



City of Pensacola

Planning Board

Agenda

Tuesday, November 8, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

QUORUM / CALL TO ORDER

APPROVAL OF MEETING MINUTES

[22-01058](#) MINUTES FOR THE MEETING OF OCTOBER 11, 2022

Attachments: [Planning Board Minutes October 11 2022.](#)

REQUESTS

[22-01034](#) FINAL PLAT GROVE PARK TOWNHOMES

Attachments: [Grove Park Final Plat Application 2300 BLK Toni St](#)
[Review Comments Grove Park Final Plat Plat](#)

OPEN FORUM

DISCUSSION

[22-01059](#) PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE
SEC. 12-3-60 (2) - BOATHOUSES, PIERS AND DOCKS, ALL
RESIDENTIAL ZONES

Attachments: [Loftis Marine Request to Amend Sec. 12-3-60\(2\)](#)
[Proposed Amendment - Sec.12-3-60. -Boathouses, piers and docks.](#)

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 #: 22-01058

Planning Board

11/8/2022

SUBJECT:

Minutes for the Meeting of October 11, 2022



MINUTES OF THE PLANNING BOARD

October 11, 2022

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

MEMBERS ABSENT: Board Member Powell, Board Member Villegas

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Help Desk Technician Russo, Executive Assistant Chwastyk

STAFF VIRTUAL: Development Services Director Morris, Development Review Coordinator Statler, Assistant City Attorney Lindsay

OTHERS PRESENT: Scott Parks, Robert Hurst

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from September 13, 2022
- **New Business:**
- 500 E. Chase Street – Gateway Redevelopment District – Aesthetic Review Application
- 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 September 13, 2022 minutes, seconded by Vice Chairperson Larson, and it carried 5:0.

New Business –

500 E. Chase Street – Gateway Redevelopment District – Aesthetic Review Application

Planning & Zoning Manager, Cannon introduced item. Scott Parks was the representative for the applicant, he stated they would simply be painting the exterior of the building. There would be no exterior changes other than painting. Planning & Zoning Manager, Cannon asked if the color scheme was part of the national brand for this company. Scott Parks answered yes, it is used by Fluent Cannabis. Board Member Grundhoefer questioned if there would be any site improvements, Scott Parks replied they would be planting sod and plants. Board Member Grundhoefer inquired if the drive thru would be utilized and if they would be leaving the block on the exterior of the building, Scott Parks answered yes, they would be using the drive thru and that they would be removing the metal from the façade and cleaning and painting the block behind it. Board Member Grundhoefer asked if they would be changing any of the site lighting, Scott Parks stated they might update them to LEDS. **Vice Chairperson Larson made a motion to approve, seconded by Board Member Sampson and it carried 5:0.**

Open Forum – Board Member Grundhoefer inquired about the status of Girard Place. There was a short discussion regarding the Darlington Oak.

Discussion – none

Adjournment – With no further business, the Board adjourned at 2:22 p.m.

Respectfully Submitted,

Cynthia Cannon, AICP
Planning & Zoning Division Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01034

Planning Board

11/8/2022

TO: Planning Board Members

FROM: Cynthia Cannon, Planning & Zoning Division Manager

DATE: 11/1/2022

CITY COUNCIL DISTRICT: 2

SUBJECT:

Final Plat Grove Park Townhomes

BACKGROUND:

Rebol-Battle & Associates, LLC is requesting final plat approval for Grove Park Townhomes located at the 2300 Block of Toni Street, near the intersection of Tippin Avenue and Toni Street. This property is located in the C-1 Commercial zoning district.

One (1) parcel will be subdivided into twenty-two (22) lots to accommodate townhomes.

- Per Sec. 12-2-76: Subdivision of five (5) lots or more constitutes a major subdivision
- Property area: 1.60 acres
- Maximum Density: 35 units per acre
- Setback requirements:
 - No yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20 foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

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 Information

Name: Paul A Battle

Address: 2301 North 9TH AVE, Suite 300
Pensacola, Florida 32503

Phone: 850-438-0400

Fax: N/A

Email: PaulB@Rebol-Battle.com

Owner Information (if different from applicant)

Name: Ellarose Investments LLC

Address: 2779 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

Phone: 850-438-0400

Fax: N/A

Email: PaulB@Rebol-Battle.com

Property Information

Location/Address: 2300 Block of Toni Street

Subdivision Name: Grove Park Townhomes

of Parcels to be Subdivided: 1 Parcel ID #(s): 31-15-30-1902-000-002

of Existing Lots: 1 # of Proposed Lots: 22 Total Acreage: 1.60

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.

Paul A. Battle

10/07/2022

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

Date

FOR OFFICE USE ONLY

Zone: _____ District: _____
Date Received: _____ Case Number: _____
Application Fee: _____ Receipt #: _____
Open Space Requirement (acres or \$): _____ Receipt #: _____
Planning Board Date: _____ Recommendation: _____
Council Date: _____ Action: _____
Recording Date: _____ Map Bk/Pg: _____

PLAT PROPERTY INFORMATION REPORT

Showing Information Required by F.S. 177.041 Prior to Platting Lands

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Schultz Law Group, P.L.L.C.

Fund File Number: 1328077 A1

Provided For: Schultz Law Group, P.L.L.C.

