City of Pensacola

Planning Board

Agenda

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

August 12, 2025, 2:00 PM **Whibbs Conference Room, 1st Floor**

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

CALL TO ORDER / QUORUM

1. 25-1014 SWEARING IN REAPPOINTMENTS AND APPOINTMENT

Attachments: *None*

2. 25-1015 BOARD ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

Attachments: *None*

APPROVAL OF MINUTES

3. 25-1018 PLANNING BOARD MEETING MINUTES FROM JULY 8, 2025

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes July 8th 25*

REQUESTS

4. 25-1016 417 E. GREGORY STREET - GATEWAY REDEVELOPMENT DISTRICT - AESTHETIC AND SITE REVIEW APPLICATION

Attachments: *Whataburger in Pensacola, FL- ARB Submittal_7.30.2025*
Review Comments_Whataburger
Sec._12_3_12.___Redevelopment_land_use_district. (4)

5. 25-1017 REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP (FLUM) AMENDMENT FOR 2907 E. LEE STREET

Attachments: *2907 E. Lee Street_Rezoning Application*
Maps
2907 E. Lee Street_Zoning Comparison R-1AAA to R-1AA
Review Comments_2907 E. Lee Street Rezoning
Sec._12_3_4.___Medium_density_residential_land_use_district_regulations. (3)
Sec._12_3_3.___Low_density_residential_land_use_district.

Sec._12_11_3.___Amendments. (1)

OPEN FORUM

DISCUSSION ITEMS

6. 25-1019 DISCUSSION ON THE LAND DEVELOPMENT CODE UPDATE, PHASE 2

Recommendation:

Sponsors:

Attachments: *None*

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
July 8, 2025

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

MEMBERS ABSENT: Board Member Villegas

STAFF PRESENT: Planning & Zoning Manager Cannon
Assistant Planning & Zoning Manager Harding, Help Desk Technician Russo, Development Services Director Morris, Assistant City Attorney Goldsmith, Building Inspections Director Bilby, City Engineer Hinote, City Surveyor Odom

STAFF VIRTUAL: Development Services Coordinator Statler

OTHERS PRESENT: None

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from June 10, 2025
  New Business:
- Proposed Amendment to the Land Development Code – Chapter 12-9. Floodplain Management
- Proposed Amendment to the Land Development Code – Chapter 12-7. Subdivisions
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present
Chairperson Ritz called the meeting to order at 2pm 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 June 10, 2025, minutes, seconded by Board Member Van Hoose, and it carried 5:0.

New Business –

Proposed Amendment to the Land Development Code – Chapter 12-9. Floodplain Management

Assistant Planning & Zoning Manager Harding introduced the item. City Staff have prepared an amendment to Chapter 12-9 of the Land Development Code to update the City's floodplain management ordinance to meet the current Federal Emergency Management Agency (FEMA) and Florida Division of Emergency Management (FDEM) standards. All communities that participate in the National Flood Insurance Program (NFIP) are required to update their ordinance language to maintain their class rating in Community Rating System (CRS). In addition, FEMA requires that the new Flood Insurance Rate Maps (FIRM) be adopted before August 19, 2025. Failure to adopt the maps would result in suspension from the NFIP and the CRS. The proposed mandatory language does not provide any increase in the standards but will maintain the current levels of protection that are currently adopted. The amended sections include 12-9-2 Applicability, 12-9-3 Duties and powers of the floodplain administrator, 12-9-7 Variances and appeals, 12-9-10 Definitions generally, 12-9-11 Buildings, and 12-9-14 Manufactured homes. Building Inspections Director Bilby addressed the board and made a brief statement. The changes being made are required by FEMA and FDEM.

The FEMA required changes are necessary to maintain our Class 7 Rating in the Community Rating System Program and Pensacola's good standing in the NFIP. The Community Rating System is a program where the community is rated for adopting and enforcing higher than minimum standards for floodplain protection. Our Class 7 rating provides a 15% reduction of flood insurance premiums for NFIP policyholders whose properties are located in the Special Flood Hazard Area. Adoption of the new Flood Insurance Rate Maps are also a part of this ordinance and are mandatory to continue participating in the NFIP. The maps have been reviewed and published, and all public appeals have been addressed by FEMA. Failure to adopt the maps by August 19, 2025, would result in suspension or removal from the NFIP and flood insurance would not be available for citizens under the program. The changes from FDEM are to provide consistency with the ordinance language and the provisions in the 8th edition of the Florida Building Code. The 8th edition of the FBC went into effect December 31, 2023, and the City has been enforcing the 8th edition flood provisions since the date of adoption. The incorporation of the FDEM language aligns our ordinance with the Florida Building Code and does not mandate any higher standards than are already being enforced. Building Inspections Director Bilby asked for the board's approval of these ordinances and asked for their recommendation to move the item to City Council for approval. Board members were invited to ask questions. They discussed the section regarding manufactured homes. If there were mobile home parks in the city limits, they would have to meet the base flood elevation. Further discussion was had about section 12-9-11, design flood elevation, the city's freeboard, which is the base flood elevation plus three feet. The flood ordinance applies to new construction and existing structures. They are adopting new maps with a higher elevation. For existing homes, if substantially improving the home, which is over fifty percent of the market value, you would have to elevate the home, or if commercial, you could flood proof the building. Board Member Van Hoose wanted to know if the public has been made aware. There were several public workshops, appeals were made, and the public was invited to all the workshops. FEMA did address all the concerns brought up by the public in the workshops. Building Inspections Director Bilby agreed with Board Member Van Hoose that the public were made aware of these changes and these changes

were for the benefit of the public. The preliminary maps have been available since 2017, also available on the city's website, and copies available in the Building Inspections department. Some properties have been mapped out of the floodplain since the land is at a higher elevation. The city's goal protects those structures and makes sure there's no significant loss to life or property. Also, houses built in the last fifteen to twenty years, since the freeboard went into effect, will still be above the map standards. They then discussed coastal "A" zones and how they are treated, some are treated as "V" zones. This item will go before the city council at the July 17th meeting.

Vice Chairperson Larson made the motion to approve, seconded by Board Member Powell, and it carried 5:0.

Proposed Amendment to the Land Development Code – Chapter 12-7. Subdivisions

In June 2025, the Florida Legislature passed Senate Bill 784 which amends FS 177.071 to streamline the process for reviewing and approving subdivision plats for local governments. FS 177.071 now states that a subdivision plat or replat application must be administratively reviewed and approved without further action by local governing bodies. It also requires local governments to designate an authority to process these applications and establishes specific timelines for review and approval. Pursuant to SB 784, City Staff has prepared an amendment to Section 12-7-3 Procedure for subdivision approval, Section 12-7-4 Design Standards, Section 12-7-6 Sites for public use, and Section 12-7-10 Final approval of the Land Development Code.

Chairman Ritz asked staff to clarify if the amended legislation mandated subdivision plats to no longer be reviewed Planning Board or City Council and that the entire process would be handled administratively. Staff responded that was correct. Board Member Powell understood that the change is being driven by statutory requirements, but she was disappointed that this type of application would be taken out the public participation aspect and asked what kind of checks and balances would be in place. Staff responded that the internal review process would not change, and that even under the previous process preliminary and final plat applications were reviewed rigorously according to state and LDC requirements by development-related departments before making their way to Planning Board's review. The review includes comments from external service providers to ensure that all plat applications meet statutory and Land Development Code requirements. That aspect is not being changed, the only change per the statute is that the subdivision plats will be administratively approved and they will no longer be reviewed by Planning Board or City Council. Board Member Powell understood and that certainly covered code requirements, but she was very concerned that Planning Board and the public would no longer be able to provide input. She stated that the board's and public's input often provides beneficial suggestions that developers sometimes implement, although they may not be required by the codes. Board Member Grundhoefer also voiced his concerns regarding the public process being subverted. Board Member VanHoose asked if there would be an alternative method or process for the public to voice their concerns. Staff answered that there would be no new public notification processes; however, the city has a representative that attends the Council of Neighborhood Association Presidents of Pensacola meetings who is apprised of new developments and who reports on any projects that the neighborhood might be interested in. The City Councilor for the district also receives notification from staff and will continue to do so. Board Member Larson stated

that he was under the impression that the legislative intent was to speed up the process of subdivisions, not to remove public participation. Planning Board's concern is that the public may not be happy with subdivision plans and what would happen to public input when it's an administrative task. Staff answered that the subdivision process is overall a technical review and under the previous process would proceed to City Council as a quasi-judicial review - if a developer meets the statutory requirements to subdivide a property, then it is required to be approved.

City Surveyor Odom offered an interpretation whereby the preliminary plat might still be able to be reviewed by governing bodies, but the final plat could be administratively approved since the senate bill didn't specifically mention the preliminary plat. City Surveyor Odom stated that the legislative requirements provide for minimum requirements, and City Council could provide additional requirements so long as the statute is being met.

Chairman Ritz asked if the preliminary plat and final plat were defined somewhere and Mr. Odom answered that the final plat is defined by statute and the preliminary plat process is defined by the Land Development Code. Board Member Grundhoefer commented that he would like to see the preliminary plat process stay in place so that the public could come and giver their opinion, and that the final platting process would be administrative. Board Member VanHoose asked if the preliminary plat process could just be a discussion item rather than an approval. Staff answered that the process outlined in the LDC amendment was drafted to comply with the Senate Bill 784. Chairman Ritz read from the senate bill, "A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required"; and pointed out that the bill does not distinguish between preliminary and final. His understanding was that it applied any plat document. City Surveyor Odom offered that the statutes only provide minimum requirements, but that City Council could provide additional requirements so long the statutes are met.

Chairperson Ritz asked for Assistant City Attorney Goldsmith's opinion. Assistant City Attorney Goldsmith stated that the city needed to proceed with the way the amendment is drafted. She did not believe there was an intent from the legislature to differentiate between a preliminary plat and final plat on what needs to be administratively approved. Chairperson Ritz agreed, that was his take as well. Board Member Powell understood the statute's intent but still wished to keep citizens and the Planning Board involved as they had been previously. The overall issue was the opportunity for input. Staff replied that there were current policies regarding subdivision applications that would not change. These included having all subdivision applications go through the city's One-Stop Development Review, and notification of the application to city administration and to the city council member whose district the subdivision is in.

Chairman Ritz stated that often times with state mandated amendments, the board is not always happy with required changes. This may be an example of that type of required change. Much of the lobbying for these changes occur at the state and federal level, rather than the local level.

Board Member Powell reiterated she was concerned that the public is being removed from the subdivision process and would still like the board to provide comments. The board understands that the process is a technical review, but board members sometimes offer recommendations that the developers may consider. Chairman Ritz worried about the legal ramifications of requiring applicants to come to Planning Board if the amended statute is specifically removing the review of governing bodies. Board Member Larson clarified that the LDC amendment will go to City Council next and that Planning Board is here to offer a

recommendation. He suggested that City Council needs to know why the board is discussing this topic. The board wants citizen input. They want citizens to be engaged in the community. The board knows that legal has already said that this is the way it's going to be. Board Member Larson suggested that City Council be asked to task someone with keeping public input in the process.

Assistant City Attorney Goldsmith offered that as a baseline, the city must comply with the legislation. But if the city wants to do more than that, they can. She thought that the subdivision process needed to be administrative to comply with the state's requirements. We could not make it half administrative and half not. We cannot do less than what the state is requiring and in her legal opinion, the state is requiring that the city make the entire subdivision process administrative.

Board Member VanHoose stated that the legislation felt as if it is attempting to cut out public participation. Is there a way to comply with the state's requirements and to still allow public input?

Chairman Ritz suggested that the board provide some ideas. Could that be some type legal notification once a subdivision application is submitted? Staff replied that the current process does not require public notification, except for a media notice, prior to a Planning Board meeting.

The Senate bill was approved in June and went into effect July 1st. Board Member Grundhoefer asked if other communities had creative ideas on how to include pubic input. Staff answered that the consultants for the LDC Phase 2 project were contacted on this and were asked to keep staff updated on what other communities are doing. Staff will continue to compare anything they provide.

Board Member Van Hoose asked what would happen if the board all voted to not approve the amendment. Staff answered that the board's recommendation would continue to City Council for their review. City Council may accept, reject, or accept with modifications.

Chairman Ritz suggested that City Council be asked to find ways to maintain public engagement at a preliminary plat level. The Board agreed that was the primary concern, not to go against legislation.

Board Member Grundhoefer asked City Engineer Hinote what the timeline for subdivision plat reviews so as to not to delay an administrative process. City Engineer Hinote answered that the average time for review is around 10-14 business days. He certainly understood the ramifications of the legislation and understood the board's concern and would welcome ideas for public engagement. The board and public are encouraged to be active in the current LDC rewrite where the public's voice can actively be heard in development processes. Assistant City Attorney Goldsmith stated that the public maintains the right to appeal decisions of the board or staff.

Board Member Powell made a motion to approve the proposed amendments and for City Council to investigate ways to include public input at the preliminary plat stage. Board Member Larson seconded the motion. The board discussed several examples in which public input might be included such as bringing the plat to Planning Board for discussion prior to Engineering's review. **Board Member Powell accepted the suggested example as an amendment to her motion – for example, to have a preliminary plat come to Planning Board allowing citizens public input; the outcome of the discussion would be provided to the City Engineer for their use in the review.** It could be a non-voting item at Planning Board and that the applicants would not be required to be in attendance. Assistant Planning & Zoning Manager Harding suggested that a sign could be placed on the property whenever a subdivision plat application is

received, similar to notification requirements in the tree ordinance whenever a heritage tree is to be removed. **Board Member Powell amended the motion a second time to also include the suggested example that a sign could be placed at the subdivision site at the time of the preliminary plat application and for a specified time.**
Staff clarified that public notifications include notifying the city council whose district the subdivision application is in, notifying the neighborhood association if one is present, and potentially a sign may be required at the expense of the developer. These are three ways that public notification can be provided and can easily be captured in an internal policy.
In summary - **Board Member Powell made a motion to approve the proposed LDC amendments and for City Council to investigate ways to include public input at the preliminary plat stage.** Such examples for consideration and discussed by the board at the preliminary plat stage might include a discussion at Planning Board, on-site signage, and the continuance of providing notification to the city council representative and the neighborhood association. **The motion carried 5-0.**

Open Forum – none

Discussion
A brief update regarding the Land Development Code rewrite was given.

Adjournment – With no further business, the Board adjourned at 3:30 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 #: 25-1016 | Planning Board | 8/12/2025

ACTION ITEM

SUBJECT:

417 E. Gregory Street - Gateway Redevelopment District - Aesthetic and Site Review Application

SUMMARY:

Whataburger Real Estate, LLC, is requesting aesthetic approval for a building remodel and expansion. The project includes new exterior finishes, including a new storefront and awnings, and the plans reflect Whataburger's latest brand design. Work will also include the addition of a second drive-through lane and some modification to the parking area. The western curb cut along Gregory Street is being closed per FDOT requirements and is being replaced with landscaping. Additionally, a sidewalk has been added to the southern right-of-way to connect to the existing sidewalk next door. Although shown on the elevations, signage will be handled through an abbreviated review closer to permitting.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-3-12(1) GRD, Gateway Redevelopment District

ATTACHMENTS:

1. Whataburger in Pensacola, FL- ARB Submittal_7.30.2025
2. Review Comments_Whataburger
3. Sec._12_3_12.___Redevelopment_land_use_district. (4)

City of Pensacola
America's First Settlement And Most Historic City

Planning Board Application
Request for Aesthetic Review

Application Date: 07-01-2025

Project Address: 417 E Gregory St

Applicant: Katarzyna Kurek

Applicant's Address: 8600 W. Bryn Mawr Ave, Chicago IL 60631

Email: kkurek@greenbergfarrow.com Phone: 773-818-1254

Property Owner: Whataburger Real Estate LLC

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:

Remodel for an existing Whataburger restaurant, including expansion on the side and at the back. New exterior and interior finishes, including new storefront. Building improvements are to reflect latest Whatabureger's design standard. New equipment and furniture throughout. New mechanical, electrical, and plumbing fixtures throughout. Addition of a second drive through lane with modification of driveway curb and elimination of western driveway. Other side work includes adding a patio slab, site sidewalks, new sidewalk along E de Leaon St long the property line, sealing of asphalt and parking striping.

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.

Katarzyna Kurek — Applicant Signature

07-01-2025 — Date

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

1400 Goodale Boulevard
Suite 105
Grandview Heights, OH 43212
614.653.7193
www.greenbergfarrow.com
Designing Solutions Together

July 2, 2025

Project	Whataburger Unit #042 417 E. Gregory Street Pensacola, FL 32502
Project #	20241375.0
Re	Super Remodel

Architectural Review Board of Pensacola:

In keeping with its long-term investments in the city of Pensacola, Whataburger celebrates its 75th year of serving up big bites, big flavors, and big love. The proposed project, located at 417 East Gregory Street, is an example of Whataburger's commitment to the local community.

