



City of Pensacola

Planning Board

Agenda

Tuesday, September 13, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

1. [22-00898](#) MINUTES FOR THE MEETING OF AUGUST 9, 2022

Sponsors: Grover C. Robinson, IV

Attachments: [Planning Board Minutes August 9 2022](#)

REQUESTS

2. [22-00900](#) REQUEST FOR PRELIMINARY PLAT APPROVAL - JAVELIN LANDING SUBDIVISION

Attachments: [Javelin Landing Preliminary Plat Application](#)
[Review Comments Javelin Landing Prelim Plat](#)

3. [22-00899](#) REQUEST FOR PRELIMINARY PLAT APPROVAL - GIRARD PLACE PHASE II

Attachments: [Girard Place Phase II - Preliminary Plat Application](#)
[Review Comments Girard Phase II Prelim Plat](#)

4. [22-00903](#) REFERRAL TO PLANNING BOARD - INCLUSION OF QUERCUS HEMISPHERICA - DARLINGTON OAK TO THE LIST OF PROTECTED TREES IN CITY CODE CHAPTER 12-6 TREE/LANDSCAPE REGULATIONS

Attachments: [Referral to Planning Board -- Darlington Oaks - Memo](#)

OPEN FORUM

DISCUSSION

ADJOURNMENT

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

ADA Statement

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00898

Planning Board

9/13/2022

SUBJECT:

Minutes for the Meeting of August 9, 2022



MINUTES OF THE PLANNING BOARD

August 9, 2022

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

MEMBERS ABSENT: Board Member Sampson, Board Member Van Hoose

STAFF PRESENT: Assistant Planning & Zoning Manager Cannon, Historic Preservation Planner Harding, Assistant City Attorney Lindsay, Help Desk Technician Russo, Deputy City Administrator Forte, Assistant Airport Director Levitt, Executive Assistant Chwastyk

STAFF VIRTUAL: Senior Planner Statler, Development Services Director Morris, Urban Design Specialist Parker, City Engineer Hinote

OTHERS PRESENT: Arlean Bonner, John Fitzgerald, Ron Fitzgerald, Andrea Turner, JJ Ziecwski, William Campbell, Garry Crook, Monica Michalowski, James L. Gulley, Maureen Menton, Beau Box, Clifford Stokes, Helen Stokes, David Knight, Linda Knight, Susan Salamone, Jonathan Green, Jack Myslak, Jason Rebol, Andrew Rothfeder, Neil Tucker

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from July 12, 2022
- **New Business:**
 - Request for Vacation of Right-of-Way – Pensacola International Airport – Campus Heights and Executive Plaza
 - Request for Final Plat Approval – Stillman Subdivision
 - Request for Preliminary Plat Approval – Tarragona Townhomes
 - Request for Preliminary Plat Approval – Red Feather Subdivision
 - Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 515, 517, and 523 Hewitt Street
 - Request for Zoning Map and Future Land Use Map (FLUM) Amendment for Baptist Hospital
 - Open Forum

- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes - Board Member Grundhoefer made a motion to approve the July 12, 2022 minutes, seconded by Board Member Villegas, and it carried 5:0.

New Business –

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

Assistant Planning & Zoning Manager Cannon introduced the item. Assistant Airport Director Levitt clarified what property the Airport already owned. Chairperson Paul Ritz stated that they would not be blocking anyone's homestead or real estate. Assistant Airport Director Levitt spoke on the annexation that took place a year ago on the property to the south. Board Member Grundhoefer confirmed this was just a vacation of ROW and not a zoning change and that the property is owned by the City. Board Member Grundhoefer asked if they were turning these into hangers and warehouses and if there were residents in that area. Assistant Airport Director Levitt stated yes, they would be hangers and warehouses and that there were no residents on Langley and only one on Tippen. Board Member Grundhoefer asked if the areas to the north had been vacated and Assistant Airport Director Levitt answered yes. **Board member Villegas made a motion to approve, seconded by Vice Chairperson Larson, and it carried 5:0.**

Request for Final Plat Approval – Stillman Subdivision

Assistant Planning & Zoning Manager Cannon introduced the item. Assistant Planning & Zoning Manager Cannon stated the preliminary plat came before the board in June and that minor revisions had been made with the addition of notes or surveyor comments that staff asked to be added. Assistant Planning & Zoning Manager Cannon stated once the Planning Board made a decision it would go before the City Council as a Quasi-Judicial hearing at their next meeting. Chairperson Paul Ritz asked that item be moved to a later time since a representative was not there to speak on the item.

Request for Preliminary Plat Approval – Tarragona Townhomes

Assistant Planning & Zoning Manager Cannon stated that this is a site specific zoning district. Assistant Planning & Zoning Manager Cannon explained that a site-specific zoning district is designed to allow for more flexibility in building standards and site design. Jonathan Green, project manager stated this is a subdivision of six lots for a townhome project and that they have an easement for the sewer along the back. Jonathan Green stated that they are exempt from stormwater requirements from the State. Assistant Planning & Zoning Manager Cannon stated that there were very minor comments made by City staff. Board Member Grundhoefer asked that since this was reviewed by Architectural Review Board staff in 2006 would this be resubmitted as a new design to the Architectural Review Board? Historic Preservation Planner Harding stated

that the conceptual plans came before the Architectural Review Board in April 2021 and that the final design will come before the Architectural Review Board in the coming months. JJ Zielinski stated the stormwater from the roof will be routed to the underground stormwater system and will not be shed into the street. **Board Member Villegas made a motion to approve the request, seconded by Board member Powell, and it carried 5:0.**

Request for Preliminary Plat Approval – Red Feather Subdivision

Assistant Planning & Zoning Manager Cannon stated that this had already been approved by the Planning Board on March 9, 2021, but because they did not resubmit within the 365 day timeline they were required to resubmit a new application. Assistant Planning & Zoning Manager Cannon stated the preliminary plat mirrors what was previously submitted. Jason Rebol confirmed that nothing has changed and that there were only minor notes to be addressed. Chairperson Paul Ritz stated there was additional information regarding emergency egress and that those were addressed and approved by the fire department. Board Member Grundhoefer wanted clarification on how the egress would be accomplished. Jason Rebol stated there will be deeded access that will always be maintained and accessible. Board Member Powell inquired about the notes from Engineering regarding the addition of a roadway. Assistant Planning & Zoning Manager Cannon stated Engineering and Public Works comments were satisfied. **Board Member Powell made a motion to approve the request, seconded by Board member Villegas, and it carried 5:0.**