Agent's File Reference: Grove Park

Effective Date of Search: October 18, 2022 at 11:00 PM

Description of Real Property Situated in Escambia County, Florida:

See Exhibit A

Record Title Vested in:

Ellarose Investments, LLC, a Florida Limited Liability Company by Warranty Deed recorded in O.R. Book 8614, Page 239, Public Records of Escambia County, Florida.

Prepared Date: October 25, 2022

Attorneys' Title Fund Services, LLC

Prepared by: Pamela Kelso, Senior Examiner

Phone Number: (800) 327-7696 x5020

Email Address: PKelso@TheFund.com

PLAT PROPERTY INFORMATION REPORT

Fund File Number: 1328077 A1

The following mortgages are all the mortgages of record that have not been satisfied or released of record nor otherwise terminated by law:

1. Nothing Found

Other encumbrances affecting the title:

1. Rights of the lessees under unrecorded leases.
2. Covenants, conditions, and restrictions recorded in Warranty Deed in O.R. Book 4329, Page 1842, Public Records of Escambia County, Florida.
3. All matters contained on the Plat of Addition to College Court, as recorded in Plat Book 6, Page 20, Public Records of Escambia County, Florida, Together with Resolution vacating a portion of said plat as recorded in O.R. Book 257, Page 910, Public Records of Escambia County, Florida.
4. Covenants, conditions, and restrictions recorded in O.R. Book 82, Page 59, and amended in O.R. Book 257, Page 914, Public Records of Escambia County, Florida, which contain provisions creating easements.
5. Reciprocal Easement Agreement recorded in O.R. Book 4329, Page 1845, Public Records of Escambia County, Florida.
6. Easement in favor of Florida Power & Light Company contained in instrument recorded August 26, 2022, under O.R. Book 8847, Page 1317, Public Records of Escambia County, Florida.
7. Tax Sale Certificate No. 1314 sold for 2021.

This search is provided pursuant to the requirements of section 177.041, F.S. for the uses and purposes specifically stated therein and is not to be used as the basis for issuance of an insurance commitment and/or policy.

The information contained herein is furnished for information only.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

PLAT PROPERTY INFORMATION REPORT

Exhibit A

Fund File Number: 1328077

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES, INC.) (RBA No. 2021.107)
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R/W) LINE OF TONI STREET AND THE WEST R/W LINE OF TIPPIN AVENUE; THENCE PROCEED NORTH 86°53'42" WEST ALONG THE SOUTH R/W LINE SAID TONI STREET FOR A DISTANCE OF 370.45 FEET TO THE NORTHWEST CORNER OF PARCEL 'A', AS DESCRIBED IN OFFICIAL RECORDS BOOK 4820 AT PAGE 195 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH R/W LINE PROCEED SOUTH 02°54'07" WEST ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 267.33 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°58'46" WEST FOR A DISTANCE OF 261.29 FEET; THENCE PROCEED NORTH 03°03'47" EAST FOR A DISTANCE OF 259.32 FEET TO THE AFORESAID SOUTH R/W LINE, ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 545.12 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED SOUTHERLY R/W LINE FOR AN ARC DISTANCE OF 100.67 FEET (DELTA ANGLE = 10°34'52", CHORD DISTANCE = 100.53 FEET, CHORD BEARING = NORTH 88°27'04" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 86°58'46" EAST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.
LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.60 ACRES MORE OR LESS.

PREPARED BY
RBA
REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone 850.438.0400
 Fax 850.438.0448
 EB 00009657 LB7916
 RBA PROJECT No. 2021.107

