



City of Pensacola

Planning Board

Agenda

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

January 13, 2026, 2:00 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-102 PLANNING BOARD MEETING MINUTES FROM DECEMBER 9, 2025

Recommendation:

Sponsors:

Attachments: Planning Board Minutes December 9 2025

REQUESTS

2. 26-109 675 CENTROS STREET - GATEWAY REDEVELOPMENT DISTRICT-1 -
AESTHETIC AND SITE REVIEW

*Attachments: Images
Application and Materials
Review Comments
Sec._12_3_12(2).___Redevelopment_land_use_district.*

3. 26-110 REQUEST FOR ZONING AND FUTURE LAND USE MAP AMENDMENT
FOR LOTS 1-6 TERRACES AT TARRAGONA

*Attachments: Application and Materials
Maps
Zoning Comparison SSD to HC-1
Timeline and Attachments
Review Comments
Sec._12_3_10(1).___Historic_and_preservation_land_use_district.
Sec._12_3_15.___Site_specific_zoning_district.
Sec._12_11_3.___Amendments.*

OPEN FORUM

DISCUSSION ITEMS

4. 26-112 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
December 19, 2025

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson,
Board Member Finn, Board Member Grundhoefer
Board Member Powell, Board Member Villegas, Board
Member Yee

MEMBERS ABSENT: none

STAFF PRESEN Assistant Planning & Zoning Manager Harding, Help Desk
Technician Russo, Development Services Coordinator
Statler, Assistant City Attorney Goldsmith, Historic
Preservation Planner Foster

STAFF VIRTUAL: None

OTHERS PRESENT: Lisa Marie Allen, Sandy Owens, Zac Gibbs, Steve Cox, Brian
Spencer, Dennis Pemberton, Toan Tran, Lester Yuen,
Benjamin Webber (virtual), Dave Clark

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from November 18, 2025
- **New Business:**
- 400 E. Gregory Street – Variance
- 400 E. Gregory Street – Aesthetic Review
- 50 S. 9th Avenue
- 376 and 394 W. Cedar Street
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Larson made a motion to approve the November 18, 2025, minutes, seconded by Board Member Powell, and it carried unanimously.

New Business –

400 E. Gregory Street – Gateway Redevelopment District - Variance Application

MDM Services, Inc. is seeking a variance to the requirements of Sec. 12-3-12(1)d.9. of the Land Development Code. The request for the variance is to increase the maximum lot coverage for all buildings and impervious surfaces from 75% to 85% to allow for the redevelopment of a convenience store with fuel sales. The overall project involves the complete removal of all existing structures and pavement to prepare the site for redevelopment. As a result, the proposed new construction and site are required to meet development standards for the Gateway Redevelopment District. The existing lot coverage for this site is nonconforming, and impervious surface currently coverage approximately 98% of the site.

Sandie Owens, MDM Services and representing Circle K, presented to the board and provided an overview of the application. Board Member Finn asked what would happen if the variance is not approved and Ms. Owens answered that Circle K would mostly likely continue to use the site as-is and they would likely choose not to redevelop the site. Chairperson Ritz continued with the variance hearing, beginning at criterion #1 – and explained that approving a variance meant that all seven, plus three additional criteria, needed to be met – it was an “all or none” type of decision. Criterion #1 included, that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Ms. Owens responded to the criterion as shown in the application. Board Member Yee was not decided at the moment, but did note that the site is bordered on three right of ways – two of which were major FDOT roadways. Board Member Grundhoefer asked about parking requirements and thought that the parking might be able to be reduced. Ms. Owens stated that they met parking requirements considering some administrative, optional reductions like adding a bike rack and up to a 10% maximum administrative reduction. Board Member Finn asked if the planted region of Gregory Street be expanded if they could relocate the loading zone and Ms. Owens answered that it would not be possible since the area, as well as the area between the proposed store and canopy, has been administratively reduced by Circle K’s design standards. Board Member Villegas asked about contamination and Ms. Owens and Katie Williamson responded. It was asked if tables and chairs could be added, similar to the Circle K on Garden and A and Ms. Owens answered that there was just not enough space. Chairperson Ritz thought that special conditions were present considering the amount of traffic and for pedestrian safety – the widths of the rights of way were needed for separation from traffic which placed additional constraints on the site. Secondly, the current pervious area of the site was around 98% and this proposed plan significantly reduced the present conditions. Board Member Powell asked if there were a list of special conditions and staff stated that there is no list since special conditions are different from site to site and that the responsibility is on the applicant to demonstrate which special conditions were present and unique to their site or circumstance. Board Member Powell agreed that special conditions existed such as the heavily trafficked roadways and parking constraints as well the site’s contamination. This intersection was also the first traffic light coming into Pensacola from Gulf Breeze and there

are often drivers who speed through red lights or that do not properly follow road laws. The intersection from Gregory Street to northbound 9th Avenue is often sped through or cut. Ms. Owens pointed out that the curb cuts were also being reconfigured to help with cut-through traffic. Board Member Larson was satisfied in that the application met special conditions. Ms. Owens also added that the proposed building and canopy were the smallest building prototypes that Circle K offered. Board Member Yee thought the special conditions were valid. Board Member Grundhoefer, Finn, Villegas, and Powell agreed. The board moved to criterion #2 - that the special condition and circumstances do not result from the actions of the applicant, and Ms. Owens responded based on the application. The board discussed criterion #2 and the evidence presented. Board Member Grundhoefer agreed that the special condition (specifically the contamination) was not due to the actions of the applicant. Board Members Finn, Villegas, Ritz, Powell, and Larson also agreed. The board moved to criterion #3 - that granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, building, or structures in the same zoning district and Ms. Owens elaborated on the application's response. Board Member Yee agreed. Board Member Grundhoefer agreed but thought that some sort of condition or caveat should be given such as needing the applicant to provide some percentage of pervious pavers. Board Member Finn also agreed that criterion #3 was met. Board Member Villegas asked if special circumstances would allow for modifications to Circle K's designs. Ms. Owens stated that some prototypes can be modified to meet special review and aesthetic districts so long as the modifications can be justified. Chairperson Ritz did not think the variance would give any special privilege. He thought the improvements proposed on the site would not adversely impact the surrounding properties and does not force the surrounding properties to make changes. Board Member Powell and Larson also agreed. The board agreed that criterion #3 was met. The board moved on to criterion #4 - that literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would work unnecessary and undue hardship on the applicant, and Ms. Owens reviewed the applicant submission. Board Member Grundhoefer, Finn, and Villegas did not think that the 75% impervious maximum placed unnecessary and undue hardship on the applicant. Board Member Grundhoefer asked if there were anything Ms. Owens could do to reduce the impervious from 85% to 75%. Ms. Owens answered that she has tried and the presented plan was what she was able to provide after reducing the impervious in several ways. Chairperson Ritz thought that criterion #4 was met – that the unnecessary and undue hardship might in part be to address the business model of Circle K in that the new stores require more room to offer contemporary services (cooked food, dining and beverage options, queuing stations, fuel and parking islands) that the old store does not and cannot. While the general argument has been heard that, “we don't need another gas station”; a rebuttal is that there are plenty of customers who stop on their way out of town who are looking for other types of services. This store is the last stop for people coming from the beach before getting on the Interstate. Board Member Powell and Larson thought that the criterion was met since the proposed plan was to reduce the existing impervious. Board Member Yee thought that while a number of hardships clearly existed, he did not think that the 75% required placed an undue hardship since it seemed that Circle K corporate would not seemingly make concessions for the square footage of the store or the use of pervious pavers. Board Member Grundhoefer, Finn, and Villegas agreed and thought there were several things that the applicant could do to reduce pervious surface and that the code was not placing

undue hardship. Since it appeared that criterion #4 would be difficult for a majority of the board to agree on, Chairperson Ritz called for a motion. **Board Member Larson made the motion to find variance criterion #4 as being met and to continue review of the variance criteria.** Variance criterion #4 states, *“That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title and would cause unnecessary and undue hardship on the applicant”*. **Board Member Powell seconded the motion, though it failed to pass in a 3-4 vote with Board Members Yee, Grundhoefer, Finn, and Villegas dissenting.**

400 E. Gregory Street – Gateway Redevelopment District – Conceptual Aesthetic Review Application

MDM Services, Inc. is requesting approval to demolish the existing convenience store, canopy, and all pavement, and conceptual approval for a new Circle K development. Since review of the redevelopment project is for conceptual approval, final approval will be required at a future date. The proposed site design includes a 3,956 square foot convenience store which has been pushed to front onto Heinberg and N. 9th Avenue with new sidewalks, a pedestrian entrance, and bike rack. The number of curb cuts has been reduced from 5 to 3, and the development team is currently working with Florida Department of Transportation since both N. 9th Avenue and E. Gregory Streets are state-maintained roadways. Conceptual design for the convenience store building has also been provided and materials include a brick and fiber cement. Signage is planned to be handled through a later abbreviated review after final approval of the site and structures.

Ms. Owens presented to the board. Chairperson Ritz commented that the proposed plans were much nicer than the existing property and building. Board Member Yee thought the design of the building was great and that it was clear that the applicant has clearly done everything they could with the placement of the buildings and the confining space. He hoped that some concessions could be made with the addition of pervious pavers to bring down the total impervious area. He encouraged the applicants to come back because he felt that the board wanted to support the overall development. Board Member Grundhoefer agreed and thought the building was attractive. A discussion continued on the building materials. Board Member Grundhoefer appreciated that the corner brick façade wrapped the building and was generally supportive. Board Member Finn was glad that the site was being redeveloped. He mentioned that the board did not have clear criteria for aesthetic reviews, so he was viewing the project subjectively and based on the property’s location in the Gateway Review District. He wanted to see a precedent set for the district that might start or end with this property. From a site development view, Board Member Finn stated that the project felt very suburban and recommended locating the building on Gregory. He did not think the sidewalks were pedestrian friendly since they were very close to the street. Ms. Owens stated that the sidewalks were located within FDOT right of ways, so FDOT is the jurisdiction to set standards and to review sidewalk widths and all features in the right of way. Chairperson Ritz offered personal pedestrian insight since it is on his path to work which he walks – while the proposed site plan could be better, the proposed site plan is phenomenally better than what is there now. Chairperson Ritz personally did not want to see the building pushed against the southwest corner because he wanted to have a clear view of traffic from all streets along the busy intersection. From his point of view, pushing the building to the southwest corner was less safe. Board Member Finn asked Ms. Owens if she’d like to hear the rest of his comments and Ms. Owens answered, yes. Board

Member Finn commented that the project looks very suburban, that the site plan appeared to show many areas where waste would collect. From an architectural perspective, he would love to see the north side of the building activated in some way since it was entirely blank. Ms. Ownes asked if the board had any suggestions such as color or texture variations, a mural, etc. Board Member Grundhoefer suggested false windows / glazing to give a presence to the street. Staff and Chairperson Ritz reminded the board that this application was for conceptual review, and the applicant will be required to come back with final plans. The goal of conceptual review was for the applicant to receive feedback and ideas to incorporate into the final design. Board Member Finn thought that a mural or a rear entrance would be appropriate. Ms. Owens stated that they do have a plan with three entrances, but there were safety concerns. Board Member Finn stated that adding to the rear elevation will address safety concerns since a blank wall that does not catch eyes on the street invites the type of activities that cause safety concerns. Board Member Finn introduced a Circle K located at 8415 Honore Ave, Sarasota Ave, which had similarities with what was trying to be accomplished here. Things that he like from that example was that the canopy was all white instead of trimmed with the bright red, and there was a narrower range of complimentary materials. He though there could be some subtle refinements to the material and color palettes – the selected grays were very cool, but paired with warm brick tones. The Sarasota store also had Bahama shutters. Ms. Owens stated that the store was outside of their business area but that she would take a look. She pointed out that it may be within a special review overlay district that requires window treatments such as Bahama shutters, since that was an a-typical treatment for other store builds. She stated that they can certain make the argument for some modifications, but that can sometimes be difficult if the land development code does not specifically require it. She notified the board that the original plan for this site was to just remodel the store, rather than a full redevelopment. She is encouraging redevelopment as much as possible. Board Member Finn's final comments was that he would like to see the on-site sidewalk on the east side of the building connect with the sidewalk along Heinberg Street. Board Member Villegas asked about contamination and a brief discussion about clean up locations followed. Board Member Villegas accepted the proposed project as it was presented but preferred the Sarasota style of Circle K described by Board Member Finn, but that she wouldn't argue with what was presented. Board Member Grundhoefer asked about the red canopy and stated that while the GRD did not mandate certain colors, however, soft neutral colors are recommended, and not bright colors. He thought the red canopy needed to be removed to meet Sec. 12-3-12(1)e.2.v. which says, "Bright colors and intensely contrasting color schemes are discouraged within the district". Ms. Owens stated that was a brand standard, though Board Member Finn stated that the red was left off of the Circle K example in Sarasota. Borad Member Larson was encouraged that the applicant was willing to listen to the board for potential changes and he like the idea that the Gregory Street corridor would be cleaned up.

Board Member Yee made the motion to approve the conceptual review packet for site design and aesthetics with consideration of comments provided regarding colors, location of sidewalks and pervious paving where possible for a future final review. Board Member Grundhoefer asked if specific comments from the discussion were needed and staff answered that they would be captured in the meeting minutes. Those specific comments generally included the use of pervious pavers to decrease the proposed lot coverage, linking the on-site sidewalk east of the building to the off-site sidewalk along Heinberg, activating the north side of the building with some sort of treatment or addition

to make it more street-friendly and pedestrian oriented (Board Member Grundhoefer did not care for the addition of a rear entrance but suggested adding windows or articulation in the stucco or brick), attention and some additional finessing to the material and color palette, removal of the bright red banding on the canopy to meet Sec. 12-3-12(1)e.2.v. **Board Member Larson seconded the motion, and it passed 6-0.**

50 9th Avenue – Gateway Redevelopment District – Conceptual Aesthetic Review Application

CBA Architects is requesting conceptual approval for a new multi-family residential development consisting of a seven-story main building with two levels of podium parking, and five levels of residential apartments, totaling 220 units. A separate club building is located to the west of the development which will house amenities for residents. The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern design.

Brian Spencer and Toan Tran presented to the board. Board Member Finn thought the project looked great. Board Member Grundhoefer asked about lot coverage and Mr. Tran stated that the site is around 26% green space or pervious since the plan is to use pervious materials for all sidewalks and parallel parking. The area beneath the elevated pool is also left open for greenspace. The board discussed the development's use, history, easements, and stormwater and parking. Board Member Villegas thought the conceptual plans were fantastic, but would like to see the green spaces along 9th Avenue to be activated and more fully landscaped. Board Member Finn asked about the amenity building and if it would be possible for the space to be used in the future for retail. Mr. Tran answered that it would and has its own separate circulation. Board Member Yee commended the development team and thought that the building was attractive but would like to see the edges of the parking garage softened, particularly to the north and east, and the addition of heavy landscaping. The development team also intends to use real sod and not artificial turf. **Board Member Villegas made the motion to approve. Board Member Finn seconded the motion and it carried 6-0.**

376 and 394 W. Cedar Street – Waterfront Redevelopment District – 1- Review of Minor Deviations to an Approved Project

Inspired Communities of Florida is requested approval for minor design changes to a previously approved project. Final review for the new luxury apartment building and Reverb by Hard Rock was approved by the board in June 2025. Since then, minor façade changes to the south elevation have been proposed due to the reduction of typical floor-to-floor height from 11'-0" to 9'-8" and added event space and a level of guestrooms. There are no changes to the overall site plan and elevations from the June 2025 are included for comparison.

Lester Yuen, Gensler Architecture, presented to the board and provided an overview of minor changes to the project. The board continued discussion on the nature of the changes, the overall project, the proposed mural on the north elevation, and parking.

Board Member Grundhoefer made the motion to approved. Board Member Villegas seconded the motion and it carried 6-0.

Open Forum – none

Discussion

A brief overview of the timeline for the LDC rewrite, including plans for future public input and workshops, was provided.

Adjournment – With no further business, the Board adjourned at 5:12 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gregg Harding', with a stylized flourish at the end.

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-109

Planning Board

1/13/2026

ACTION ITEM

SUBJECT:

675 Centros Street - Gateway Redevelopment District-1 - Aesthetic and Site Review

SUMMARY:

Mark Whitney, Whitney Architecture, is requesting final aesthetic approval for a new two-story single-family residence with an attached garage accessed from a rear alleyway. This property is located in the Aragon neighborhood and approval has been provided by the Aragon Architectural Review Board for the "Row House VI" building type. The proposed materials are consistent with other homes in the area including brick and lap siding facades, a front facing stoop and balcony, and an asphalt shingle roof.

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. 12-3-13\(2\) GRD-1, Gateway redevelopment district, Aragon redevelopment area](#)

ATTACHMENTS:

1. Images
2. Application and Materials
3. Review Comments
4. Sec._12_3_12(2).___Redevelopment_land_use_district.

675 Centros Street - Aesthetic Review





**Planning Board Application
Request for Aesthetic Review**

Application Date: 11/24/25

Project Address: 675 Centros Street

Applicant: Mark Whitney

Applicant's Address: 60 Gathering Green West, Pensacola, FL 32502

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

Property Owner: Wade and Alicia Forbes

**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:

See attached.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.



Applicant Signature

11/24/25

Date



Mark Whitney <mark@whitney-architecture.com>

Re: Forbes Residence

1 message

Michael Crawford <michael@caldwellarchitects.com>

Wed, Nov 19, 2025 at 7:23 AM

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

Cc: Michelle MacNeil <michellemacneil22@gmail.com>, Kelly Wieczorek <kelly.wieczorek@gmcnetwork.com>, Nora Bailey <norabailey52@gmail.com>, Susan Moody <susan@professionalassociationmanagers.com>

Thank you Mark. Your CD Review is approved. We are looking forward to another new home in Aragon.

Michael Crawford AIA, LEED AP

Associate Principal, Senior Architect

**CALDWELL
ARCHITECTS**

+ 1 850 439 3237

[116 N Tarragona Street](#)

Pensacola, Florida 32502

michael@caldwellarchitects.com

From: Mark Whitney <mark@whitney-architecture.com>**Sent:** Tuesday, November 18, 2025 5:35 PM**To:** Michael Crawford <michael@caldwellarchitects.com>**Cc:** Michelle MacNeil <michellemacneil22@gmail.com>; Kelly Wieczorek <kelly.wieczorek@gmcnetwork.com>**Subject:** Re: Forbes Residence

Michael - See attached revised front elevation modifying the transom at the front door. Thanks for this suggestion. I agree that this improves the appearance. Please let me know if you need anything else.

Mark Whitney**WHITNEY ARCHITECTURE**[60 Gathering Green West](#)

Pensacola, FL 32502

850 485-1189

mark@whitney-architecture.comwhitney-architecture.com

On Tue, Nov 18, 2025 at 11:10 AM Michael Crawford <michael@caldwellarchitects.com> wrote:

Mark - after further discussion, we have one remaining comment regarding the transom on the front elevation. If a 6'-8" tall door is preferred, the transom should be the same height as the adjacent ones - similar to the upper story.

675 Centros Street

Project specifics/description:

This is a two-story single family residence in a Coastal Vernacular style in the Aragon Neighborhood. The house design has received final approval from the Aragon Architectural Review Board (AARB).

The front of the house is primarily clad in brick and features a timber framed balcony supported by wood brackets over an arched brick opening. As an accent, panel siding in a chevron pattern has been included in the inset area between the 1st floor and 2nd floor windows. This composition allows the non-masonry portions of the elevation to read as one opening, giving the composition more verticality. The panel siding treatment is repeated around the front entry door as well. The roof eave is detailed with decorative rafter tails 2' in length – extending to 5'-5" in length at the balcony.

At the rear of the house, brick (matching the brick at the front) at the lower level of the garage extends to the east to create a garden wall with an arched pedestrian gate. Arches have also been provided over the garage doors to soften the aesthetic. The studio above the garage is clad in horizontal lap siding and offset from the south garage wall resulting in a less imposing presence to the street. This offset in addition to a change in materials helps to break down the scale of the south façade to a more pedestrian scale. Furthermore the studio also offsets on the east side offering more ventilation, natural light and open sky into the courtyard. The lower south and east roof eaves of the garage are detailed with decorative rafter tails 1' in length.

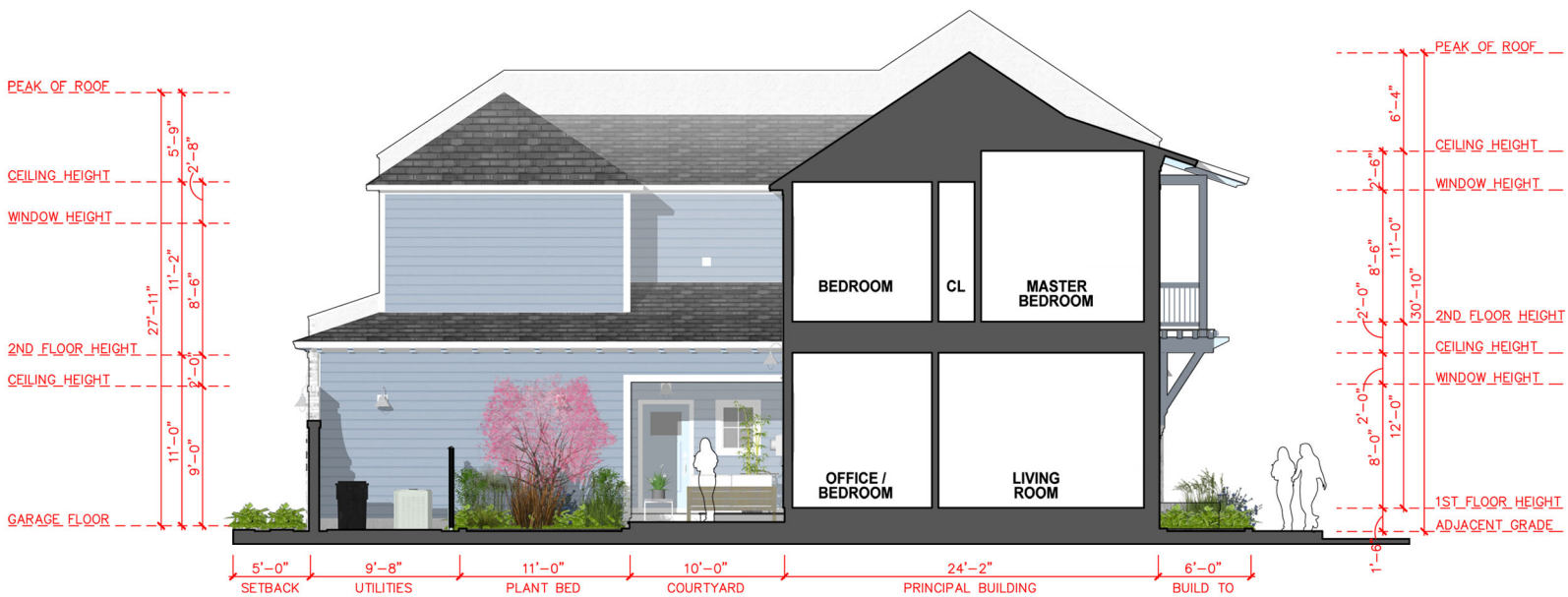


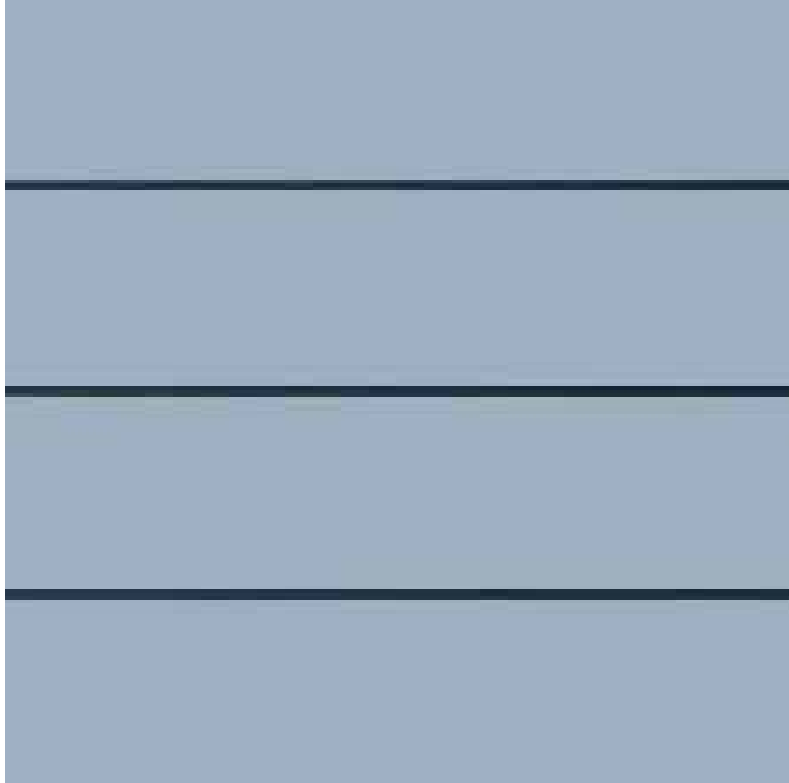
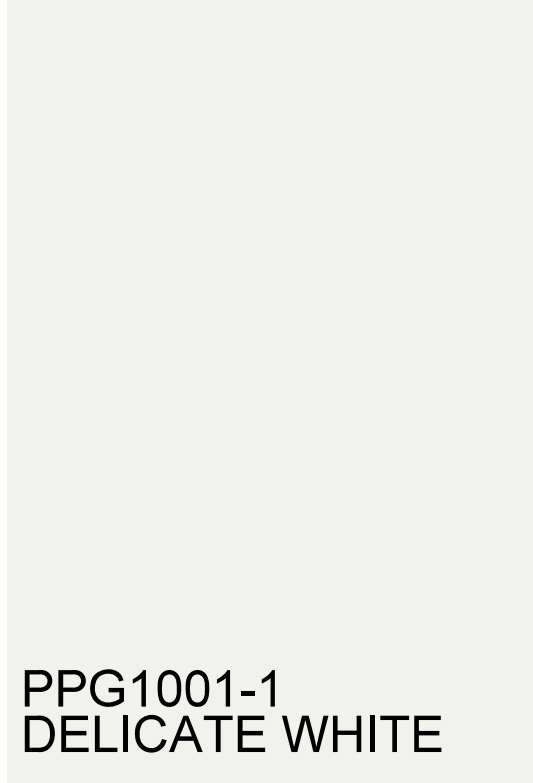
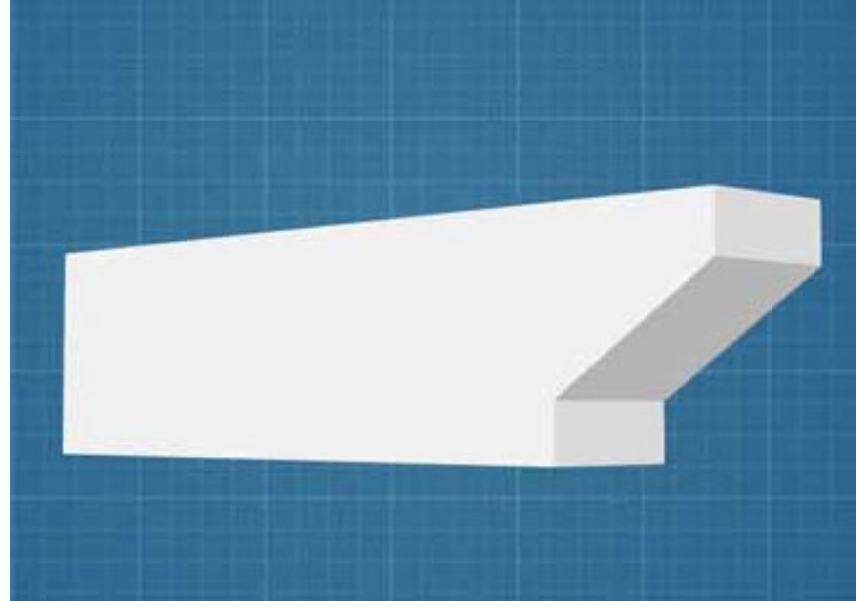
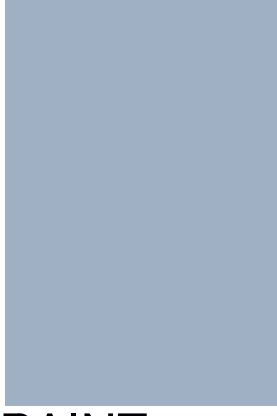
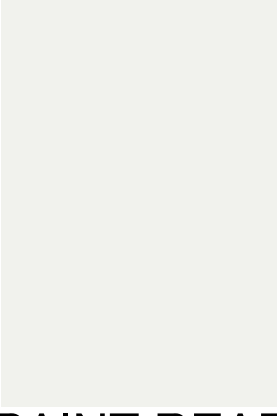
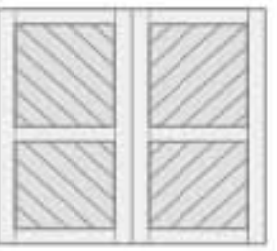
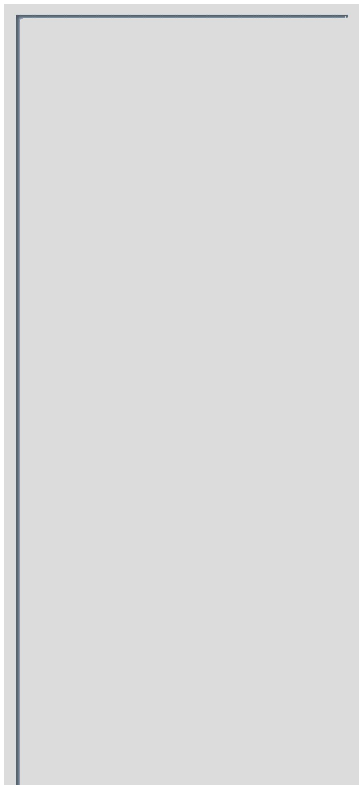
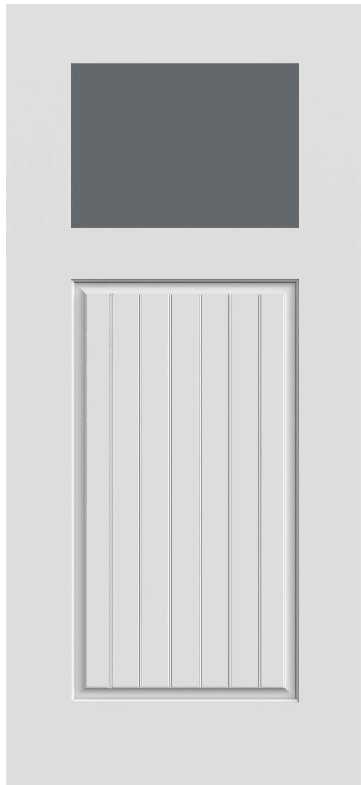
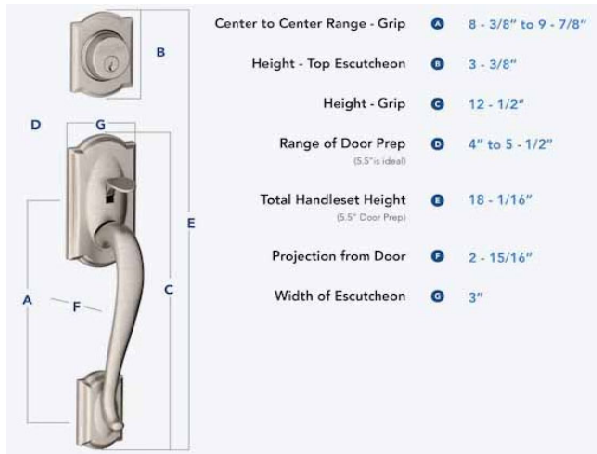
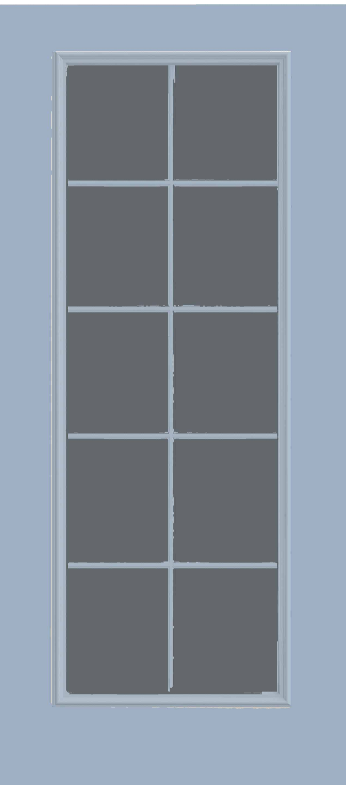


