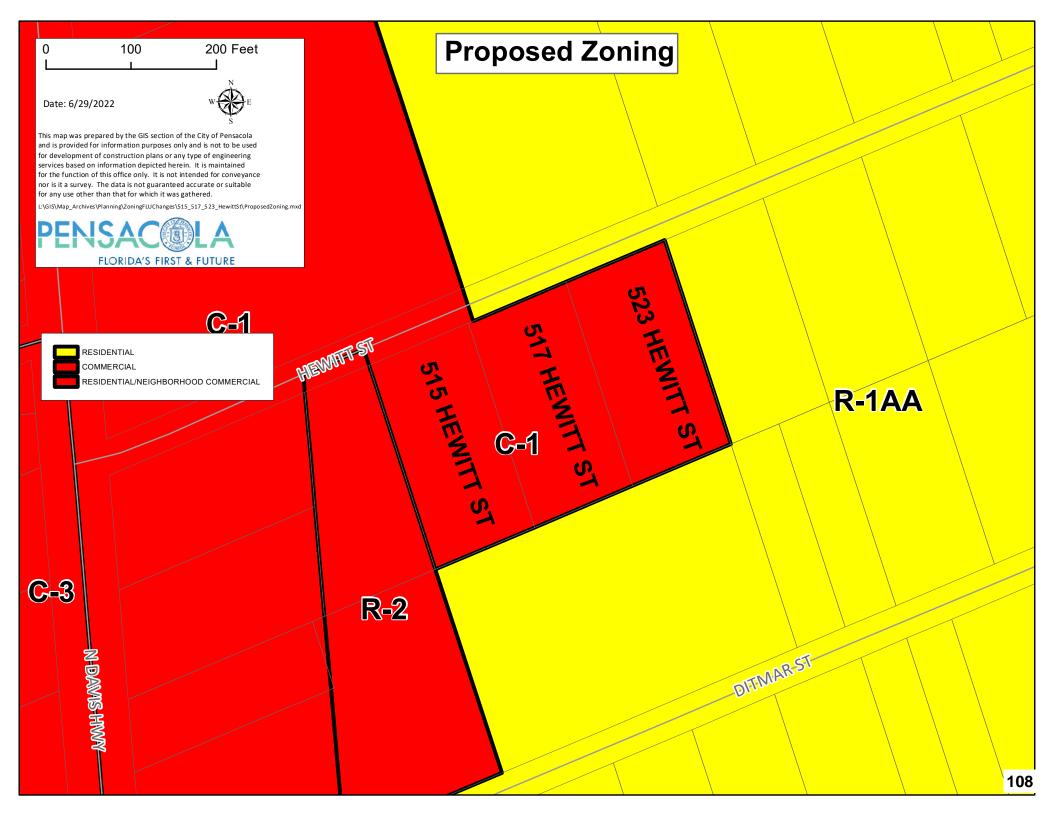
(2) Small scale development comprehensive plan future land use map amendments. Future land use map amendments which comply with the small scale development criteria in section 163.3187, Florida Statutes, may be considered by the planning board and the city council at any time during the calendar year until the annual maximum acreage threshold is met. The petitioner shall be required to complete the steps

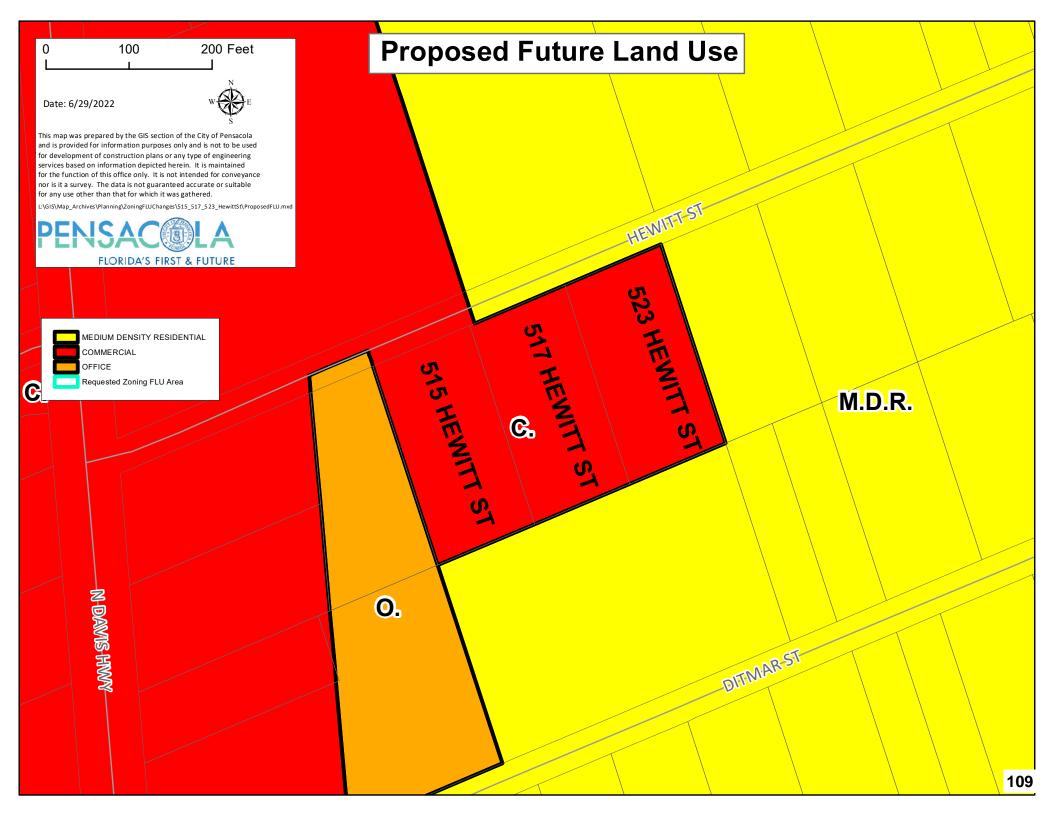
listed above in subsection 12-12-3(F)(1)(a) through (l).

