



City of Pensacola

Planning Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

December 12, 2023, 2:00 PM

Hagler-Mason, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 23-1076 PLANNING BOARD MEETING MINUTES FOR NOVEMBER 14, 2023

Attachments: Planning Board Minutes November 14 2023 (002)

REQUESTS

2. 23-1056 70 GATHERING GREEN WEST – GATEWAY REDEVELOPMENT DISTRICT, GRD-1 – SITE PLAN AND AESTHETIC REVIEW APPLICATION

*Attachments: 70 Gathering Green West_Images
70 Gathering Green West_Application and Materials_11.29.2023
Review Comments_70 Gathering Green West
Sec._12_3_12(2)._Redevelopment_land_use_district.*

3. 23-1057 REQUEST FOR FINAL PLAT APPROVAL – TERRACES AT TARRAGONA

*Attachments: Terraces at Tarragona Street_Images
September 2022_UPDATED_Terraces at Tarragona Preliminary
Plat 8-5-22
Terraces at Tarragona Plat_Application and Materials
Review Comments_Terraces at Tarragona
Sec._12_3_15.____Site_specific_zoning_district
Sec._12_3_105.____Conventional_subdivision
Sec._12_7_3.____Procedure_for_subdivision_approval*

OPEN FORUM

DISCUSSION ITEMS

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 850-435-1666) 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.



MINUTES OF THE PLANNING BOARD

November 14, 2023

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

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Powell

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Help Desk Technician Russo, Executive Assistant Chwastyk, Deputy City Administrator Forte, IT Communications Supervisor Shoultz

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

OTHERS PRESENT: Clint Herring, Gabriel Herring, Dhivy Sathianathan, Sandra Wilhite

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from October 10, 2023
- **New Business:**
- Aesthetic Review Application – 700 Bayfront Parkway – Gateway Redevelopment District
- Aesthetic Final Review Application – 801 E. Gregory Street – Gateway Redevelopment District
- Discussion
- Discussion on Demolition of the Wayside Park Bait Shop
- Open Forum
- 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 Van Hoose made a motion to approve the October 10, 2023, minutes, seconded by Board Member Sampson, and it carried 5:0.

New Business –

Aesthetic Review Application – 700 Bayfront Parkway – Gateway Redevelopment District

Assistant Planning & Zoning Manager Harding introduced the item. Circle K Stores is seeking aesthetic review approval for renovations to a gas station store and pump canopy. For the store, renovations include removal of the existing faux lighthouse and removal and refacing of the existing lap board siding. The existing storefront awning will be modified and relocated, and the store's equipment and signage will be updated. For the canopy, a new roof system and façade will be installed. Lastly, the parking lot striping will be restored, and repairs will be made to the existing concrete lot. This request has been routed through the various City departments and utility providers. A material board was passed around for the members to view what was going to be used for the project. Mr. Sathianathan of MDM Services Inc., was the representative for the item, he gave a brief overview of the updates they plan on making to the building. Chairperson Ritz and Board Member Grundhoefer appreciated the cleaner, newer, fresher look, but Board Member Grundhoefer felt the red stripe/band on the canopy was inappropriate and too bold since the code speaks against contrasting colors, he objected to it. Board Member Grundhoefer wanted to confirm that two signs were under the 50 square foot requirement. Assistant Planning & Zoning Manager, Harding stated there are technically two tenants in the building, Circle K and Down Home Kitchen, each tenant is allowed one sign per street front elevation. Early on, there was a request for the tenants to reduce the signage for them to meet code, and they did so. The board began to discuss the bright red strip on the canopy being too bold. Board Member Van Hoose mentioned section 12-3-12 d(1)i, which states there should only be one sign per street front, there should only be three signs in total, why are they not in violation. The existing building has three signs, the new proposal shows two wall signs on the front. A discussion began about the signs being in violation versus them being non-conforming, the existing signs are non-conforming and are grandfathered in. As far as the signs on the canopy go there will only be one sign on the canopy since a nonconformity cannot be expanded, the west side, though the renderings they provided were not completely accurate. Board Member Van Hoose wanted it verified that the applicant was allowed to have monuments sign and building signs, Assistant Planning & Zoning Manager Harding, stated yes in this case. Historically, signage has been grandfathered unless there is an increasing non-conformity. The board began to discuss whether or not the colors are highly contrasting or not, it's up to the board to decide if that's the case. Sandra Wilhite, a Circle K representative stated that if this not approved, most likely they will not change the current canopy, they'll just replace it. Assistant Planning & Zoning Manager Harding read from the code, "The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials, and colors. Bright colors and intensely contrasting color schemes are discouraged within the district." The wording "discouraged" leaves it open to the discretion and interpretation of the board. Assistant Planning & Zoning Manager Harding corrected earlier statements that this property actually has four street frontages not three, the number of signs and the sign sizes are compliant.

Board Members had further discussion regarding the contrasting colors, and Board Member Villegas suggested matching it to the color of the building so that it is not contrasting. The board agreed to an abbreviated review if necessary. This will not go before City Council since it's an esthetic review unless they choose to appeal the decision of the board. **Board Member Villegas made the motion to approve, including approval of signage as presented, but for the applicant to be required to readdress the pump canopy by removing the red and yellow coloring from the canopy fascia, but allowing for the Circle K signage on the west side as proposed. Board Member Villegas suggested painting the canopy the same color as the building – Egret White. Staff asked if the motion included approval for the remainder of the application items and Board Member Villegas answered, yes. Staff also clarified that the applicants could choose to leave the canopy as is by right. Staff asked Board Member Villegas if readdressing the canopy's aesthetics would require an abbreviated review, and the answer was, yes. The motion was seconded by Board Member Sampson, and it carried 4-0.**

Aesthetic Final Review Application – 801 E. Gregory Street – Gateway Redevelopment District

Assistant Planning & Zoning Manager, Harding introduced the item for aesthetic final review of 801 E. Gregory Street. Kerioth Corporation, Inc. is seeking final site plan and aesthetic review for new construction of a Homewood Suites by Hilton. This project received conceptual approval at the September Planning Board meeting, and City Council approved a license-to-use the N. 13th Avenue and E. DeLeon Street right of ways for parking and related improvements. The proposed development will be a 6-story 132-key extended stay hotel. Since the property is in the Gateway Redevelopment District, development is subject to Sec. 12-3-12(1) concerning development guidelines. The applicant has made changes to the façade materials and colors to meet the board's past comments. The applicant is also asking to demolish the existing structure on the northeast corner of the site. This did go through the ARB historic structure demolition review and it was approved. Board Member VanHoose inquired about the trees, there was a report provided by an independent arborist and they did address the small cluster of trees on the southwest corner. Once they start the permitting process, the city arborist will perform his review and it will be up to the city arborist to deny or approve with tree mitigation costs. If the project is approved, any changes made within the property boundaries can go back before the chair of the board for an abbreviated review, he can determine if it needs to go back before the board. Clint Herring of Kerioth Corporation, Inc. addressed the board and stated they have addressed the issues from the September board meeting, a material board was provided and passed around for the board members to view. They are using ACM panel, aluminum composite material which is a lasting material. Also, they will be using a masonry module, a stone material. As far as the colors are concerned, they provided a less contrasting color, option one on the material board that he felt might be more preferable to the board. The board members agreed that option one, the lighter color addressed the issue they had of using a less contrasting color based on the code. Clint Herring then addressed the board regarding the trees on the property and how thorough of a process they went through to come to the best scenario for the trees. They will wait to hear the opinion of the city arborist and figure out how to address it, if the tree will have to be saved. Board Member VanHoose inquired as to how many trees will be planted and will they have a green area, Clint Herring replied that they have complied with the 25%

required greenspace in the ordinance, they will have landscape along Gregory Street and will enhance everything along Bayfront. There will be seventeen Live Oaks and ten Shumard's. Board Member VanHoose suggested the lower level of bushes along Bayfront be taller, Clint Herring agreed to her suggestion. The city arborist will be reviewing the landscape plans for compliance with the code. There was a discussion about the planting around the poolside, Gabriel Herring gave additional information on the plants in that area. There will be sidewalks on all four sides of the site. Board Member VanHoose stated based on the code that the building should be built perpendicular to Bayfront, Assistant Planning & Zoning Manager Harding replied that these are guidelines, not requirements, and this property is uniquely situated. The board continued their discussion about the importance of the gateway along Gregory and Bayfront and the decisions they make about current and future projects in that area. The board would also like to hear the results of the city arborists findings pertaining to the tree. **Board Member Villegas made a motion to approve with the option 1 color scheme, seconded by Board Member VanHoose and it carried 4:0.**

Discussion – Demolition of the Wayside Park Bait Shop

Assistant Planning & Zoning Manager Harding introduced the discussion. The Mayor's Office wishes to inform the Planning Board of the upcoming demolition solicitation of the Wayside Park Bait Shop, which was constructed in 1960. Although developments within city parks are not subject to the city's review boards, the Mayor's Office respects that Wayside Park is located in the Gateway Redevelopment District, which normally requires Planning Board approval for development activity, including demolitions. The intent of the demolition is to make way for a grander park redevelopment plan and to accommodate for Escambia County's proposed reconstruction of the public fishing pier to the south beginning in 2024. Funding for this project was approved by City Council on September 14, 2023. Details of City Council's previous action is attached herein. Deputy City Administrator Forte informed the board that the short term plan is to demolish the building and clear the site. The fishing bridge will be reconstructed by Escambia County, following that, they've had internal conversations of what the site could look like. The Planning Board appreciates being informed of what the plans are from start to finish and general development planned in the Gateway Redevelopment District.

Open Forum – Planning & Zoning Manager Cannon gave a brief overview of how the Land Development Code Assessment is going with the third-party consulting firm that's being used.

Adjournment – With no further business, the Board adjourned at 3:51 p.m.

Respectfully Submitted,



Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-1056

Planning Board

12/12/2023

ACTION ITEM

SUBJECT:

70 Gathering Green West – Gateway Redevelopment District, GRD-1 – Site Plan and Aesthetic Review Application

SUMMARY:

Mark Whitney, Whitney Architecture, is requesting site plan and aesthetic approval for a new single-family residence in the Aragon subdivision. The building is a corner lot in the Small Cottages V design group and will have smooth Hardi siding and a shingle roof, PGT vinyl windows, and wood doors. Approval has been received from the Aragon Architectural Review Board which is included in the application packet.

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

RECOMMENDED CODE SECTIONS

[Sec. 12-3-12\(2\) Gateway review district, Aragon redevelopment area](#)

ATTACHMENTS:

1. 70 Gathering Green West_Images
2. 70 Gathering Green West_Application and Materials_11.29.2023
3. Review Comments_70 Gathering Green West
4. Sec._12_3_12(2)._Redevelopment_land_use_district.

Aesthetic Review – 70 Gathering Green West





**Planning Board Application
Request for Aesthetic Review**

Application Date: **11/9/23**

Project Address: 70 Gathering Green West, Pensacola, FL 32502

Applicant: Mark Whitney

Applicant's Address: 60 Gathering Green West

Email: mark@whitney-architecture.co **Phone:** 850-485-1189

Property Owner: Phil and Tina Johnson

**Redevelopment
District:**



Waterfront



Gateway



**South Palafox
Business**



**North 9th
Avenue**

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

This is a two-story single family residence in the Italianate style in the Aragon Neighborhood. The house is primarily clad in fiber cement lap siding painted beige with white trim and white decorative elements. The design features a wrap around balcony with ornate black metal railing, a 24" tall entablature at the top of the exterior walls with decorative brackets spaced 6' on center and wood dentils in between. The home sits on a 1'-8" tall brick base.

The north facade, being the most visually prominent side, features variations in the wall plane and plate height to provide varied massing. The roof plate of the ground floor Master Bedroom is elevated to 16' above grade/sidewalk and separated from the rest of the structure with a series of false shutters - suggesting the presence of a semi-enclosed breezeway to an outbuilding although it is part of the principal dwelling.

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.

Applicant Signature

Date



Mark Whitney <mark@whitney-architecture.com>

RE: Construction Document Review Johnson Residence Lot V-1

1 message

Michael Crawford <michael@caldwell-assoc.com>

Mon, Nov 13, 2023 at 9:33 AM

To: Mark Whitney <mark@whitney-architecture.com>

Cc: "Johnson, Philip" <philip.johnson@stifel.com>, Tina Johnson <tinaglfbz@bellsouth.net>, Michelle MacNeil <michellemacneil22@gmail.com>, "kelly.wieczorek@gmcnetwork.com" <kelly.wieczorek@gmcnetwork.com>, Nora Bailey <norabailey52@gmail.com>, Susan Moody <susan@professionalassociationmanagers.com>

Thank you Mark. Your Construction Document Review is APPROVED. Please make sure your contractor submits the Notice to Proceed application when they are ready to begin construction. Good luck on your new project.

Michael Crawford

AIA, LEED AP, CPTED

(850) 439.3237

michael@caldwell-assoc.com

caldwell-assoc.com

From: Mark Whitney <mark@whitney-architecture.com>**Sent:** Thursday, November 9, 2023 11:41 AM**To:** Michael Crawford <michael@caldwell-assoc.com>**Cc:** Johnson, Philip <philip.johnson@stifel.com>; Tina Johnson <tinaglfbz@bellsouth.net>; Michelle MacNeil <michellemacneil22@gmail.com>; kelly.wieczorek@gmcnetwork.com; Nora Bailey <norabailey52@gmail.com>; Susan Moody <susan@professionalassociationmanagers.com>**Subject:** Re: Construction Document Review Johnson Residence Lot V-1

Michael,

See my response to your comments in **red** below and supporting materials attached.

Mark Whitney**WHITNEY ARCHITECTURE**

60 Gathering Green West

Pensacola, FL 32502

850 485-1189

mark@whitney-architecture.com

whitney-architecture.com

On Thu, Nov 2, 2023 at 12:09 PM Michael Crawford <michael@caldwell-assoc.com> wrote:

Mark – your Construction Document Review is APPROVED with the following comments:

1. FYI Lot is B-1, but I understand the regulating plan labels it "V-1." V refers to the Building Type. Thanks for the clarification. **This has been corrected on the Title Block and Neighborhood Map.**
2. Please submit an elevation for the car gate. Note the trash can storage location should not be visible from the street. **A car gate elevation has been added. See 7/A403 attached. A screen fence to obscure the view of the trash can has been added. See 8/A403 and Site Plan attached.**
3. Please submit actual color paint chips, roofing, brick samples, house numbers, and lights for review. Color scanned images will suffice. **Sheet A002 has been added to show product selections and colors. See attached.**
4. Please include product information of permeable paver including percentage of permeability. **Since our previous submission the homeowner provided alternate instructions regarding the pavers. The courtyard now feature 24x24 porcelain pavers with dwarf mondo grass in between. Additionally the parking pad has been changed to a ribbon driveway. These changes are reflected in the updated lot area calculations. See attached site plan and supporting photos of the paver and example of mondo grass between the pavers.**
5. Please clarify that there is no sod, only planted areas with pine mulch. **There is no sod other than the dwarf mondo grass between the porcelain pavers.**

The development looks very nice and we are looking forward to this addition the neighborhood. Please submit the requested items in the next 14 days. Thank you!

Michael Crawford

AIA, LEED AP, CPTED
(850) 439.3237
michael@caldwell-assoc.com

caldwell-assoc.com

From: Mark Whitney <mark@whitney-architecture.com>
Sent: Thursday, September 28, 2023 9:49 AM
To: Michael Crawford <michael@caldwell-assoc.com>; Johnson, Philip <philip.johnson@stifel.com>; Tina Johnson <tinaglbrz@bellsouth.net>
Subject: Fwd: Construction Document Review Johnson Residence Lot V-1

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael - Just following up to make sure you received the email below.

Thanks

Mark Whitney
WHITNEY ARCHITECTURE
60 Gathering Green West
Pensacola, FL 32502
850 485-1189
mark@whitney-architecture.com
whitney-architecture.com

----- Forwarded message -----

From: Mark Whitney <mark@whitney-architecture.com>
Date: Fri, Sep 22, 2023 at 10:40 AM
Subject: Construction Document Review Johnson Residence Lot V-1
To: Michael Crawford <michael@caldwell-assoc.com>
Cc: Johnson, Philip <philip.johnson@stifel.com>, Tina Johnson <tinaglbrz@bellsouth.net>

Michael,

See attached Construction Document Review submission for the Johnson Residence Lot V-1. Please respond to confirm receipt of this email.

Let me know if you need anything else.

Thank you,

Mark Whitney
WHITNEY ARCHITECTURE
60 Gathering Green West
Pensacola, FL 32502
850 485-1189
mark@whitney-architecture.com
whitney-architecture.com



JOHNSON RESIDENCE RENDERING - LOOKING SOUTHWEST FROM CENTROS STREET



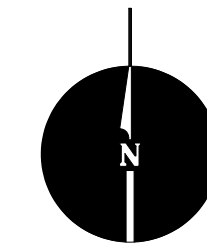
LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING EAST



AERIAL



LOOKING WEST

NOT FOR
CONSTRUCTION



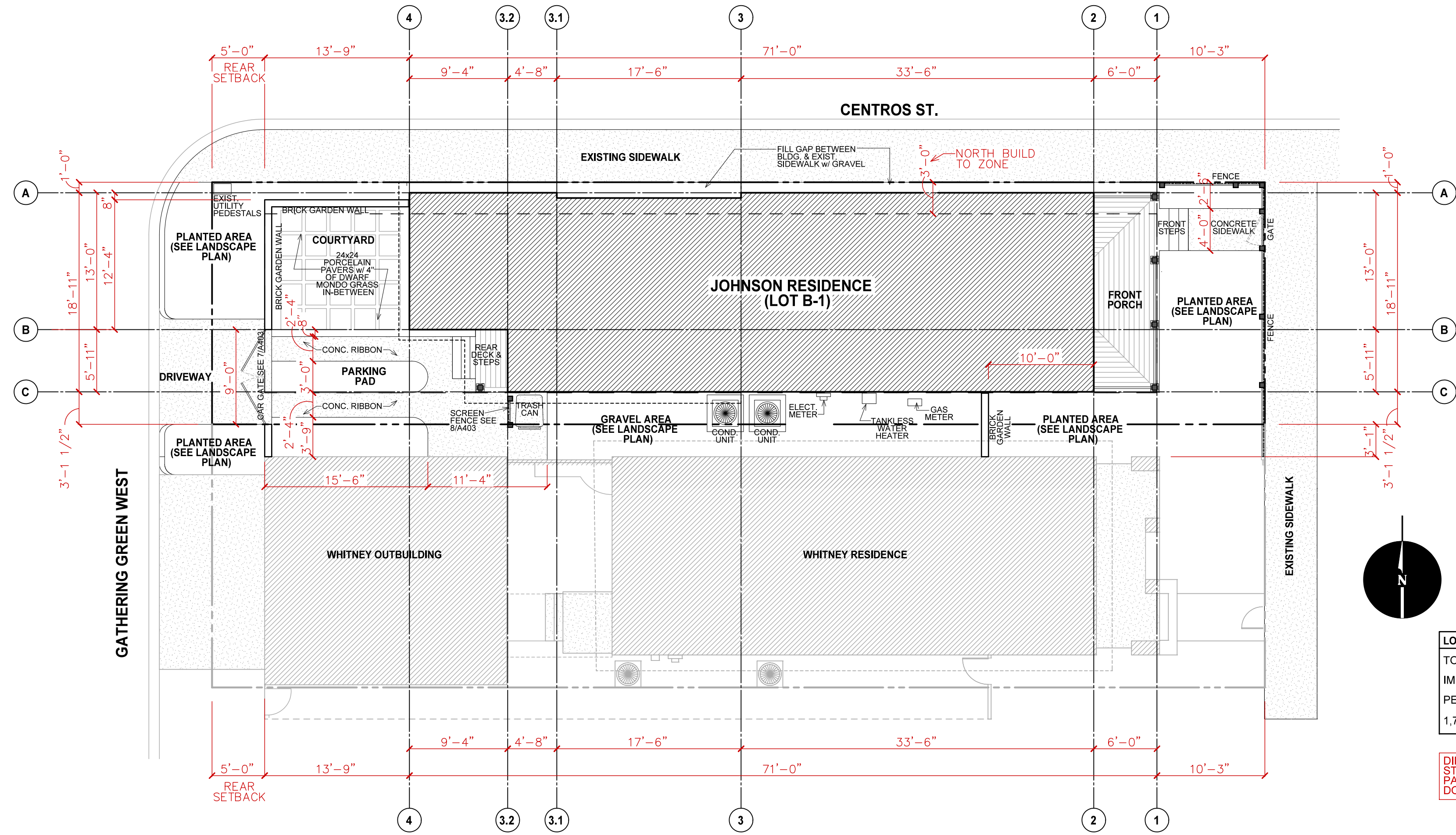
Seal:

--

Revisions:

--

Project No.: 0423
Date: 11/28/23
Sheet No.:



SITE PLAN

SCALE: 1/8" = 1'-0"

LOT AREA CALCULATION

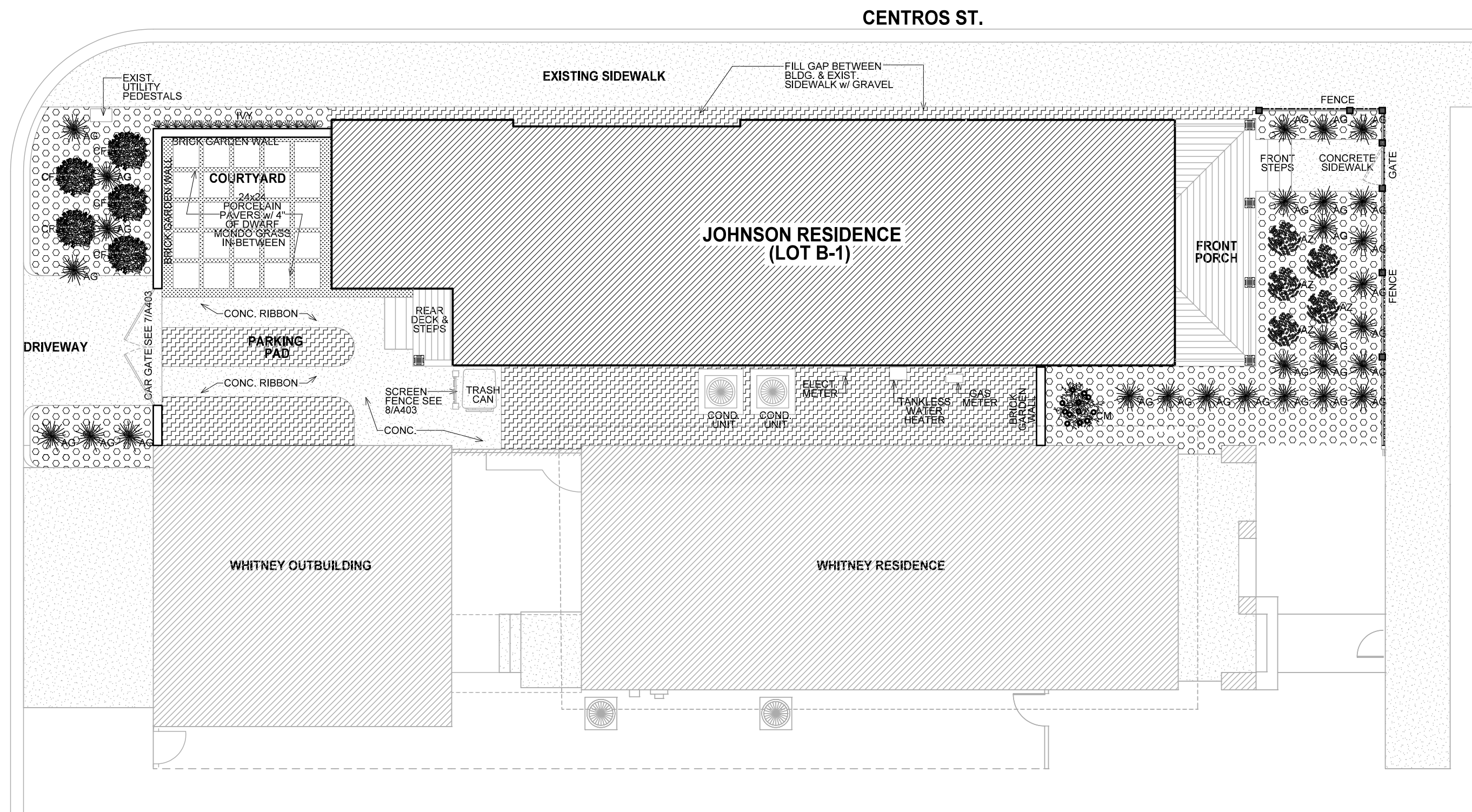
TOTAL LOT AREA: 2,300 SF (23'x100')

IMPERVIOUS AREA: 1,725 SF

PERVIOUS AREA: 575 SF

1,725 SF / 2,300 SF = 75% IMPERVIOUS AREA

DIMENSIONS ARE TO OUTSIDE FACE OF STUD/FOUNDATION WALL, FACE OF INTERIOR PARTITION DRYWALL, CENTER OF DOOR/WINDOW, CENTER OF COLUMN



LANDSCAPE LEGEND	
	5 GALLON AZALEAS
	CRIMSON FIRE LOROPETALUM
	AZTEC GRASS (VARIEGATED)
	CAMELIA
	IVY ON BRICK GARDEN WALL
	GRAVEL
	PINE STRAW MULCH BED
AT ALL PLANTED & GRAVEL AREAS PROVIDE DEWIT PRO 5 WEED BARRIER	
AT ALL PLANTED AREAS PROVIDE FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR 100% COVERAGE IN AREAS LABELED "LANDSCAPE AREA" (SEE SITE PLAN). MUST INSTALL A RAIN SHUT OFF SWITCH. THE SYSTEM SHALL BE DESIGNED SO THAT NO SPRAY EXTENDS EXCESSIVELY ONTO SIDEWALKS, STREETS OR NEIGHBORING PROPERTIES. ALL SYSTEMS MUST INCLUDE A BACKFLOW PREVENTERS) AT POINT OF CONNECTION AND FOLLOW ALL OTHER STATE AND LOCAL GUIDELINES.	