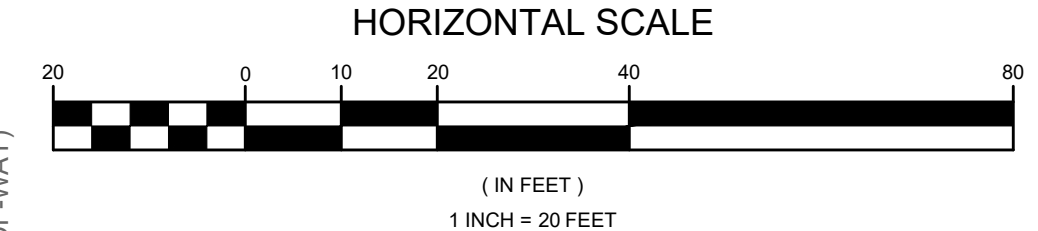
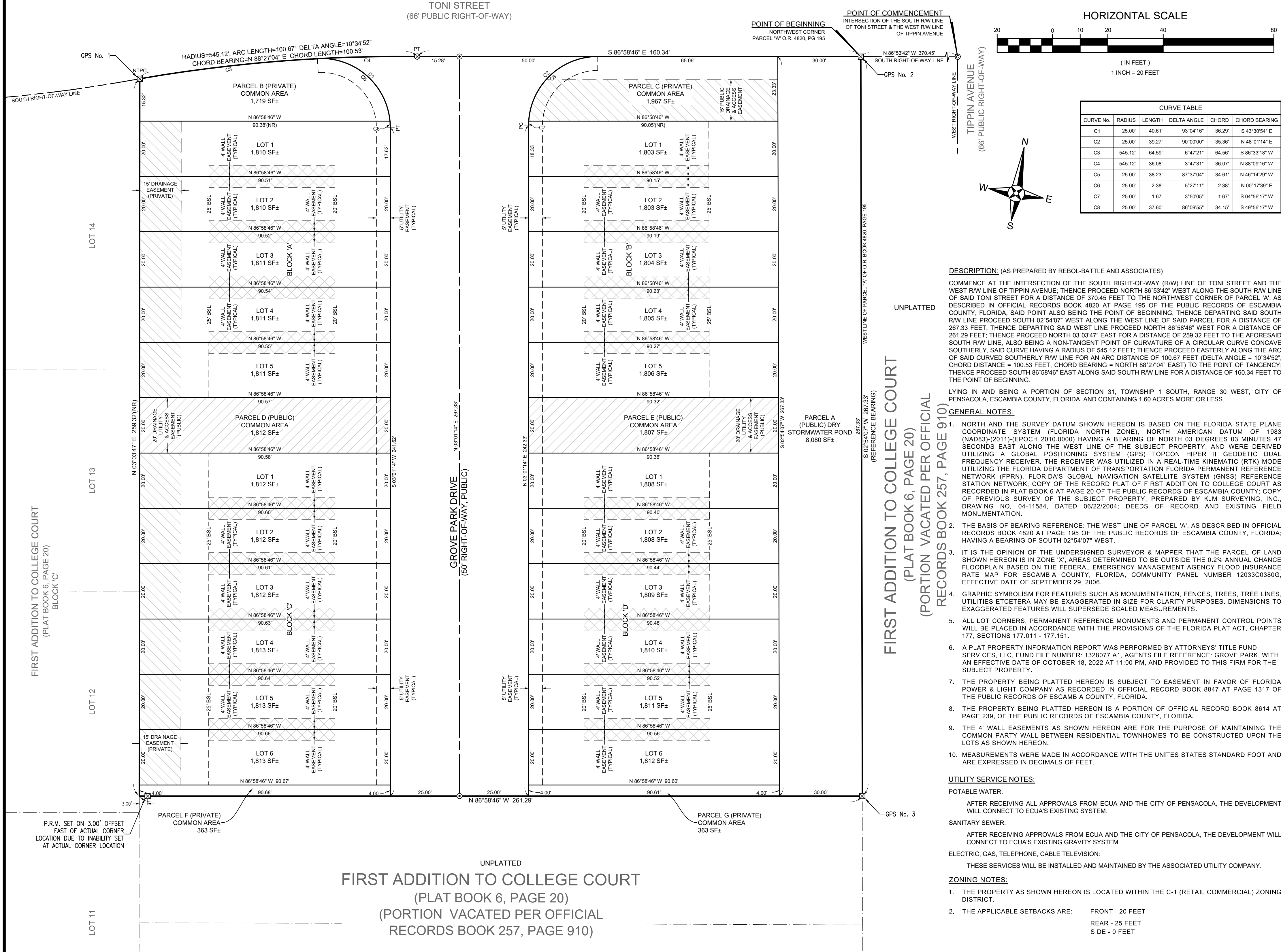
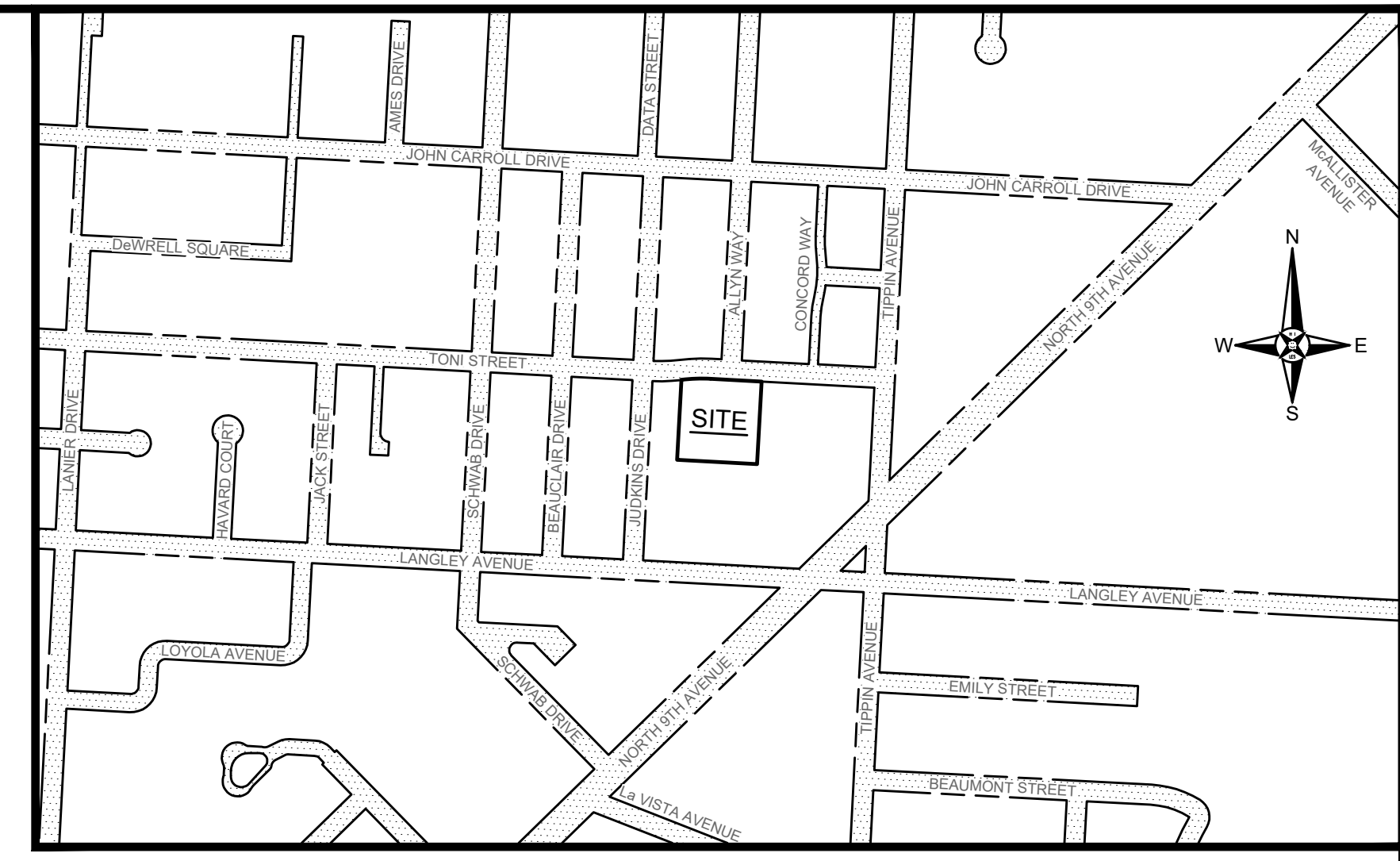
PROFESSIONAL SURVEYOR AND MAPPER
 MARK A. NORRIS P.S.M. No. 6211
 REBOL-BATTLE & ASSOCIATES
 2301 N. NINTH AVENUE, SUITE 300
 PENSACOLA, FLORIDA 32503
 (850) 438-0400