- (3) Comprehensive plan future land use map amendments for other than small scale development activities. Comprehensive plan future land use map amendments for other than small scale development activities shall be considered twice a year by the planning board and the city council.
 - (a) Comprehensive plan future land use map amendment requests must be submitted to the planning department at least thirty (30) days prior to the planning board public hearing.
 - (b) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than eighteen (18) point in the headline announcing the planning board and city council public hearings at least seven (7) days prior to the planning board hearing. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
 - (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board hearing.
 - (d) The planning board shall review the proposed future land use map amendment at the advertised public hearing and make a recommendation to the city council.
 - (e) The appropriate city council committee shall review the planning board recommendation and report to city council with recommendation for transmittal to the Florida Department of Community Affairs for review and action.
 - (f) The city council shall review the comprehensive plan future land use map amendment at the advertised public hearing and either approve the request for transmittal to the Department of Community Affairs or disapprove the request for transmittal and further consideration.
 - (g) The community development department shall transmit the future land use map amendment request to the Department of Community Affairs, the appropriate regional planning council and water management district, the Department of Environmental Protection and the Department of Transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
 - (h) After a sixty-day review period, the Department of Community Affairs shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
 - (i) The appropriate city council committee shall review the Department of Community Affairs comments and forward to city council for review and action.
 - (j) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
 - (k) The community development department shall notify property owners within a five hundred (500) foot radius of the property where the land use is to be changed with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
 - (1) The community development department shall place a sign on the property where the land use is to be changed announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
 - (m) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than eighteen (18) point in the headline. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published at least five (5) days prior to the final city council public hearing.
 - (n) Subsections (k) above shall not be applicable to proposals initiated by the city to change the future land use of ten (10) or more contiguous acres. In such cases, the procedure shall be as follows: Public notice of comprehensive plan future land use map, including future land use district boundary changes; consolidation or division of existing future land use districts involving substantive changes; and the addition of new future land use districts shall be mailed by first class mail at least thirty (30) days prior to the city council public hearing to consider the change to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel to be changed.
- (o) The city council shall review the proposed amendment and take action as described in subsection (E) above.









Review Routing Meeting: July 12, 2022

Project: Rezoning - 515_517_523 Hewitt Street

Comments:

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

Sec. 12-3-8. Commercial land use district.

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, and C-3.

(1) Purpose of district.

- a. The commercial 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. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in section 12-3-121.
- b. 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 that 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.
- c. The downtown retail commercial (C-2A) zoning district's regulations are intended to provide a mix of restaurants, retail sales, entertainment, and service establishments with an emphasis on pedestrian-oriented ground floor shops and market spaces.
- d. The commercial retail (C-2) zoning district's 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.
- e. 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.

(2) Uses permitted.

- a. *C-1, retail commercial zoning district.* Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:
 - 1. Retail sales and services.
 - Motels/hotels.
 - 3. Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
 - 4. Car washes.
 - 5. Movie theaters, except drive-in theaters.
 - 6. Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
 - 7. Pet shops with all uses inside the principal building.
 - 8. Parking lots and parking garages.
 - 9. Pest extermination services.

- Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
- 11. Business schools.
- 12. Trade schools.
- 13. Medical marijuana dispensary.
- 14. Recreation or amusement places operated for profit.
- Accessory buildings and uses customarily incidental to the above uses.
- b. *C-2A, downtown retail commercial district.* Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses. The following uses with no outside storage or repair work permitted:
 - 1. Bars.
 - 2. Pool halls.
 - 3. Newspaper offices and printing firms.
 - 4. Marinas.
 - 5. Major public utility buildings and structures including radio and television broadcasting station.
 - 6. Accessory buildings and uses customarily incidental to the above uses.
- c. *C-2, commercial district (retail).* Any use permitted in the C-2A district and the following uses with no outside storage or repair work permitted:
 - 1. Cabinet shops and upholstery shops.
 - 2. Electric motor repair and rebuilding.
 - 3. Garages for the repair and overhauling of automobiles.
 - 4. Sign shop.
 - 5. Accessory buildings and uses customarily incidental to the above uses.
- d. *C-3, commercial zoning district (wholesale and limited industry).*
 - Any use permitted in the C-2 district. Outside storage and work shall be permitted for those
 uses and the following uses, but shall be screened by an opaque fence or wall at least eight
 feet high at installation. Vegetation shall also be used as a screen and shall provide 75
 percent opacity. The vegetative screen shall be located on the exterior of the required
 fence.
 - 2. Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.
 - 3. Growing and wholesale of retail sales of trees, shrubs and plants.
 - 4. Bakeries, wholesale.
 - 5. Ice cream factories and dairies.
 - 6. Quick-freeze plants and frozen food lockers.
 - 7. Boat sales and repair.

- 8. Outdoor theaters.
- 9. Industrial research laboratories and pharmaceutical companies.
- 10. Truck sales and repair.
- 11. Light metal fabrication and assembly.
- 12. Contractors shops.
- 13. Adult entertainment establishments subject to the requirements of chapter 7-3.
- 14. Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.
- 15. Retail lumber and building materials.
- 16. Warehouses.
- 17. Plumbing and electrical shops.
- 18. New car and used car lots, including trucks which do not exceed 5,000 pounds.
- 19. Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.
- 20. Pawnshops and secondhand stores.
- 21. Mini-storage warehouses.
- 22. Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.
- 23. Accessory buildings and uses customarily incidental to the above uses.
- (3) Regulations. All developments are required to comply with design standards and are strongly encouraged to follow design guidelines as established in section 12-3-121. Table 12-3.7 describes height, area and yard requirements for the C-1, C-2, C-2A and C-3 commercial zoning districts:

TABLE 12-3.7. REGULATIONS FOR THE COMMERCIAL ZONING DISTRICTS

Standards	C-1	C-2A	C-2 and C-3			
Minimum Yard	There shall be no yard requirements, except that where any nonresidential					
Requirements	use is contiguous to a res	use is contiguous to a residential zoning district there shall be a 20-foot				
(Minimum Building	yard unless the two districts are separated by a public street, body of					
Setbacks)	water, or similar manma	water, or similar manmade or natural buffer of equal width.				
	Inside the C-2A District a	nd Dense Business Area: T	here shall be a maximum			
	allowed front yard setba	allowed front yard setback of 10 feet.				
Maximum Building	No building shall	No building shall exceed	100 feet in height at the			
Height	exceed 45 feet in property or setback lines. (See Note 1)					
	height at the property					
	or setback lines. (See					
	Note 1)					
Lot Coverage	Shall not exceed 75	Shall not exceed 100	Inside the dense			
Requirements (The	percent of the total site	percent of the total site	business area: shall not			
maximum combined	area for buildings up to area for buildings up to exceed 100 percent					
area occupied by all	100 feet in height. For	100 feet in height. For	the total site area for			

		1	T
principal and accessory buildings)	buildings over 100 feet in height, lot coverage shall not exceed 65 percent.	buildings over 100 feet in height, lot coverage shall not exceed 90 percent.	buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent (with the exception of the C-2A zoning district). Outside the dense business area: shall not exceed 75 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.
Maximum Density	35 dwelling units per	135 dwelling units per	Inside the dense
Multiple-Family	acre.	acre.	business area: 135
Dwellings			dwelling units per acre.
			Outside the dense
			business area: 35
			dwelling units per acre.

Note 1: Three feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of 150 feet.

- (4) Additional regulations. In addition to the regulations established above in subsection (3) of this section, all developments within the commercial zoning districts will be subject to, and must comply with, the following regulations:
 - a. Supplementary district regulations subject to regulations in sections 12-3-55 through 12-3-69.
 - b. Off-street parking subject to regulations in chapter 12-4.
 - c. Signs subject to regulations in chapter 12-5.
 - d. Tree/landscape regulations subject to regulations in chapter 12-6.
 - e. Stormwater management and control of erosion, sedimentation and runoff subject to regulations in chapter 12-8.
 - f. Alcoholic beverages regulations subject to chapter 7-4.

(Code 1986, § 12-2-8; Ord. No. 25-92, § 1, 7-23-1992; Ord. No. 6-93, § 6, 3-25-1993; Ord. No. 29-93, § 6, 11-18-1993; Ord. No. 3-94, § 4, 1-13-1994; Ord. No. 44-94, § 1, 10-13-1994; Ord. No. 33-95, § 2 (exh. 1), 8-10-1995; Ord. No. 40-99, §§ 2, 3, 10-14-1999; Ord. No. 17-06, § 1, 7-27-2006; Ord. No. 11-09, § 1, 4-9-2009; Ord. No. 13-12, § 1, 6-14-2012; Ord. No. 12-13, § 1, 5-9-2013; Ord. No. 40-13, § 1, 11-14-2013; Ord. No. 01-16, § 1, 1-14-2016; Ord. No. 06-17, § 1, 3-9-2017; Ord. No. 12-19, § 1, 5-16-2019)



City of Pensacola

Memorandum

File #: 22-00785 Planning Board 8/9/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 8/2/2022

SUBJECT:

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for Baptist Hospital

BACKGROUND:

Rebol-Battle & Associates is requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for approximately 9.93 acres on the Baptist Hospital Campus. These parcels are currently zoned R-2, Residential/Office Zoning District and the existing Future Land Use (FLU) designation is Office. The applicant is proposing to amend the zoning district to C-1 (attached), Commercial Zoning District and the FLUM to Commercial in order to redevelop the existing hospital into a mixed-use development.

Existing Zoning	Proposed Zoning	_	•	Approx. Lot Size (3 lots)
R-2	C-1	0	С	9.93

- R-2 (<u>existing</u> zoning). The residential/office land use district is established for the purpose of providing for a mixture of residential housing types and densities and office uses. Residential and office uses shall be allowed within the same structure. When the R-2 zoning district is located in older, developed areas of the city, the zoning regulations are intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In some cases the R-2 district is also intended as a transition area between commercial and residential uses.
- C-1 (<u>proposed</u> 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.

- Office (<u>existing</u> FLU). The Office Land Use District is established for the purpose of providing for a mixture of residential and office uses, developed separately or within the same structure. When located in older, developed areas of the city, the district is intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In newer, vacant areas of the city the district is also intended as a transition area between residential and commercial uses. Residential and office uses are allowed at the following maximum densities and intensities:
 - * Residential density not to exceed 35 dwelling units per acre.
 - * Office the maximum combined area occupied by all principal and accessory buildings on a lot shall be 30% for a one- to four-story building, 25% for a five- to seven-story building and 20% for any building over eight stories. No building shall exceed a height of 100'.
- Commercial (<u>proposed</u> FLU) The Commercial 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.

<u>REZONING</u>

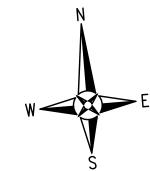
Please check application type:

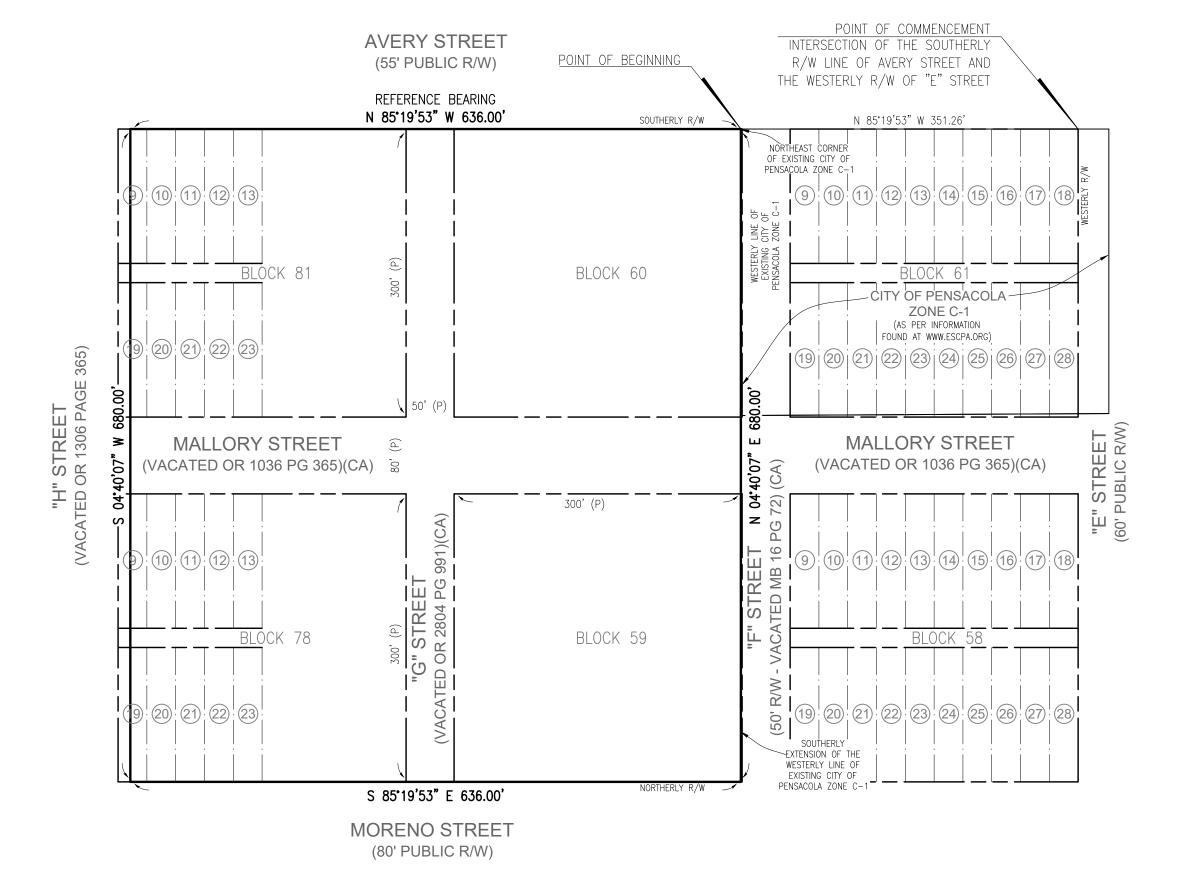
Comprehensive Plan / FLUM Amendment Conventional Rezoning (<10 acres) 1 (≥ 10 acres) Application Fee: \$2,500.00 \$3,500.00 \$-\$3,500.00 Rehearing/Rescheduling (Planning Board): \$250.00 \$250.00 \$250.00 Rehearing/Rescheduling (City Council): \$750.00 \$750.00 \$1,000.00
Applicant Information:
Name: JASON REBOL / REBOL-BATTLE + ASSOC. Date: MAY 4, 2022
Address: 2301 N. 9TH AVE, SUITE 300, PENSACOLA, FL 32503
Phone: 850-436-0400 Fax: - Email: JASON REREBOL BATTLE.com
Owner Name: BAPTIST HOSPITAL & BAPTST HEALTH VENTURES Phone: 850-434-4011
Location/Address: SEE ATTACHED
Parcel ID: <u>SEE- ATTACHEO</u> Acres/Square Feet: <u>9.93</u>
Zoning Classification: Existing R-2 Proposed C-1
Future Land Use Classification: Existing Proposed_ C
Reason Rezoning Requested: THE REFERENCED PROPERTY REQUIRES
A ZONING PFLY AMEDMENT IN ORDER TO REDEVELOP THE EXISTING HOSPITAL INTO A MIXED USE DEVELOPMENT TO
INCLUDE RESIDENTIAL & SUPPORTING COMMERCIAL USES
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
L/nV Butt #7
Applicant Signature Owner Signature Discrete Aldridge, Senior Vice President PENNY J. BOYCE
Applicant Name (Print) Owner Name (Print) Owner Name (Print) Owner Name (Print)
Bonded Thru Motory Dublic Lindson
Sworn to and subscribed to before me this 11th day of May, 20 Z Z
Name: Runny J. Boya Commission Expires: 12/29/2024
·
FOR OFFICE USE ONLY
Council District: Date Received: Case Number:
Date Postcards mailed:Planning Board Date:Recommendation:
Committee Date: Council Date: Council Action: Second Reading: Ordinance Number:
OXAMINION TURBOT.

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS 8510004256 / 18023412 @2018 - 0221 Pensacola, FL 32522-7500 (850) 434-4011 Baptist Health Care PO BOX 17500 PAY Three Thousand Five Hundred and 00/100 Dollars BANK OF AMERICA Pensacola, FL 1000 W Moreno Street PO BOX 17500 || OO 1 268787| PO BOX 12910 PENSACOLA FL 32521 HIS DOCUMENT STHINNED IN TAVO COLORS, DO NOT ACCEPT UNITESS BIJDE AND BROWN ARE PRESENT E 30:1 100 2 7 71 Void After 90 Days 05/11/2022 Check Date \$ *****3,500.00 Amount 1268787 Number SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