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

JOHNSON RESIDENCE @ ARAGON (LOT B-1)

70 GATHERING GREEN WEST, PENSACOLA, FL 32502

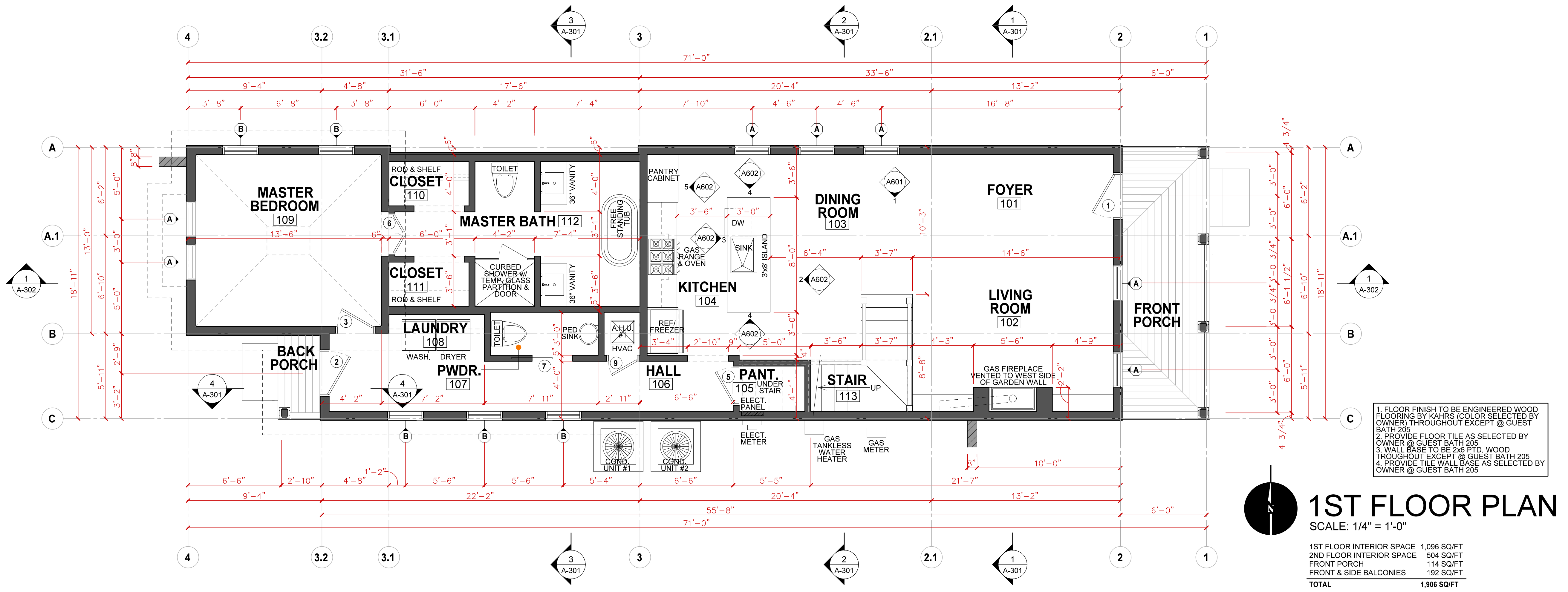
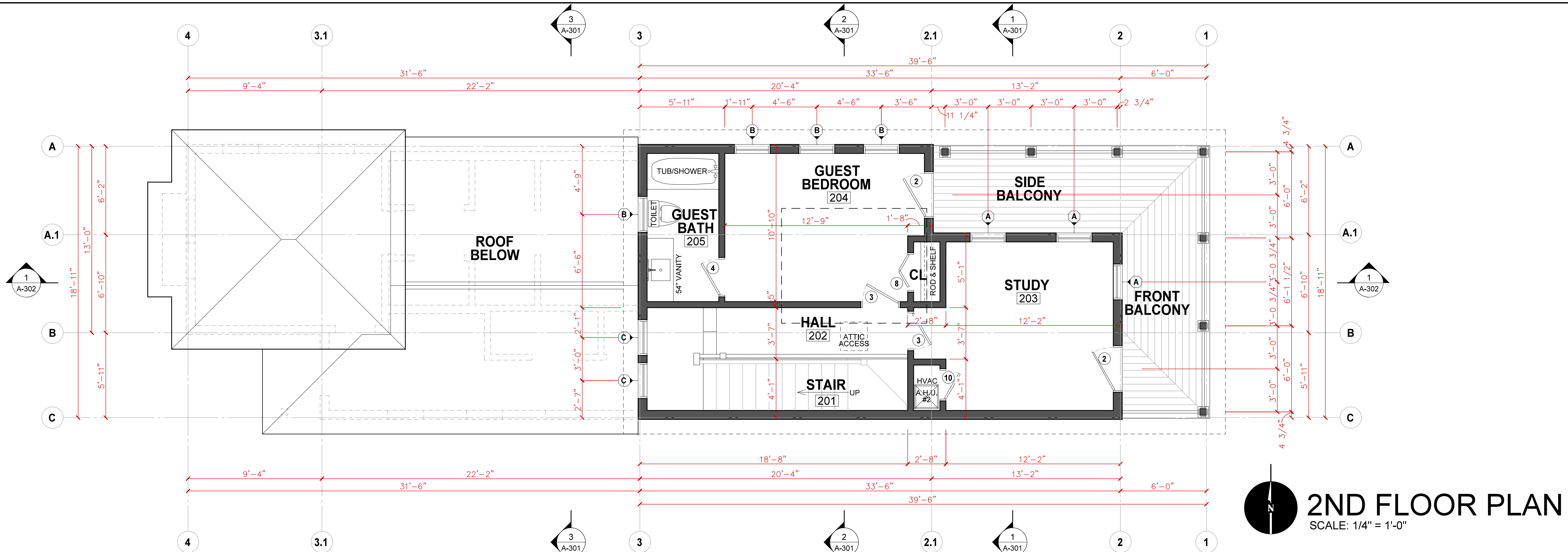
Seal

Revisions

Project No. 0423
Date: 11/28/23
Sheet No.

A-101

SITE PLAN
ROOF PLAN



1. FLOOR FINISH TO BE ENGINEERED WOOD FLOORING BY KAHS (COLOR SELECTED BY OWNER) THROUGHOUT EXCEPT @ GUEST BATH 205
2. PROVIDE FLOOR TILE AS SELECTED BY OWNER @ GUEST BATH 205
3. WALL BASE TO BE 2x8 PTD. WOOD THROUGHOUT EXCEPT @ GUEST BATH 205
4. PROVIDE TILE WALL BASE AS SELECTED BY OWNER @ GUEST BATH 205

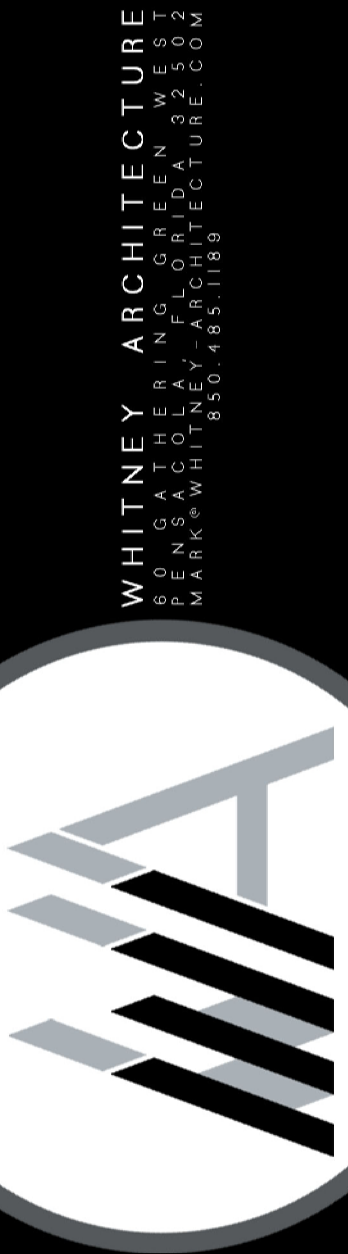
1ST FLOOR INTERIOR SPACE	1,096 SQ/FT
2ND FLOOR INTERIOR SPACE	504 SQ/FT
FRONT PORCH	114 SQ/FT
FRONT & SIDE BALCONIES	192 SQ/FT
TOTAL	1,906 SQ/FT

DIMENSIONS ARE TO OUTSIDE FACE OF STUD/FOUNDATION WALL, FACE OF INTERIOR PARTITION DRYWALL, CENTER OF DOOR/WINDOW, CENTER OF COLUMN

**NOT FOR
CONSTRUCTION**

JOHNSON RESIDENCE @ ARAGON (LOT B-1)

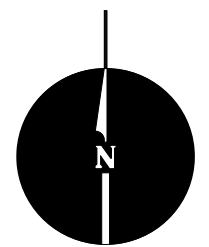
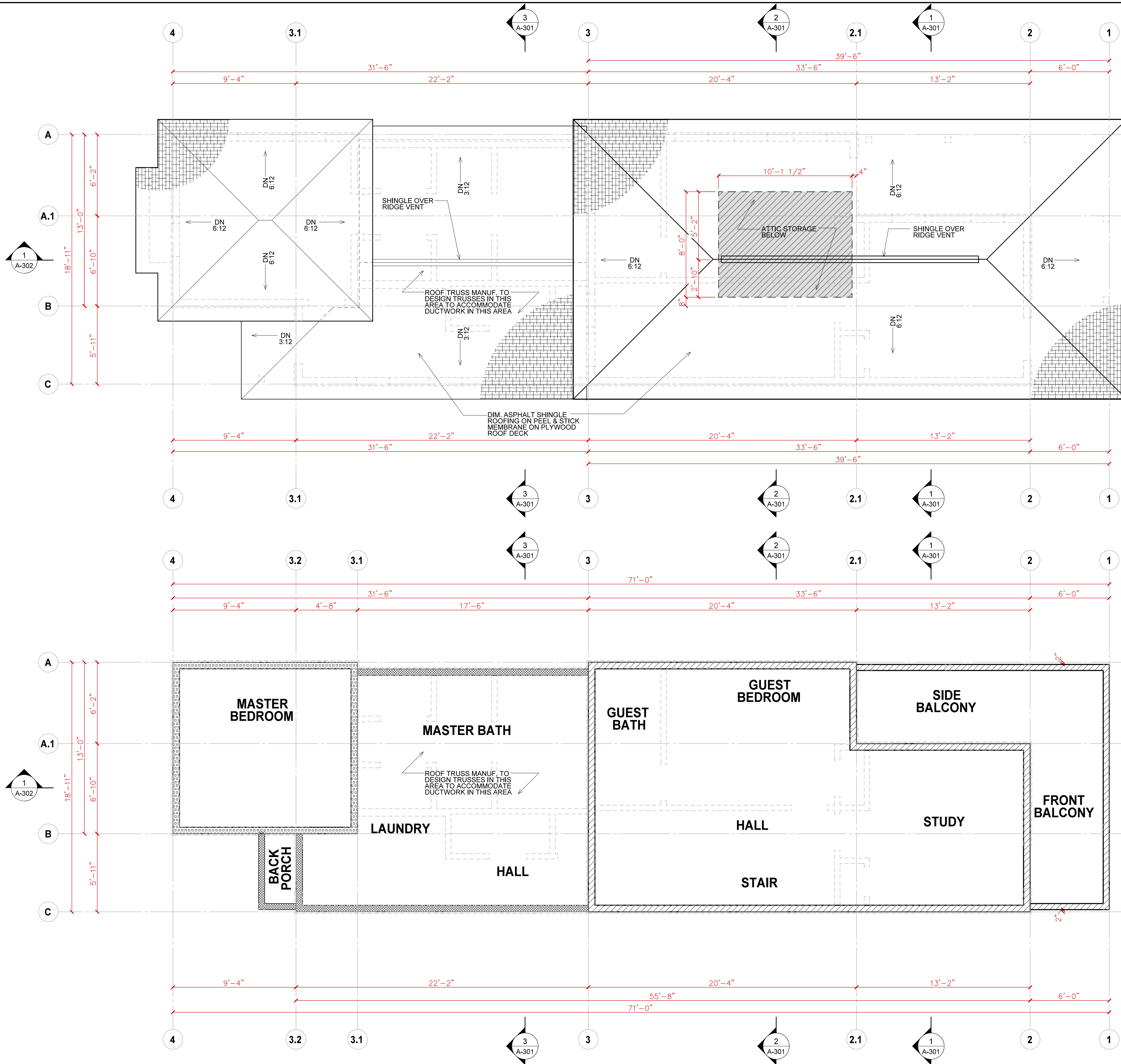
70 GATHERING GREEN WEST, PENSACOLA, FL 32502



Seal

Revisions

Project No.: 0423
Date: 11/28/23
Sheet No.: **A-102**
FIRST & SECOND FLOOR PLANS



ROOF PLAN
SCALE: 1/4" = 1'-0"

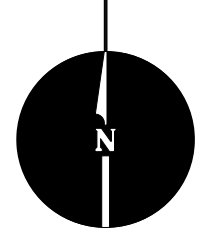


PLATE HEIGHT PLAN
SCALE: 1/4" = 1'-0"

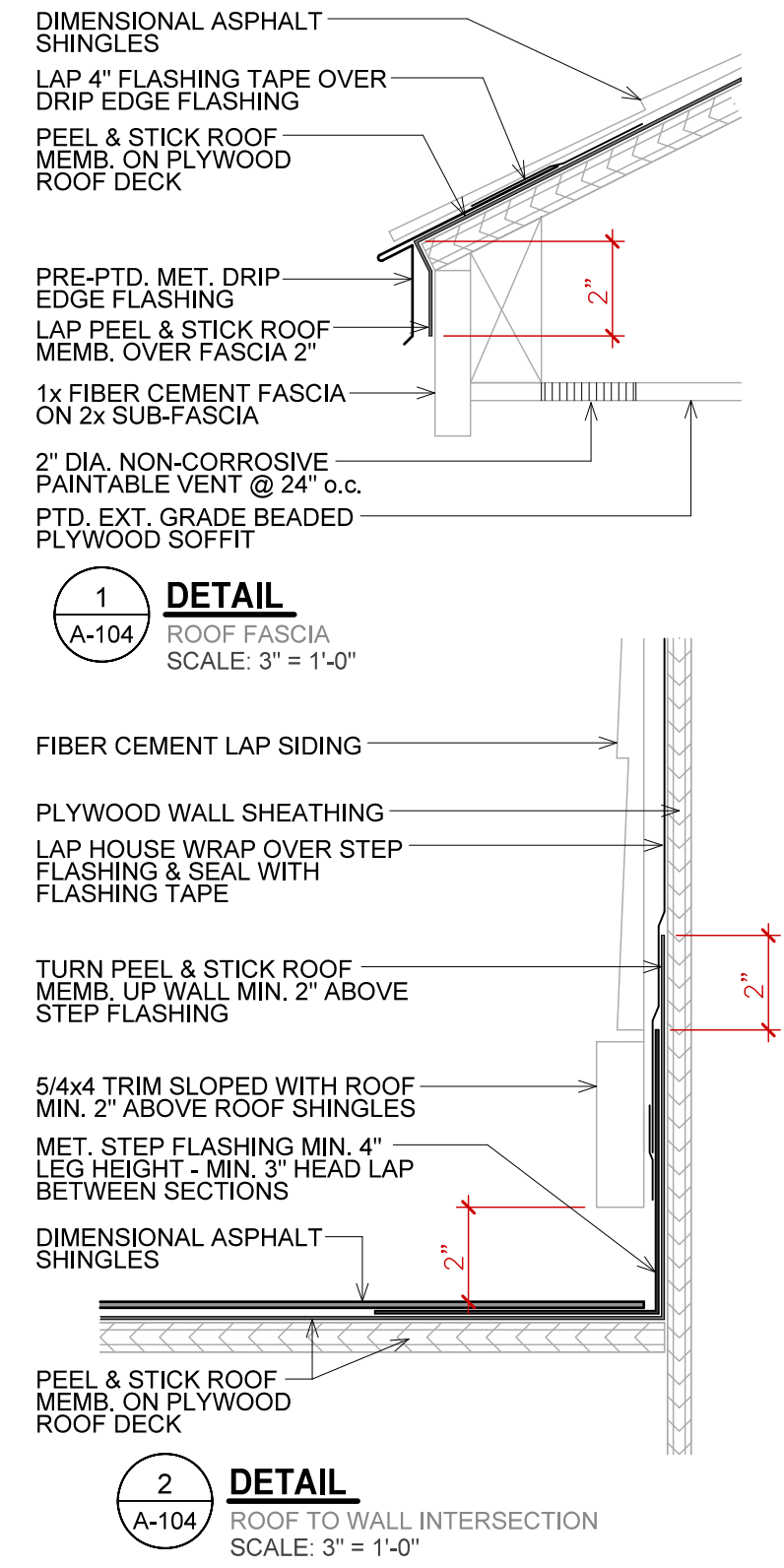


PLATE HEIGHT LEGEND	
	TOP PLATE HT. @ 22'-0 3/4" ABOVE CONCRETE FLOOR SLAB
	TOP PLATE HT. @ 14'-0" ABOVE CONCRETE FLOOR SLAB
	TOP PLATE HT. @ 9'-0" ABOVE CONCRETE FLOOR SLAB

NOT FOR
CONSTRUCTION

WHITNEY ARCHITECTURE
P.O. BOX 1000, GATHERING GREEN, WEST, PENSACOLA, FL 32502
PHONE: 904.465.1189
WWW.WHITNEYARCHITECTURE.COM

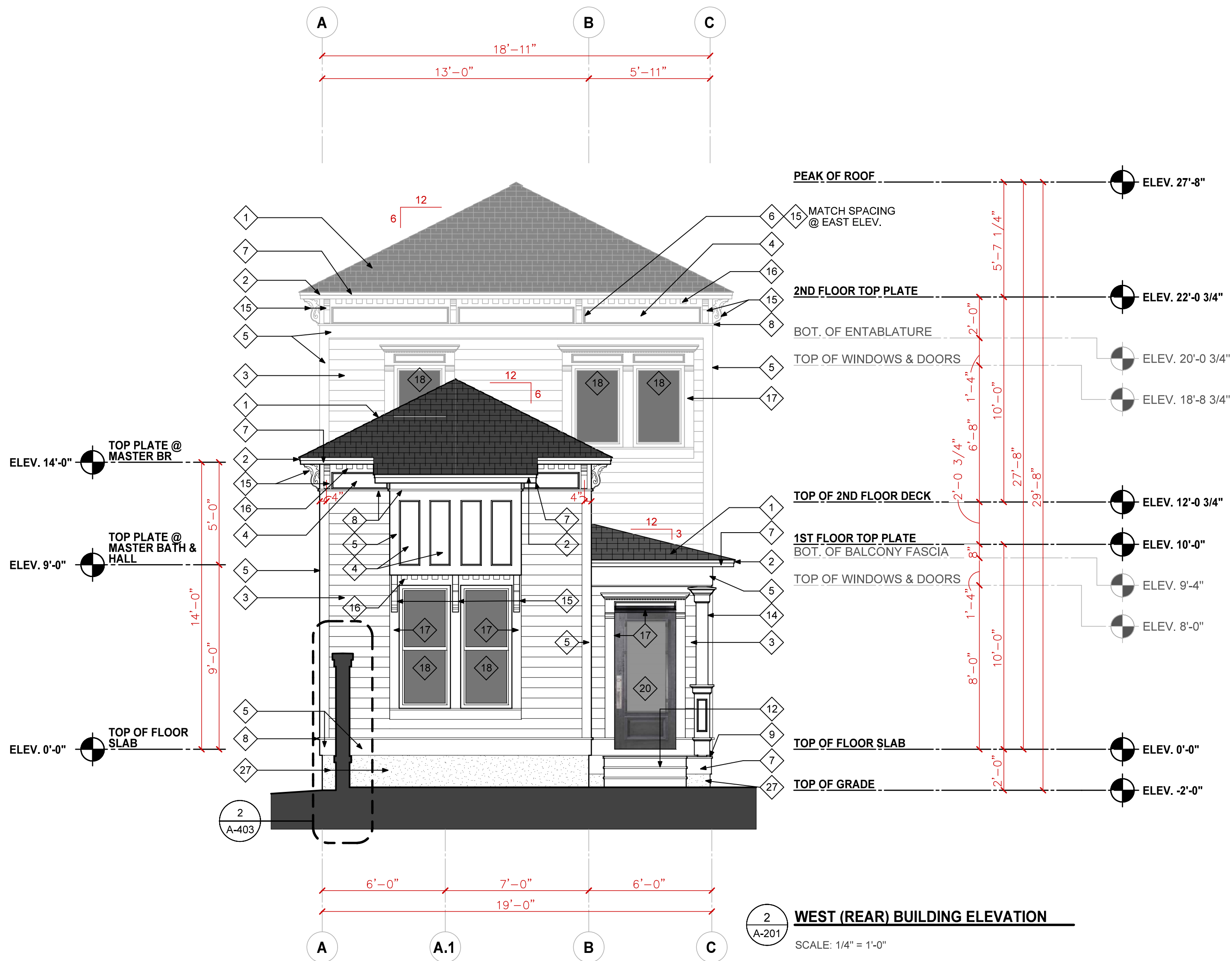
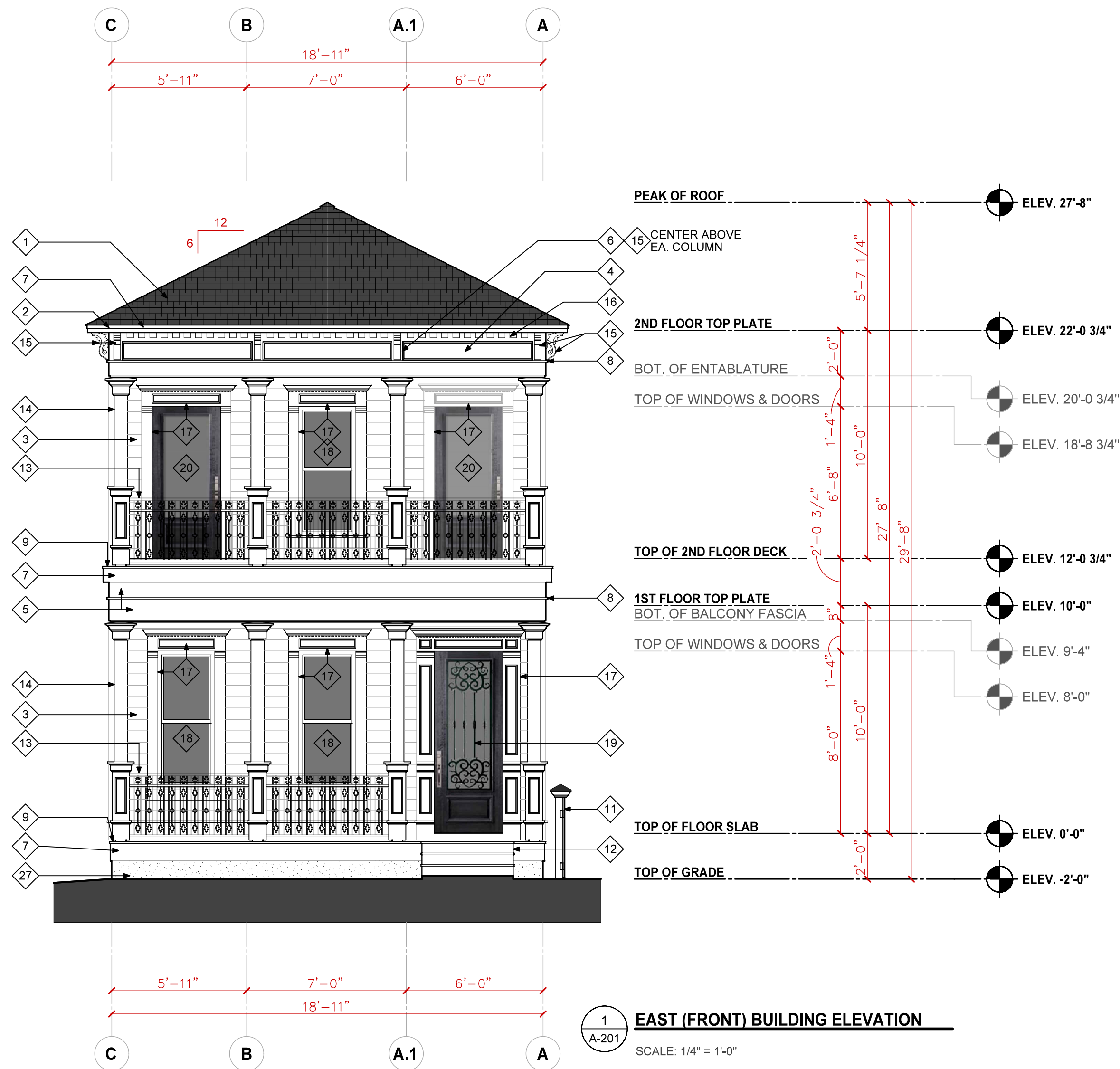
JOHNSON RESIDENCE
@ ARAGON (LOT B-1)
70 GATHERING GREEN WEST, PENSACOLA, FL 32502

Seal

Revisions

Project No. 0423
Date: 11/28/23
Sheet No.

A-104
ROOF PLAN
ROOF DETAILS

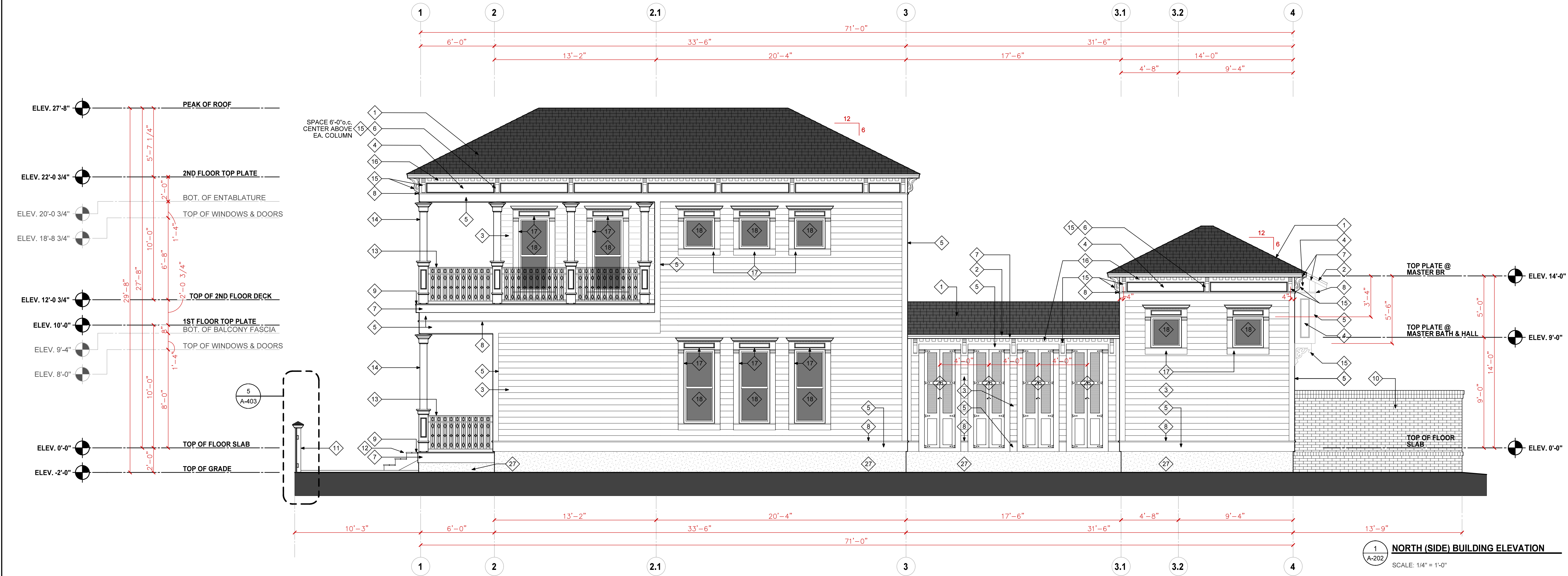


KEYNOTE LEGEND - EXTERIOR FINISHES

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	CHARCOAL	PEEL & STICK UNDERLAYMENT
2	METAL DRIP EDGE FLASHING		PRE-PTD. WHITE	
3	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING - HARDIE PLANK	SMOOTH TEXTURE/PRIMED - PAINT SW 6073 PERFECT GREIGE	6" EXPOSURE
4	FIBER CEMENT PANEL SIDING	JAMES HARDIE SIDING - HARDIE PANEL	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE @ NORTH MASTER BATH WALL	
5	FIBER CEMENT TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	CONCEAL SEAMS BEHIND BATTENS
6	FIBER CEMENT BATTENS	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X6	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	3/4" WOOD MOULDING ALL 4 SIDES
7	FIBER CEMENT FASCIA	JAMES HARDIE SIDING - HARDIE TRIM - 1X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	1" ACTUAL THICKNESS
8	WOOD SILL		PRIMED - PAINT SW 7005 PURE WHITE	3/4" ACTUAL THICKNESS
9	WOOD DECKING			METAL FLASHING ON TOP
10	BRICK	US BRICK - BESSEMER, AL	MOUNT RUSHMORE w/ IVORY MORTAR	
11	FENCE		PRIMED - PAINT SW 7006 EXTRA WHITE	GC TO BUILD 2'x2' MOCK UP PANEL FOR OWNER APPROVAL
12	STEPS	RISERS - JAMES HARDIE SIDING - HARDIE TRIM - 5/4X STRINGERS & TREADS - WOOD	TREADS - MATCH DECKING STRINGERS & RISERS - PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A403 SEE 1/A403