SOUTH (REAR/ALLEY) ELEVATION



REAR PERSPECTIVE VIEW



	LAP SIDING JAMES HARDIE SIDING - HARDIE PLANK w/ 6" EXPOSURE SMOOTH TEXTURE PAINT PPG1163-4 STERLING SILVER  PPG1163-4 STERLING SILVER	FIBER CEMENT TRIM JAMES HARDIE SIDING - HARDIE TRIM SMOOTH TEXTURE PAINT PPG1001-1 DELICATE WHITE  PPG1001-1 DELICATE WHITE	BRICK HENRY BRICK AVONDALE w/ WHITE MORTAR 
	EXTERIOR WALL SCNCE KICHLER SEASIDE 16 1/2" OUTDOOR WALL LIGHT 16.5"(h)x12"(w)x13.5"(d) BRUSHED NICKLE 	4x6 WOOD RAFTER TAILS STYLE - AXIS STEP TAIL CUT PAINT PPG1163-4 STERLING SILVER  24" LONG @ NORTH SOFFIT 65" LONG @ BALCONY 12" LONG EVERYWHERE ELSE PPG1163-4 STERLING SILVER	BEADED PLYWOOD SIDING & SOFFIT REAR PORCH CEILING, ROOF SOFFITS & CHEVRON PATTERNED SIDING  PAINT REAR PORCH CEILING & ROOF SOFFITS PPG1001-1 DELICATE WHITE PAINT CHEVRON PATTERNED SIDING PPG1163-4 STERLING SILVER
	GARAGE DOORS CLOPAY CANYON RIDGE CHEVRON PAINT PPG1163-4 STERLING SILVER 7'-0"(H)X9'-0"(W) w/ NO DECORATIVE HARDWARE  Design 36V ACTUAL CONFIGURATION WILL BE DESIGN 36V & WILL BE PRIMED FOR FIELD PAINT	VINYL WINDOWS PGT WINGUARD VINYL SINGLE HUNG & PICTURE WHITE FRAME - 4 OVER 4 GRID - IMPACT GLASS 	ROOF SHINGLES GAF - TIMBERLINE HDZ APPALACHIAN SKY 
	GARAGE (SWINGING) EXTERIOR DOOR JELD WEN - STEEL FLUSH PANEL 6'-8" TALL PAINT PPG1001-1 DELICATE WHITE  HANDSET: SCHLAGE CAMELOT SATIN NICKEL ELECTRONIC BATTERY POWERED HANDLE & KEYPAD Model #FE595 CAM 619 ACC	REAR PORCH EXTERIOR DOOR JELD WEN - TOP VIEW 1-LIGHT BEADBOARD 6'-8" TALL CLEAR IMPACT GLASS PAINT PPG1001-1 DELICATE WHITE  HANDSET: SCHLAGE CAMELOT SATIN NICKEL ELECTRONIC BATTERY POWERED DEADBOLT & KEYPAD Model #FBE365 V CAM 619 ACC	EXT. DOOR @ FRONT ENTRY & BALCONY JELD WEN - FULL VIEW 10 LIGHT 6'-8" TALL CLEAR IMPACT GLASS PAINT PPG1163-4 STERLING SILVER  HANDSET: SCHLAGE CAMELOT SATIN NICKEL SINGLE CYLINDER w/ ACCENT LEVER - SATIN NICKLE Model #F60 V CAM 619 ACC NOT FOR CONSTRUCTION

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
MARK@WHI 850-485-1189



FORBES RESIDENCE
@ ARAGON (LOT D-4)
675 CENTROS STREET, PENSACOLA, FL 32502

Seal

Revisions

Project No. 0724
Date: 11/24/25
Sheet No.

A-002
PRODUCT
SELECTIONS



LOOKING SOUTH



LOOKING EAST



LOOKING NORTH



LOOKING SOUTHEAST

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CONSTRUCTION



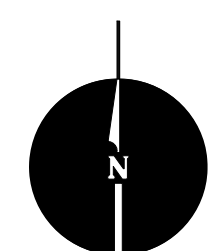
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675 CENTROS STREET, PENSACOLA, FL 32502

A-101
SITE PLAN &
LANDSCAPE PL.



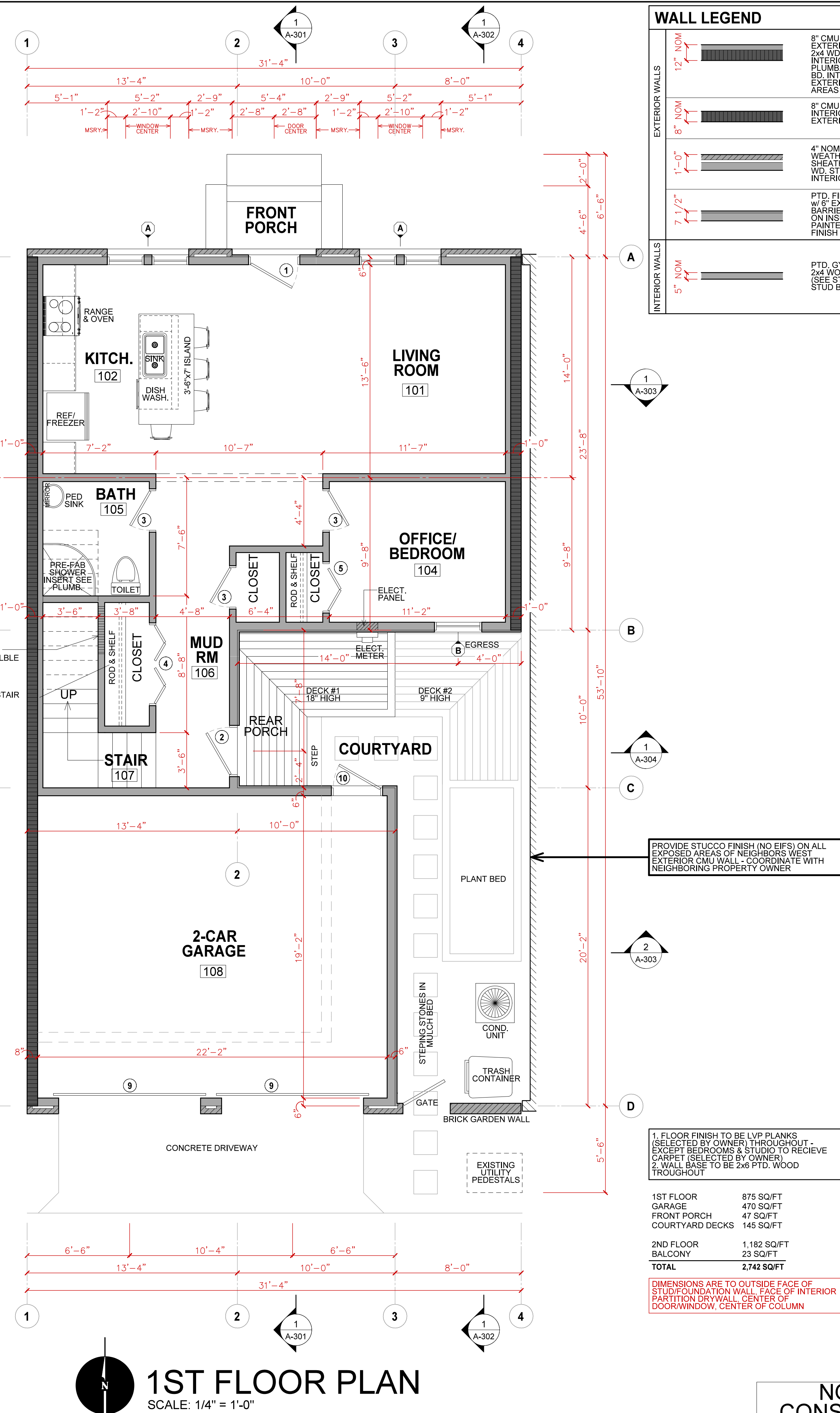
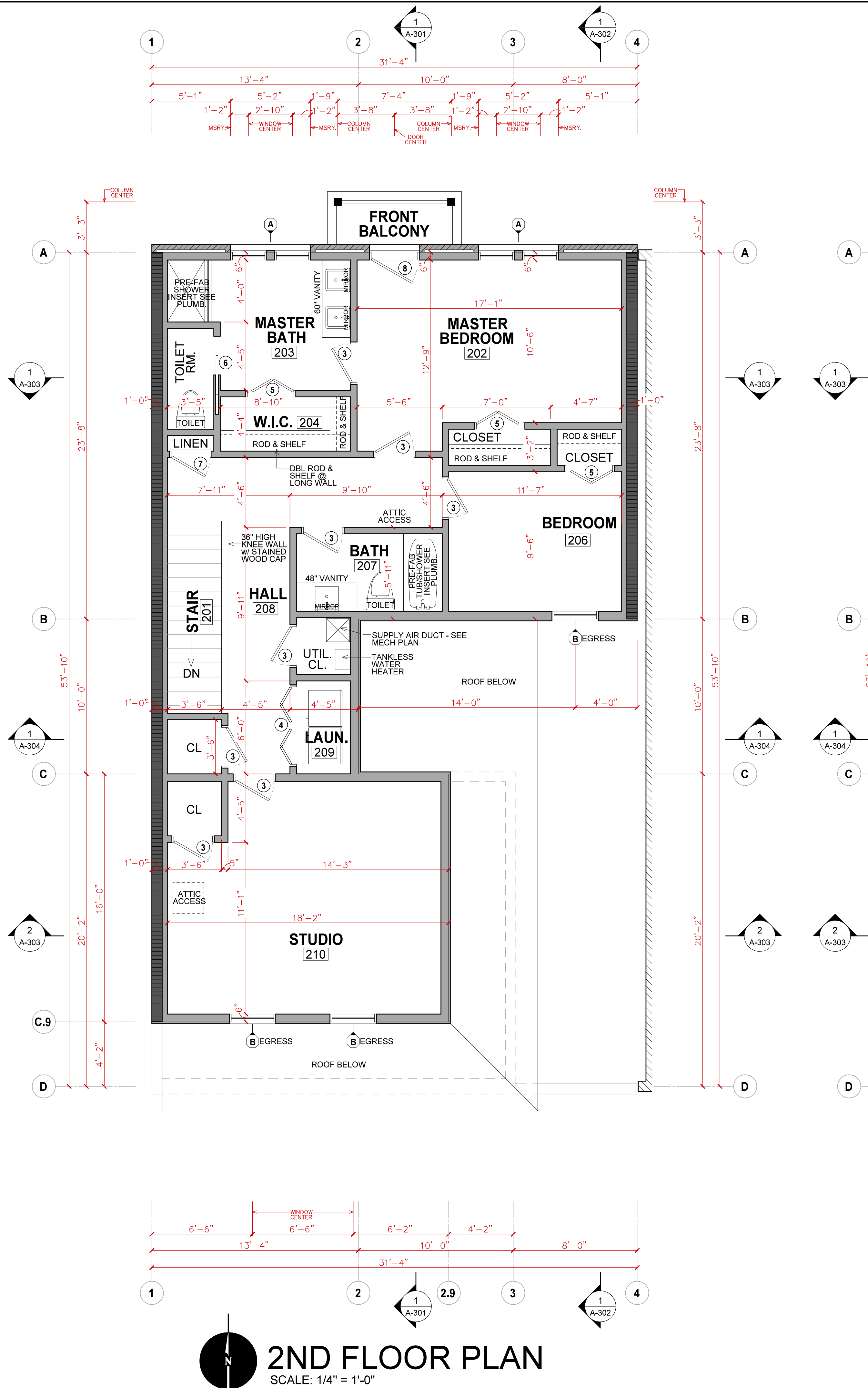
SITE/LANDSCAPE PLAN

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

AT ALL MULCHED AREAS PROVIDE DEWIT PRO WEED BARRIER

AT ALL AREAS w/ PLANTS PROVIDE FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR 100% COVERAGE OF PLANTS. MUST INSTALL A RAIN SHUT OFF SWITCH THE SYSTEM SHALL BE DESIGNED THAT NO SPRAY EXTENDS EXCESSIVELY ONTO SIDEWALKS, STREETS OR NEIGHBORING PROPERTIES. ALL SYSTEMS MUST INCLUDE A BACKFLOW PREVENTER AT POINT OF CONNECTION AND FOLLOW ALL OTHER STATE AND LOCAL GUIDELINES.

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WALL LEGEND	
EXTERIOR WALLS	
12" NOM	8" CMU w/ EXPOSED & PAINTED EXTERIOR FINISH w/ INSULATED 2x4 WD STUD FRAMING ON INTERIOR SIDE FOR ROUTING PLUMB. & ELECT. - PAINTED GYP. BD. INTERIOR FINISH. STUCCO EXTERIOR FINISH @ EXPOSED AREAS
8" NOM	8" CMU EXPOSED - PAINTED ON INTERIOR SIDE - STUCCO ON EXTERIOR SIDE
1'-0"	4" NOM. BRICK VENEER ON WEATHER BARRIER ON PLYWD. SHEATHING ON INSULATED 2x6 WD. STUDS w/ PAINTED GYP BD INTERIOR FINISH
7 1/2"	PTD. FIBER CEMENT LAP SIDING w/ 6" EXPOSURE ON WEATHER BARRIER ON PLYWD. SHEATHING ON INSULATED 2x6 WD. STUDS w/ PAINTED GYP BD INTERIOR FINISH
INTERIOR WALLS	
5" NOM	PTD. GYP. BD. ON BOTH SIDES OF 2x4 WOOD STUD FRAMING (SEE STRUCTURAL FOR 2x6 WD. STUD BEARING WALLS)

PROVIDE STUCCO FINISH (NO EIFS) ON ALL EXPOSED AREAS OF NEIGHBORS WEST EXTERIOR CMU WALL - COORDINATE WITH NEIGHBORING PROPERTY OWNER

1. FLOOR FINISH TO BE LVP PLANKS (SELECTED BY OWNER) THROUGHOUT - EXCEPT BEDROOMS & STUDIO TO RECEIVE CARPET (SELECTED BY OWNER)
2. WALL BASE TO BE 2x6 PTD. WOOD THROUGHOUT

1ST FLOOR	875 SQ/FT
GARAGE	470 SQ/FT
FRONT PORCH	47 SQ/FT
COURTYARD DECKS	145 SQ/FT
2ND FLOOR	1,182 SQ/FT
BALCONY	23 SQ/FT
TOTAL	2,742 SQ/FT

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

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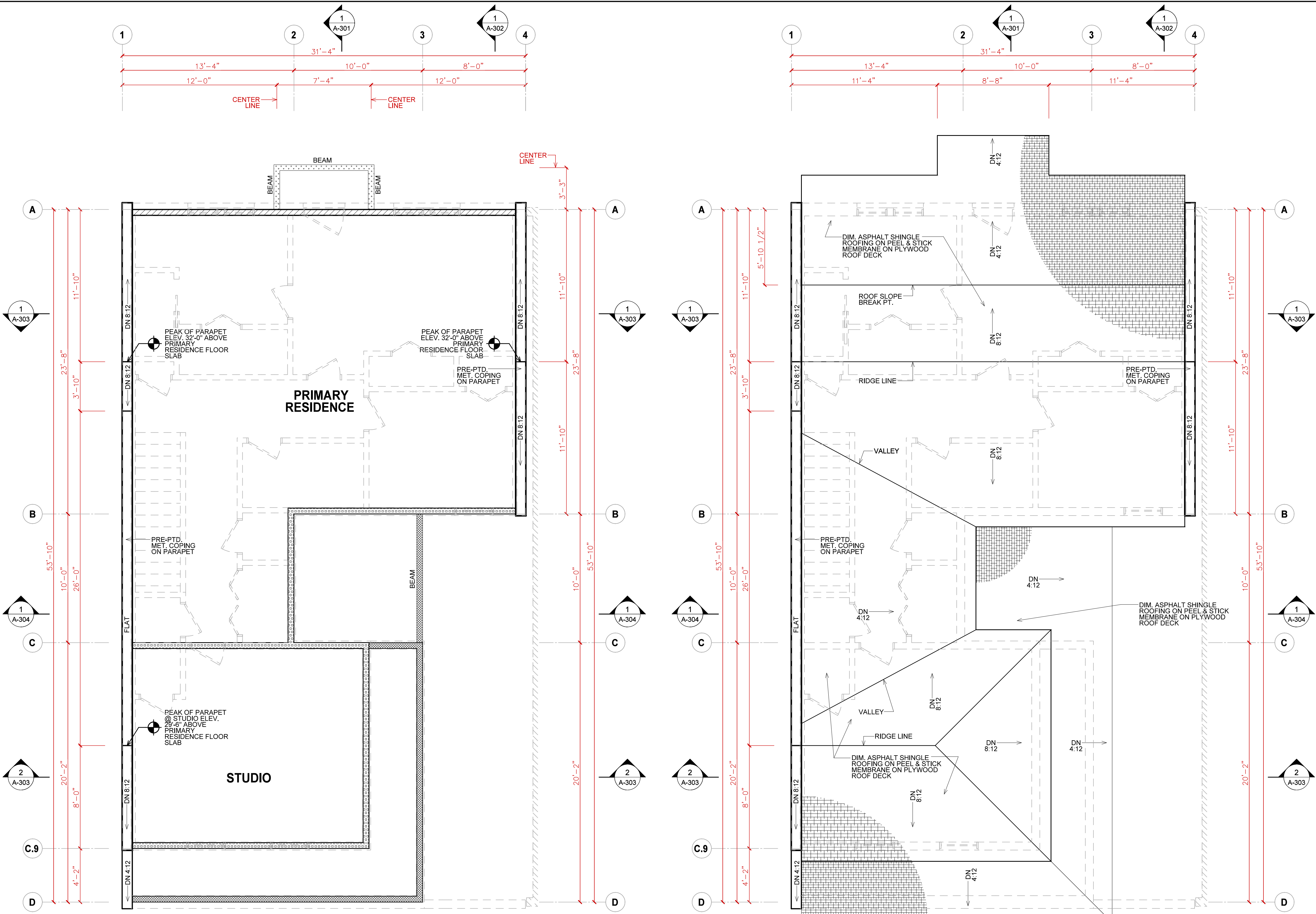


PLATE HEIGHT LEGEND	
	TOP PLATE HT. @ ELEV. 23'-0" ABOVE PRIMARY RESIDENCE FLOOR SLAB
	TOP PLATE HT. @ ELEV. 21'-0" ABOVE PRIMARY RESIDENCE FLOOR SLAB
	TOP PLATE HT. @ ELEV. 10'-4" ABOVE PRIMARY RESIDENCE FLOOR SLAB
	FRONT PORCH BEAM HT. @ ELEV. 21'-8" ABOVE PRIMARY RESIDENCE FLOOR SLAB

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

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

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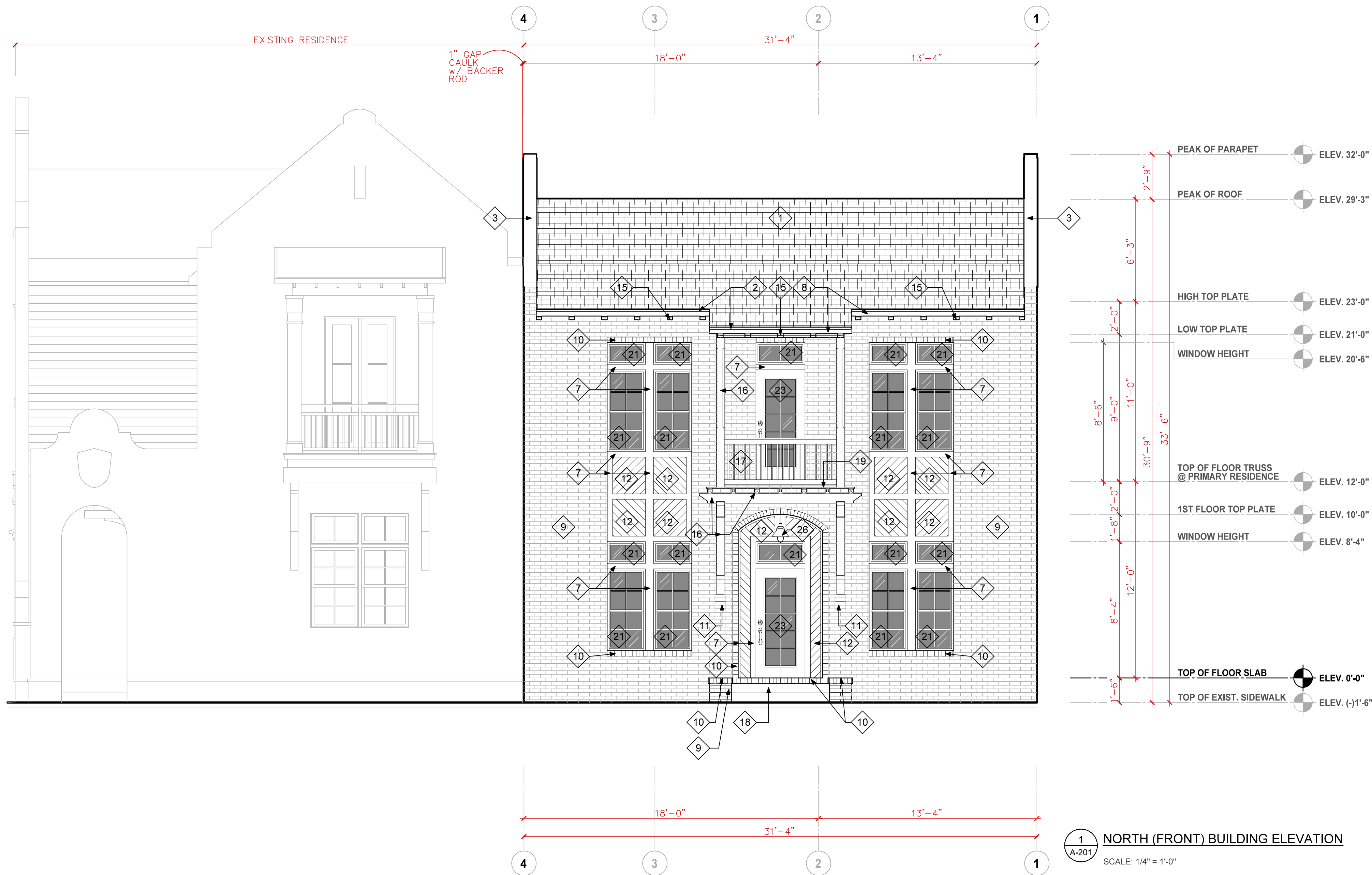
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Project No. 0724
Date: 11/24/25
Sheet No.