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 515, 517, and 523 Hewitt Street

Chairperson Paul Ritz opened with a statement to the board on whether it is appropriate for this land to be rezoned from R-2 to C-1. Assistant Planning & Zoning Manager Cannon clarified the intent of C-1. The applicant's representative, Attorney Susan Salamone, stated that 515 and 517 Hewitt Street are being used as parking and the goal is for 523 to be used in the same way. Board Member Powell asked for clarification on the lines indicating C-1 on the map. Arlene Bonner, the resident adjacent to 523 Hewitt St., stated they do not have any mixed-use areas on their street and that she did not see how this was harmonious with the neighborhood. A discussion continued regarding the adjacent C-2 zoned area. Arlene Bonner stated that she and her neighbors feel they do not need another parking lot. Susan Salamone stated 523 Hewitt St. is owned by doctors and 515 and 517 Hewitt St. are under a separate ownership. Board Member Grundhoefer asked if 515 and 517 Hewitt St. are an approved use as a parking lot. Assistant Planning & Zoning Manager Cannon answered it is an approved use. Discussion continued regarding various ways that the applicant could achieve the use as a parking lot of 523 Hewitt St. Andrea Turner stated the goal is to use these parcels for overflow parking. Board Member Grundhoefer stated he was having difficulty approving this as C-1. Board Members discussed being hesitant to approve the request to make it C-1 and to further encroach into a residential zone. Board member Powell wanted to know specifically what the neighbors are concerned with. Arlene Bonner stated they were concerned about the traffic and the speeding of the employees. Board Member Grundhoefer suggested if all three parcels fell under one owner there wouldn't be any need to rezone. Chairperson Paul Ritz wanted to give a specific reason for their denial. Chairperson Paul Ritz stated their denial is due to their hesitation to allow C-1 to

encroach further into an R-1AA zoning district in this location. Chairperson Paul Ritz stated the vehicle they have chosen to achieve additional parking is inappropriate, especially if they are able to achieve it otherwise. **Board Member Powell made a motion to deny the request, seconded by Board member Grundhoefer, and it carried 5:0.**

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

Jason Rebol, the applicant's representative, addressed the board and stated that Baptist Hospital will be putting the fifty – two (52) acres up for sale to a master developer, and that they are trying to control what goes into this redevelopment. He also stated there is currently no specific use in mind for the redevelopment of this site. Chairperson Paul Ritz stated that he was surprised that this parcel is currently zoned R-2 because it largely functions a commercial use. Jason Rebol stated representatives of Baptist have been speaking with the city to put back some of the original street blocks that were originally platted to bring back the neighborhood feel. Board Member Villegas expressed that this item was like the previous item where someone could come back and request more rezoning for C-1 in the future. Board Member Powell inquired if the goal was to have a commercial zoned parcel to offer to developers, Jason Rebol answered yes. Jason Rebol advised that they'd like to have free standing restaurants instead of them being connected to a residential structure. Board Members discussed how risky this would be since they do not know what will be going on that parcel amid all the residential homes. Board Member Grundhoefer inquired if anyone knew why a small parcel was already zoned C-1, Assistant Planning & Zoning Manager Cannon advised after much research she was unable to find anything regarding how that happened. Board Member Grundhoefer inquired if there were any advantage of going to an RNC verses C-1, Jason Rebol advised he was not sure until he researched what could go into RNC. James L. Gulley addressed the board to speak out against the rezoning. Chairperson Paul Ritz stated the Board has always been hesitant when people try to rezone for resale purposes. Vice Chairperson Larson advised that no matter what it's zoned, it will change the neighborhood drastically and he is not comfortable rezoning it to commercial. Board Member Grundhoefer stated he did receive feedback from a couple of neighbors who are against this rezoning. Chairperson Paul Ritz advised the reason behind the motion to deny is because C-1 is too intensive of a rezoning change and the Board is not comfortable with that at this time without input from a future property user. The fact that they are using it as a selling technique is not something the Board has appreciated in the past and continues to feel the same way. **Vice Chairperson Larson made a motion to deny the request, seconded by Board member Powell, and it carried 5:0.**

Request for Final Plat Approval – Stillman Subdivision

Chairperson Paul Ritz asked that the representative for Stillman Subdivision come forward and requested that Assistant Planning & Zoning Manager Cannon restate the item before the board. Assistant Planning & Zoning Manager Cannon also advised that the revisions came back with all comments addressed and approved by city staff. Board Member Grundhoefer inquired about the plan for the protected trees. Neil Tucker advised that landscaping plans were submitted but they have not been approved by the city arborist but that it will not affect the platting of the neighborhood. He stated that their plan is to replant all the trees onsite and that they would not be clear cutting the lots. Chairperson Paul Ritz inquired if they were cutting the right-of-way only and Neil Tucker answered yes. Board Member Villegas inquired they met all the requirements set forth by the city and Assistant Planning & Zoning Manager Cannon advised yes.

Chairperson Paul Ritz made a motion to approve the request, seconded by Board member Villegas, and it carried 5:0.

Open Forum – none

Discussion – none

Adjournment – With no further business, the Board adjourned at 3:46 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00900

Planning Board

9/13/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 9/6/2022

SUBJECT:

Request for Preliminary Plat Approval - Javelin Landing Subdivision

BACKGROUND:

Rebol-Battle & Associates is requesting preliminary plat approval for the Javelin Landing Subdivision located along Lansing Drive which is near the intersection of Lanier Drive and Creighton Road. These properties are located within the C-1 zoning district of which three (3) parcels will be subdivided into thirty (30) lots to accommodate single-family attached residences.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 1.87 acres
- 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.