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
13	METAL GUARDRAIL		BLACK	ORNATE HAND-FORGED STEEL
14	TRIM WRAPPED STRUCTURAL COLUMN		PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
15	POLYURETHANE BRACKETS/CORBELS	EKENA MILLWORK - COR03X09X14MA FYFON - BKT16X23X3	PRIMED - PAINT SW 7005 PURE WHITE PRIMED - PAINT SW 7005 PURE WHITE	TYPICAL BRACKET - INSTALL ON 5/4x6 HARDIE BATTENS LOCATED @ MASTER BEDROOM WEST WINDOWS ONLY
16	WOOD DENTILS		PRIMED - PAINT SW 7005 PURE WHITE	3 1/2"x3 1/2"x6" - INSTALL 6" ON CENTER
17	WINDOW & DOOR TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X w/ WOOD MOULDINGS	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
18	WINDOWS	PGT - WINDGUARD VINYL OR EQUAL (NO GRID)	EXTERIOR: WHITE / INTERIOR: WHITE	SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
19	FRONT ENTRY DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE BARCELONA w/ GRILL	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	8' TALL ROCKWELL CARMEL O.R.B. HANDSET
20	EXTERIOR DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE (NO GRILL)	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	6'-8" TALL ROCKWELL CARMEL O.R.B. HANDSET
21	ELECTRICAL METER			
22	GAS METER			
23	GAS TANKLESS WATER HEATER			
24	OUTDOOR CONDENSING UNIT			SECURE TO CONCRETE PAD
25	GAS FIREPLACE VENT			
26	WOOD SHUTTERS w/ INACTIVE SHUTTER HARDWARE		SHUTTERS: PAINT SW 7674 PEPPERCORN HARDWARE: BLACK	SHUTTERS: FIXED TO WALL WITH NO WALL OPENING BEHIND HARDWARE: PROVIDE 8 STRAP HINGES & 1 SHUTTER HOOK PER SHUTTER PAIR
27	STUCCO ON CONCRETE MASONRY		SAND TEXTURE - PAINT SW 7005 PURE WHITE	

NOT FOR
CONSTRUCTION

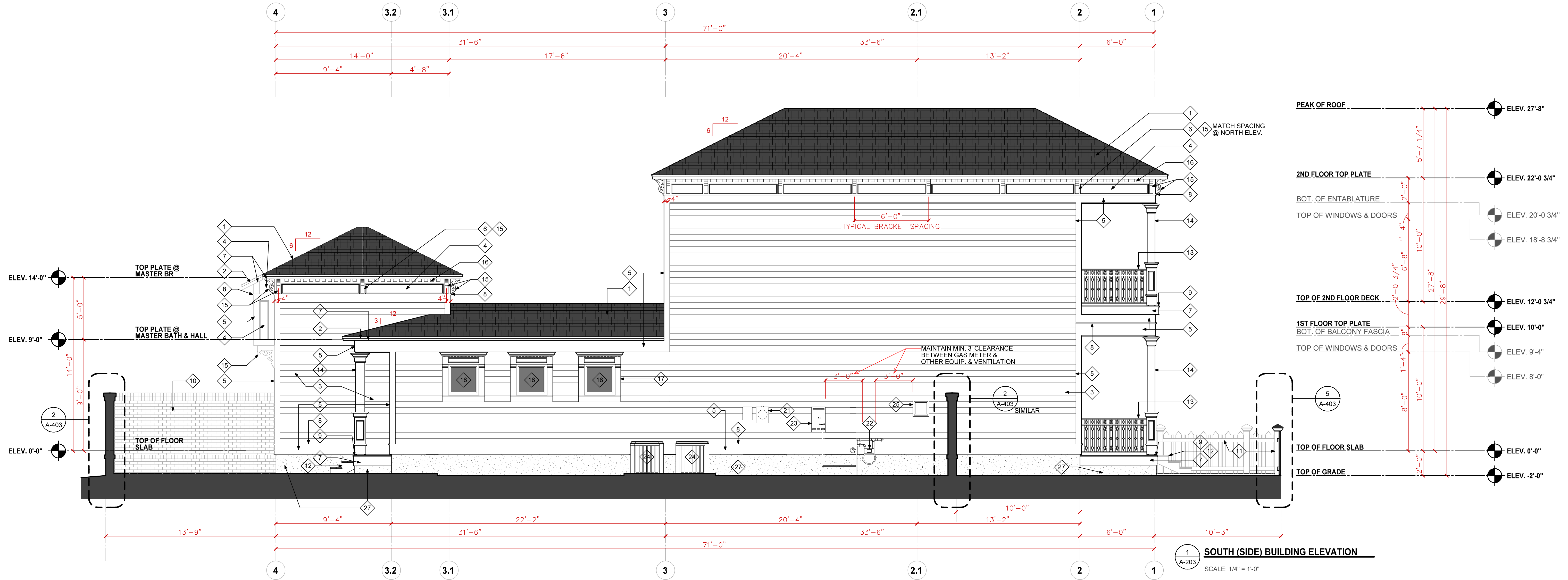


KEYNOTE LEGEND - EXTERIOR FINISHES

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	CHARCOAL	PEEL & STICK UNDERLAYMENT
2	METAL DRIP EDGE FLASHING		PRE-PTD. WHITE	
3	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING - HARDIE PLANK	SMOOTH TEXTURE/PRIMED - PAINT SW 6073 PERFECT GREIGE	6" EXPOSURE
4	FIBER CEMENT PANEL SIDING	JAMES HARDIE SIDING - HARDIE PANEL	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE @ NORTH MASTER BATH WALL	
5	FIBER CEMENT TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	CONCEAL SEAMS BEHIND BATTENS
6	FIBER CEMENT BATTENS	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X6	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	3/4" WOOD MOULDING ALL 4 SIDES
7	FIBER CEMENT FASCIA	JAMES HARDIE SIDING - HARDIE TRIM - 1X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	1" ACTUAL THICKNESS
8	WOOD SILL		PRIMED - PAINT SW 7005 PURE WHITE	3/4" ACTUAL THICKNESS
9	WOOD DECKING			METAL FLASHING ON TOP
10	BRICK	US BRICK - BESSEMER, AL	MOUNT RUSHMORE w/ IVORY MORTAR	
11	FENCE		PRIMED - PAINT SW 7006 EXTRA WHITE	GC TO BUILD 2'x2' MOCK UP PANEL
12	STEPS	RISERS - JAMES HARDIE SIDING - HARDIE TRIM - 5/4X STRINGERS & TREADS - WOOD	TREADS - MATCH DECKING STRINGERS & RISERS - PRIMED - PAINT SW 7005 PURE WHITE	FOR OWNER APPROVAL SEE SHEET A403

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
13	METAL GUARDRAIL		BLACK	ORNATE HAND-FORGED STEEL
14	TRIM WRAPPED STRUCTURAL COLUMN		PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
15	POLYURETHANE BRACKETS/CORBELS	EKENA MILLWORK - COR03X09X14MA FYFON - BKT16X23X3	PRIMED - PAINT SW 7005 PURE WHITE PRIMED - PAINT SW 7005 PURE WHITE PRIMED - PAINT SW 7005 PURE WHITE	TYPICAL BRACKET - INSTALL ON 5/4x6 HARDIE BATTENS LOCATED @ MASTER BEDROOM WEST WINDOWS ONLY 3 1/2"x3 1/2"x6" - INSTALL 6" ON CENTER
16	WOOD DENTILS		PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
17	WINDOW & DOOR TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X w/ WOOD MOULDINGS	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
18	WINDOWS	PGT - WINDGUARD VINYL OR EQUAL (NO GRID)	EXTERIOR: WHITE / INTERIOR: WHITE	8" TALL ROCKWELL CARMEL O.R.B. HANDSET
19	FRONT ENTRY DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE BARCELONA w/ GRILL	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	6'-8" TALL ROCKWELL CARMEL O.R.B. HANDSET
20	EXTERIOR DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE (NO GRILL)	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	
21	ELECTRICAL METER			
22	GAS METER			
23	GAS TANKLESS WATER HEATER			
24	OUTDOOR CONDENSING UNIT			SECURE TO CONCRETE PAD
25	GAS FIREPLACE VENT			
26	WOOD SHUTTERS w/ INACTIVE SHUTTER HARDWARE		SHUTTERS: PAINT SW 7674 PEPPERCORN HARDWARE: BLACK	SHUTTERS: FIXED TO WALL WITH NO WALL OPENING BEHIND HARDWARE: PROVIDE 8 STRAP HINGES & 1 SHUTTER HOOK PER SHUTTER PAIR
27	STUCCO ON CONCRETE MASONRY		SAND TEXTURE - PAINT SW 7005 PURE WHITE	

NOT FOR
CONSTRUCTION



KEYNOTE LEGEND - EXTERIOR FINISHES

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	CHARCOAL	PEEL & STICK UNDERLAYMENT
2	METAL DRIP EDGE FLASHING		PRE-PTD. WHITE	
3	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING - HARDIE PLANK	SMOOTH TEXTURE/PRIMED - PAINT SW 6073 PERFECT GREIGE	6" EXPOSURE
4	FIBER CEMENT PANEL SIDING	JAMES HARDIE SIDING - HARDIE PANEL	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE @ NORTH MASTER BATH WALL	
5	FIBER CEMENT TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	CONCEAL SEAMS BEHIND BATTENS
6	FIBER CEMENT BATTENS	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X6	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	3/4" WOOD MOULDING ALL 4 SIDES
7	FIBER CEMENT FASCIA	JAMES HARDIE SIDING - HARDIE TRIM - 1X	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	1" ACTUAL THICKNESS
8	WOOD SILL		PRIMED - PAINT SW 7005 PURE WHITE	3/4" ACTUAL THICKNESS
9	WOOD DECKING			METAL FLASHING ON TOP
10	BRICK	US BRICK - BESSEMER, AL	MOUNT RUSHMORE w/ IVORY MORTAR	
11	FENCE		PRIMED - PAINT SW 7006 EXTRA WHITE	GC TO BUILD 2'x2' MOCK UP PANEL FOR OWNER APPROVAL
12	STEPS	RISERS - JAMES HARDIE SIDING - HARDIE TRIM - 5/4X STRINGERS & TREADS - WOOD	TREADS - MATCH DECKING STRINGERS & RISERS - PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A403 SEE 1/A403

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
13	METAL GUARDRAIL		BLACK	ORNATE HAND-FORGED STEEL
14	TRIM WRAPPED STRUCTURAL COLUMN		PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
15	POLYURETHANE BRACKETS/CORBELS	EKENA MILLWORK - COR03X09X14MA FYRON - BKT16X23X3	PRIMED - PAINT SW 7005 PURE WHITE PRIMED - PAINT SW 7005 PURE WHITE PRIMED - PAINT SW 7005 PURE WHITE	TYPICAL BRACKET - INSTALL ON 5/4x6 HARDIE BATTENS LOCATED @ MASTER BEDROOM WEST WINDOWS ONLY
16	WOOD DENTILS		SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	3 1/2"x3 1/2"x6" - INSTALL 6" ON CENTER
17	WINDOW & DOOR TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X w/ WOOD MOULDINGS	SMOOTH TEXTURE/PRIMED - PAINT SW 7005 PURE WHITE	SEE SHEET A404
18	WINDOWS	PGT - WINDGUARD VINYL OR EQUAL (NO GRID)	EXTERIOR: WHITE / INTERIOR: WHITE	SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
19	FRONT ENTRY DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE BARCELONA w/ GRILL	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	8' TALL ROCKWELL CARMEL O.R.B. HANDSET
20	EXTERIOR DOOR	GLASSCRAFT DOOR COMPANY - WOODCRAFT 3/4 LITE (NO GRILL)	MAHOGANY w/ SLATE GRAY ANTIQUE FINISH	6'-8" TALL ROCKWELL CARMEL O.R.B. HANDSET
21	ELECTRICAL METER			
22	GAS METER			
23	GAS TANKLESS WATER HEATER			
24	OUTDOOR CONDENSING UNIT			SECURE TO CONCRETE PAD
25	GAS FIREPLACE VENT			
26	WOOD SHUTTERS w/ INACTIVE SHUTTER HARDWARE		SHUTTERS: PAINT SW 7674 PEPPERCORN HARDWARE: BLACK	SHUTTERS: FIXED TO WALL WITH NO WALL OPENING BEHIND HARDWARE: PROVIDE 8 STRAP HINGES & 1 SHUTTER HOOK PER SHUTTER PAIR
27	STUCCO ON CONCRETE MASONRY		SAND TEXTURE - PAINT SW 7005 PURE WHITE	

NOT FOR
CONSTRUCTION



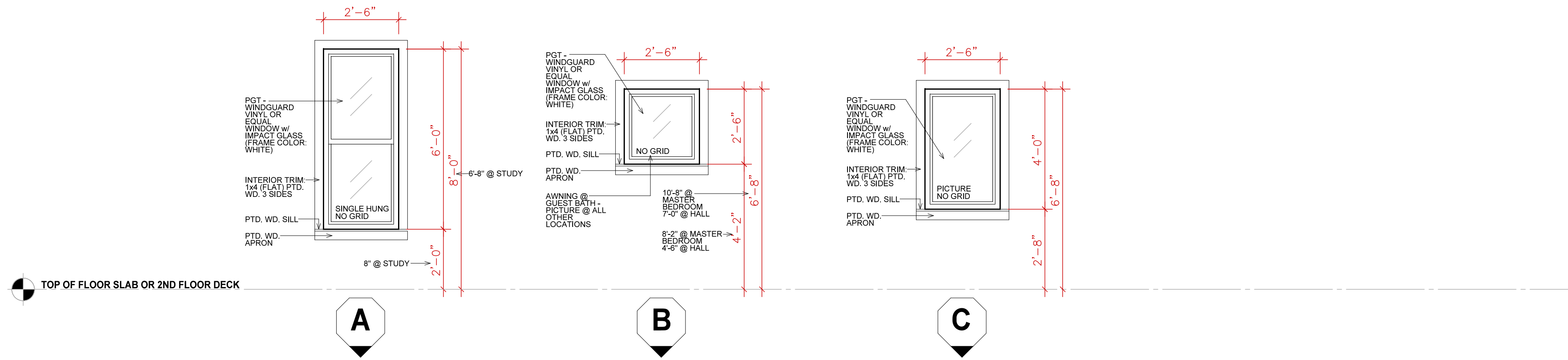
JOHNSON RESIDENCE
@ ARAGON (LOT B-1)
70 GATHERING GREEN WEST, PENSACOLA, FL 32502

Seal

Revisions

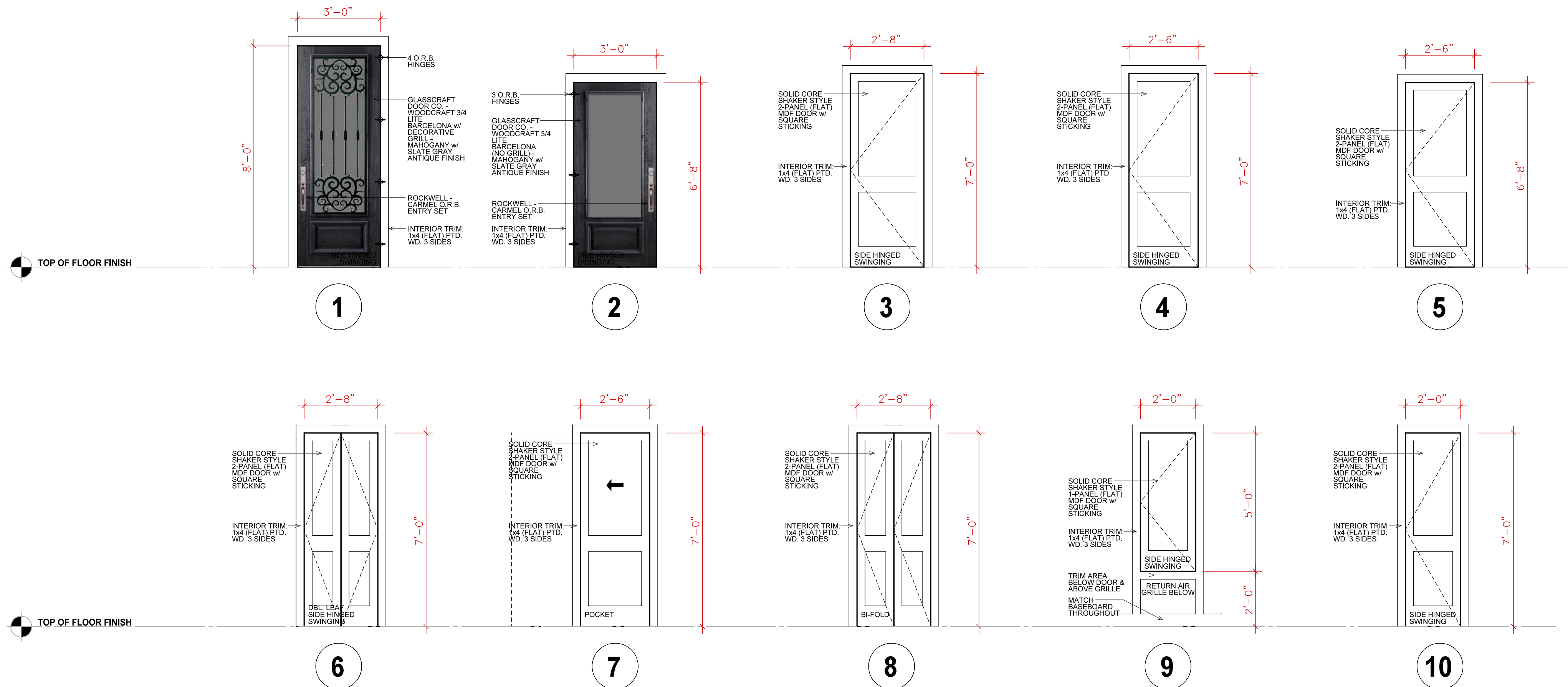
Project No. 0423
Date: 11/28/23
Sheet No.

A-203
BUILDING
ELEVATIONS



1 WINDOW ELEVATIONS
A-204
SCALE: 3/8" = 1'-0"

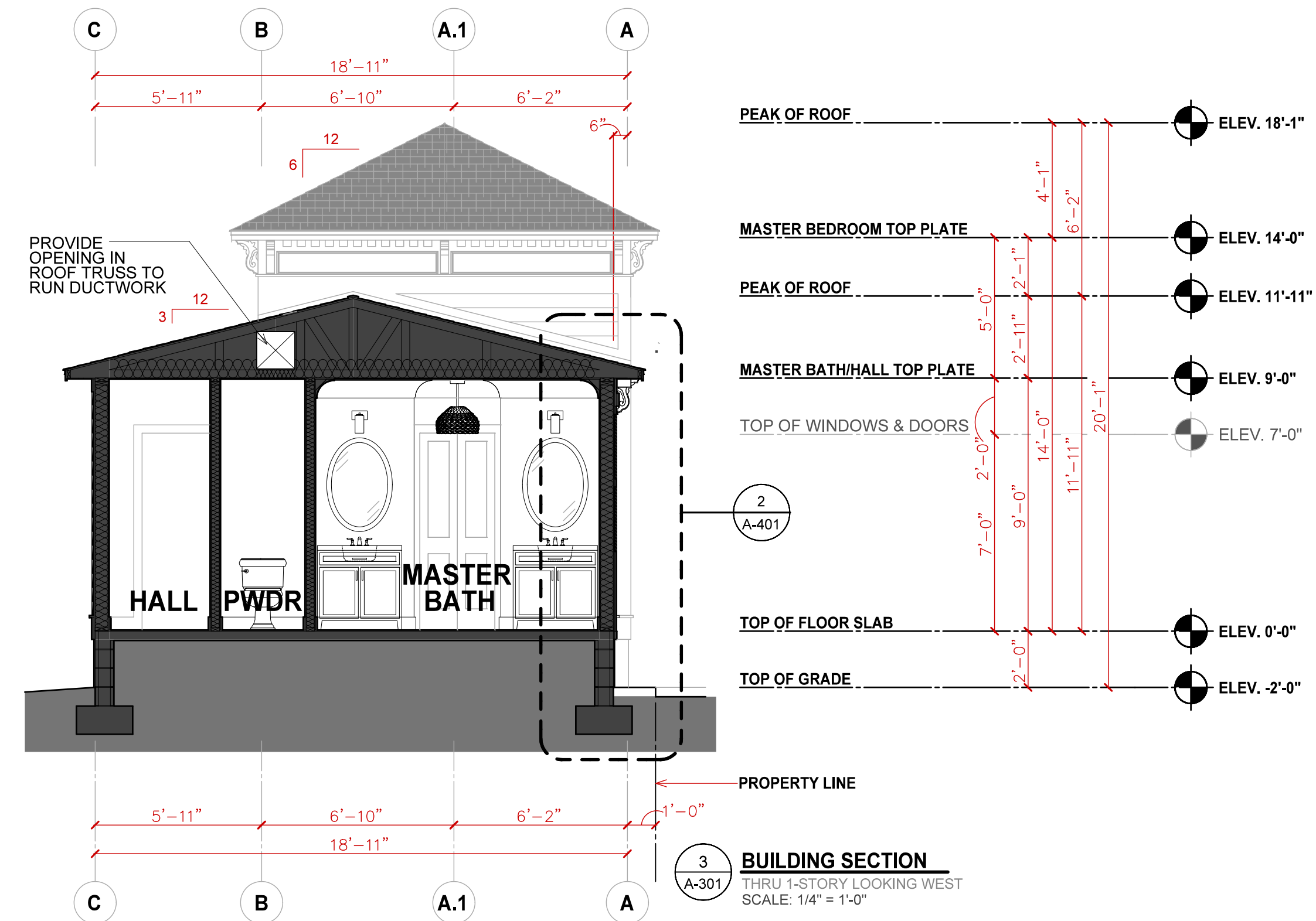
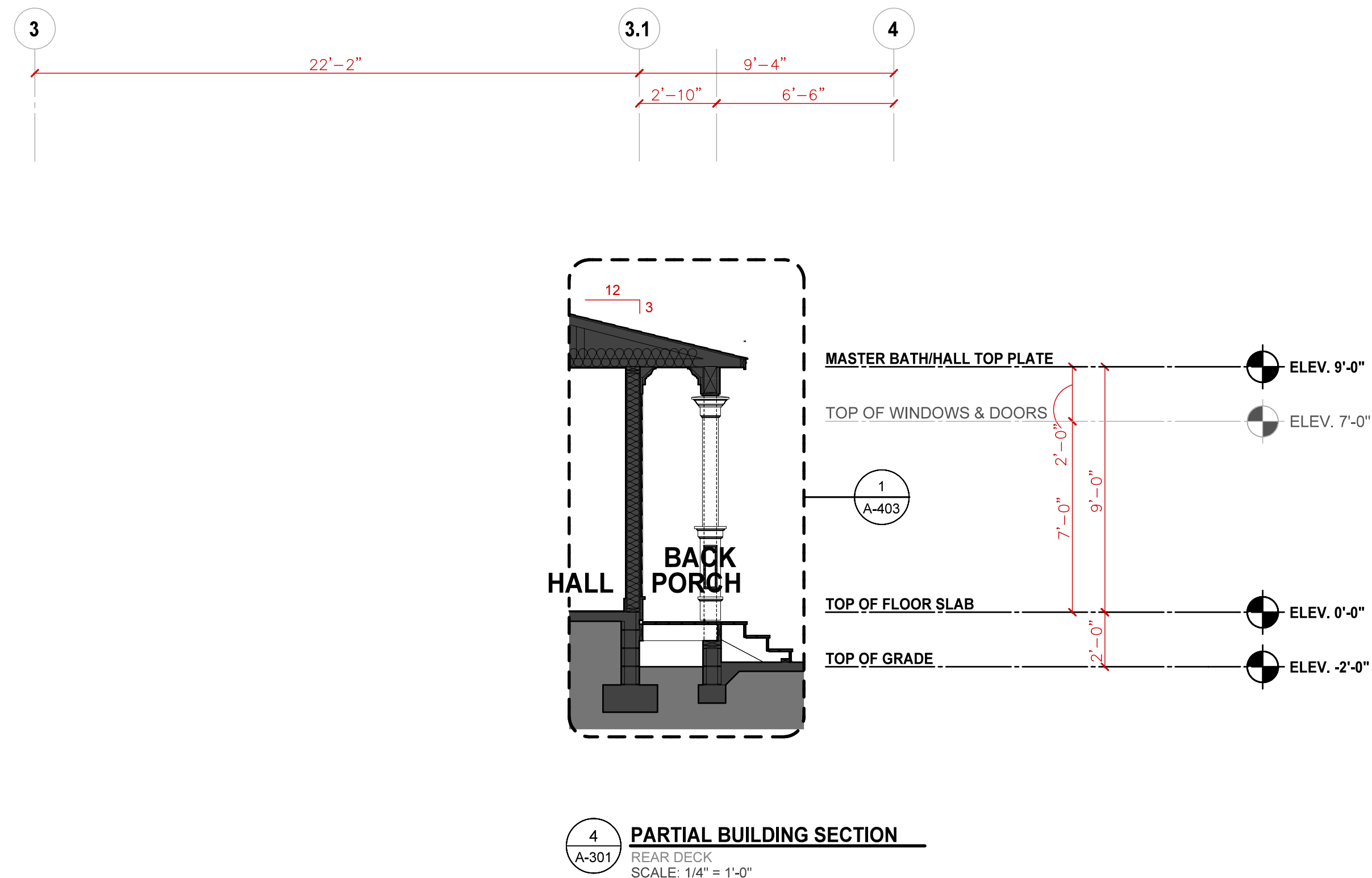
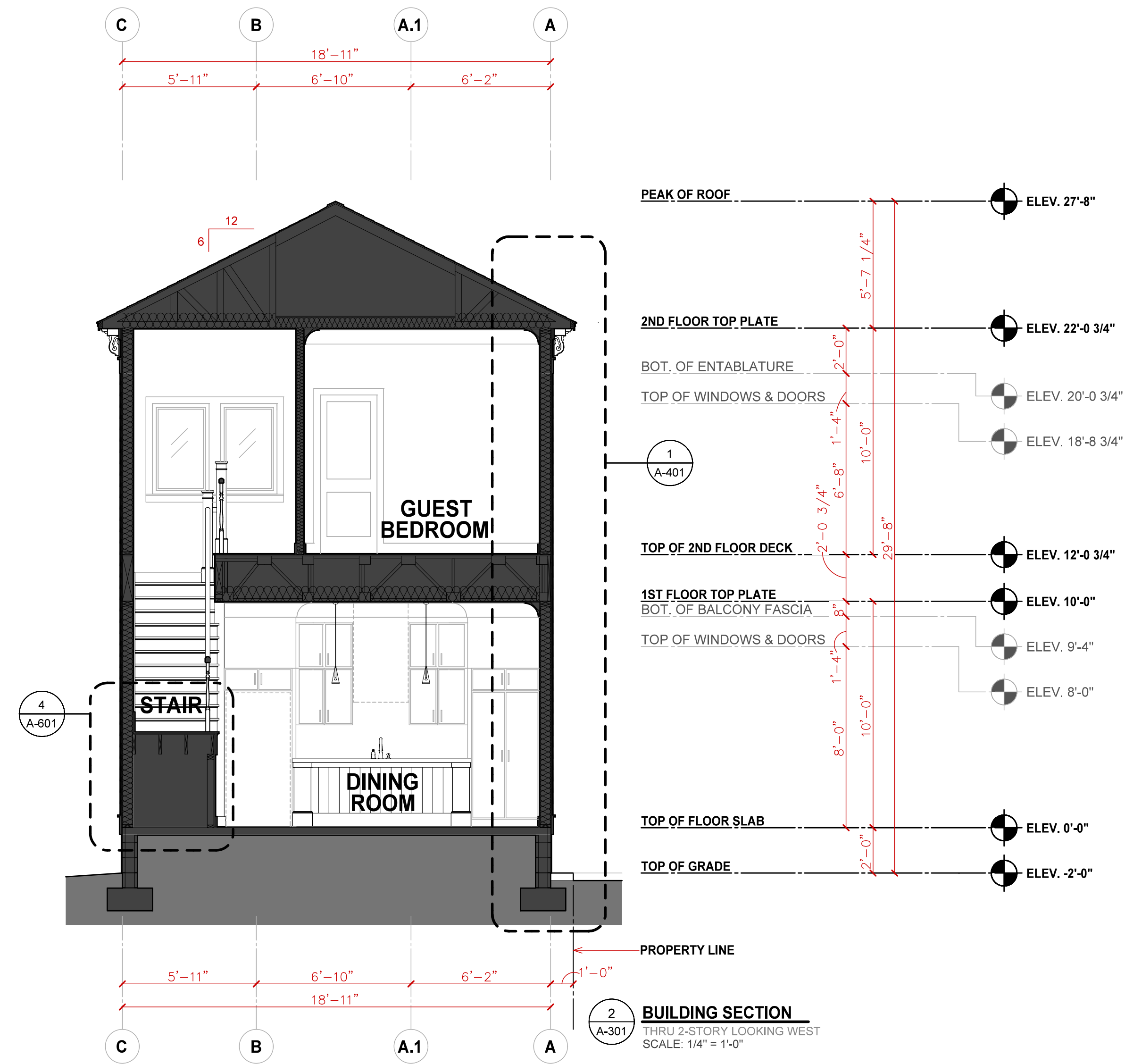
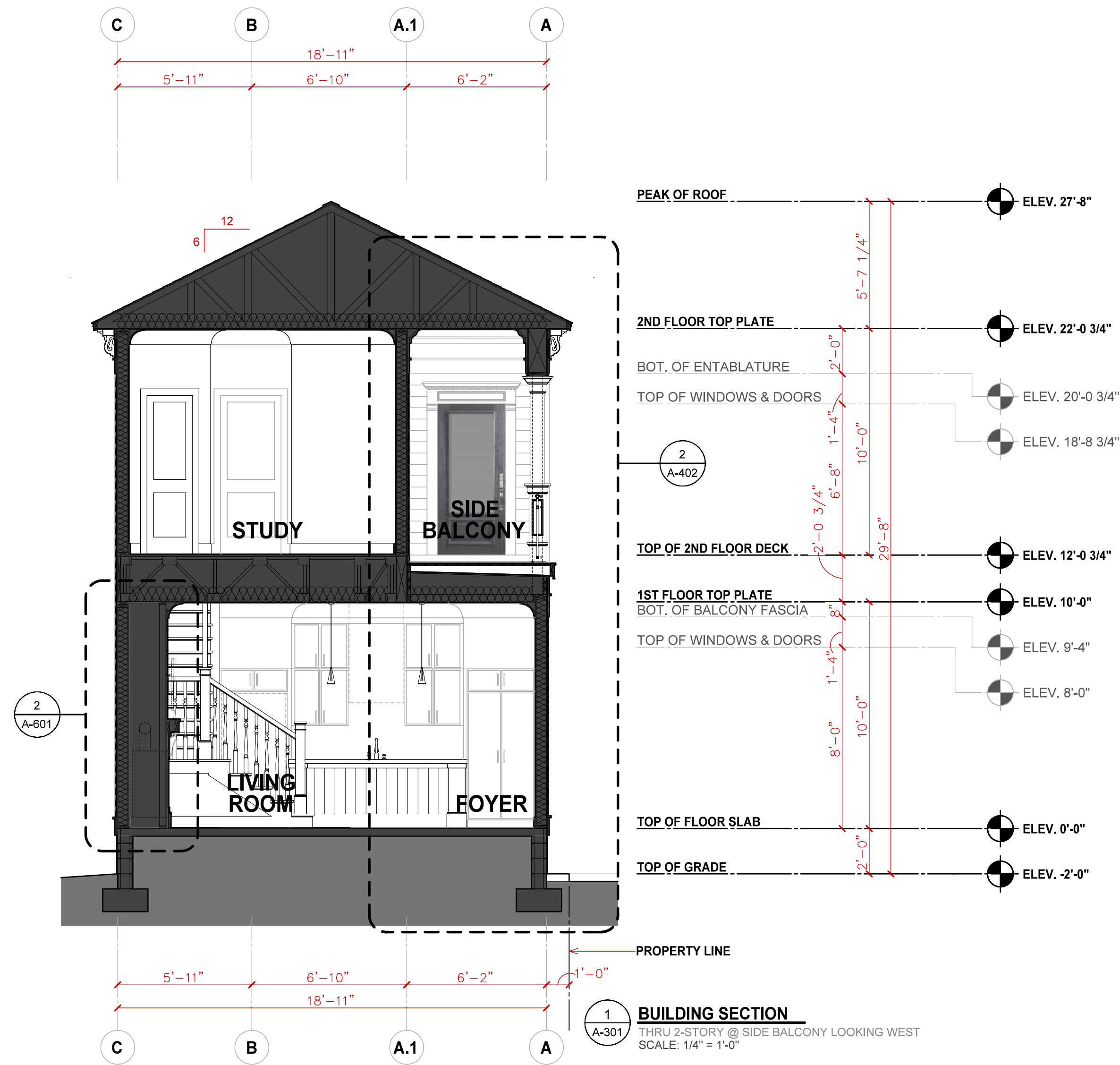
NOTE: ALL WINDOW HARDWARE & ACCESSORIES TO BE SELECTED BY OWNER