OWNER & DEVELOPER
 ELLAROSE INVESTMENTS, LLC
 2779 GULF BREEZE PARKWAY
 GULF BREEZE, FLORIDA 32563
 (850) 754-1600

CIVIL ENGINEER
 PAUL A. BATTLE, P.E. No. 53126
 REBOL-BATTLE & ASSOCIATES
 2301 N. NINTH AVENUE, SUITE 300
 PENSACOLA, FLORIDA 32503
 (850) 438-0400

GROVE PARK TOWNHOMES

BEING A RESUBDIVISION OF LOTS 1-3 AND A PORTION OF LOT 4, BLOCK C, & LOTS 6-8, & A PORTION OF LOT 5, BLOCK B, FIRST ADDITION TO COLLEGE COURT, PLAT BOOK 6, PAGE 20, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
 OCTOBER 2022



FIRST ADDITION TO COLLEGE COURT
 (PLAT BOOK 6, PAGE 20)
 (PORTION VACATED PER OFFICIAL
 RECORDS BOOK 257, PAGE 910)

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)
 COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (RW) LINE OF TONI STREET AND THE WEST RW LINE OF TIPPIN AVENUE. THENCE PROCEED NORTH 86°53'42" WEST ALONG THE SOUTH RW LINE OF SAID TONI STREET FOR A DISTANCE OF 370.45 FEET TO THE NORTHWEST CORNER OF PARCEL 'A', AS DESCRIBED IN OFFICIAL RECORDS BOOK 4820 AT PAGE 186 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RW LINE PROCEED SOUTH 02°54'07" WEST ALONG THE WEST LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 267.33 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°58'46" WEST FOR A DISTANCE OF 261.29 FEET; THENCE PROCEED NORTH 03°02'47" EAST FOR A DISTANCE OF 259.32 FEET TO THE AFORESAID SOUTH RW LINE. ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY. SAID CURVE HAVING A RADIUS OF 545.12 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED SOUTHERLY RW LINE FOR AN ARC DISTANCE OF 100.67 FEET (DELTA ANGLE = 10°34'52"; CHORD DISTANCE = 100.53 FEET, CHORD BEARING = NORTH 88°27'04" EAST) TO THE POINT OF TANGENCY. THENCE PROCEED SOUTH 86°58'46" EAST ALONG SAID SOUTH RW LINE FOR A DISTANCE OF 160.34 FEET TO THE POINT OF BEGINNING.
 LYING IN AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 1.60 ACRES MORE OR LESS.

- 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 NORTH 03 DEGREES 03 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY; 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 THE RECORD PLAT OF FIRST ADDITION TO COLLEGE COURT AS RECORDED IN PLAT BOOK 6 AT PAGE 20 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY. COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY KJM SURVEYING, INC., DRAWING NO. 04-11584, DATED 06/22/2004; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
 - THE BASIS OF BEARING REFERENCE: THE WEST LINE OF PARCEL 'A', AS DESCRIBED IN OFFICIAL RECORDS BOOK 4820 AT PAGE 186 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 02°54'07" WEST.
 - 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.
 - GRAPHIC SYMBOLS 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.
 - 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.
 - A PLAT PROPERTY INFORMATION REPORT WAS PERFORMED BY ATTORNEYS' TITLE FUND SERVICES, LLC. FUND FILE NUMBER: 1328077 A1, AGENTS FILE REFERENCE: GROVE PARK, WITH AN EFFECTIVE DATE OF OCTOBER 18, 2022 AT 11:00 PM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
 - THE PROPERTY BEING PLATTED HEREON IS SUBJECT TO EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORD BOOK 8847 AT PAGE 1317 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THE PROPERTY BEING PLATTED HEREON IS A PORTION OF OFFICIAL RECORD BOOK 8614 AT PAGE 239, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
 - THE 4' WALL EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSE OF MAINTAINING THE COMMON PARTY WALL BETWEEN RESIDENTIAL TOWNHOMES TO BE CONSTRUCTED UPON THE LOTS AS SHOWN HEREON.
 - MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT AND ARE EXPRESSED IN DECIMALS 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 GRAVITY SYSTEM.
 ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
 THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