SUBDIVISION PLAT**Please Check Application Type:**

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☐ Preliminary & Final Plat Submission☒ Preliminary Plat Submission☐ Final Plat Submission

Fee: \$2,000.00

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

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

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

Applicant InformationName: PAUL BATTLEAddress: 2301 N. 9TH AVE.PENSACOLA, FL 32503Phone: 438-0400Fax: 438-0448Email: PAUL B@REBOL-BATTLE.COMOwner Information (if different from applicant)Name: CARL SPEAR FOR SPETTO PROPERTIESAddress: 5113 N. DAVIS HWY.PENSACOLA, FL 32503Phone: 393-6953

Fax: _____

Email: CHSPEAR@GMAIL.COMProperty Information

Location/Address: _____

Subdivision Name: JAVELIN LANDING# of Parcels to be Subdivided: 3Parcel ID #(s): 31-15-30-1401, 062-003, 015-003, 060-003# of Existing Lots: 3# of Proposed Lots: 30Total Acreage: 1.87Legal Description: Please attach a full legal description from deed or surveyType 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 Paul C. Battle
 (Owner of Property or Official Representative of Owner)

Date 8/12/22FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

Application Fee: _____ Receipt #: _____

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

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____

PRELIMINARY PLAT OF
JAVELIN LANDING

A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF THE NORTH 300' OF THE WEST 105' OF THE EAST 243' OF SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AND THE WEST 105' OF THE EAST 348' OF THE SOUTH 652' OF BLOCK 3, ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 82, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
AUGUST, 2022

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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

OWNER AND DEVELOPER

ANDREWS PROPERTY LLC
113 N PALAFOX ST
PENSACOLA, FL 32502

CIVIL ENGINEER

PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

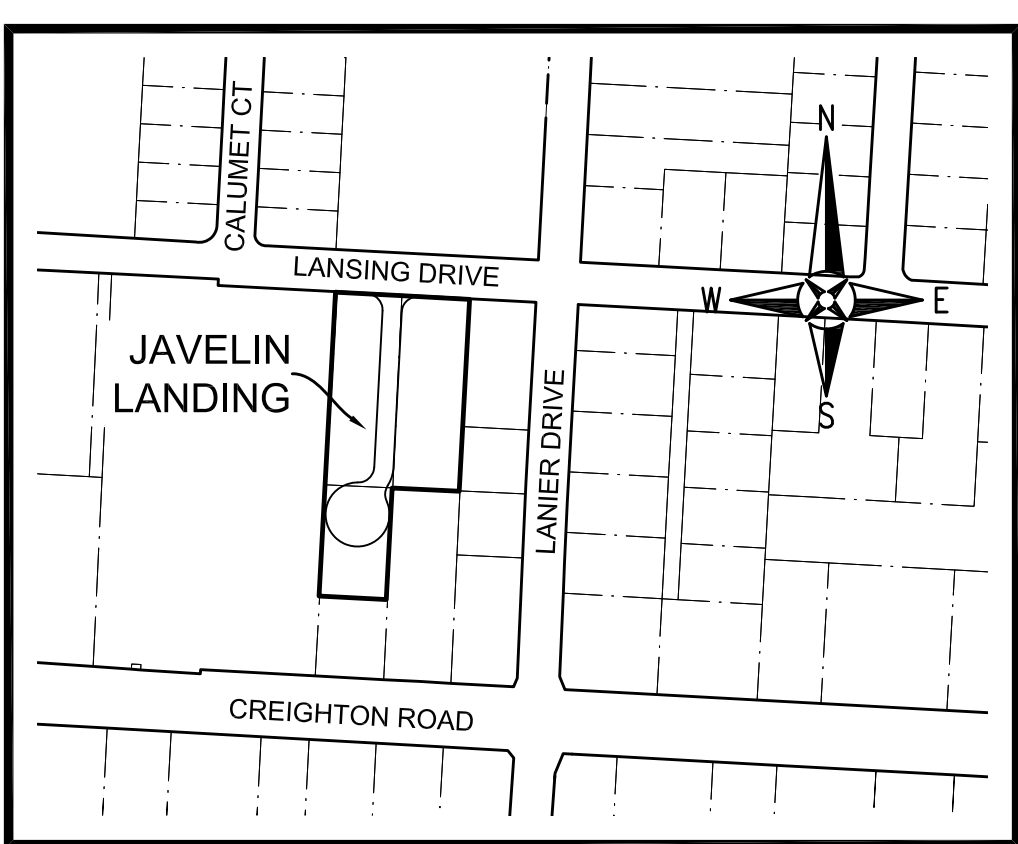
SITE INFORMATION	
PROPERTY ZONING:	COMMERCIAL (C-1) PER ORDINANCE NO. 1
FUTURE LAND USE:	COMMERCIAL (C) PER ORDINANCE NO. 1
PROPERTY REFERENCE ID:	31-15-30-1901-015-003 31-15-30-1901-002-003 APO 31-15-30-1901-008-003
PROPERTY AREA:	1.871 ACRES
FLOOD MAP & ZONE:	ZONE "X" MAP 12033C0380G, DATED 09-29-06
EXISTING BUILDING SETBACKS:	FRONT YARD - 0 FEET SIDE YARD - 0 FEET REAR YARD - 0 FEET
PROPOSED BUILDING SETBACKS:	FRONT YARD - 20 FEET SIDE YARD - 0 FEET REAR YARD - 12 FEET
MAXIMUM DENSITY:	35 UNITS PER ACRE
MAX. BUILDING HEIGHT:	45 FEET
No. OF PROPOSED LOTS:	30
TYPICAL LOT WIDTH:	20 FEET
AVERAGE LOT AREA:	1,723 SQUARE FEET

DESCRIPTION: (PREPARED BY REBOL-BATTLE AND ASSOCIATES, INC.)

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R/W) LINE OF LANIER DRIVE (66' PUBLIC R/W) AND THE SOUTH R/W LINE OF LANSING DRIVE (66' PUBLIC R/W); THENCE PROCEED NORTH 86°57'06" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 105.71 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE, PROCEED SOUTH 03°06'39" WEST FOR A DISTANCE OF 300.13 FEET; THENCE PROCEED NORTH 87°22'00" WEST FOR A DISTANCE OF 104.77 FEET; THENCE PROCEED SOUTH 03°04'28" WEST FOR A DISTANCE OF 174.45 FEET; THENCE PROCEED NORTH 86°54'42" WEST FOR A DISTANCE OF 104.99 FEET; THENCE PROCEED NORTH 03°05'18" EAST FOR A DISTANCE OF 475.27 FEET TO THE AFOREMENTIONED SOUTH R/W LINE OF LANSING DRIVE; THENCE PROCEED SOUTH 86°57'06" EAST FOR A DISTANCE OF 209.83 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.87 ACRES MORE OR LESS.