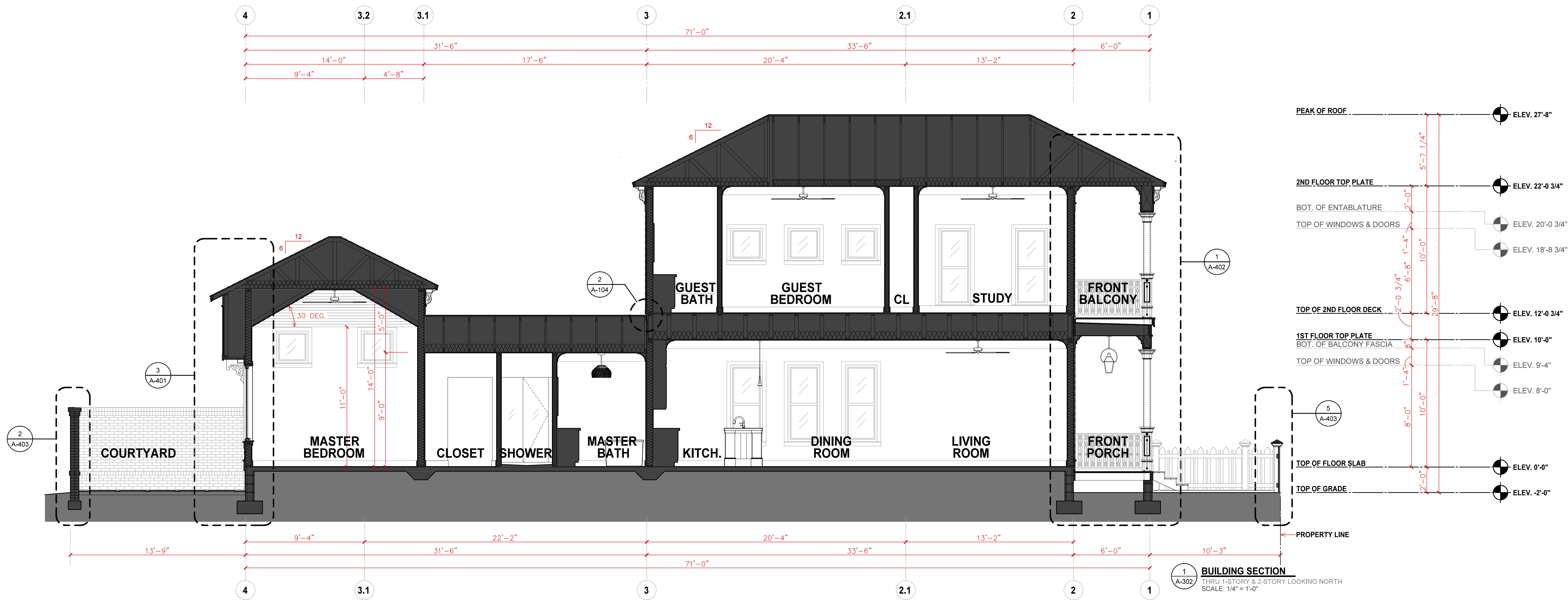
2 DOOR ELEVATIONS
A-204
SCALE: 3/8" = 1'-0"

NOTE: ALL DOOR HARDWARE TO BE SELECTED BY OWNER

NOT FOR
CONSTRUCTION



NOT FOR
CONSTRUCTION



JOHNSON RESIDENCE
@ ARAGON (LOT B-1)
70 GATHERING GREEN WEST, PENSACOLA, FL 32502

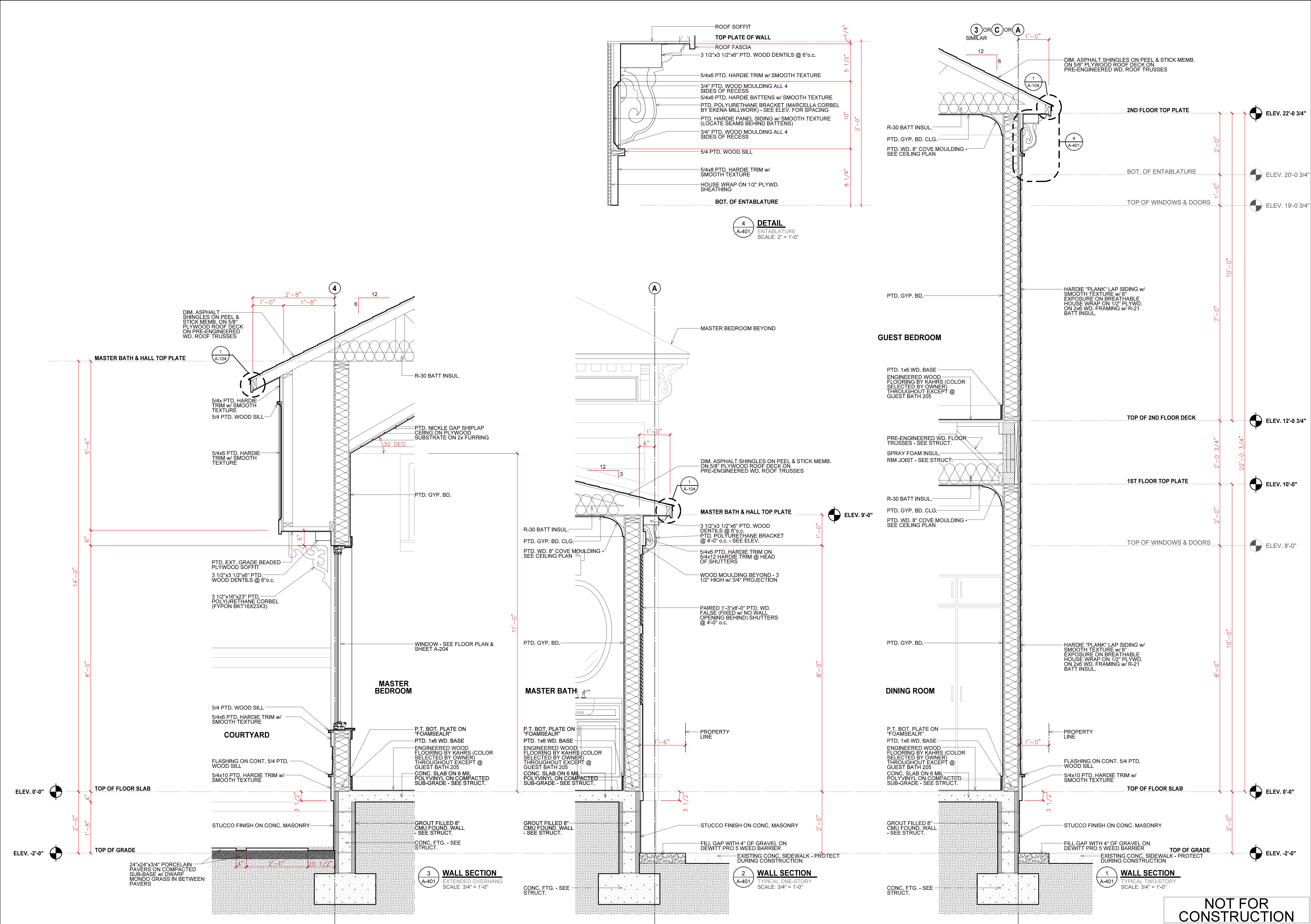
Seal

Revisions

Project No.: 0423
Date: 11/28/23
Sheet No.:

A-302
BUILDING SECTIONS

NOT FOR
CONSTRUCTION



WHITNEY ARCHITECTURE
P.O. BOX 1000, GREENSBORO, NC 27402
PHONE: 336.733.1111
WWW.WHITNEYARCHITECTURE.COM

JOHNSON RESIDENCE

@ ARAGON (LOT B-1)

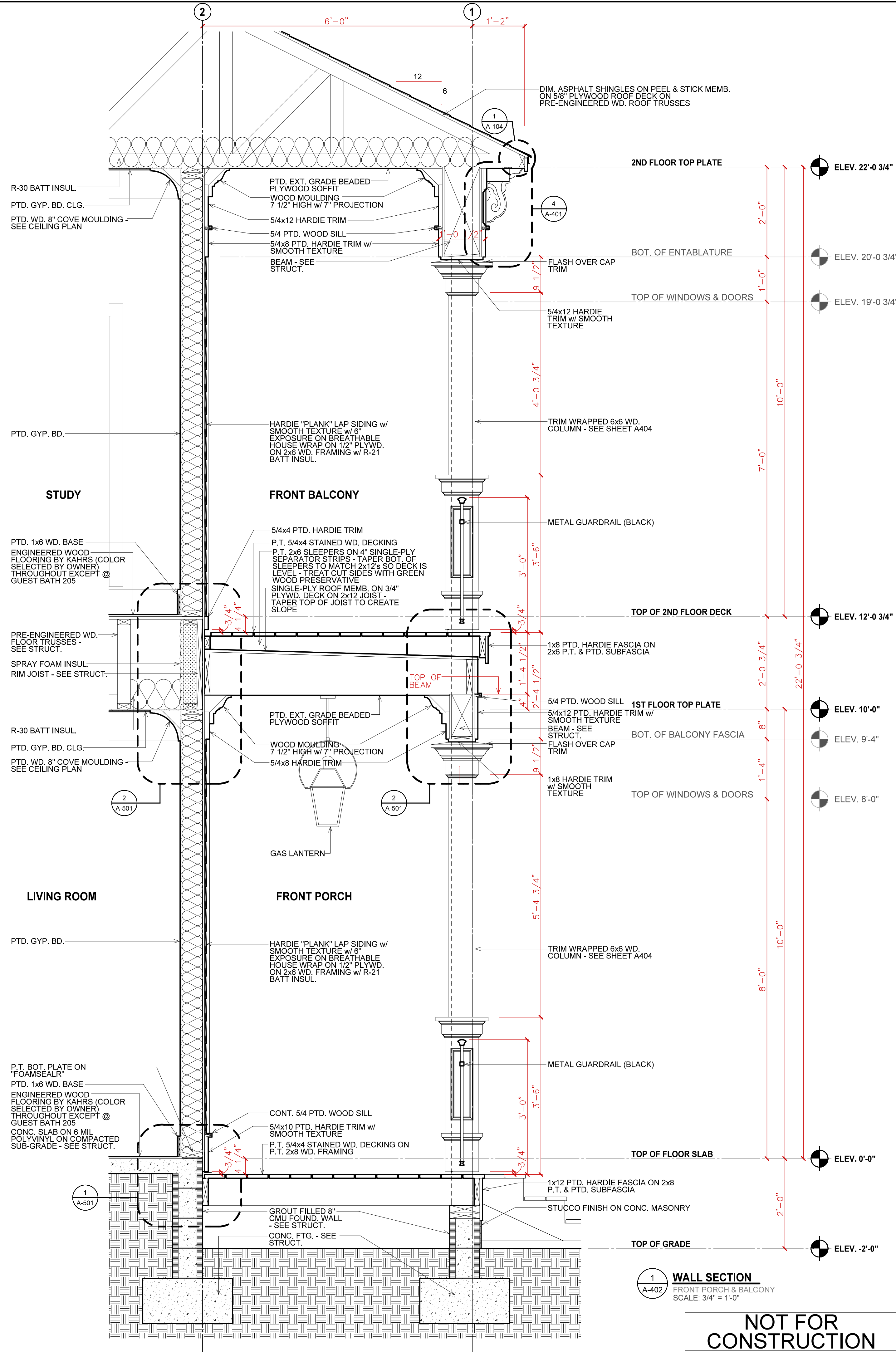
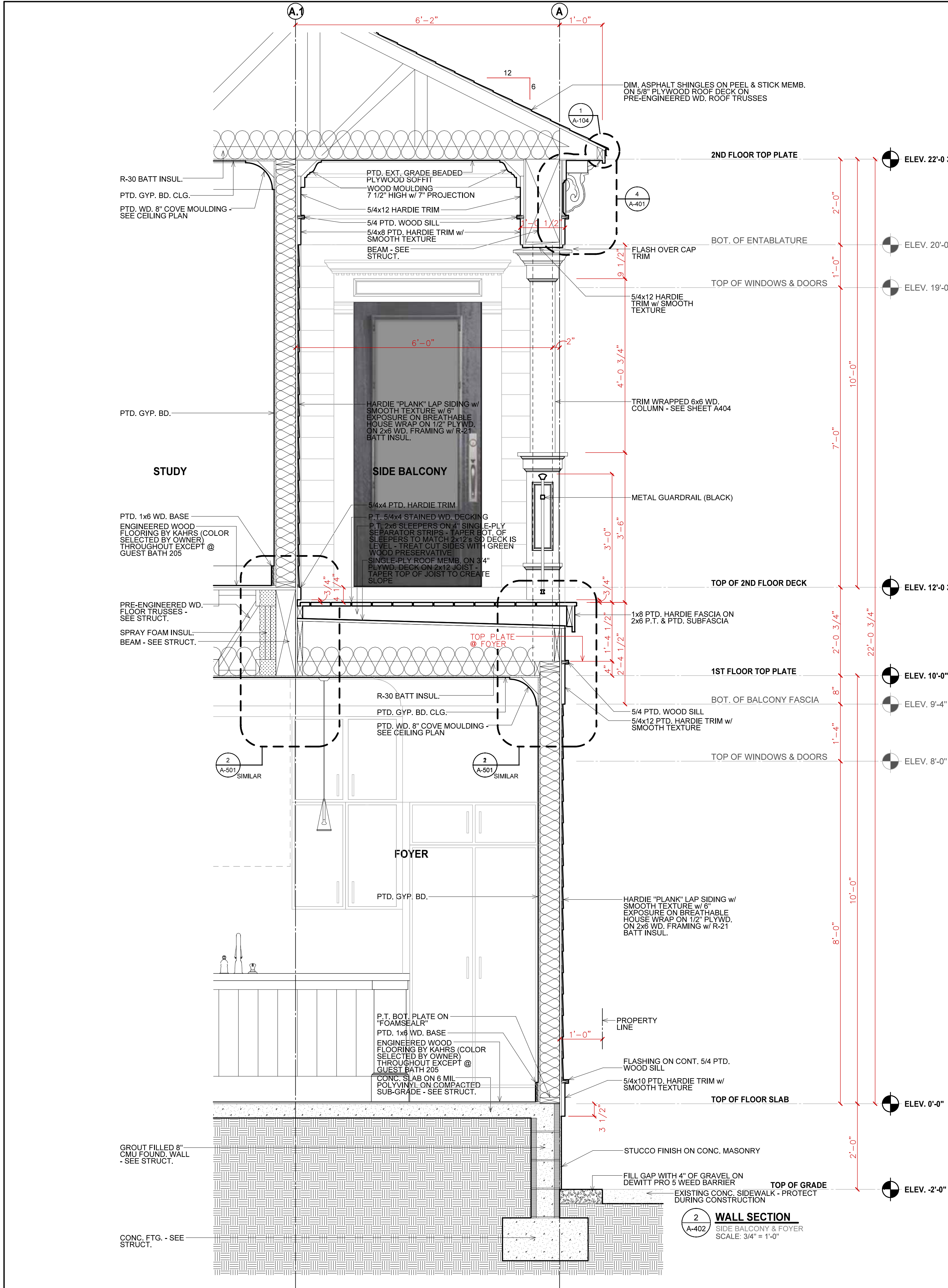
70 GATHERING GREEN WEST, PENSACOLA, FL 32502

Seal
Revisions

Project No.	0423
Date	11/28/23
Sheet No.	

A-401

WALL SECTIONS



WHITNEY ARCHITECTURE
P.C.
3030 GATHERING GREEN WEST, PENSACOLA, FL 32502
850.465.1185

JOHNSON RESIDENCE

@ ARAGON (LOT B-1)