The scope of the project is aptly described as a super remodel. The building will be transformed to meet Whataburger's current design concept that includes the following:

- New exterior
- New interior layout and finishes throughout
- New Restrooms
- New Mechanical and Electrical systems
- New kitchen
- New 2-lane drive-through and pickup.

This remodel is being built to serve the needs of the current and future community.

Sincerely,

Chris Manganello
Project Manager
1400 Goodale Boulevard, Suite 105, Grandview Heights, OH 43212
d: 380.223.9793 m: 740.816.0365
www.greenbergfarrow.com |

LEGEND

- EXISTING BUILDING
- LAND LOT LINE (LLL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & GUY
- TREE LINE
- SANITARY SEWER MANHOLE (SSMH)
- FIBER OPTIC CABLE
- SANITARY CLEAN-OUT (SCO)
- SANITARY SEWER STUB OUT
- TELEPHONE MANHOLE/PEDESTAL
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- JUNCTION BOX (JB)
- DROP OR CURB INLET (DI OR CI)
- FENCE
- DRAINAGE DITCH OR SWALE
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING GRADE SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- (N 47°13'27"E) RECORDED DATA
- PARKING SPACE COUNT
- LIGHT POLE (LP)
- ELECTRICAL TRANSFORMER BOX
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER STUB OUT
- WATER METER
- GAS METER
- ELECTRIC METER
- WELL
- MONITORING WELL
- POST INDICATOR VALVE
- MAILBOX
- STREET SIGN
- ELECTRICAL STUB OUT
- UNKNOWN UTILITY STUB OUT
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FIRE DEPT. CONNECTION
- FIBER OPTIC BOX
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- DRAINAGE MANHOLE
- R/W RIGHT-OF-WAY
- RBF REBAR PIN FOUND
- OTF OPEN TOP PIPE FOUND
- CTF CRIMP TOP PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- BDF BRASS DISK FOUND
- AXF AXLE FOUND
- RBS REBAR PIN SET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONC. PIPE
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE

TITLE EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF [TITLE INSURANCE COMPANY] COMMITMENT FOR TITLE INSURANCE [NUMBER] DATED [MONTH, DAY] 2024 AT 8:00 AM.

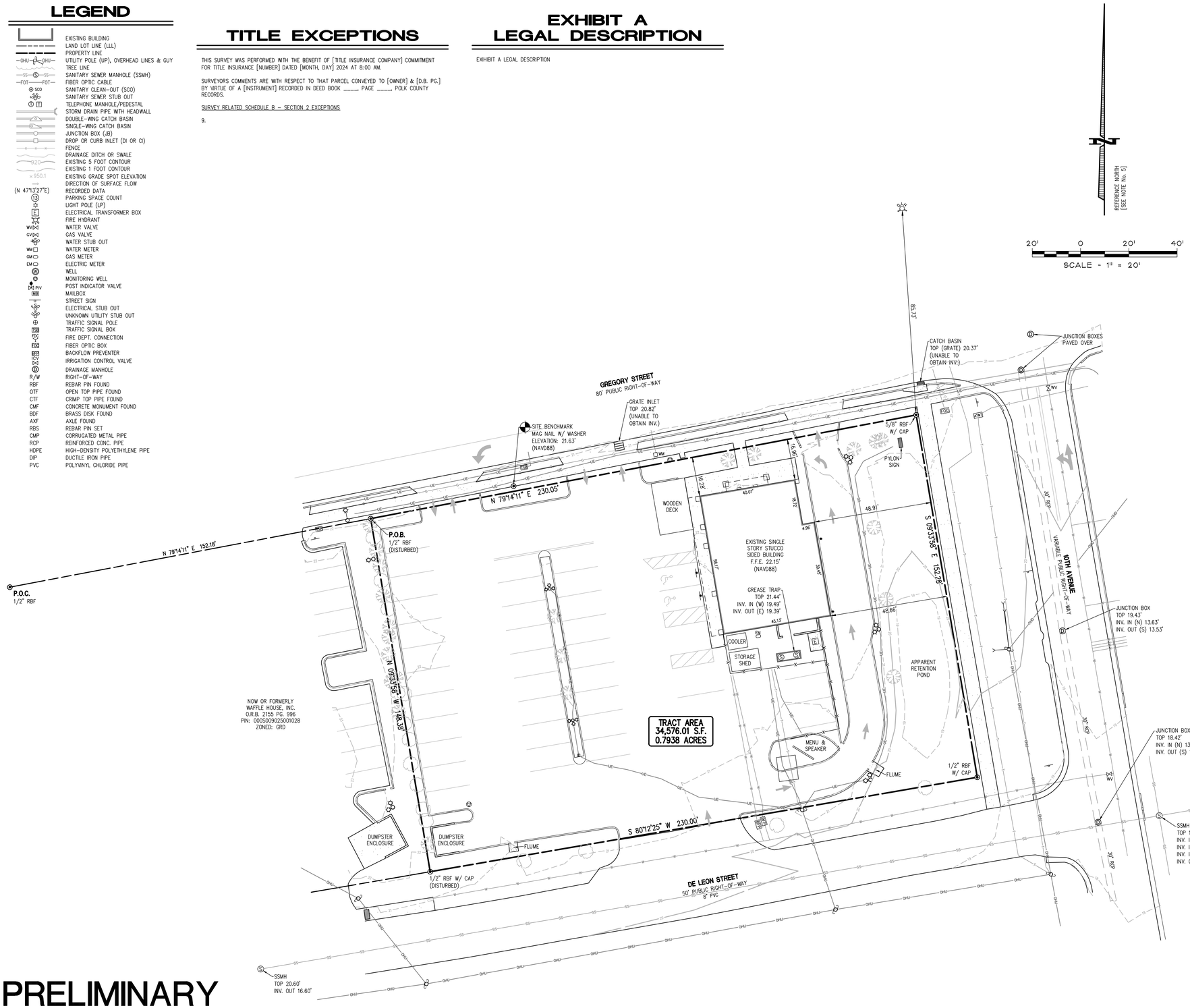
SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO [OWNER] & [D.B. PG.] BY VIRTUE OF A [INSTRUMENT] RECORDED IN DEED BOOK _____, PAGE _____, POLK COUNTY RECORDS.

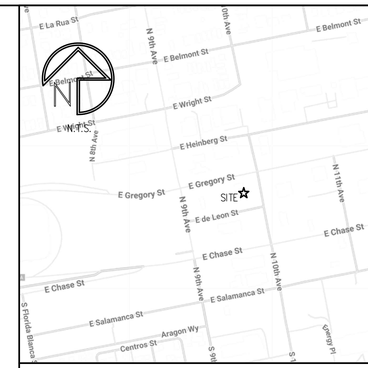
SURVEY RELATED SCHEDULE B – SECTION 2 EXCEPTIONS

9.

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A LEGAL DESCRIPTION





LOCATION MAP

GENERAL NOTES

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 211,376.10 FEET.
3. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN WHATABURGER REAL ESTATE, LLC., A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A CORRECTIVE GENERAL WARRANTY DEED RECORDED IN O.R.B. 7844, PAGE 232, ESCAMBIA COUNTY, FLORIDA RECORDS.
4. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 12033C0390G DATED SEPTEMBER 29, 2006 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA ZONED A.
5. THE BASIS OF BEARINGS USED FOR THIS SURVEY ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA (FLORIDA NORTH ZONE – NAD83). ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON A GPS OBSERVATIONS (NAVD88). HORIZONTAL LOCATIONS SHOWN ON THIS SURVEY ARE BASED ON GNSS OBSERVATIONS (NAD83).
6. THE SURVEYED PROPERTY IS ZONED GRD (GATEWAY REDEVELOPMENT DISTRICT) ACCORDING TO THE CITY OF PENSACOLA PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT (EAST GREGORY STREET)	10 FT.
SIDE (10TH AVENUE)	5 FT.
SIDE (WAFFLE HOUSE)	N/A
REAR (DE LEON STREET)	10 FT.

7. THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 000S009025005028.
8. UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
9. ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES.
10. THE CONTOUR INTERVAL IS 1.0 FEET.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
12. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.
13. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
15. THERE WERE NO KNOWN WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED ON THE SURVEYED PROPERTY AT THE TIME OF THIS SURVEY.
16. ALL REBARS SHOWN AS SET BEAR A CAP READING "REA-6429".
17. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
18. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7621.
19. I HEREBY CERTIFY THAT BEING A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, THAT THE SURVEY SHOWN, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA (CHAPTER 5J17-G) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 AND CHAPTER 161 OF THE FLORIDA STATUTES EXCEPT AS NOTED.
20. BOUNDARY LINES SHOWN HEREON ARE BASED ON THE EXHIBIT "A" LEGAL DESCRIPTION BEARINGS AND DISTANCES PER GENERAL NOTE NO. 5 AND ARE IN ACCORDANCE WITH THE DEED. ALL DISTANCES ARE GROUND DISTANCES.

CERTIFICATION

TO: [CLIENT] & [TITLE INSURANCE COMPANY]:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a1), (7b1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2024.

DATE OF PLAT OR MAP: [MONTH] [DAY], 2024

_____ _____
RODNEY E. ABNEY, JR. DATE
FLORIDA MAPPER AND SURVEYOR NO. 6429

PRELIMINARY

THIS SURVEY IS A WORK IN PROGRESS AND IS NOT FOR DISTRIBUTION

GreenbergFarrow
1230 Peachtree St. NW, Suite 2900
Atlanta, GA 30309
Phone: (770) 422-8181
Fax: (770) 422-8101
www.greenbergfarrow.com

DRAWING SCALE:	1" = 20 FT.
FIELDWORK DATE:	12-16-24
RELEASE DATE:	12-26-24
FIELDWORK BY:	DAF
DRAWN BY:	DAF
CHECKED BY:	PCG

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

0.7938 ACRES
417 EAST GREGORY STREET
PENSACOLA, FLORIDA 32502
CITY OF PENSACOLA
ESCAMBIA COUNTY - FLORIDA

ALTA/NSPS LAND TITLE SURVEY
FOR

PROJECT NO.
24-161-0

DRAWING FILE:
24-161-0 Survey.dwg

SHEET NO.
S-1
1 OF 1

PHOTO 1 - Front Elevation

PHOTO 2 - Front Elevation & pylon sign

PHOTO 3 - Side Elevation

PHOTO 4 - Rear View

PHOTO 5 - Drive-Through Entrance

PHOTO 6- Root top equipment

PHOTO 7- Root top equipment

PHOTO 8- Parapet wall

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DATE	DESCRIPTION
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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
AVI KAIKOV
QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO
DRAWN BY
SS

PROJECT NAME
WHATABURGER SUPER REMODEL
417 E GREGORY STREET
PENSACOLA, FL 32502

WHATABURGER

PROJECT NUMBER
20241375.0

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
0.0
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2024\20241375\0.300 Building GD's - Architecture_ARB Files\sheetset sheets\Pensacola FL_Digital material board.dwg Last Modified: Jun 30, 2025 - 9:36am Plotted on: Jul 01, 2025 - 11:13am by sballer

PHOTO 9 - E de Leaon St view

PHOTO 10- Drive through view

PHOTO 11 - Retention pond view

PHOTO 12 - Drive through view

PHOTO 13 - Drive through view

PHOTO 14 - E Gregory St View

PHOTO 15 - Trash enclosure

PHOTO 16 - Trash enclosure

Existing trash enclosure to remain.
Repair enclosure gate as needed.
Paint gate and masonry enclosure
PT 5 - Worldly Gray

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PENSACOLA, FL 32502

WHATABURGER

PROJECT NUMBER
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SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
0.1

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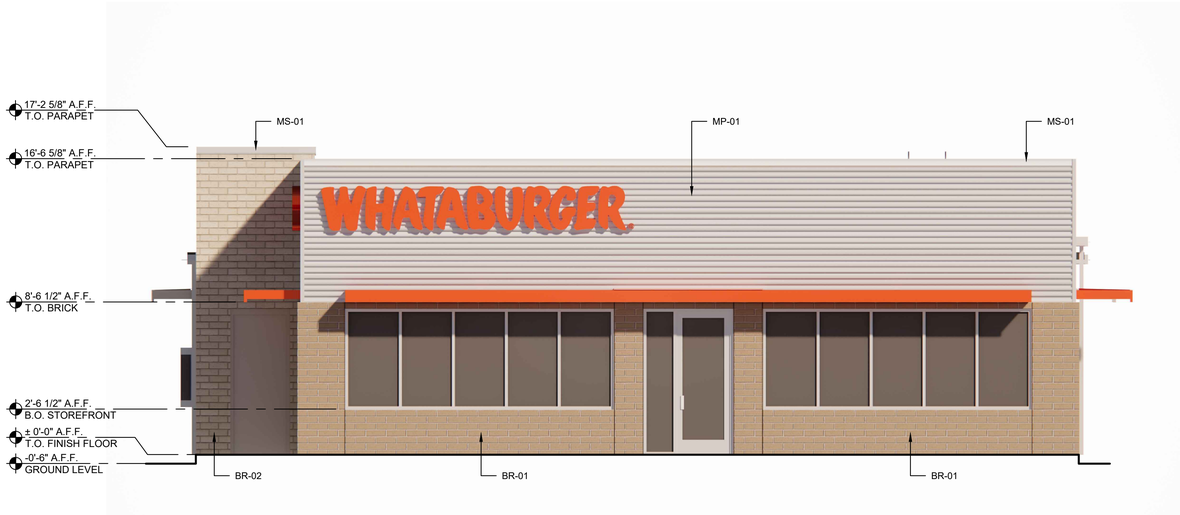
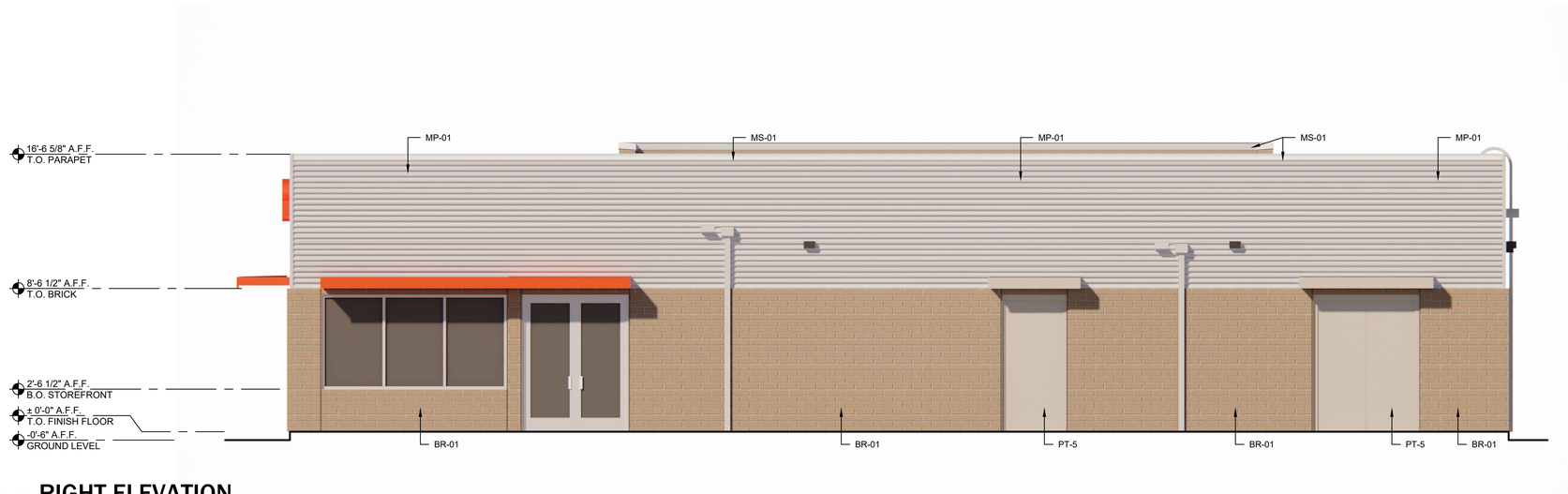


01 FRONT ELEVATION

SCALE | 1/4" = 1'-0"



02 RIGHT ELEVATION

SCALE | 1/4" = 1'-0"

EXTERIOR METAL

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13.13
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)

SPECIFICATION SECTION: 07 42 13.13
ITEM: CLOSURE TRIM
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: SHEET METAL FLASHING
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE DETAILS
NOTES: MATCH MP01

MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13
ITEM: FLASHING
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS
NOTES: MATCH MP01

MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00
MANUFACTURER: BERRIDGE OR EQUIVALENT
PRODUCT NAME: PARAPET COPING
MATERIAL: METALLIC COATED STEEL
COLOR: LEAD COPE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: ACM
FINISH: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS

EXTERIOR PAINT

PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW 7043
COLOR: WORLDLY GRAY
LOCATION: RE: ELEVATIONS
NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

EXTERIOR BRICK

BR01 EXTERIOR BRICK (BR01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: PARK AVENUE
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

BR02 EXTERIOR BRICK (BR02)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: RIDGEMAR
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: AHI
COLOR: VANILLA-N