VICINITY MAP
SCALE: 1" = 300'



STATE PLANE COORDINATES HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE					
STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR
GPS No. 1	554643.78	1116514.91	N 03° 29' 50.3157"	W 087° 12' 19.3050"	0.99998496
GPS No. 2	554654.92	1116305.37	N 03° 29' 50.3767"	W 087° 12' 21.7025"	0.99998496

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) HAVING A BEARING OF SOUTH 86 DEGREES 57 MINUTES 06 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY(R/W) LINE OF LANSING DRIVE (66' PUBLIC R/W); 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; COPY OF BOUNDARY SURVEY OF AN EASTERLY ABUTTING PARCEL AS PREPARED BY THIS FIRM, PROJECT NUMBER 2020.081, DATED 6/10/2020; COPY OF THE RECORD PLAT OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS, SECTION NO. 48013-2507, SR 742 (CREIGHTON ROAD) FROM SR 291 (DAVIS HIGHWAY) TO SR 289 (NINTH AVENUE), REVISED 08/17/2011; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-11-E04V HAVING A PUBLISHED ELEVATION OF 110.19 FEET (LOCATED VIA RBA PROJECT NO. 2017.208).
- 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 12033C0380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.

UTILITY SERVICE NOTES:

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

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

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

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

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

DATE _____

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

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
Inspection Svcs	No comments.
ESP	No comments.
ECUA	This proposed development will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	No comments.
Surveyor	No comments.
Planning	No comments.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00899

Planning Board

9/13/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 9/6/2022

SUBJECT:

Request for Preliminary Plat Approval - Girard Place Phase II

BACKGROUND:

Segan Ventures, LLC is requesting preliminary plat approval for the Girard Place Phase II subdivision located along South Reuss Street; near the intersection of Garden Street. These properties are located within the C-2 zoning district of which three (3) parcels will be subdivided into twelve (12) lots to accommodate single-family attached residences. Additionally, these fall within the Dense Business Area (DBA) district.

- Per Sec. 12-2-76: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 0.62 acres
- Setback requirements:
 - Front Yard - Shall not exceed 10 feet
 - Side and Rear - 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.

SUBDIVISION PLAT



Preliminary Plat

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



Final Plat

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

1. Applicable Parks/Open Space Fees are due prior to recording the Final Plat;
2. Resubmittal: ½ the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

Applicant Information	Owner Information (If Different from Applicant)
Name: <u>Seagon Ventures LLC</u> Address: <u>780 Oak Circle Dr. East</u> <u>Mobile, AL 36609</u> Phone: <u>850-868-0300</u> Email: <u>Contact@GirardPlace.net</u>	Name: <u>Same</u> Address: _____ Phone: _____ Email: _____

Property Information

Location Address: N/A South Reus Street
 Subdivision Name: Girard Place, Phase II
 Parcel ID #: 00-05-00-9070-023-055
 # of EXISTING Parcels to be Subdivided: 3 # of PROPOSED Lots: 12 Total Acreage: .62±
 Type of Subdivision: ☒ Residential ☐ Non-Residential/Commercial
 Legal Description: Attached a full legal description from deed or survey
 Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? ☐ YES ☒ NO
 If YES, Please specify the 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 upon non-compliance with the 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 Owner: [Signature] Date: Aug 1, 2022

For Office Use Only		
Zoning: _____	FLUM: _____	Council District: _____
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: _____	

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

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, the subdivider 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 Requirements (*only applicable to residential subdivision*)

Sec. 12-7-6 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 the preferred method of meeting the requirement:

(a) Total Land Area: 0.62 acres
 5% for land dedication: _____ acres
 (may NOT equal less than 1/4 acre)