70 GATHERING GREEN WEST, PENSACOLA, FL 32502

Seal

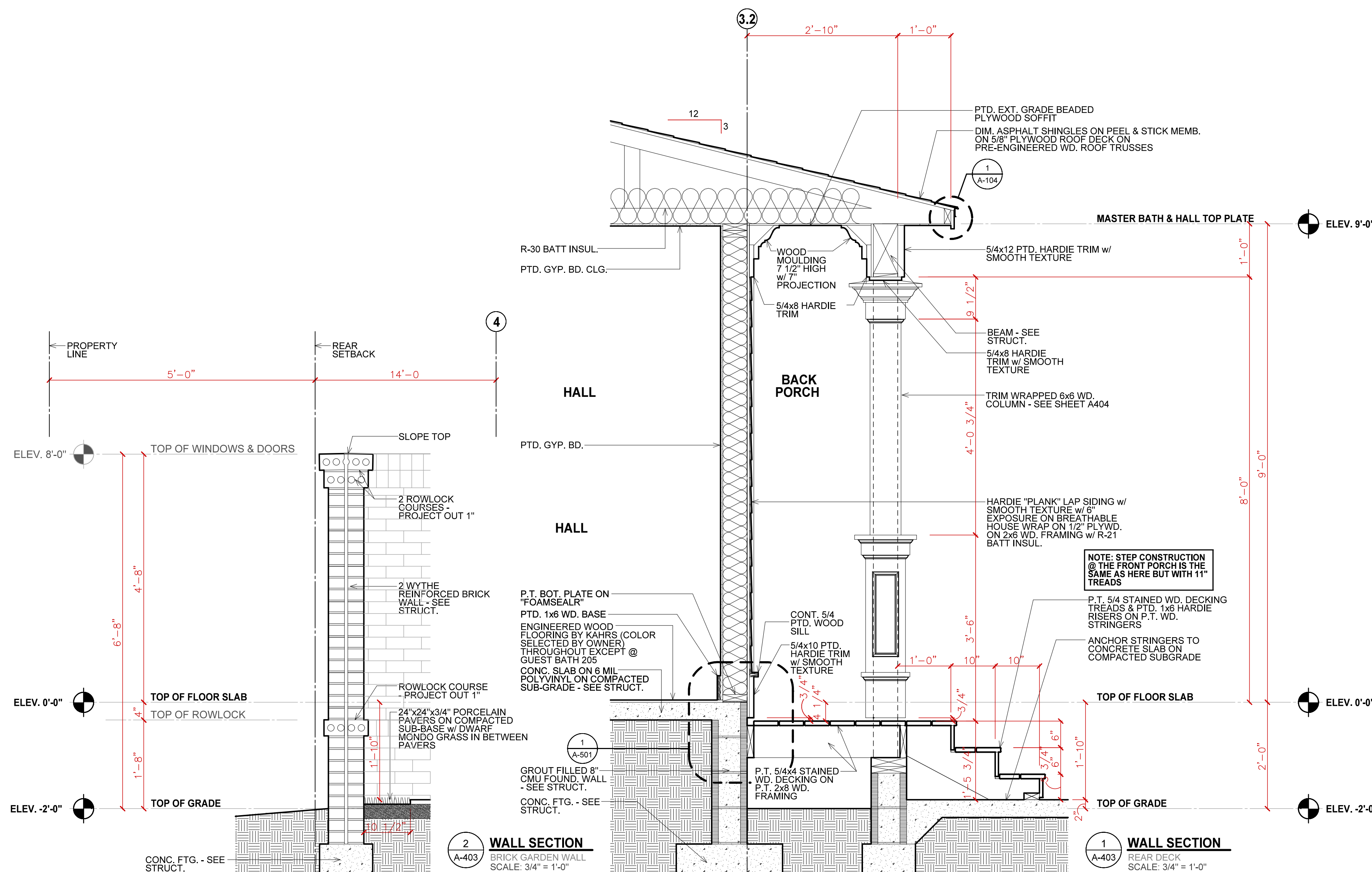
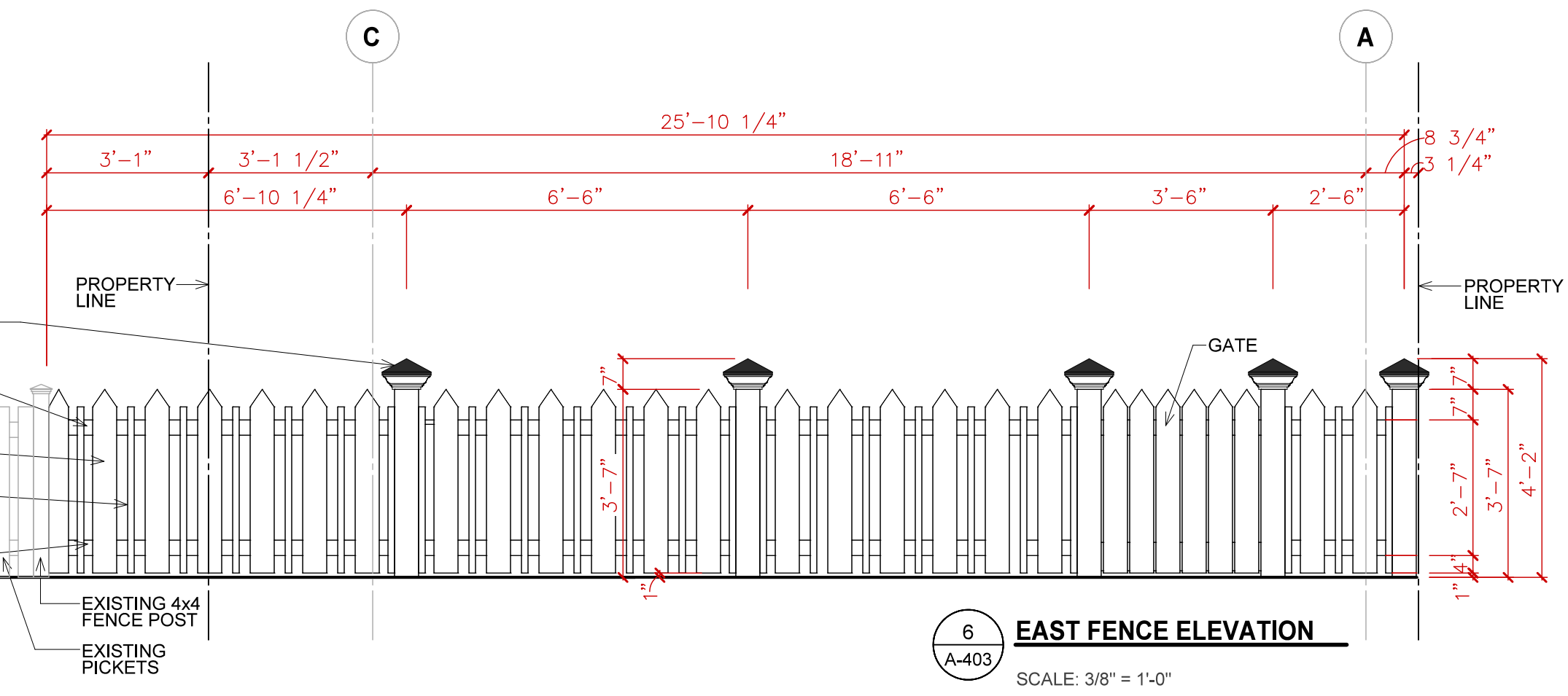
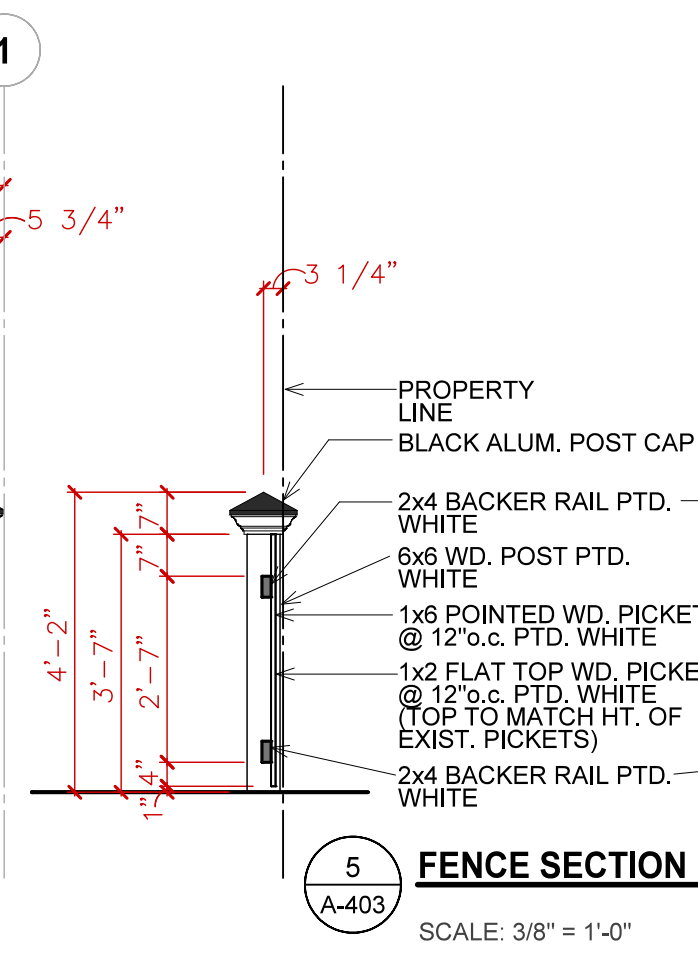
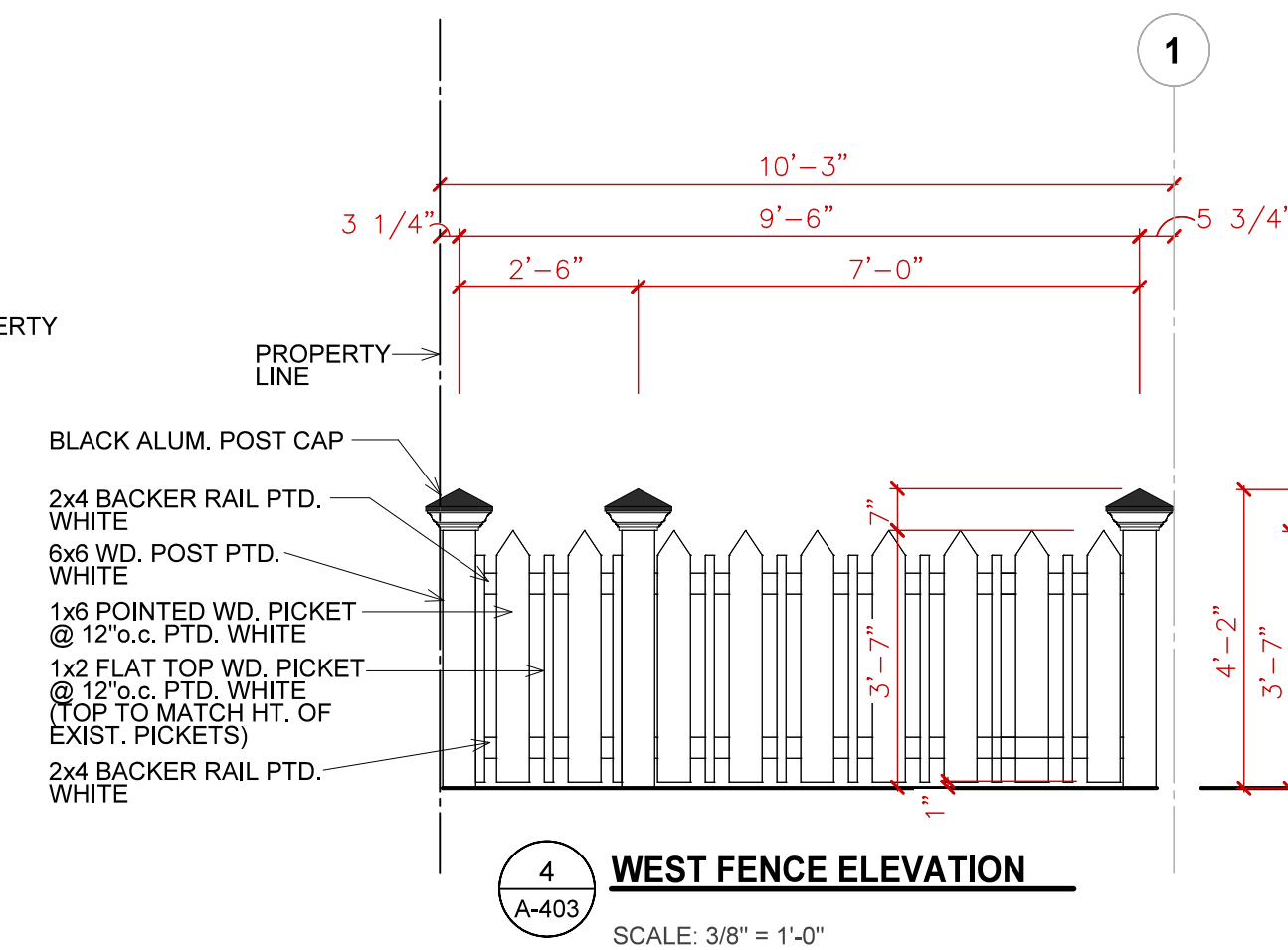
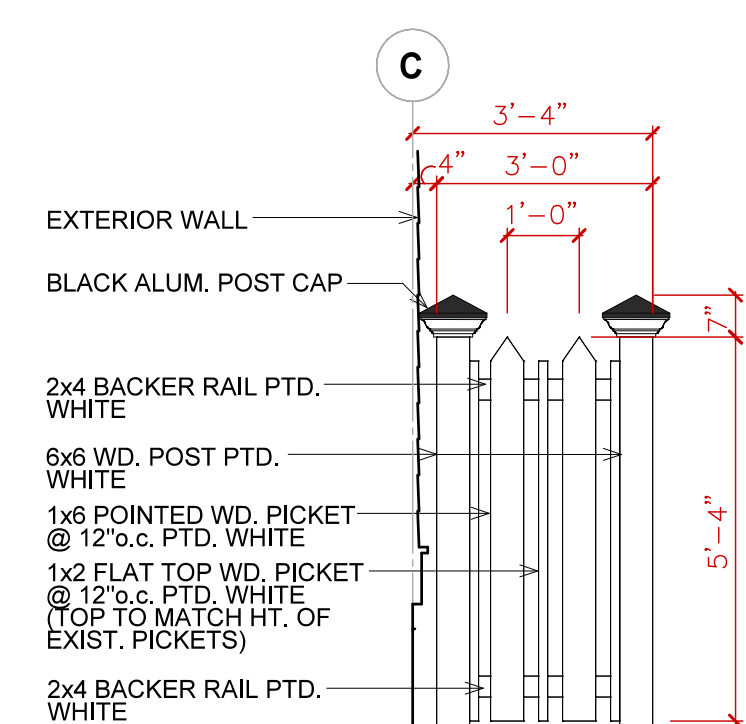
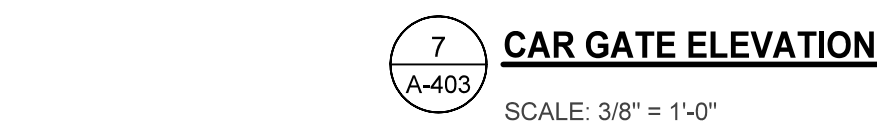
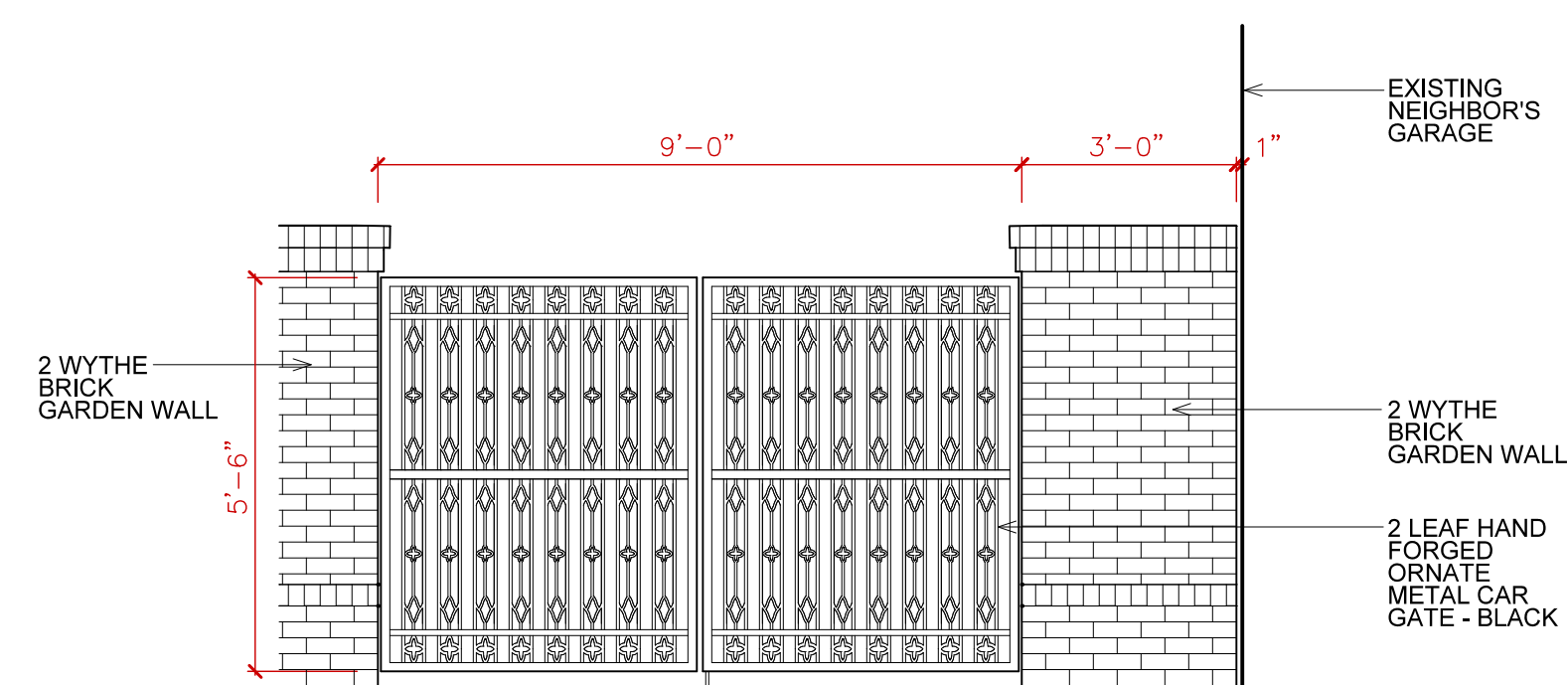
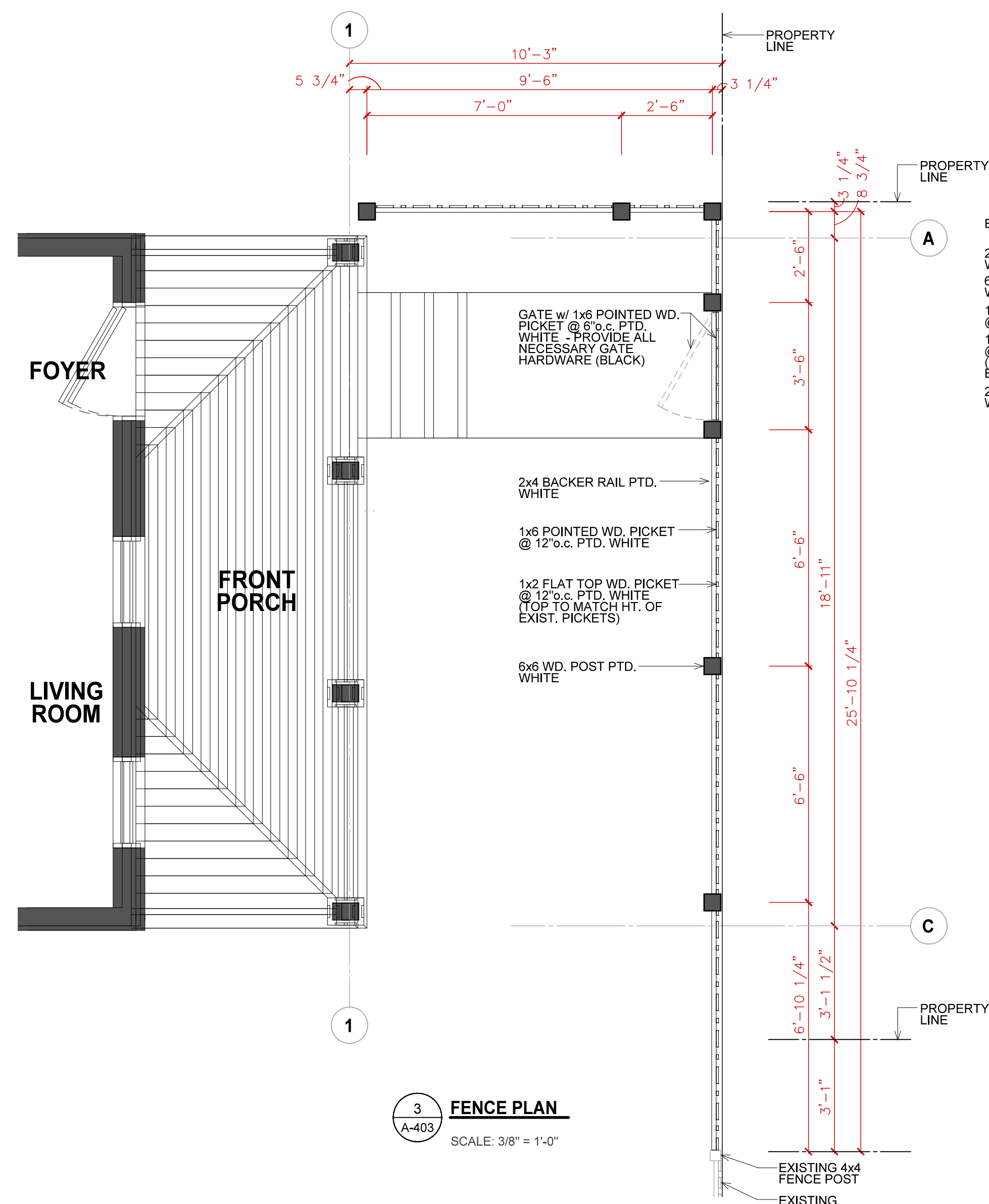
Revisions

Project No. 0423
Date: 11/28/23
Sheet No.

A-402

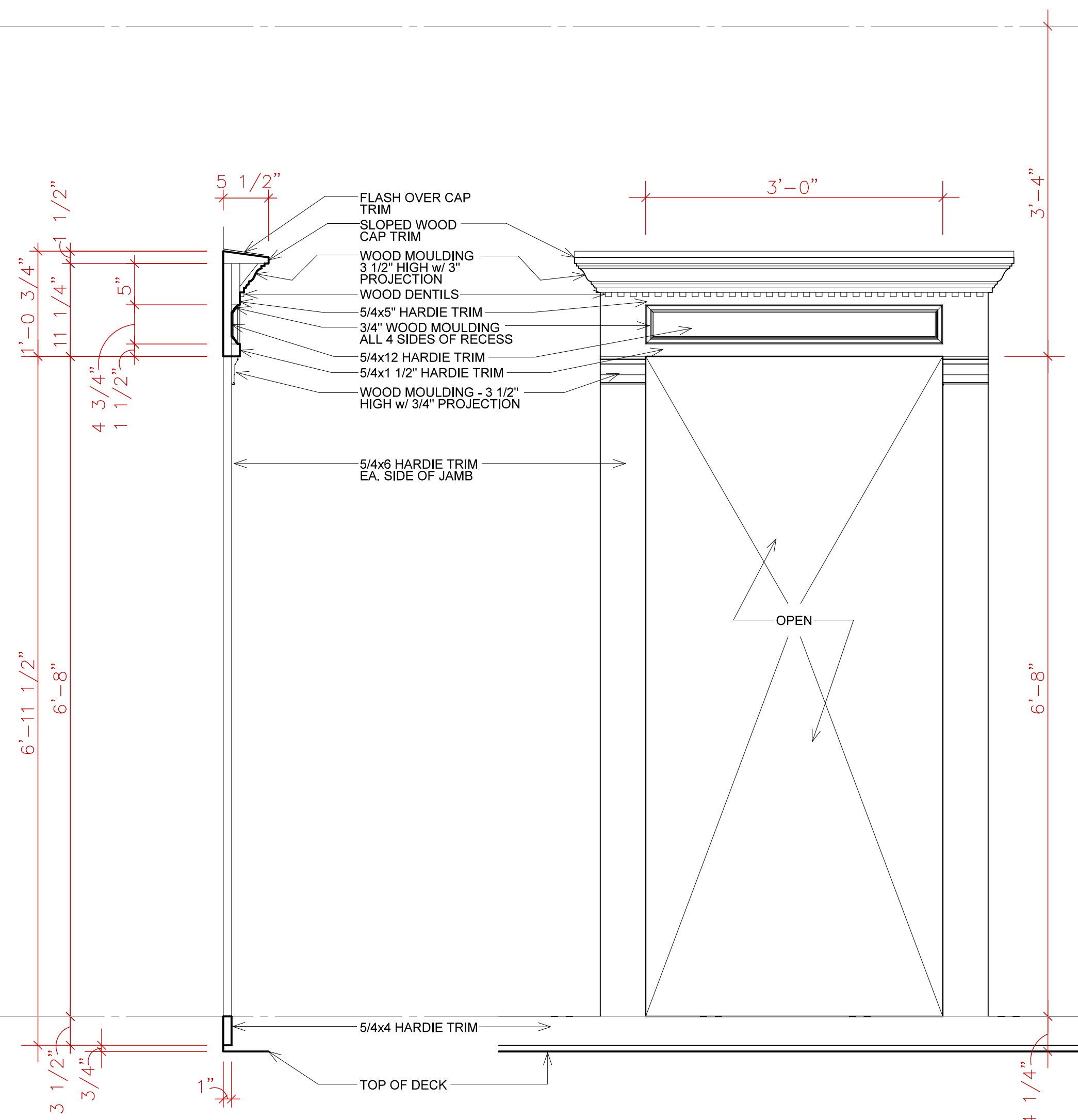
WALL SECTIONS

NOT FOR CONSTRUCTION



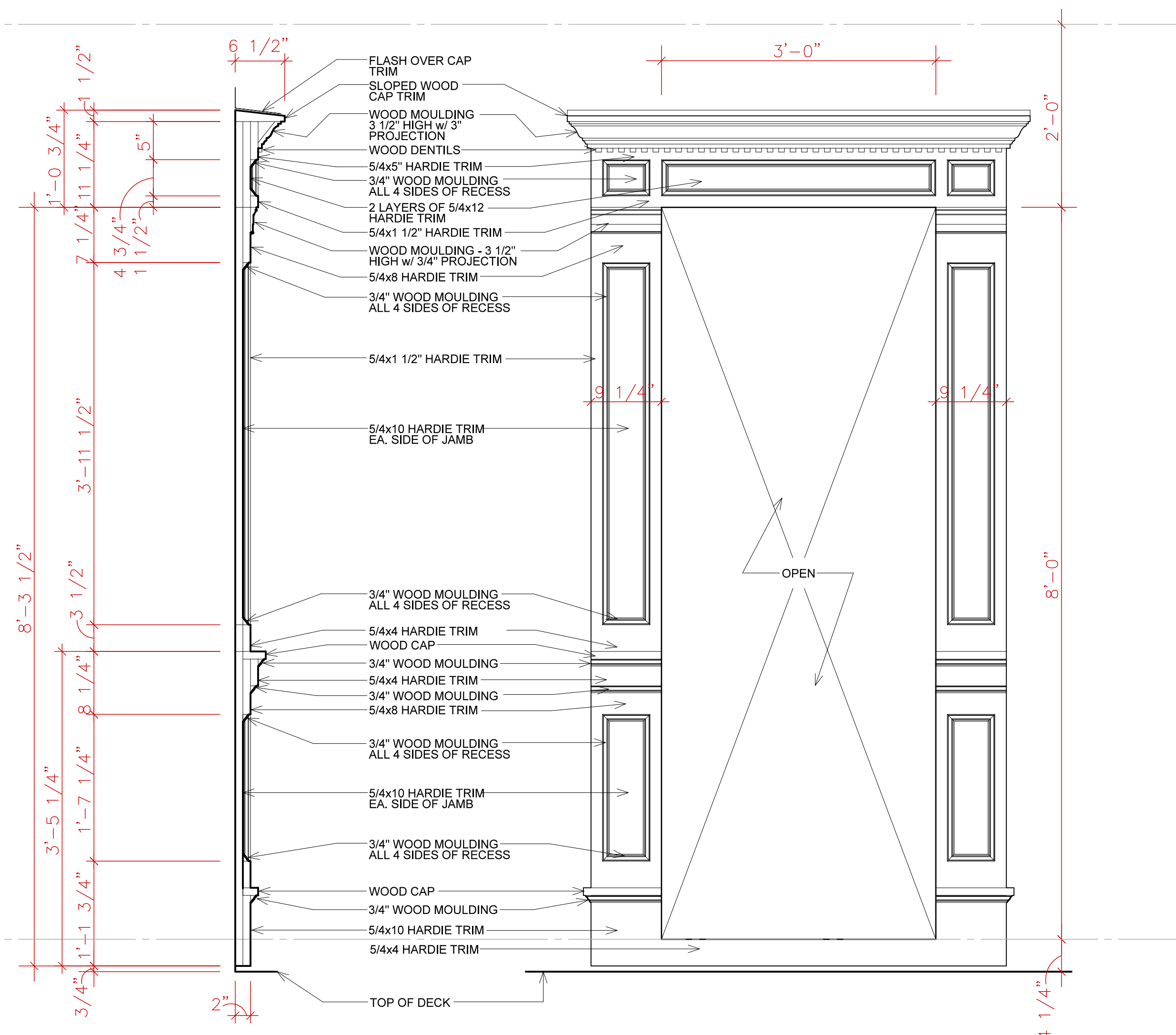
NOT FOR
CONSTRUCTION

TOP PLATE



4 SECTION
A-404 TYPICAL EXTERIOR DOOR TRIM
SCALE: 1" = 1'-0"

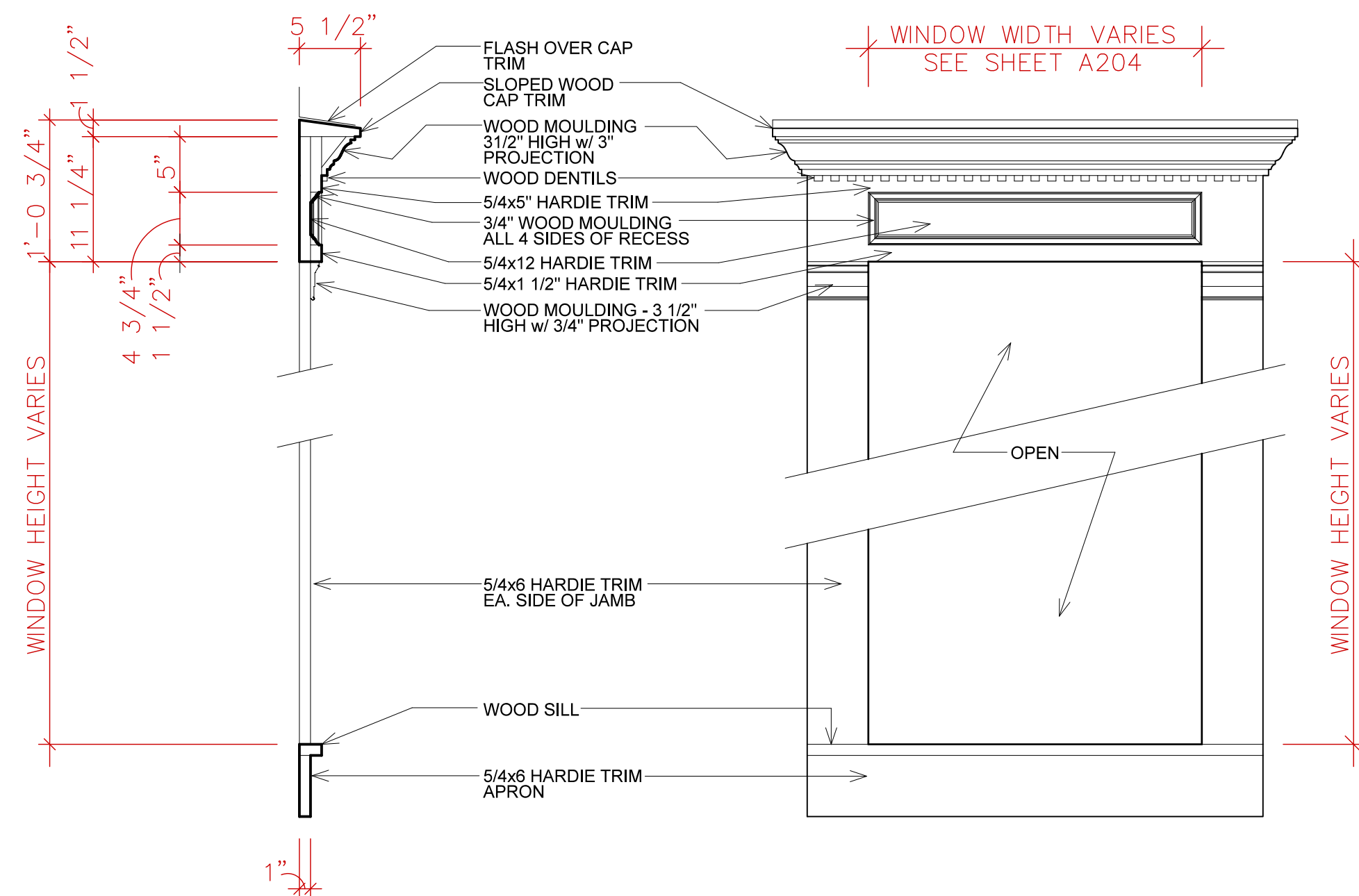
3 ELEVATION
A-404 TYPICAL EXTERIOR DOOR TRIM
SCALE: 1" = 1'-0"