LIST OF E AND MORENO STREET PARCELS

#	# Oumer	- E					
ŧ	Owner	Farcel ID	Address	Size		Vesting	Deed
1				(acre)	Zoning	Deed	ohteined0*
_	Rentiet Dognitel Inc	010100000000000000000000000000000000000		(2-2-2-)	Similar	2000	Optamed:
4	Dapust Hospital, Inc.	000S009050001058 1000 W Moreno St	1000 W Moreno St	19.904	R-2, C-1	19.904 R-2, C-1 2004/222	No
				~			
c	Dant. 111 TY			0			
1	Bapust Health Ventures, Inc. 182S30600006003 1717 N F St	1828306000006003	1717 Z E St	1 7938 [7]	1-7	7971/001 NIC	N.
	f/k/a Pensacola POR Inc			00//11	1	70/1/201	INO
	ביב מי ביינות ו חים ייוור.						
3	Baptist Health Ventures, Inc. 182S30600004004 1017 W Avery St	182S306000004004	1017 W Avery St	0.6520 B 2	B.7	7971/001	M
	f/k/a Pensacola POB, Inc.		32 (2)	0.000	7-71	70/1/201	0
_	77						
4	Baptist Hospital, Inc.	172S301000001001 1157 W Avery St	1157 W Avery St	0 27	D 2	7072/027	7.7
			יים ליין די ויים די	17.0	7-17	ONI / CO/C/O7	NO





DESCRIPTION SKETCH NOTES:

- 1. THE SKETCH SHOWN HEREON WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A FIELD SURVEY. AN ACCURATE FIELD SURVEY OF THE PARCEL(S) DESCRIBED HEREON MAY RESULT IN VARIATIONS IN BEARINGS AND/OR DISTANCES.
- 2. NORTH AND THE SURVEY DATUM SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 85°19'53" WEST ALONG THE SOUTHERLY R/W LINE OF AVERY STREET.
- 3. THE SKETCH SHOWN HEREON IS SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- 4. NO OTHER PERSON(S) AND/OR ENTITY(IES) OTHER THAN THOSE CERTIFIED TO HEREON MAY USE THIS SKETCH AND DESCRIPTION OR COPIES THEREOF, FOR ANY REASON WHATSOEVER, WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNED.
- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RESERVATIONS, UNRECORDED DEEDS, UNRECORDED PLATS, RIGHT-OF-WAYS, BUILDING SETBACKS, OR RESTRICTIVE COVENANTS FOR THE PREPARATION OF THIS SKETCH.
- 6. THE SURVEY SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- NO TITLE SEARCH HAS BEEN PERFORMED OR PROVIDED TO THE UNDERSIGNED SURVEYOR
- MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITES STATES STANDARD FOOT.

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

A PORTION OF BLOCKS 59, 60, 78 AND 81, NORTH-HILL HIGHLANDS, AS RECORDED IN DEED BOOK 62 AT PAGE 244, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY (R/W) LINE OF "E" STREET (60' PUBLIC R/W) AND THE SOUTHERLY R/W LINE OF AVERY STREET (55' PUBLIC R/W); THENCE PROCEED NORTH 85'19'53" WEST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 351.26 FEET TO A POINT BEING AT THE NORTHEAST CORNER OF THE EXISTING CITY OF PENSACOLA ZONE C-1 FOR THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED NORTH 85'19'53" WEST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 636.00 FEET; THENCE DEPARTING SAID SOUTHERLY R/W LINE, PROCEED SOUTH 04'40'07" WEST FOR A DISTANCE OF 680 FEET TO THE NORTHERLY R/W LINE OF MORENO STREET (80' PUBLIC R/W); THENCE PROCEED SOUTH 85*19'53" EAST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 636.00 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE AFORESAID CITY OF PENSACOLA ZONE C-1; THENCE DEPARTING SAID NORTHERLY R/W LINE; PROCEED NORTH 04°40'07" EAST ALONG SAID WESTERLY LINE AND THE EXTENSION THEREOF FOR A DISTANCE OF 680.00 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTIONS 17, 18, 27 AND 29, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 9.93 ACRES MORE OR LESS.

LEGEND:

DENOTES CITY ATLAS DENOTES RIGHT OF WAY OR DENOTES OFFICIAL RECORDS BOOK DENOTES PLAT INFORMATION PG DENOTES PAGE MB DENOTES MINUTES BOOK DENOTES PLATTED LOT NUMBER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HERON 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.