- ZONING NOTES:**
- THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE C-1 (RETAIL COMMERCIAL) ZONING DISTRICT.
 - THE APPLICABLE SETBACKS ARE: FRONT - 20 FEET, REAR - 25 FEET, SIDE - 0 FEET

LEGEND:

⊗	SET P.R.M. 4"x4" CONCRETE MONUMENT (No. LB 7916)	INC.	INCORPORATED
⊙	SET P.C.P. NAIL AND DISK (No. LB 7916)	LB	NOTES SURVEYOR BUSINESS LICENSE NUMBER
⊕	SET 1/2" DIA. CAPPED IRON ROD (No. LB 7916)	LS	NOTES SURVEYOR LICENSE NUMBER
⊖	FOUND 1" DIA. IRON PIPE (UNNUMBERED)	±	NOTES MORE OR LESS
⊗	NOTES DRAINAGE UTILITY & ACCESS EASEMENT	NR	NOTES NON-RADIAL
⊗	NOTES 4' WALL EASEMENT	NTPC	NOTES NON-TANGENT POINT OF CURVATURE
⊗	NOTES LINE NOTE TO SCALE	O.R.	NOTES OFFICIAL RECORDS BOOK
BSL	NOTES BUILDING SET BACK LINE	P.C.P.	NOTES PERMANENT CONTROL POINT
CSF	NOTES COMBINED SCALE FACTOR	P.R.M.	NOTES PERMANENT REFERENCE MONUMENT
C1	NOTES CURVE IDENTIFICATION (SEE CURVE TABLE)	PC	NOTES POINT OF CURVATURE
DIA	NOTES DIAMETER	PT	NOTES POINT OF TANGENCY
ECUA	NOTES EMERALD COAST UTILITIES AUTHORITY	P.E.	NOTES PROFESSIONAL ENGINEER
GPS	NOTES GLOBAL POSITIONING SYSTEM	SF	NOTES SQUARE FEET

STATE PLANE COORDINATES
 HORIZONTAL DATUM: NORTH AMERICAN DATUM 83 (2011) FLORIDA NORTH ZONE
 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988

STATION	NORTHING	EASTING	LATITUDE (NORTH)	LONGITUDE (WEST)	SCALE FACTOR	CONVERGENCE ANGLE	ELEVATION	ELEVATION FACTOR	COMBINED SCALE FACTOR
GPS No. 1	551868.3453	1118496.7254	N03° 29' 23.3166"	W087° 11' 55.9079"	0.00000000	-00°00' 00.0000"	000.00'	0.00000000	0.00000000
GPS No. 2	551862.6137	1118757.3291	N03° 29' 23.3209"	W087° 11' 52.9286"	0.00000000	-00°00' 00.0000"	000.00'	0.00000000	0.00000000
GPS No. 3	551595.6280	1118743.7948	N03° 29' 20.6758"	W087° 11' 53.0111"	0.00000000	-00°00' 00.0000"	000.00'	0.00000000	0.00000000

LOCATION ESTABLISHED FROM FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK
 FORMULA TO CONVERT GRID DISTANCE TO GROUND DISTANCE: DIVIDE THE GRID DISTANCE BY THE MCSF
 FORMULA TO CONVERT GROUND DISTANCE TO GRID DISTANCE: MULTIPLY THE GROUND DISTANCE BY THE MCSF
 MEAN COMBINED SCALE FACTOR (MCSF) = $\frac{CSF + CSE}{2}$ GROUND DISTANCE = $\frac{GRID DISTANCE}{MCSF}$ GRID DISTANCE = GROUND DISTANCE x MCSF

NOTICE:
 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 THIS COUNTY.

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT PAUL A. BATTLE, MANAGER, ELLAROSE INVESTMENTS, LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS GROVE PARK TOWNHOMES, WHICH IS PART OF THIS PLAT, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS:

- TO THE GROVE PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PARCEL B (COMMON AREA, PRIVATE), PARCEL C (COMMON AREA, PRIVATE), PARCEL D (COMMON AREA, PUBLIC), PARCEL E (COMMON AREA, PUBLIC), PARCEL F (COMMON AREA, PRIVATE) AND PARCEL G (COMMON AREA, PRIVATE); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE GROVE PARK OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, ALL 15' PRIVATE DRAINAGE EASEMENTS; FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO THE CITY OF PENSACOLA, ITS SUCCESSORS AND ASSIGNS, GROVE PARK DRIVE (60' RIGHT-OF-WAY, PUBLIC), PARCEL A (DRY STORMWATER POND, PUBLIC); FOR PURPOSES OF OWNERSHIP AND RESPONSIBILITY OF OPERATION AND MAINTENANCE.
- TO THE CITY OF PENSACOLA, ITS SUCCESSORS AND ASSIGNS, THE 20' DRAINAGE, UTILITY & ACCESS EASEMENT LOCATED OVER AND ACROSS PARCEL D (COMMON AREA, PUBLIC); THE 20' DRAINAGE, UTILITY & ACCESS EASEMENT LOCATED ON PARCEL E (COMMON AREA, PUBLIC); THE 15' DRAINAGE & ACCESS EASEMENT LOCATED OVER AND ACROSS PARCEL C (COMMON AREA/SIGN PARCEL, PRIVATE); FOR PURPOSES OF OPERATION AND MAINTENANCE.
- TO ALL UTILITY PROVIDERS, THE 5' WIDE UTILITY EASEMENTS LOCATED ADJACENT TO GROVE PARK DRIVE (60' RIGHT-OF-WAY, PUBLIC); FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, PAUL A. BATTLE, MANAGER, ELLAROSE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