2 SECTION
A-404 EXTERIOR TRIM @ FRONT DOOR
SCALE: 1" = 1'-0"

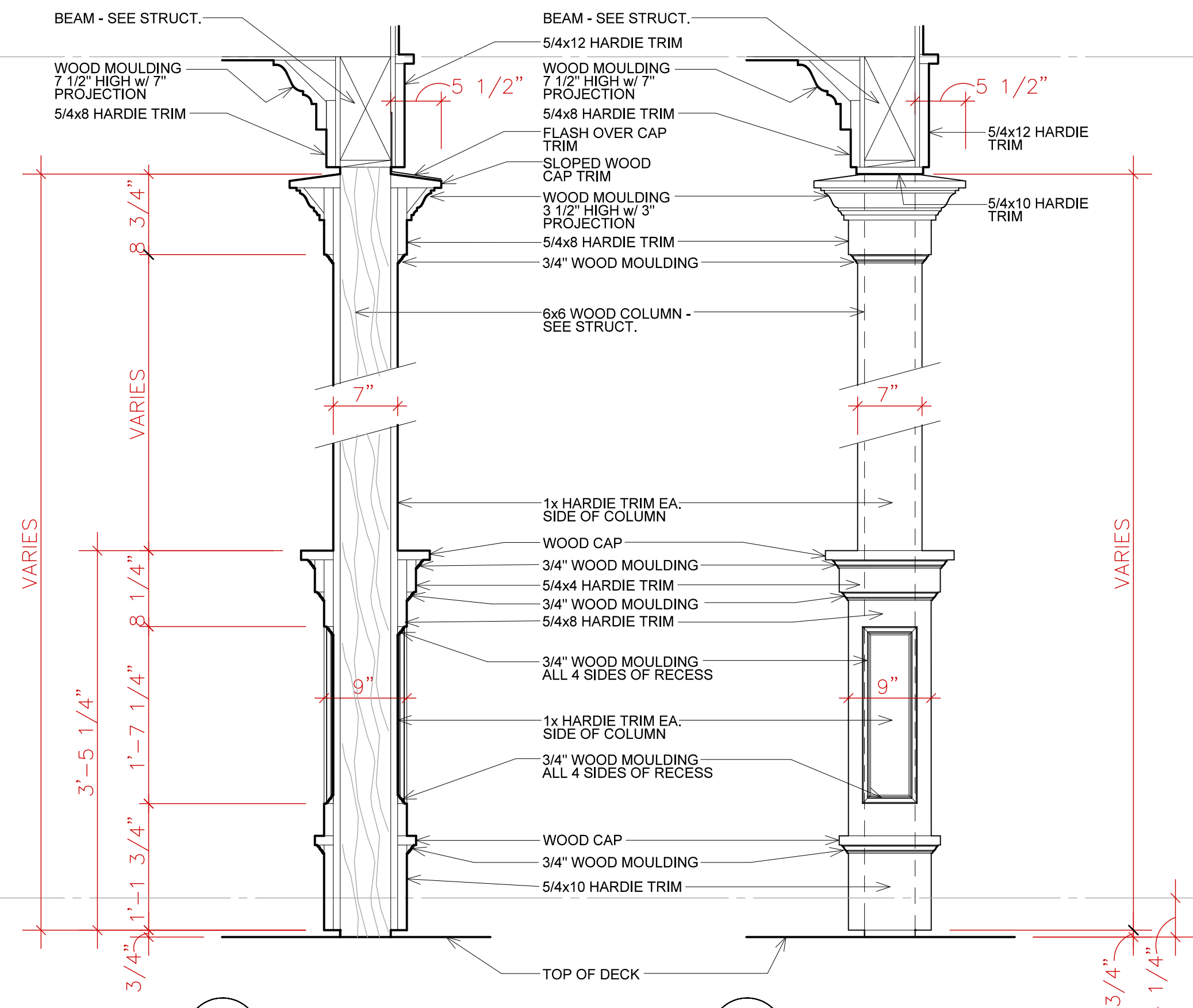
1 ELEVATION
A-404 EXTERIOR TRIM @ FRONT DOOR
SCALE: 1" = 1'-0"

TOP PLATE



6 SECTION
A-404 TYPICAL WINDOW TRIM
SCALE: 1" = 1'-0"

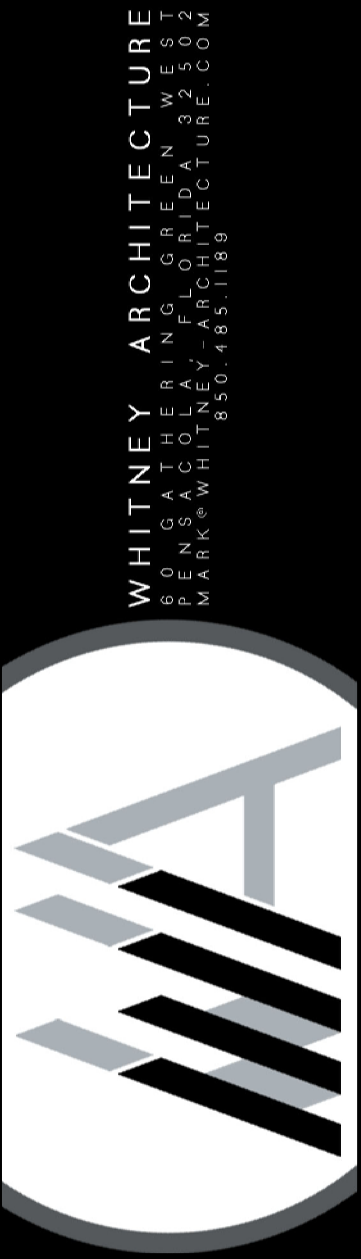
5 ELEVATION
A-404 TYPICAL WINDOW TRIM
SCALE: 1" = 1'-0"



8 SECTION
A-404 EXTERIOR COLUMN
SCALE: 1" = 1'-0"

7 ELEVATION
A-404 EXTERIOR COLUMN
SCALE: 1" = 1'-0"

NOT FOR
CONSTRUCTION



JOHNSON RESIDENCE
@ ARAGON (LOT B-1)
70 GATHERING GREEN WEST, PENSACOLA, FL 32502

Seal

Revisions

Project No. 0423
Date: 11/28/23
Sheet No.

A-404
EXTERIOR
TRIM

Department:	Comments:
Planning	[RESOLVED BY REVISIONS] What is the length of the front steps? These can encroach into a required yard, but no more than 3.5'. A variance with the Aragon ARB will be required if they are longer. On page A-101 (site plan) and A-102 (1st floor plan), it looks like the building may slightly encroach over the 10' front build-to-line and the 3' south side yard setback. Can you confirm if it does or if that is a drawing error, and that the only encroachments are eaves? Setbacks are measured to the exterior-most member of the wall/foundation. [RESPONSE] This length is 3'-2 3/4".To address your building setback and front build-to-line comments the following revisions were made. These revisions should provide at least 3' clearance at the south property line and 10' clearance at the front (east) property line. 1. The house was made 1" narrower. 2. The house was moved 1/2" to the north and 3" to the west. 3. The porch/balcony columns are now inset 2" relative to the footprint of the house. 4. The brick veneer at the base of the house was removed and replaced with a thin coat of stucco over the concrete masonry foundation wall.
FIRE	No issues or concerns.
PW/E	No issues or concerns.
Surveyor	No issues or concerns.
Inspection Svcs	No issues or concerns.
Pensacola Energy	[RESOLVED BY REVISIONS] We require 3' from any electrical source or ventilation source. In this case it looks like we would not have our 3' distance from the electric meter or the gas tankless water heating unit. Best option would be moving our meter over 3'-4' past the current tankless location and the gas plumber's pipe moved 5'-6' past the current tankless location or respectively 18" – 24" to the right of where the gas meter is to be placed. [RESPONSE] This clearance requirement has been noted on sheet A/203 attached.
ECUA	ECUA has no comment on the aesthetic and residential site plan.
FPL	No comments provided.

ATT	No comments provided.
Legal	No issues or concerns.
CRA	No issues or concerns.
Parking	No issues or concerns.

Sec. 12-3-12. Redevelopment land use district.

(2) *GRD-1, Gateway redevelopment district, Aragon redevelopment area.*

- a. *Purpose of district.* The gateway redevelopment district, Aragon redevelopment area is established to promote the orderly development of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of development proposed within the district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained and the boundary of the adjacent historic district is positively reinforced. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the adjacent historic district.
- b. *Urban character of the district.* The Aragon redevelopment area is characterized by integration of houses, shops, and work places. Mixed land use is encouraged by allowing home occupations and first floor work spaces with apartments and townhouses above. The historic district is the basis for district architectural guidelines, which reflect the scale and lot sizes, and the list of permitted uses is similar to those uses permitted in the historic district to the south.
- c. *Uses permitted.*
 1. *GRD-1, residential uses.*
 - i. Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.
 - ii. Bed and breakfast (subject to section 12-3-84).
 - iii. Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.
 - iv. Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
 - v. Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.
 - vi. Family day care homes licensed by the state department of children and family services as defined in state statutes.
 2. *GRD-1, public uses.*
 - i. Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.
 - ii. Publicly owned or operated parks and playgrounds.
 - iii. Churches, Sunday school buildings and parish houses.
 3. *GRD-1, commercial uses.*

-
- i. The following uses limited to a maximum area of 5,000 square feet:
 - (a) Antique shops.
 - (b) Art galleries.
 - (c) Bakeries whose products are sold at retail and only on the premises.
 - (d) Banks (except drive-through).
 - (e) Barbershops and beauty shops.
 - (f) Child care facilities (subject to section 12-3-87).
 - (g) Health clubs, spas, and exercise centers.
 - (h) Jewelers.
 - (i) Laundry and dry-cleaning pick-up stations.
 - (j) Office buildings.
 - (k) Restaurants (except drive-ins).
 - (l) Retail sales and services.
 - (m) Retail food and drugstore.
 - (n) Specialty shops.
 - (o) Studios.

4. *GRD-1, miscellaneous uses.*

- i. Outbuildings and uses can include:
 - (a) Garage apartments.
 - (b) Carriage houses.
 - (c) Studios.
 - (d) Granny flats.
 - (e) Storage buildings.
 - (f) Garages.
 - (g) Swimming pools.
 - (h) Hot tubs.
 - (i) Offices.

Refer to Aragon Urban Regulations in Aragon Design Code for maximum impervious surface per lot type.

- ii. Minor structures for utilities (gas, water, sewer, electric, telephone).

d. *Procedure for review.*

- 1. *Review and approval by the planning board.* All activities regulated by this subsection, including preliminary and final site plan review, shall be subject to review and approval by the planning board as established in section 12-12-2. Abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board shall be in accordance with section 12-12-2(11). If agreement cannot be reached as it pertains to such

request for abbreviated review by the board secretary and chairperson then the matter will be referred to the planning board for a decision.

2. *Decisions.*

- i. *General consideration.* The board shall consider plans for buildings based on regulations described herein. In their review of plans for new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to the immediate surroundings and to the district in which it is located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place.
- ii. *Rules governing decisions.* Before approving the plans for any proposed building located or to be located in a district, the board shall find:
 - (a) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.
 - (b) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural value of the building.

3. *Plan submission.* Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the GRD-1 district shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 20'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.

i. *Site plan.*

- (a) Indicate overall property dimensions and building size, and building setback line and building frontage zone.
- (b) Indicate relationship of adjacent buildings, if any.
- (c) Indicate layout of all driveways and parking on the site including materials.
- (d) Indicate all fences, including materials, dimensions, architectural elements and color, and signs, with dimensions as required to show exact locations.
- (e) Indicate existing trees and existing and new landscaping.

ii. *Floor plan.*

-
- (a) Indicate locations and sizes of all exterior doors and windows.
 - (b) Indicate all porches, steps, ramps and handrails.
 - (c) For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.

iii. *Exterior elevations.*

- (a) Indicate all four elevations of the exterior of the building.
- (b) Indicate the relationship of this project to adjacent structures, if any.
- (c) Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.
- (d) Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.
- (e) Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.
- (f) Indicate all porches, including ceilings, steps, and ramps, including type of materials, dimensions, architectural elements and color.
- (g) Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.
- (h) Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.
- (i) Indicate all signs, whether they are building-mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

iv. *Miscellaneous.*

- (a) Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.

4. *Submission of photographs.*

- i. Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.
- ii. Provide photographs of the adjoining "street scape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

5. *Submission of descriptive product literature/brochures.*

- i. Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

-
- ii. Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary, to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
 - iii. Provide samples or descriptive literature on roofing material and type to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.
 - iv. Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.
 - e. *Regulations for any development within the GRD-1 zoning district.* These regulations are intended to address the design and construction of elements common to any development within the GRD-1 zoning district which requires review and approval by the planning board. Regulations and standards that relate specifically to new construction and/or structural rehabilitation and repairs to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established below. The Aragon Design Code describes the building types and architectural styles that are considered to be compatible with the intent of the GRD-1 regulations. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that are not appropriate for use together on the same building. Amendments to the Aragon Design Code may be made by the city council following a recommendation of the planning board and a public hearing before the city council, without necessity for amending this chapter.
 - 1. *Building height limit.* No building shall exceed the following height limits: Type I Townhouses and Type III Park Houses shall not exceed 55 feet or 3½ stories. Type II Cottages, Type IV Sideyard House, Type V Small Cottage, and Type VI Row House shall not exceed 45 feet or 2½ stories. No outbuilding shall exceed 35 feet or 2½ stories. Refer to Aragon Design Code.
 - 2. *Landscaping.*
 - i. Landscaping requirements in the GRD-1 district shall be based on Aragon Design Code.
 - ii. All service areas (i.e., dumpsters or trash handling areas, service entrances or utility facilities, loading docks or space) must be screened from adjoining property and from public view by one of the following:
 - (a) Fence or wall, six feet high;
 - (b) Vegetation, six feet high (within three years);
 - (c) A combination of the above.
 - 3. *Protection of trees.* It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Aragon redevelopment area and to ensure the preservation of such trees as described below:
 - i. Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and

-
- ii. Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the GRD-1 district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.

4. *Fences.*

- i. Original fences in the older sections of the city were constructed of wood with a paint finish in many varying ornamental designs, or may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. Refer to Aragon Design Code for required types of fences at different locations.
- ii. On every corner lot on both public and private streets intersecting 9th Avenue a sight triangle described by the intersection of the projection of the outer curb (next to the driving lane) lines extended, and a line joining the points on those lines 30 feet from said intersection shall be clear of any structure, solid waste container, parked vehicles, including recreational vehicles, or planting of such nature and dimension as to obstruct lateral vision, provided that this requirement shall generally not apply to tree trunks trimmed of foliage to eight feet, and newly planted material with immature crown development allowing visibility, or a post, column, or similar structure that is no greater than one foot in cross-section diameter. Lateral vision shall be maintained between a height of three feet and eight feet above grade. All other streets and intersections within the GRD-1 district shall be exempt from the requirements of section 12-3-58, Required Visibility Triangle. In addition the following provisions apply:
 - (a) Chain-link, exposed masonry block and barbed wire are prohibited fence materials in the GRD-1 district. Approved materials will include but not necessarily be limited to wood, brick, stone (base only) and wrought iron, or stucco. Materials can be used in combination.
 - (b) All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction or at locations requiring them. "Dog ear pickets" are not acceptable. Refer to Architectural Standards in Aragon Design Code.
 - (c) Fences in the required front yard will be no higher than four feet and six feet, six inches in the side and rear yards. On corner lots, fences constructed within the required street side yard shall not exceed four feet in height if the fence would obstruct the visibility from an adjacent residential driveway. Otherwise fences within the required street side yard may be built to a maximum of six feet, six inches.

5. *Signage.*

-
- i. Informational signs. All informational signs, even if erected on private property, are subject to regulations contained in this section.
 - ii. Commercial signs. It is the intent of the Aragon redevelopment area to recapture the turn-of-the century feeling of commerce in Aragon's core neighborhood. To this end, special consideration will be given to a variety of painted signs on brick and stucco walls, building cornices, canopies and awnings, even on sidewalks and curbs.
 - iii. Sign style shall be complementary to the style of the building on the property. In the older sections of the city the support structure and trim work on a sign was typically ornamental, as well as functional.

Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the GRD-1 district. The design, color scheme and materials of all signs shall be subject to approval by the planning board. Only the following signs shall be permitted in the GRD-1 district:

(a) Permitted signs.

(1) Temporary accessory signs.

- a. One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding two square feet in area.
- b. One non-illuminated sign per street frontage, not more than 32 square feet in area in connection with new construction work related to Aragon's development, community sites, parks, or Privateer's Alley.

(2) Permanent accessory signs.

- a. Each mixed-use or commercial property shall be limited to one sign per lot for Type II through VI. The sign may be placed on the street side or alley frontage. Type I shall be limited to one sign per street and one for alley frontage. The sign may be projected from the building, a wall-mounted sign, or a painted sign. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not extend above the roof line on which it is attached. The sign may be mounted to or painted on the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, or hung from other ornamental elements on the building. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located.
- b. Advertising display area.
 - 1. GRD-1, Type II through Type VI residential home occupation and mixed-use lots are not to exceed ten square feet.

-
2. GRD-1, Type I commercial lots are not to exceed 35 square feet per street front.
 3. A combination of two attached wall signs may be used, but shall not exceed a total of 35 square feet.
 4. If fronting an alley the size shall not exceed 12 square feet.
 - c. One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building.
 - d. Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.
 - (b) Prohibited signs.
 - (1) Any sign using plastic materials for lettering or background.
 - (2) Internally illuminated signs.
 - (3) Portable signs.
 - (4) Nonaccessory signs.
 - (5) Back lit canvas awnings.
 - (6) Flashing, strobe, or neon signs.
 - (7) Neon signs placed inside a window.
 6. *Driveways and sidewalks.* The following regulations and standards apply to driveways and sidewalks in the GRD-1 district:
 - i. Driveways shall be allowed at locations indicated in the Aragon Design Code.
 - (a) Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is allowed.
 - (b) From the street pavement edge to the building setback the only materials allowed shall be brick, concrete pavers, colored or approved stamped concrete or poured concrete.
 - ii. Sidewalks, construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of concrete, a combination of concrete and either brick, concrete pavers or concrete poured and stamped with an ornamental pattern or smooth finish.
 7. *Off-street parking.* Off-street parking is required in the GRD-1 district. The requirements for off-street parking in this district recognize that the Aragon redevelopment area forms a transition neighborhood between the adjacent historic district to the south, where off-street parking is not required in the historic commercial zoning districts and the remainder of the gateway redevelopment district where conventional off-street parking requirements apply. The off-street parking requirements in the GRD-1 district reflect a land use pattern that encourages small scale commercial land uses adjacent to residential uses that are accessible through a network of pedestrian improvements, such as sidewalks, plazas and

open spaces. Because parking areas were not a common land use in the older sections of the city, their location is set forth in the standards.

- i. Residential uses.
 - (a) Single-family and accessory unit—One space/unit.
 - (b) Townhouse and multifamily—One space/unit.
 - (c) Bed and breakfast—One space per owner plus one space/sleeping room.
 - (d) Home occupation—One space/nonfamily employee.
 - (e) Community residential home—One space/two beds.
- ii. Public uses.
 - (a) Meeting hall, U.S. Post Office pavilion, buildings used exclusively for federal, state, county or city governments for public purposes—One space/500 square feet.
 - (b) Publicly owned or operated parks and playgrounds—None required.
 - (c) Churches, Sunday school buildings and parish houses—One space/four fixed seats.
- iii. Commercial uses.
 - (a) Antique shops—One space/500 square feet.
 - (b) Art galleries—One space/500 square feet.
 - (c) Bakeries (retail only)—One space/500 square feet.
 - (d) Barbershops and beauty shops—One space/station and one space/employee.
 - (e) Day care centers—One space/employee plus one space/classroom.
 - (f) Health clubs, spas and exercise centers—One space/300 square feet.
 - (g) Jewelers—One space/500 square feet.
 - (h) Laundry and dry-cleaning pick-up stations—One space/employee.
 - (i) Office buildings—One space/500 square feet.
 - (j) Restaurants (except drive-ins)—One space/500 square feet.
 - (k) Retail sales and services—One space/500 square feet.
 - (l) Retail food and drugstore—One space/500 square feet.
 - (m) Specialty shops—One space/500 square feet.
 - (n) Studios—One space/50 square feet unless owner occupied.
- iv. For Type I Townhouse the uses identified in subsections (2)e.7.i through iii of this section, on-street parking on Romana Street and 9th Avenue within 500 feet of the building may be used towards this requirement for nonemployee parking only. One off-street parking space shall be required for each employee in the building.

-
- v. Parking shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board, except in alley locations.
 - vi. Materials for parking areas shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite, pea gravel or marble chips. Where asphalt or concrete are used, the use of a coloring agent is allowed. The use of acceptable stamped patterns on poured concrete is encouraged.
 - viii. For Type I Townhouse as an option to providing the required off-street parking as specified in subsections (2)e.7.i through iii of this section, the required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
8. *Paint colors.* The planning board has adopted palettes of colors considered compatible with historic colors from several paint manufacturers that represent acceptable colors for use in the GRD-1 district. Samples of these palettes can be reviewed at the office of the building inspector or the secretary of the GRD board.
9. *Outbuildings.* Outbuildings shall not exceed a maximum height of 35 feet. The accessory structure shall match the style, roof pitch, and other design features of the main residential structure.
10. *Architectural review standards.*
- i. *Exterior lighting.* Exterior lighting in the district will be post-mounted street lights and building-mounted lights adjacent to entryways or landscaping lights that are shielded. Lamps shall be typically ornamental in design and appropriate for the building style. Refer to Aragon Design Code, Architectural Standards.
 - (a) Exterior lighting fixtures must be appropriate for building style. Refer to Aragon Design Code, Architectural Standards.
 - (b) Exterior. Where exterior lighting is allowed to be detached from the building, the fixtures visible from off-premises (other than landscape lighting that is permitted) shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking. If post-mounted lights are used, they shall not exceed 12 feet in height. Exterior lights shall be placed so that they do not shine directly at neighbors.
 - (c) The light element itself shall be a true gas lamp or shall be electrically operated using incandescent, halogen, metal halide or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.
 - (d) The use of pole mounted high pressure sodium utility/security lights is prohibited.
 - ii. *Exterior building walls.* Exterior treatments will be of wood, cedar shingles, wood clapboard, board and batten or board on board, fiber-cement smooth lap siding (Hardiplank), brick, stone for Craftsman style buildings, or stucco. Building wall finish must be appropriate for building style (Refer to Aragon Design Code, Architectural Standards). Individual windows and porch openings, when rectangular, shall be square or vertical proportion and have multiple lights, unless architectural style dictates other combinations. Chimneys shall be architecturally compatible with the style. All primary structures are required to

elevate their first finished floor 18 to 36 inches above grade, except Type I Townhouse. Base treatment shall be articulated.

- (a) Vinyl or metal siding is prohibited.
 - (b) Wood siding and trim shall be finished with paint or stain, utilizing colors approved by the board.
 - (c) Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If in-fill between piers is proposed, piers shall be skirted and screened in an opaque manner. It is encouraged that in-fill panels of wood lattice be utilized or brick screens where appropriate.
- iii. *Roofs.* Roofs may be of metal, wood shake, dimensional asphalt shingle, slate, diamond shape asphalt shingles or single ply membrane or built up (for flat roofs), and must be of the appropriate architectural style. Roof pitch for sloped roofs above the main body shall be at least eight on 12 on one- and two-story buildings and six on 12 on buildings with three stories, unless architectural style dictates other slope, for example Craftsman. Eaves shall be appropriate for the architectural style. Shed roofs shall be allowed only against a principal building or perimeter wall. Flat roofs shall not be permitted without parapets, cornices, eaves overhangs boxed with modillions, dentils, or other moldings. The maximum size of the roof deck, window's walks, towers, turrets, etc., is 200 square feet, with the maximum height of ten feet above the maximum allowable building height.
 - (a) Eaves and soffits may be: wood, painted or stained; smooth finish or sand textured stucco soffits, if detailed appropriately; or fiber-cement, if detailed appropriately ("Hardisoffit" or Hardipanel" vertical siding panels). Eaves shall be appropriate for architectural style and type.
 - (b) Flashing may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.
 - (c) Gutters and downspouts may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.
- iv. *Balconies and porches.* Front porches are required for all Type II through Type V principal structures, and porches or balconies are required for Type I and Type VI principal structures. Type I principal structure balconies supported by columns, the outside edge of the columns shall be located at the outside edge of the public sidewalk, and the balcony shall not extend past the columns. Balconies shall not be cantilevered more than eight feet. See the below figures for balcony and porch dimensions.
- v. *Doors.* Entrance doors with an in-fill of raised panels below and glazed panels above were typically used in older sections of the city. Single doorways with a glazed transom above allows for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors are usually associated with a larger home or building layout.
 - (a) Doors are to be appropriate for building style and type. Entrance doors shall be fabricated of solid wood, metal, or fiberglass. Refer to Aragon Design Code, Architectural Standards and Architectural Styles.
- vi. *Windows.* Individual windows shall have vertical proportion.

-
- (a) Windows are to be fabricated of wood or vinyl clad wood windows. Solid vinyl windows may be used if the components (jamb, sash, frame, sill, etc.) are sized and proportioned to duplicate wood. Steel or aluminum windows are prohibited.
 - (b) All individual windows shall conform to vertical proportions of not less than 1:1.5, unless architectural styles dictate otherwise. Assemblage of complying window units to create large window openings is acceptable. Kitchen and bathroom windows are considered exceptions and are not regulated by vertical proportions, but are subject to approval if they detract from the overall vertical orientation.
 - (c) Window sections shall be appropriate for style. Refer to Aragon Design Code.
 - (d) The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.
 - (e) Window trim or casing is to be a nominal five-inch member at all sides, head and sill.
 - (f) Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the planning board.
 - (g) Highly reflected glazing is prohibited. Insulated glass units are encouraged.
- vii. *Shutters.* Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors.
- (a) Shutters may be operable or fixed.
 - (b) If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.
 - (c) The style of the shutters must be louvered, flat vertical boards or paneled boards, with final determination being based on compatibility with the overall building design.
 - (d) Shutters to be fabricated of wood or vinyl.
 - (e) Shutters are to be appropriate for building style and type. Refer to Aragon Design Code, Architectural Styles.
- viii. *Chimneys.* Chimneys constructed of brick masonry, exposed or cement plastered, are architecturally compatible.
- (a) The chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.
 - (b) The finished exposed surface of chimneys are to be left natural without any paint finish, unless the chimney is plastered or stuccoed.
 - (c) Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.

-
- (d) The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.
 - ix. *Trim and miscellaneous ornament.*
 - (a) Trim and ornament, where used, is to be fabricated of wood, stucco or stone.
 - (b) Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.
 - x. *Miscellaneous mechanical equipment.*
 - (a) Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.
 - (b) Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards.
 - (c) Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.
 - (d) Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.
 - xi. *Accessibility ramps and outdoor stairs.*
 - (a) Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.
 - (b) The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.
 - (c) Building elements, materials and construction methods shall be consistent with the existing structure.
 - xii. *Outbuildings.*
 - (a) Outbuildings shall be detailed in a manner similar to the house. Detached garages are strongly encouraged.
 - (b) Accessory dwelling units are permitted and encouraged, and shall be detailed in a manner similar to the house.
11. *Additional regulations.* In addition to the regulations established above in subsections (2)e.1 through 10 of this section, any permitted use within the GRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4, Alcoholic Beverages.
- f. *Procedures for review of renovation, alterations, and additions to structures within the GRD-1 district.* The regulations and standards established in subsections (2)a through e of this section,

shall apply to all plans for the renovation, alteration and addition to structures within the GRD-1 district.

1. Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and standards set forth in subsection (2) of this section may be approved by letter to the building official from the board secretary and the chairperson of the planning board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson, then the matter will be referred to the entire board for a decision.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-1057

Planning Board

12/12/2023

ACTION ITEM

SUBJECT:

Request for Final Plat Approval – Terraces at Tarragona

SUMMARY:

McKim & Creed is requesting final plat approval for the Terraces at Tarragona subdivision located at 120 S. Tarragona Street. This property is located in a Site Specific Development (SSD) zoning district, along with the Pensacola Historic District, the Palafox Historic Business District, and the Dense Business Area. One (1) parcel will be subdivided into six (6) lots to accommodate single-family attached residences.

- Per Sec. 12-3-105: subdivision of 5 lots or more constitutes a major subdivision.
- Property area: 0.33 acres.
- Maximum density: 35 dwellings.
- Setback requirements: front setback of 2', rear setback of 20', north side yard setback of 5' and south side yard setback of 2'.