A-104
ROOF PLAN &
PLATE HT. PLAN



KEYNOTE LEGEND - EXTERIOR FINISHES

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	APPALACHIAN SKY	PEEL & STICK UNDERLAYMENT
2	METAL DRIP EDGE FLASHING		PRE-PTD. WHITE	
3	METAL COPING		PRE-PTD. WHITE	
4	METAL FLASHING		PAINT TO MATCH SIDING - PPG1163-4 STERLING SILVER	
5	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING - HARDIE PLANK	SMOOTH/PRIMED - PAINT PPG1163-4 STERLING SILVER	6" EXPOSURE
6	FIBER CEMENT PANEL SIDING	JAMES HARDIE SIDING - HARDIE PANEL	SMOOTH/PRIMED - PAINT PPG1163-4 STERLING SILVER	
7	FIBER CEMENT TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X	SMOOTH/PRIMED - PAINT PPG1001-1 DELICATE WHITE	5/4x6 @ CORNER BDS 5/4x4 @ WINDOWS & DOORS
8	FIBER CEMENT FASCIA	JAMES HARDIE SIDING - HARDIE TRIM - 1X	SMOOTH/PRIMED - PAINT PPG1001-1 DELICATE WHITE	3/4" ACTUAL THICKNESS
9	BRICK	HENRY BRICK	AVONDALE w/ WHITE MORTAR	
10	BRICK ROWLOCK OR HEADER COURSE	HENRY BRICK	AVONDALE w/ WHITE MORTAR	PROJECT OUT 1" BEYOND ADJACENT BRICK HEADER COURSE @ GARAGE DOOR & FRONT ENTRY DOOR JAMBS - ROWLOCK EVERYWHERE ELSE
11	BRICK PROJECTION @ BRACKETS	HENRY BRICK	AVONDALE w/ WHITE MORTAR	
12	BEADBOARD SIDING		PAINT PPG1163-4 STERLING SILVER	ANGLED GROOVES @ 45 DEG. IN CHEVRON PATTERN
13	PAINTED CONCRETE FOUNDATION		PAINT PPG1001-1 DELICATE WHITE	
14	STUCCO		SAND TEXTURE/WHITE	
15	WOOD RAFTER TAILS		PAINT PPG1163-4 STERLING SILVER	2'-0" LONG 4x6 @ 24"o.c. @ NORTH OVERHANG 5'-5" LONG 4x6 @ 24"o.c. @ BALCONY 1'-0" LONG 4x6 @ 24"o.c. @ GARAGE LOW ROOF

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
16	HEAVY TIMBER COLUMNS/BEAMS/JOISTS/BRACKETS		PRIMED - PAINT PPG1163-4 STERLING SILVER	CHAMFERED CORNERS @ COLUMNS
17	WOOD GUARDRAIL		PRIMED - PAINT PPG1163-4 STERLING SILVER	
18	POURED IN PLACE CONCRETE STEPS & DECK	DRYLOCK CONCRETE PAINT	DOVER GRAY	
19	5/4 WOOD DECK BOARDS		SOLID COLOR STAIN TO MATCH PPG1163-4 STERLING SILVER	
20	COMPOSITE DECKING & FASCIA	TREX - ENHANCE TREX - FASCIA BOARD	FIELD: TIDE POOL BORDERS: CLAM SHELL FASCIA BOARD: UNIVERSAL WHITE	8" FASCIA BOARD SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
21	WINDOWS	PGT WINGUARD VINYL - 4 OVER 4 GRID - IMPACT GLASS	EXTERIOR: WHITE / INTERIOR: WHITE	IMPACT RESIST. GLASS 6'-8" TALL SCHLAGE CAMELOT SATIN NICKEL
22	EXTERIOR DOOR	JELDWEN - SMOOTH PRO FIBERGLASS - TOP VIEW - CRAFTSMAN BEADBOARD NO GRID	FRONT: PRIMED - PAINT PPG1163-4 STERLING SILVER REAR: PRIMED - PAINT PPG1001-1 DELICATE WHITE	HANDLESET - SEE SHEET A/205
23	EXTERIOR DOOR	JELDWEN - SMOOTH PRO FIBERGLASS - FULL VIEW 10-LIGHT GRID	PRIMED - PAINT PPG1163-4 STERLING SILVER	IMPACT RESIST. GLASS 6'-8" TALL SCHLAGE CAMELOT SATIN NICKEL HANDLESET - SEE SHEET A/205
24	GARAGE DOOR	CLOPAY - CANYON RIDGE CHEVRON (WINDCODE) DESIGN NO. 36V - PRIMED FOR FIELD PAINT	PRIMED - PPG1163-4 STERLING SILVER	9'(w)x7'(h) INSULATED NO DECORATIVE HARDWARE SEE 2/A502
25	WOOD GATE		PAINT PPG1163-4 STERLING SILVER	
26	EXTERIOR LIGHT FIXTURE	KICHLER SEASIDE 16 1/2" OUTDOOR WALL LIGHT	BRUSHED NICKLE	SEE ELECTRICAL PLAN
27	ELECTRICAL METER			
28	ELASTOMERIC PAINTED CMU		PAINT PPG1001-1 DELICATE WHITE	

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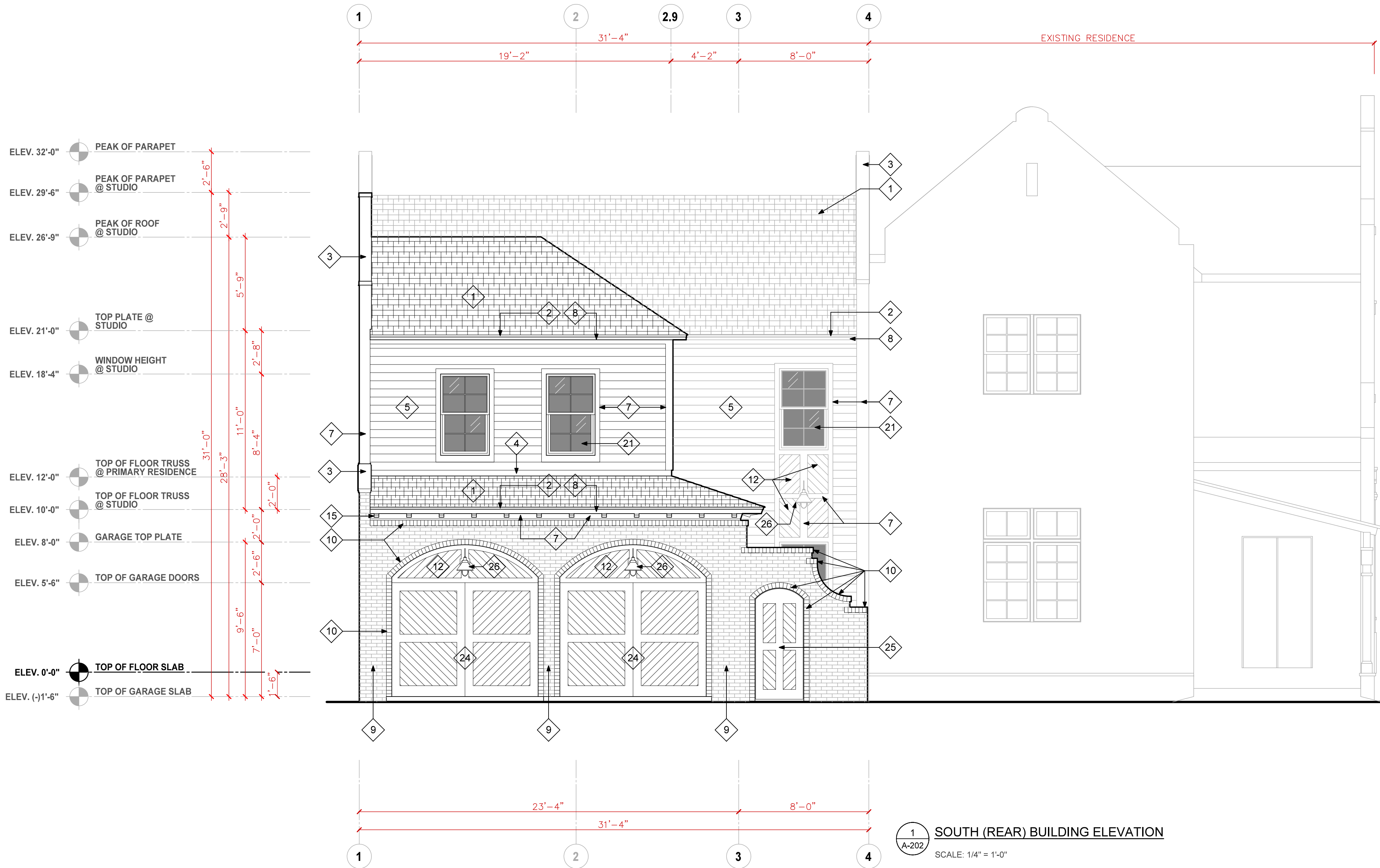
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Project No. 0724
Date: 11/24/25
Sheet No. A-201
BUILDING ELEVATION



KEYNOTE LEGEND - EXTERIOR FINISHES

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20	COMPOSITE DECKING & FASCIA	TREX - ENHANCE TREX - FASCIA BOARD	FIELD: TIDE POOL BORDERS: CLAM SHELL FASCIA BOARD: UNIVERSAL WHITE	8" FASCIA BOARD SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
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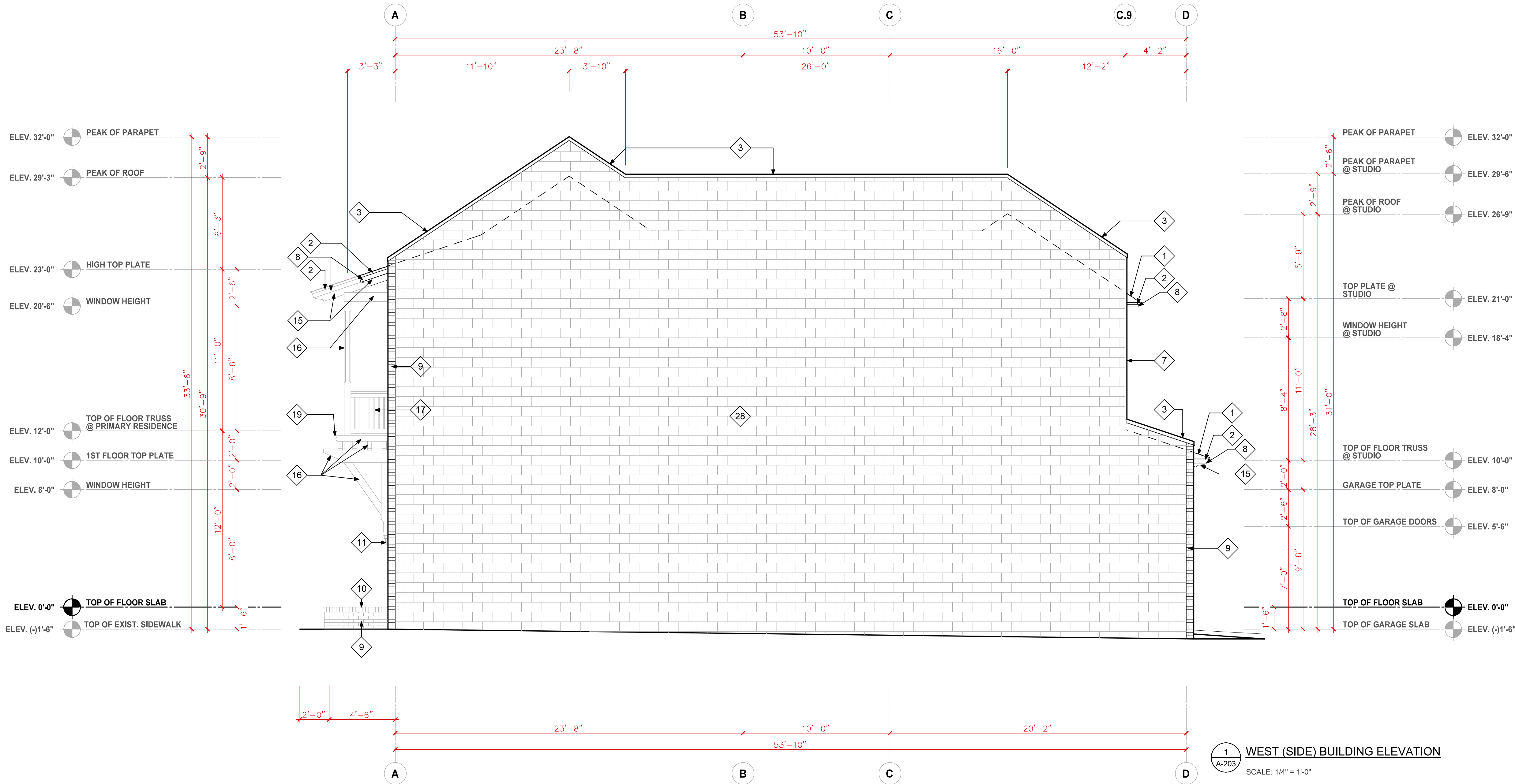
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Project No.: 0724
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A-202
BUILDING ELEVATION



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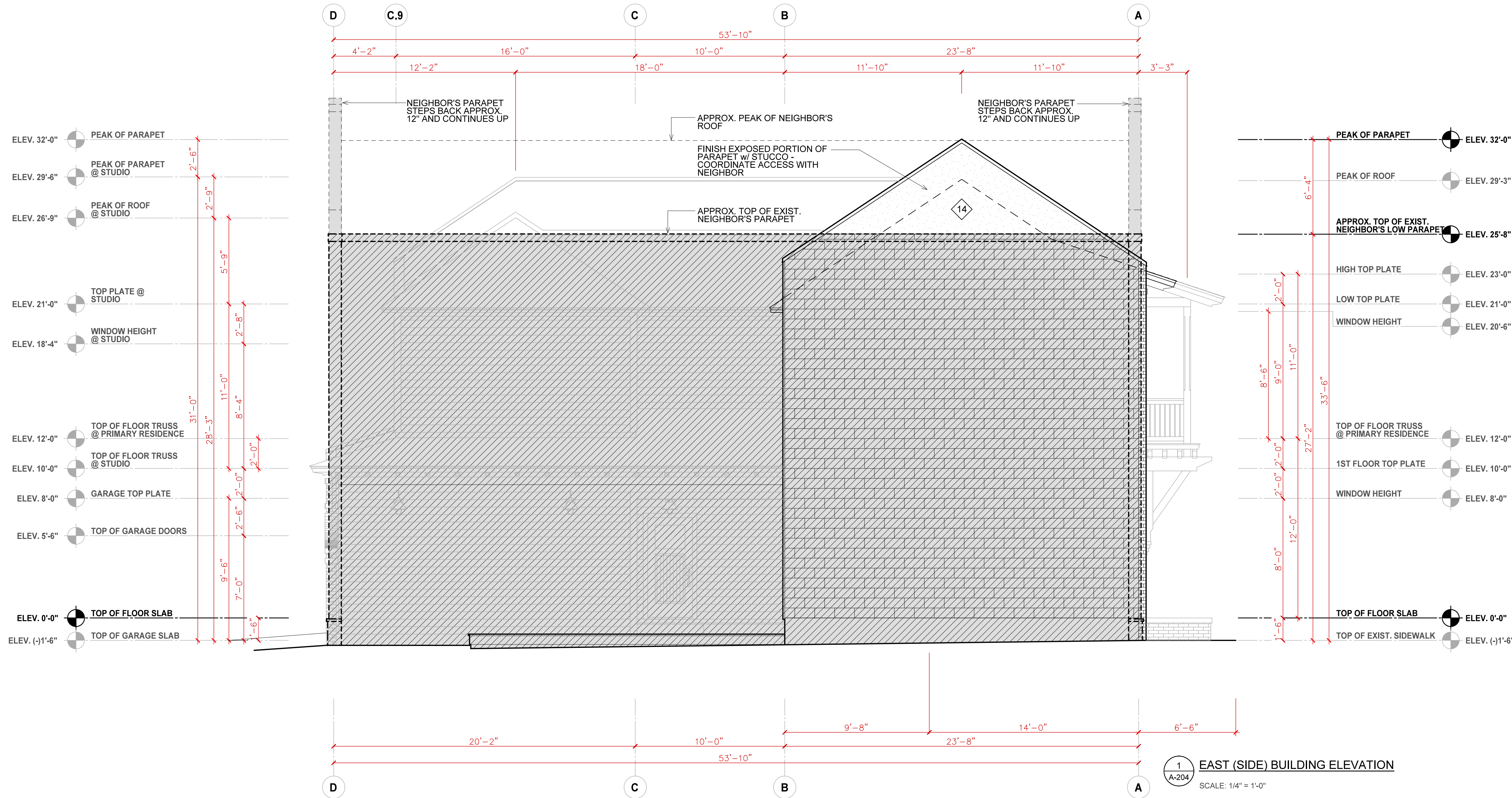
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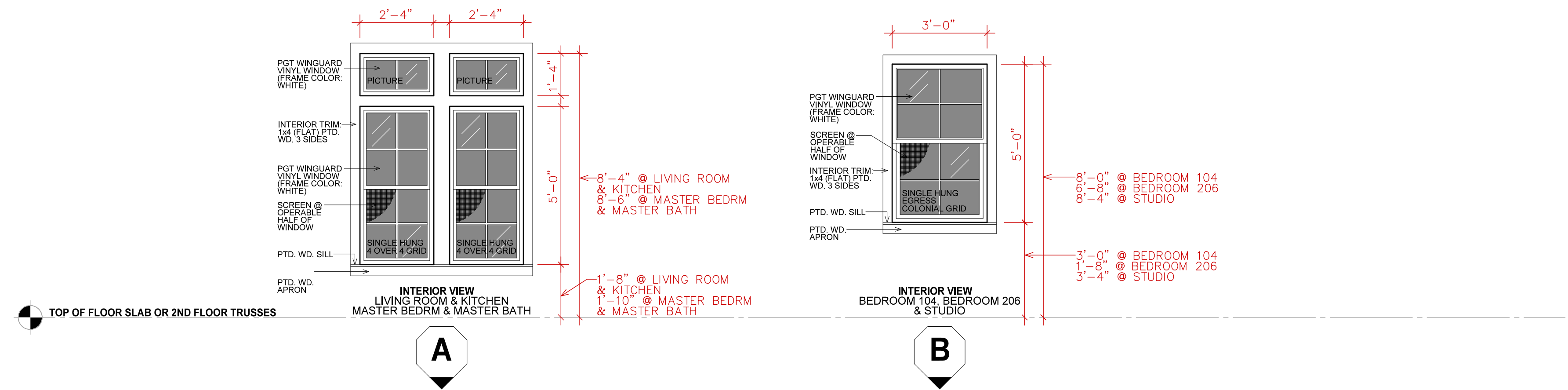
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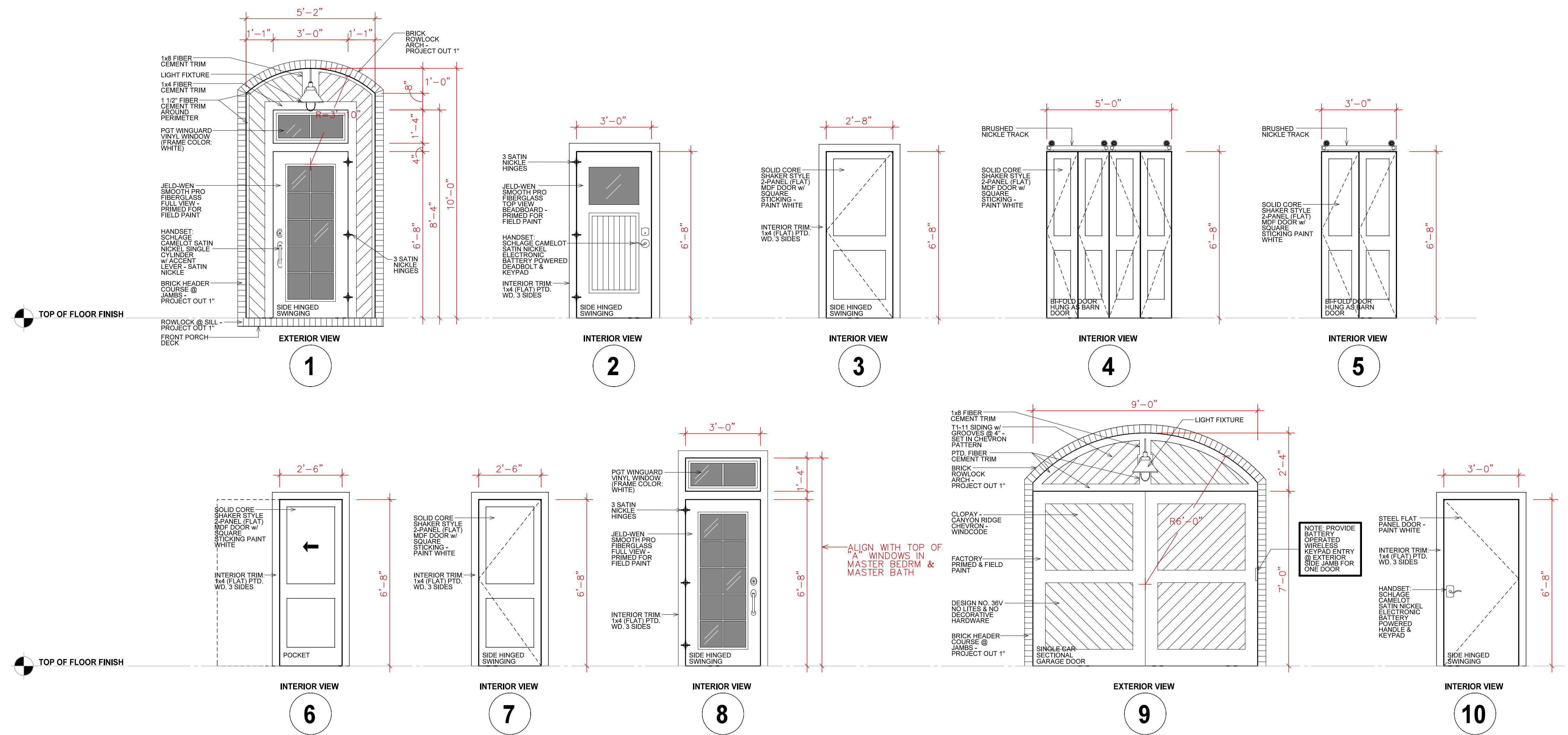
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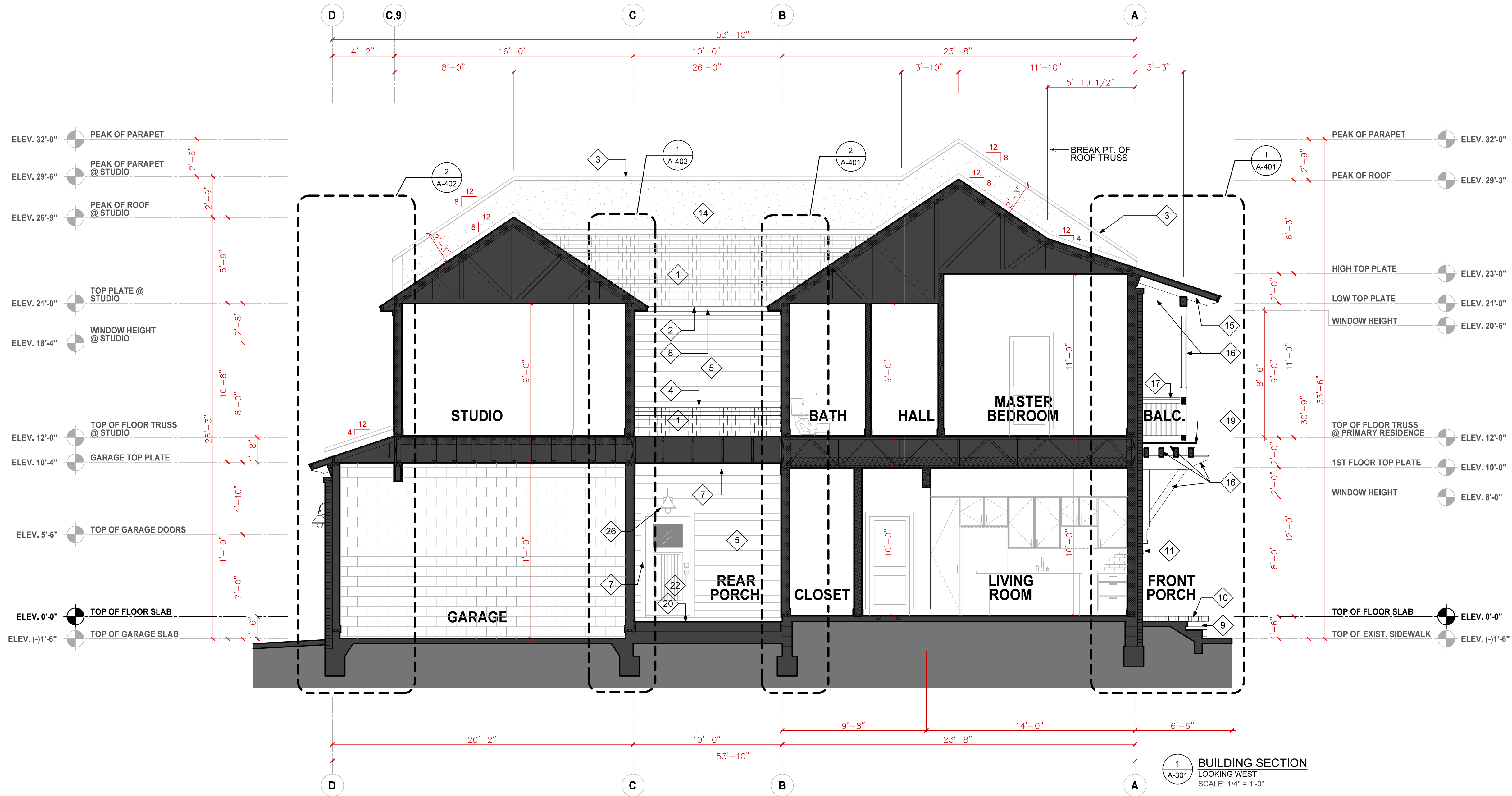


1 WINDOW ELEVATIONS
A-205
SCALE: 3/8" = 1'-0"



2 DOOR ELEVATIONS
A-205
SCALE: 3/8" = 1'-0"

NOT FOR
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KEYNOTE LEGEND - EXTERIOR FINISHES

MARK	MATERIAL	MANUFACTURER	FINISH/COLOR	COMMENTS
1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HDZ	APPALACHIAN SKY	PEEL & STICK UNDERLAYMENT
2	METAL DRIP EDGE FLASHING		PRE-PTD. WHITE	
3	METAL COPING		PRE-PTD. WHITE	
4	METAL FLASHING		PAINT TO MATCH SIDING - PPG1163-4 STERLING SILVER	
5	FIBER CEMENT LAP SIDING	JAMES HARDIE SIDING - HARDIE PLANK	SMOOTH/PRIMED - PAINT PPG1163-4 STERLING SILVER	6" EXPOSURE
6	FIBER CEMENT PANEL SIDING	JAMES HARDIE SIDING - HARDIE PANEL	SMOOTH/PRIMED - PAINT PPG1163-4 STERLING SILVER	
7	FIBER CEMENT TRIM	JAMES HARDIE SIDING - HARDIE TRIM - 5/4X	SMOOTH/PRIMED - PAINT PPG1001-1 DELICATE WHITE	5/4x6 @ CORNER BDS 5/4x4 @ WINDOWS & DOORS
8	FIBER CEMENT FASCIA	JAMES HARDIE SIDING - HARDIE TRIM - 1X	SMOOTH/PRIMED - PAINT PPG1001-1 DELICATE WHITE	3/4" ACTUAL THICKNESS
9	BRICK	HENRY BRICK	AVONDALE w/ WHITE MORTAR	
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12	BEADBOARD SIDING		PAINT PPG1163-4 STERLING SILVER	ANGLED GROOVES @ 45 DEG. IN CHEVRON PATTERN
13	PAINTED CONCRETE FOUNDATION		PAINT PPG1001-1 DELICATE WHITE	
14	STUCCO		SAND TEXTURE/WHITE	
15	WOOD RAFTER TAILS		PAINT PPG1163-4 STERLING SILVER	2'-0" LONG 4x6 @ 24"o.c. @ NORTH OVERHANG 5'-5" LONG 4x6 @ 24"o.c. @ BALCONY 1'-0" LONG 4x6 @ 24"o.c. @ GARAGE LOW ROOF