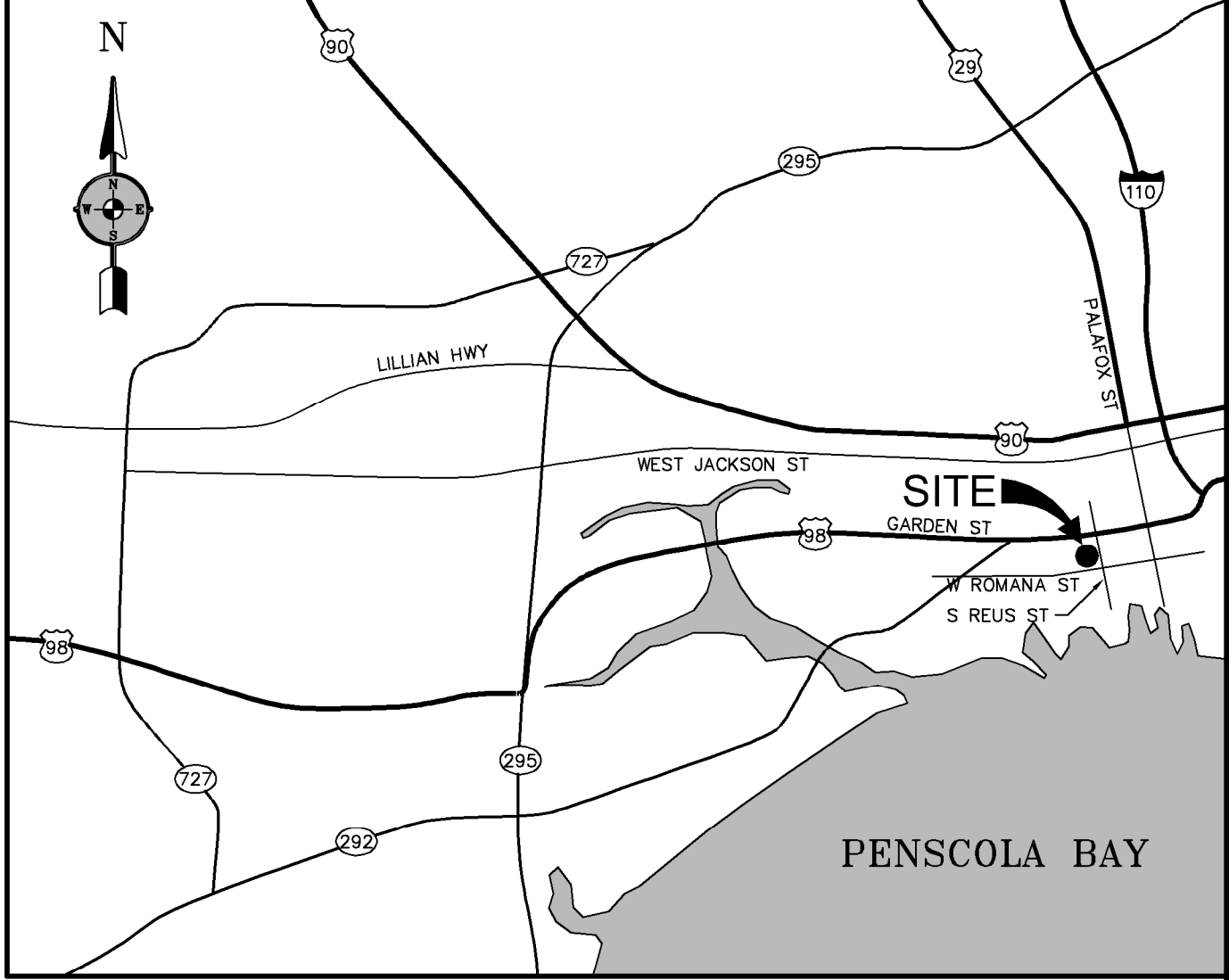
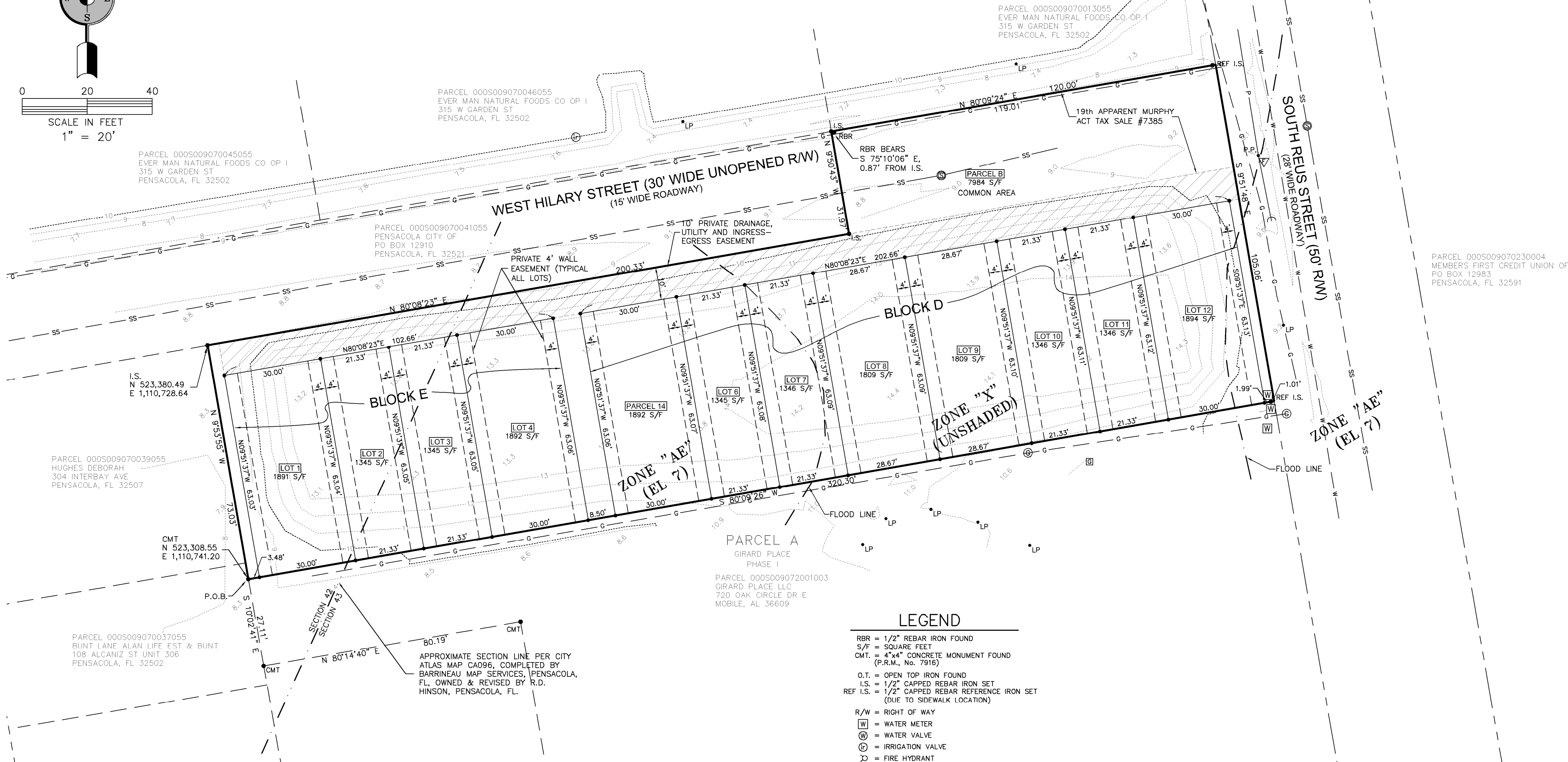
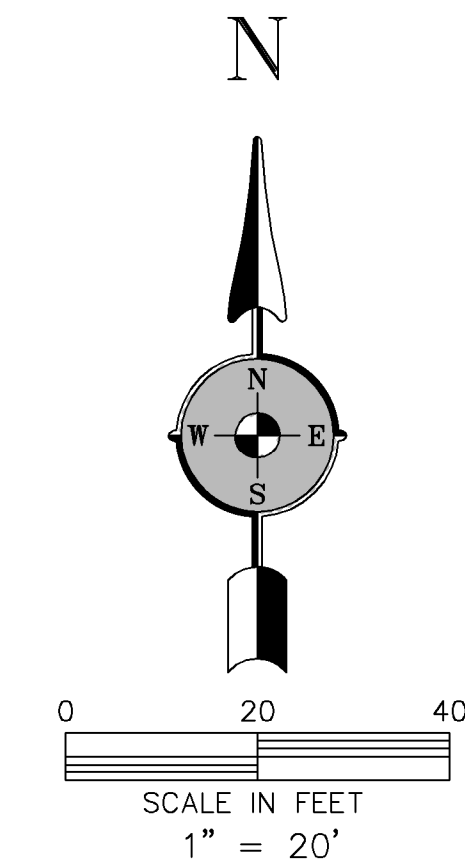
(b) Value of Land \$ _____
 (per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ _____