GLAZING

GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00
ITEM: IGU VISION GLASS
MANUFACTURER: VITRO
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU
SIZE: VARIES
LOCATION: EXTERIOR WALL
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

SS01 STOREFRONT SYSTEM (SS01)

SPECIFICATION SECTION: 08 41 13
MANUFACTURER: OLDCASTLE
PRODUCT NAME: FG-5750T - STORMMAX
FINISH: CLEAR ANODIZED
SIZE: VARIES
LOCATION: SEE ELEVATIONS

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PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
AVI KAIKOV
QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO
DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL

417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET TITLE

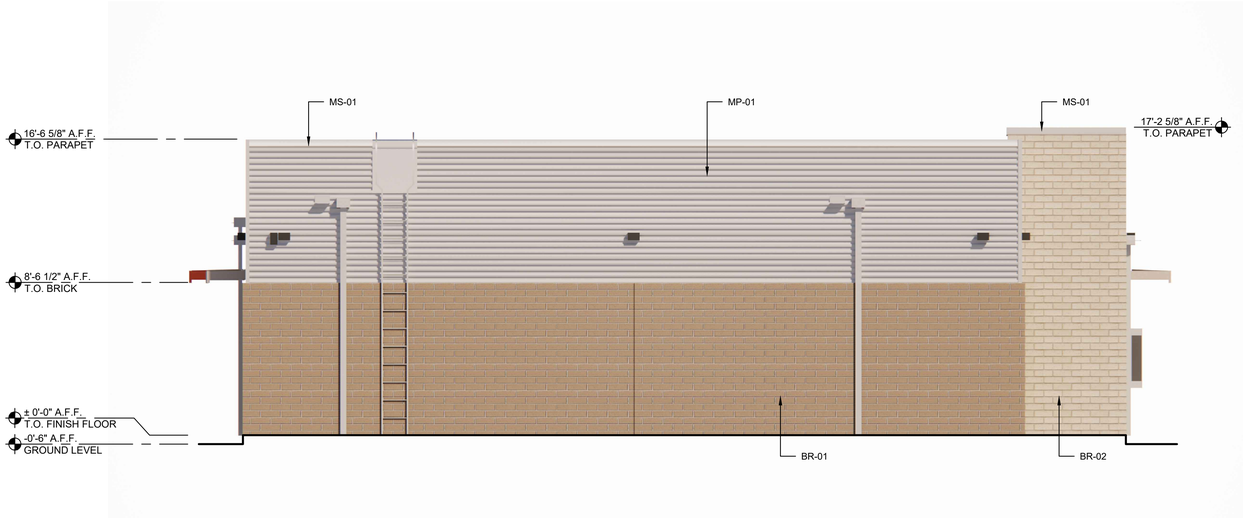
EXTERIOR COLORED ELEVATIONS

SHEET NUMBER

01

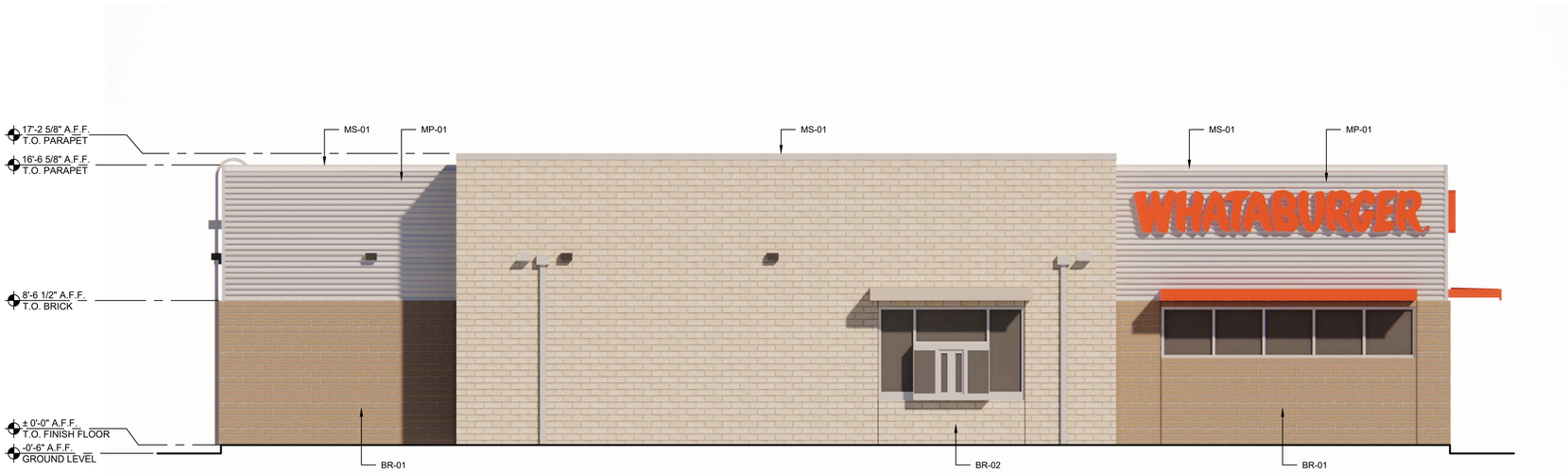
NOT ISSUED FOR CONSTRUCTION

Drawing Name: C:\Users\matt\AppData\Local\Temp\AcPublish_75372\20241375D_01_02_ExteriorColoredElevations.dwg Last Modified: Jun 27, 2025 – 9:26pm Plotted on: Jun 27, 2025 – 9:26pm by matt



01 REAR ELEVATION

SCALE | 1/4" = 1'-0"



02 LEFT ELEVATION

SCALE | 1/4" = 1'-0"

EXTERIOR METAL

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13.13
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)

SPECIFICATION SECTION: 07 42 13.13
ITEM: CLOSURE TRIM
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: SHEET METAL FLASHING
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE DETAILS
NOTES: MATCH MP01

MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13
ITEM: FLASHING
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS
NOTES: MATCH MP01

MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00
MANUFACTURER: BERRIDGE OR EQUIVALENT
PRODUCT NAME: PARAPET COPING
MATERIAL: METALLIC COATED STEEL
COLOR: LEAD COPE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: ACM
FINISH: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS

EXTERIOR PAINT

PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW 7043
COLOR: WORLDLY GRAY
LOCATION: RE: ELEVATIONS
NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

EXTERIOR BRICK

BR01 EXTERIOR BRICK (BR01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: PARK AVENUE
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

BR02 EXTERIOR BRICK (BR02)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: RIDGEMAR
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: AHI
COLOR: VANILLA-N

GLAZING

GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00
ITEM: IGU VISION GLASS
MANUFACTURER: VITRO
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU
SIZE: VARIES
LOCATION: EXTERIOR WALL
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

SS01 STOREFRONT SYSTEM (SS01)

SPECIFICATION SECTION: 08 41 13
MANUFACTURER: OLDCASTLE
PRODUCT NAME: FG-5750T - STORMMAX
FINISH: CLEAR ANODIZED
SIZE: VARIES
LOCATION: SEE ELEVATIONS

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PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
AVI KAIKOV
QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO
DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL

417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET TITLE

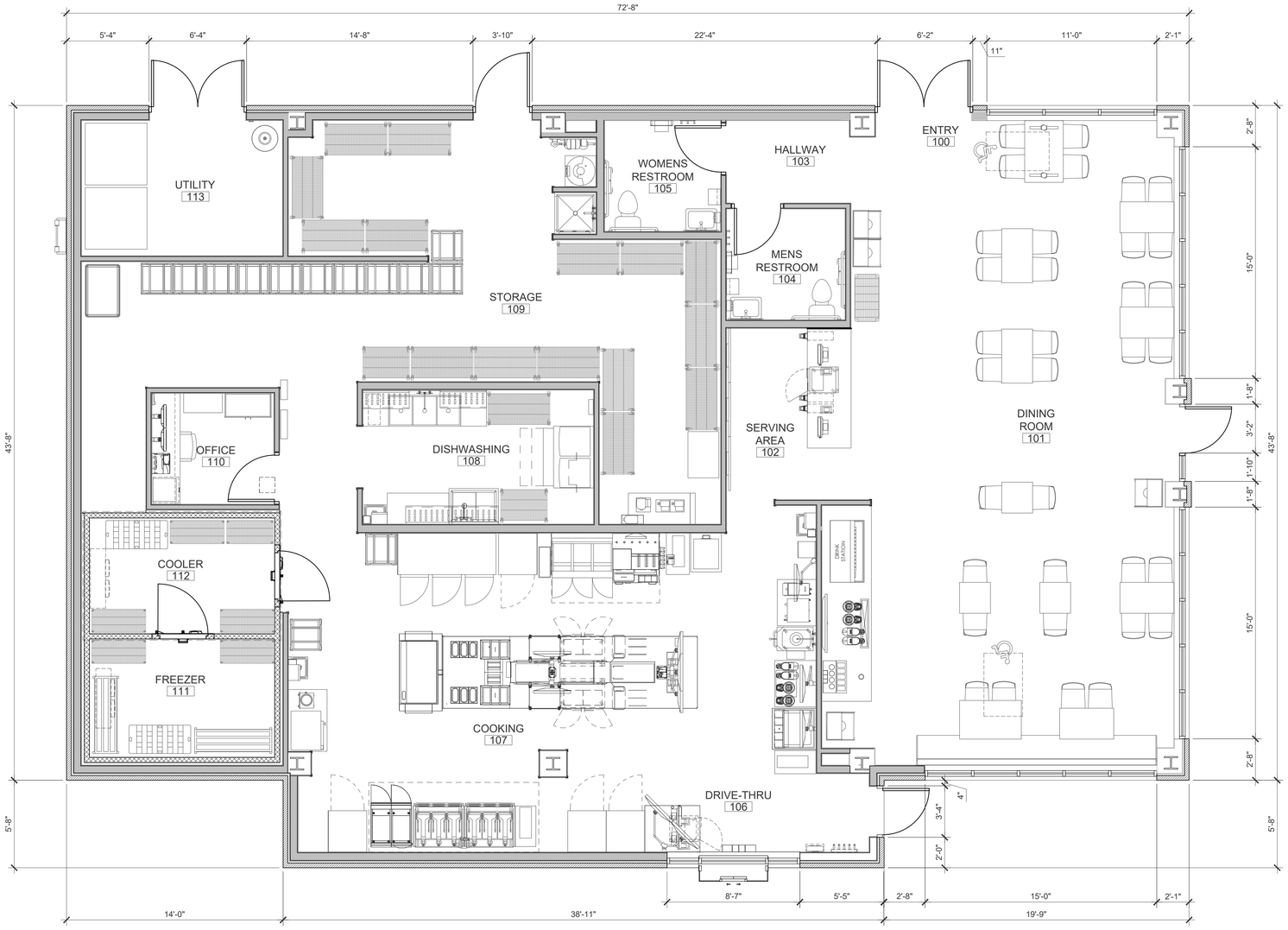
EXTERIOR COLORED ELEVATIONS

SHEET NUMBER

02

NOT ISSUED FOR CONSTRUCTION

Drawing Name: C:\Users\mel\AppData\Local\Temp\AcPublish_7537\20241375D_01_02_ExteriorColoredElevations.dwg Last Modified: Jun 27, 2025 – 9:26pm Plotted on: Jun 27, 2025 – 9:26pm by mel



01 FLOOR PLAN

SCALE | 1/4" = 1'-0"

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PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
AVI KAIKOV

QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO

DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL

417 E GREGORY STREET
PENSACOLA, FL 32502

WHATABURGER.

PROJECT NUMBER
20241375.0

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

03

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PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
AVI KAIKOV

QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO

DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL

417 E GREGORY STREET
PENSACOLA, FL 32502

WHATABURGER

PROJECT NUMBER
20241375.0

SHEET TITLE

PERSPECTIVE RENDERING

SHEET NUMBER

04

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Drawing Name: C:\Users\avi\AppData\Local\Temp\AcPublish_7537\X20241375D_01_02_ExteriorColoredElevations.dwg Last Modified: Jun 27, 2025 – 5:29pm Plotted on: Jun 27, 2025 – 5:29pm by: avi

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QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO

DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL

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PENSACOLA, FL 32502

WHATABURGER.

PROJECT NUMBER
20241375.0

SHEET TITLE

PERSPECTIVE RENDERING

SHEET NUMBER

05

NOT ISSUED FOR CONSTRUCTION

Drawing Name: C:\Users\avi\AppData\Local\Temp\AcPublish_7537\20241375.01_02_ExteriorColoredElevations.dwg Last Modified: Jun 27, 2025 - 8:29pm Plotted on: Jun 27, 2025 - 8:29pm by kwk

MATERIAL BOARD

MP01 METAL PANEL (MP01)

SPECIFICATION SECTION: 07 42 13.13
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS

MP02 METAL PANEL (MP02)

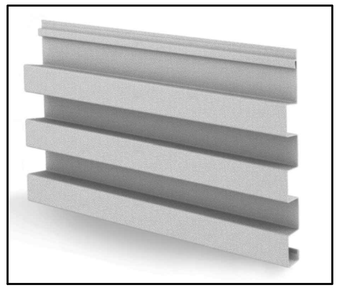
SPECIFICATION SECTION: 07 42 13.13
ITEM: CLOSURE TRIM
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: SHEET METAL FLASHING
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE DETAILS
NOTES: MATCH MP01

MP03 METAL PANEL AT ELECTRICAL ENCLOSURE (MP03)

SPECIFICATION SECTION: 07 42 13.13
ITEM: FLASHING
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: BERRIDGE BR-12 PANEL IS B.O.D.
MATERIAL: 0.040 ALUM.
COLOR: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS
NOTES: MATCH MP01

MS01 METAL SOFFIT (MS01)

SPECIFICATION SECTION: 07 42 93
MANUFACTURER: ENTERA BRANDING
PRODUCT NAME: ACM
FINISH: WHATABURGER SILVER
SIZE: VARIES
LOCATION: SEE ELEVATIONS



BR01 EXTERIOR BRICK (BR01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: PARK AVENUE
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

BR02 EXTERIOR BRICK (BR02)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: ACME
TYPE: UTILITY
COLOR: RIDGEMAR
SIZE: 3-5/8" X 3-5/8" X 11-5/8"

MC01 METAL PANEL (MC01)

SPECIFICATION SECTION: 07 71 00
MANUFACTURER: BERRIDGE OR EQUIVALENT
PRODUCT NAME: PARAPET COPING
MATERIAL: METALLIC COATED STEEL
COLOR: LEAD COPE
SIZE: VARIES
LOCATION: SEE ELEVATIONS

EM01 EXTERIOR MORTAR (EM01)

SPECIFICATION SECTION: 04 26 13
MANUFACTURER: AHI
COLOR: VANILLA-N

GL01 GLAZING (GL01)

SPECIFICATION SECTION: 08 80 00
ITEM: IGU VISION GLASS
MANUFACTURER: VITRO
PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU
SIZE: VARIES
LOCATION: EXTERIOR WALL
NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

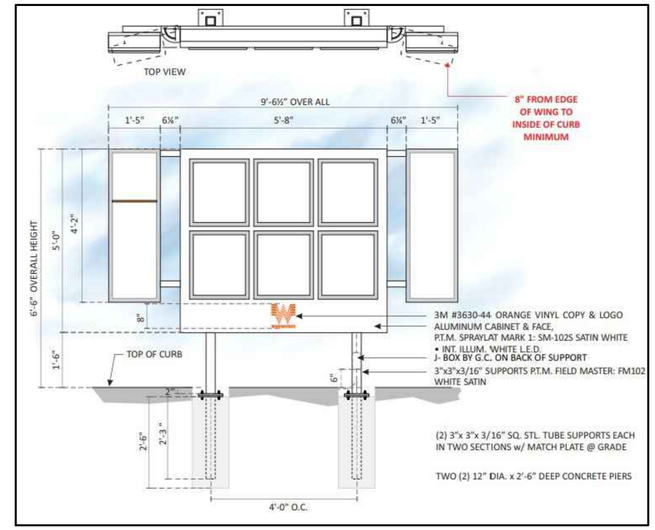
SS01 STOREFRONT SYSTEM (SS01)

SPECIFICATION SECTION: 08 41 13
MANUFACTURER: OLDCASTLE
PRODUCT NAME: FG-5750T - STORMMAX
FINISH: CLEAR ANODIZED
SIZE: VARIES
LOCATION: SEE ELEVATIONS

PT-5 EXTERIOR PAINTING (PT-5)

SPECIFICATION SECTION: 09 91 13
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT NUMBER: SW 7043
COLOR: WORLDLY GRAY
LOCATION: RE: ELEVATIONS
NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.