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18	POURED IN PLACE CONCRETE STEPS & DECK		DOVER GRAY	
19	5/4 WOOD DECK BOARDS		SOLID COLOR STAIN TO MATCH PPG1163-4 STERLING SILVER	
20	COMPOSITE DECKING & FASCIA	TREX - ENHANCE TREX - FASCIA BOARD	FIELD: TIDE POOL BORDERS: CLAM SHELL FASCIA BOARD: UNIVERSAL WHITE	8" FASCIA BOARD SIZE VARIES - SEE FLOOR PLAN & WINDOW ELEVATIONS
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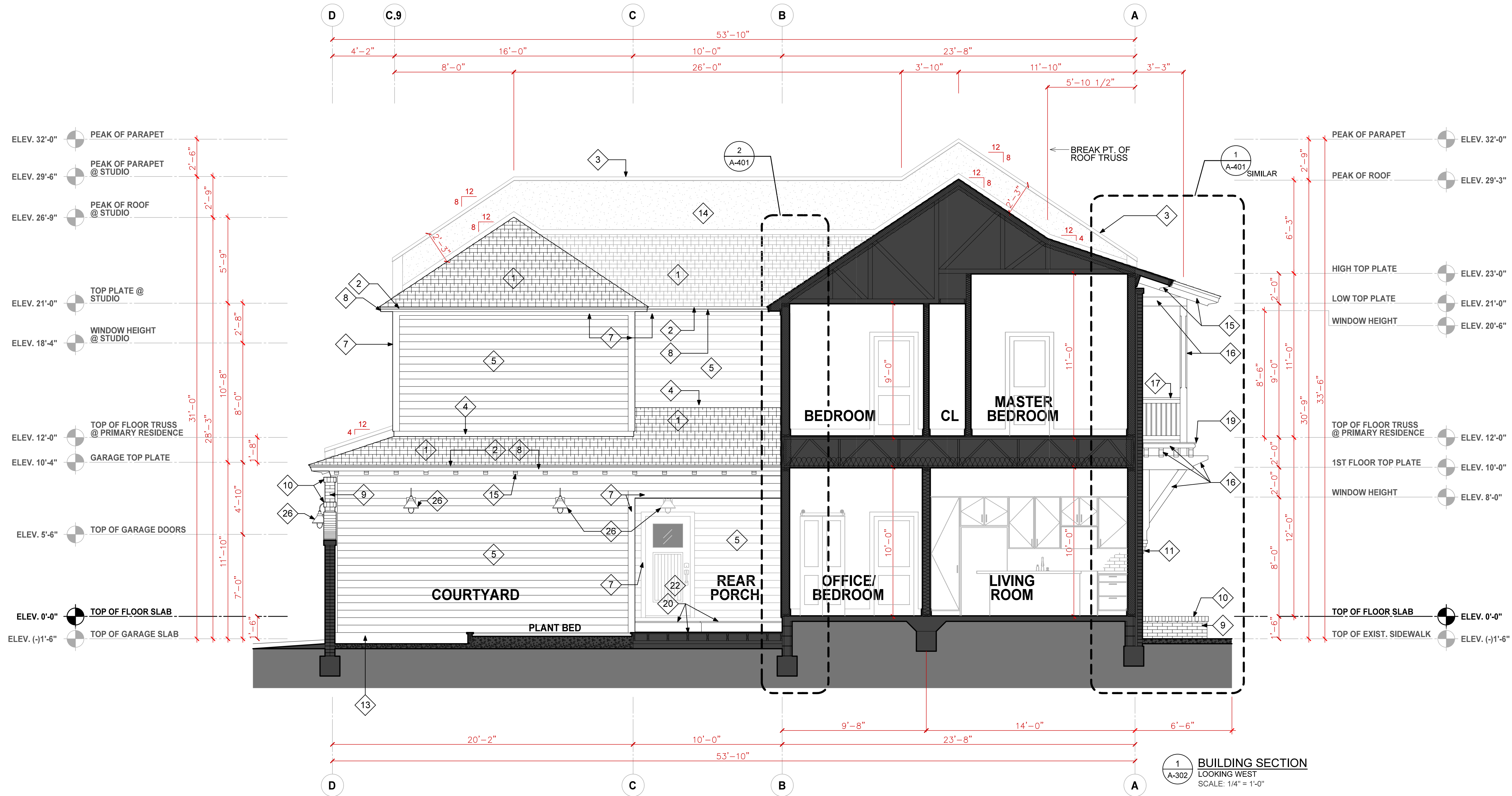
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Revisions

Project No. 0724
Date: 11/24/25
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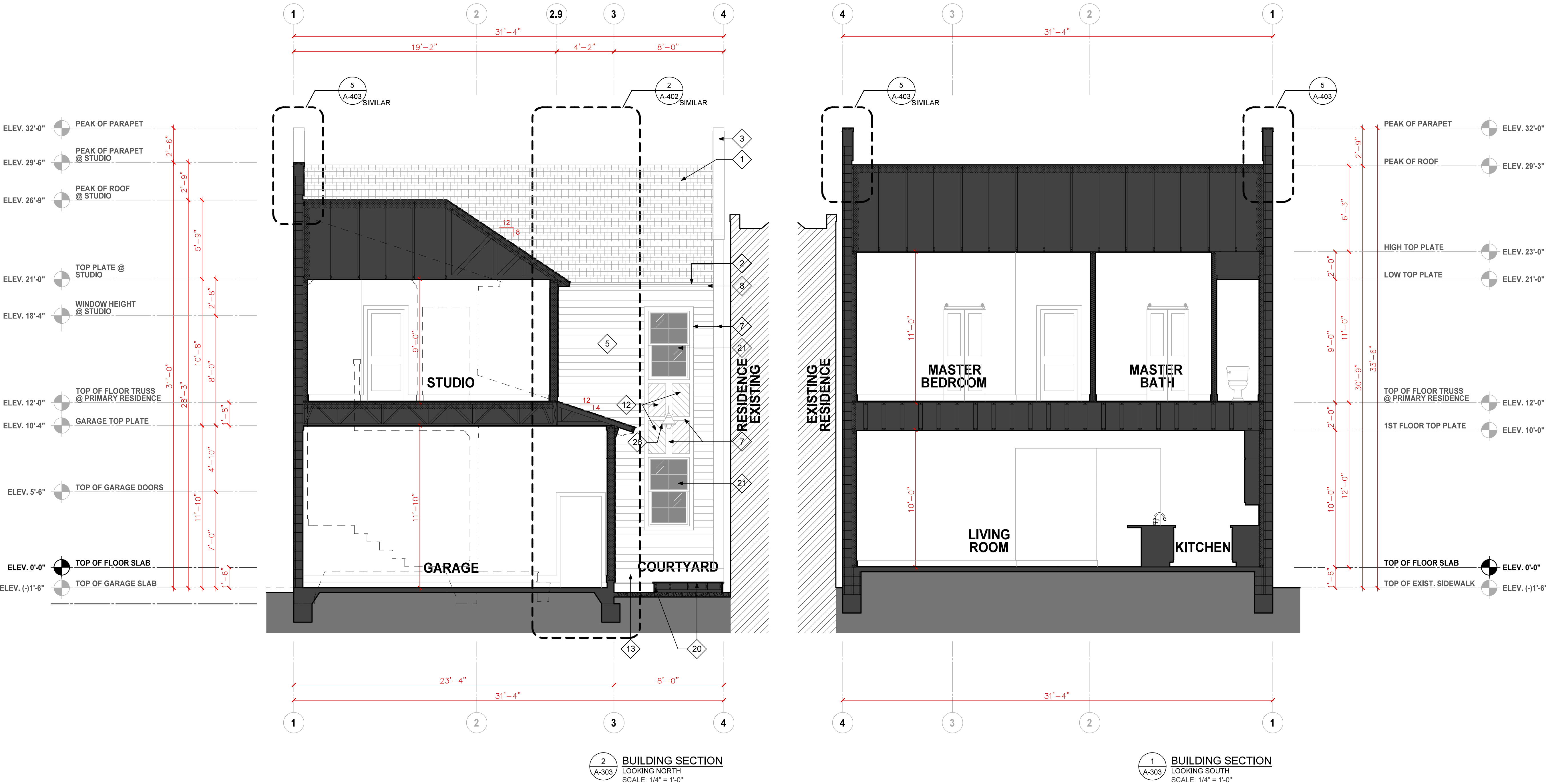
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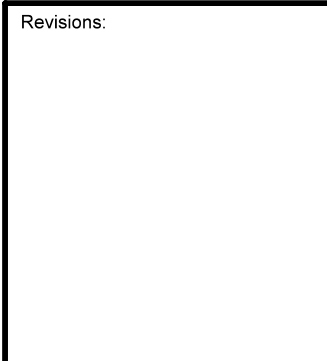
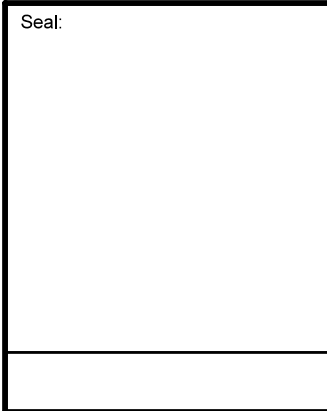


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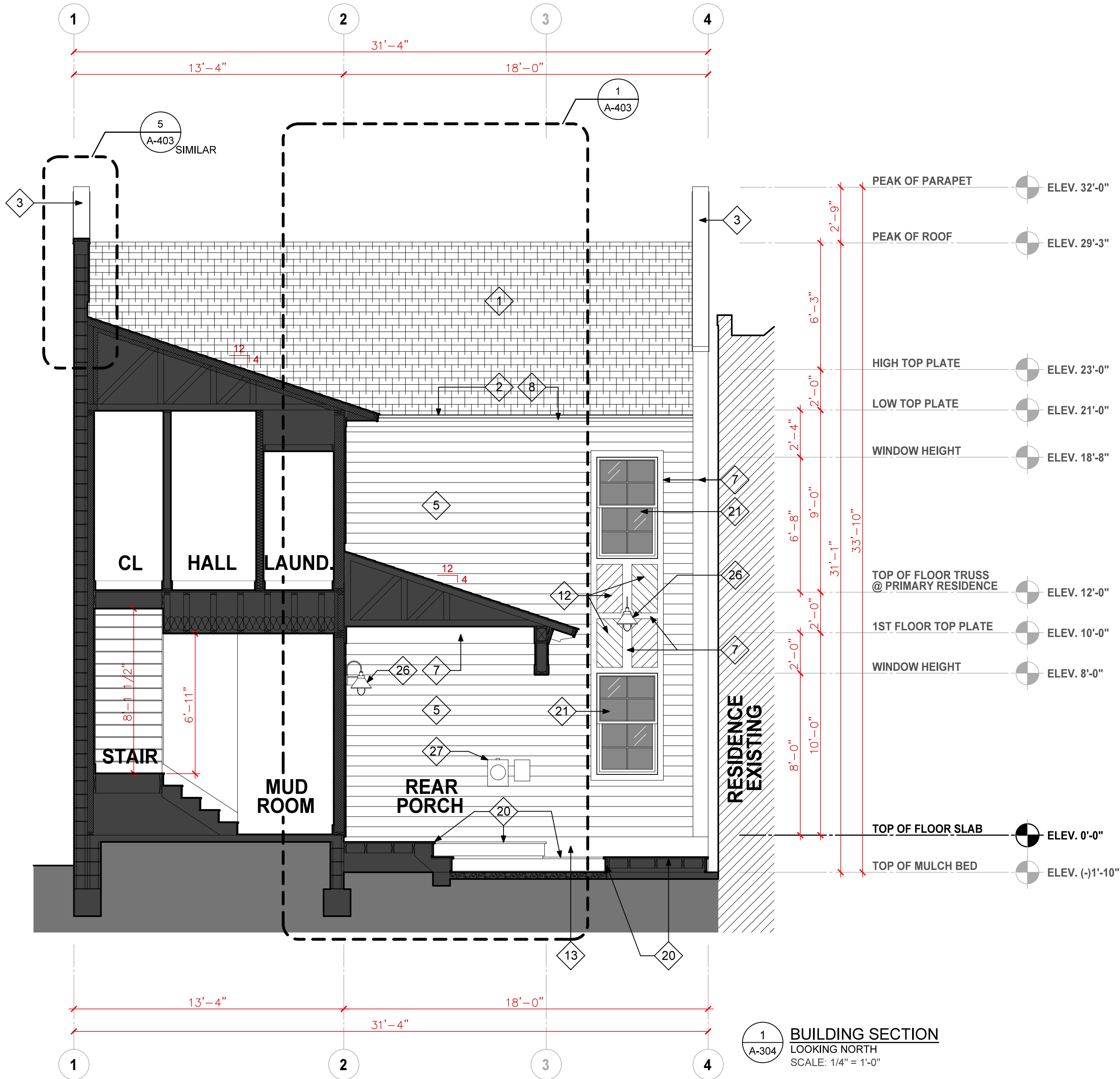


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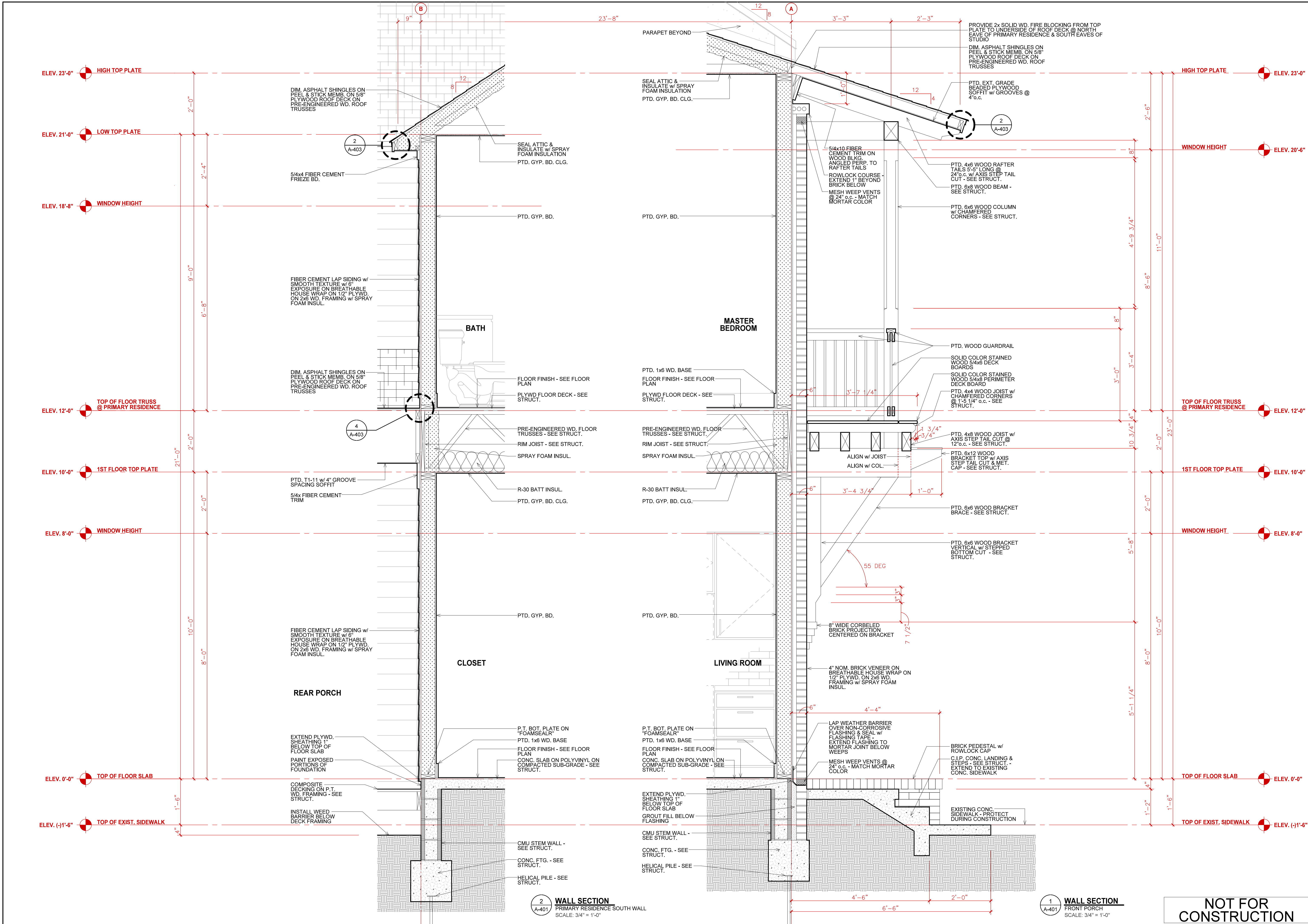
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Project No. 0724
Date: 11/24/25
Sheet No.
A-304
BUILDING SECTION



WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
SUITE 100
PENSACOLA, FL 32502
MARK@WHITNEYARCHITECTURE.COM
850-485-1189

FORBES RESIDENCE @ ARAGON (LOT D-4)

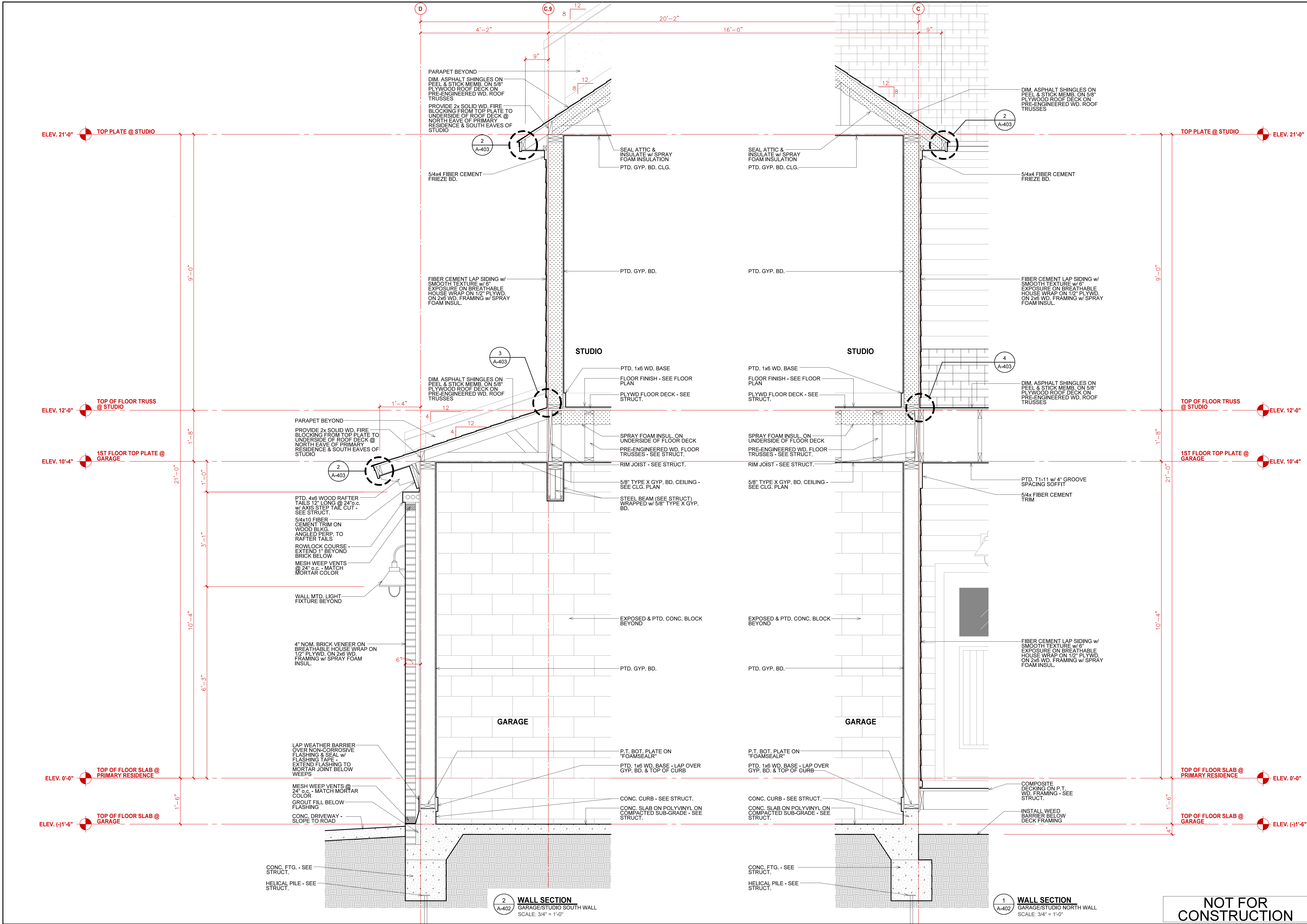
675 CENTROS STREET, PENSACOLA, FL 32502

Seal

Revisions

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Date: 11/24/25
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A-401
WALL SECTIONS



WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
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850-485-1189

FORBES RESIDENCE
@ ARAGON (LOT D-4)
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A-402
WALL SECTIONS

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Department:	Comments:
Planning	No comments.
FIRE	No comments.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	Pensacola Energy has no objections to the application. It would be nice for the plans to have a callout box reminding the contractor to call 811 before any digging begins.
ECUA	No comment on the aesthetic review or the residential site plan.
FPL	No comments.
ATT	AT&T has no problem with this development.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in an x500 flood zone, so there are no requirements to elevate or meet special flood design provisions.
Traffic Operations	No comments.

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

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

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

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

4. *GRD-1, miscellaneous uses.*

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

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

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

d. *Procedure for review.*

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

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

2. *Decisions.*

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

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

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

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

iii. *Exterior elevations.*

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

iv. *Miscellaneous.*

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

4. *Submission of photographs.*

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

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

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

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

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

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

4. *Fences.*

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

5. *Signage.*

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

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

(a) Permitted signs.

(1) Temporary accessory signs.

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

(2) Permanent accessory signs.

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

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

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

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

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

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

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

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

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-110

Planning Board

1/13/2026

ACTION ITEM

SUBJECT:

Request for Zoning and Future Land Use Map Amendment for Lots 1-6 Terraces at Tarragona

SUMMARY:

Sally Fox, representing Dabo's Holdings, LLC, is requesting a Zoning Map Amendment for the properties located at Lots 1 through 6 Terraces at Tarragona, previously addressed 120 S. Tarragona Street prior to its subdivision. The properties are currently zoned SSD, "site specific development zoning", and the applicant is proposing an amendment to HC-1, "historic commercial". The existing Future Land Use category of "Historic & Preservation" is not proposed to change.

The subject area measures approximately 84' wide and 171' long and is around 14,375 square feet in area (0.33 acres). Under the current SSD zoning, the parcels may only be developed together as a 3-story, 6-unit townhome complex. The owner intends to place the properties on the market for sale, and the requested zoning change is intended to provide greater development flexibility.

The subject area was originally zoned HC-1 prior to a 1989 amendment which established the current SSD zoning. If approved, the request would return the properties to their original HC-1 designation, which is consistent with the surrounding Pensacola Historic District to the north, south, and east. HC-1 permits residential, office, mixed-use, and select commercial development. In addition, HC-1 includes clear aesthetic development standards overseen by the Architectural Review Board (ARB), whereas the former SSD guidelines were non-specific, though review by ARB was still required.

This packet includes the rezoning application, maps, a timeline for the subject area, background information for the SSD, and a zoning analysis comparing SSD and HC-1 standards.

Existing Zoning	Proposed Zoning	Existing FLU	Proposed FLU
SSD	HC-1	HP	HP (no change)

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. 12-3-10\(1\) Historic and preservation land use district, Pensacola historic district](#)

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

[Sec. 12-11-3 Amendments](#)

ATTACHMENTS:

1. Application and Materials
2. Maps
3. Zoning Comparison SSD to HC-1
4. Timeline and Attachments
5. Review Comments
6. Sec._12_3_10(1).___Historic_and_preservation_land_use_district.
7. Sec._12_3_15. ___Site_specific_zoning_district.
8. Sec._12_11_3. ___Amendments.



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November 20, 2025

Mr. Gregg Harding, RPA
Assistant Planning & Zoning Division Manager
City of Pensacola
222 West Main St.
Pensacola, FL 32502

Re: Dabo's Holdings, LLC - Tarragona
Application to Rezone – 00-0S-00-7901-000001, -000002, -000003,
-000004, -000005 & -000006

Dear Mr. Harding:

We represent property owner, Dabo's Holdings, LLC, who is applying to rezone the property described in the attached Application to Rezone package from SSD to HC-1. This is because Dabo's Holdings is not going forward with the site-specific development previously approved. The property will be being placed on the market for sale. The zoning change is being requested to provide development options for the property and for the property to blend with the historic district's design elements.

I understand that the property was zoned HC-1 prior to the rezoning to SSD, so we are not seeking something different from the zoning prior to the SSD.

I previously delivered to your office the rezoning application fee. I understand that this Application will go before the Planning Commission on January 13, 2026 at 2:00.

If you have any questions, please let me know.

Sincerely,

Sally B. Fox

SBF/sbf

cc: Dabo's Holdings, LLC, w/ encls.



REZONING

Please check application type:

Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

(< 10 acres)

\$3,500.00

\$250.00

\$750.00

(> 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:

Name: Dabo's Holdings, LLC through its attorney, Sally Fox Date: November 5, 2025

Address: Emmanuel, Sheppard & Condon, P.A. 30 South Spring Street

Phone: 850-433-6581 Fax: 850-433-3829 Email: sfox@esclaw.com

Property Information:

Owner Name: Dabo's Holdings, LLC Phone: 850-324-3200

Location/Address: Lots 1, 2, 3, 4, 5 and 6 Terraces at Tarragona (on Tarragona and E. Intendencia St.)

Parcel ID: 00-0S-00-7901-000001, 000002, 00003, 00004, 00005, 00006 Acres/Square Feet: 1-2860 sf, 2-2247, 3-2246, 4-2245, 5-2244, 6-2205

Zoning Classification: Existing SSD with overlay PHD, PHBD, DBA Proposed HC-1

Future Land Use Classification: Existing _____ Proposed No Change

Reason Rezoning Requested: The development of 6 townhomes "Terraces at Tarragona" is not going forward. Applicant is seeking the removal of SSD to go back to HC-1 which was the zoning prior to the change to SSD.

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 5th day of November, 2025.

Applicant Signature

Sally Fox

Owner Signature

David Richbourg

Applicant Name (Print) Sally Fox, Applicant's Attorney Owner Name (Print) David Richbourg, Its Manager
Emmanuel, Sheppard & Condon

State of Florida, County of Escambia

The foregoing instrument was acknowledged before me by means of physical presence by David Richbourg, as Manager of Dabo's Holdings, LLC and Sally Fox for Emmanuel, Sheppard & Condon, both of whom are personally known.

ALISA J. KIKER



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

Alisa J. Kiker
Notary Public

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: _____

Sec. 12-12-3. 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.

(A) *Authorization and responsibility.* 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.

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 or parcels of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the city planner to comply with the provisions of this section.

(B) *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.

(C) *Application.*

- (a) An application for zoning or comprehensive plan future land use amendment must be submitted to the community development department at least thirty (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:
 - (a) A legal description of the property proposed to be rezoned or its land use changed;
 - (b) 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;
 - (c) Existing zoning and future land use classification;
 - (d) Desired zoning and future land use classification;
 - (e) 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.

(D) *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:

- 1. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.
- 2. Shall include consideration of the following criteria:
 - a. 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.
 - b. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.
 - c. Whether the proposed amendment would be in conflict with the public interest and welfare.
 - d. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.
 - e. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.
 - f. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).

(E) *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 (F) below.

- (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.

(F) *Procedures.*

(1) *Zoning amendments*

- (a) Rezoning requests must be submitted to the community development department at least thirty (30) days prior to the planning board meeting.
- (b) The community development department shall publish a notice in the newspaper announcing the planning board meeting at least seven (7) days prior to the planning board meeting.
- (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board meeting.
- (d) Notice shall be published by public notice advertised in a newspaper of general daily circulation published in Escambia County at least seven (7) days prior to the scheduled board meeting at the expense of the applicant.
- () The planning department shall notify property owners within a five hundred (500) radius, as identified by the current Escambia County tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven (7) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (e) The planning board shall review the proposed rezoning request and make a recommendation to the city council.
- (f) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
- (g) The community development department shall notify property owners within a five hundred (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 thirty (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.
- (h) The community development department shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
- (i) A legal notice of the city council public hearing shall be published in the newspaper at least ten (10) days prior to the hearing.
- (j) The city council shall review the proposed amendment and take action as described in subsection (E) above.
- (k) In addition to subsections (a) through (f) 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.
- (l) For proposals initiated by the city to rezone ten or more contiguous acres, subsections (a) through (f) shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:
 - 1. 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 thirty (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 five hundred (500) feet of the boundaries of the subject parcel(s) to be changed.
 - 2. The community development department shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least fifteen (15) days prior to the hearing.
 - 3. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing. At least one hearing shall be held after 5 p.m. on a weekday.
 - 4. 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.

- (2) *Small scale development comprehensive plan future land use map amendments.* Future land use map amendments which comply with the small scale development criteria in section 163.3187, Florida Statutes, 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 subsection 12-12-3(F)(1)(a) through (l).