(Check payable to the City of Pensacola. Due after plat approval, 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

GIRARD PLACE, PHASE II
CITY OF PENSACOLA, FLORIDA
SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST



DESCRIPTION:
BEGINNING AT THE NORTH-WEST CORNER OF PARCEL A, GIRARD PLACE, PHASE I AS RECORDED IN PLAT BOOK 19, PAGE 64, IN THE OFFICE OF THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN N 09° 53' 55" W, 73.03 FEET TO A POINT;
THENCE RUN N 80° 08' 23" E, 200.33 FEET TO A POINT;
THENCE RUN N 09° 50' 43" W, 31.97 FEET TO A POINT;
THENCE RUN N 80° 09' 24" E, 120.00 FEET TO A POINT;
THENCE RUN S 09° 51' 48" E, 105.06 FEET TO A POINT;
THENCE RUN S 80° 09' 28" W, 320.30 FEET TO THE POINT OF BEGINNING,
LYING IN AND BEING A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.625 ACRES MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC, OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS GIRARD PLACE - PHASE II, HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DEDICATING UNTO GIRARD PLACE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL 'B', AND THE 10' WIDE PRIVATE DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON FOR PURPOSES OF OPERATION AND MAINTENANCE, IN WITNESS WHEREOF, DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES
SIGNATURE
PRINT
SIGNATURE
PRINT

OWNER
MANAGING PARTNER

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE THE SUBSCRIBER PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

CERTIFICATE OF COUNTY CLERK:
I, PAM CHILDERS, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT CHAPTER 177 FLORIDA STATUTES AND THE SAME WAS RECORDED ON THE _____ DAY OF _____, 2022 IN PLAT BOOK AT PAGE OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF COURTS
ESCAMBIA COUNTY, FLORIDA

SEAL

CITY COUNCIL CERTIFICATE:
I, ERICKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE _____ DAY OF _____, 2022, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER STATEMENT:
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

LESLEY D. ODOM, P.L.S. FLA. LICENSE NO: LS6520

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 & 5J-17.052, FLORIDA ADMINISTRATION CODE, SIGNED ON THE _____ DAY OF _____, 2022.

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913

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.D000) 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 PERMMENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A COPY OF THE MAP OF PENSACOLA FLA., PUBLISHED BY THOS. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 4-00 OF THE PUBLIC RECORDS OF ESCAMBIA, COUNTY, FLORIDA,- A COPY OF A PREVIOUS SURVEY BY OTHERS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151.
3. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
4. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X" (UNSHADED) AND "AE" (EL 7) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
5. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSIDE SCALED MEASUREMENT.
6. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
7. ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
8. THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENT ARE ANTICIPATED.
9. FENCING SHALL BE INSTALLED IN SUCH A MANNER SO AS NOT TO IMPEDE THE FLOW OF STORMWATER RUNOFF WITHIN DRAINAGE EASEMENT AS SHOWN HEREON. NO STRUCTURES AND/OR IMPROVEMENT WILL BE ALLOWED WITHIN SAID EASEMENT THAT MAY RESTRICT OR PROHIBIT STORMWATER FLOW. ALL SAID EASEMENT SHALL BE ACCESSIBLE AT ALL TIMES.
10. DEEDS PROVIDED INSTRUMENT No. 2017003463 & TAX SALE No. 7385.

LEGEND

- RBR = 1/2" REBAR IRON FOUND
S/F = SQUARE FEET
C.M.T. = 4"x4" CONCRETE MONUMENT FOUND (P.R.M., No. 7916)
O.T. = OPEN TOP IRON FOUND
I.S. = 1/2" CAPPED REBAR IRON SET
REF I.S. = 1/2" CAPPED REBAR REFERENCE IRON SET (DUE TO SIDEWALK LOCATION)
R/W = RIGHT OF WAY
W = WATER METER
V = WATER VALVE
I = IRRIGATION VALVE
D = FIRE HYDRANT
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P = OVERHEAD POWERLINE
A/C = A/C UNIT
U/S = UNDERGROUND POWERLINE
G = GAS METER
V = GAS VALVE
= EXISTING SPOT ELEVATION
= EXISTING CONTOUR
= PRIVATE DRAINAGE, UTILITY & INGRESS-EGRESS EASEMENT

UTILITY SERVICE NOTES:

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

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

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

SITE INFORMATION

PROPERTY ZONING: C-2

FUTURE LAND USE: C

PROPERTY REFERENCE No.'S:
00-0S-00-9070-023-055
00-0S-00-9070-017-055
00-0S-00-9070-015-055

PROPERTY AREA: 0.625± ACRES

FLOOD MAP: FLOOD ZONE 'X', FLOOD ZONE "AE" WITH A BFE OF 7.0' MAP 12033C0390G, DATE 09-29-06

REQUIRED BUILDING FRONT YARD - 0 FT.

SETBACKS C2: SIDE YARD - 0 FT.
REAR YARD - 0 FT.
REQUIRED BUILDING SETBACKS DENSE BUSINESS AREA: MAXIMUM ALLOWED FRONT YARD SETBACK SHALL NOT EXCEED 10'

DENSITY: 19.2 UNITS PER ACRE

MAX. BUILDING HEIGHT: 100 FT.

No. OF PROPOSED LOTS: 12

TYPICAL LOT SIZE: 1345 S/F



MOBILE CO.
5588 JACKSON RD, MOBILE, AL 36619
P: (251) 666-2010 F: (251) 666-1792
BALDWIN CO.
28810 HWY 90, SUITE F, DAPHNE, AL 36526
P: (251) 626-0905 F: (251) 626-7841

GIRARD PLACE, PHASE II
CITY OF PENSACOLA, FLORIDA
SUBDIVISION PLAT

DRAWN BY: JOE
CHECKED BY: JBO
SURVEY DATE: 2022-01
DATE: 2022/07/29
SCALE: 1"=20'
DWG: 2112-203 SUBD.DWG

SHEET NO.
1 OF 1

Department:	Comments:
FIRE	No comments.
PW/E	See attached.
Inspection Svcs	No comments.
ESP	No comments.
ECUA	This proposed development will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	No comments.
Surveyor	See attached.
Planning	See attached.