DRIVE THRU MENU BOARD



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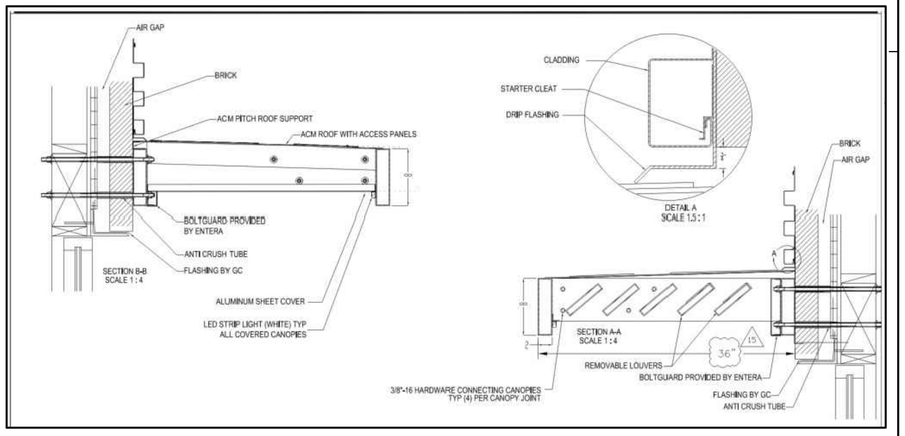

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PROJECT MANAGER
AVI KAIKOV
QUALITY CONTROL
AVI KAIKOV / CHRIS MANGANELLO
DRAWN BY
SS

PROJECT NAME

WHATABURGER SUPER REMODEL
417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET TITLE
MATERIAL BOARD

SHEET NUMBER
06

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2024\20241375\0.300 Building CD's - Architecture_ARB Files\Pensacola FL_Digital material board.dwg Last Modified: Jun 30, 2025 - 8:30am Plotted on: Jun 30, 2025 - 8:30am by: eballer

PHOTOS OF EXAMPLE PROJECTS

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SS

PROJECT NAME
WHATABURGER SUPER REMODEL
417 E GREGORY STREET
PENSACOLA, FL 32502

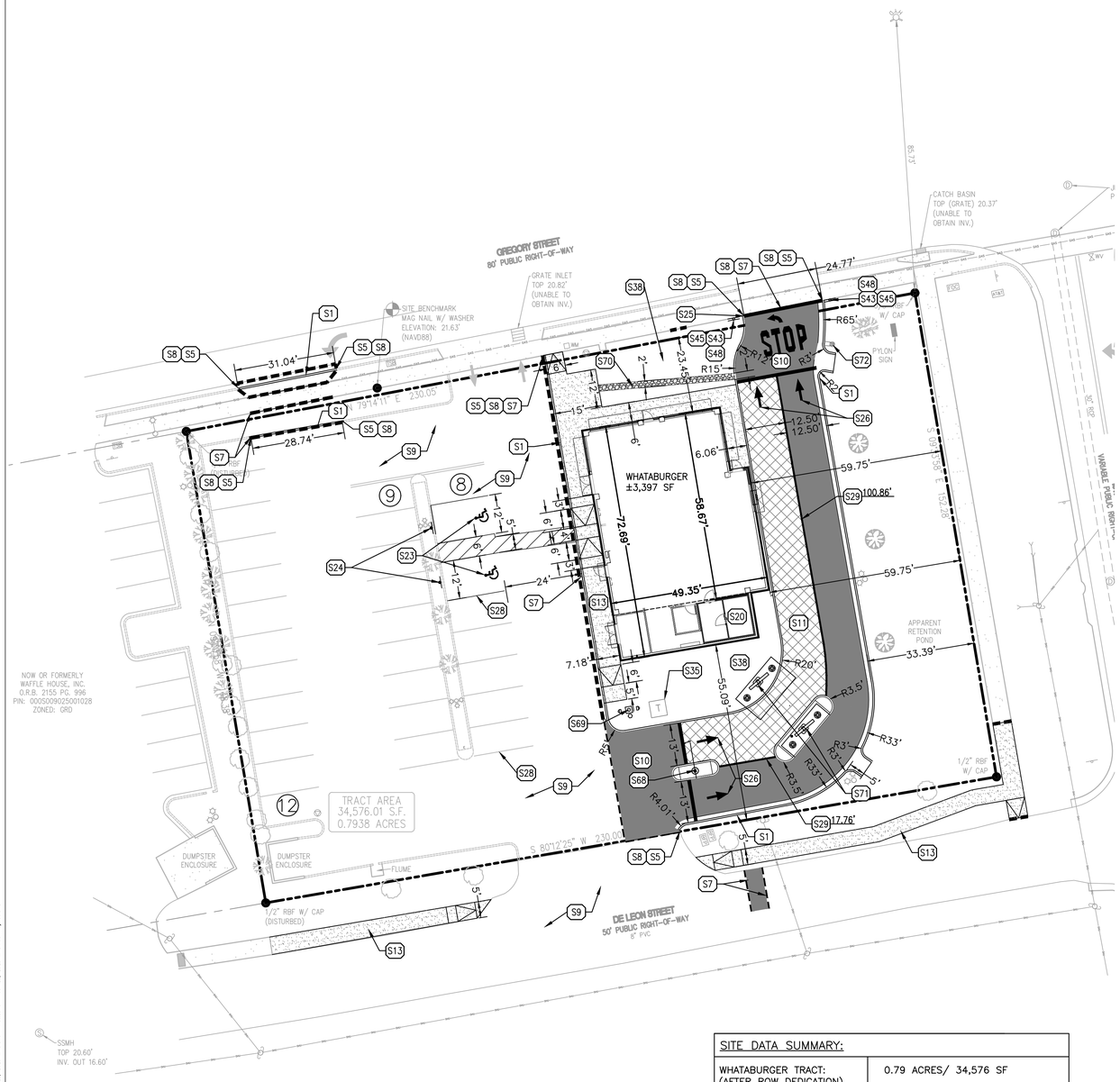
PROJECT NUMBER
20241375.0

SHEET TITLE
PHOTOS OF EXAMPLE PROJECTS

SHEET NUMBER
07

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2024\20241375\00 Building CD's - Architecture_ARB Files\Pensacola FL_Digital material board.dwg Last Modified: Jun 30, 2025 - 8:30am Plotted on: Jun 30, 2025 - 9:30am by skilker

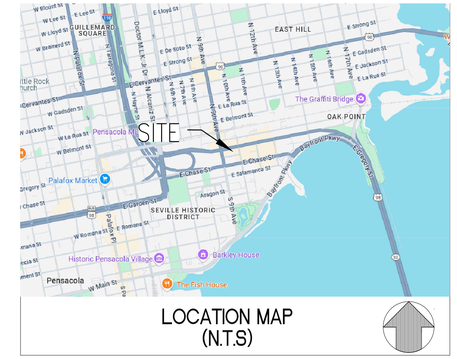


EXISTING LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- MAG NAIL FOUND
- MAG NAIL SET
- X MARK AS NOTED
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- R/W CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- S.F. SQUARE FOOT
- L/S LANDSCAPING
- F.F. FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- MAIL BOX
- BOLLARD
- B.H. BORE HOLE
- M.W. MONITORING WELL
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- BURIED ELECTRIC
- O/HE OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- ELECTRICAL PEDESTAL
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTOR
- FDC FIRE DEPARTMENT CONNECTION
- WATER VAULT
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- TRAFFIC POLE
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC VAULT
- STOP SIGN
- SIGN
- SS SAN. SEWER LINE
- SEWER MANHOLE
- GT GREASE TRAP
- C/O CLEAN OUT
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- SI STORM INLET
- CB CATCH BASIN
- CURB INLET
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE POLE
- T TELEPHONE LINE
- O/HT OVERHEAD TELEPHONE
- UTI UNDERGROUND TELEPHONE MARKER
- C CABLE TELEVISION
- FO FIBER OPTIC CABLE
- O/HC OVERHEAD CABLE
- CABLE BOX
- CP CABLE PEDESTAL
- UC UNDERGROUND CABLE MARKER
- TC TELECOMMUNICATIONS MANHOLE
- TC TELECOMMUNICATIONS PEDESTAL
- TCV TELECOMMUNICATIONS VAULT
- FOV FIBER OPTIC VAULT
- FENCE
- X TREE PROTECTION

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED CURB & GUTTER
- # PROPOSED PARKING SPACES
- PROPOSED SAW CUT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.



LOCATION MAP
(N.T.S)

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
15. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY UNITED CONSULTING, DATED MAY 28TH, 2025.

SITE KEY NOTES

S1	STRAIGHT CURB. REFER TO DETAIL ON C-7.0.
S4	CURB CUT. SEE PLAN FOR WIDTH. REFER TO DETAIL ON C-7.0.
S5	TAPER CURB TO MATCH EXISTING. REFER TO DETAIL ON C-7.0.
S6	TAPER CURB FROM 6" TO 0" OVER 10'.
S7	LIMITS OF SAWCUT.
S8	MATCH EXISTING PAVEMENT ELEVATION.
S9	EXISTING PAVEMENT TO REMAIN.
S10	STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S11	HEAVY DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S13	CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
S20	CONDENSING UNIT. REFER TO MECHANICAL PLANS
S23	ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24	ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
S25	STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28	PARKING STALL STRIPING (PER LOCAL CODES)
S29	4" TRAFFIC LANE STRIPE (SEE NOTE FOR LENGTH)
S35	TRANSFORMER (PER UTILITY PLAN)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S43	"STOP" SIGN. REFER TO DETAIL ON C-7.0
S45	"DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0
S48	"LEFT TURN ONLY" SIGN. REFER TO DETAIL ON C-7.0
S68	CLEARANCE BAR
S69	FLAG POST
S70	SWALE WITH RIPRAP. REFER TO DETAIL ON C-7.1
S71	MENU BOARDS
S72	RELOCATED EXISTING LIGHTPOLE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE DATA SUMMARY:

WHATABURGER TRACT: (AFTER ROW DEDICATION)	0.79 ACRES/ 34,576 SF
ZONING	GRD
BUILDING	3,397 SF
LOT COVERAGE:	0.40 ACRES (17,570 SF)
PARKING REQUIRED BY CODE:	1 SPACE/100 SF: 26
WB PARKING REQUIRED:	26
PARKING PROVIDED:	29 (2 ACCESS. PARKING SPACES)
PERVIOUS COVER:	8,572 SF
IMPERVIOUS COVER:	26,004 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	0

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DATE	ISSUE
03/07/2025	OWNER REVIEW SET
06/20/2025	PRELIMINARY PLANS

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ZACH MICHELS, P.E.

PROJECT MANAGER
ZM

QUALITY CONTROL
ZM

DRAWN BY
EMG

PROJECT NAME

WHATABURGER

UNIT #042
417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET NAME
SITE PLAN

SHEET #
C-1.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\20241\20241375\800 Civil_Current Drawings\20241375_Master.dwg Last Modified: Jul 28, 2025 - 9:24am Plotted on: Jul 28, 2025 - 9:24am Plotted by: stricker

EXISTING LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- MAG NAIL FOUND
- MAG NAIL SET
- X MARK AS NOTED
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- R/W CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- S.F. SQUARE FOOT
- L/S LANDSCAPING
- FUEL TANK LID
- F.P. FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UV UNKNOWN VAULT
- UVM UNKNOWN VAULT METAL
- MB MAIL BOX
- BOLLARD
- B.H. BORE HOLE
- M.W. MONITORING WELL
- POWERPOLE
- PWP GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- E BURIED ELECTRIC
- O/HE OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- E ELECTRIC METER
- EB ELECTRIC BOX
- GEN GENERATOR
- EV ELECTRICAL VAULT
- EP ELECTRICAL PEDESTAL
- W WATER LINE
- WATER MANHOLE
- WV WATER VALVE
- W WATER METER
- HYDRANT
- BF BACK FLOW PREVENTOR
- FDC FIRE DEPARTMENT CONNECTION
- WVL WATER VAULT
- G GAS VALVE
- G GAS METER
- UG UNDERGROUND GAS MARKER
- G GAS MANHOLE
- G GAS LINE
- TS TRAFFIC POLE
- L TRAFFIC MANHOLE
- T-S TRAFFIC SIGNAL BOX
- TRV TRAFFIC VAULT
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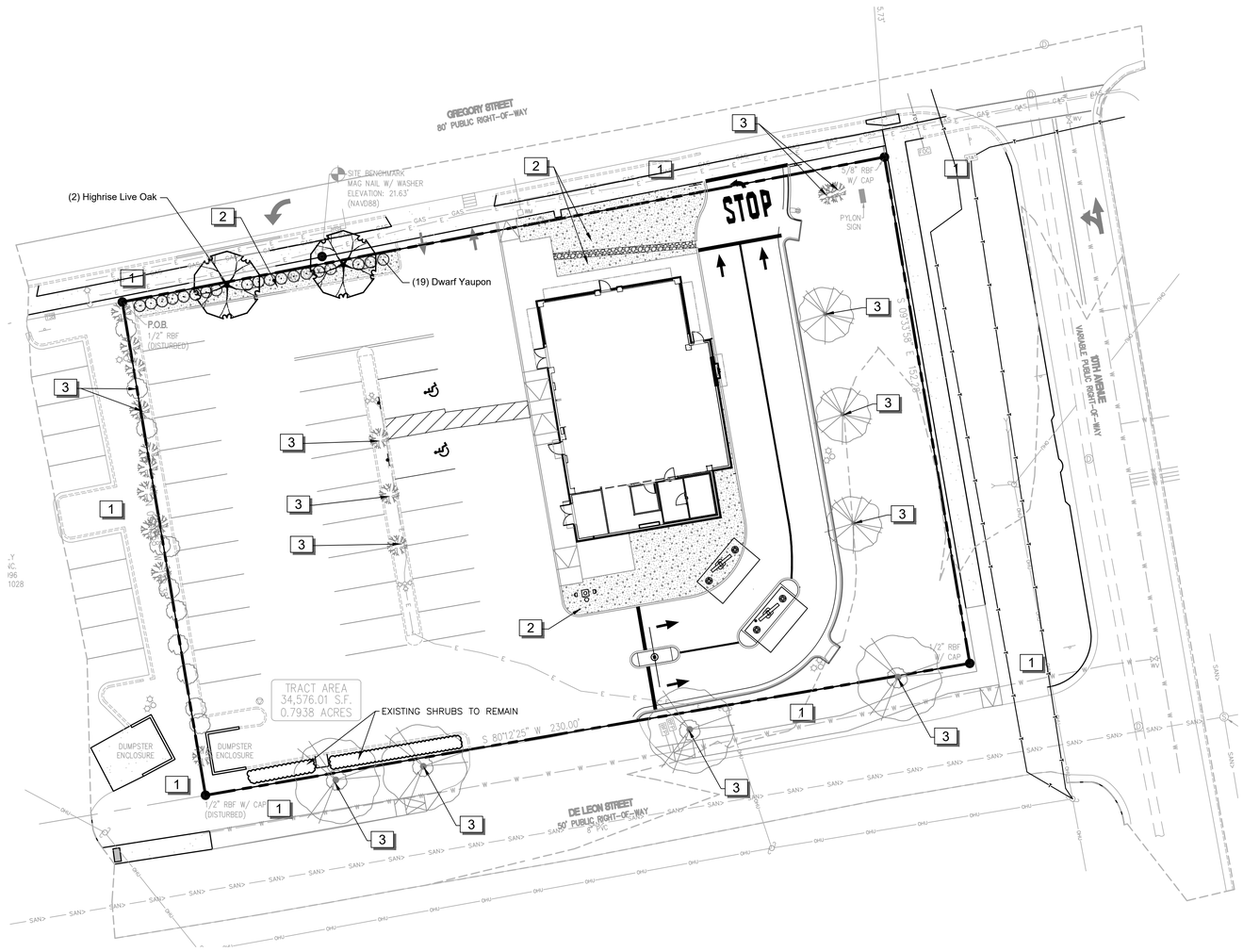
- FENCE
- X TREE PROTECTION



LANDSCAPE CALCULATIONS:

SITE DATA SUMMARY:

WHATABURGER TRACT: (AFTER ROW DEDICATION) 0.79 ACRES/ 34,576 SF

PERVIOUS COVER: 8,990 SF

	REQUIRED:	PROVIDED:
OPEN SPACE REQUIREMENTS:		
25% OF THE DEVELOPABLE SITE	25%(8,644 SF)	26% (8,990 SF)
OFF-STREET PARKING REQUIREMENTS:		
TREE FOR EACH 35 LF FRONTAGE ALONG THE R-O-W		YES

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO THE OWNER.	
2	INSTALL ORGANIC MULCH, MINIMUM 2" DEPTH, INSTALL MULCH BARRIER FABRIC.	
3	EXISTING TREES TO REMAIN(TYP.). ANY DAMAGE OF MATERIAL IS TO BE REPLACED WITH LIKE, TYPE, SIZE AND SPECIES OF MATERIAL.	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES				
	2	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	B & B	3" CAL.

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
SHRUBS				
	19	ILEX VOMITORIA 'NANA' / DWARF YAUPON	CONT.	36" MIN.

WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED)

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE NOTES

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.

2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.

6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.

7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

   PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

   OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
   PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.

8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

   80% TOPSOIL
   20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

   - 3 PARTS – ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
   - 1 PART – STERILIZED COW MANURE (OR EQUAL)
   - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
   - LIME (AS RECOMMENDED IN SOIL ANALYSIS)

9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

   PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004).

   TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

   ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.

11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.

12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT

13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, HARDWOOD TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE HARDWOOD FROM THE PLANTS.

14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL, TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

    SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

    WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.

16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

    THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

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DATE	ISSUE
06/13/25	PERMIT SET
06/30/25	PLANNING SUBMITTAL
07/28/25	PLANNING RESUBMITTAL

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
FRED ALEX MADDOX
LA6667341
STATE OF FLORIDA
07/29/2025

PROFESSIONAL IN CHARGE
FRED MADDOX

PROJECT MANAGER
ZM

QUALITY CONTROL
FM

DRAWN BY
JS

PROJECT NAME

WHATABURGER

UNIT #042
417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET NAME
LANDSCAPE PLAN

SHEET #
L-1.0

811
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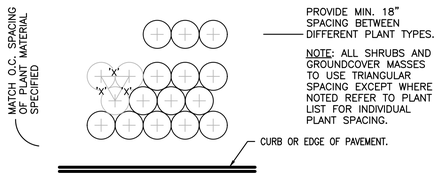
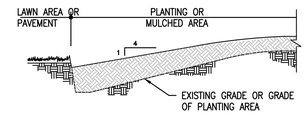
Drawing Name: P:\2024\20241375\310 Landscape - Irrigation Plans\20241375 Master Landscape.dwg Last Modified: Jun 30, 2025 - 3:06pm Plotted on: Jul 28, 2025 - 5:16pm by jahl

NOT ISSUED FOR CONSTRUCTION



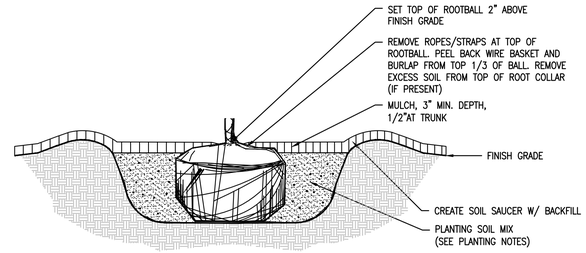
1 TYP. PLANT SPACING

SCALE: NTS



2 TRENCH EDGER

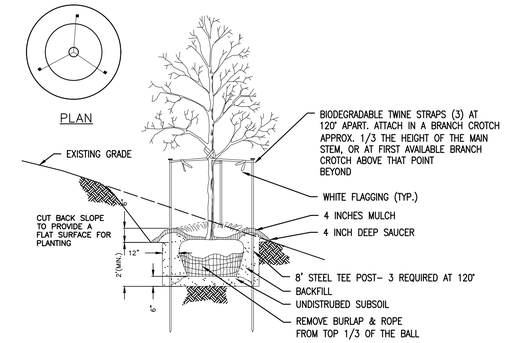
SCALE: NTS



NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

3 ROOTBALL DETAIL

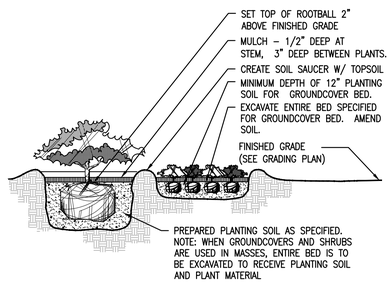
SCALE: NTS



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

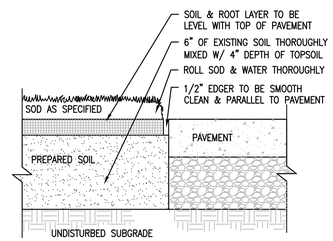
4 TREE PLANTING ON SLOPE

SCALE: NTS



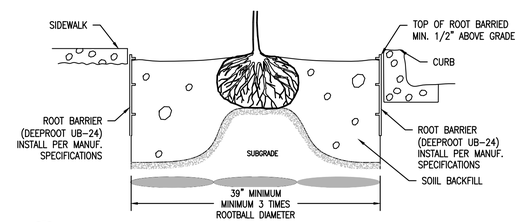
5 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS



6 SOD EDGE DETAIL

SCALE: NTS

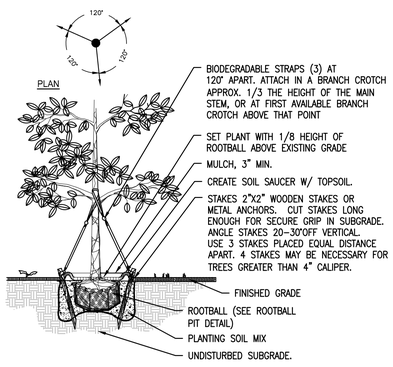


7 ROOT BARRIER

SCALE: NTS

TREE PROTECTION NOTES

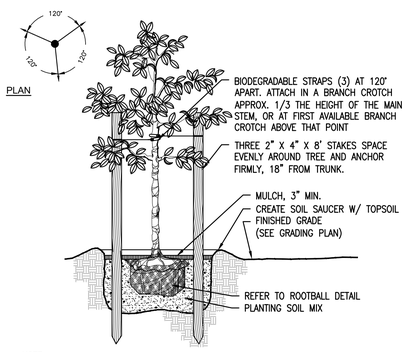
1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
3. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
4. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
5. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
6. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

8 DECIDUOUS TREE STAKING

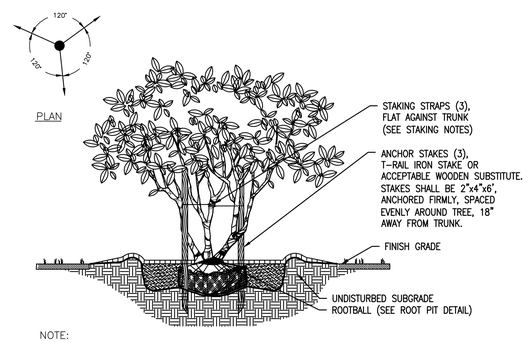
SCALE: NTS



NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

9 SMALL TREE STAKING

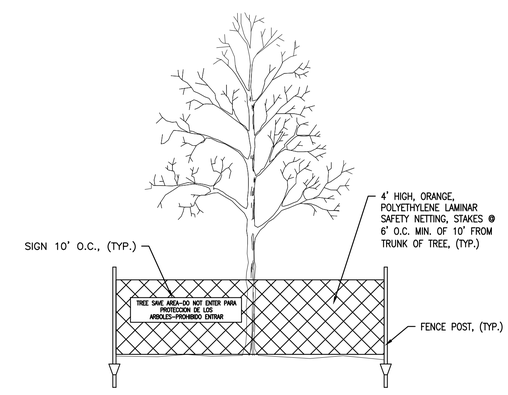
SCALE: NTS



NOTE:
STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

10 MULTI-TRUNK TREE STAKING

SCALE: NTS



11 TREE PROTECTION DETAIL

NTS

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DATE	ISSUE
06/13/25	PERMIT SET
06/30/25	PLANNING SUBMITTAL
07/28/25	PLANNING RESUBMITTAL

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT FRED ALEX MADDOX LA6667341 STATE OF FLORIDA
07/29/2025

PROFESSIONAL IN CHARGE
FRED MADDOX

PROJECT MANAGER
ZM

QUALITY CONTROL
FM

DRAWN BY
JS

PROJECT NAME

WHATABURGER

UNIT #042
417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET NAME
LANDSCAPE DETAILS

SHEET #
L-1.1

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\20241\20241375\310 Landscape - Irrigation Plans\20241375 Master Landscape.dwg Last Modified: Jun 30, 2025 - 3:03pm Plotted on: Jul 28, 2025 - 5:04pm by jshi

LANDSCAPE NOTES

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.

2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.

6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.

7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

   PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

   OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.
   PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.

8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

   80% TOPSOIL
   20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

   - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
   - 1 PART - STERILIZED COW MANURE (OR EQUAL)
   - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
   - LIME (AS RECOMMENDED IN SOIL ANALYSIS)

9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

   PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).

   TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

   ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.

11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.

12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT

13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN PINESTRAW TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.

14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

    SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

    WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.

16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

    THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.

17. WEED BARRIER REQUIRED UNDER LANDSCAPE BEDS (INCLUDING MULCH AND ROCK BED).

TREE TRANSPLANTING

EQUIPMENT

A. PRUNING TOOLS: USE ONLY SHARP, CLEAN TOOLS, STERILIZED PRIOR TO USE.

B. TRANSPLANTING TOOLS: SIZE OF VERMEER SPADE, IF USED IS TO BE LARGE ENOUGH TO ENCOMPASS FIBROUS FEEDER ROOTS OF EACH PLANT, CONSISTENT WITH STANDARD NURSERY SIZES FOR PLANT BEING RELOCATED.

C. WATERING TUBES: GRAY, PERFORATED SDR PVC DRAINAGE PIPE, FOUR INCHES IN DIAMETER.

D. VEHICLES: DO NOT DRIVE ONTO OR OPERATE A VEHICLE ON JOBSITE CARRYING DIRT OR PLANT DEBRIS FROM ANOTHER SITE. WASH ALL DIRT AND MUD FROM TIRES PRIOR TO ENTERING JOBSITE.

EXECUTION
PREPARATION

A. VERIFY WITH OWNER ALL PLANTS TO BE TRANSPLANTED PRIOR TO BEGINNING WORK.

B. STAKE PLANT LAYOUT FOR ADJUSTMENT AND APPROVAL PRIOR TO TRANSPLANTING.

C. TRANSPLANT ALL PLANTINGS AS SHOWN ON DRAWNGS. PROCEED WITH TRANSPLANTING OPERATIONS BASED UPON OWNER ACCEPTED SCHEDULE AND METHODS.

D. ROOTBALL SIZE: MINIMUM 10-INCHES IN DIAMETER PER 1-INCH TREE CALIPER.

E. CROWN PRUNING: UPON AWARD OF CONTRACT, PRUNE TREES BACK ABOUT 1/4TH. PRUNE SIDE BRANCHES ONLY. DO NOT CUT LEADERS.

MECHANICAL TRANSPLANTING OF TREES

A. USE MACHINERY IN GOOD CONDITION WITH A MINIMUM TOLERANCE (MAX 2") BETWEEN CUTTING BLADES. ALL BLADES SHALL BE TRUE TO THEIR DESIGNED SHAPE AND FREE OF BENDS, WHICH COULD INTERFERE WITH THEIR OPERATION. MOUNT TREE SPADE ON A SUITABLE STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL REMOVED MATERIAL AND HEAVY ENOUGH TO FORCE THE BLADES INTO THE SOIL.

B. MACHINE TRANSPLANT TREES IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

CALIPER	MIN. MACHINE SIZE	MANUFACTURER
UNDER 3"	44"	VERMEER, DAVY, OR APPROVED EQUAL
3"-5"	60"	VERMEER OR APPROVED EQUAL
5"-8"	90"	BIG JOHN, VERMEER, OR APPROVED EQUAL
8"-16"	12' BOX	

C. DO NOT EXCAVATE TREE PITS MORE THAN 24 HOURS PRIOR TO TRANSPLANTING.

D. CUT AND REMOVE ALL VINES AND UNDERBRUSH FROM THE TRUNK AND BRANCHES OF THE TREE TO FACILITATE ACCESS BY MACHINE.

E. PRUNE AND THIN THE TREE BY REMOVING INTERIOR BRANCHES AND ENTANGLED LIMBS. REMOVE NOT LESS THAN 10 PERCENT OF ALL BRANCHING BEFORE DIGGING BUT NOT MORE THAN 20 PERCENT. DO NOT INDISCRIMINATELY CUT BRANCH TIPS TO ACHIEVE THE ABOVE PERCENTAGES.

F. USE THE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE FOR TRANSPLANTING.

G. REROUTE IRRIGATION LINES TRANSPLANTING OPERATION TO MAINTAIN INTEGRITY OF RECEIVING HOLE.

H. AFTER TREE IS PLACED IN HOLE, IMMEDIATELY FILL ALL CREVICES WITH SAND AND WATER TO FILL ALL VOIDS. APPLY 4-INCHES OF MULCH.

I. PROVIDE PERIODIC WATERING AND MISTING OF MAIN FOLIAGE.

J. SPRAY TRUNKS WITH LINDANE OR DURSBAN FOR CONTROL OF BORERS AND WRAP HARDWOODS TO FIRST BRANCH.

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DATE	ISSUE
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07/28/25	PLANNING RESUBMITTAL

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
FRED ALEX MADDOX
LA6667341
STATE OF FLORIDA
07/29/2025

PROFESSIONAL IN CHARGE
FRED MADDOX

PROJECT MANAGER
ZM

QUALITY CONTROL
FM

DRAWN BY
JS

PROJECT NAME

WHATABURGER.

UNIT #042
417 E GREGORY STREET
PENSACOLA, FL 32502

PROJECT NUMBER
20241375.0

SHEET NAME
LANDSCAPE NOTES

SHEET #
L-1.2

Drawing Name: P:\2024\20241375\0.\10 Landscape - Irrigation Plans\20241375\0 Master Landscape.dwg Last Modified: Jun 30, 2025 - 3:06pm Plotted on: Jul 28, 2025 - 5:04pm by jsh

Department:	Comments:
Planning	All P&Z comments addressed by revised plans.
FIRE	No comments or concerns.
PW/E	No comments engineering.
Surveyor	No comments or concerns.
Inspection Svcs	All ADA comments addressed by revised plans.
Pensacola Energy	No comments.
ECUA	The site plans are unclear as to whether there are any proposed modifications to the water/sewer connections for the renovation. If the renovation will be using the existing water and sewer connections without any modifications, then there is no comment from ECUA. If a new connection to ECUA's system or larger water meter is required, then the project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (https://ecua.fl.gov/work-with-us/engineering-manuals-contacts). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.
FPL	No comments.
ATT	No comments.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.

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

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment 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 each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.

b. *Uses permitted.*

1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.

2. Home occupations, subject to regulations in section 12-3-13.

3. Offices.

4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.

5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:

i. Mortuaries and funeral parlors.

ii. Appliance and repair shops.

iii. Public parking lots and parking garages.

iv. New car lots or used car lots.

v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.

vi. Car or truck rental agencies or storage facilities.

6. Family day care homes licensed by the state department of children and family services as defined in state statutes.

c. *Procedure for review of plans.*

1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.

4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.

d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:

1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:

i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

ii. *Signs* extending over public property. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.

iii. *Permitted signs.*

(a) Gregory, Chase and Alcaniz Streets, 9th Avenue.

(1) *Attached signs.*

a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

a. Maximum sign height—20 feet.

b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

a. *Height.* No sign shall extend above the roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

(a) Signs shall not exceed three square feet in size.

(b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.

vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:

(a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.

(b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.

(c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.

vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:

(a) Portable signs are prohibited except as permitted in section 12-5-6(5).

(b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.

(c) Signs that are not securely fixed on a permanent foundation are prohibited.

(d) Signs that are not consistent with the standards of this section are not permitted.

viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:

(a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:

(1) Such signs may be erected no sooner than two weeks before the event.

(2) Such signs must be removed no later than three days after the event.

(3) Banners extending over street rights-of-way require approval from the mayor.

(b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.

iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.

iii. All other streets. Five feet from the right-of-way line.

4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.

5. Building height. No building shall exceed a maximum height of 100 feet.

6. Vehicular access. Access to the following streets shall be limited as follows:

   i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.

   ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).

7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:

   i. Fence or wall, six feet high;

   ii. Vegetation, six feet high (within three years);

   iii. A combination of the above.

8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.

9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.

10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.

11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.

12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.

13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.

e. *Development guidelines.* 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. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:

1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.

   i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.

   ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.

   iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.

2. *Architectural design and building elements.*

   i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.

   ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.

iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.

v. Bright colors and intensely contrasting color schemes are discouraged within the district.

vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.

vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:

(a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.

(b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.

(c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.

f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.

1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.

2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.

3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

4. *Exterior walls.*

i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.

ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.

iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.

5. *Roofs.*

i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.

6. *Front, rear, and side yards, parking areas and vacant parcels.*

i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.

ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.

7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1017 | Planning Board | 8/12/2025

ACTION ITEM

SUBJECT:

Request for Zoning Map and Future Land Use Map (FLUM) Amendment for 2907 E. Lee Street

SUMMARY:

Carmen Lemox, Michael Lewis, and Sharon Smith are requesting a Zoning Map and Future Land Use Map (FLUM) amendment for the property located at 2907 E. Lee Street. The property is currently zoned R-1AAA, Low-Density Residential Zoning District, and the existing Future Land Use designation is LDR, Low-Density Residential. The applicant is proposing to amend the zoning district to R-1AA, Medium-Density Residential Zoning District, and the Future Land Use to MDR, Medium-Density Residential.

The property measures 125’ wide and 140’ deep and is 17,500 square feet in area. Under the current R-1AAA zone, it cannot be divided. If the rezoning application is successful, it's the applicants’ desire to redevelop the property for residential uses. Under the proposed R-1AA zoning district, the parcel could accommodate three new lots for single-family residential use. A zoning analysis comparing R-1AAA and R-1AA standards, along with their highest possible uses for 2907 E. Lee Street, is included.