- (3) *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.
- (a) Comprehensive plan future land use map amendment requests must be submitted to the planning department at least thirty (30) days prior to the planning board public hearing.
 - (b) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than eighteen (18) point in the headline announcing the planning board and city council public hearings at least seven (7) days prior to the planning board hearing. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
 - (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board hearing.
 - (d) 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.
 - (e) The appropriate city council committee shall review the planning board recommendation and report to city council with recommendation for transmittal to the Florida Department of Community Affairs for review and action.
 - (f) 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 Community Affairs or disapprove the request for transmittal and further consideration.
 - (g) The community development department shall transmit the future land use map amendment request to the Department of Community Affairs, 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.
 - (h) After a sixty-day review period, the Department of Community Affairs shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
 - (i) The appropriate city council committee shall review the Department of Community Affairs comments and forward to city council for review and action.
 - (j) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
 - (k) The community development department shall notify property owners within a five hundred (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 thirty (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.
 - (l) The community development department 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 fifteen (15) days prior to the hearing.
 - (m) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than eighteen (18) point in the headline. The advertisement shall be no less than two (2) columns wide by ten (10) 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 (5) days prior to the final city council public hearing.
 - (n) Subsections (k) above shall not be applicable to proposals initiated by the city to change the future land use of ten (10) 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 thirty (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 five hundred (500) feet of the boundaries of the subject parcel to be changed.
 - () The city council shall review the proposed amendment and take action as described in subsection (E) above.

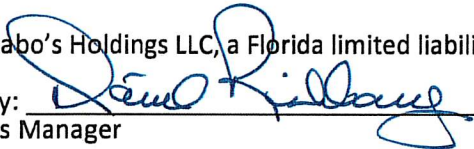
AFFIDAVIT OF OWNER AND LIMITED POWER OF ATTORNEY

As owner of the 6 lots located at South Tarragona Street and East Intendencia Street, Pensacola, Florida, property reference numbers 000S007901000001, 002, 003, 004, 005 and 006, I hereby designate Sally Fox, attorney with the law firm of Emmanuel, Sheppard & Condon, 30 South Spring St., Pensacola, FL 32502 as my attorney in fact for the sole purpose of completing this application to rezone and making a presentation to the City of Pensacola Development Services Department, to the City Council and such others are appropriate. This Limited Power of Attorney is granted on this 5th day of November 2025, and is effective until a final decision has been rendered and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Development Services Department.

Agent Name: Sally Fox, Attorney Email: sfox@esclaw.com

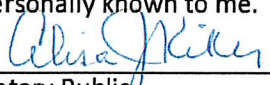
Address: 30 South Spring Street, Pensacola, FL 32502 Phone: 850-433-6581

Dabo's Holdings LLC, a Florida limited liability company

By: 
Its Manager

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by physical presence by David Richbourg, who is personally known to me.


Notary Public

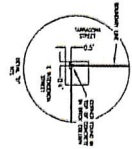
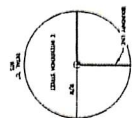
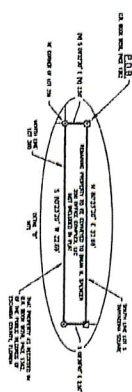
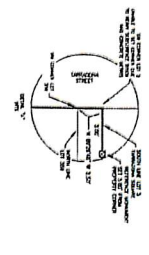
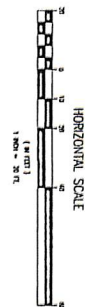
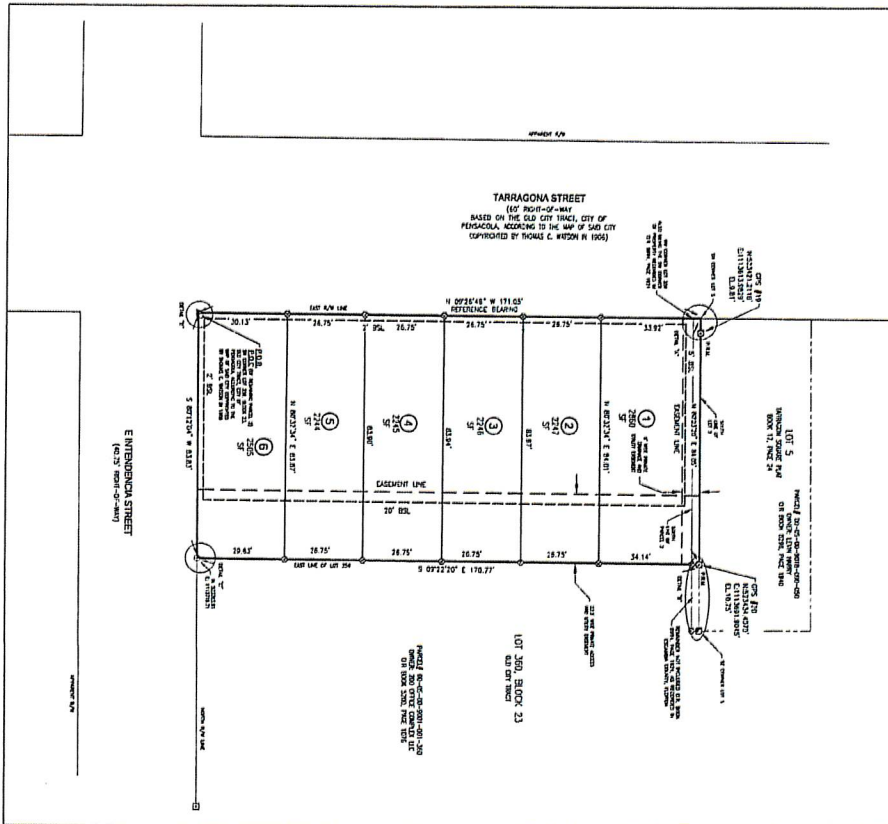


ALISA J. KIKER
Notary Public, State of Florida
My Comm. Expires Mar. 25, 2026
Commission No. HH 219994

TERRACES AT TARRAGONA

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

AUGUST 2023



1208 N. Duval St.
Pensacola, Florida 32501
Phone: (904) 934-2201
Fax: (904) 934-2202
www.mckimandcreed.com

CIVIL ENGINEER:
MCKIM & CREED, INC.
D. PATRICK CREED, P.E.
1208 N. DUVAL ST.
PENSACOLA, FLORIDA 32501
(904) 934-2201

SURVEYOR:
MCKIM & CREED
SHAWN P. CREED, S.
1208 N. DUVAL ST.
PENSACOLA, FLORIDA 32501
(904) 934-2201

OWNER AND DEVELOPER:
DAVID A. REYNOLDS, OWNER
DAVID REYNOLDS, LLC
1208 N. DUVAL ST.
PENSACOLA, FL 32501
(904) 241-3200

- 1. 3" BOLLARD
- 2. 3" DIA. X 12" H. SIGN
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- 99. 1" DIA. X 12" H. SIGN
- 100. 1" DIA. X 12" H. SIGN



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[Nav. Mode](#)
☒ [Account](#)
☐ [Parcel ID](#)

[Printer Friendly Version](#)

General Information Parcel ID: 000S007901000001 Account: 130001084 Owners: DABOS HOLDINGS LLC Mail: 209 CEVALLOS ST PENSACOLA, FL 32502 Situs: Use Code: VACANT RESIDENTIAL 🔑 Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2025</td><td>\$135,245</td><td>\$0</td><td>\$135,245</td><td>\$135,245</td></tr></table> Open TRIM Notice Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2025	\$135,245	\$0	\$135,245	\$135,245				
Year	Land	Imprv	Total	Cap Val											
2025	\$135,245	\$0	\$135,245	\$135,245											
Sales Data Type List: 🔑 <table><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Multi Parcel</th><th>Records</th></tr><tr><td colspan="7">None</td></tr></table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None							2025 Certified Roll Exemptions None Legal Description LT 1 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P 292 OR 8964 P 1924 CA 74 Extra Features None
Sale Date	Book	Page	Value	Type	Multi Parcel	Records									
None															

Section Map Id:
CA074

Approx. Acreage:
0.0656

Zoned:
SSD

Evacuation & Flood Information
[Open Report](#)

Parcel Information

[View Florida Department of Environmental Protection \(DEP\) Data](#)

[Launch Interactive Map](#)

Buildings

Images

None



Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information

Parcel ID:

0005007901000002

Account:

130001085

Owners:

DABOS HOLDINGS LLC

Mail:

209 CEVALLOS ST
PENSACOLA, FL 32502

Situs:

Use Code:

VACANT RESIDENTIAL

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

2025

\$106,315

\$0

\$106,315

\$106,315

Open TRIM Notice

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

None

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

2025 Certified Roll Exemptions

None

Legal Description

LT 2 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P
292 OR 8964 P 1924 CA 74

Extra Features

None

Parcel Information

Section
Map Id:
CA074

Approx.
Acreage:
0.0516

Zoned: 
SSD

Evacuation
& Flood
Information

[Open](#)
[Report](#)

 [View Florida Department of Environmental Protection\(DEP\) Data](#)

Launch Interactive Map



Gary "Bubba" Peters

Escambia County Property Appraiser

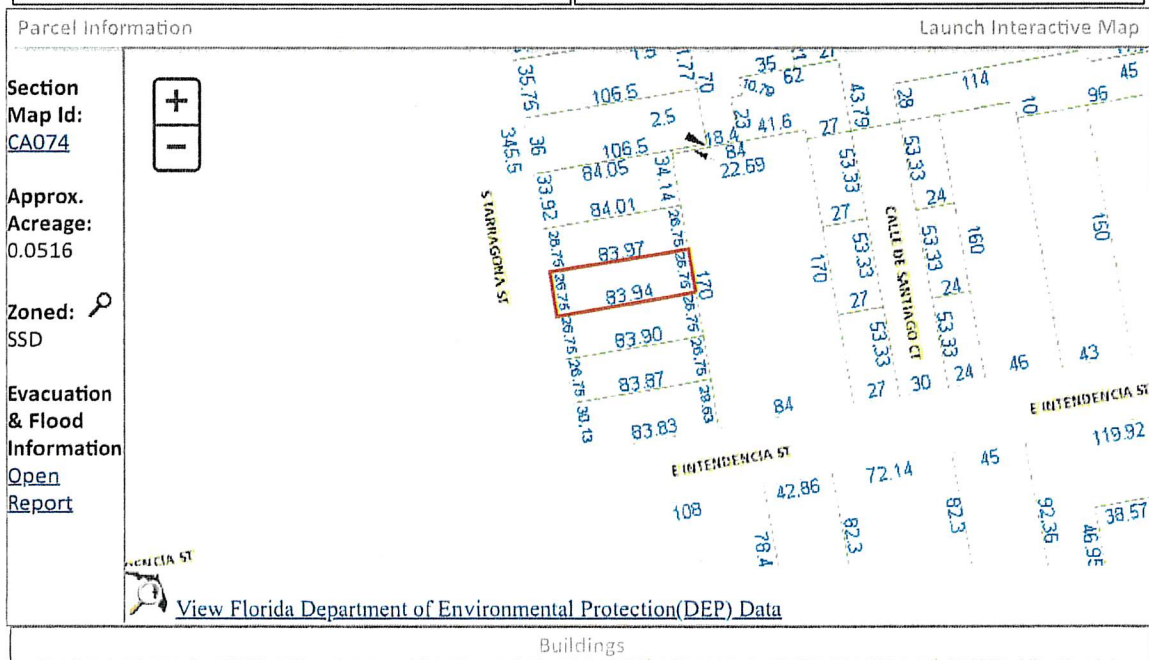
Real Estate Search

Tangible Property Search

Sale List

[Back](#)
☒ Nav. Mode
 ☒ Account
 ☐ Parcel ID
[Printer Friendly Version](#)

General Information Parcel ID: 000S007901000003 Account: 130001086 Owners: DABOS HOLDINGS LLC Mail: 209 CEVALLOS ST PENSACOLA, FL 32502 Situs: Use Code: VACANT RESIDENTIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Assessments <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2025</td><td>\$106,260</td><td>\$0</td><td>\$106,260</td><td>\$106,260</td></tr></table> Open TRIM Notice Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2025	\$106,260	\$0	\$106,260	\$106,260				
Year	Land	Imprv	Total	Cap Val																					
2025	\$106,260	\$0	\$106,260	\$106,260																					
Sales Data Type List: <table><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Multi Parcel</th><th>Records</th></tr><tr><td colspan="7">None</td></tr></table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None							2025 Certified Roll Exemptions None Legal Description LT 3 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P 292 OR 8964 P 1924 CA 74 Extra Features None				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																			
None																									





Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

☒ Nav. Mode
 ☒ Account
 ☐ Parcel ID

[Printer Friendly Version](#)

General Information

Parcel ID:

000S007901000004

Account:

130001087

Owners:

DABOS HOLDINGS LLC

Mail:

209 CEVALLOS ST
PENSACOLA, FL 32502

Situs:

Use Code:

VACANT RESIDENTIAL

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
2025	\$106,205	\$0	\$106,205	\$106,205

Open TRIM Notice

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
None						

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

2025 Certified Roll Exemptions

None

Legal Description

LT 4 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P 292 OR 8964 P 1924 CA 74

Extra Features

None

Section Map Id: CA074 Approx. Acreage: 0.0516 Zoned: SSD Evacuation & Flood Information Open Report	+ - View Florida Department of Environmental Protection(DEP) Data
--	--

Buildings

Images

None



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

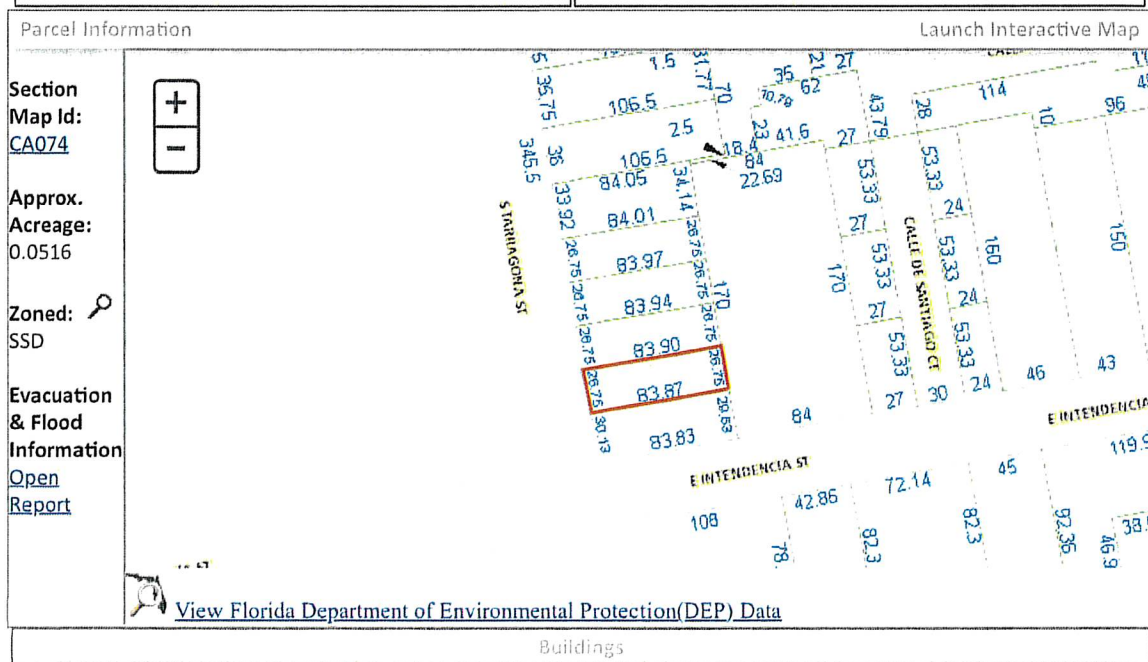
Tangible Property Search

Sale List

[Back](#)
☒ Nav. Mode
 ☒ Account
 ☐ Parcel ID

[Printer Friendly Version](#)

General Information Parcel ID: 000S007901000005 Account: 130001088 Owners: DABOS HOLDINGS LLC Mail: 209 CEVALLOS ST PENSACOLA, FL 32502 Situs: Use Code: VACANT RESIDENTIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>\$106,150</td> <td>\$0</td> <td>\$106,150</td> <td>\$106,150</td> </tr> </tbody> </table> Open TRIM Notice Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2025	\$106,150	\$0	\$106,150	\$106,150				
Year	Land	Imprv	Total	Cap Val											
2025	\$106,150	\$0	\$106,150	\$106,150											
Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td colspan="7">None</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None							2025 Certified Roll Exemptions None Legal Description LT 5 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P 292 OR 8964 P 1924 CA 74 Extra Features None
Sale Date	Book	Page	Value	Type	Multi Parcel	Records									
None															





Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

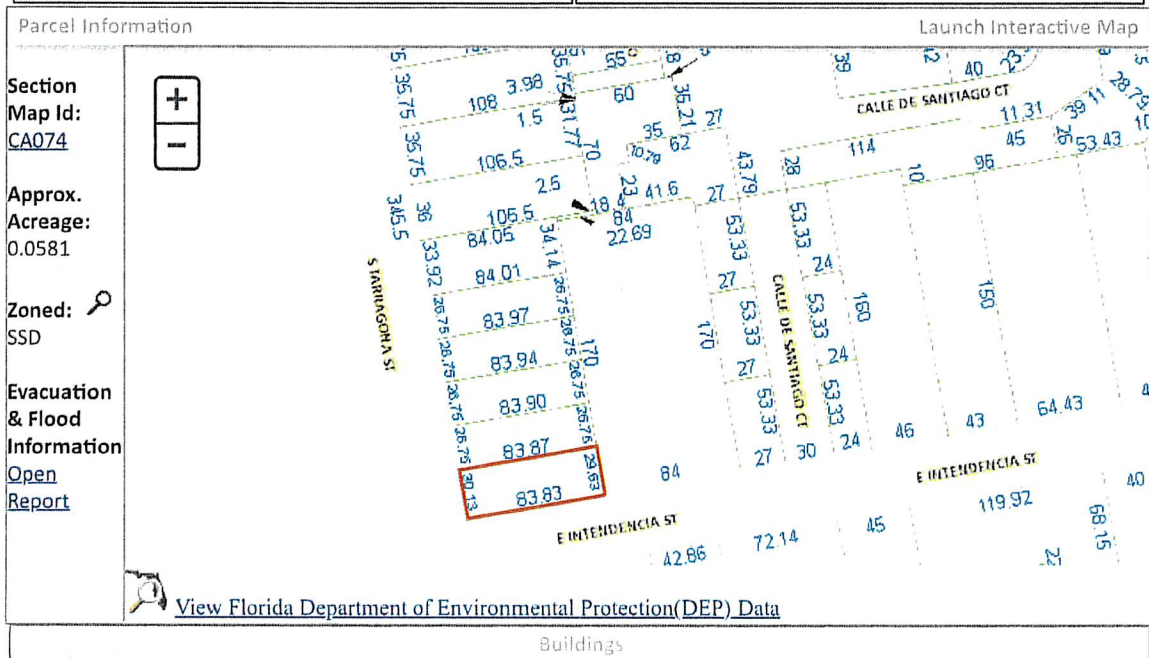
Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information Parcel ID: 000S007901000006 Account: 130001089 Owners: DABOS HOLDINGS LLC Mail: 209 CEVALLOS ST PENSACOLA, FL 32502 Situs: Use Code: VACANT RESIDENTIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2025</td><td>\$118,635</td><td>\$0</td><td>\$118,635</td><td>\$118,635</td></tr></table> Open TRIM Notice Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage	Year	Land	Imprv	Total	Cap Val	2025	\$118,635	\$0	\$118,635	\$118,635
Year	Land	Imprv	Total	Cap Val							
2025	\$118,635	\$0	\$118,635	\$118,635							
Sales Data Type List: Sale Date Book Page Value Type Multi Parcel Records None Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	2025 Certified Roll Exemptions None Legal Description LT 6 TERRACES AT TARRAGONA PB 20 P 91/91A OR 8390 P 292 OR 8964 P 1924 CA 74 Extra Features None										



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

Pre-Plat Legal
The bulk of the 6 lots

Prepared by and return to:
Kerry Anne Schultz

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

[Space Above This Line For Recording Data]

Warranty Deed

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

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

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

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

Parcel Identification Number: 000S009001003359

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

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

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

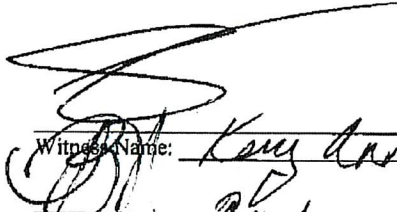
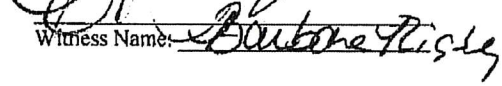
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

Signed, sealed and delivered in our presence:

DoubleTime®

BK: 8390 PG: 293 Last Page


 Witness Name: Kerry Anne Schultz

 Witness Name: Barbara Riege

Group T, LLC

By: Harry Levin
 Harry Levin, Manager

State of Florida
 County of Escambia

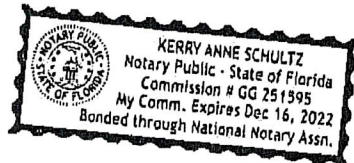
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of October, 2020 by Harry Levin, Manager of Group T, LLC, on behalf of the company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



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

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

Pre Plat Legal
Small portion of
Lot 1

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

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

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

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

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

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

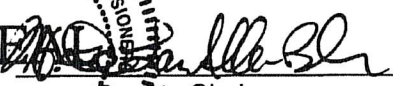
BK: 8964 PG: 1925 Last Page

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

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


Lumon J. May, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court


Deputy Clerk

The seal is circular with a double-lined border. The outer border contains the text "THE BOARD OF COUNTY COMMISSIONERS" at the top and "ESCAMBIA CO., FL" at the bottom, separated by a small star. The inner circle contains the word "SEAL" in large, bold, capital letters.

BCC Approved: 1-19-2023

Date Executed
4/20/2023

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

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

Less & except
a portion of small
piece on north side

WARRANTY DEED

This WARRANTY DEED dated this 21st of September 2023, **DABO'S HOLDINGS, LLC, a Florida limited liability company**, whose mailing address is 203 Cevallos Street, Pensacola, Florida 32502 hereinafter called the GRANTOR, to **200 OFFICE COMPLEX, LLC, a Florida limited liability company**, whose mailing address is 260 S. Tarragona Street, Suite 240-D, Pensacola, Florida 32502, hereinafter called the GRANTEE. (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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

SEE EXHIBIT "A" for legal description

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

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

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

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

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

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

Signed in the presence of
the following witnesses:

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

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

DABO'S HOLDINGS, LLC
a Florida limited liability company

BY: David A. Richbourg
Its: Member & Manager

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

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

Alisa J. Kiker
Notary Public
[Notary Seal]

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

EXHIBIT "A"
Legal Description

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

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

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

Layers Search Results

List

Details



Features found: 1
(showing 1/1)

Layer: Avineon MIL1 -
Parcels

Tax Link

Google Maps

Reference Number 00-0S-00-790

DABOS HOLT

Owner 209 CEVALL
Information PENSA

Parcel Reference Link 000S0079010

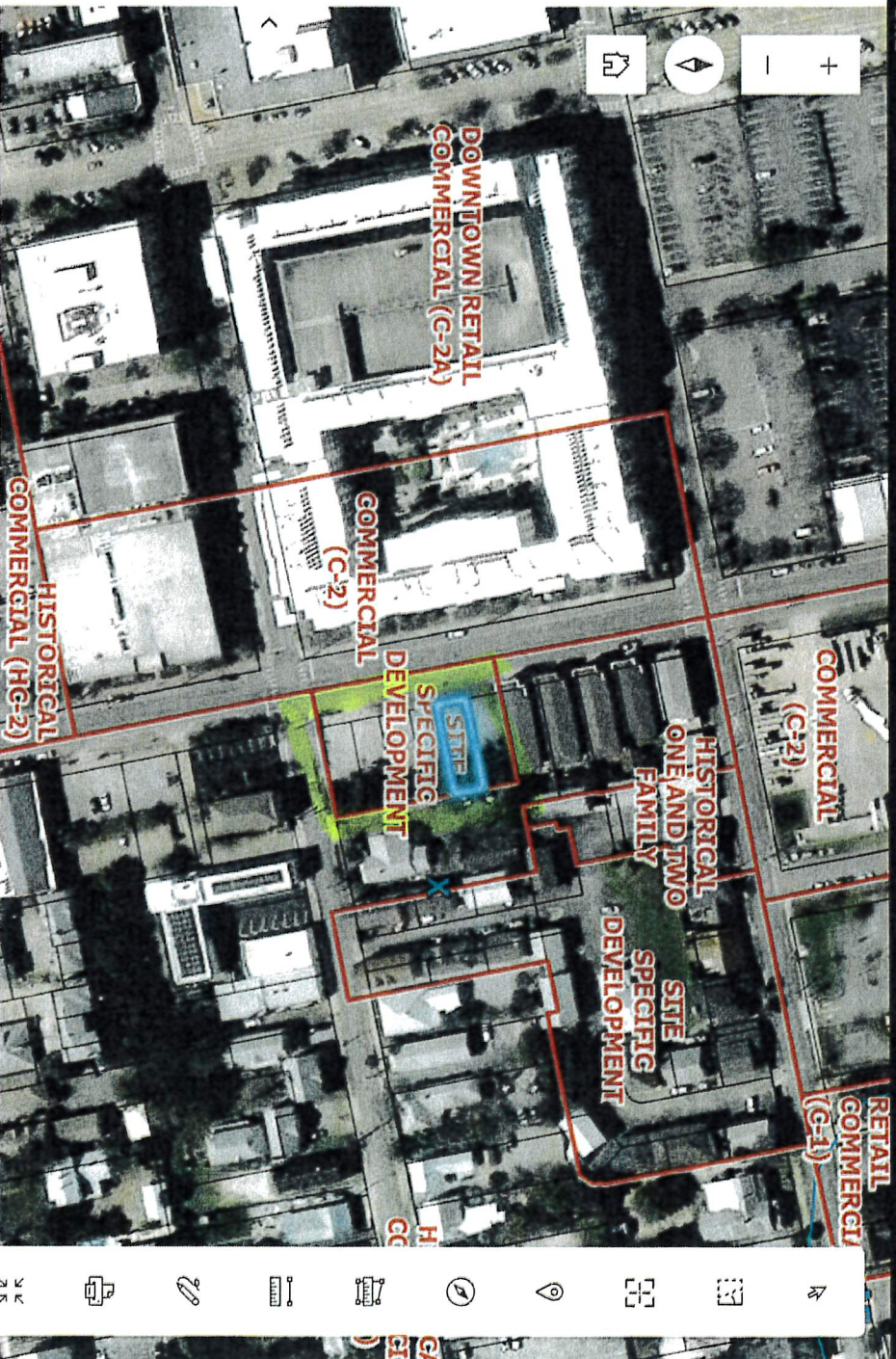
Account 1300

200 ft

State of Florida, Microsoft, Vantor

Powered by Esri | Land Records Web App Template from Avineon, Inc. | Build 2.1.2 - 2025-07-30