PRINTED NAME: _____ WITNESS
 MANAGER
 ELLAROSE INVESTMENTS, LLC (OWNER & DEVELOPER)

PRINTED NAME: _____ WITNESS

NOTARY PUBLIC: (OWNER & DEVELOPER)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS MANAGER OF ELLAROSE INVESTMENTS, LLC. HE / SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE _____ COMMISSION NO. _____

PRINT NAME _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC, STATE OF: _____ SEAL

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:
 I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151 OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE _____ DAY OF _____, 2022, AND FILED IN PLAT BOOK _____ AT PAGES _____ OF SAID COUNTY.

SEAL

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT

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.

SEAL

LESLIE D. ODOM, PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 6520

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THE PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS / STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.
 SIGNED THIS _____ DAY OF _____, 2022.

MARK A. NORRIS, PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 6211 LB No. 7916
 REBOL-BATTLE & ASSOCIATES
 2301 NORTH NINTH AVENUE, SUITE 300
 PENSACOLA, FLORIDA 32503

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 MARK A. NORRIS, PSM, ON 10/28/2022.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
 MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECLARATION OF RESTRICTIVE COVENANTS,
 OFFICIAL RECORDS BOOK: _____ PAGE(S): _____ PLAT BOOK: _____ PAGE: _____

Department:	Comments:
Planning	See attached.
PW/Engineering	See attached.
FIRE	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.

Zoning Review

1. Please removed the second note under “General Notes”. This property is not located within an aesthetic review district and does not require ARB approval.
The second note has been removed.
2. 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 \$121,973. The applicable fees per Section 12-7-6(b) are \$6,098.65.
The fee of \$6,098.65 will be paid upon recording of the Final Plat.

City Surveyor Review

1. Include the recording information from the vesting deed for the remainder of the parent tract on the boundary survey.
The vesting deed for the remainder of the parent tract is the vesting deed of the parent tract as recorded in Official Records Book 8614 at page 239 of the public records of Escambia County, Florida. Note #8 was adding stating the property being platted is a portion of said deed.
2. In the field missing Permanent Control Points (P.C.P.) per F.S. 177.091(8).
Missing PCPs will be set prior to planning board meeting.
3. In the field missing corner monumentation per F.S. 177.091(9).
Missing corner monumentation will be set prior to planning board meeting.
4. Must show the FPL easements per F.S. 177.091(16) OR provide information as to what happens to the two FPL easements identified in the plat property information report, item #6, recorded August 26, 2022 in O.R. Book 8847, Page 1317.
General Note #7 was added stating the property is subject to said easement.
5. Please confirm the street name in the description as either Toni Street or Toni Avenue.
Toni Avenue was a typographical error and has been corrected in the legal description and on the plat property information report.
6. Please confirm Grove Park right-of-way width, i.e. 60’ statement under the street name or 50’ mathematically adding the dimensions at the south end of the street.
Right-of-way width is 50’, and has been corrected on the call out of Grove Park Drive



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-01059

Planning Board

11/8/2022

FOR DISCUSSION

TO: Planning Board Members

FROM: Cynthia Cannon, Planning & Zoning Division Manager

DATE: 11/1/2022

SUBJECT:

Proposed Amendment to the Land Development Code Sec. 12-3-60 (2) - Boathouses, piers and docks, all residential zones

BACKGROUND:

John Loftis, Loftis Marine Division, Inc. is requesting an amendment to Sec. 12-3-60 (2), in regards to how the maximum height of a boathouse roof is measured. The proposed amendment would change the maximum to the following:

- (2) No boathouse, pier, dock or approach to the said boathouse shall be closer to the side lot lines of the designated lots (lot line measured at right angle from shoreline) in any subdivision bordering Bayou Texar, Bayou Chico, Pensacola Bay or Escambia Bay than a minimum footage of ten feet, nor shall any boathouse extend to a height of more than ~~15~~ 25 feet from the above mean ~~low tide~~ high water.

This has been routed for review and currently there are no comments.



**Planning Board Application
 Request for Amendment to the
 Land Development Code**

Application Date: 10/7/22

Applicant: John Loftis (Loftis Marine Division, Inc.)
 Applicant's Address: 6610 Bon Bay Dr. Milton, FL 32583
 Email: loftismarine@gmail.com Phone: (850)572-9718
 LDC Section: 12-3-60
 (If applicable)

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required supplemental information.

Amendment specifics/description:

We are requesting a change to Sec. 12-3-60(2).
 The request is to change the maximum height of
 a boathouse roof from "15 feet from the above
 mean low tide." to "25 feet above mean high
 water." Reasons for our request are because of higher state/
 federal building requirements due to submerged resources, building
 structures higher due to storm surges, accommodating larger boat
 configurations with larger tower and radar heights which need
 more overhead clearance, and trying to be consistent with local
 county/city codes.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Gateway Review Board meeting.