Existing Zoning	Proposed Zoning	Existing FLU	Proposed FLU
R-1AAA	R-1AA	LDR	MDR

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-3-3 Low-density residential land use district
Sec. 12-3-4 Medium-density residential land use district regulations
Sec. 12-11-3 Amendments

ATTACHMENTS:

1. 2907 E. Lee Street_Rezoning Application
2. Maps
3. 2907 E. Lee Street_Zoning Comparison R-1AAA to R-1AA

4. Review Comments_2907 E. Lee Street Rezoning
5. Sec._12_3_4.___Medium_density_residential_land_use_district_regulations. (3)
6. Sec._12_3_3.___Low_density_residential_land_use_district.
7. Sec._12_11_3.___Amendments. (1)

REZONING

Please check application type:

		Comprehensive Plan / FLUM Amendment	
☐ **Conventional Rezoning**		☒ **(< 10 acres)**	☐ **(≥ 10 acres)**
Application Fee:	*$2,500.00*	*$3,500.00*	*$3,500.00*
Rehearing/Rescheduling (Planning Board):	*$250.00*	*$250.00*	*$250.00*
Rehearing/Rescheduling (City Council):	*$750.00*	*$750.00*	*$1,000.00*

Applicant Information:

Name: Carmen A. Lemox Date: 7/9/25

Address: 2907 E. Lee St. Pensacola, FL 32503

Phone: 850 529 0748 Fax: _____ Email: cal2252@gmail.com

Property Information:

Owner Name: Carmen A. Lemox Phone: 850 529 0748

Location/Address: 2907 E. Lee St. Pensacola, FL 32503

Parcel ID: 05-2S-29-5905-021-058 Acres/Square Feet: .4017

Zoning Classification: Existing R-1 AAA Proposed R-1 AA

Future Land Use Classification: Existing Low Density-Res Proposed Medium Density Res

Reason Rezoning Requested: Redevelopment of Property

Has the applicant met with the neighborhood association? Include details as attachment. ☐ Yes ☒ No Is not an HOA

Is a survey being required by Development Services? ☐ Yes ☒ No

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 10 day of July, 2025.

Carmen A Lemox — Applicant Signature

Carmen A. Lemox — Owner Signature

Carmen A. Lemox — Applicant Name (Print)

Carmen A. Lemox — Owner Name (Print)

SAMUEL MAYO
Notary Public
State of Florida
Comm# HH686366
Expires 6/10/2029

Sworn to and subscribed to before me this 10 day of July, 2025

Name: Samuel Mayo Commission Expires: 6/10/2029

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

REZONING

Please check application type:

		Comprehensive Plan / FLUM Amendment	
☐ **Conventional Rezoning**		☒ **(< 10 acres)**	☐ **(≥ 10 acres)**
Application Fee:	*$2,500.00*	*$3,500.00*	*$3,500.00*
Rehearing/Rescheduling (Planning Board):	*$250.00*	*$250.00*	*$250.00*
Rehearing/Rescheduling (City Council):	*$750.00*	*$750.00*	*$1,000.00*

Applicant Information:

Name: MICHAEL F. Lewis Date: 7/10/25

Address: P.O. Box 6132 Gulf Breeze FL 32563

Phone: 850 723 7665 Fax: — Email: mfrancislewis26@gmail.com

Property Information:

Owner Name: Michael F Lewis, Sharon D Lewis, Carmen Lewis Phone:

Location/Address: 2907 E. Lee Street Pensacola FL 32503

Parcel ID: 05-2S-29-5905-021-058 Acres/Square Feet: .4017

Zoning Classification: Existing R-1AAA Proposed R-1AA

Future Land Use Classification: Existing Low Density-Res Proposed Medium Density-Res

Reason Rezoning Requested: Redevelopment of Property

Has the applicant met with the neighborhood association? Include details as attachment. ☐ Yes ☒ No IS NOT HOA

Is a survey being required by Development Services? ☐ Yes ☒ No

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 10 day of July, 2025.

Applicant Signature: [signature] Owner Signature: [signature]

Applicant Name (Print): Michael F Lewis Owner Name (Print): Michael F Lewis, Executor signing for all owners

Sworn to and subscribed to before me this 10 day of July, 2025

Name: Samuel Mayo Commission Expires: 6/10/2029

SAMUEL MAYO
Notary Public
State of Florida
Comm# HH686366
Expires 6/10/2029

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Please check application type:

	Comprehensive Plan / FLUM Amendment	
☐ **Conventional Rezoning**	☒ **(< 10 acres)**	☐ **(≥ 10 acres)**
Application Fee: $2,500.00	*$3,500.00*	*$3,500.00*
Rehearing/Rescheduling (Planning Board): $250.00	*$250.00*	*$250.00*
Rehearing/Rescheduling (City Council): $750.00	*$750.00*	*$1,000.00*

Applicant Information:

Name: SHARON L SMITH Date: 7. 9. 2025

Address: 2117 FRANKIE Lane Soddy Daisy TN 37379

Phone: 423 2600254 Fax: _____ Email: sdlsmith@epbfi.com

Property Information:

Owner Name: SHARON SMITH Phone: 423 2600254

Location/Address: 2907 E LEE STREET Pens Acola FL 32503

Parcel ID: 05-2 S-29-5905-021-058 Acres/Square Feet: .4017

Zoning Classification: Existing R1-AAA Proposed R 1-AA

Future Land Use Classification: Existing Low Density Res Proposed Medium Density

Reason Rezoning Requested: Redevelopment of Property Res

Has the applicant met with the neighborhood association? Include details as attachment. ☐ Yes ☒ No

EPH neighbood Association is not HOA

Is a survey being required by Development Services? ☐ Yes ☒ No

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 9th day of July, 2025.

Sharon L Smith — Applicant Signature

Sharon L Smith — Owner Signature

SHARON L SMITH — Applicant Name (Print)

SHARON L SMITH — Owner Name (Print)

ALEISHA BELCHER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Sworn to and subscribed to before me this 9th day of July, 2025

Name: Aleisha Belcher Commission Expires: 05/24/2028

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Untitled project Saved to Google Drive

File Edit View Add Tools Help

Slideshow Share

Search Google Earth

Map contents

2907 E Lee St

Google 100% Data attribution 12/18/2022 100 m Camera: 1,542 m 30°25'51"N 87°10'55"W 13 m

July 10, 2025

1:1,129

0 0.01 0.01 0.03 mi

Override 1

Source: Escambia County Property Appraiser

Restore Full Version

General Information

Parcel ID: 052S295905021058
Account: 013400000
Owners: LEWIS HELEN LIFE EST
LEMOX CARMEN A & LEWIS MICHAEL F & SMITH SHARON D
Mail: 2907 E LEE ST
PENSACOLA, FL 32503
Situs: 2907 E LEE ST 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2024	$199,477	$122,468	$321,945	$78,716
2023	$157,482	$116,043	$273,525	$76,424
2022	$141,734	$103,781	$245,515	$74,199

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data **Type List:**

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
07/17/2024	9176	988	$100	QC	N	
10/05/2023	9081	277	$100	QC	N	
10/08/2019	8178	1218	$100	QC	N	
03/28/2019	8070	995	$100	QC	N	
02/2007	6087	343	$100	CJ	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions
HOMESTEAD EXEMPTION,WIDOW

Legal Description
LTS 21 TO 25 BLK 58 EAST PENSACOLA PLAT DB 77 P 520 OR 6087 P 343 OR 8070 P 995 OR 8178 P 1218 OR 9081 P 277 OR...

Extra Features
WORKSHOP

Parcel Information

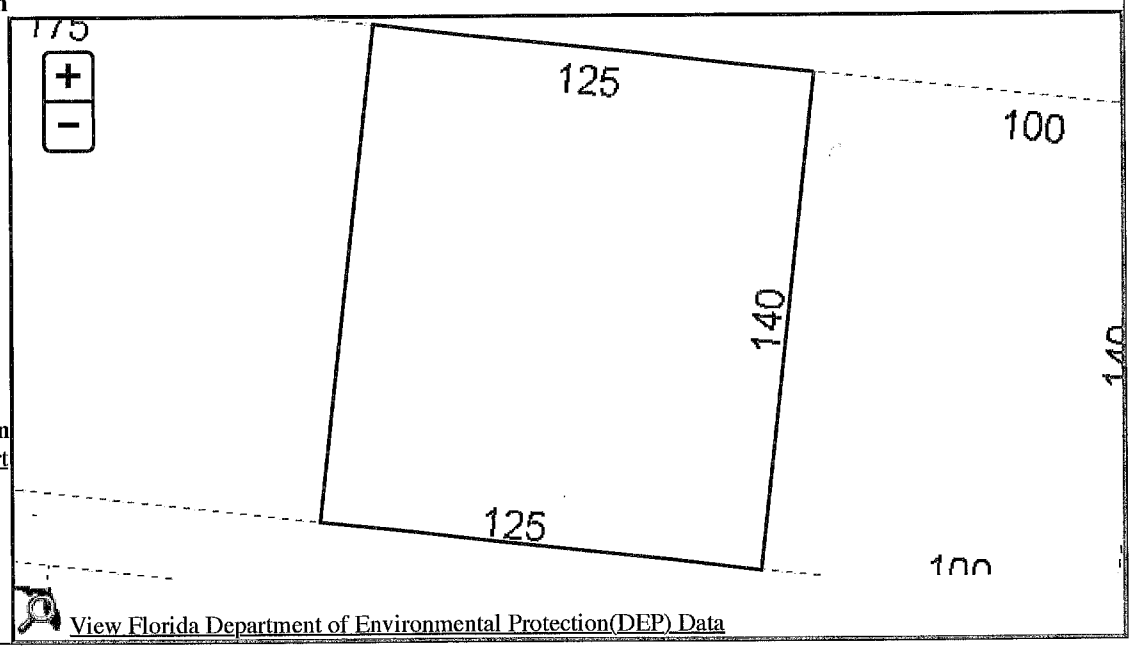
Launch Interactive Map

Section Map Id:
CA004

Approx. Acreage:
0.4017

Zoned:
R-1AAA

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

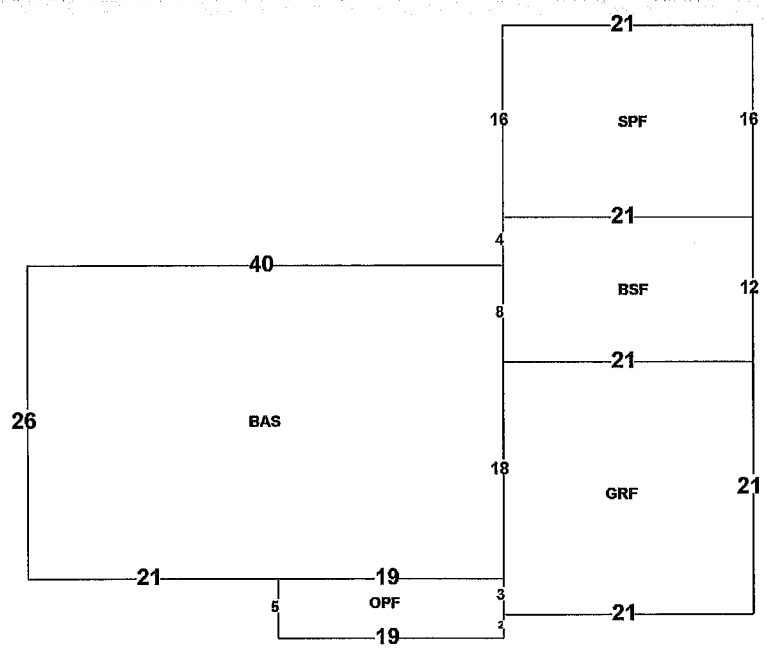
Address:2907 E LEE ST, Improvement Type: SINGLE FAMILY, Year Built: 1958, Effective Year: 1958, PA Building ID#: 42839

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER-*HARDWOOD*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*5*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2164 Total SF

BASE AREA - *1040*
BASE SEMI FIN - *252*
GARAGE FIN - *441*
OPEN PORCH FIN - *95*
SCRN PORCH FIN - *336*



Images

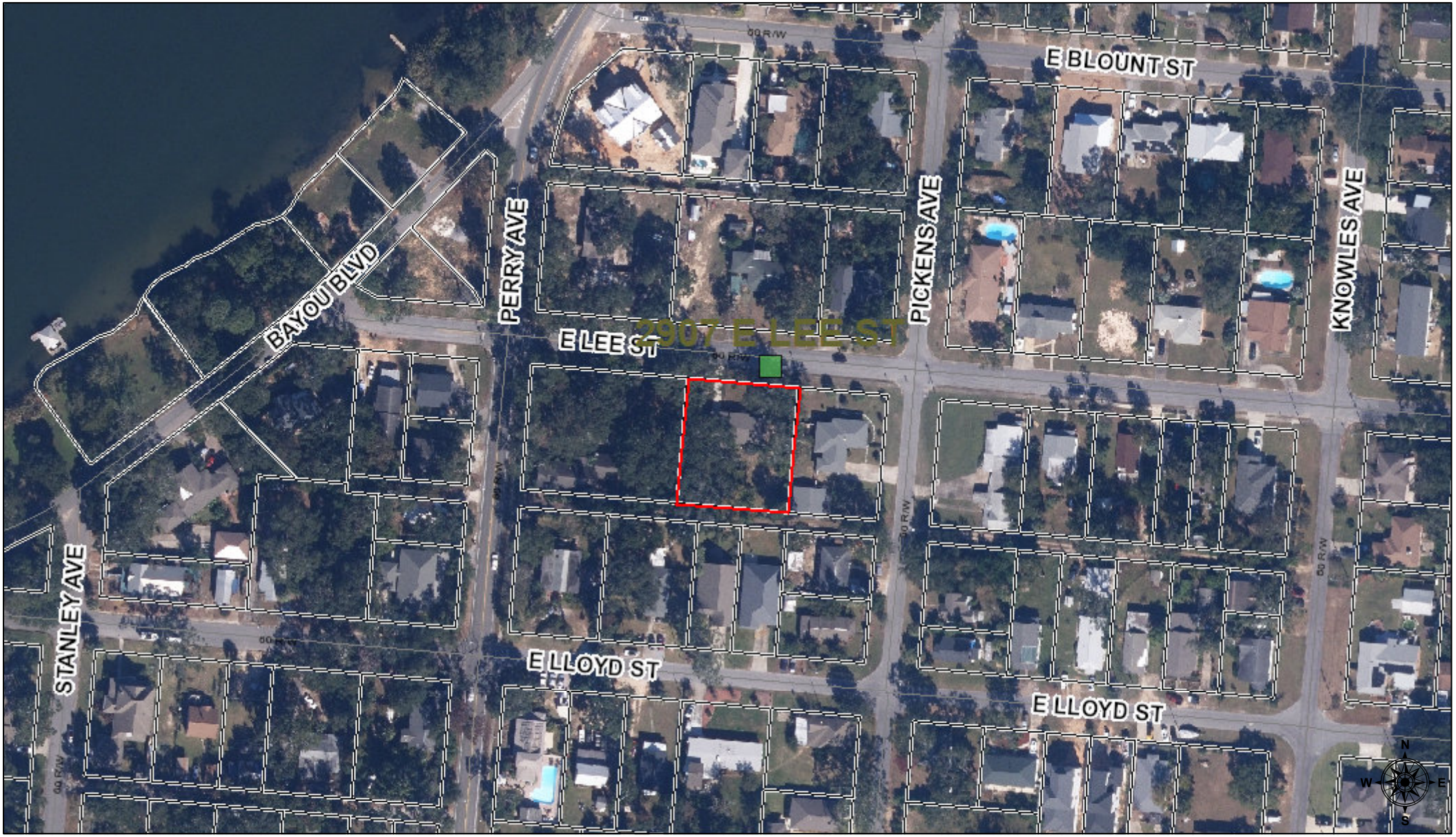
3/19/2002 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Escambia County Property Appraiser
052S295905021058 - Full Legal Description

LTS 21 TO 25 BLK 58 EAST PENSACOLA PLAT DB 77 P 520 OR 6087 P 343 OR 8070 P 995 OR 8178 P 1218 OR 9081 P 277 OR 9176 P 988 CA 4