MEMORANDUM

TO: City of Pensacola Planning Board

FROM: Public Works - Engineering and Construction Services

DATE: 8/25/2022

SUBJ: Girard Place Phase II – Preliminary Plat

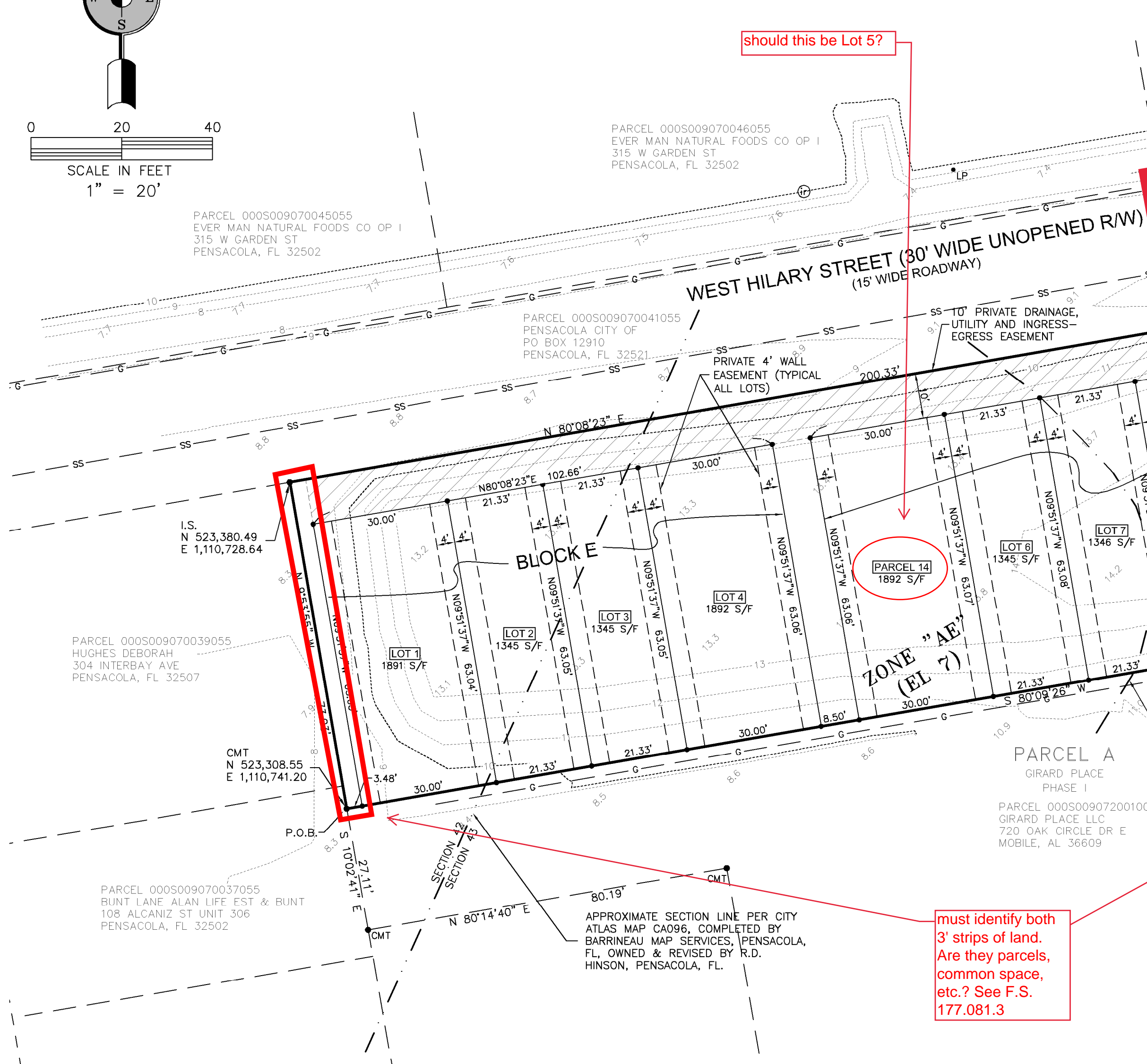
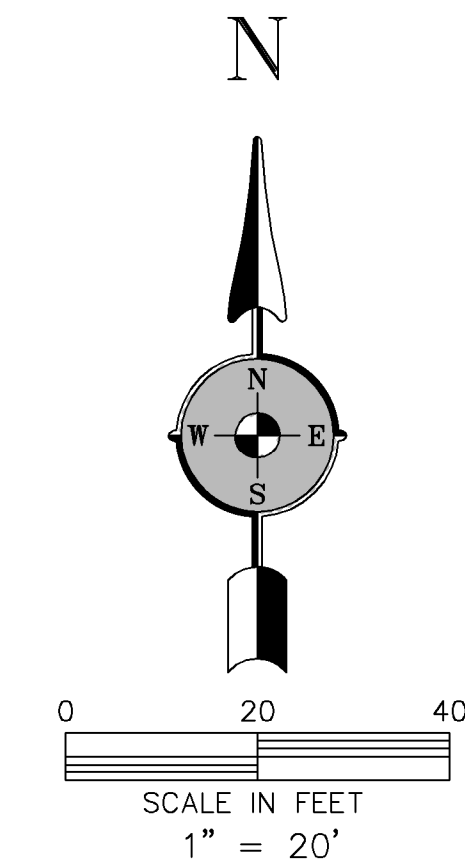
The following comments from the Public Works and Engineering Division are regarding completeness of the Girard Place Phase II subdivision.

City surveying notes the following:

1. Identify 3' strips of land on either end of the development.
2. Delete number 7 in the general notes.
3. Provide title opinion and show City easement on Parcel B.
4. Dedication: Address ownership scenario of Parcel B and drainage easement if homeowners association, successors, and assigns dissolve.
5. Should Parcel 14 say Lot 5?

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

GIRARD PLACE, PHASE II
CITY OF PENSACOLA, FLORIDA
SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST



GENERAL NOTES:

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delete statement

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S/F = SQUARE FEET
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FUTURE LAND USE: C

PROPERTY REFERENCE No.'S:
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00-0S-00-9070-015-055

PROPERTY AREA: 0.625± ACRES

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REAR YARD - 0 FT.