 Applicant Signature

10/7/22
 Date

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

ARTICLE 4. - PERDIDO KEY DISTRICTS

Sec. 3-4.1 - Purpose of article.

This article establishes the zoning districts that apply to all areas of Perdido Key under the jurisdiction of the BCC. Each district establishes its own permitted and conditional land uses, site and building requirements, and other provisions consistent with the stated purposes of the district, the adopted Perdido Key Master Plan and the Mixed-Use Perdido Key (MU-PK) future land use category. In addition to the dwelling and lodging unit density limits of MU-PK, district provisions are subject to all other applicable provisions of the LDC and may be modified by the requirements of the Perdido Key towncenter overlay (PK-OL) district as prescribed in article 3.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2016-25, § 4(Exh. C), 6-2-2016)

Sec. 3-4.2 - Low density residential district, Perdido Key (LDR-PK).

- (a) *Purpose.* The low density residential (LDR-PK) district establishes appropriate areas and land use regulations for residential uses at low densities and limited non-residential uses that are compatible with the residential neighborhoods and natural resources of the island.
- (b) *Permitted uses.* Permitted uses within the LDR-PK district are limited to the following:
 - (1) *Residential.*
 - a. Single-family detached dwellings, excluding manufactured (mobile) homes.
 - b. Two-family dwellings.
 - (2) *Retail sales.* No retail sales.
 - (3) *Retail services.* No retail services.
 - (4) *Public and civic.*
 - a. Places of worship.
 - b. Public utility structures, excluding telecommunications towers.See also conditional uses in this district.
 - (5) *Recreation and entertainment.* Marinas, private only. See also conditional uses in this district.
- (c) *Conditional uses.* Through the conditional use process prescribed in chapter 2, the BOA may conditionally allow the following uses within the LDR-PK district:
 - (1) *Residential.* Home occupations with nonresident employees.
 - (2) *Public and civic.*
 - a. Emergency service facilities, including law enforcement, firefighting, and medical assistance.
 - b. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.
 - (3) *Recreation and entertainment.*
 - a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
 - b. Parks, public.
 - c. Recreational facilities, public.
- (d) *Site and building requirements.* The following site and building requirements apply to uses within the LDR-PK district:
 - (1) *Density.* A maximum density of two dwelling units per acre.
 - (2) *Floor area ratio.* A maximum floor area ratio of 1.0 for all uses.
 - (3) *Structure height.* A maximum building height of 35 feet above the habitable first floor. However, the roof of an accessory boathouse shall not exceed 20 feet above mean sea level.

5.02.04¹ *Docks, piers and mooring devices.*

- A. Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than five (5) feet above mean high water or five (5) feet if seagrasses are present per FDEP, are permitted as accessory structures.
- B. Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 5.02.04.E.2. If FDEP approves a structure longer than three hundred (300) feet because of the presence of seagrasses, the Planning Director can approve an administrative variance.
- C. When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.
- D. FDEP requires twenty-five (25) foot side setbacks in riparian zones. Section 18-21.004(3)(d), Florida Administrative Code, provides exceptions to the setbacks which are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board of Trustees of the Internal Improvement Trust Fund; structures and activities built or occurring prior to any requirement for Board of Trustees of the Internal Improvement Trust Fund authorization; when a letter of concurrence is obtained from the affected adjacent upland riparian owner; or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.
- E. All canal front construction must meet the following dimensions and setbacks.
 1. Side and corner setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width whichever is less. Side setbacks are measured from side lot lines that separate two lots. Corner setbacks are measured from the corners created by the intersection of two canals. The intent of corner and side setbacks is to enable access to the docks, piers, and boathouses for each lot and to accommodate turning movements at the intersection of canals.
 2. All construction including dolphin poles can extend into the water a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system and the terminal ends of any canals. The depth of such construction will be determined based upon the width of the canal as shown on the plat recorded as of 12-12-2013. The beginning point of such construction shall be the canal wall or the platted lot line whichever is further landward. The requirements for the Polynesian Isles Subdivision canal system and the terminal ends of any canals are as follows:

The terminal ends of the canals are considered special circumstances. In such cases the Planning and Zoning Department shall have discretion in determining the setbacks, configurations and distances into the canal for docks/piers and boatlifts. The goal will be to allow a property owner the ability to moor a boat.

The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Islands, Polynesian Islands First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebbtide Townhomes. A dock or pier may not extend more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, or roof overhangs can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line.
 3. Decking shall be no more than five (5) feet above mean high water.
 4. Seawalls must be located on or behind the surveyed property line bordering the canal.
 5. No waterfront construction, except for seawalls may begin until construction of the main building has commenced.
 6. Building permits must be posted in accordance with the building code.
 7. Boat shelters or storage structures shall be unwallled and shall not have roofs exceeding twenty-five (25) feet above mean high water.