The preliminary plat was approved in August 2022. This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-15. Site specific zoning district](#)

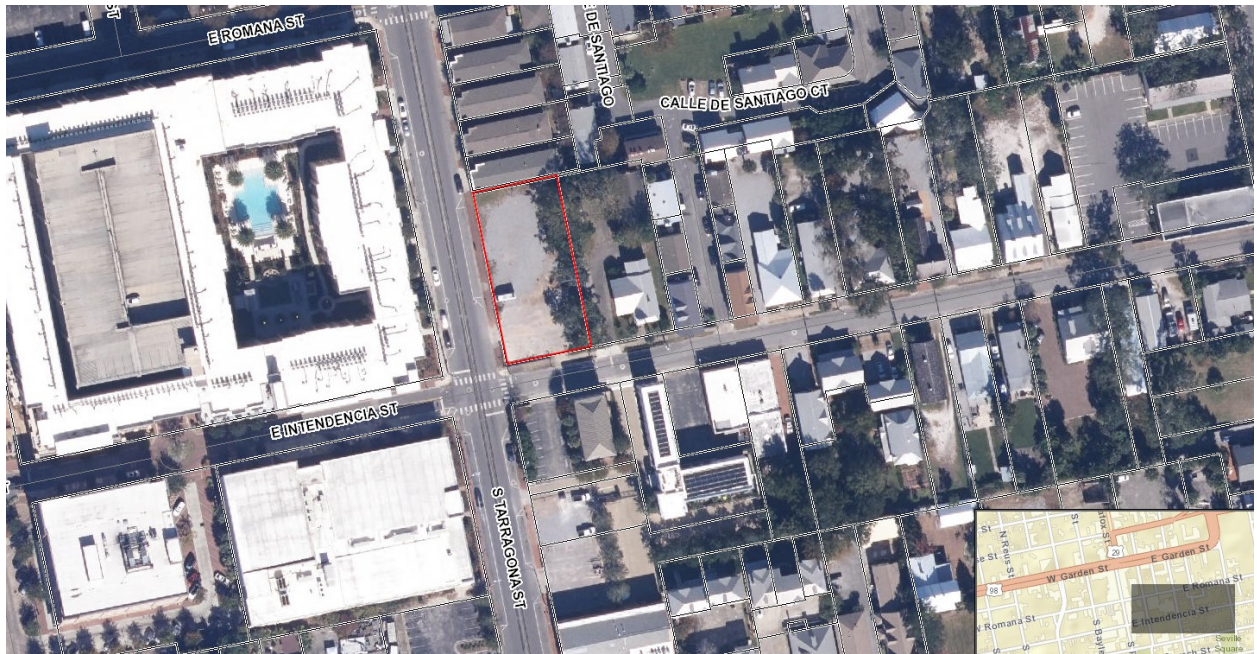
[Sec. 12-3-105. Conventional subdivision](#)

[Sec. 12-7-3. Procedure for subdivision approval](#)

ATTACHMENTS:

1. Terraces at Tarragona Street_Images
2. September 2022_UPDATED_Terraces at Tarragona Preliminary Plat 8-5-22
3. Terraces at Tarragona Plat_Application and Materials
4. Review Comments_Terraces at Tarragona
5. Sec._12_3_15.___Site_specific_zoning_district
6. Sec._12_3_105.___Conventional_subdivision
7. Sec._12_7_3.___Procedure_for_subdivision_approval

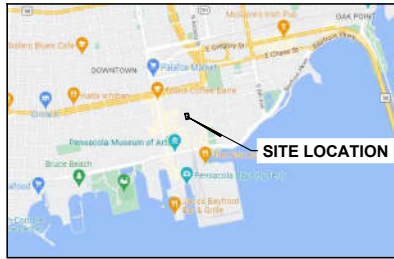
Terraces at Tarragona – Images



PRELIMINARY PLAT OF

TERRACES AT TARRAGONA

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGEND:

- SET BENCHMARK
- SET NAIL & DISK (NO.7917)
- FOUND 1/2" DIA CAPPED IRON ROD #7073
- FOUND 3/4" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 3/4" CONCRETE MONUMENT #4882
- SET 4"x4" CONCRETE MONUMENT #7917
- SET "X" CUT IN BONNET BOLT
- PK NAIL FOUND
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- TERRAZZO PIPE
- ELEVATION
- FIELD INFORMATION
- HDP
- HOPE
- INVERT
- NOT TO SCALE
- (P)
- PVC
- WOOD PANEL FENCE
- OVERHEAD UTILITIES
- SEWER LINE
- STORMWATER LINE

LEGEND CONTINUED:

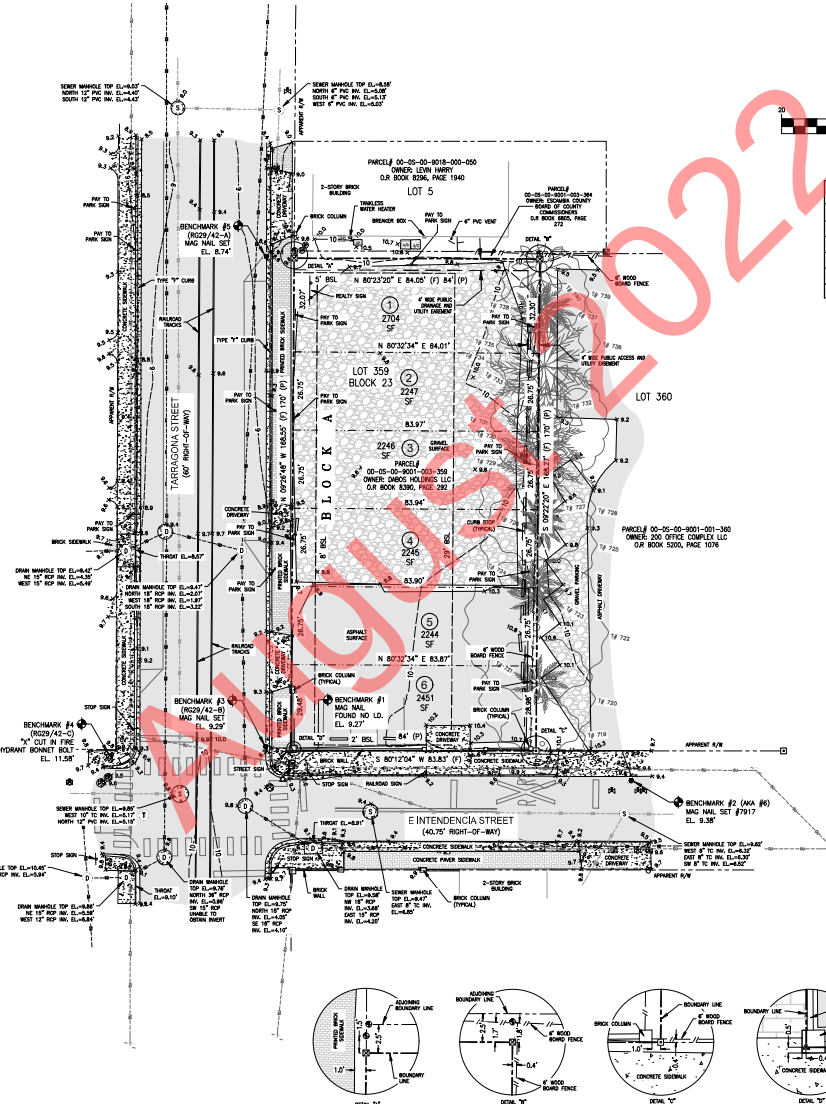
- STORMWATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- SEWER MANHOLE
- SEWER VALVE
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE VALVE
- COMMUNICATIONS VAULT
- TELEPHONE PEDESTAL
- QUO WIRE ANCHOR
- WOOD UTILITY POLE
- SINGLE SUPPORT SIGN
- SPOT ELEVATION
- ELEVATION CONTIGUOUS LINE AT THE 100' INTERVAL

DESCRIPTION (O.R. 8390, PAGE 292)

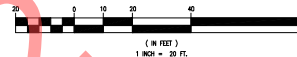
LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE NATIONAL ELEVATION SURVEY (NEDS) MONUMENT #72 9840 TBM, 11, HAVING A PUBLISHED ELEVATION OF 10.86'.
- MEASUREMENTS AS SHOWN HEREIN WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREIN. SUBSURFACE UTILITIES ARE BASED ON VISIBLE EVIDENCE ONLY.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREIN.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREIN IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 5.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033033000, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO ENLARGED FEATURES WILL SURPRISE EXTERIOR MEASUREMENTS.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR MCKIM & CREED, INC. IS LB7917.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THE FIELD SURVEY SHOWN HEREIN WAS PERFORMED IN MARCH 2022, AND RECORDED IN FIELD BOOK R229, PAGE 42-53.



HORIZONTAL SCALE



VERTICAL AND HORIZONTAL DATA TABLE

STATION	NORTHING (FEET)	EASTING (FEET)	ELEVATION	DESIGNATION
1	523241.535	1113633.993	9.27'	MAGNETIC NAIL AND DISK FOUND NO I.D.
2	523261.423	1113753.530	9.38'	MAGNETIC NAIL AND DISK SET #7917
3 (TBM R229/42-B)	523251.589	1113628.327	9.29'	MAGNETIC NAIL AND DISK SET #7917
4 (TBM R229/42-C)	523239.605	1113576.305	11.58'	"X" CUT IN BONNET BOLT OF FIRE HYDRANT
5 (TBM R229/42-A)	523416.891	1113599.986	8.74'	MAGNETIC NAIL AND DISK SET #7917

CIVIL ENGINEER:

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

SURVEYOR:

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

OWNER AND DEVELOPER:

DAVID A. RICHBOURG, MANAGER
DABO HOLDINGS, LLC
209 CEVALLOS STREET
PENSACOLA, FL 32502
(850) 324-3500

SITE DATA SUMMARY:

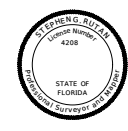
PROPERTY PARCEL NUMBER: PORTION OF 00-05-00-8001-003-359
STREET ADDRESS: 120 S TARRAGONA ST PENSACOLA, FLORIDA 32502
SMALLEST LOT: 2,244 SF
LARGEST LOT: 2,704 SF
NUMBER OF LOTS: 6
TOTAL ACRES: 0.32

ZONING:

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

- PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SS0 (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990, SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.
- MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.
- MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.
- OVERLAY DISTRICTS: PHD (PENSACOLA HISTORIC DISTRICT), PHBD (PALATKA HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA).
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).
- AN LTU (LICENSE TO USE) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE ROW.
- BASED ON THE MEMORANDUM

TO: THOMAS J. BONFIELD, CITY MANAGER
FROM: KEVIN A. COOPER, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 10, 2006
SUBJECT: MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT-120 SOUTH TARRAGONA STREET.
THE BUILDING HEIGHT WILL NOT EXCEED THE MAXIMUM ALLOWED HEIGHT FOR THE PENSACOLA HISTORIC DISTRICT, WHICH IS 35 FEET. THE SETBACKS FOR THE SITE WILL BE AS FOLLOWS: FRONT SETBACK OF 4 FEET, REAR SETBACK OF 29 FEET, NORTH SIDE YARD SETBACK 5 FEET, AND A SOUTH SIDE YARD SETBACK OF 2 FEET.



THIS ITEM WAS BEING DIGITALLY SIGNED AND SEALED BY:

Stephen G Rutan

Digitally signed by Stephen G Rutan
DN: cn=Stephen G Rutan and Creed Inc.,
d=mkimandcreed.com, o=Stephen G Rutan and Creed Inc.,
ou=Surveyors, email=sgrutan@mkimandcreed.com
Date: 2022.08.05 10:50:51 -0500

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MCKIM & CREED, INC.
1206 N. PALATKA STREET
PENSACOLA, FLORIDA 32501
SURVEYING BUSINESS LICENSE LB7917
STEPHEN G. RUTAN, P.S.M. NO. 4208

THE ABOVE NAMED SURVEYOR AND MAPPER SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 55-17.062, F.A.C.

SHEET 1 OF 1



1206 N. PALATKA ST.
PENSACOLA, FLORIDA 32501
Phone: (850) 994-9503
Fax: (850) 994-9505
www.mkimandcreed.com

PRELIMINARY PLAT
TERRACES AT TARRAGONA
DABO HOLDINGS, LLC
209 CEVALLOS STREET
PENSACOLA, FL 32502
SECTION: 46 RANGE: 30 W
TOWNSHIP: 2 S
ESCAMBIA COUNTY, FLORIDA

Revisions	Date	Description
1		Field only with embossed seal

Designed By:

Drawn By: AJP

Checked By: SGR

Job No.: 08128-0002

Date: 6/24/22

Scale: 1" = 20'

FIELD DATE: 3/21/22

CREW: RB/AS

FB R229 PG 42-53

FB PG

- 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



SUBDIVISION PLAT

Please Check Application Type:

Minor Subdivision (< 4 lots)

☐ Preliminary & Final Plat Submission

Fee: \$2,000.00

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

Subdivision (> 4 lots)

☐ Preliminary Plat Submission

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

☒ Final Plat Submission

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

Applicant Information

Name: Mckim & Creed

Address: 1206 N Palafox Street

Pensacola, FL 32501

Phone: 850-994-9503

Fax: _____

Email: APhillips@mckimcreed.com

Owner Information (if different from applicant)

Name: David A Richbourg, Dabo Holdings, LLC

Address: 209 Cevallos Street

Pensacola, FL 32502

Phone: 850-324-3200

Fax: _____

Email: JJ@zielarch.com

Property Information

Location/Address: 120 S Tarragona Street Pensacola, FL 32502

Subdivision Name: Terraces at Tarragona

of Parcels to be Subdivided: 6

Parcel ID #(s): 00-0S-00-9001-003-359

of Existing Lots: 1

of Proposed Lots: 6

Total Acreage: 0.33

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: X 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 X 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.

ANDREW PHILLIPS

8-4-23

Signature of Applicant

Date

(Owner of Property or Official Representative of Owner)

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: _____

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

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

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

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

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

***Open Space Requirement (only applicable to residential subdivision)**

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

(a) Total Land Area: _____ acres

5% for land dedication*: _____ acres

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

(b) Value of land (Esc. Co. Tax Assessor) \$ 485,520

Fee in lieu of land dedication (5% of value) \$ 24,276

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

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

(A) Procedure for subdivision requiring a plat.

(1) Approval of preliminary plat by the planning board.

(a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8

(b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted

(c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.

(d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation

(e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.

(f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people

(g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.

(2) Approval of final plat by the planning board and city council.

(a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

(b) Eleven (11) copies of the final plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the traffic engineer, energy services of Pensacola, the Escambia County Utilities Authority and the fire department.

(c) After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(3) *Approval of a combined preliminary/final plat of a subdivision by the planning board and city council.* Subdivisions containing no more than four (4) lots fronting on an existing public street, right-of-way or an access easement, not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved through an abbreviated procedure which provides for the submittal of both the preliminary and final plat concurrently. All design standards, plat information and recording requirements as set forth in this chapter shall be complied with when exercising the abbreviated minor subdivision procedure.

(B) *Procedure for division of land requiring a boundary survey.* A division of land into no more than two (2) lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved by the city engineer, city surveyor and city planner through an abbreviated procedure which provides for the submittal of a metes and bounds description and a legal boundary survey of the property.

(1) *Submission requirements.*

(a) Any person desiring to divide land into no more than two (2) lots shall first submit three (3) copies of a metes and bounds description and a legal boundary survey of the property (equal to that required by F.S. § 472.27, pertaining to minimum technical standards for surveys, and having a minimum of four (4) concrete permanent reference monuments set) to The Community Development Department. The boundary survey shall be drawn at a scale of one hundred (100) feet to the inch, or less, and shall depict all information required by section 12-8-8(a) through (j).

(b) If an access easement is required for the subdivision, this document shall be attached to each of the three (3) copies of the boundary survey.

(c) All stormwater drainage requirements set forth in this chapter shall be complied with when exercising this procedure.

(2) *Final approval.*

(a) The Community Development Department shall notify the applicant of the approval or disapproval of the subdivision boundary survey within nine (9) working days from submission.

(b) If the subdivision boundary survey is rejected The Community Development Department shall provide the applicant, in writing, a detailed list of reasons for rejection.

(c) Upon submission of the corrected subdivision boundary survey the Community Development Department shall notify the applicant of the approval or disapproval of the corrected boundary survey within nine (9) days. If the subdivision boundary survey is not approved, the minor subdivision must be resubmitted.

(d) After the survey has been approved by city staff fourteen (14) blueprints and one (1) mylar of the survey shall be filed with The Community Development Department. In addition, one (1) copy each of any applicable recorded access easements shall be filed with The Community Development Department.

(e) Furthermore, no building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been recorded.

TERRACES AT TARRAGONA

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA.
AUGUST 2023

CIVIL ENGINEER:

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

SURVEYOR:

MCKIM & CREED
JAMES DANIEL LEVNER
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

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



VICINITY MAP
NOT TO SCALE

DESCRIPTION

LEGAL DESCRIPTION OF PROPOSED SUBDIVISION AS PREPARED BY MCKIM AND CREED, INC.

ALL OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8390, AT PAGE 292, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA. ALONG AND TOGETHER WITH A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8964, AT PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST INTENDENCIA STREET (40.75 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET (60 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 168.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 359 BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8964, PAGE 1924 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE CONTINUE NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 5, TARRAGON SQUARE AS RECORDED IN PLAT BOOK 17, PAGE 24, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 84.05 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 5, PROCEED SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 2.50 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 359; THENCE CONTINUE SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 359, A DISTANCE OF 168.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID EAST INTENDENCIA STREET (40.75 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 80 DEGREES 12 MINUTES 04 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 83.83 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA.

DESCRIPTION

LEGAL DESCRIPTION OF THE REMAINING PORTION OF PARCEL 2 NOT INCLUDED IN THIS PLAT AS PREPARED BY MCKIM AND CREED, INC.

A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8964, AT PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST INTENDENCIA STREET (40.75 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET (60 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 168.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 359 BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8964, PAGE 1924 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE CONTINUE NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 5, TARRAGON SQUARE AS RECORDED IN PLAT BOOK 17, AT PAGE 24, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 84.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 22.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE PROCEED SOUTH 09 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 2.50 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8964, PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY FLORIDA, SAID POINT BEING ON THE NORTH LINE OF LOT 360, BLOCK 23 OF THE AFORESAID OLD CITY TRACT, CITY OF PENSACOLA; THENCE PROCEED SOUTH 80 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 22.69 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 359; THENCE PROCEED NORTH 09 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCES OF 2.50 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000), THE EAST RIGHT-OF-WAY OF TARRAGONA STREET HAVING A BEARING OF NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST, PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 9840 TIDAL 11, HAVING A PUBLISHED ELEVATION OF 10.84'.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- 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 ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

PROPERTY INFORMATION REPORT:

- AN EXECUTED OPINION LETTER WAS PROVIDED TO THIS FIRM AS PREPARED BY EMMANUEL SHEPPARD & CONDON FOR TERRACES AT TARRAGONA, DATED NOVEMBER 27, 2023. SAID OPINION LETTER CONFIRMS THE FOLLOWING:
 - DABO'S HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY.
 - THERE ARE NO MORTGAGES OR LIENS THAT ENCUMBER THE PROPERTY.
 - TAXES FOR THE YEAR 2022 HAVE BEEN PAID IN FULL.
 - THE PROPERTY INFORMATION REPORT INDICATES THERE IS A MINERAL RESERVATION TO ESCAMBA COUNTY ON THE PROPERTY. (SEE INFORMATIONAL NOTE BELOW).
- A PROPERTY INFORMATION REPORT WAS PROVIDED TO THIS FIRM BY ALLIANT NATIONAL TITLE INSURANCE COMPANY HAVING AN AGENT FILE NUMBER: 16493-158854 AND AN ALLIENT FILE NUMBER: 20111430, DATED JULY 23, 2023.
 - INFORMATIONAL:
 - MINERAL RESERVATIONS CONTAINED IN OFFICIAL RECORDS BOOK 8964, PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA.
 - A BLANKET EASEMENT THAT PERTAINS TO PARCEL 2 OF DEPICTED PLAT.

ZONING:

- SSD - SITE SPECIFIC DEVELOPMENT ZONING DISTRICT
THE REGULATIONS IN THIS SECTION SHALL BE APPLICABLE TO THE SITE SPECIFIC DEVELOPMENT ZONING DISTRICT: SSD.
 - PURPOSE OF DISTRICT. THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONINGS TO SSD HAVE BEEN ALLOWED.
 - MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICIAL WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.
 - MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN. MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.
- OVERLAY DISTRICTS: PHD (PENSACOLA HISTORIC DISTRICT), PHBD (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA).
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).
- AN LTU (LICENSE TO USE) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE ROW.
- BASED ON THE MEMORANDUM (CONTAINED WITHIN THE "REPORT OF CITY COUNCIL ACTION OFFICE OF THE CITY CLERK, DATED 7/13/2006), AND A SUBSEQUENT MEMORANDUM RE: MINOR REVISION TO SITE SPECIFIC DEVELOPMENT (120 SOUTH TARRAGONA STREET), DATED DECEMBER 1, 2020.

TO: THOMAS J. BONFIELD, CITY MANAGER
FROM: KEVIN A. COOPER, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 10, 2006
SUBJECT: MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT-120 SOUTH TARRAGONA STREET.

THE BUILDING HEIGHT WILL NOT EXCEED THE MAXIMUM ALLOWED HEIGHT FOR THE PENSACOLA HISTORIC DISTRICT, WHICH IS 35 FEET. THE SETBACKS FOR THE SITE WILL BE AS FOLLOWS: FRONT SETBACK OF 2 FEET, REAR SETBACK OF 20 FEET, NORTH SIDE YARD SETBACK 5 FEET, AND A SOUTH SIDE YARD SETBACK OF 2 FEET.

NOTICE:

PURSUANT TO CHAPTER 177.091(27) FLORIDA STATUTES, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF 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.

SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER: PORTION OF 00-05-00-9001-003-359

STREET ADDRESS: 120 S TARRAGONA ST
PENSACOLA, FLORIDA 32502

SMALLEST LOT: 2,244 SF
LARGEST LOT: 2,860 SF
NUMBER OF LOTS: 6
TOTAL ACREAGE: 0.33

SHEET INDEX:

SHEET 1 - SITE SUMMARY, DESCRIPTION, GENERAL NOTES, DEDICATION, CERTIFICATES
SHEET 2 - FINAL PLAT, LEGEND AND DATA

TIES TO THE NATIONAL GEODETIC SURVEY CONTROL NETWORK WERE MADE. THE STATION COORDINATES SHOWN BELOW ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000).

STATE PLANE COORDINATE TABLE - HORIZONTAL DATUM: NORTH AMERICAN HORIZONTAL DATUM 83 (2011) FLORIDA NORTH ZONE							
STATION	NORTHING(FEET)	EASTING(FEET)	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE	ELEVATION
19	523421.2118	1113613.9829	N030° 24' 40.67"	W087° 12' 43.97"	0.99995747	-001° 21' 46.65"	9.81
20	523434.4070	1113691.9045	N030° 24' 40.82"	W087° 12' 43.08"	0.99995747	-001° 21' 46.20"	10.75

TO COMPUTE GROUND DISTANCE TO GRID, AVERAGE THE SCALE FACTOR AND THEN MULTIPLY THIS BY THE GROUND DISTANCE TO COMPUTE GRID DISTANCE TO GROUND DISTANCE, AVERAGE SCALE FACTOR AND DIVIDE THIS INTO THE GRID DISTANCE.

SCALE FACTOR (1) + SCALE FACTOR (2)

2
AVERAGE SCALE FACTOR (ASF) =

GRID DISTANCE
GROUND DISTANCE = -----
ASF

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT DABO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND DEVELOPER OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS TERRACES AT TARRAGONA, WHICH IS PART OF THIS PLAT, DO HEREBY MAKE THE FOLLOWING DEDICATION:

- THE 6" WIDE DRAINAGE AND UTILITY EASEMENT RUNNING ALONG AND PARALLEL TO THE NORTH LINE OF THIS PLAT, LOT 1, AS DEPICTED ON THIS PLAT AND THE 23.5' WIDE PRIVATE-ACCESS AND UTILITY EASEMENT RUNNING ALONG AND PARALLEL TO THE EAST LINE OF THIS PLAT, SAID EASEMENT BEING IN LOTS 1-6, AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE TERRACES AT TARRAGONA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PENSACOLA.

NOTARY PUBLIC (OWNER & DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _ PHYSICAL PRESENCE OR _ ONLINE NOTARIZATION, THIS ____ DAY OF 2024, BY _____ AS MANAGER OF DABO HOLDINGS, 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: _____

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBA 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 _____, 2024.
AND FILED IN PLAT BOOK ____ AT PAGES ____ OF SAID COUNTY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

CITY COUNCIL CERTIFICATE

I, ERICKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL, OF SAID CITY AT ITS MEETING HELD ON THE ____ DAY OF _____, 2024 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 OFFICE OF THE PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

LESIEE D. ODOM, PROFESSIONAL SURVEYOR AND MAPPER _____ DATE _____
STATE OF FLORIDA REGISTRATION No. 6520

TITLE CERTIFICATION

THIS REPORT PURPOSELY OMTS RESTRICTIONS, EASEMENTS, SUBDIVISIONS AGREEMENTS AND ANY REFERENCES TO MORTGAGES, JUDGEMENTS AND/OR LIENS WHICH APPEAR TO BE SATISFIED OF RECORD OR HAVE EXPIRED PURSUANT TO FLORIDA STATUES.

THIS REPORT DOES NOT REFLECT THOSE DOCUMENTS, IF ANY, WHICH MAY HAVE BEEN RECORDED PRIOR (OTHER THAN AN ASSUMED MORTGAGE) OR SUBSEQUENT TO THE TIME PERIOD COVERED HEREIN AND WHICH MAY DISCLOSE THE POSSIBLE EXISTENCE OF ENCUMBRANCES, LIENS, RIGHTS, INTEREST OR OTHER MATTERS WHICH MAY AFFECT THE SUBJECT PROPERTY.

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 RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

THIS COMPANY EXPRESSLY DISCLAIMS ANY LIABILITY FOR LOSS OR DAMAGE RESULTING FROM RELIANCE ON THIS CERTIFICATE IN EXCESS OF THE FEE PAID TO ALLIANT NATIONAL TITLE INSURANCE COMPANY.

CERTIFICATION MADE ON THE ____ DAY OF _____ 2024.

BY: _____

PRINT NAME:

COMPANY: ALLIANT NATIONAL INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION OF A MCKIM AND CREED INC.'S LICENSED SURVEYOR AND MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.W.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9) FLORIDA STATUTES, WILL BE SET AS REQUIRED BY THE LAND DEVELOPMENT CODE OF THE CITY OF PENSACOLA, FLORIDA, AS AMENDED TIME TO TIME; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS IN CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ESCAMBA COUNTY, FLORIDA." ALSO, THAT THE BOUNDARY SURVEY INFORMATION ON THE PLAT COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO RULE 5J-17.050, 5J-17.051, AND 5.1-17 052 FLORIDA ADMINISTRATION CODE CHAPTER 472.027, FLORIDA STATUES, AS AMENDED FROM TIME TO TIME.

SIGNED THIS 28TH DAY OF NOVEMBER, 2023

JAMES DANIEL LEVNER
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6915
MCKIM & CREED, INC., 1206 N. PALAFOX ST., PENSACOLA, FLORIDA 32501

MCKIM & CREED
1206 N. Palafox St.
Pensacola, Florida 32501
Phone: (850) 994-9503
FL Surveying Business #LB17617
FL Certificate of Authorization# 29588
www.mckimcreed.com

DECLARATION OF RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

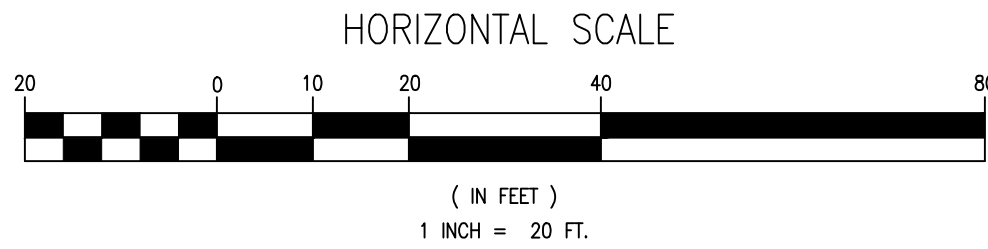
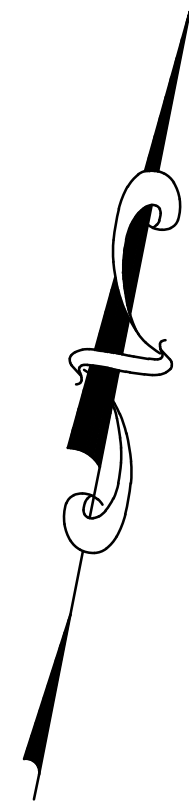
PLAT BOOK _____, PAGE _____.