REQUIRED BUILDING SETBACKS DENSE BUSINESS AREA: MAXIMUM ALLOWED FRONT YARD SETBACK SHALL NOT EXCEED 10'

DENSITY: 19.2 UNITS PER ACRE

MAX. BUILDING HEIGHT: 100 FT.

No. OF PROPOSED LOTS: 12

TYPICAL LOT SIZE: 1345 S/F

PARCEL 000S009070170004
MEMBERS FIRST CREDIT UNION OF
PO BOX 12983
PENSACOLA, FL 32591

must provide title
opinion per F.S.
Chapter 177.041

must show City of
Pensacola
easement per 2007
deed, see Bk 6221,
Pg 1065, see F.S.
Chapter 177.031.16

PARCEL 000S009070230004
MEMBERS FIRST CREDIT UNION OF
PO BOX 12983
PENSACOLA, FL 32591

DESCRIPTION:
BEGINNING AT THE NORTH-WEST CORNER OF PARCEL A, GIRARD PLACE, PHASE I AS RECORDED IN PLAT BOOK 19, PAGE 64, IN THE OFFICE OF THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA;
THENCE RUN N 09° 53' 55" W, 73.03 FEET TO A POINT;
THENCE RUN N 80° 08' 23" E, 200.33 FEET TO A POINT;
THENCE RUN N 09° 50' 43" W, 31.97 FEET TO A POINT;
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LYING IN AND BEING A PORTION OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.625 ACRES MORE OR LESS.

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KNOW ALL MEN BY THESE PRESENT THAT DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., OWNER OF THE LAND HEREIN DESCRIBED AND PLATED HEREIN KNOWN AS GIRARD PLACE - PHASE II, HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DEDICATING UNTO GIRARD PLACE HOME OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL 'B', AND THE 10' WIDE PRIVATE DRAINAGE, UTILITY AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON FOR PURPOSES OF OPERATION AND MAINTENANCE. IN WITNESS WHEREOF, DEAN N. PARKER JR., MANAGING PARTNER, SEGEN VENTURES, LLC., QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES
SIGNATURE
PRINT
SIGNATURE
PRINT
OWNER
MANAGING PARTNER

what happens to the ownership of Parcel B and the Drainage Esmt 'IF' the home owners association, successors, assigns dissolves? See F.S. Chapter 177.031.7a Definition of Easement and ownership.

STATE OF FLORIDA, COUNTY OF ESCAMBIA:
BEFORE THE SUBSCRIBER PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH, THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF COUNTY CLERK:
I, PAM CHILDERS, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT CHAPTER 177 FLORIDA STATUTES AND THE SAME WAS RECORDED ON THE _____ DAY OF _____ 2022 IN PLAT BOOK AT PAGE OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF COURTS
ESCAMBIA COUNTY, FLORIDA

CITY COUNCIL CERTIFICATE:
I, ERICKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE _____ DAY OF _____ 2022, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

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THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

LESLEY D. ODOM, P.L.S. FLA. LICENSE NO: LS6520

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 & 5J-17.052, FLORIDA ADMINISTRATION CODE, SIGNED ON THE _____ DAY OF _____ 2022

J. BRETT ORRELL, P.L.S. FLA. LICENSE NO: LS6913



MOBILE CO.
5588 JACKSON RD, MOBILE, AL 36619
P: (251) 666-2010 F: (251) 666-1792
BALDWIN CO.
28810 HWY 90, SUITE F, DAPHNE, AL 36526
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E: info@polysurveying.com Website: www.polysurveying.com

GIRARD PLACE, PHASE II
CITY OF PENSACOLA, FLORIDA
SUBDIVISION PLAT

DRAWN BY: JOE SURVEY DATE: 2022-01 SCALE: 1"=20'
CHECKED BY: JBO DATE: 2022/07/29 DWG: 2112-203 SUBD.DWG

SHEET NO.
1 OF 1

Planning Services Division
Zoning Review

SUBDIVISION: GIRARD PLACE PH 2 – PRELIMINARY PLAT

Address: 302 W ROMANA STREET
Zoning: C-2 / GCD / DBA
Reviewed: 08/25/2022

1. Please add the following to the "SITE INFORMATION":
 1. This property is located within the Governmental Center District as well as the Dense Business Area.
 2. All development shall be subject to an aesthetic review by the City's Architectural Review Board (ARB).
2. Revise the setback data to the following:

Required Setbacks: Front Yard = 0.0' MINIMUM – 10' MAXIMUM
Rear Yard = 0.0'
Side Yard = 0.0'
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

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00903

Planning Board

9/13/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Assistant Planning & Zoning Manager

DATE: 9/13/2022

SUBJECT:

REFERRAL TO PLANNING BOARD - INCLUSION OF QUERCUS HEMISPHAERICA - DARLINGTON OAK
TO THE LIST OF PROTECTED TREES IN CITY CODE CHAPTER 12-6 TREE/LANDSCAPE REGULATIONS

BACKGROUND:

City Council referred this item to the Planning Board for review and recommendation for the inclusion of *Quercus hemisphaerica* - Darlington Oak, to the list of protected trees in City Code Chapter 12-6 Tree/Landscape Regulations. Currently, *Quercus hemisphaerica* - Darlington Oak, are not on the list of protected trees.

It is estimated that nearly 90% of the trees protected within the city are actually *Quercus laurifolia* - Laurel Oak. In order to protect the majority of oaks within the city, the Darlington Oak would need to be added to the list of protected species.

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Ann Hill

SUBJECT:

REFERRAL TO PLANNING BOARD – INCLUSION OF QUERCUS HEMISPHAERICA – DARLINGTON OAK TO THE LIST OF PROTECTED TREES IN CITY CODE CHAPTER 12-6 TREE/LANDSCAPE REGULATIONS

RECOMMENDATION:

That City Council refer to the Planning Board for review and recommendation, the inclusion of *Quercus hemisphaerica* – Darlington Oak to the list of protected trees in City Code Chapter 12-6 Tree/Landscape Regulations.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Currently, *Quercus hemisphaerica* – Darlington Oak, are not on the list of protected trees. It is estimated that nearly 90% of the trees protected within the city are actually *Quercus laurifolia* – Laurel Oak. In order to protect the majority of oaks within the city, the Darlington Oak would need to be added to the list of protected species.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

None

PRESENTATION: No