BY: MARK A. NORRIS FLORIDA REGISTRATION No. 6211 (RBA) REBOL-BATTLE

BAPTIST HOSPITALMORENO, PENSACOLA, FL

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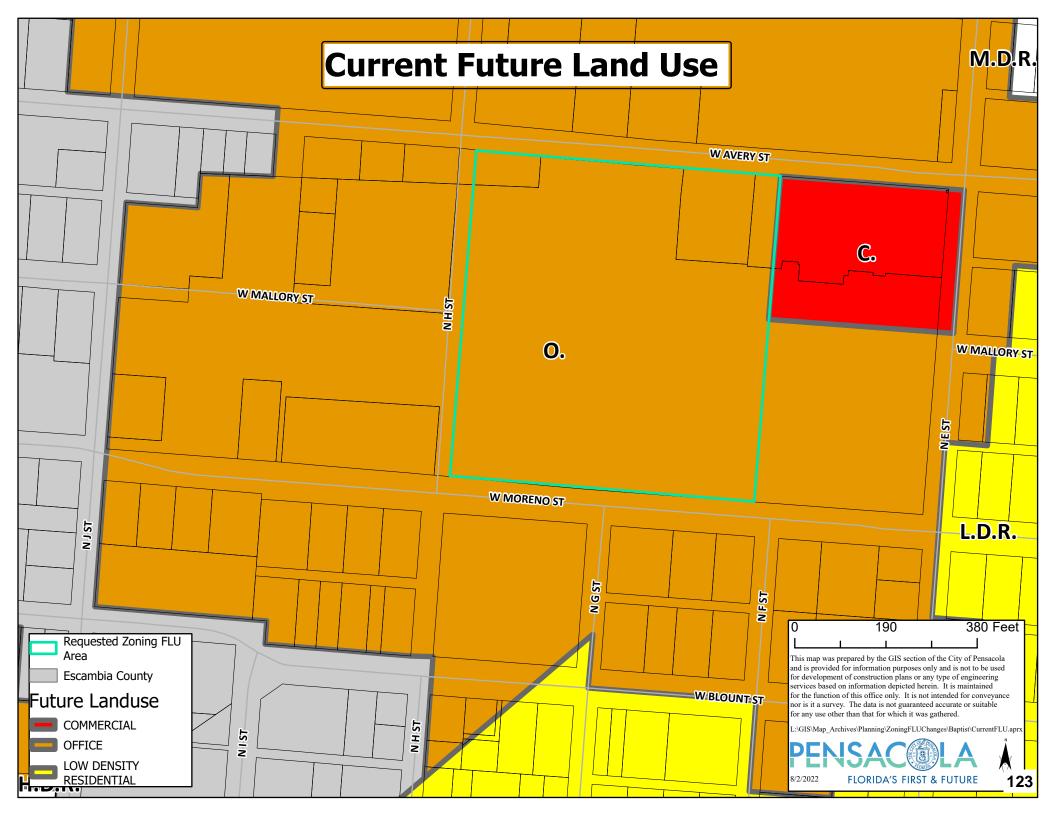
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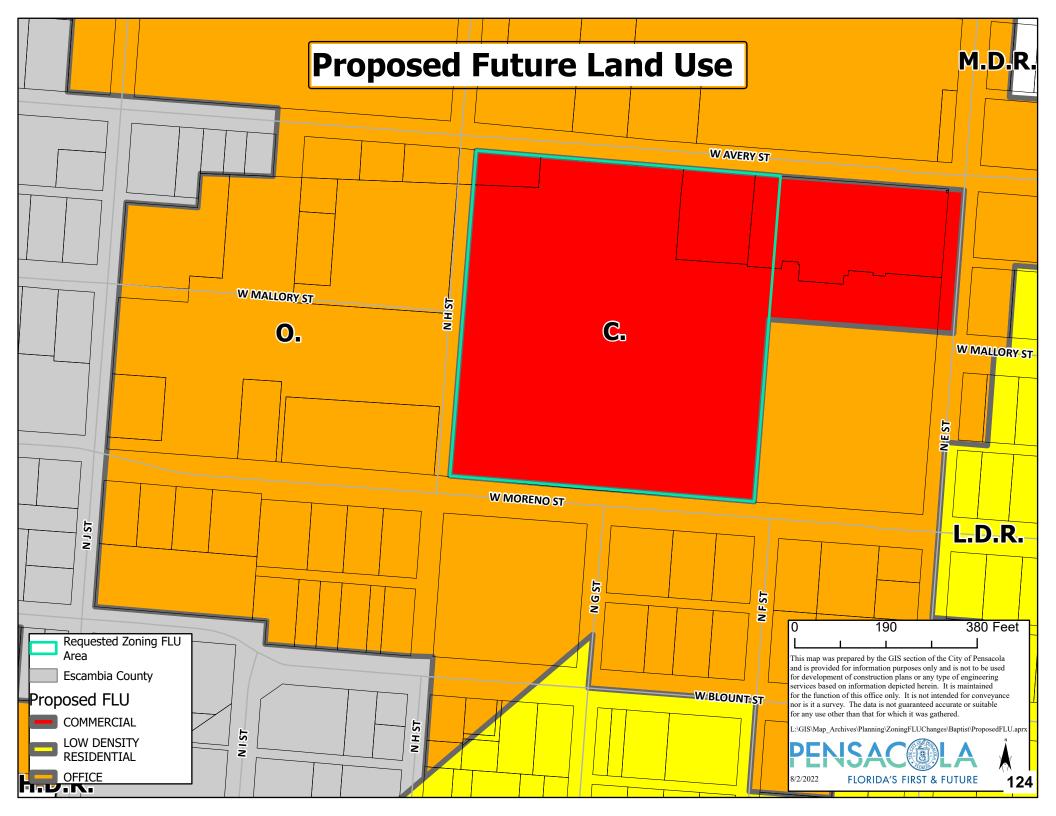
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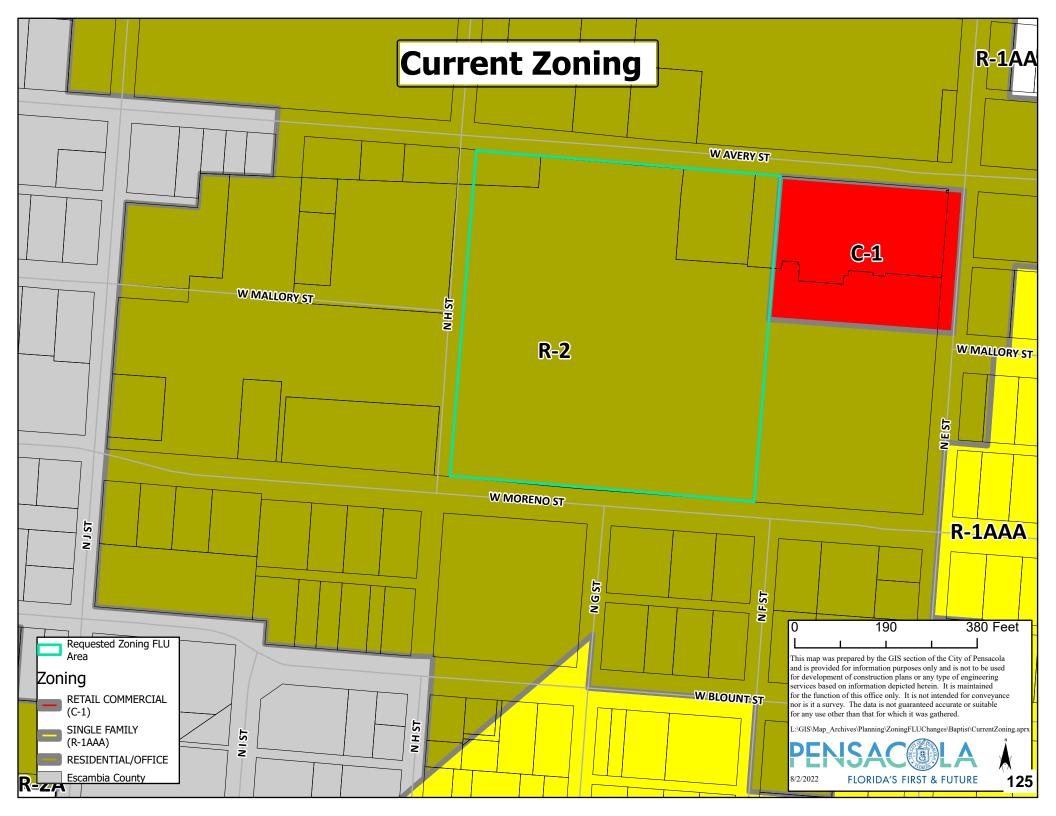
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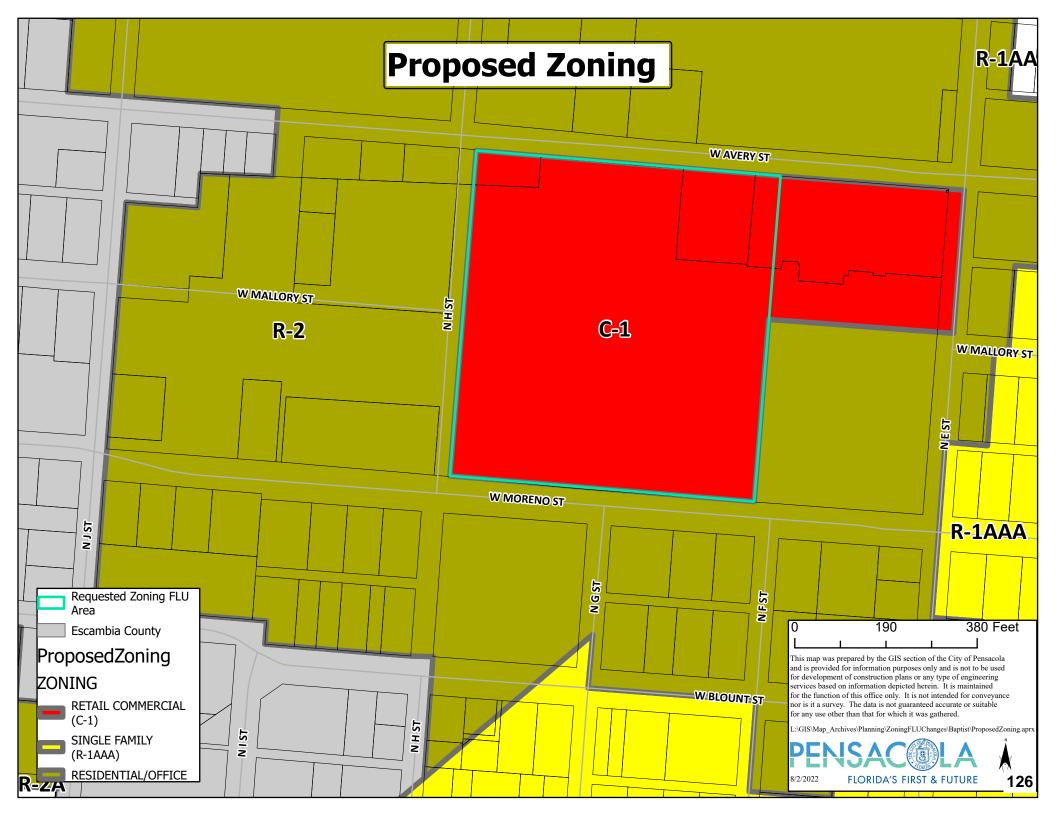
A PORTION OF BLOCKS 59, 60, 78 AND 81, NORTH-HILL HIGHLANDS, AS RECORDED IN DEED BOOK 62 AT PAGE 244, ESCAMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY (R/W) LINE OF "E" STREET (60' PUBLIC R/W) AND THE SOUTHERLY R/W LINE OF AVERY STREET (55' PUBLIC R/W); THENCE PROCEED NORTH 85°19'53" WEST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 351.26 FEET TO A POINT BEING AT THE NORTHEAST CORNER OF THE EXISTING CITY OF PENSACOLA ZONE C-1 FOR THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED NORTH 85°19'53" WEST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 636.00 FEET; THENCE DEPARTING SAID SOUTHERLY R/W LINE, PROCEED SOUTH 04°40'07" WEST FOR A DISTANCE OF 680 FEET TO THE NORTHERLY R/W LINE OF MORENO STREET (80' PUBLIC R/W); THENCE PROCEED SOUTH 85°19'53" EAST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 636.00 FEET TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF THE AFORESAID CITY OF PENSACOLA ZONE C-1; THENCE DEPARTING SAID NORTHERLY R/W LINE; PROCEED NORTH 04°40'07" EAST ALONG SAID WESTERLY LINE AND THE EXTENSION THEREOF FOR A DISTANCE OF 680.00 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTIONS 17, 18, 27 AND 29, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 9.93 ACRES MORE OR LESS.