Client/Owner:

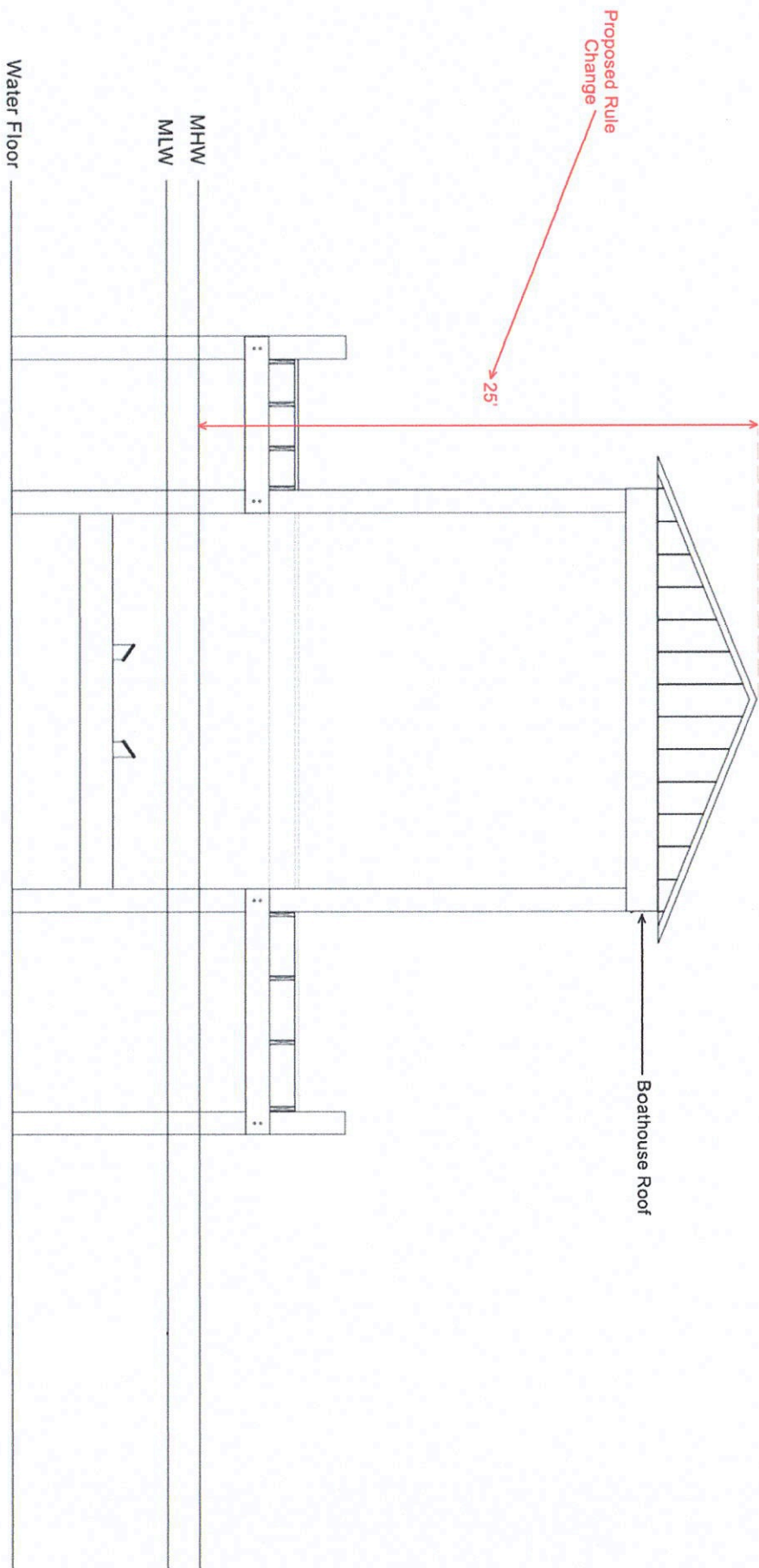
Example Project

~ CROSS SECTION VIEW ~

Scale: Dimensioned

Contractor/Agent:

Loftis Marine Division, Inc.
Date: 10/7/22
Initials:



Loftis Marine

Sec. 12-3-60. Boathouses, piers and docks, all residential zones.

In a residential zone, bordering upon either Bayou Chico, Bayou Texar, Pensacola Bay or Escambia Bay within the city limits, piers, docks and boathouses may be built provided that all permits have been obtained from the state department of environmental protection and the Army Corps of Engineers prior to city building permit application. No piers, docks or boathouses shall be built along the shores in or upon the waters of Bayou Texar or Bayou Chico, Pensacola Bay and Escambia Bay except those that shall conform to the following regulations:

- (1) No pier, dock and/or boathouse shall be constructed or altered hereafter without first obtaining a permit from the building inspector and upon the submission of plans and a plat describing the proposed construction.
- (2) No boathouse, pier, dock or approach to the said boathouse shall be closer to the side lot lines of the designated lots (lot line measured at right angle from shoreline) in any subdivision bordering Bayou Texar, Bayou Chico, Pensacola Bay or Escambia Bay than a minimum footage of ten feet, nor shall any boathouse extend to a height of more than 15 25 feet from the above mean low tide high water.
- (3) The square foot area of any boathouse shall not exceed 40 percent of the total area of the principal dwelling unit and that an uncovered platform at the end of a pier or dock shall not exceed 250 square feet.
- (4) No boathouse shall be used for living quarters, and the use of boathouses shall be confined to the housing of boating and related equipment.

(Code 1986, § 12-2-37; Ord. No. 22-02, § 1, 9-26-2002; Ord. No. 19-16, § 1, 7-14-2016)