



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.