GoMaps



July 31, 2025

1:2,065

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

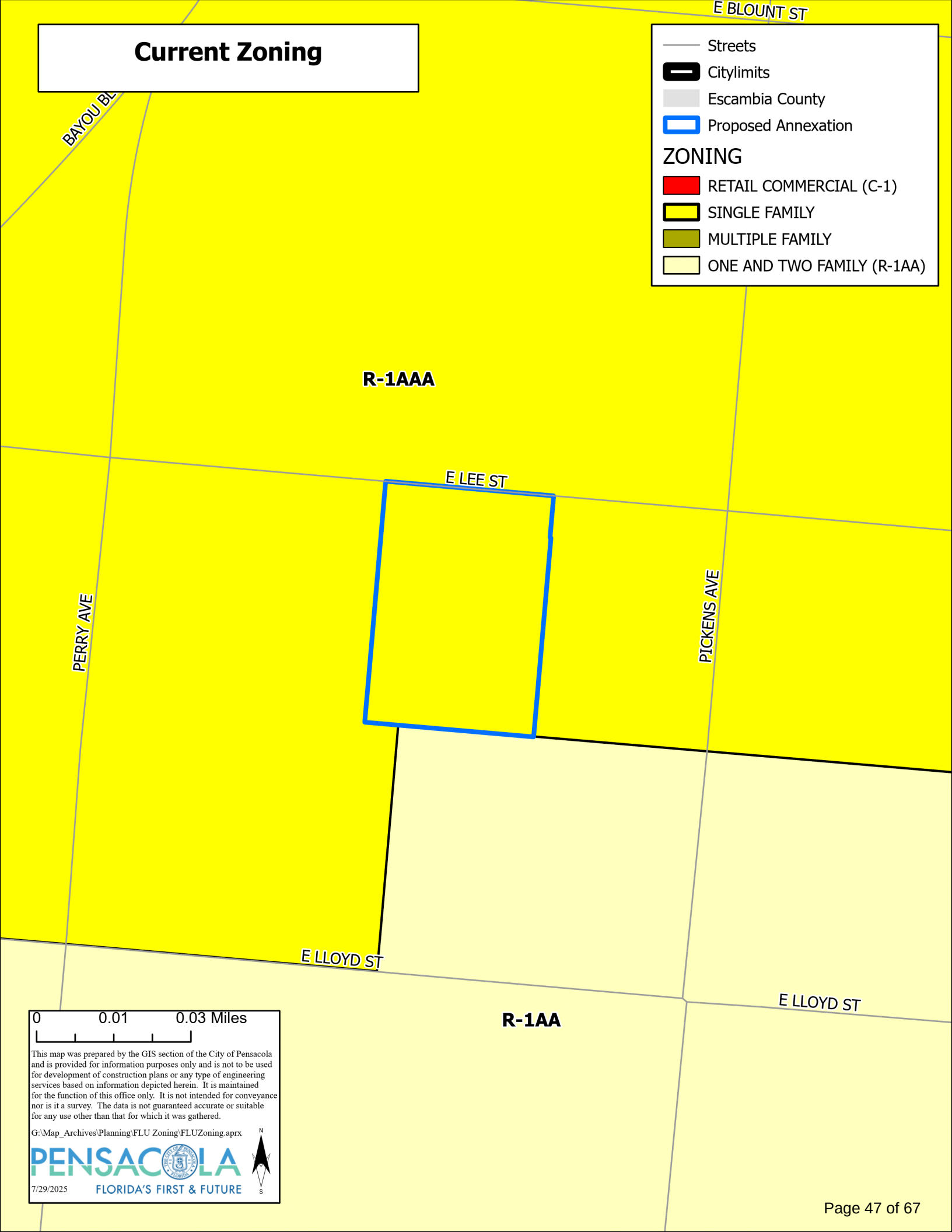
WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data.

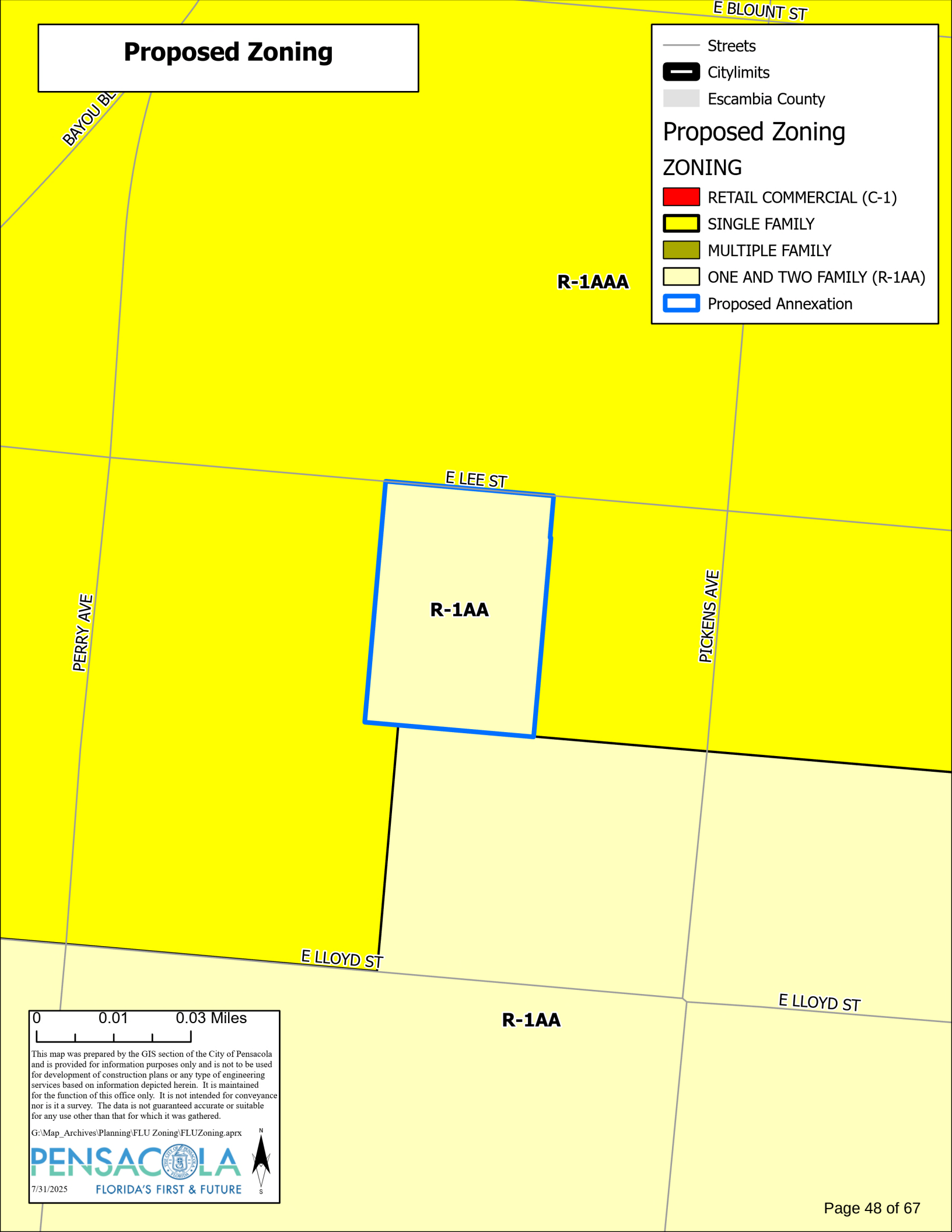
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for confirmation of the information contained in this map. THE COUNTY and mapping company assume no legal responsibility for the information contained on this map.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Current Zoning



Proposed Zoning



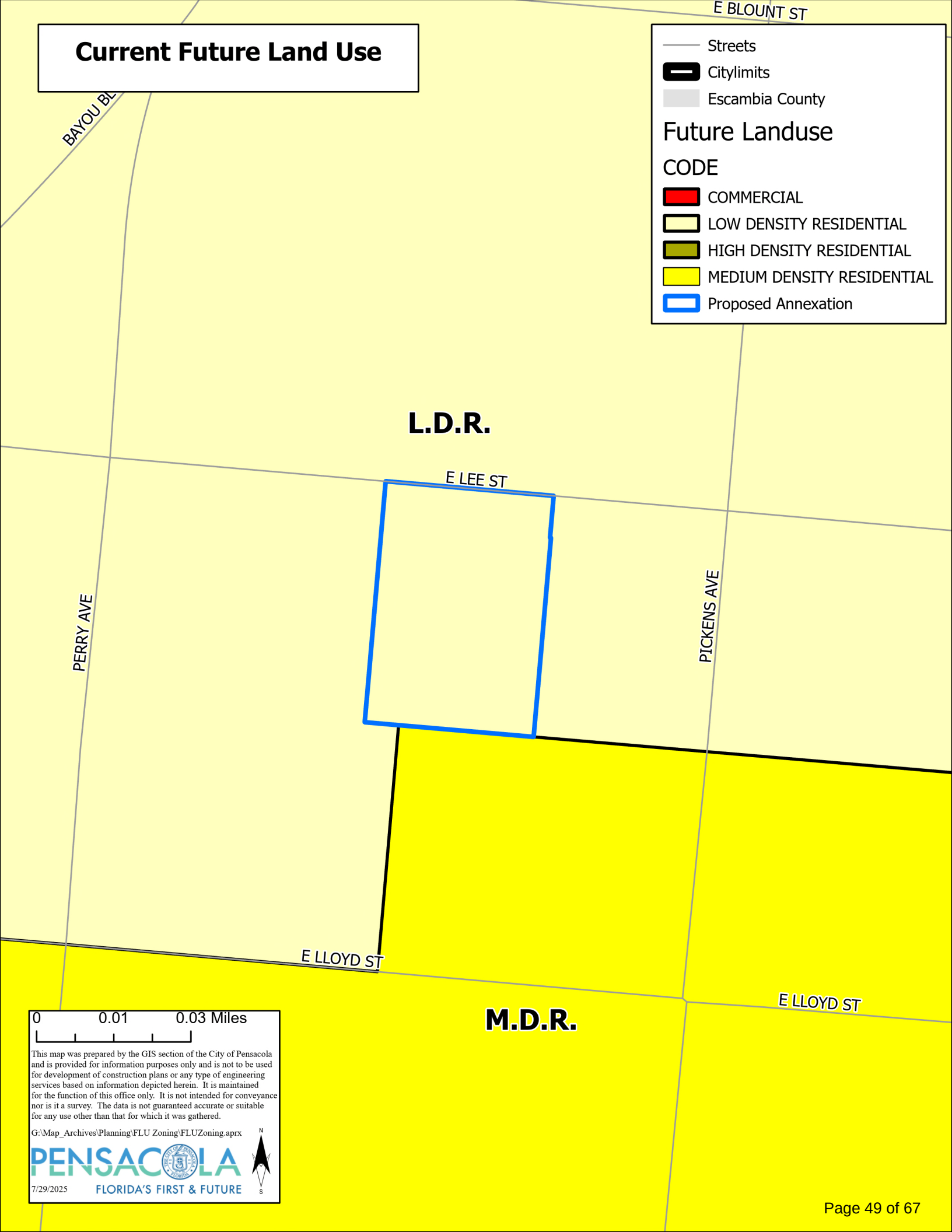
This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

G:\Map_Archives\Planning\FLU Zoning\FLUZoning.aprx

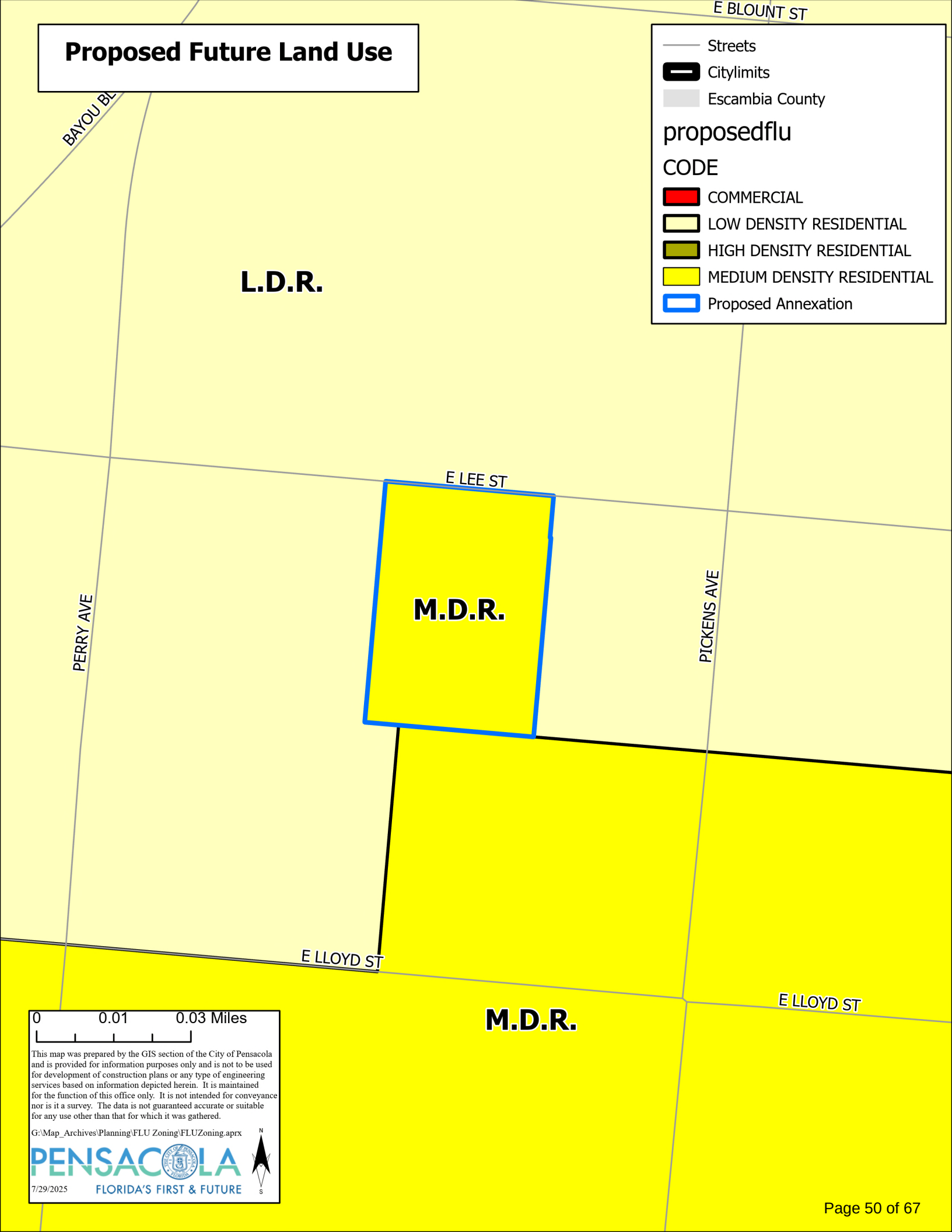
PENSACOLA FLORIDA'S FIRST & FUTURE

7/31/2025

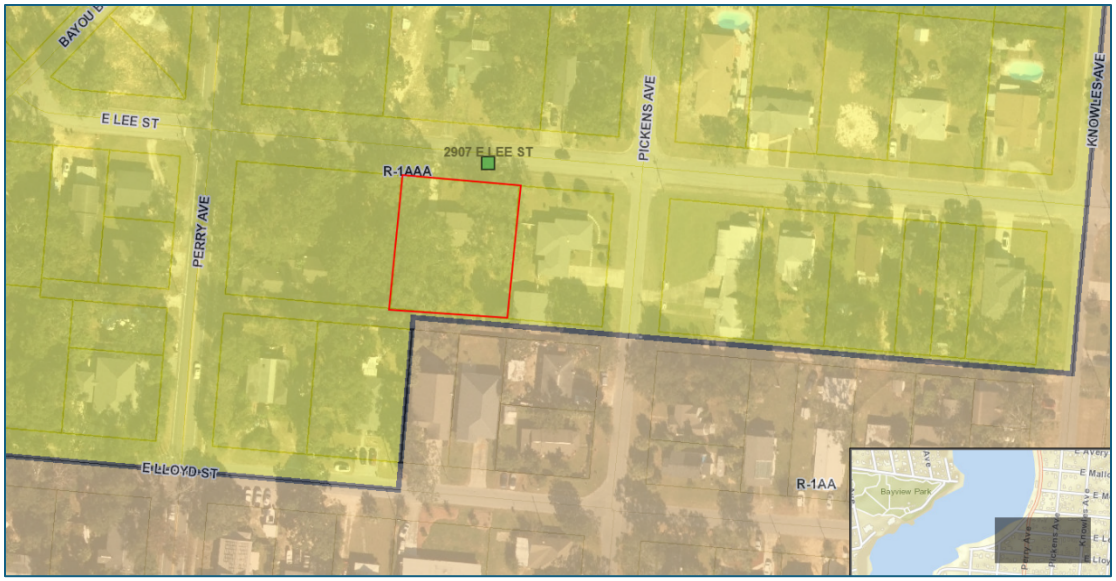
Current Future Land Use



Proposed Future Land Use



Zoning Comparison for 2907 E. Lee Street Rezoning Application (R-1AAA to R-1AA)



Address: 2907 E. Lee Street
Future land use: Low-Density Residential
Zoning district: R-1AAA
Owner(s): LEWIS HELEN LIFE EST, LEMOX CARMEN A & LEWIS MICHAEL F & SMITH SHARON D
Lot area:17,500sf (0.4017 acres)
Lot width: 125'
City Council district – 4, Councilor Jared Moore
Neighborhood Association – Yes, East Pensacola Heights Neighborhood Association
Application: Owners' desire to rezone from R-1AAA to R-1AA (and Low-Density Residential to Medium-Density Residential) to accommodate lot division.