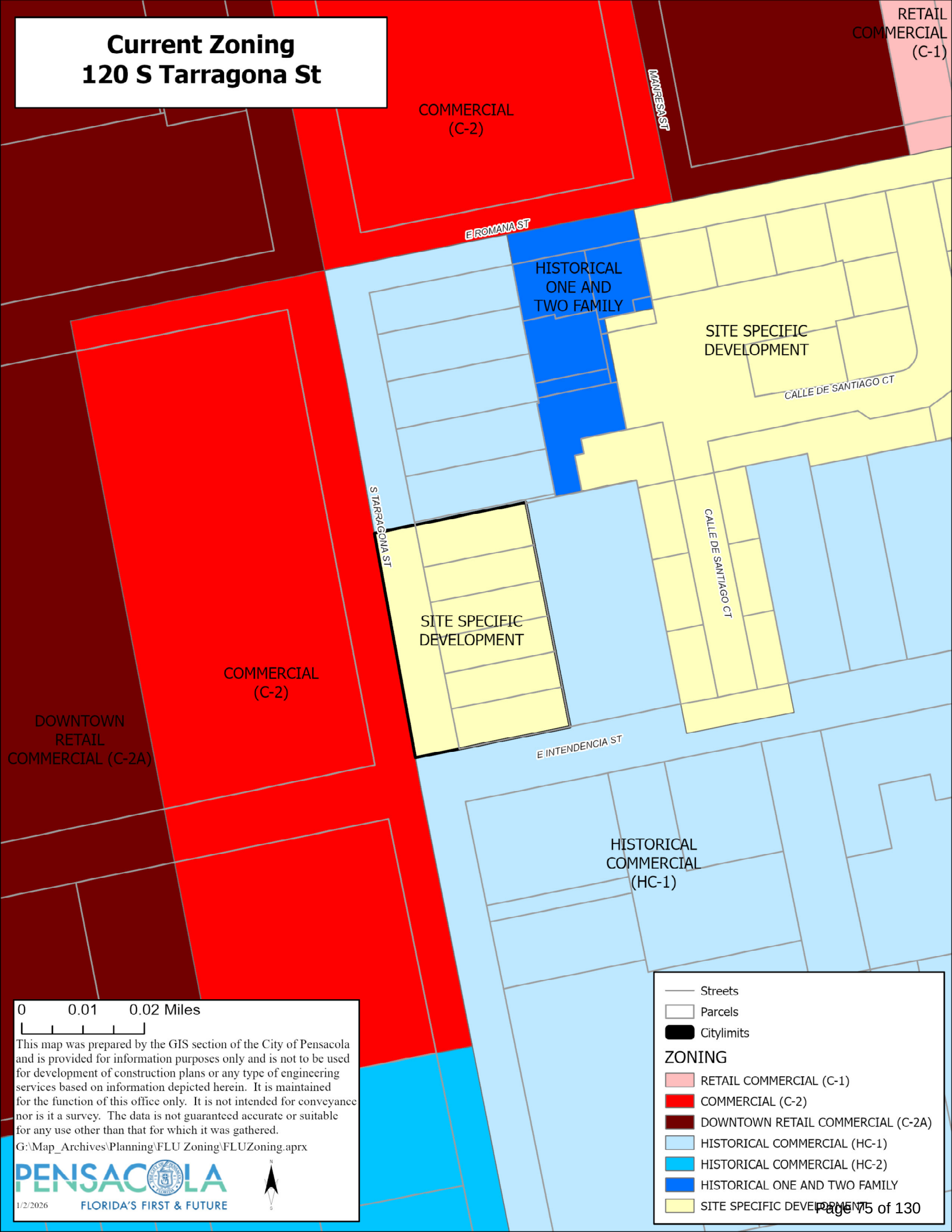
https://map.template.avineonis.com/?client=pensacolafl.avn



Layers	Search	Results
Details		
Number		
Owner Information	DABOS HOLDINGS LLC 209 CEVALLOS ST PENSACOLA FL 32502	
Parcel Reference Link	000S007901000002	
Account Number	130001085	
Physical Address		
City	PENSACOLA	
Zip	32502	
Subdivision Condo	2007	
Subdivision	TERRACES AT TARRAGONA PB 20 P 91/91A	
Legal1	LT 2 TERRACES AT TARRAGONA PB	
Legal2	20 P 91/91A OR 8390 P 292 OR 8	
Legal3	964 P 1924 CA 74	
Legal4		
Legal5		
Legal6		
CONFCD		



Current Zoning 120 S Tarragona St



0 0.01 0.02 Miles

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



- Streets
- Parcels
- Citylimits

ZONING

- RETAIL COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- DOWNTOWN RETAIL COMMERCIAL (C-2A)
- HISTORICAL COMMERCIAL (HC-1)
- HISTORICAL COMMERCIAL (HC-2)
- HISTORICAL ONE AND TWO FAMILY
- SITE SPECIFIC DEVELOPMENT

Proposed Zoning 120 S Tarragona St

RETAIL
COMMERCIAL
(C-1)

COMMERCIAL
(C-2)

MANRESA ST

EROMANA ST

HISTORICAL
ONE AND
TWO FAMILY

SITE SPECIFIC
DEVELOPMENT

CALLE DE SANTIAGO CT

CALLE DE SANTIAGO CT

HISTORICAL
COMMERCIAL
(HC-1)

COMMERCIAL
(C-2)

DOWNTOWN
RETAIL
COMMERCIAL (C-2A)

E INTENDENCIA ST

HISTORICAL
COMMERCIAL
(HC-1)

0 0.01 0.02 Miles

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



- Streets
- Parcels
- Citylimits

ZONING

- RETAIL COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- DOWNTOWN RETAIL COMMERCIAL (C-2A)
- HISTORICAL COMMERCIAL (HC-1)
- HISTORICAL COMMERCIAL (HC-2)
- HISTORICAL ONE AND TWO FAMILY
- SITE SPECIFIC DEVELOPMENT

Zoning Comparison for Lots 1-6 Terraces at Tarragona Rezoning Application (SSD to HC-1)



Address: 120 S. Tarragona Street (lots 1-6 Terraces at Tarragona)

Future land use: Historic and Preservation

Zoning district: SSD – Site Specific Zoning District

Owner(s): Dabos Holdings LLC

Total parcels: 6

Subject area: 14,375 square feet (0.33 acres)

Subject width: 171.05' along Tarragona Street and 83.83' along E. Intendencia Street

City Council district – 6, Council President Allison Patton

Neighborhood Association – none

Application: Owners' desire to rezone from SSD to HC-1 to accommodate flexibility for redevelopment and purchase. The current SSD requires a 6-unit, 3-story townhome development.

SSD

Use – Townhome

Density – 1 du/parcel

Min. lot area – none

Min. lot width – none

Max. height – 3 stories

Setbacks – Front 2'
North side 5'
South side 2'
Rear 20'

HC-1 standards

Use – Single family detached through commercial uses listed below

Density – 35 du/acre

Min. lot area – none

Min. lot width – none

Max. height – 35'

Setbacks - Front 6' from street edge
North and interior sides 5'
South side 6' from street edge
Rear 15'

Highest use under SSD:

6 single family attached residences / townhomes (6 du's)

Highest residential use under HC-1:
(du = dwelling units)

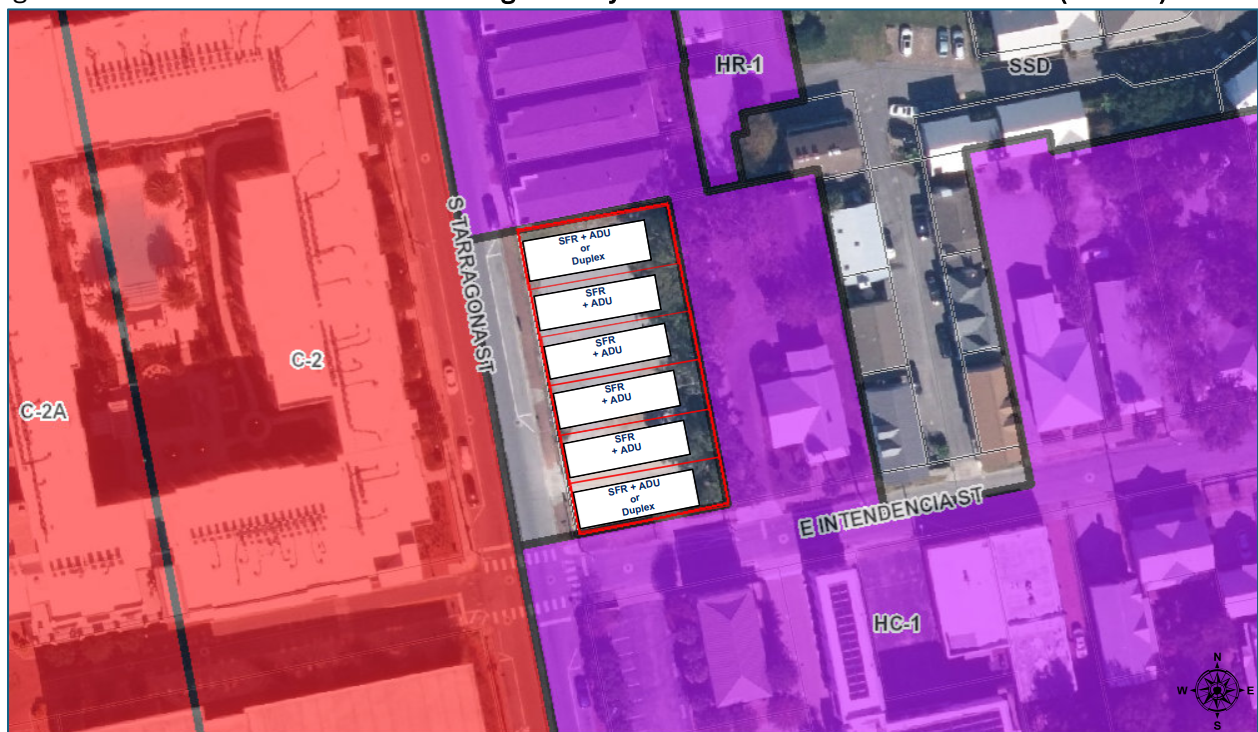
6 single family detached residences with 6 ADUs (12 du's)
2 duplexes and 4 single family detached with ADUs (12 du's)
multifamily - apartments / condo if all lots combined (11 du's);
6 attached townhomes (6 du's)

Zoning Comparison for Lots 1-6 Terraces at Tarragona Rezoning Application (SSD to HC-1)

Highest use under SSD: **6 single family attached residences / townhomes (6 du's)**



Highest residential use under HC-1: **6 single family detached residences with 6 ADUs (12 du's)**



Zoning Comparison for Lots 1-6 Terraces at Tarragona Rezoning Application (SSD to HC-1)

Complete list of uses permitted in HC-1

Residential -	Single-family detached dwellings Single-family attached dwellings (townhouse) Two-family dwellings (duplex) Multiple-family dwellings up to 35 dwelling units per acre
Public -	Libraries, community centers, and government buildings Churches Public parks and playgrounds
Commercial -	Community residential homes (assisted living facilities) Bed and Breakfast Family day care homes Boarding and lodging houses Childcare facilities Offices Retail and services – specific uses include antique shops, bakeries, grocery stores, barbershops and beauty parlors, laundromats, clothing and fabric shops, studios, small appliance repair shops, floral gardens and shops, hand craft shops, secondhand stores, specialty shops. Marinas Restaurants Motels Parking lots

TERRACES AT TARRAGONA STREET TIMELINE

January 1989

Planning Board and Council approved the existing Site-Specific Development Plan for the lot at 120 S. Tarragona Street. Previous zoning was HC-1 (historic commercial). The SSD zoning allowed the operation of a day care center. See attachment 1.

May 2006

ARB review and approval of demolition of the existing building. Conceptual design for “Courtyards on Tarragona” approved and plans show six townhomes with garage entry along Tarragona Street. See attachment 2.

July 2006

City Council approval of a major revision to the site specific development at 120 S. Tarragona Street per Sec. 12-3-15(3) (current code reference). Major revisions included the use (from childcare facility to residential) and development standards such as setbacks to include: front setback of 8’; rear setback of 29’; north side yard setback of 5’; south side yard setback of 2’. See attachment 3.

December 2020

Minor change to setbacks for the site specific development approved administratively per Sec. 12-3-15(2). Changes include the front yard setback from 8’ to 2’, and the rear yard setback from 29’ to 20’. See attachment 4.

April 2021

Conceptual review of aesthetics and site plan approved by ARB.

September 2022

Final review of aesthetics and site plan approved by ARB. See attachment 5 for example renderings.

August 2022

Preliminary subdivision plat for Terraces at Tarragona approved by Planning Board for 6 new parcels.

December 2023

Final subdivision plat for Terraces at Tarragona approved by Planning Board. Recommendation for Council to approved.

January 2024

Subdivision plat for Terraces at Tarragona approved by City Council. See attachment 6.

ATTACHMENT 1

COMMITTEE MEMORANDUM

Item #1

COMMITTEE: General Government

DATE: January 6, 1989

SUBJECT: Final SSD Plan -- 114-124 South Tarragona Street

ISSUE:

The Planning Board has reviewed the final SSD plan of a day care center, located at 114-124 South Tarragona, submitted by Joe Pair. City Council approved the preliminary SSD request at a public hearing conducted on December 15, 1988. No opposition was expressed.

The final SSD site plan has been reviewed and approved by the appropriate City departments. All exterior modifications to the structure will have to be reviewed and approved by the Architectural Review Board.

After reviewing the SSD final site plan, the Planning Board unanimously recommended approval of the project.

ALTERNATIVES:

1. Approve the final SSD site plan for 114-124 South Tarragona Street.
2. Deny the final SSD plan and request changes.

POLICY IMPLICATIONS:

The site plan is consistent with the SSD ordinance and guidelines.

FINANCIAL IMPACT:

The proposed improvements to this property will generate additional ad valorem and utility tax revenue for local government.

ECONOMIC DEVELOPMENT IMPACT:

Renovation and construction activities associated with converting this building to a day care center will generate additional labor and material expenditures within the local economy.

STAFF CONTACT:

Deputy City Manager Ed Hinkle; Community Design & Planning Director Peter DeVries.

City of
Pensacola



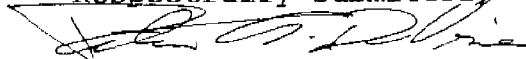
ATTACHMENT 1

General Government
Final SSD Plan -- 114-124 South Tarragona Street
January 6, 1989
Page 2

RECOMMENDATION:

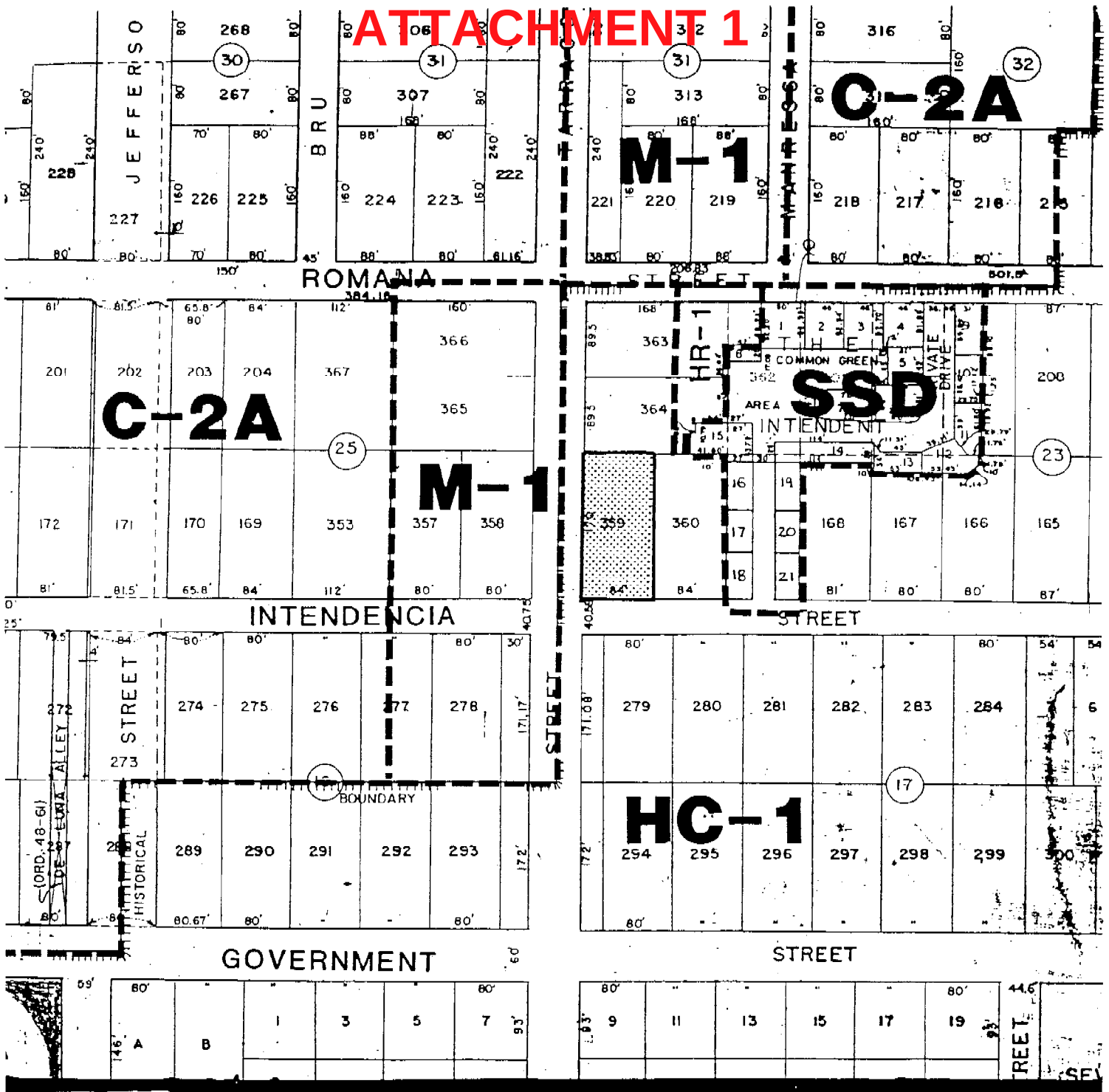
That City Council concur with the Planning Board recommendation and approve the final SSD site plan for 114-124 South Tarragona Street.

Respectfully submitted,



Peter A. DeVries
Secretary to the Planning Board

ATTACHMENT 1



REZONING REQUEST



NOT TO SCALE

OCTOBER 1988

REQUESTED BY MR PAIR



REZONE FROM HC-1 (HISTORICAL COMMERCIAL) TO
SSD (SITE SPECIFIC DAY CARE CENTER)

PROPOSED
ORDINANCE NO. 3-89

ORDINANCE NO. 6-89

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH
THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA;
AMENDING THE FUTURE LAND USE AND ZONING MAP OF THE
CITY OF PENSACOLA; REPEALING CLAUSE AND EFFECTIVE
DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive Plan
on June 25, 1981, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has been
referred to the local planning agency pursuant to §163.3194, Fla.
Stat. (1985), proper public notice was provided and a public hearing
was held on December 15, 1988, concerning the following proposed
zoning classification affecting the property described therein; and

WHEREAS, after due deliberation, the City Council has
determined that the amended zoning classification set forth herein
will affirmatively contribute to the health, safety, and general
welfare of the citizens of the City of Pensacola; and

WHEREAS, said amended zoning classification is consistent
with all applicable elements of the Comprehensive Plan as adopted on
June 25, 1981, and revised thereafter; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Future Land Use and Zoning Map Plan of
the City of Pensacola and all notations, references and information
shown thereon be and the same is hereby amended so that the following
described real property located in the City of Pensacola, Florida,
to-wit:

Lot 359, Block 23, Old City Tract, in the City of
Pensacola, Escambia County, Florida, according
to map of said City copyrighted by Thomas C.
Watson in 1906 (114-124 South Tarragona Street),

heretofore designated as HC-1 - Historic Commercial District be and
the same is hereby changed to SSD - Site Specific Zoning and
Development (Day Care Center), as fully as if all of the said real
property had been originally included in SSD - Site Specific Zoning
and Development (Day Care Center).

SECTION 2. All ordinances or parts of ordinances in con-
flict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect immediately
upon its passage by the City Council.

Passed: January 26, 1989

Approved: [Signature]

Mayor

Attest:

[Signature]
City Clerk

Legal in form and valid if
enacted:

[Signature]
City Attorney

ATTACHMENT 2

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Don Kelly, Secretary to the Board

DATE: May 10, 2006

SUBJECT: Item 8
120 South Tarragona Street
Contributing Structure/Replacement Structure
Pensacola Historic District
SSD

RECOMMENDATION

That the Board consider the request for approval

BACKGROUND

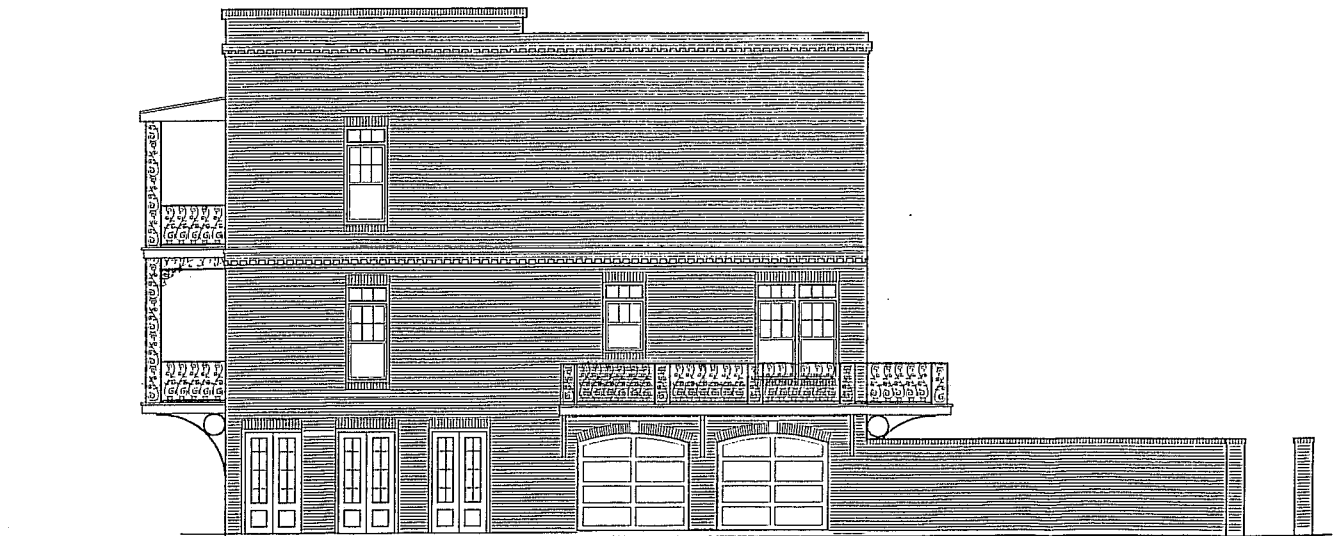
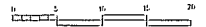
S. Ellen Carver of Carver Builders, Inc. is requesting approval of the demolition of a contributing structure and approval of the revised conceptual design for Courtyards on Tarragona.

ATTACHMENT 2



WEST ELEVATION

FACING TARRAGONA STREET



SOUTH ELEVATION

FACING ATENDENCIA STREET

ATTACHMENT 3

MEMORANDUM

TO: Thomas J. Bonfield, City Manager

FROM: Kevin A. Cowper, Community Development Director

DATE: July 10, 2006

SUBJECT: Major Revision to Site Specific Development-120 South Tarragona Street.

RECOMMENDATION:

That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

BACKGROUND:

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing 3, 930 square foot structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The building height will not exceed the maximum allowed height for the Pensacola Historic District, which is 35 feet. The setbacks for the site will be as follows: front setback of 8 feet, rear setback of 29 feet, north side yard setback 5 feet, and a south side yard setback of 2 feet. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development, which is immediately south of the Tarragon Square residential development.

The SSD zoning designation was a provision in the City's Land Development Code (LDC) which permitted properties to be rezoned to SSD to permit deviation from zoning regulations through development plan review and approval. While new Site Specific Developments are not allowed, major changes to previously approved Site Specific Developments may be approved by City Council review and approval. The existing SSD was approved in 1989, and the City Council Committee report addressing the original approval is attached.

The property was previously zoned HC-1 prior to being rezoned to SSD, and all exterior modifications are subject to review and approval by the Architectural Review Board. The ARB granted conceptual approval for the revised SSD, including approval to demolish the existing structure on the site, at the May 18, 2006 meeting.

ATTACHMENT 3

Thomas J. Bonfield, City Manager
Major Revision to Site Specific Development-120 Tarragona Street
July 10, 2006
Page 2

The Planning Board reviewed the request on June 13, 2006 and recommended approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal. No written comments were received. Any comments received prior to the quasi-judicial hearing will be provided to City Council.

FINANCIAL IMPACT:

None.

ATTACHMENT 3

REPORT OF CITY COUNCIL ACTION OFFICE OF THE CITY CLERK

Classification ZONING
Subject SITE SPECIFIC DEV.
Location F-2
Date 07/13/2006

Agenda Item: 6-A

SUBJECT

MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT -
120 SOUTH TARRAGONA STREET

ORDINANCE #: _____

ACTION TAKEN: ☒ APPROVED BY COUNCIL ☐ MOTION FAILED ☐ FIRST READING ☐ SECOND READING
☐ REFERRED TO: ☐ STAFF ☐ OTHER
☐ COMMITTEE

COUNCIL MEMBER	ACTION				COMMITTEE			
	MOT	SEC	YES	NO		Enterprise	Neighborhood	Economic & Community
					Finance	Oper	Services	Development
JEWEL CANNADA-WYNN			✓				*	*
MIKE DESORBO			ABSENT		C	*		
MARTY DONOVAN			✓				VC	VC
JOHN FOGG			ABSENT		VC			
JOHN JERRALDS			✓		*		C	*
JOHN NOBLES			✓		*	*		C
J. D. SMITH	✓		✓			VC		*
RONALD P. TOWNSEND	ABSENT	FOR NOTE			*		*	
MICHAEL WIGGINS			ABSENT		*	C		
P. C. WU		✓	✓			*	*	

C = CHAIRMAN
COPIES:

VC = VICE CHAIRMAN
☒ COUNCIL FILE

* = MEMBER
_____ MUNICIPAL CODE

ATTACHMENT 4

MEMORANDUM

To: Grover C. Robinson, IV, Mayor

Thru: Keith Wilkins, City Administrator
Kerrith Fiddler, Deputy City Administrator – Community Development

From: Sherry H. Morris, Planning Services Director

Date: December 1, 2020

Re: Minor Revision to Site Specific Development (120 South Tarragona Street)

The Land Development Code provides for minor changes to a Site Specific Development to be approved at the staff level. Section 12-2-15(B) of the LDC states:

(B) Minor changes to an approved SSD final development plan. Minor changes to a final development plan may be approved by the Mayor, City Engineer, the City Planner and Building Official when in their opinion the changes do not make major changes in the arrangement of buildings or other major features of the final development plan.

We have received a request from JJ Zielinski requesting a minor amendment to a previously approved SSD for a six unit townhouse project. The request would adjust the front setbacks from 8' to 2' and the rear setback from 29' to 20'. The change in setbacks would put the development more closely in line with surrounding structures and zoning district requirements.

Listed below are signature lines for the required City staff approvals. Final approval from the Mayor's Office is also required.


Kerrith Fiddler
OU=Office of the Mayor, O=City
of Pensacola, CN=Kerrith Fiddler,
E=kfiddler@cityofpensacola.com
your signing location here
2020-12-17 08:32:41

Grover C. Robinson, IV, Mayor



Derrik Owens, City Engineer


Sherry H. Morris, Planning Services Director



Jonathan Bilby, City Building Official

ATTACHMENT 5



ATTACHMENT 5



ATTACHMENT 6

TERRACES AT TARRAGONA

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

DESCRIPTION

LEGAL DESCRIPTION OF PROPOSED SUBDIVISION AS PREPARED BY MCKIM AND CREED, INC.
ALL OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 890, AT PAGE 292, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
ALONG AND TOGETHER WITH A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 894, AT PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST INTERDENIA STREET (40.75 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET (60 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 188.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 359 BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 1924 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE CONTINUE NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 5, TARRAGONA SQUARE AS RECORDED IN PLAT BOOK 17, PAGE 24, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 84.05 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 5, PROCEED SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST A DISTANCE OF 2.50 FEET TO THE NORTHWEST CORNER OF THE AFORESAID LOT 359; THENCE CONTINUE SOUTH 09 DEGREES 22 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 359, A DISTANCE OF 168.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID EAST INTERDENIA STREET (40.75 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 80 DEGREES 12 MINUTES 40 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 83.83 FEET TO THE POINT OF BEGINNING.
LYING IN AND BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION

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

A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 894, AT PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF LOT 359, BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID POINT BEING LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST INTERDENIA STREET (40.75 FOOT RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET (60 FOOT RIGHT-OF-WAY); THENCE PROCEED NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 188.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 359 BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 1924 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE CONTINUE NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 5, TARRAGONA SQUARE AS RECORDED IN PLAT BOOK 17, AT PAGE 24, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE PROCEED NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 84.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 23 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 22.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE PROCEED SOUTH 09 DEGREES 36 MINUTES 40 SECONDS EAST A DISTANCE OF 2.50 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 894, PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH LINE OF LOT 340, BLOCK 13 OF THE AFORESAID OLD CITY TRACT, CITY OF PENSACOLA; THENCE PROCEED SOUTH 80 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 22.69 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT 359; THENCE PROCEED NORTH 09 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCES OF 2.50 FEET TO THE POINT OF BEGINNING.