SHEET 1 OF 2

TERRACES AT TARRAGONA

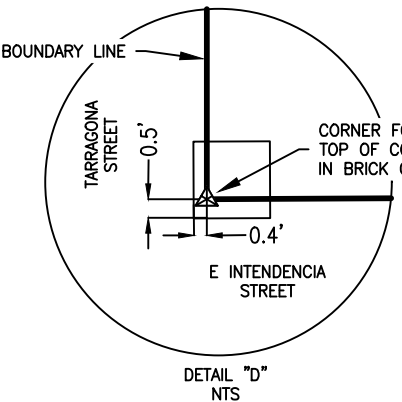
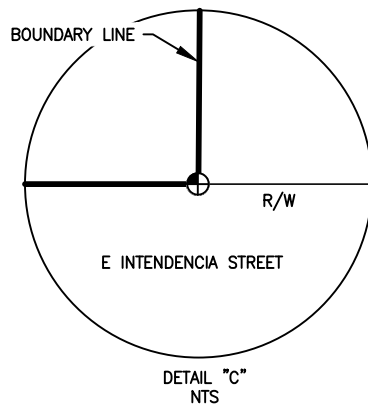
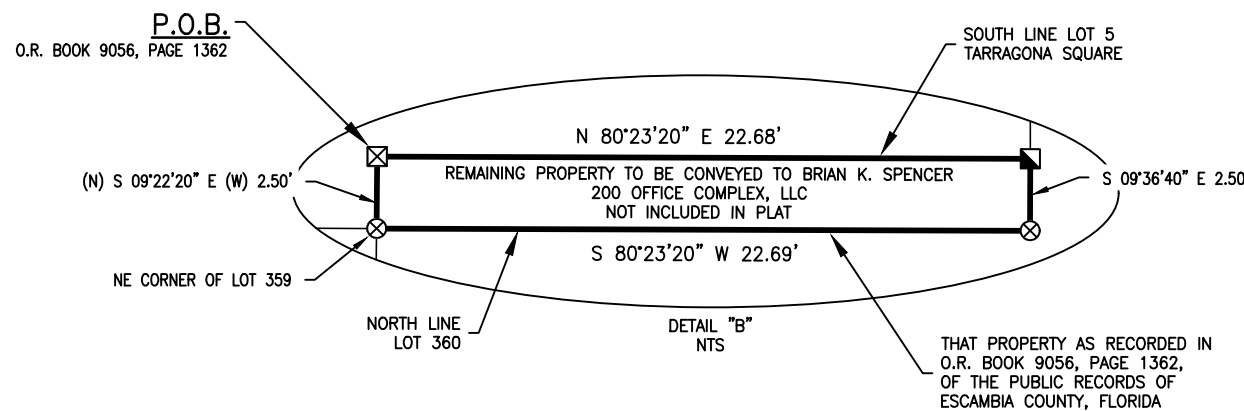
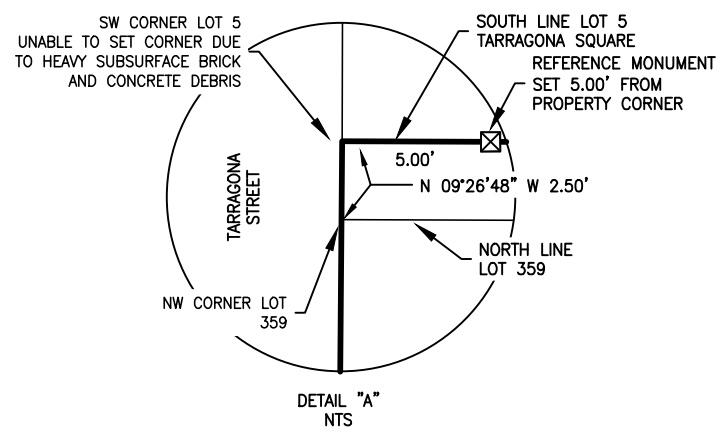
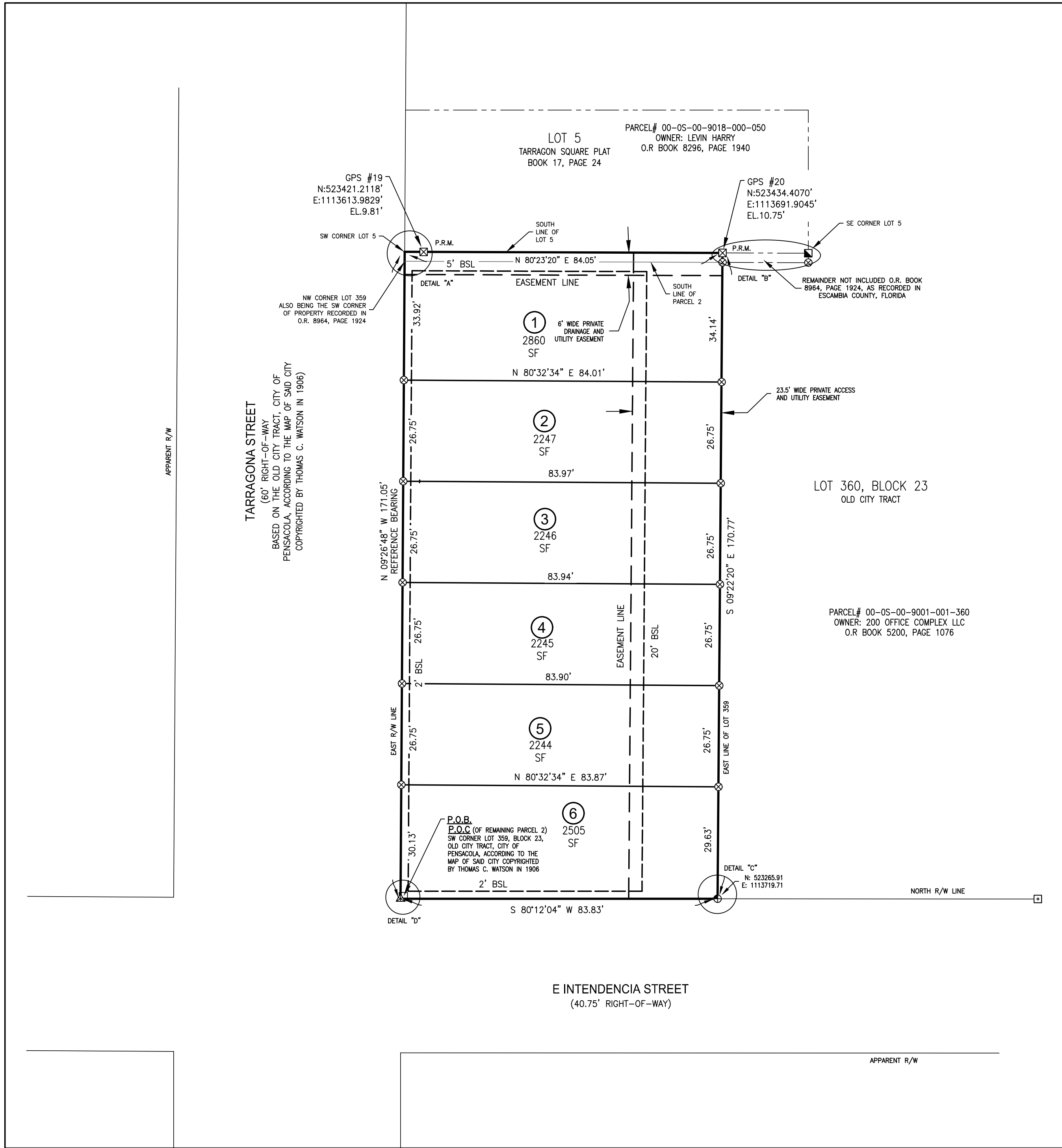
A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359 AND A PORTION OF LOT 364 BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

AUGUST 2023



LEGEND:

- SET BENCHMARK
- SET NAIL & DISK (No.7917)
- FOUND 1/2" DIA CAPPED IRON ROD #7073
- FOUND 1/2" DIA CAPPED IRON ROD ILLEGIBLE
- FOUND 3"x3" CONCRETE MONUMENT NO IDENTIFICATION
- FOUND 3"x3" CONCRETE MONUMENT #4882
- SET 5/8" DIA CAPPED IRON ROD #7917
- SET 4"x4" CONCRETE MONUMENT #7917
- PK NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- O.R. OFFICIAL RECORDS
- EL. ELEVATION
- NTS. NOT TO SCALE
- BSL. BUILDING SETBACK LINE
- SF. SQUARE FEET



CIVIL ENGINEER:

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

SURVEYOR:

MCKIM & CREED
JAMES DANIEL LEVNER
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

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



1206 N. Palafox St.
Pensacola, Florida 32501
Phone: (850) 994-9503
FL Surveying Business #187917
FL Certificate of Authorization# 29588
www.mckimcreed.com

Prepared By and Return To:
Sally B. Fox, of
Emmanuel, Sheppard & Condon, P.A.
30 S. Spring Street
Pensacola, FL 32502
File #16493161231
Parcel I.D. a portion of 000S009001003364

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023084310 10/18/2023 2:03 PM
OFF REC BK: 9056 PG: 1362 Doc Type: WD
Recording \$27.00 Deed Stamps \$2.10

WARRANTY DEED

This WARRANTY DEED dated this 29th of September 2023, **DABO'S HOLDINGS, LLC, a Florida limited liability company**, whose mailing address is 203 Cevallos Street, Pensacola, Florida 32502 hereinafter called the GRANTOR, to **200 OFFICE COMPLEX, LLC, a Florida limited liability company**, whose mailing address is 260 S. Tarragona Street, Suite 240-D, Pensacola, Florida 32502, hereinafter called the GRANTEE. (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, to-wit:

SEE EXHIBIT "A" for legal description

GRANTOR warrants and represents that the above-described property does not constitute the homestead of GRANTOR for any purposes under Florida law or the Florida Constitution and the property is not adjacent to or contiguous to the GRANTOR'S homestead. No member of the grantor's family dependent upon them for support resides on the subject property. The address of the actual domicile of the grantors is stated above.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2023** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of
the following witnesses:

Sally Fox
Print Name: Sally Fox
Address: 30 So. Spring St.
Pensacola, FL 32502

Alisa J. Kiker
Print Name: Alisa J. Kiker
Address: 30 S. Spring St.
PENSACOLA, FL 32502

DABO'S HOLDINGS, LLC
a Florida limited liability company

BY: David A. Richbourg
Its: Member & Manager

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 18th day of September 2023, by David A. Richbourg, as Member and Manager of Dabo's Holdings, LLC, a Florida limited liability company, on behalf of the company, (✓) who is personally known to me or () who has produced _____ as identification.

Alisa J. Kiker
Notary Public
[Notary Seal]

ALISA J. KIKER
Notary Public, State of Florida
★  ★ My Comm. Expires Mar. 25, 2026
Commission No. HH 219994

EXHIBIT "A"
Legal Description

A portion of that property described in Official Records Book 8964, at page 1924, of the Public Records of Escambia County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 359, Block 23, Old City Tract, City of Pensacola, according to the map of said city copyrighted by Thomas C. Watson in 1906, said point being located at the intersection of the North right-of-way of East Intendencia Street (40.75 foot right-of-way) and the East right-of-way line of Tarragona Street (60 foot right-of-way); thence proceed North 09 degrees 26 minutes 48 seconds West along said East right-of-way line a distance of 168.55 feet to the Northwest corner of said lot 359 being also the Southwest corner of that property as described in Official Records Book 8964, Page 1924, of the Public Records of Escambia County, Florida; thence continue North 09 degrees 26 minutes 48 seconds West along said right-of-way a distance of 2.50 feet to the Southwest corner of Lot 5, Tarragon Square as recorded in Plat Book 17, Page 24, of the Public Records of Escambia County, Florida; thence departing said right-of-way line proceed North 80 degrees 23 minutes 20 seconds East along the South line of said Lot 5, a distance of 84.05 feet to the Point of Beginning; thence continue North 80 degrees 23 minutes 20 seconds East along the South line a distance of 22.68 feet to the Southeast corner of said Lot 5, thence proceed South 09 degrees 48 minutes 07 seconds East a distance of 2.50 feet to the Southeast corner of that property described in Official Records Book 8964, Page 1924, of the Public Records of Escambia County Florida, said point being on the North line of Lot 360, Block 23 of the aforesaid Old City Tract, City of Pensacola; thence proceed South 80 degrees 23 minutes 20 seconds West along the South line of said property a distance of 22.69 feet to the Northeast corner of the aforesaid Lot 359; thence proceed North 09 degrees 22 minutes 20 seconds West a distance of 2.50 feet to the Point of Beginning.

Lying a being a portion of Section 46, Township 2 South, Range 30 West, Escambia County, Florida



EMMANUEL SHEPPARD & CONDON

ATTORNEYS AT LAW SINCE 1913

Sally Bussell Fox

Board Certified Real Estate Attorney

30 S Spring Street, Pensacola, FL 32502

(O) 850.433.6581 |(F) 850.434.5856

sfox@esclaw.com

November 27, 2023

Dabos' Holdings, LLC
209 Cevallos Street
Pensacola, Florida 32502

Re: Terraces at Tarragona

Dear David:

We have acted as counsel for Dabo's Holdings, LLC ("Owner") in connection with the platting and proposed development of Terraces at Tarragona located at 100 Block South, Tarragona Street, Pensacola, Florida 32502 (the "Development") in the City of Pensacola, Escambia County, Florida, as more particularly described in Exhibit "A" to this letter (the "Property").

We are admitted to practice law in the State of Florida, and we express no opinion with respect to the effect of any law other than the law of the State of Florida.

In connection with the approval of that certain plat (the "Plat") of the Development, we have performed a title search of the Property and have obtained a "Property Information Report," a copy of which is attached hereto as Exhibit "B." Based solely upon our examination of the Property Information Report, Report #20111430, dated July 26, 2023 and prepared by Alliant National Title Company ("Title Report"), and assuming the accuracy of the information contained therein, it is our opinion that as of the date of the Title Report, fee simple title to the Property was vested in Owner, Dabo's Holdings, LLC. A true and complete copy of the Title Report is attached to this Opinion as Exhibit "B." We hereby confirm as follows:

1. Dabo's Holdings, LLC, a Florida limited liability company, is the owner of the Property.
2. There are no mortgages or liens that encumber the Property.
3. Taxes for the year 2022 have been paid in full.
4. The Property Information Report indicates there is a mineral reservation to Escambia County on the property. A copy of the mineral reservation is attached as Exhibit "C."
5. A copy of the two deeds that vested owner in title are attached as Composite Exhibit "D".

Page 2
November 27, 2023

We assume no obligations to update or supplement this Opinion in response to subsequent changes in the law or future events affecting the Property or title thereto.

We confirm that: (a) we have no financial interest in the Property or Owner, other than with respect to the fees for legal services performed by us in connection with our representation of Owner in this matter; and (b) other than acting as counsel for Owner, we have no interest in Owner and do not serve as a director, officer, or an employee of Owner.

This opinion is given solely for the benefit of the addressee of this letter and the City of Pensacola Planning and Zoning Department and shall not be relied upon by third parties without the express written consent of the undersigned.

Sincerely,



Sally Bussell Fox
For the Firm

SBF/rmm
Attachments (3)

cc: Dabo's Holdings, LLC

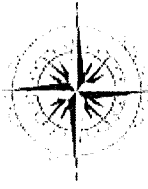
Exhibit A

ALL OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8390, AT PAGE 292, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ALONG AND TOGETHER WITH A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 8964, AT PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST INTENDENCIA STREET (40.75 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET (60 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 168.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 359 BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8964, PAGE 1924 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE CONTINUE NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 5, TARRAGON SQUARE AS RECORDED IN PLAT BOOK 17, PAGE 24, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 84.05 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 5, PROCEED SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 2.50 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 359; THENCE CONTINUE SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 359, A DISTANCE OF 168.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID EAST INTENDENCIA STREET (40.75 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 80 DEGREES 12 MINUTES 04 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 83.83 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 0.33 ACRES OR 14346.0 SQUARE FEET MORE OR LESS.



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: 16493-158854

Alliant File Number: 20111430

Revised Property Information Report

July 26 2023

Agent Name: Emmanuel Sheppard & Condon, P.A.
30 South Spring Street, Pensacola, Florida 32502

Re: 16493-158854

Search From: September 19, 1986 (Parcel 1) and May 22, 1952 (Parcel 2) To: July 18, 2023 at 6:00 AM

In the Public Records of: Escambia

Owner of Record: Dabo's Holdings, LLC, a Florida limited liability company

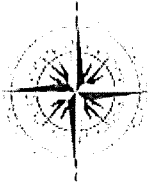
By Virtue of: Warranty Deed recorded in Official Records Book 8390, Page 292 (Parcel 1) and County Deed recorded in Official Records Book 8964, Page 1924, of said Records.

Legal Description:

All of that property described in Official Records Book 8390, at page 292, of the Public Records of Escambia County, Florida. Along and together with a portion of that property described in Official Records Book 8964, at page 1924, of the Public Records of Escambia County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 359, Block 23, Old City Tract, City of Pensacola, according to the map of said city copyrighted by Thomas C. Watson in 1906, said point being located at the intersection of the North right-of-way of East Intendencia Street (40.75 foot right-of-way) and the East right-of-way line of Tarragona Street (60 foot right-of-way); thence proceed North 09 degrees 26 minutes 48 seconds West along said East right-of-way line a distance of 168.55 feet to the Northwest corner of said lot 359 being also the Southwest corner of that property as described in Official Records Book 8964, Page 1924, of the Public Records of Escambia County, Florida; thence continue North 09 degrees 26 minutes 48 seconds West along said East right-of-way a distance of 2.50 feet to the Southwest corner of Lot 5, Tarragon Square as recorded in Plat Book 17, Page 24, of the Public Records of Escambia County, Florida; thence departing said right-of-way line proceed North 80 degrees 23 minutes 20 seconds East along the South line of said Lot 5, a distance of 84.05 feet; thence departing said South line of Lot 5, proceed South 09 degrees 22 minutes 20 seconds East a distance of 2.50 feet to the Northeast corner of the aforesaid Lot 359; thence continue South 09 degrees 22 minutes 20 seconds East along the East line of said Lot 359, a distance of 168.27 feet to a point on the North right-of-way line of the aforesaid East Intendencia Street (40.75 foot right-of-way); thence proceed South 80 degrees 12 minutes 04 seconds West along said North right-of-way line a distance of 83.83 feet to the Point of Beginning.

Lying a being a portion of Section 46, Township 2 South, Range 30 West, Escambia County, Florida.



ALLIANT NATIONAL TITLE INSURANCE COMPANY

Agent File Number: 16493-158854

Alliant File Number: 20111430

Revised Property Information Report

Mortgage Information:

NOTE: A search of the public records reveals no open mortgage. Closer should confirm with owner that property is free and clear. (Parcels 1 and 2)

Judgment and Lien Information:

N/A

Tax Information:

2022 Tax Year Parcel/Folio No.: 000S009001003359 Gross Tax Amount:\$9,225.65

Status of 2022 Taxes: Paid. (Parcel 1)

2022 Tax Year Parcel/Folio No.: 000S009001003364 Gross Tax Amount:\$0.00

Status of 2022 Taxes: Non Due (Parcel 2)

Informational:

Mineral Reservations contained in Official Records Book 8964, Page 1924, of the Public Records of Escambia County, Florida. (Parcel 2)

The above-captioned property has been searched only by the above description and by no other description or name. This report purposely omits restrictions, easements, subdivision agreements and any reference to mortgages, judgments and/or liens which appear to be satisfied of record or have expired pursuant to Florida Statutes.

This report does not reflect those documents, if any, which may have been recorded prior (other than an assumed mortgage) or subsequent to the time period covered herein and which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the subject property.

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.

This Company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to ALLIANT NATIONAL TITLE INSURANCE COMPANY.

ALLIANT NATIONAL TITLE INSURANCE COMPANY

Recorded in Public Records 4/20/2023 2:42 PM OR Book 8964 Page 1924,
Instrument #2023031477, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$17.50

This document was prepared by:
Stephen G. West
Senior Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

THIS DEED is made this 20th day of April, 2023, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantor), and Dabo's Holdings, LLC, a Florida limited liability company, whose address is 209 Cevallos Street, Pensacola, Florida 32502 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of Two Thousand, Five Hundred Dollars (\$2,500.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following land in Escambia County, Florida, more particularly described as follows:

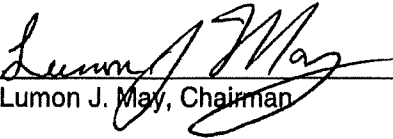
S 2 1/2 FT OF W 106 1/2 FT OF LT 364 BLK 23 OR 4187 P 300 OLD CITY
TRACT CA 74.
SECTION 00, TOWNSHIP 0 SOUTH, RANGE 00 WEST
REFERENCE NUMBER 00-OS-00-9001-003-364
TAX ACCOUNT NUMBER 13-0613-000.

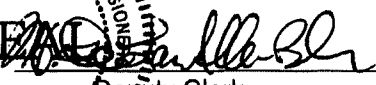
THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2023 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR RESERVES an undivided 3/4 interest in, and title in and to an undivided 3/4 interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided 1/2 interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and through its duly authorized BOARD OF COUNTY COMMISSIONERS


Lumon J. May, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

Deputy Clerk



BCC Approved: 1-19-2023

Date Executed
4/20/2023

Recorded in Public Records 10/23/2020 3:33 PM OR Book 8390 Page 292,
Instrument #2020089147, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$5,229.00

Prepared by and return to:
Kerry Anne Schultz

Schultz Law Group, P.L.L.C.
2779 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-754-1600
File Number: 20-01051.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of October, 2020 between **Group T, LLC, a Florida limited liability company** whose post office address is **5 E. Garden Street, Pensacola, FL 32502**, grantor, and **Dabo's Holdings, LLC a Florida limited liability company** whose post office address is **209 Cevallos Street, Pensacola, FL 32502**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 359, Block 23, Old City Tract, City of Pensacola, Escambia County Florida, according to the map of said city copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: 000S009001003359

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

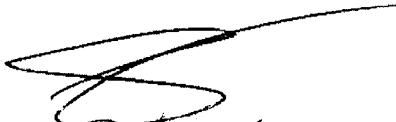
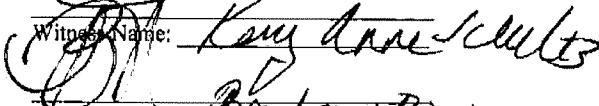
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Kerry Anne Schultz

Witness Name: Barbara Ristey

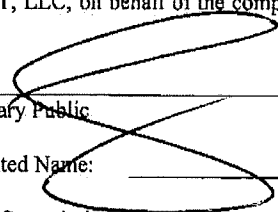
Group T, LLC

By: Harry Levin
Harry Levin, Manager

State of Florida
County of Essex

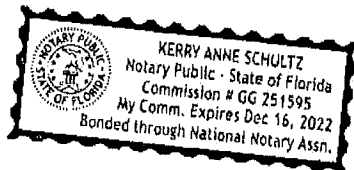
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of October, 2020 by Harry Levin, Manager of Group T, LLC, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: _____

My Commission Expires: _____



This document was prepared by:
Stephen G. West
Senior Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

THIS DEED is made this 20th day of April, 2023, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantor), and Dabo's Holdings, LLC, a Florida limited liability company, whose address is 209 Cevallos Street, Pensacola, Florida 32502 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of Two Thousand, Five Hundred Dollars (\$2,500.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the following land in Escambia County, Florida, more particularly described as follows:

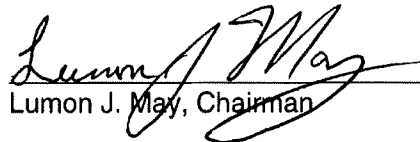
S 2 1/2 FT OF W 106 1/2 FT OF LT 364 BLK 23 OR 4187 P 300 OLD CITY
TRACT CA 74.
SECTION 00, TOWNSHIP 0 SOUTH, RANGE 00 WEST
REFERENCE NUMBER 00-0S-00-9001-003-364
TAX ACCOUNT NUMBER 13-0613-000.

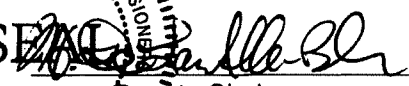
THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2023 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR RESERVES an undivided 3/4 interest in, and title in and to an undivided 3/4 interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided 1/2 interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and through its duly authorized BOARD OF COUNTY COMMISSIONERS


Lumon J. May, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

Deputy Clerk



Date Executed

4/20/2023

BCC Approved: 1-19-2023

Department:	Comments:
Planning	No comments or issues.
FIRE	No comments or issues.
PW/E	Right-of-way construction must adhere to appropriate driveway and curb cut details for local streets.
Surveyor	No comments or issues.
Inspection Svcs	No comments or issues.
Pensacola Energy	No comments or issues.
ECUA	The final plat appears to be acceptable to ECUA. All water and sewer infrastructure that is outside of the right-of-way and on private property will be privately owned. Therefore, ECUA will not require any easements. All private utilities and private utility easements will be the responsibility of the HOA. Please have the developer continue working with their ECUA project reviewer for final acceptance.
FPL	No comments or issues.
ATT	No comments provided.
Legal	No comments or issues.
CRA	No comments or issues.
Parking	No issues due to past Council approval for major revision to the SSD in 2006.

Sec. 12-3-15. Site specific zoning district.

The regulations in this section shall be applicable to the site specific development zoning district: SSD.

- (1) *Purpose of district.* This section is enacted to provide for the option of amending an approved final development plan for any parcel of property that was zoned SSD (site specific development) prior to May 1, 1990. Subsequent to May 1, 1990 no rezonings to SSD have been allowed.
- (2) *Minor changes to an approved SSD final development plan.* Minor changes to a final development plan may be approved by the mayor, city engineer, the planning services department and building official when in their opinion the changes do not make major changes in the arrangement of buildings or other major features of the final development plan.
- (3) *Major changes to an approved SSD final development plan.* Major changes such as, but not limited to, changes in land use or an increase or decrease in the area covered by the final development plan may be made only by following the procedures outlined in filing a new preliminary development plan as described in section 12-3-120.

(Code 1986, § 12-2-15; Ord. No. 16-10, § 204, 9-9-2010)

Sec. 12-3-105. Conventional subdivision.

- (a) *Purpose.* The conventional subdivision requirements are intended to provide for the division of a parcel of land into two or more parcels for development or redevelopment, when the development or redevelopment complies with all zoning regulations for the zoning district in which it is located.
- (b) *Location and permitted uses.* Conventional subdivision development is permitted within any zoning district for any land use permitted within the zoning district.
- (c) *Minimum size of development.* There are no minimum size requirements for a conventional subdivision development. Subdivision of four or less lots constitute a minor subdivision; five or more constitute a major subdivision.
- (d) *Requirements.* All lots in a conventional subdivision must comply with width and area requirements for the zoning district. Chapter 12-7 describes the platting and review requirements for a conventional subdivision.

(Code 1986, § 12-2-76)

Sec. 12-7-3. Procedure for subdivision approval.

(a) *Procedure for subdivision requiring a plat.*

(1) *Approval of preliminary plat by the planning board.*

- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and F.S. § 472.027.
- b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter of a mile.
- c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
- d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
- e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
- f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
- g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee to obtain approval according to the process in this chapter.

(2) *Approval of final plat by the planning board and city council.*

- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (365 days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the

planning services department a new application, new application fee, and revised documentation to begin the process in this chapter.

- b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.
- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(b) *Procedure for division of land requiring a boundary survey.*

- (1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department.

(2) *Submission requirements.*

- a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by F.S. § 472.027, pertaining to the Standards of Practice for surveys) to the planning services department. The boundary survey shall depict all information required by sections 12-7-8(1) through (11).
- b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
- c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
- d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within ten working days from submission.
- e. If the metes and bounds description or the boundary survey is rejected, the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
- f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process set forth at section 12-7-3(b) of this chapter.

(3) *Final approval.*

- a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
- b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b)(3)a.

(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009; Ord. No. 29-21, § 4, 12-16-2021)