Sec. 12-3-8. Commercial land use district.

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, and C-3.

(1) Purpose of district.

- a. The commercial 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. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in section 12-3-121.
- b. 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 that 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.
- The downtown retail commercial (C-2A) zoning district's regulations are intended to provide a mix of restaurants, retail sales, entertainment, and service establishments with an emphasis on pedestrian-oriented ground floor shops and market spaces.
- d. The commercial retail (C-2) zoning district's 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.
- e. 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.

(2) Uses permitted.

- a. *C-1, retail commercial zoning district.* Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:
 - 1. Retail sales and services.
 - Motels/hotels.
 - 3. Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
 - 4. Car washes.
 - 5. Movie theaters, except drive-in theaters.
 - 6. Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
 - 7. Pet shops with all uses inside the principal building.
 - 8. Parking lots and parking garages.
 - 9. Pest extermination services.

- Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
- 11. Business schools.
- 12. Trade schools.
- 13. Medical marijuana dispensary.
- 14. Recreation or amusement places operated for profit.
- 15. Accessory buildings and uses customarily incidental to the above uses.
- b. *C-2A, downtown retail commercial district.* Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses. The following uses with no outside storage or repair work permitted:
 - 1. Bars.
 - 2. Pool halls.
 - 3. Newspaper offices and printing firms.
 - 4. Marinas.
 - Major public utility buildings and structures including radio and television broadcasting station.
 - 6. Accessory buildings and uses customarily incidental to the above uses.
- c. *C-2, commercial district (retail).* Any use permitted in the C-2A district and the following uses with no outside storage or repair work permitted:
 - 1. Cabinet shops and upholstery shops.
 - 2. Electric motor repair and rebuilding.
 - 3. Garages for the repair and overhauling of automobiles.
 - 4. Sign shop.
 - 5. Accessory buildings and uses customarily incidental to the above uses.
- d. *C-3, commercial zoning district (wholesale and limited industry).*
 - Any use permitted in the C-2 district. Outside storage and work shall be permitted for those
 uses and the following uses, but shall be screened by an opaque fence or wall at least eight
 feet high at installation. Vegetation shall also be used as a screen and shall provide 75
 percent opacity. The vegetative screen shall be located on the exterior of the required
 fence.
 - Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.
 - 3. Growing and wholesale of retail sales of trees, shrubs and plants.
 - 4. Bakeries, wholesale.
 - 5. Ice cream factories and dairies.
 - 6. Quick-freeze plants and frozen food lockers.
 - 7. Boat sales and repair.

- 8. Outdoor theaters.
- 9. Industrial research laboratories and pharmaceutical companies.
- 10. Truck sales and repair.
- 11. Light metal fabrication and assembly.
- 12. Contractors shops.
- 13. Adult entertainment establishments subject to the requirements of chapter 7-3.
- 14. Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.
- 15. Retail lumber and building materials.
- 16. Warehouses.
- 17. Plumbing and electrical shops.
- 18. New car and used car lots, including trucks which do not exceed 5,000 pounds.
- 19. Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.
- 20. Pawnshops and secondhand stores.
- 21. Mini-storage warehouses.
- 22. Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.
- 23. Accessory buildings and uses customarily incidental to the above uses.
- (3) Regulations. All developments are required to comply with design standards and are strongly encouraged to follow design guidelines as established in section 12-3-121. Table 12-3.7 describes height, area and yard requirements for the C-1, C-2, C-2A and C-3 commercial zoning districts:

TABLE 12-3.7. REGULATIONS FOR THE COMMERCIAL ZONING DISTRICTS

Standards	C-1	C-2A	C-2 and C-3			
Minimum Yard	There shall be no yard requirements, except that where any nonresidential					
Requirements	use is contiguous to a res	use is contiguous to a residential zoning district there shall be a 20-foot				
(Minimum Building	yard unless the two districts are separated by a public street, body of					
Setbacks)	water, or similar manma	water, or similar manmade or natural buffer of equal width.				
	Inside the C-2A District a	nd Dense Business Area: T	here shall be a maximum			
	allowed front yard setba	allowed front yard setback of 10 feet.				
Maximum Building	No building shall	No building shall exceed	100 feet in height at the			
Height	exceed 45 feet in property or setback lines. (See Note 1)					
	height at the property					
	or setback lines. (See					
	Note 1)					
Lot Coverage	Shall not exceed 75	Shall not exceed 100	Inside the dense			
Requirements (The	percent of the total site	percent of the total site	business area: shall not			
maximum combined	area for buildings up to area for buildings up to exceed 100 percent					
area occupied by all	100 feet in height. For	100 feet in height. For	the total site area for			

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principal and accessory buildings)	buildings over 100 feet in height, lot coverage shall not exceed 65 percent.	buildings over 100 feet in height, lot coverage shall not exceed 90 percent.	buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent (with the exception of the C-2A zoning district). Outside the dense business area: shall not exceed 75 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.
Maximum Density	35 dwelling units per	135 dwelling units per	Inside the dense
Multiple-Family	acre.	acre.	business area: 135
Dwellings			dwelling units per acre.
			Outside the dense
			business area: 35
			dwelling units per acre.

Note 1: Three feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of 150 feet.

- (4) Additional regulations. In addition to the regulations established above in subsection (3) of this section, all developments within the commercial zoning districts will be subject to, and must comply with, the following regulations:
 - a. Supplementary district regulations subject to regulations in sections 12-3-55 through 12-3-69.
 - b. Off-street parking subject to regulations in chapter 12-4.
 - c. Signs subject to regulations in chapter 12-5.
 - d. Tree/landscape regulations subject to regulations in chapter 12-6.
 - e. Stormwater management and control of erosion, sedimentation and runoff subject to regulations in chapter 12-8.
 - f. Alcoholic beverages regulations subject to chapter 7-4.

(Code 1986, § 12-2-8; Ord. No. 25-92, § 1, 7-23-1992; Ord. No. 6-93, § 6, 3-25-1993; Ord. No. 29-93, § 6, 11-18-1993; Ord. No. 3-94, § 4, 1-13-1994; Ord. No. 44-94, § 1, 10-13-1994; Ord. No. 33-95, § 2 (exh. 1), 8-10-1995; Ord. No. 40-99, §§ 2, 3, 10-14-1999; Ord. No. 17-06, § 1, 7-27-2006; Ord. No. 11-09, § 1, 4-9-2009; Ord. No. 13-12, § 1, 6-14-2012; Ord. No. 12-13, § 1, 5-9-2013; Ord. No. 40-13, § 1, 11-14-2013; Ord. No. 01-16, § 1, 1-14-2016; Ord. No. 06-17, § 1, 3-9-2017; Ord. No. 12-19, § 1, 5-16-2019)

Review Routing Meeting: August 9, 2022

Project: Baptist Hospital Campus Rezoning

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	No comments.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	No comments.