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

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)–(2011)–(EPOCH 2010.0000), THE EAST RIGHT-OF-WAY LINE OF TARRAGONA STREET HAVING A BEARING OF NORTH 09 DEGREES 26 MINUTES 48 SECONDS WEST, PLATS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT 872 8840 T11, HAVING A PUBLISHED ELEVATION OF 10.84.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033033900, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

PROPERTY INFORMATION REPORT:

- AN EXECUTED OPINION LETTER WAS PROVIDED TO THIS FIRM AS PREPARED BY EMANUEL SHEPARD & CONDON FOR TERRACES AT TARRAGONA, DATED NOVEMBER 27, 2023. SAID OPINION LETTER CONFIRMS THE FOLLOWING:
 - DABO'S HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY.
 - THERE ARE NO MORTGAGES OR LENS THAT ENCLUMBER THE PROPERTY.
 - TAXES FOR THE YEAR 2022 HAVE BEEN PAID IN FULL.
 - THE PROPERTY INFORMATION REPORT INDICATES THERE IS A MINERAL RESERVATION TO ESCAMBIA COUNTY ON THE PROPERTY. (SEE INFORMATIONAL NOTE BELOW).
- A PROPERTY INFORMATION REPORT WAS PROVIDED TO THIS FIRM BY ALLIANT NATIONAL TITLE INSURANCE COMPANY HAVING AN AGENT FILE NUMBER: 16493-158854 AND AN ALLIANT FILE NUMBER: 20111430, DATED JULY 23, 2023.
 - INFORMATIONAL: MINERAL RESERVATIONS CONTAINED IN OFFICIAL RECORDS BOOK 894, PAGE 1924, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, A BLANKET EASEMENT THAT PERTAINS TO PARCEL 2 OF DEPICTED PLAT.

ZONING:

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

- PURPOSE OF DISTRICT: THIS SECTION IS ENACTED TO PROVIDE FOR THE OPTION OF AMENDING AN APPROVED FINAL DEVELOPMENT PLAN FOR ANY PARCEL OF PROPERTY THAT WAS ZONED SSD (SITE SPECIFIC DEVELOPMENT) PRIOR TO MAY 1, 1990. SUBSEQUENT TO MAY 1, 1990 NO REZONING TO SSD HAVE BEEN ALLOWED.
- MINOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN: MINOR CHANGES TO A FINAL DEVELOPMENT PLAN MAY BE APPROVED BY THE MAYOR, CITY ENGINEER, THE PLANNING SERVICES DEPARTMENT AND BUILDING OFFICE WHEN IN THEIR OPINION THE CHANGES DO NOT MAKE MAJOR CHANGES IN THE ARRANGEMENT OF BUILDINGS OR OTHER MAJOR FEATURES OF THE FINAL DEVELOPMENT PLAN.
- MAJOR CHANGES TO AN APPROVED SSD FINAL DEVELOPMENT PLAN: MAJOR CHANGES SUCH AS, BUT NOT LIMITED TO, CHANGES IN LAND USE OR AN INCREASE OR DECREASE IN THE AREA COVERED BY THE FINAL DEVELOPMENT PLAN MAY BE MADE ONLY BY FOLLOWING THE PROCEDURES OUTLINED IN FILING A NEW PRELIMINARY DEVELOPMENT PLAN AS DESCRIBED IN SECTION 12-3-120.

- OVERLAY DISTRICTS: PHD (PENSACOLA HISTORIC DISTRICT), PHDO (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA).
- ALL DEVELOPMENT SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).
- AN LTU (LICENSE TO USE) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE ROW.

- BASED ON THE MEMORANDUM (CONTAINED WITHIN THE "REPORT OF CITY COUNCIL ACTION OFFICE OF THE CITY CLERK, DATED 7/13/2006), AND A SUBSEQUENT MEMORANDUM RE: MINOR REVISION TO SITE SPECIFIC DEVELOPMENT (120 SOUTH TARRAGONA STREET), DATED DECEMBER 1, 2020.

TO: THOMAS J. BONFIELD, CITY MANAGER
FROM: KEVIN A. COOPER, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JULY 10, 2026
SUBJECT: MAJOR REVISION TO SITE SPECIFIC DEVELOPMENT-120 SOUTH TARRAGONA STREET.

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

CIVIL ENGINEER:

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

SURVEYOR:

MCKIM & CREED
STEVEN P. LARUE
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

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



VICINITY MAP
NOT TO SCALE

NOTICE:

PURSUANT TO CHAPTER 177.09(177) FLORIDA STATUTES, THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANCES DESCRIBED HEREIN, AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SITE DATA SUMMARY:

PROPERTY PARCEL NUMBER: PORTION OF 00-05-00-9001-0003-359
STREET ADDRESS: 120 S TARRAGONA ST
PENSACOLA, FLORIDA 32502
SMALLEST LOT: 2,244 SF
LARGEST LOT: 2,860 SF
NUMBER OF LOTS: 6
TOTAL ACREAGE: 0.33

SHEET INDEX:

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

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

STATE PLANE COORDINATE TABLE – HORIZONTAL DATUM: NORTH AMERICAN HORIZONTAL DATUM 83 (2011) FLORIDA NORTH ZONE						
STATION	NORTHING(Feet)	EASTING(Feet)	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
19	523421.2118	1113613.9829	N03° 24' 40.67"	W08° 12' 43.97"	0.999995747	–001' 21" 46.65"
20	523434.4070	1113691.9045	N03° 24' 40.82"	W08° 12' 43.08"	0.999995747	–001' 21" 46.20"

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

$$\text{AVERAGE SCALE FACTOR (ASF)} = \frac{\text{SCALE FACTOR (1)} + \text{SCALE FACTOR (2)}}{2}$$
$$\text{GROUND DISTANCE} = \frac{\text{GRID DISTANCE}}{\text{ASF}}$$

DEDICATION AND RESERVATION:

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

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

NOTARY PUBLIC (OWNER & DEVELOPER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR _ ONLINE NOTARIZATION, THIS 8. DAY OF July, 2024, BY DAVID A. RICHBOURG, MANAGER OF DABO HOLDINGS, LLC.
HE/SHE IS ✓ PERSONALLY KNOWN TO ME OR _ HAS PRODUCED _____ AS IDENTIFICATION

Signed: David A. Richbourg
SIGNATURE

Signed: David A. Richbourg
PRINT NAME

COMMISSION NO. HH516530

Kathryn M. Uffels

MY COMMISSION EXPIRES
NOTARY PUBLIC, STATE OF



CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT:

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTIONS 177.011 THROUGH 177.151) OF THE FLORIDA LEGISLATURE, AS AMENDED FROM TIME TO TIME) AND THE SAME WAS FILED FOR RECORDS ON THE 16. DAY OF July, 2024.
AND FILED IN PLAT BOOK 202, AT PAGE 462 OF SAID COUNTY.

Signed: Pam Childers
PAM CHILDERS
CLERK OF THE CIRCUIT COURT



CITY COUNCIL CERTIFICATE

I, ERIKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL, OF SAID CITY AT ITS MEETING HELD ON THE 15. DAY OF January, 2024 AND WAS APPROVED BY SAID COUNCIL.

Signed: Erika L. Burnett
ERIKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA



CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER STATEMENT

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE OFFICE OF THE PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

Signed: Leslie D. Odom
LESLIE D. ODOM, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6520

6/25/2024
DATE



TITLE CERTIFICATION

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

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

THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO S. 627.7843, FLORIDA STATUTES, THE MAXIMUM LIABILITY OF THE ISSUER OF THIS PROPERTY INFORMATION REPORT FOR ERRORS OR OMISSIONS IN THE PROPERTY INFORMATION REPORT IS LIMITED TO THE AMOUNT PAID FOR THIS PROPERTY INFORMATION REPORT, AND IS FURTHER LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

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

CERTIFICATION MADE ON THE _____ DAY OF _____, 2024.

BY: _____

PRINT NAME:

COMPANY: ALLIANT NATIONAL INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION OF A MCKIM AND CREED INC.'S LICENSED SURVEYOR AND MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9) FLORIDA STATUTES, WILL BE SET AS REQUIRED BY THE LAND DEVELOPMENT CODE OF THE CITY OF PENSACOLA, FLORIDA, AS AMENDED TIME TO TIME; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS IN CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ESCAMBIA COUNTY, FLORIDA. ALSO, THAT THE BOUNDARY SURVEY INFORMATION ON THE PLAT COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO RULE 5J-17.050, 5J-17.051, AND 5J-17.052 FLORIDA ADMINISTRATION CODE CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME.

SIGNED THIS 18TH DAY OF JUNE, 2024

Signed: Steven P. Larue
STEVEN P. LARUE, FSM
FLORIDA CERTIFICATE NO. 7526

MCKIM & CREED, INC., 1206 N. PALAFOX ST., PENSACOLA, FLORIDA 32501



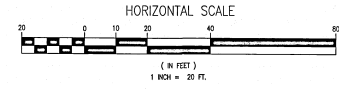
DECLARATION OF RESTRICTIONS COORDINATES FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____
PLAT BOOK 20, PAGE 41

SHEET 1 OF 2

ATTACHMENT 6

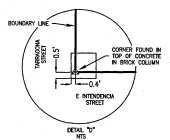
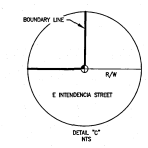
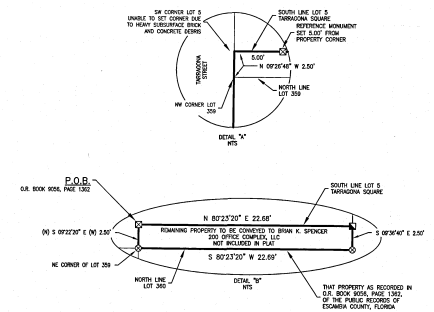
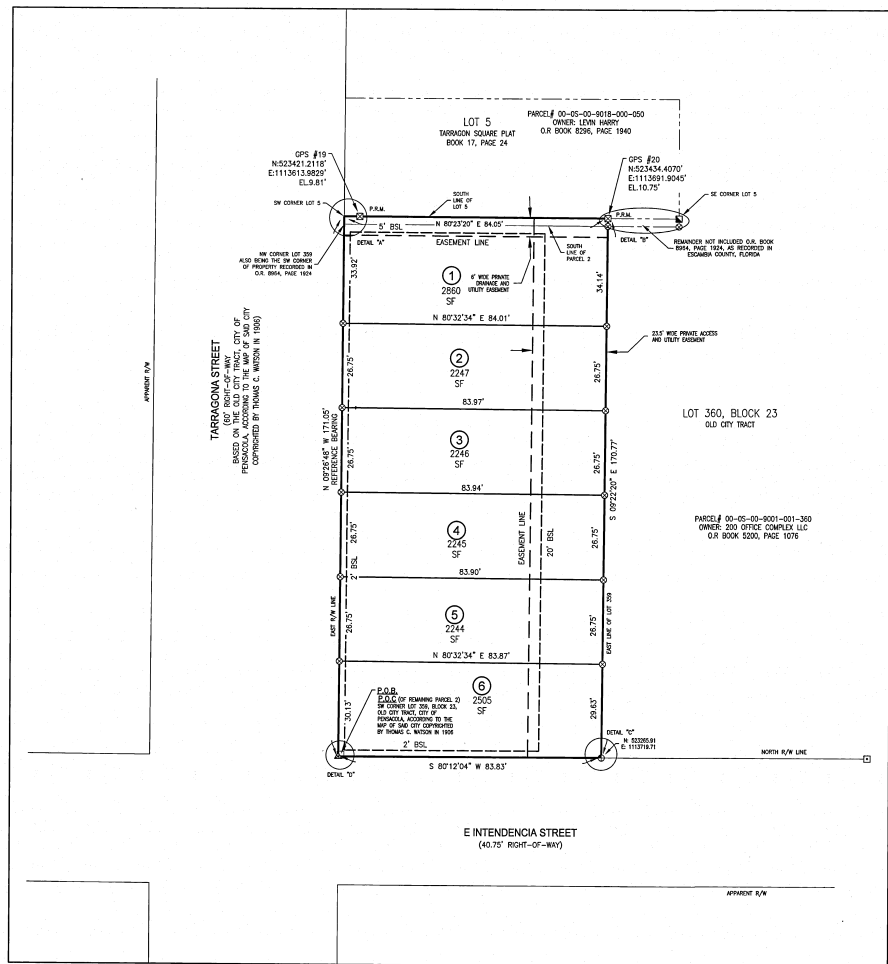
TERRACES AT TARRAGONA

A 6 LOT RESIDENTIAL SUBDIVISION, BEING A RE-PLAT OF LOT 359 AND A PORTION OF LOT 364 BLOCK 23, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906. BEING A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.
AUGUST 2023



LEGEND:

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



CIVIL ENGINEER:

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

SURVEYOR:

MCKIM & CREED
STEVEN P. UNRIE
1206 N. PALAFOX ST.
PENSACOLA, FLORIDA 32501
(850) 994-9503

OWNER AND DEVELOPER:

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



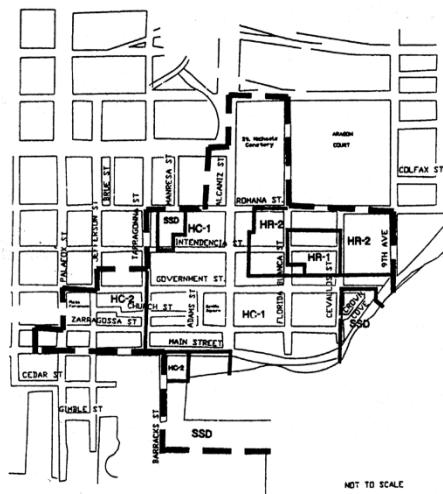
1206 N. Palafox St.
Pensacola, Florida 32501
Phone: (850) 994-9503
FL Surveying Business #87917
FL Certificate of Authorization 03354
www.mckimcreed.com

Department:	Comments:
Planning	No comments or concerns. Parcel was previously zoned HC-1.
FIRE	No comments.
PW/E	CSX permitting will be necessary for change of access or any work completed within the Tarragona ROW.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No comment or objections to restoring the prior zoning.
FPL	No comments.
ATT	AT&T has no issues with this.
FDOT	No comments.
CRA	No comments.
Parking	The original Parking Use Agreement (PUA, formerly LTU) was issued predicated upon the project being residential. PUAs are granted based on use, not zoning, and they are not transferable. Provided the project proceeds as a residential use with the same owner/developer, the PUA would remain in effect. However, since the requested zoning change could open the property to development for uses other than residential, you should be aware that if permits for any use other than residential are submitted or if the owner/developer changes, the PUA would immediately become null and void and a new PUA application would have to be submitted.
Airport	No comments.
Arborist	No comments.
Floodplain	These properties also are in the x500 so do not need to meet special flood provisions.

	Public Works performed emergency repair work to the Intendencia Street sidewalk in front of this property after requests for repair due to ingress/egress vehicle damages went unanswered. The property is to halt all vehicular ingress/egress from Intendencia Street until a driveway permit and infrastructure is in place. Until new permits are issued only utilize existing driveways on Tarragona for vehicle ingress/egress to the property. At the time of development, all public right of way defects on both roadway frontages are to be repaired.
Traffic Operations	No comment as to the specific zoning requested.

Sec. 12-3-10. Historic and preservation land use district.

The regulations in this section shall be applicable to the Pensacola historic district, the North Hill preservation district and the Old East Hill preservation district: HR-1, HR-2, HC-1, HC-2, PR-1AAA, PR-2, PC-1, OEHR-2, OEHC-1, OEHC-2 and OEHC-3.



(1) *Historic zoning districts: HR-1, HR-2, HC-1 and HC-2.*

- a. *Purpose.* The historic zoning districts are established to preserve the development pattern and distinctive architectural character of the district through the restoration of existing buildings and construction of compatible new buildings. The official listing of the Pensacola historic district (which includes all areas designated as historic zoning districts) on the National Register of Historic Places and the authority of the architectural review board reinforce this special character. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the districts.
- b. *Character of the district.* The historic district is characterized by lots with narrow street frontage (based on the original British city plan, c. 1765), and the concentration of Frame Vernacular, Folk Victorian and Creole homes which date from the early 19th Century and form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The district is an established business area, residential neighborhood and tourist attraction, containing historic sites and museums, a variety of specialty retail shops, restaurants, small offices, and residences.
- c. *Uses permitted.*
 1. *HR-1, one- and two-family.*
 - i. Single-family and two-family (duplex) dwellings.
 - ii. Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public purposes.
 - iii. Churches, Sunday school buildings and parish houses.

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- iv. Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed, limited to uses listed as conditional uses in subsection (1)c.2.vi of this section; two nonfamily members shall be allowed as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.
 - v. Publicly owned or operated parks and playgrounds.
 - vi. 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 such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
 - vii. Bed and breakfast subject to regulations in section 12-3-84.
 - viii. Conditional uses permitted:
 - (a) Single-family attached dwellings (townhouses).
 - (b) Multiple-family dwellings.
 - ix. Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot and not involving the conduct of business.
 - x. Family day care homes licensed by the state department of children and family Services as defined in state statutes.

2. *HR-2, multiple-family and office.*

- i. Any use permitted in the HR-1 district, including conditional uses.
- ii. Boarding and lodging houses.
- iii. Offices under 5,000 square feet.
- iv. Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district, measured from property line to property line, and/or within 500 feet of a single-family zoning district, measured from property line to district line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
- v. Child care facilities subject to regulations in section 12-3-87.
- vi. Conditional use permitted:

The following uses limited to a maximum area of 3,000 square feet:

- (a) Antique shops.
- (b) Bakeries whose products are sold at retail and only on the premises.
- (c) Grocery stores.

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- (d) Barbershops and beauty parlors.
 - (e) Laundromats, including dry-cleaning pick-up stations.
 - (f) Clothing and fabric shops.
 - (g) Studios.
 - (h) Vending machines when an accessory to a business establishment and located in the same building as the business.
 - (i) Small appliance repair shops.
 - (j) Floral gardens and shops.
 - (k) Hand craft shops for custom work or making custom items not involving noise, odor, or chemical waste.
 - (l) Secondhand stores.
 - (m) Specialty shops.
 - vii. Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.
3. *HC-1, historical commercial district.*
- i. Any use permitted in the HR-2 district, including the conditional uses, with no size limitations.
 - ii. Small appliance repair shops.
 - iii. Marinas.
 - iv. Restaurants (except drive-ins).
 - v. Motels.
 - vi. Commercial parking lots.
 - vii. Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.
4. *HC-2, historical commercial district.*
- i. Any use permitted in the HC-1 district.
 - ii. Private clubs and lodges except those operated as commercial enterprises.
 - iii. Health clubs, spas and exercise centers.
 - iv. Tavern, lounges, nightclubs, cocktail bars.
 - v. Accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot.
 - vi. 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.
- d. *Procedure for review.*
- 1. Review and approval by the architectural review board. All activities regulated by this subsection shall be subject to review and approval by the architectural review board as

established in section 12-12-3. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall require review by the staff of West Florida Historic Preservation, Inc. If agreement cannot be reached as it pertains to such request for abbreviated review by the board designee and West Florida Historic Preservation, Inc. staff, then the matter will be referred to the entire board for a decision.

2. Decisions.

- i. General consideration. The board shall consider plans for existing buildings based on their classification as contributing, non-contributing or modern infill as depicted on the map entitled "Pensacola Historic District" adopted herein, and shall review these plans based on regulations described herein for each of these building classifications. In their review of plans for both existing buildings and new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place. The board shall consider requests for design materials, alterations or additions, construction methods, paint colors or any other elements regulated herein, which do not meet the regulations as established in this subsection, when documentary proof in the form of photographs, property surveys, indication of structural foundations, drawings, descriptive essays and similar evidence can be provided. The board shall not consider interior design or plan. The board shall not exercise any control over land use or construction standards such as are controlled by this chapter.
- ii. Rules governing decisions. Before approving the plans for any proposed building located or to be located in a district, the board shall find:
 - (a) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building.
 - (b) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.
- iii. No provision of this section shall be interpreted to prevent the restoration or reconstruction of any historic building or feature (as listed by the Historic Pensacola Preservation Board) in its original style, dimensions or position on its original structural foundation.

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3. Plan submission. Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the historic zoning districts shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 30'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.
- i. *Site plan.*
 - (a) Indicate overall property dimensions and building size and location on the property.
 - (b) Indicate relationship of adjacent buildings, if any.
 - (c) Indicate layout of all driveways and parking on the site.
 - (d) Indicate all fences, and signs with dimensions as required to show exact locations.
 - (e) Indicate existing trees and existing and new landscaping.
 - ii. *Floor plan.*
 - (a) Indicate locations and sizes of all exterior doors and windows.
 - (b) Indicate all porches, steps, ramps and handrails.
 - (c) For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.
 - iii. *Exterior elevations.*
 - (a) Indicate all four elevations of the exterior of the building.
 - (b) Indicate the relationship of this project to adjacent structures, if any.
 - (c) Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.
 - (d) Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.
 - (e) Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.
 - (f) Indicate all porches, steps, and ramps, including type of materials, dimensions, architectural elements and color.
 - (g) Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.
 - (h) Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.
 - (i) Indicate all signs, whether they are built mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

-
- iv. *Miscellaneous.*
 - (a) Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.
4. Submission of photographs.
- i. *Renovations/additions to existing buildings.*
 - (a) Provide at least four overall photographs per building so that all sides are clearly shown. In addition, photographs depicting the "streetscape" — that is, the immediate vicinity and all adjacent buildings — should be supplied.
 - (b) If doors and/or windows are to be modified, provide a photograph of each door to be changed and at least one representative photograph of the type of window to be altered and replaced.
 - (c) Provide any additional photographs as required to show specific details of any site or building conditions that will be altered or modified in any way by the proposed construction.
 - ii. *New construction.*
 - (a) Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.
 - (b) Provide photographs of the adjoining "streetscape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.
5. Submission of descriptive product literature/brochures.
- i. Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
 - ii. Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
 - iii. Provide samples or descriptive literature on roofing material and trip to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.
 - iv. Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.
6. Conceptual approval is permitted by the board only when the applicant specifies on their application that is the approval they are seeking. Conceptual approval applications shall be complete with the exception of final details such as material and color selections. Conceptual approval by the board does not permit the issuance of a building permit.

-
- e. *Regulations and guidelines for any development within the historic zoning districts.* These regulations and guidelines are intended to address the design and construction of elements common to any development within the historic district that requires review and approval by the architectural review board. Regulations and guidelines which relate specifically to new construction and/or structural rehabilitation and repair to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established in subsections (1)f through h of this section. Illustrations, photographs and descriptive examples of many of the design elements described in this subsection can be found in the document prepared by the Florida Northwest Chapter of the American Institute of Architects entitled "Seville Historic District Guideline Study."

1. *Building height limit.* No building shall exceed the following height limit established by zone: HR-1 (one- and two-family), HR-2 (multiple-family), HC-1 (historic commercial), HC-2 (historic commercial)— 35 feet.
 - i. Bayfront Parkway setback/height requirement. The following height/setback requirement shall be observed along Bayfront Parkway between Tarragona Street and 9th Avenue (setback distance measured from northern right-of-way line) to create a scenic open space image along the parkway.

Building Height	Building Setback
20 feet	20 feet
25 feet	25 feet
30 feet	30 feet
35 feet (maximum height)	35 feet

2. *Protection of trees.* It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the historic zoning districts and to ensure the preservation of such trees as described below:
 - i. Any of the following "specimen tree" species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak, Water Oak, Pecan, and Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and
 - ii. Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.

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

3. *Fences.* The majority of original fences in the historic district were constructed of wood with a paint finish in many varying ornamental designs. To a lesser extent, fences may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property.

All developments in the historic zoning districts shall comply with fence regulations as established in section 12-3-63(a) through (d), applicable to maximum heights permitted. In addition, the following provisions apply:

- i. Chain-link, concrete block and barbed wire are prohibited fence materials in the historic district. Approved materials will include, but not necessarily be limited to, wood, brick, stone and wrought iron.
 - ii. All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of "picket" designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction.
4. *Signs.* Those few signs that may have originally been used in the historic district, including those which were used in the commercial areas, were typically smaller in scale than many signs in current use. Ordinarily, their style was complementary to the style of the building on the property. The support structure and trim work on a sign was typically ornamental, as well as functional.

Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the historic district. The design, color scheme and materials of all signs shall be subject to approval by the architectural review board. All official signs within the district will be authorized, created, erected and maintained by the city or the Historic Pensacola Preservation Board using as their guide the document entitled "A Uniform System for Official Signs in the Seville Square Historical District." This document also includes recommendations for and descriptive drawings of commercial signs appropriate to the district.

- i. *Permitted signs.*
 - (a) *Temporary accessory signs.*
 - (1) One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding six square feet in area.
 - (2) One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.
 - (b) *Permanent accessory signs.*
 - (1) One sign per lot per street frontage for churches, schools, apartment buildings, boarding or lodging houses, libraries, community centers, commercial buildings (including retail and office buildings) or historic sites serving as identification and/or bulletin boards not to exceed 12 square feet in area and having a maximum height of eight feet; provided, however, that signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not exceed a height of 12 feet six inches. The sign may be mounted to the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, hung from other ornamental elements on the building, or may be

freestanding. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located.

- (2) One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building.
- (3) Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.

ii. *Prohibited signs.*

- (a) Any sign using plastic materials for lettering or background.
- (b) Internally illuminated signs.
- (c) Portable signs.
- (d) Nonaccessory signs.

5. *Screening.* The following uses must be screened from adjoining property and from public view with fencing and/or landscaping or a combination of the two approved by the board:

- i. Parking lots.
- ii. Dumpsters or trash handling areas.
- iii. Service entrances or utility facilities.
- iv. Loading docks or spaces.

6. *Landscaping.* Within the original historic district development, the majority of each site not covered by a building was typically planted in trees, shrubbery or ground cover. No formal landscape style has been found to predominate in the district. The following regulations apply for landscaping:

- i. Within the front yard setback the use of grass, ground cover or shrubs is required and trees are encouraged in all areas not covered by a drive or walkway.
- ii. The use of brick or concrete pavers set on sand may be allowed in the front yard in addition to drives or walkways, with board approval based on the need and suitability of such pavement.

7. *Driveways, sidewalks and off-street parking.* Original driveways in the historic district were probably unimproved or sidewalks were typically constructed of brick, cobblestones or small concrete pavers using two different colors laid at diagonals in an alternating fashion. Parking lots were not a common facility in the historic district. The following regulations and guidelines apply to driveways, sidewalks and parking lots in the historic district:

- i. *Driveways.* Unless otherwise approved by the board, each building site shall be allowed one driveway, standard concrete ribbons, or access drive to a parking lot. No new driveways or access drives to parking lots may be permitted directly from Bayfront Parkway to any development where alternative access from the inland street grid is available.

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- (a) Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is required.
 - (b) From the street pavement edge to the building setback the only materials allowed shall be shell, brick, concrete pavers, colored asphalt and approved stamped concrete or #57 granite or marble chips.
 - ii. *Sidewalks.* Construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of the following materials or combination of materials and approved by the board:
 - (a) Brick pavers;
 - (b) Concrete pavers;
 - (c) Poured concrete stamped with an ornamental pattern and colored with a coloring agent;
 - (d) A combination of concrete with brick or concrete paver bands along the edges of the sidewalk. This combination may also include transverse brick or concrete paver bands spaced at regular intervals.

Walkways shall be provided from the street side sidewalk to the front entrance as approved by the board.