R-1AAA standards		R-1AA standards	
Use – Single family detached		Use – Single family detached, duplex, townhomes	
Density – 5 du/acre		Density – 18 du/acre	
Min. lot area – 9,000sf		Min. lot area – 5,000sf (SFD), 7,500sf (duplex), 3,750 (townhome)	
Min. lot width – 75'		Min. lot width – 40' (SFD), 60' (duplex), 30' (townhome)	
Setbacks –	Front 30'	Setbacks -	Front 30'
	Sides 7.5'		Sides 6'
	Rear 30'		Rear 30'

Highest use under R-1AAA:	**one single family detached residence and one ADU (2 du's)**
Highest use under R-1AA:	**three single family detached residences with three ADUs (6 du's);**
(du = dwelling units)	two duplexes (4 du's); or
	four townhomes (4 du's)
	R-1AA combinations of the above
	one single family with ADU and one duplex (4 du's)
	one single family with ADU and two townhomes (4 du's)
	duplex and two townhomes (4 du's)

Zoning Comparison for 2907 E. Lee Street Rezoning Application (R-1AAA to R-1AA)

Highest use under R-1AAA: **one single family detached residence and one ADU (2 du's)**

Highest use under R-1AA: **three single family detached residences with three ADUs (6 du's);**

Department:	Comments:
Planning	No comments or concerns.
FIRE	No comments or concerns.
PW/E	No comments or concerns.
Surveyor	No comments or concerns.
Inspection Svcs	No comments or concerns.
Pensacola Energy	No comments.
ECUA	ECUA has no comment or objection to the proposed rezoning.
FPL	No comments.
ATT	No comments.
FDOT	Comments provided regarding off-site improvements, but no concerns with the application.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.

Sec. 12-3-4. Medium-density residential land use district regulations.

The regulations in this section shall be applicable to the one- and two-family zoning districts: R-1AA, R-1A and R-1B.

(1) *Purpose of district.* The medium-density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.

(2) *Uses permitted.*

a. Single-family detached dwellings.

b. Accessory residential units subject to regulations in section 12-3-81.

c. Single-family attached dwellings (townhouse construction, maximum two units).

d. Two-family attached dwellings (duplex).

e. Community residential homes licensed by the state department of health and rehabilitative 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 home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.

f. Cemeteries, when:

1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and

2. The provisions of section 12-3-85 have been met.

g. Residential design manufactured homes are permitted in the R-1A district, with a maximum density of 12.4 units per acre subject to regulations in section 12-3-91.

h. Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.

i. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.

j. Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.

k. Home occupations subject to regulations in section 12-3-57.

l. Municipally owned and operated parks and playgrounds.

m. Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.

n. Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.

o. Family day care homes licensed by the state department of children and family services as defined in state statutes.

(3) *Conditional uses permitted.*

a. Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-3-91.

b. Bed and breakfast subject to regulations in section 12-3-84.

c. Child care facilities subject to regulations in section 12-3-87.

d. Accessory office units subject to regulations in section 12-3-80.

(4) *Development permitted.*

a. Conventional subdivision subject to regulations in section 12-3-105.

b. Special planned development subject to regulations in section 12-3-106.

(5) *Regulations for development within the medium-density residential land use district.* Tables 12-3.2 and 12-3.2A describe requirements for the one- and two-family residential zoning districts.

TABLE 12-3.2. REGULATIONS FOR THE MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICTS

Standards	R-1AA			R-1A		
	Single-Family Detached	Two-Family Attached (duplex)	**Single-Family Attached (townhouses)	Single-Family Detached	Two-Family Attached (duplex)	**Single-Family Attached (townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	11.6 units per acre	12.4 units per acre	17.4 units per acre	17.4 units per acre
Minimum Lot Area	5,000 s.f.	7,500 s.f.	3,750 s.f.	3,500 s.f.	5,000 s.f.	2,500 s.f.
Lot Width At Minimum Building Setback Line	40 feet	60 feet	30 feet	30 feet	50 feet	25 feet
Minimum Lot Width At Street R-O-W Line	40 feet	50 feet	25 feet	30 feet	50 feet	25 feet
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 30 feet 6 feet 30 feet			(Minimum Building Setbacks) 20 feet 5 feet 25 feet		

Off-Street Parking	1 space/unit	2 sp./unit	1 space/unit	2 sp./unit
Maximum Building Height	35 feet Except as provided in section 12-3-62)		35 feet (Except as provided in section 12-3-62)	
*The front yard depths in the R-1AA and R-1A districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.				
**Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.				
***All future residential development on parcels changed to a Medium-Density Residential (MDR) zoning district via the passage of Ord. No. 23-16, effective on August 18, 2016, shall be considered legal nonconforming and may utilize the R-1A zoning district standards applicable to lot width, lot area and setbacks.				

TABLE 12-3.2A

Standards	R-1B		
	Single-family Detached	Two-Family Attached (Duplex)	**Single-family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	17.4 units per acre
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 10 feet 5 feet 10 feet		
Off-Street Parking	1 space/unit		
Maximum Building Height	45 feet (Except as provided in section 12-3-62)		
Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units	Maximum 50%		
Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line	Building Height 1—4 stories 5—7 stories 8—9 stories (See note 4)	Building Coverage 30% 25% 20%	

Residential Units: The maximum combined area occupied by all principal and accessory buildings			
*The front yard depths in the R-1AA, R-1A and R-1B districts shall not be less than the average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.			
**Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in chapter 12-7.			

(Code 1986, § 12-2-4; Ord. No. 6-93, § 2, 3-25-1993; Ord. No. 29-93, § 2, 11-18-1993; Ord. No. 45-96, § 2 (exh. 1), 9-12-1996; Ord. No. 6-02, § 2, 1-24-2002; Ord. No. 11-16, § 1, 5-12-2016; Ord. No. 23-16, § 1, 8-11-2016)

Sec. 12-3-3. Low-density residential land use district.

The regulations in this section shall be applicable to the single-family zoning districts: R-1AAAAA, R-1AAAA, and R-1AAA.

(1) *Purpose of district.* The low-density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of 4.8 dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas. The nature of the use of property is basically the same in all three single-family zoning districts. Variation among the R-1AAAAA, R-1AAAA and R-1AAA districts is in requirements for lot area, lot width, and minimum yards.

(2) *Uses permitted.*

a. Single-family detached dwellings.

b. Accessory residential units subject to regulations in section 12-3-81.

c. Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home, measured from property line to property line. If it is proposed to be within 1,000 feet of another such home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.

d. Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.

e. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.

f. Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.

g. Home occupations subject to regulations in section 12-3-57.

h. Municipally owned and operated parks and playgrounds.

i. Minor structures for the following utilities: unoccupied gas, water and sewer substations or pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.

j. Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.

k. Family day care homes licensed by the state department of children and family services as defined in state statutes.

(3) *Development permitted.*

a. Conventional subdivision subject to regulations in section 12-3-105.

b. Special planned development subject to regulations in section 12-3-106.

(4) *Regulations for development within the low-density residential zoning districts.* Table 12-3.1 describes requirements for the three single-family residential zoning districts:

TABLE 12-3.1. REGULATIONS FOR THE LOW-DENSITY RESIDENTIAL ZONING DISTRICTS

Standards	R-1AAAAA	R-1AAAA	R-1AAA
Maximum Residential Gross Density	2.2 units per acre	3.6 units per acre	4.8 units per acre
Minimum Lot Area	20,000 s.f.	12,000 s.f.	9,000 s.f.
Lot Width at Minimum Building Setback Line	100 feet	80 feet	75 feet
Minimum Lot Width at Street R-O-W Line	50 feet		
Minimum Yard Requirements (Minimum Building Setback Lines)			
Front Yard	60 feet	30 feet	30 feet
Side Yard	10 feet	8 feet	7.5 feet
Rear Yard	60 feet	30 feet	30 feet
Off-Street Parking Spaces	1 space/unit		
Maximum Building Height (Except as provided in section 12-3-62)	35 feet		

(Code 1986, § 12-2-3; Ord. No. 6-93, § 2, 3-25-1993; Ord. No. 6-02, § 2, 1-24-2002)

Sec. 12-11-3. Amendments.

The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.

(1) *Authorization and responsibility.*

a. Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.

b. If a rezoning of a parcel of land is proposed by the owner of the parcel or another interested person, it shall be the responsibility of such owner or other interested person to comply with the provisions of this chapter. If such rezoning of a parcel of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the planning services department to comply with the provisions of this section.

(2) *Initiation.* An amendment may be initiated by:

a. The city.

b. The owners of the area involved in a proposed zoning or future land use amendment.

(3) *Application.*

a. An application for zoning or comprehensive plan future land use amendment must be submitted to the planning services department at least 30 days prior to the regularly scheduled meeting of the planning board.

b. The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.

c. No application shall be considered complete until all of the following have been submitted:

1. The application shall be submitted on a form provided by the board secretary.

2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:

i. A legal description of the property proposed to be rezoned or its land use changed;

ii. Proof of ownership of the property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;

iii. Existing zoning and future land use classification;

iv. Desired zoning and future land use classification;

v. Reason for the rezoning or comprehensive plan future land use amendment.

3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

d. Any party may appear in person, by agent, or by attorney.

e. Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(4) *Planning board review and recommendation.* The planning board shall review the proposed rezoning or comprehensive plan future land use amendment at the advertised public meeting and make a recommendation to the city council. Such recommendation:

a. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.

b. Shall include consideration of the following criteria:

1. Whether, and the extent to which, the proposal would result in incompatible land use considering the type and location of the proposed amendment and the surrounding land use.

2. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.

3. Whether the proposed amendment would be in conflict with the public interest and welfare.

4. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.

5. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.

6. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).

(5) *City council review and action.*

a. *Public hearing.* The city council shall hold up to two public hearings, depending on the type of amendment, after 5:00 p.m. on a weekday to review the proposed zoning amendment. Public notice shall be provided, through applicable procedures as outlined in subsection (6) of this section.

b. *Action.* The city council shall review the proposed zoning amendment, and the recommendation of the planning board and the recommendation of the department of community affairs, if applicable, and either approve, approve with modification or deny the proposed amendment at the city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing. For comprehensive plan amendments, the adopted ordinance will not become effective until the department of community affairs has completed its 45-day compliance review.

(6) *Procedures.*

a. *Zoning amendments.*

1. Rezoning requests must be submitted to the planning services department at least 30 days prior to the planning board meeting.

2. The city shall publish a notice in the newspaper announcing the planning board meeting at least seven days prior to the planning board meeting.

3. The city shall place a sign on the property to be rezoned at least seven days prior to the planning board meeting.

4. Notice shall be published by public notice advertised in a newspaper of general daily circulation published in the county at least seven days prior to the scheduled board meeting at the expense of the applicant.

5. The city shall notify property owners within a 500-foot radius, as identified by the current county tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

6. The planning board shall review the proposed rezoning request and make a recommendation to the city council.

7. The city council shall set a date for a public hearing.

8. The city shall notify property owners within a 500-foot radius of the property proposed to be rezoned with a public notice (letter and a map) mailed certified with return receipt at least 30 days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.

9. The city shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least 15 days prior to the hearing.

10. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing.

11. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

12. In addition to subsections (6)a.1 through 6 of this section the city strongly encourages that the applicant hold an informational meeting with any applicable neighborhood groups and/or property owners associations prior to proceeding with an application involving a zoning and/or comprehensive plan amendment.

13. For proposals initiated by the city to rezone ten or more contiguous acres, subsections (6)a.1 through 6 shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:

    i. Public notice of actual zoning changes, including zoning district boundary changes; consolidation or division of existing zones involving substantive changes; and the addition of new zoning districts shall be mailed by first class mail at least 30 days prior to the first city council public hearing to consider the change, to every owner of real property, as identified by the current tax roll, within 500 feet of the boundaries of the subject parcels to be changed.

    ii. The city shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least 15 days prior to the hearing.

    iii. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing. At least one hearing shall be held after 5:00 p.m. on a weekday.

    iv. The required advertisements shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The

advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed zoning amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

b. *Small scale development comprehensive plan future land use map amendments.* Future land use map amendments that comply with the small scale development criteria in F.S. § 163.3187, may be considered by the planning board and the city council at any time during the calendar year until the annual maximum acreage threshold is met. The petitioner shall be required to complete the steps listed above in subsections (6)a.1 through 12 of this section.

c. *Comprehensive plan future land use map amendments for other than small scale development activities.* Comprehensive plan future land use map amendments for other than small scale development activities shall be considered twice a year by the planning board and the city council.

1. Comprehensive plan future land use map amendment requests must be submitted to the planning services department at least 30 days prior to the planning board public hearing.

2. The city shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than 18 point in the headline announcing the planning board and city council public hearings at least seven days prior to the planning board hearing. The advertisement shall be no less than two columns wide by ten inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

3. The city shall place a sign on the property to be rezoned at least seven days prior to the planning board hearing.

4. The planning board shall review the proposed future land use map amendment at the advertised public hearing and make a recommendation to the city council.

5. The city council shall schedule a public hearing.

6. The city council shall review the comprehensive plan future land use map amendment at the advertised public hearing and either approve the request for transmittal to the department of economic opportunity or disapprove the request for transmittal and further consideration.

7. The planning services department shall transmit the future land use map amendment request to the department of economic opportunity, the appropriate regional planning council and water management district, the department of environmental protection and the department of transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.

8. After a 60-day review period, the department of economic opportunity shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.

9. The city council shall review the department of economic opportunity comments and forward to city council for review and action.

10. The city council shall set a date for a public hearing.

11. The city shall notify property owners within a 500-foot radius of the property where the land use is to be changed with a public notice (letter and a map) mailed certified with return receipt at least 30 days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.

12. The city shall place a sign on the property where the land use is to be changed announcing date, time and location of the city council public hearing at least 15 days prior to the hearing.

13. The city shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than 18 point in the headline. The advertisement shall be no less than two columns wide by ten inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published at least five days prior to the final city council public hearing.

14. Subsection (6)b.11 of this section shall not be applicable to proposals initiated by the city to change the future land use of ten or more contiguous acres. In such cases, the procedure shall be as follows: Public notice of comprehensive plan future land use map, including future land use district boundary changes; consolidation or division of existing future land use districts involving substantive changes; and the addition of new future land use districts shall be mailed by first class mail at least 30 days prior to the city council public hearing to consider the change to every owner of real property, as identified by the current tax roll, within 500 feet of the boundaries of the subject parcel to be changed.

15. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

d. *Amendments to the land development code.*

1. Requests for amendments to the land development code shall be filed in the form of a letter to the secretary of the planning board submitted at least 30 days prior to the planning board meeting.

2. Planning board review and recommendation. The planning board shall review the proposed language amendment at a regularly scheduled planning board meeting and make a recommendation to the city council.

3. The city council shall schedule a public hearing.

4. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing.

5. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

6. In cases in which the land development code amendment changes the actual list of permitted, conditional, or prohibited uses within a zoning category subsections (6)d.1 through 4 of this section shall be applicable in addition to the following:

i. The city shall hold two advertised public hearings. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second public hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.

ii. The required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed land development code amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the land development code amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

e. *Amendments to the comprehensive plan other than future land use map amendments.* Comprehensive plan amendments other than future land use map amendments shall be considered twice a year by the planning board and the city council.

1. Requests for amendments to the comprehensive plan shall be filed in the form of a letter to the secretary of the planning board submitted at least 45 days prior to the planning board hearing.
2. A legal notice announcing the planning board and city council public hearings shall be published at least seven days prior to the planning board hearing. If the proposed comprehensive plan amendment changes the actual list of permitted, conditional, or prohibited uses within a future land use category, the required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
3. The planning board shall review the proposed amendment at the advertised public hearing and make a recommendation to the city council.
4. The city council shall schedule a public hearing for review and action.
5. The city council shall review the comprehensive plan amendment at the advertised public hearing and either approve the request for transmittal to the department of economic opportunity or disapprove the request for transmittal and further consideration.
6. The city shall transmit the comprehensive plan amendment request to the department of economic opportunity, the appropriate regional planning council and water management district, the department of environmental protection and the department of transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
7. At least 60 days from receipt of the comprehensive plan amendment, the department of economic opportunity shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
8. The city council shall schedule a public hearing for review and action.
9. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing. If the proposed comprehensive plan amendment changes the actual list of permitted, conditional, or prohibited uses within a future land use category, the required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in

a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

10. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

(7) *Limitation on subsequent application.* Whenever amendment is denied by the city council, no new application for identical rezoning or comprehensive plan future land use change of the same parcel shall be accepted for consideration within a period of 12 months of the decision of denial unless such consideration is necessitated by judicial action.

(Code 1986, § 12-12-3; Ord. No. 29-93, § 29, 11-18-1993; Ord. No. 3-94, § 9, 1-13-1994; Ord. No. 33-95, §§ 11—13, 8-10-1995; Ord. No. 9-96, § 15, 1-25-1996; Ord. No. 15-00, § 7, 3-23-2000; Ord. No. 12-09, § 3, 4-9-2009)

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1019 | Planning Board | 8/12/2025

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None