



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00601

Planning Board

10/13/2020

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**TO:** Planning Board Members

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

**DATE:** 10/6/2020

**SUBJECT:**

Request for Combined Preliminary/Final Plat Approval - Lanier Place Subdivision

**BACKGROUND:**

Spetto Properties is requesting a combined preliminary and final plat for Lanier Place subdivision at 7011 Lanier Drive. One (1) parcel, zoned R-1AA, will be subdivided into four (4) lots to accommodate single-family residences.

- Per Sec. 12-2-76: Subdivision of 4 lots constitutes a minor subdivision
- Property area: 0.48 acres
- Typical lot size: 0.12 acres
- Setback requirements (lot 1): 30" front, 15' side, 30' rear
- Setback requirements (lots 2-4): 30" front, 6' side, 30' rear
- There are no wetland areas, protected trees or heritage trees on the property

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