 - iii. *Off-street parking.* Off-street parking is not required in the HC-1 and HC-2 zoning districts. Because parking lots have not been a common land use in the district, their location is encouraged behind the structures which they serve.
 - (a) Parking lots shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board.
 - (b) Materials for parking lots shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite or marble chips. Where asphalt or concrete are used, the use of a coloring agent is required. The use of acceptable stamped patterns on poured concrete is also encouraged.
 - 8. *Paint colors.* The architectural review board has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the historic district. Samples of these palettes can be reviewed at the Historic Pensacola Preservation Board and at the office of the building inspector.
 - 9. *Residential accessory structures.* Residential accessory structures shall comply with regulations set forth in section 12-3-55 except that the following shall apply: Accessory structures shall not exceed one story in height for a maximum in height of 25 feet in order for the accessory structure to match the style, roof pitch, or other design features of the main residential structure.
 - 10. *Additional regulations.* In addition to the regulations established above in subsections (1)e.1 through 9 of this section, any permitted use within the historic district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.
 - f. *Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district.* The Secretary of the Interior's standards for rehabilitation, codified at 37 CFR 67, and the related guidelines for rehabilitating historic buildings shall form the basis for rehabilitation of existing contributing structures. The following regulations and guidelines for

specific building elements are intended to further refine some of the general recommendations found in the Department of the Interior's document to reflect local conditions in the rehabilitation of structures. In the case of a conflict between the Department of the Interior's publication and the regulations set forth herein, the more restrictive shall apply. The "Seville Historic District Guideline Study" describes the building styles that are typical in the historic district. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that, although they may be typical to the district, are not appropriate for use together on the same building.

For all of the following elements, the documented building materials, types, styles and construction methods shall be duplicated when making repairs, alterations and/or additions to contributing structures. Any variance from the original materials, styles, etc., shall be approved only if circumstances unique to each project are found to warrant such variances. The following regulations and guidelines shall apply to renovations, repairs and alterations to contributing structures which may or may not have documentary proof of the original elements and to alterations or additions to a contributing structure which seek to reflect the original elements.

1. *Exterior lighting.* Exterior lighting in the district in its original development typically consisted of post-mounted street lights and building-mounted lights adjacent to entryways. Occasionally, post lights were used adjacent to the entry sidewalks to buildings. Lamps were typically ornamental in design with glass lenses and were mounted on ornamental cast iron or wooden posts.
 - i. Exterior lighting fixtures shall be in a design typical to the district in a pre-1925 Era. They shall be constructed of brass, copper, or painted steel and have clear lenses.
 - ii. If exterior lighting is detached from the building, the fixtures shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking lots. If post-mounted lights are used, they shall not exceed 12 feet in height.
 - iii. The light element itself shall be a true gas lamp or shall be electrically operated using incandescent or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.
 - iv. The use of pole mounted high pressure sodium utility/security lights is discouraged. If absolutely necessary, they will be considered, but only in the rear portions of the property.
2. *Exterior walls.* The two building materials basic to the historic district are clapboard style wood siding and brick masonry, the former being most prevalent. In general, the wood siding is associated with the residential-type buildings and the brick masonry is associated with more commercially-oriented buildings. Brick is used in predominantly wooden structures only for foundation piers and for fireplaces and chimneys.
 - i. Vinyl or metal siding is prohibited.
 - ii. Wood siding and trim shall be finished with paint, utilizing colors approved by the board. If documentary evidence is submitted showing that the original structure was unpainted, the board may not require a paint finish unless the condition of the wood warrants its use.
 - iii. Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If infill between piers was original then it must be duplicated. It is encouraged that infill of wood lattice panels is utilized.

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3. *Roofs.* The gable roof is the most typical in the historic district. On shotgun house types or buildings placed on narrow deep lots the gable-end is usually oriented toward the street. On the creole type houses or buildings having larger street frontages the gable-end is typically oriented towards the side yard. Some hip roofs are found in newer, typically larger than average buildings. Dormers are found typically in association with the creole type houses. The roof slope is at least six on 12, but can be found to slope as much as 12 on 12. Roofing materials typically consisted of wood shingles, tin and corrugated metal panels.
- i. The combination of varying roof styles or shapes on a single building is prohibited. The only exception to this is when a three-sided hip roof is used over a porch on the front of a gable roofed building.
 - ii. In order to protect the architectural integrity of the district and structure, roof materials original to each structure should be used. Alternatives to the materials may be considered on a case-by-case basis, but shall match the scale, texture, and coloration of the historic roofing material. Unless original to the structure, the following materials shall be prohibited: less than 30-year fiberglass or asphalt dimensional shingles, rolled roofing, and metal shingles. Thirty-year or 40-year dimensional shingles may be permitted. Provided, however, existing flat-roofed commercial structures may retain the same style roof and continue to use built-up or single-ply roofing.
 - iii. Eave metal and flashing shall be naturally weathered copper or galvanized steel, or may be painted.
 - iv. Gutters and downspouts are discouraged within the district except on brick commercial buildings.
4. *Porches.* The porch, consisting of raised floor platform, sheltering roof, supporting columns, handrails and balustrade, and connecting steps is typical to wood structures in the district.
- i. Porches are required in any renovation or alteration of a contributing structure that originally had a porch, and are encouraged as additions when the style of the building will allow it.
 - ii. The original materials, method of construction and style of building elements shall be duplicated when making repairs, alterations or additions to existing porches.
 - iii. The size and design of all porch elements, i.e., the flooring, the columns, the handrails, the pickets, the roof beam, the floor support piers, and any other ornamentation shall be consistent with any one single style that is typical to the district. The elements shall maintain proper historical scale, dimensions and detailing.
5. *Doors.* Entrance doors made up of a solid wood frame, with an infill of raised wood panels below and glazed panels above, are historically correct for the district. Single doorways with a glazed transom above allowed for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors were usually associated with a larger home or building layout.

The placement of the doorway was not necessarily in the center of the front wall; in fact, it was usually off to one side in most cases, specifically in the shotgun house types. The larger creole cottage, and French creole house type, normally had the front door centered, leading to a center hallway or stair hall.

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- i. Doors are to be fabricated of solid wood, with three horizontal rails and two vertical stiles. The lower infill panels shall be constructed of wood and shall be located below the locking device with glazed panels located above the locking device. The top of the upper glazed panels can be semi-circular/half rounded. Beveled glass is encouraged.
 - ii. Panel infill may vary slightly from that noted in subsection (1)f.5.i of this section, but usually shall not exceed six panels. Variations must be approved by the architectural review board.
 - iii. Trim or casing shall be used on all doors and sidelights and shall typically range in width between five inches and eight inches.
 - 6. *Windows.* Traditionally the windows employed in the Seville Historic District were constructed of wood and were the double hung or triple hung type. The windows opening toward the front porch of the building usually were triple hung with the sill close to or almost flush with the adjacent floors. This allowed for optimum flow of air, and for passage to and from the exterior space. The other windows of the building had the normal placement of the window sill at approximately 30 inches above finished floor. Typical windows ranged in width from 32 to 36 inches and ranged in height from six to seven feet exclusive of trim dimensions. The taller windows, when double hung, frequently had the lower section greater in vertical dimension than the upper section, giving freer movement through to the adjacent porch or veranda.
 - i. Windows are to be fabricated of wood and must, in the judgement of the architectural review board, closely approximate the scale and configuration of the original window designs.
 - ii. The window proportions/dimensions will be decidedly vertical, following the historic appearance and character of those encountered throughout the district.
 - iii. Window sections shall typically be divided into two to six panes, and in the usual double hung window, the layout of window panes will be six over six. All windows shall have true divided lites. Any variation to this division of the window opening shall be approved by the architectural review board.
 - iv. The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.
 - v. Window trim or casing is to be a nominal five-inch member at the two sides and the head.
 - vi. Other than the full height windows at the front porch and smaller windows at kitchens and bathrooms, all remaining windows shall be proportioned with the height between two and 2½ times the width. The sill height for standard windows shall be approximately 30 inches above finished floor.
 - vii. Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the architectural review board.
 - 7. *Shutters.* Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors within the historic district. On renovation projects to existing contributing structures, it is recommended that shutters not be installed unless they were original to the structure.

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- i. If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.
 - ii. The shutters must be installed in a manner that will appear identical to an original operable installation. Shutters installed currently are not required to be operational, but rather can be fixed in place; however, they must be installed with some space between the back of the shutter and the exterior wall surface material and must overlap the door or window trim in a fashion identical to an original operable installation.
 - iii. The style of the shutters must be louvered, flat vertical boards or panelled boards, with final determination being based on compatibility with the overall building design.

- 8. *Chimneys.* Chimneys constructed of brick masonry, exposed or cement plastered, are typical to original construction in the district.

The chimney in the historic district is that necessary element usually serving back-to-back fireplaces, and as such, would not be located on the exterior wall of the building. Consequently, the appropriate location for chimneys would be projecting through some portion of the roof of the building, in lieu of being placed on an exterior wall.

- i. The chimney or chimneys are to be located within the slope of the roof, rather than being placed on an exterior wall, and shall extend above the roof ridge line.
 - ii. The chimney or chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.
 - iii. The finished exposed surface of chimneys are to be left natural without any paint finish.
 - iv. Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.
 - v. The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.
 - vi. The use in contributing structures of prefabricated fireplaces with steel chimneys is prohibited.
- 9. *Trim and miscellaneous ornament.* Most trim, except for window and door casings/trim, was used more for decorative than functional purposes. Trim and ornament was almost always constructed of wood, and was painted to match other elements (doors, windows, porches, etc.) of the building. Ornament on masonry buildings was typically limited to corbling or other decorative use of brick at window openings, door openings, columns, parapet walls and on major facades above the windows and doors.
 - i. In renovation work, only that decorative trim or ornament historically significant to the specific building will be permitted.
 - ii. The scale and profile/shape of existing ornament used within the district will dictate approval for all new proposals.
 - iii. Trim and ornament, where used, is to be fabricated of wood.

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- iv. Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.

10. *Miscellaneous mechanical equipment.*

- i. Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.
- ii. Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards. No equipment shall be installed in a front yard.
- iii. Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.
- v. Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.

11. *Accessibility ramps and outdoor stairs.*

- i. Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.
- ii. The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.
- iii. Building elements, materials and construction methods shall be consistent with the existing structure.

g. *Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.* Many of the existing structures within the district do not meet the criteria established for contributing structures, even though they may be similar in style to the historic structures, and some structures are modern in style with no relation to the historic structures. All of these buildings shall be recognized as products of their own time. The regulations and guidelines established in subsection (1)e of this section, relating to streetscape elements, and paint colors described in subsection (1)f.3 of this section shall apply to noncontributing and modern infill structures. In review of these structures the board may make recommendations as to the use of particular building elements that will improve both the appearance of the individual structure, its relationship with surrounding structures and the overall district character.

h. *New construction in the historic district.* This subsection does not intend to mandate construction of new buildings of historical design. New construction shall complement original historic buildings or shall be built in a manner that is complementary to the overall character of the district in scale, building materials, and colors.

For purposes of describing the scale and character required in new construction within the historic district, the district is herein subdivided into two general building style districts as shown on Map 12-3.1: the "residential" wood cottages district and the "commercial" brick structures district. Within the wood cottages district all new construction shall conform to the building types I and II (described herein) in scale, building materials and colors. Within the brick structures district all new construction shall conform to the building types I, II, or III (described herein) in scale, building materials and colors. The regulations for the two building style districts will

establish building heights and setbacks and will illustrate relationships between the streetscape, the building and exterior architectural elements of the building. The streetscape element regulations established in subsection (1)e of this section are applicable to all new construction in the historic district, no matter what style building. If new construction is intended to match historical designs, then the building elements described in subsection (1)f.1 through 12 of this section should be utilized as guidelines. If it is to be a replica of a historic building, the building must be of a historic style characteristic of the Pensacola historic district.

- 1. Figure 12-3.1 illustrates the scale and characteristics of building types I and II for the wood cottages district.
- 2. Figure 12-3.2 illustrates the scale and characteristics of building type III for the brick structures district.
- 3. Aragon subdivision Block "L" & "N" and lots within Privateer's Alley shall conform to section 12-3-12(2)e.10, GRD-1 Architectural Review Standards, with the exception of section 12-3-12(2)e.10.v, Doors. Exterior doors shall comply with subsection (1)f.5 of this section.

MAP 12-3-1-HISTORIC BUILDING
STYLE DISTRICTS

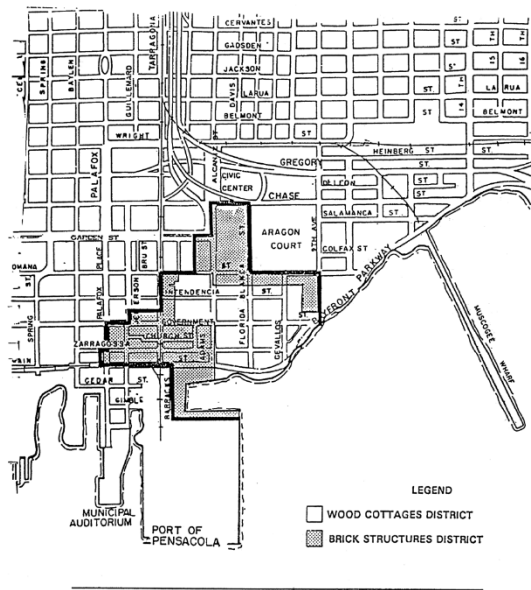


FIGURE 12-3.1. WOOD COTTAGES DISTRICT-STREETScape, TYPE 1

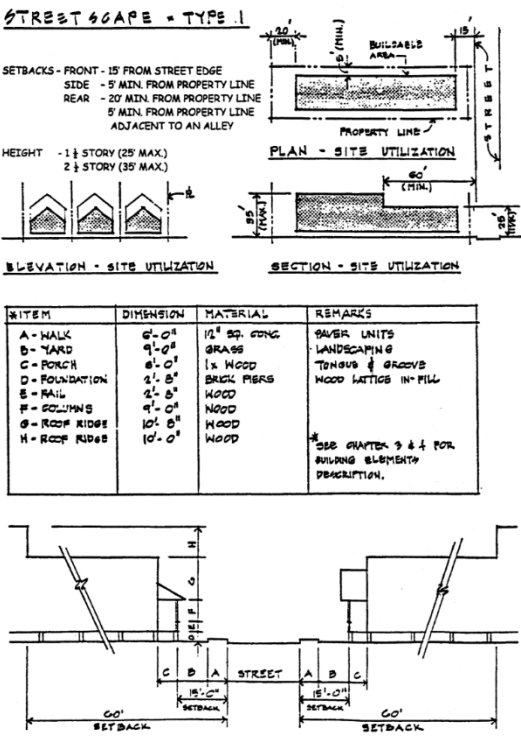


FIGURE 12-3.1. WOOD COTTAGES DISTRICT-STREETSCAPE, TYPE 1

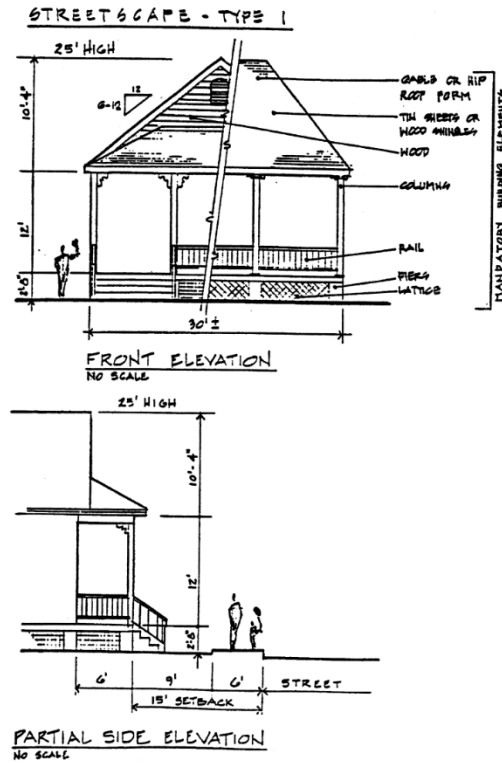


FIGURE 12-3.1. WOOD COTTAGES DISTRICT-STREETSCAPE, TYPE 2

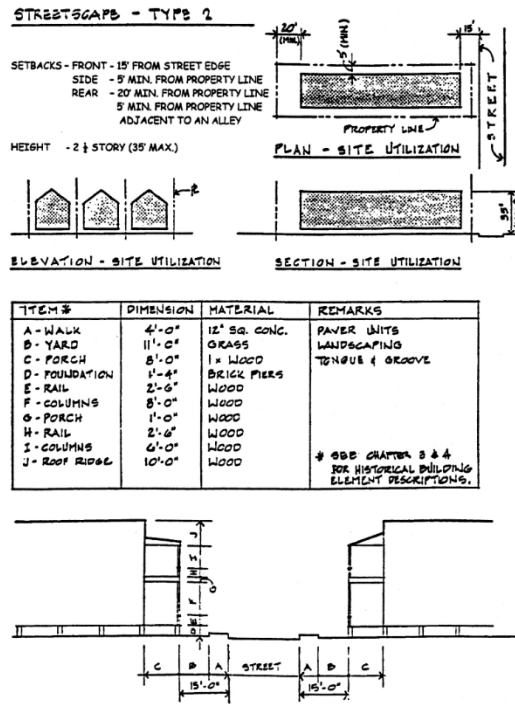


FIGURE 12-3.1. WOOD COTTAGES DISTRICT-STREETSCAPE, TYPE 2

STREETSCAPE - TYPE 2

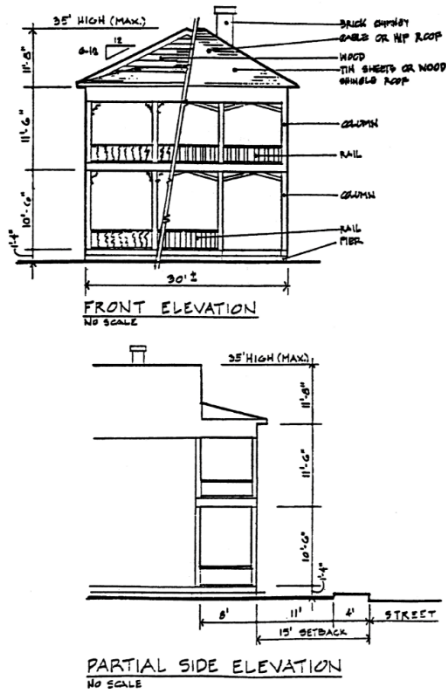
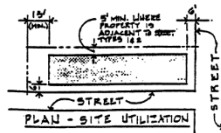


FIGURE 12-3.2. BRICK STRUCTURES DISTRICT-STREETSCAPE, TYPE 3

STREETSCAPE - TYPE 3

- SETBACKS - FRONT - 6' FROM STREET EDGE
 SIDE - 5' MIN. FROM PROPERTY LINE
 0' MIN. FROM PROPERTY LINE
 FOR LOTS WITHIN ARAGON
 S/D PRIVATEER'S ALLEY
 REAR - 15' MIN. FROM PROPERTY LINE
 5' MIN. FROM PROPERTY LINE
 ADJACENT TO AN ALLEY OR
 WITHIN ARAGON S/D PRIVATEER'S
 ALLEY



*HEIGHT - BUILDING HEIGHT SHALL BE LIMITED TO
 THE ADJACENT LOT'S STREETSCAPE TYPE.



ITEM	DIMENSION	MATERIAL	REMARKS
A - WALK B - ROOF RIDGE OR PARAPET	6'-0"	12" SQ. CONC. BRICK	PAVER UNITS SEE HEIGHT LIMIT, ABOVE ARAGON S/D BLK. "L" & "N" AND LOTS WITHIN PRIVATEER'S ALLEY SHALL CONFORM TO SECTION 12-2-12(B)(5)(J), GRD-1 ARCHITECTURAL REVIEW STANDARDS WITH THE EXCEPTION OF SEC. 12-2- 12(B)(5)(J). DOORS, EXTERIOR DOORS SHALL COMPLY WITH 12-2-10(A)(5)(e) OF THIS SECTION.

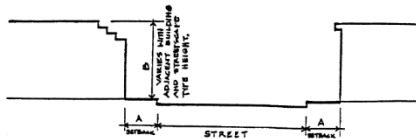
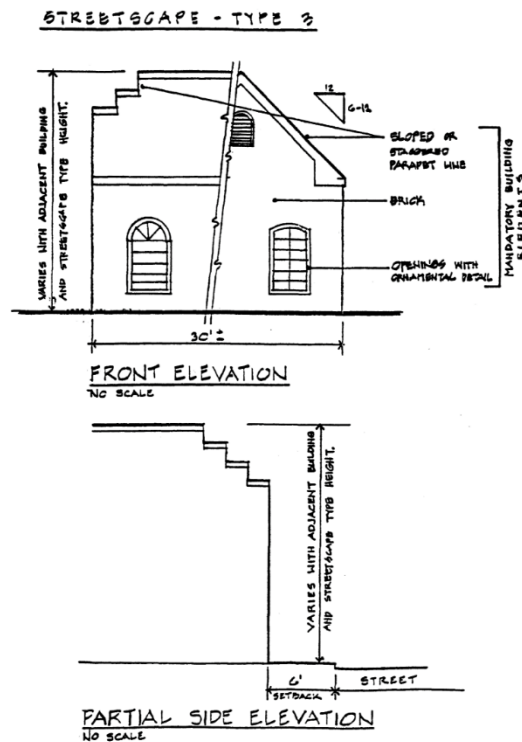


FIGURE 12-3.2. BRICK STRUCTURES DISTRICT-STREETScape, TYPE 3



- i. *Demolition of contributing structures.* Demolition of a contributing structure constitutes an irreplaceable loss to the quality and character of the historic district and is strongly discouraged. Therefore, no permit shall be issued for demolition of a contributing structure unless the owner demonstrates to the board clear and convincing evidence of unreasonable hardship. Provided, however, nothing herein shall prohibit the demolition of a contributing structure if the building official determines that there is no reasonable alternative to demolition in order to bring the structure in compliance with the unsafe building code. When the owner fails to prove unreasonable economic hardship the applicant may provide to the board additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure.

The board shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular structure against the special merit of the proposed replacement project.

1. *Unreasonable economic hardship.* When a claim of unreasonable economic hardship is made, the public benefits obtained from retaining the historic resource must be analyzed and duly considered by the board. The owner shall submit to the board for its recommendation the following information:
 - i. *For all property:*
 - (a) The assessed value of the land and improvements thereon according to the two most recent assessments;
 - (b) Real estate taxes for the previous two years;

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- (c) The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance, and the party from whom purchased or otherwise acquired;
 - (d) Annual debt service, if any, for the previous two years;
 - (e) All appraisals obtained within the previous two years by the owner or applicant in connection with his or her purchase, financing or ownership of the property;
 - (f) Any listing of the property for sale or rent, price asked and offers received, if any;
 - (g) Any consideration by the owner as to profitable adaptive uses for the property;
 - (h) Replacement construction plans for the contributing structure in question;
 - (i) Financial proof of the ability to complete the replacement project which may include, but not be limited to, a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
 - (j) The current fair market value of the property, as determined by at least two independent appraisals made by appraisers with competent credentials.
- ii. *For income-producing property:*
- (a) Annual gross income from the property for the previous two years;
 - (b) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed;
 - (c) Annual cash flow, if any, for the previous two years; and
 - (d) Proof that efforts have been made by the owner to obtain a reasonable return on his or her investment based on previous service.

The applicant shall submit all necessary materials to the board at least 15 days prior to the board hearing in order that staff may review and comment and/or consult on the case. Staff and/or professional comments shall be forwarded to the board for consideration and review and made available to the applicant for consideration prior to the hearing.

The board may require that an applicant furnish such additional information that is relevant to its determination of unreasonable economic hardship and may require that such additional information be furnished under seal. The board or its agent may also furnish additional information as the board believes is relevant. The board shall also state which form of financial proof it deems relevant and necessary to a particular case.

In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his or her affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information cannot be obtained.

2. *Unusual and compelling circumstances and demolition of a contributing structure.* When an applicant fails to prove economic hardship in the case of a contributing structure, the

applicant may provide to the board additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure. The board, using criteria set forth in this subsection, shall determine whether unusual and compelling circumstances exist and shall be guided in its recommendation in such instances by the following additional considerations:

- i. The historic or architectural significance of the structure;
- ii. The importance of the structure to the integrity of the historic district;
- iii. The difficulty or the impossibility of reproducing such a structure because of its design, texture, material, detail, or unique location;
- iv. Whether the structure is one of the last remaining examples of its kind in the historic district;
- v. Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans will have on the architectural, cultural, historical, archaeological, social, aesthetic, or environmental character of the surrounding area, as well as the economic impact of the new development; and
- vi. Whether reasonable measures can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

3. *Recommendation of demolition.*

- i. Should the applicant for demolition of a contributing structure satisfy the board that he or she will suffer an economic hardship if a demolition permit is not recommended, or, if in failing to demonstrate economic hardship, the applicant demonstrates unusual and compelling circumstances that dictate demolition of the contributing structure, either a recommendation for demolition or a recommendation for a six-month moratorium on the demolition shall be made.
- ii. In the event that the board recommends a six-month moratorium on the demolition, within the moratorium period, the board shall consult with the Historic Pensacola Preservation Board, the city and any other applicable public or private agencies to ascertain whether any of these agencies or corporations can preserve or cause to be preserved such architectural or historically valuable buildings. If no agencies or organizations are prepared to preserve the buildings or cause their preservation, then the board shall recommend approval of the demolition.
- iii. Following recommendation for approval of demolition, the applicant must seek approval of replacement plans prior to receiving a demolition permit and other building permits. Replacement plans for this purpose shall include, but shall not be restricted to, project concept, preliminary elevations and site plans, and adequate working drawings for at least the foundation plan that will enable the applicant to receive a permit for foundation construction. The board may waive the requirements for replacement plans under extreme, unusual and compelling circumstances or public safety purposes.
- iv. Applicants that have received a recommendation for demolition shall be permitted to receive such demolition permit without additional board action on demolition, following the board's recommendation of a permit for new construction.

4. *Prevention of demolition by neglect.*

- i. All contributing structures within the historic district shall be preserved against decay and deterioration and kept free from certain structural defects by the owner thereof or such other person who may have legal custody and control thereof. The owner or other person having such legal custody and control shall repair such building, object, site, or structure if it is found to have any of the following defects:
 - (a) Deteriorated or inadequate foundation. Defective or deteriorated flooring or floor supports or flooring or floor supports of insufficient size to carry imposed loads with safety;
 - (b) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety;
 - (c) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split, or buckle due to defective materials or deterioration. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety;
 - (d) Fireplaces or chimneys that list, bulge or settle due to defective materials or deterioration. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety;
 - (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors. Defective protection or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering. Any fault or defect in the building that renders same structurally unsafe or not properly watertight.

In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse.

- ii. The board, on its own initiative, may file a petition with the building official requesting that he or she proceed to require correction of defects or repairs to any structure covered by subsection (1)i.4.i of this section so that such structure shall be preserved and protected in accordance with the purposes of this section and the public safety and housing ordinance.

j. *Other demolition permits.*

- 1. All applications for permits to demolish structures other than contributing structures shall be referred to the board for the purpose of determining whether or not the structure may have historical, cultural, architectural, or archaeological significance. Such determination shall be made in accordance with the criteria found in subsections (1)i.2.i through vi of this section.
- 2. The board shall make such determination within 30 days after receipt of the completed application and shall notify the building official in writing. If the structure is determined to

have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of all city code requirements.

3. If said structure is determined by the board to have historical significance, the board shall make such information available to the preservation board for review and recommendation as to significance. If the board concurs in the significance, using criteria set forth in subsections (1)i.2.i through vi of this section, the board shall recommend to the city council that the structure be designated a contributing structure.
 4. Upon such a recommendation by the board, issuance of any permit shall be governed by subsection (1)i.3 of this section.
- k. *Treatment of site following demolition.* Following the demolition or removal of any buildings, objects or structures located in the historic district, the owner or other person having legal custody and control thereof shall:
1. Remove all traces of previous construction, including foundation;
 2. Grade, level, sod and/or seed the lot to prevent erosion and improve drainage; and
 3. Repair at his or her own expense any damage to public rights-of-way, including sidewalks, curb and streets, that may have occurred in the course of removing the building, object, or structure and its appurtenances.

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

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

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

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

Sec. 12-11-3. 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.

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- 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.

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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.

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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.

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- 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 #: 26-112

Planning Board

1/13/2026

DISCUSSION

SUBJECT:

Discussion on the Land Development Code Update, Phase 2

ATTACHMENTS:

None